

AP 589 St. John Street-I

March 20, 1946

Messrs. A. J. Willette
Theodore Gardener
1024 Washington Avenue
Portland, Maine

Subject: Application for building permit for construction of one-story concrete block building to be used for gasoline filling and service station and repair garage at 500 St. John St.

Gentlemen:

Your plan shows the lot to have 100 feet frontage on St. John Street and in crayon is indicated that the side lot line nearer Brighton Avenue is 250 feet from corner of St. John Street and Brighton Avenue. On that basis 50 feet of frontage would be in a Local Business Zone and the other 50 feet in a Residential B Zone. Even though you had furnished all the detailed information to show compliance with the Building Code, the building permit is not issuable because the proposed uses are not included in the list of allowable uses under the Zoning Ordinance in either of the two classes of zones in which the property is located.

You have indicated that you have in mind trying to get special rights from the Board of Appeals to go ahead with the project. If you were to start proceedings under the Zoning Ordinance as it is now effective to have a special permit for such a garage considered by the Board of Appeals, you would first have to secure the written consents to the proposition of the owners of certain nearby property frontage.

Certain amendments have been adopted to the Zoning Ordinance just recently, but they do not become effective until April 26. After these amendments become effective, no such written consents will be required before laying the matter before the Board of Appeals, but the uses which you propose would still be non-conforming in the two types of zones involved.

If you have finally decided to try a variance appeal, it is best that you consult W. Mayo Payson, Corporation Counsel whose office will handle appeals for the Board of Appeals after April 15.

Very truly yours,

Inspector of Buildings

WMSD/S

CC: Mr. Clarence Gray
5 Whitehall Avenue
So. Portland, Maine

W. Mayo Payson
Corporation Counsel

ATH
ES
RMT
PF
AJS
HL
BS



(1) LOCAL
APPLICATION FOR PERMIT

Class of Building or Type of Structure Billboard (roof)
Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 188 Brighton Ave. Within Fire Limits? no Dist. No. _____
Owner's name and address Seldon Pinkham 188 Brighton Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address J. Donnelly and Sons 73 Main St. So. Portland Telephone 2-0050
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Roof sign No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 1.00
Estimated cost \$ _____

General Description of New Work

To construct roof sign coener Brighton Ave and St. John St.
14'-6" x 25' faces

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Sent to Fire Dept. 1/4/46
Rec'd from Fire Dept. 11/2/46

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 _____ Sil's _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED: [Signature]
CHIEF OF FIRE DEPT.

Signature of owner J. Donnelly and Sons

[Signature]

INSPECTION COPY

Permit No. 461

Location 186 Brighton Ave

Owner Sheldon Parkhurst

Date of permit 11/14/46

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn

Cert. of Occupancy issued

NOTES

INSPECTION

James J.

Ref. 11/2/46



City of Portland, Maine

Jan 17 1946 46/7
Denied 1/21/46
WMD

Board of Appeals
Appeal to the Municipal Council to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Seldon C. Pinkham at 186 Brighton Avenue, corner of St. John Street

January 11, 1946

Board of Appeals
To the Municipal Council:

Your appellant, Seldon C. Pinkham

who is the owner of property at 186 Brighton Avenue, corner of St. John Street

respectfully petitions the Board of Appeals
Municipal Council of the City of Portland to change the decision of

the Inspector of Buildings relating to this property, as provided by Section 14 d
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case

involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings holds that a building permit is not issuable to cover construction of an "L"-shaped roof sign, each of the two panels being at 20' long and 14' 6" high, because, while the property is in a Local Business Zone, the sign is proposed above a roof which is less than 20' in height above the grade of the public sidewalk nearest the front of the building upon which the sign is proposed, and the sign would be closer than 100' to the General Residence C Zone which lies across St. John Street, both features being contrary to Section 18k of the Zoning Ordinance.

The reasons for the appeal are as follows: This is a Business Zone. Signs will not interfere with property owners. As a tax payer on this property since 1923 I feel this revenue will help on my taxes.

Send notice of for: +55-163-183 sign to Seldon C. Pinkham + Walter B. [unclear]
161-163 183 sign to
149 Brighton Ave to
165 " " to
146 " " to
15 Bathine St. to
25 " " to
242 Parliament St (signed) S. C. Pinkham

46/7

City of Portland, Maine
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
IN BOARD OF MUNICIPAL OFFICERS
BOARD OF APPEALS

January 21, 1946

Public hearing having been duly held on January 18, 1946, on appeal under Zoning Ordinance of Seldon C. Pirkham at 186 Brighton Avenue, corner of St. John Street, relating to a proposal to construct an "L"-shaped roof sign on the roof of the commercial garage at 186 Brighton Avenue, corner of St. John Street, contrary to the provisions of the ordinance in the Local Business Zone where the property is located, it is adjudged and action is decreed according to vote of the members of the Board determined by their several signatures affixed below.

