

SOCONY-VACUUM OIL COMPANY

INCORPORATED

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

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

South of white the state of the

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,

District Sales Manager

AEW:mib



AP 166 Brighton Ave.

February 23, 1952

Socony Vacuum Cil 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 Mejor Garage for the storage of not more than four passenger buses, including changing out the two large doors facing St. John Street to one door-including changing out the two large doors facing St. way 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 Eusiness 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 .cDonald 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 Georgany by T. H. Stoker, installer

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

These tasks of 3000 and 500 gallons capacity are required to be of steel or wrought from no less in thickness than No. 7 gauge and No. 16 gauge respectively and before installation are required to be protected against corrosion, even though galvanized, by two proliminary coats of red lond and heavy coat of hot applicat, 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 cettle without impairing the officioncy of

Owner and installer will have to be r the responsibility for the structural capacity of the tank to support loads from above such as heavy

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 "Closting" when tank is capty or nearly so.

CC: Socony Vacuum U11 Co. 48 Rain Street, So. Portland

Olivor T. Samborn, Chief of the Fire Department

(Signed) Warren McDonald Inspector of Buildings



(L) LOCAL BUSINESS CONE

APPLICATION! FOR PERMIT

Class of Building or Type of Structure Second Glass

Portland, Maine, December 10, 19; 1

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to zvent alter repaired in accordance with the Laws of the State of Maine, the Building Code of specifications, if any, submitted herewith and the following specifications	and Zoning Ordinance of the City of Portland, plans and
Location 184-190 Brighton Avenue	Within Fire Limits? Dist. No
Owner's name and address Socony Vacuum Oil Co., Inc.,	/18 Main St., Bo.Portlardephone
I essee's name and address	Telephone
Contractor's name and address	
Architect Service Station and Specification Proposed use of building Wholesale tire and state and state Service Station	sNo. of sheets orage_of_tires_andNo. families
Material No. stories Heat Style	of roofRoofing
Other buildings on same lot	, Matthian walk was to the state of the stat
Estimated cost \$	Fee \$50
a 150 1.1 1	%T 4

General Description of New Work

To change non-conforming repair garage in the rear to a wholesale tire and accessories business, and storage M' 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 invol	ved in this work?	
Height average g	grade to top of plate	Height a	verage grade to highe	st point of roof	
Size, front	depthN	o. storiessoiid	or filled land?	earth or rock?	**********
Material of found	dation	Thickness, top	bottom	œllar	*******
Material of unde	erpinning	Height	**************************************	Thickness	***************************************
Kind of roof	Rise per	foot Roof	covering		************
No. of chimneys		chimneys of lin	ingKir	nd of heat fuel	***************************************
Framing lumber	Kind	Dress	ed or full size?		
- Corner posts	Sills	Girt or ledger board?	\$44.4116404.9346444(\$644.000464).200***********************************	Size ,	
Girders	SizeColı	ımns under girders	Size	Max. on centers	*********
Studs (outside w	alls and carrying partitio	ns) 2x4-16" O. C. Bridg	ing in every floor and	I flat roof span over 8 feet.	
Joists and r	afters: 1st floor	, 2nd	3rd	, roof	********************************
On centers:	1st floor	, 2nd	3rd	, roof	
Maximum s	pan: 1st floor	, 2nd	3r/i	, roof	
If one story buil	ding with masonry walls,	thickness of walls?	ristatrianallestreschisterrester welst	height?	***************************************
		If a Garag	ie.	-	
No. cars now ac	commodated on same lot			rcial cars to be accommodate	d
				the proposed building?	
APPROVED:			Miscel	llaneous	
111 1 110 / 120 1	TIT NOVED.		Will work require disturbing of any tree on a public street?no		
######################################	***************************************	Will there	be in charge of the a	bove work a person compete	ent to
	**************************************	see that th	e State and City re	quirements pertaining there	to are
		observed?	yes	-	
	***************************************	***************************************	num Oll Co. Tre	•	

INSPECTION COPY

Date of permit Notif. closing-in Final Notif. Final Inspn. Cert. of Occupancy issued 181 495 NOTES



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 Yall 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,

Ollinia District Sales Manager.

RECEIVED

FEB 6 1951

LEVI. OF PORTLAND

OTTY OF PORTLAND

AP 184-190 Brighton Avenue, Jorner of St. John Street-I 3/1/52/ENCB

January 21, 1952

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

Copies to: Er. Willis to be henced to tenart Corporation Counsel

Dear Mr. Willis:

After our discussion some time ago about the use of the rear part of the build-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 tiru business much of which would be at wholesale, at your Mr. Avans' request on Lecember 11, I wrote to you certifying the matter for filing moning appeal with the Board of Appeals. Noting that the building is apparently being used for the tiro business, either retail or wholesale, I found that no appeal had been filed. Upon inquiry of Mr. Ivans no were told that the owner intends to make an effort to got the zone classification channels. told that the owner intends to sake an effort to get the some classification changed, and that it was your understanding that the wholesale tire hasiness could be conducted that are no long so long so long than half of the total the business and conducted the same as long so long than half of the total the business and conducted the same as long so long them half of the total the business are conducted to the same as long so long them half of the total the business are long as long them half of the total than business are same as long as long them half of the total than business are long to the same as long as long them half of the total the business are long to the same as long the same as lon this as long so less than half of the total tire business was conducted at wholeself.

This latter understanding is incorrect because reference to Saction 64 of the Zoning Ordinance, applying to the Local Engineer Zone there the property is located, shows that ne wholesale business at all is allowable in such a some. The only allowance for wholesels business in such a sone is in connection with cools manufactured on the promises in which case loss than balf of the products so menufactured on the premises may be sold at retail by the manufacturer to the consumer on the premises. A local bakery is a zoo' sample of what this allowance seems to mean. The allowance is really to possit samufacturing incidental to a retail mainess 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 some classification, and, of course, you can at any time file a soning open, it is clear that in We mounting 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. So recapping. He alterations, and accessories as soon as convenient that we should do with this application.

Very truly yours,

Warron McDonald Inspector of Duildings

Visco/O

AF 181-190 Brighton Avenue. Corner of St. John Street-1

Lecamber 11, 1951

Mr. Albert E. Willin, Mistrict Manager Socony Vacuum Oil Company, Inc. 28 Main Street South Portland, Mains Copies to: Social Vacuum Oil Co. 107
use of teamt
Comporation Journal

Boar Fir. Willia:

Building penult intended to authorize change of use of the rear part of the Socony building at 181-199 Brighten Avenue, corner of it. John Street, (the rear part having frontage on it. John Street) from the non-conforming use of repair garage to use for a unclessle time tusiness and for atomage in connect ion therealth atthout recapping facilities, is not fessible unfer the Zoning Ordinance because the property is located in a Local business Zone where, according to Section 6h of the Ordinance, applying to such zones, both the present repair garage and the proposed microscape and storage and according to section 14h it is not allocate under these directs and according to section 14h it is not allocate under these directs and according use.

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

Vory truly yours,

Varren Kellenald Inspector of Buildings

WicD/G

Enclosure: Outline of appeal procedure

INQUIRY BLANK ZONE Local Business FIRE DIST. CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION Verbal Date December 7, 1951 By Telephone LOCATION 184-190 Brighton Avenue, Corner of St. John Street MADE BY Mr. Willis of Sceony Vacuum Oil Company **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. 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-confor 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 WHED

y Nove

(L) LOCAL BUSTY ST HONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation Portland, Maine, Sept. 26, 1951

PERMIT ISSUED OCT 3 1951 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to encounterconstitution install the following budging 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 Dist. No Dist. Dist. No Dist. Dist. No Dist. Dis			
AAR W YA W W TO 13- 3			

Main St., So. Portland Telephone Owner's name and address Socony Vacuum 0:1 Co., Lessee's name and address. . Telephone...... Contractor's name and address Thomas Stokes, 355 Pride Street, Westbrook Telephone 3-5179 Specifications Plans yes No. of sheets Proposed use of building _____Service Station ... No. familiesRoofing No. stories ______ Heat _____Style of roof _____ Other buildings on same lot Fee \$ 1.00 Estimated cost \$...

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. 12" piping from tanks to pump.

Permit Issued with Memo

Pormit Issued with Metter

Res, a from Fire Peris / 27/5/

BEFORE Covering Tank and any Piping APPROVAL of FIRE

DEPT. Required.