TO DENY:

TO SUSTAIN:

_____	Chairman

_____	Chairman

L
L

Ap 186 Brighton Avenue

January 25, 1946

Mr. Seldon C. Pinkham
186 Brighton Avenue
John Donnelly & Sons
73 Main Street
So. Portland 7, Maine

Subject: Action on the appeal of
Seldon C. Pinkham relating to
a roof sign at 186 Brighton
Avenue, corner of St. John St.

Gentlemen:

On January 21, 1946, the Board of Appeals voted to deny
the zoning appeal relating to the above roof sign.

If Mr. Qualey of Donnelly & Sons will return the receipt
for the building permit fee paid to this office no later than
February 8, 1946, the money will be refunded by voucher.

Very truly yours,

Inspector of Buildings

WMD/S

46/7
KATH
RMT
PH
AJS
HL
BS

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SELDON C. PINKHAM
AT 186 BRIGHTON AVENUE? CORNER OF ST. JOHN STREET

46/7

January 18, 1946

Present for City

Board Members

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

- Mr P H. C. Frost, Chairman
- Mr P G. A. Cole
- Mr P E. T. Colley
- Mr P F. H. Gabbi
- Mr P N. F. Jensen
- A B. W. Holbrook
- P H. B. Libby
- City Manager J. E. Barlow
- P Corp. Counsel W. M. Payson
- A City Clerk A. E. Smith
- P I of B. Warren McDonald

*Mr. Pinkham, owner, and
Mr. Zucaly of John Donnelly
& Sons present in support.*

*A. G. Wine, 24 Dartmouth St
in opposition.*

*W. H. Jones message
received in opposition.*

Opposition was presented by the
petition of Seldon C. Pinkham for
permission to erect an "L" shaped
sign on the roof of a garage at
Brighton Avenue and St. John Street.

46/7

City of Portland, Maine
IN BOARD OF APPEALS
~~ASK FOR THE BOARD OF APPEALS~~

January 15, 1946

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, January 18, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Seldon C. Pinkham at 186 Brighton Avenue, corner of St. John Street, relating to the proposal of John Donnelly & Sons, outdoor advertising company, to construct on the rear corner of the roof toward St. John Street of the Pinkham garage at 186 Brighton Avenue, corner of St. John Street, an "L"-shaped roof sign, each panel of the two being about 25 feet long and 14 feet six inches high.

A building permit is not issuable to cover construction and maintenance of this sign because, although the garage is located in a Local Business Zone, the sign in question is proposed above a roof which is less than 20 feet in height above the grade of the public sidewalk nearest the front of the building upon which the sign is proposed, and the sign would be closer than 100 feet to the General Residence C Zone which lies across St. John Street, both features being contrary to Section 12k of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Helen C. Frost, Chairman

CC: Alice White Hay, 149 Brighton Avenue
John J. & Catherine T. Fox, 163 Brighton Avenue
John E. & Nellie M. Abbott, 165 Brighton Avenue
Freada Nelson, 148 Brighton Avenue
Thomas Alva & Eleanor S. Adams, 15 Catherine Street
Mary C. G. Foley, 21 Catherine Street
Mr. William H. Davis, 25 Catherine Street
Leo & Dora Wine, 242 Dartmouth Street

46/7

City of Portland, Maine
IN BOARD OF APPEALS

January 15, 1946

Mr. Seldon C. Pinkham
186 Brighton Avenue
Portland 3, Maine

Dear Sir:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, January 18, 1946, at eleven o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to erection and maintenance of an "L"-shaped roof sign on your garage at 186 Brighton Avenue, contrary to the provisions of the Zoning Ordinance in the Local Business Zone where the property is located.

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

BOARD OF APPEALS

Helen G. Frost, Chairman

CC: John Donnelly & Sons
73 Main Street
South Portland, Maine

AP 186 Brighton Avenue-I

January 8, 1946

John Donnelly & Sons
73 Main Street
So. Portland 7, Maine

Subject: Application for building permit to construct roof sign on roof of garage at 186 Brighton Avenue

Gentlemen:

As explained to Mr. Qualey, the building permit for the above sign is not issuable under the Zoning Ordinance because, although the sign would be located in a Local Business Zone, it is proposed above roof which is less than 20 feet in height above the grade of the public sidewalk nearest the front of the building on which the sign is proposed, and the proposed sign would be less than 100 feet from the General Residence C Zone which lies across St. John Street, both items being contrary to Section 12k of the Zoning Ordinance.

Mr. Qualey has said that application for variance appeal is desired. Accordingly, there is enclosed original and two carbon copies of the variance appeal form, made out with my part of it--why the building permit is not issuable under the precise terms of the Zoning Law. To properly file the appeal with the Board of Appeals, it is necessary that you or the owner type in the reasons why it is thought the Board should sustain the appeal in the blank provided, have the true owner (one who actually holds title to the property), sign the original and return the original to this office not later than Saturday, January 12, if you hope for a hearing on the matter on Friday, January 18, when other zoning appeals are to be heard by the Board. The carbon copies are for your files and the file of the owner of the property.

Very truly yours,

Inspector of Buildings

WMOB/S

CC: Mr. Seldon Pinkham
186 Brighton Avenue

46/7

ATH
RMT
PH
AJS
HL
BS



APPLICATION FOR
 Class of Building or Type of Structure Metal Bldg.
 Portland, Maine, November 27, 1941

To the **INSPECTOR OF BUILDINGS, PORTLAND, ME.**
 The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

184-190 Building

Location 572-598 E. John Street Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Finkham's Garage Telephone 3-7961
City Ice & Coal Co. 56 Ocean St. So. Portland Telephone _____
 Contractor's name and address Lessee Plans filed _____ No. of sheets _____
 Architect _____ No. families _____
 Proposed use of building _____ Fee \$.50
 Other buildings on same lot _____

Estimated cost \$ _____
 Description of Present Building to be Altered
 Material metal No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Last use Ice Stand No. families _____

General Description of New Work
 To move building 8' x 12' to outside limits of City of Portland

THIS PERMIT IS VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE UNLESS THE WORK IS COMPLETED EARLIER.

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? _____
 Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____ of lining _____
 No. of chimneys _____ Material of chimneys _____ Is gas fitting involve? _____
 Kind of heat _____ Type of fuel _____ Dressed or full size? _____
 Framing lumber—Kind _____ Sills _____ Girt or ledger board? _____ Size _____
 Corner posts _____ Max. on centers _____
 Material columns under girders _____ Size _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in eave floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____
 If a Garage _____ to be accommodated _____
 No. cars now accommodated on same lot _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

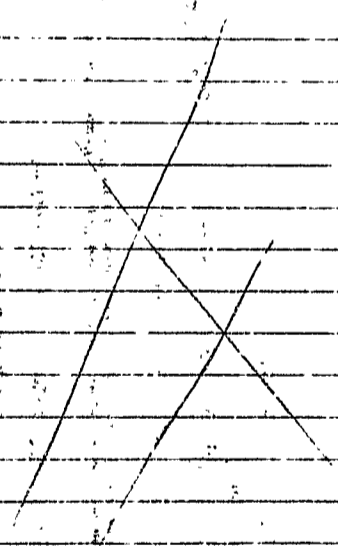
Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 Signature of owner By Gary M. Sampson
Finkham's Garage
City Ice & Coal Co.

INSPECTION COPY

Permit No. 41/1856
Location 572-598 St. John St.
Owner Ch. Deo + Lual Co
Date of permit 5/1/2874
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued None

NOTES



[Faint, illegible text and markings on the right side of the form, possibly bleed-through from the reverse side.]

184 Brighton Avenue,
Corner of St. John Street

October 14, 1952

Mr. Charles Rosenbloom
179 India Street
Portland, Maine
Lecora-Vacuum Oil Co., Inc.
48 Main Street
South Portland, Maine

C.c. Mr. Fred C. Weislander
93 Portland Street

C.c. Mr. Rosenbloom for Operator
of the Store.

Gentlemen:-

In the absence of complete information to show full compliance with the Building Code on application and plan relating to alteration of and change of use of the existing repair garage at the rear of 184 Brighton Avenue, corner of St. John Street (front of this section faces St. John Street), the building permit is issued to Mr. Rosenbloom, herewith, but subject to the following conditions. If this letter is not fully understood, or, if you are unable or unwilling to comply with the conditions, it is important that you do not start the work, and that you contact this office without delay for adjustment.

1. The emergency means of egress from the customers' space is through a doorway into the rear room and thence to an exterior door. The door in this interior partition must swing toward the rear room and must be equipped with a vestibule latchbolt (this is a type of latch such that any person in the customers' space can quickly open the door at any time, whether the store is open for business or not, merely by turning the usual knob and without requiring a key - no other fastenings on the door). Of course the operators of the store will see how to keep a passageway through this rear room to exterior door unobstructed at all times to a width of at least 3 ft.

2. Standard exit signs, as described in Section 21204.3 of the Code, are required over the rear exterior emergency exit door, as well as the doorway leading from customers' space to rear room, and over the front exterior door which swings outwards.

3. This is apparently to be a self-service market with the usual check-out counters. It is important that a plan of the final arrangement of these check-out counters and their relationship to the front exit door and the business of the arrangements at the front of the store, as filed here before the notice for inspection of the new partition is given (required before the framing of the rear partition is covered in any manner from view). Because of this need we are enclosing to Mr. Rosenbloom a copy of this letter to be given at once to the lessee of the store so that these details may be worked out and submitted for approval here before the usual rush time when the store is trying to open, and cannot lawfully do so without the required certificate of occupancy from this department.

4. The plan indicates ramps outside of the front exterior doors and outside of the rear emergency exit door without details as to arrangement. It is important that there shall be no step-down higher than the usual threshold outside of either of the outswinging doors.

5. No doubt the handling of food will be such that the partitions around the vestibule and toilet room and the partition between the two will have to be extended clear to the new ceiling and will have to be covered on both sides with finished non-absorbent materials; also both doors in this assembly will require self-closing devices of such a type as to meet the approval of the Health Department.

6. In the absence of indication of how the store is to be heated, it is assumed

October 14, 1952

Mr. Charles Rosenbloom - - - - - #2

Secor-Vacuum Oil Co., Inc.

It will be heated from the plant which heats the entire building. If any type integrally fired unit heater is intended or any separate heating plant is intended, separate permits will be required, issuable only to the installer, and the questions will come up of venting such appliances.

7. Mr. Weislander has marked up the plan, since it was filed, to show that 2x6 ceiling joists are to be used instead of the 1x8's originally shown.

8. At least one covered hatchway will be required in the new ceiling at least 2 ft. x 3 ft. to give access in case of need to the space above the new ceiling.

9. If mechanical refrigeration is intended, a separate permit is to be secured from this department before the installation is started - to be applied for by and issuable only to the actual installer.

10. Contractor, operators of the new store and the owners of the building must see to it that notice of readiness for final inspection is given to this office, sufficiently in advance of the decided opening date and the advertising for that opening date, so that any minor defects may be corrected and the certificate of occupancy issued from this department, as required by law, before the public are admitted to the store.

Very truly yours,

Werron McDonald
Inspector of Buildings

WHCB/G



(L) LOCAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Masonry

Portland, Maine, September 11, 1952
supersedes 2/21/52

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ ~~work~~ ~~on~~ ~~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., 48 Main St., So. Portland Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Ralph Romano, Jr., 322 Spring Street Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

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

Last use Repair and Service Garage No. families _____

Material masonry No. stories 1 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 1,000. Fee \$ 4.00

General Description of New Work

To enlarge two large doors facing St. John Street to 10' x 11' each, for overhead doors; to change use of rear part of building, having access from St. John Street, from Repair Garage to Major Garage for the storage of not more than four passenger buses.

Received in receipt of acknowledgment of work received 10/10/52

Special Sustained conditional 5/29/52

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.

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? _____

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 an, 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: *[Signature]*

APPROVED:

INSPECTION COPY



SOCONY-VACUUM OIL COMPANY
INCORPORATED

48 Main Street, So. Portland 2, Maine

October 6, 1952.

*pls put
me home
[initials]*

Department of Building Inspection
Room 21 - City Building
Portland, Maine

Your File:
AP 186 Brighton Avenue

Attention: Mr. Warren McDonald, Inspector of Buildings

Dear Sir:

Due to loss of proposed tenant at the above location, we wish to cancel our application to install new overhead doors in this building, referred to in above file.

However, within a short time you will receive an application for improvements at the location by new prospective tenants, F. & L. Market.

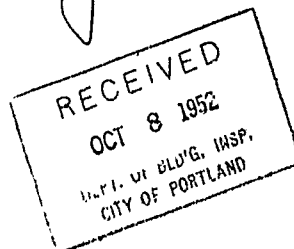
You may apply our \$4.00 deposit for subject changes to the account of F. & L. Market when their application is filed.

Yours very truly,

SOCONY-VACUUM OIL COMPANY, INC.

By C. W. Ackley.

CWackley:mib



AP 186 Brighton Avenue

October 10, 1952

Socoxy-Vacuum Oil Co.,
48 Main Street
South Portland, Maine
Att: Mr. C. W. Ackley

Dear Mr. Ackley:

Referring to your letter of October 6, concerning the application for permit for alterations and change of use of the rear part of the building at 186 Brighton Avenue, corner of St. John Street, inasmuch as we have not issued the permit for enlarging the door openings and the proposal now is so entirely different from the one contemplated in the application for the permit, our method of accounting will not allow us to transfer the four dollar (\$4.00) fee to another application.

If you will return the receipt for the fee of \$4.00 paid to this office when the original application was filed, we will refund that amount by voucher. If you do not have the receipt, please write me another letter explaining that you do not have it and requesting the refund of the specific amount, whereupon we will refund the money by voucher.

Then your prospective tenant can file the new application as your agent and pay his own fee, depending upon the estimated cost of the work then to be done.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

AP 186 Brighton Avenue

September 16, 1952

Socoxy Vacuum Oil Co.
148 Main Street
South Portland, Maine

c.c. for Engineering Department

c.c. Mr. Ralph Romans, Jr.
322 Spring Street

Gentlemen:-

More information is needed concerning the enlargement of two of the door openings in the St. John Street wall of the building at 186 Brighton Avenue before a permit may be issued. There is no indication on the plan filed with the application for permit as to how the end of the new 2' in. I beam lintel is to be supported on the existing column at the corner of the building. Since this is probably a reinforced concrete column, and the new lintel is to be located at a higher elevation than the existing one, there appears to be a problem involved in providing the 8 in. minimum bearing for the new lintel as specified on the plans. How do you propose that this shall be done? Presumably arrangements can be made at the other end of the beam to take care of the bearing when the new column at this location is constructed.

We are enclosing a blank statement of design to be filled out and signed by the person taking responsibility for the design of the steel lintel and the new reinforced concrete column. Incidentally, the size and spacing of the vertical reinforcing rods and any horizontal hoops for this column are not indicated on the plan.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

Encls: Blank Statement of Design
Copy of this Letter

P. S. A copy of this letter is enclosed for transmission to the engineering department should you care to do so.



(L) LOCAL ORDINANCES
APPLICATION FOR PERMIT

Class of Building or Type of Structure Masonry
Portland, Maine, February 21, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~or~~ ~~rebuild~~ the following building ~~erect or rebuild~~ 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., 48 Main St., So. Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Not let Telephone _____
Architect _____ Specifications _____ Plans n no No. of sheets _____
Proposed use of building Service and Major Garage No. families _____
Last use Repair and Service Garage No. families _____
Material masonry No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 500. Fee \$ 2.00

General Description of New Work

To change out two large doors facing St. John Street to one large doorway 12' x 12' for overhead door; and to change use of rear part of building, having access from St. John Street, from Repair Garage to Major Garage for the storage of not more than four passenger buses.

condition of appeal: provided that there shall be no storage or repair and maintenance of such commercial motor vehicles on the premises outside of the garage building.
Appeal Sustained conditionally. 5/29/52.

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**

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? _____
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.

APPROVED:

Signature of owner by:

T E Murphy

INSPECTION COPY

AP 186 Brighton Avenue,
corner of St. John Street

June 15, 1952

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

Dear Mr. Willis:

The pressure of work in this office has prevented us from giving attention to your application for a permit to change out the two large doors facing St. John Street of the building at 186 Brighton Avenue, corner of St. John Street and to change the use of the rear part of the building from repair garage to major garage for the storage of not more than four passenger buses, although the Zoning Appeal granting conditionally the right to use the building for the storage of buses was granted by the Board of Appeals on May 29.

Now I find that we have never received any plan or other information to indicate how the work of changing out the two doorways to one is to be accomplished to comply with the Building Code.

Usually in such a case, enlargement of the opening means removal of a structural post or column between the two present doors, and that, of course, would mean, normally, the introduction of a heavier beam over the top than the lintels of the two separate doors because the span would be over twice as much.

It is now in order for you to furnish a plan of this structural change by some person thoroughly competent to figure out the strength of the new lintel, the plan to be filed with your application for the permit as a blue print with all of the information on it printed from the original, and bearing the signed statement of design of the designer and the name and address of the maker of the plan, as required by the Building Code.

The estimated cost of the job given with the preliminary application was five hundred dollars (\$500.00). If that figure will not fully include not only the cost of the new large door but the cost of installation, then please increase it to include all of the work, making the change in the application, paying the balance of the fee, if found necessary, and giving us the name of the contractor and the individual who will be in charge of the work, competent to see that the requirements of Law are complied with as indicated by Mr. Murphy in signing the application for Socony-Vacuum Oil Company.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Inquiry 186 Brighton Avenue,
corner of St. John Street

May 12, 1952

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

Copies to: Director of Planning
Corporation Counsel

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 ^{very} 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

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 door ways 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

WMCJ/B

THE CORRESPONDENCE

CITY OF PORTLAND, MAINE
CITY PLANNING BOARD

TO: Mr. Warren McDonald, Director
Building Inspection

FROM: Mr. Roger L. Creighton
Planning Director

DATE: May 5, 1952

SUBJECT: Withdrawal of Petition
Change of Zone at
186 Brighton Avenue

Mr. Willis of the Socony-Vacuum Oil Company has requested a change of zone at 186 Brighton Avenue from "local business" to "limited business".

At his request, Mr. Willis is withdrawing his petition, and will instead petition the Board of Appeals for permission to use the building at 186 Brighton Avenue as a storage warehouse and for permission to store more than one commercial motor vehicle on the site.

It is the opinion of Mr. Neal W. Allen, Vice-Chairman of the Planning Board, that this new appeal should be granted. It should permit optimum use of the land without disturbing neighboring houses. It is less drastic than a change of zone to "limited business".

RLC:S


Roger L. Creighton
Planning Director

RECEIVED

MAY 5 1952

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

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #184 Brighton Ave. and #600 St. John St.

Issued to Mobil Oil Corporation
48 Main St. South Portland Me.

Date of Issue November 30 1967

~~This is to certify~~ that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 67/460, 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

APPROVED OCCUPANCY

Wire

Service Station

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
(Date) Inspector

Gerald E. Mayberry
Inspector of Buildings

CS 147

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.

B1 BUSINESS ZONE

E



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Location Portland, Maine Date April 27, 1967
Pa 5/26/67

PERMIT ISSUED

JUN 19 1967

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 184 Brighton Ave. and 600 St. John St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Mobil Oil Corporation, 48 Main St. So. Portland Telephone 73-5641
Lessee's name and address _____ Telephone _____
Contractor's name and address not let Ralph Romano Jr. 55 Frederic St. Telephone _____
Architect _____ Specifications yes Plans yes No. of sheets 8
Proposed use of building Service Station No. families _____
Last use _____ No. families _____
Material conc. blk. No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 40,000 Fee \$ 80.00

General Description of New Work

To demolish existing 1-story masonry block service station and cleaning plant. (all one building).

To construct 1-story concrete block "service station" 30' x 68' (in same location). As per plans and specifications.

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

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? yes
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ at least _____ below grade. No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete 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? _____

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
Mobil Oil Corporation.

APPROVED:

016-0116167 - 016

CS 301

INSPECTION COPY

Signature of owner

by:

Richard J. Smith, Dist. Eng.

7

Permit No. 67/460
 Location 184 Brighton Ave. #600 J. J. J.
 Owner Mobil Oil Corporation
 Date of permit 6/19/67
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued 11/30/67 - J. C. M.
 Staking Out Notice _____
 Form Check Notice _____

NOTES

8-15-67 Footing changed
 to spread footing with 3
 steel. SP
 8-25-67 Walls up SP
 9-10-67 Roof on SP
 Fire stops 3 - OK
 10-23-67 All done
 but side door SP
 11-29-67 Completed SP



A.P.- 184 Brighton Ave.

June 13, 1967

Mobil Oil Corporation
Att: A. A. Sabitinilli
48 Main St., So. Portland

Dear Mr. Sabitinilli:

Checking your building plans to construct new service station 30' x 68' at the above named location, we question the two (2) 5" x 3½" x 3/8" lintels to be used between the sales-room and the service area on a span of 7 feet 4 inches that is to support 5 feet of 8 inch masonry wall and 16 feet of roof load.

OK
(2) 7" x 4" x 3/8" to be used

Very truly yours,

A. Allan Soule
Inspector II.

AAS:m

A.P. 184 Brighton Ave., and 600 St. John St.

June 7, 1967

Mobil Oil Corporation
Att: A. A. Sabatinilli
48 Main Street, So. Portland

Dear Mr. Sabatinilli:

A preliminary check of your building plans has been made but we are unable to issue a building permit until compliance with the City of Portland Zoning Ordinance and Building Code restrictions are met, as follows:

- B.K.* 1. A statement of design is required signed by a qualified designer who is willing to assume responsibility for the structural steel. Enclosed is a blank statement of design for this purpose.
- Deflate w/ 1/2" x 1/2" x 1/2"*
C.H.K. 2. Pole sign at the corner of St. John Street and Brighton Avenue is excluded from this permit because such a sign is not allowable under the Zoning Ordinance unless appealed. If a new sign is desired at this location as shown on the plans it will be necessary to apply for a separate permit with plans so that appeal procedures can be set up under the Zoning Ordinance. If the sign overhangs the street line, it shall be installed by a bonded sign hanger.
- OK* 3. In accordance with Section 1202.6.3-c of the Building Code, space between rafters and underside of roof at the exterior walls will need to be fire-stopped with 8 inches of masonry. Details showing how the exterior walls are to be fire-stopped will need to be furnished.
** new details*
- C.H.* 4. Fire-stops at intervals not exceeding 20 feet shall be provided between wood strapping in the outlookers. See Section 1202.6.3-c(2) of the Building Code.
spec showing M.D.C. Bay
- OK* 5. Floor drain into which wash water is to be emptied in the wash bay will need to empty into catch basin (diagram enclosed) as required by Portland Health Department. It is recommended that both toilet rooms have drains to this catch basin.
new detail + add.
- C.H.* 6. Metal anchors that fasten rafters to masonry walls shall be long enough to engage at least three rafters when they run parallel to exterior walls.
show on plan.
- C.H.* 7. A second means of egress from the left rear corner of the garage area by way of a door at least two feet wide and six feet four inches high is required with an exit sign provided over this door.
8. A separate permit is required for the suspended warm air heating unit and is to be applied by the actual installer. This heater is required to be of a type bearing the label of approval of Underwriters' Laboratories, Inc. for use in a garage.

June 7, 1967

8. If the pre-fab chimney is not included in the heating unit (two separate installers involved) then separate permit will be needed with information on unit to be used. *Install by Ideal Bldg*

(2) 2' x 4' x 3/8" to be used - 1/16/67
9. Details are needed to show how roof framing is supported over door and window opening between office and lube bays. *(2 - 2" x 4" x 1/2" Ls)*

OK
10. The 8-inch exterior masonry block walls exceeds the unsupported height of 12 feet which is contrary to Section 1203.2.1.3 of the Building Code. We will need to know how this will be corrected. *Add one joist*

OK
11. One row of cross-bridging or block bridging shall be installed between roof joists and not more than 8 feet of clear span between.

12. The installation of new petroleum storage tanks and removal of existing tanks will need to be under a separate permit and to be taken out by the actual contractor doing the work.

Very truly yours,

A. Allan Soule
Inspector II

AAS:m

8. If the pre-fab chimney is not included in the heating unit (two separate installers involved) then separate permit will be needed with information on unit to be used.

OH (2) 7' x 4' x 1 1/2" to be used 1/16/67 *Installed by Heat Sub.*
9. Details are needed to show how roof framing is supported over door and window opening between office and lube bays. *(2 - 2) 5" x 3 1/2" x 1 1/2" Ls*

OH 10. The 8-inch exterior masonry block walls exceeds the unsupported height of 12 feet which is contrary to Section 1203.2.1.3 of the Building Code. We will need to know how this will be corrected.
add one plan

OH 11. One row of cross-bridging or block bridging shall be installed between roof joists and not more than 8 feet of clear span between.

12. The installation of new petroleum storage tanks and removal of existing tanks will need to be under a separate permit and to be taken out by the actual contractor doing the work.

Very truly yours,

A. Allan Soule
Inspector II

AAS:rn

- 5/31/67 -

Allen

- Decrease in size

CHECK AGAINST ZONING ORDINANCE

✓ Date - New

✓ Zone Location - *Appl. incl.* ^{o.k.}

→ Interior or corner Lot - *Pump Islands, Signs*

✓ 40 ft. setback area? (Section 21) *No*

✓ Use - *Service Station (Same as before)*

✓ Sewage Disposal -

✓ Rear Yards - *5'* - Reg. - *None*

✓ Side Yards - Reg. - *None*

✓ Front Yards - *4'* - Reg. *15'*

✓ Projections -

✓ Height - *14'*

Lot Area -

Building Area -

~~Area per Family -~~

~~Width of Lot -~~

~~Lot Frontage -~~

✓ Off-street Parking *3* - Reg. - *2*

CHECK LIST FOR
OTHER THAN 3rd CLASS

MARK EVERY SPACE

V-OK
X-Incorrect
O-Not applying

JOB LOCATION _____

Location and Form Check

- Set back of building on adjoining lots, if any
- Corner or Interior lot?
- Check shape of lot.
- Lay of land and soil conditions.
- Projections not shown on location plan.
- Yard spaces
 - front
 - side
 - rear

Inspection Prior to Closing-in

Masonry Walls

- Thickness
- Bonding - masonry bond or metal ties
- Fire cuts and wall anchors
- Framing & supports
- Fireproofing of steel
- Concrete reinforcement
- Certified Welders?
- Anchorage of cornices and other projections

Closing-in Check List

- Plumbing tag? --Electrical tag?

Outside

- Height of chimney above roof

Cellar

- Columns
- Soundness of foundation walls
- Girders and joists, bridging
- Double joists, headers & trimmers
- Cleanout
- Flue lining
- Flue opening

First Story & Above

- Firestopping (incombustible at masonry walls)
- Firestopping bearing partitions and strapping over non-bearing partitions
- Framing and clearances and fire-stops around chimney
- Firestops around pipes
- Bearing partition framing
- Floor above, joists and bridging
- Double joists, headers and trimmers
- Swing of doors and exit hardware
- Exit lights & signs
- Load signs
- Fire windows
- Fire doors

Miscellaneous

- Roof framing
- Firestopping
- Fire separations & fire walls, enclosure floor openings
- Warm air ducts

Final Inspection Check List

- Any equipment permits?
- Fill and vent pipes
- Firestopping in basement
- Fastening of Lally columns
- Nailing of bridging
- Look over condition of foundation walls
- Pick up gas tag, if one is needed
- Cleanout door and whether chimney flue is clear
- Heating and oil burning equipment
- Handrails
- Anti-slip treads?

ADDENDUM TO EMBLEM SERVICE STATION
SPECIFICATIONS 200-A-150
POD-74, PORTLAND, MAINE

This addendum is hereby made a part of the contract documents, and all bidders shall acknowledge receipt of this addendum in their bid.

2. Wherever the word "Owner" appears, it shall mean Mobil Oil Corporation.
3. Contractors shall visit the site before bidding, and shall verify all conditions and dimensions before bidding.
4. Install complete electric domestic hot water system per details SVS-6212, sheets #25 and 26 in location designated by Mobil.
5. Contractor shall furnish all fix boxes, Evertite adapters and caps, and 2" updraft type vent caps for T & P installation.
6. Contractor shall take all necessary steps to insure the dealer of a suitable portion of the existing building or temporary building to enable the continuance of business.
7. Contractor shall install metal anchors to fasten rafters to masonry walls, long enough to engage 3 rafters and 3 ft. O.C. where rafters run parallel to exterior walls.
8. Contractor shall take notice and follow item marked (fire-stop detail) sheet 4 of the 3-IM-67 building plans which is a change issued to meet the City of Portland building code. This detail supersedes all other details shown for eave construction on this building and extends for the entire perimeter of the building.
9. If the pre-fab chimney is not included in the heating unit (two separate installers involved), then separate permit will be needed. Heating contractor is required to apply for permits and will supply information to the City of Portland building inspector as to unit to be used.
10. Permits for installation of new petroleum tanks and removal of existing will have to be applied for by actual contractor doing the work.
11. Existing lubrication equipment to be relocated to new building.
12. (A) Contractor shall base his bid on removal of all existing premix and shall be responsible for installation of clear crushed gravel compacted to 95% to attain proposed grades shown on plot plan. Base shall be 6" minimum depth.
(B) Wearing surface shall be laid on this crushed gravel base to a thickness of 2" after compaction averaging 200 lbs. to the square yard.
13. Contractor shall furnish and install rear egress door added to standards plan sheet 2, floor plan.
HARDWARE:
Lockset - 830-415 (Vestibule)
Finish - US26D
Strike - ASA
Saddle - 4" wide metal
14. All Murlin shelving to be supplied and installed by Owner under separate contract.
15. Contractor shall install two angles size 7" X 4" X 3/8" in lieu of those listed on schedule and shown in plans for lintel L-5.

ES
me
A.A.S.

A.P.- 184 Brighton Ave.

June 13, 1967

Mobil Oil Corporation
Att: A. A. Sabitinilli
48 Main St., So. Portland

Dear Mr. Sabitinilli:

Checking your building plans to construct new service station 30' x 68' at the above named location, we question the two (2) 5" x 3 1/2" x 3/8" lintels to be used between the salesroom and the service area on a span of 7 feet 4 inches that is to support 5 feet of 8 inch masonry wall and 16 feet of roof load.

Very truly yours,

A. Allan Soule
Inspector II

AAS:m

ES
1142
A.H.C.

A.P.- 184 Brighton Ave.

May 29, 1967

Mobil Oil Corp.
48 Main Street
South Portland

cc to: Fire Department

Gentlemen:

Permit to install gasoline tanks at the above location is not issuable for the size tanks as shown (1-5,000, 1-10,000 gasoline, 1-500 fuel oil, 1-500 waste oil) as the 10,000 gallon tank exceeds the size allowed by the City of Portland Fire Department regulations as follows:

"A 10,000 gallon tank of gasolins would not be permitted by the Chief of the Fire Department, however in lieu of this, two 5,000 gallon tanks would be allowed, thus giving an aggregate of 10,000 gallons when gas tanks are installed.

On checking the plans for this gas station, no mention is made of removing existing tanks. As you no doubt know, the Chief of the Fire Department wants the removal of tanks inspected by a member of the Fire Prevention Bureau (as well as new tank installations).

I also question the proximity of the new tanks from the property line.

The distance from any part of a tank storing Class I liquid to any property line that may be built upon, shall be not less than 3 feet. The distance from any part of a tank storing Class II and Class III liquids shall be not less than 1 foot to any property line that may be built upon!

In view of the above, a new or revised plot plan will be required. This plan will need to show distance from lot lines.

Very truly yours,

Gerald E. Mayberry
Director of Building & Inspection Services

GEM:sm