CENTIFICATE OF OCCUPANCE not include installation of heating apparatus which is to be laked our step of delivery of the inthe name of the heating contractor. PERMIT TO BE ISSUED TO Thomas Stokes

Details of New Work

Is any plumbing involved in	his work?	Is any electr	ical work involved i	n this work?	***************************************
Height average grade to top	of plate	Height average	grade to highest po	int of roof	···
Size, frontdepth	No. stories	solid or filled	l land?	earth or rock?	1 11111 111111111111111111111111
Material of foundation	Thick	ness, top	bottom	ellar	
Material of underpinning	************************************	Height	T	nicki.ess	
Kind of roof	Rise per foot	Roof coveris	ng	**************************************	
No. of chimneys	Material of chimneys	of lining	Kind of	heatfuc	1
Framing lumber-Kind	***************************************	Dressed or f	ull size?	***************************************	***************************************
Corner postsSi	llsGirt or lea	lger board?	***************************************	Size	
Girders Size ,	Columns under g	irders	Size	Max. on centers	***************************************
Studs (outside walls and carr	yin; partitions) 2x4.16" (O. C. Bridging in	every floor and flat	roof span over 8 fe	et.
Joists and rafters:	1st floor	, 2nd	, 3rd	, roof	
On centers:	1st floor	, 2 nd	, 3rd	, roof	·
Maximum span:	1st floor,	, 2nd	, 3rd	roof	
If one story building with masonry walls, thickness of walls?height?height?height?					
ng sages of a side of		fa Garage		a	
No, cars now accommodated on same lot to be accommodatednumber 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? Yea.....

Socony Vacuum Oil Co.

Signature of owner by:

APPROVED:

2.29.52 Permit No. Date of permit Notif. closing-in Inspn. closing-in Final Notif Final Inspn. 150.00 1 13.78.2 2-28-52

AND ALL REPORTS OF THE PROPERTY OF THE PROPERT

City of Portland, Maine Board of Appeals -ZONING-

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To the Board of Appeals:

Socony-Vacuum Oil Company , who is the owner Your appellant, , respectfully petitions the Board of Appeals 186 Brighton Averue property at 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 tarage 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 Sc tion 6/ of the Ordinance, applying to the Local Pusiness Zone where this property is located.

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

An exception is necessary 1. 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

, 19 52 May After public hearing held on the day of 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 dan be granted without substantially departing from the latent 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.

be permitted It is, therefore, determined that exception to the Zoning Ordinance may in this specific case, provided that there shall be no store maintenance of such commercial motor vehicles on the premises

outside of the garage building.

BOARD OF APPEALS

DATE: May 29, 1952

HEARING ON APFEAL UNDER THE ZONING ORDINANCEOF SOCONY-VACUUM OIL COMPANY

186 Brighton Avenue

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

Municipal Officers Board of Appeals Mr. Luthe PROVIDED THAT THERE SHALL BE NY AGE OF REPAIR ANDMAINTENANCE OF SUCH C. ACIAL MOTOR VEHICLES ON THE PREMISES OUTSIDE OF THE GARAGE BUILDING. Mrs. Frost Mr. Getchell(x) Mr. Colley (x)
Mr. O'Erion (x)

Record of Herring:

Mr. Willis for Socony

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

163 Proportion and John March 意とことは なるとを あるといかのとう 間でいる

Portland 5, Maine. my H. Merrill Luther-Board of Uppeals Mains. Dear Livi-The are definitely offosed to any change in Johing. I permit use of 186 Brighton and for storage or use as a Major Garage This is a very busy and conjuted corner how and me believe This permit would make Things much norse your Truly, Hay Billington Oldora J. Bellingtone also a very many corner, and would not want day thing which would add more noise.

May 5, 1952

To the Homerable City Council of the City of Portland, Mains

Ger#3ceions

Potition No. 236 of the Soccup-Vacuus Oll Couputy to Change of some 186 Brighten Avenue, conver St. John Street, has been considered by the Potchard City Planding Board.

At my suggestion, Hr. A. E. Hillis, District Sales Harger, has withdraw thin appeal and will substitute instead an appeal for permission to use the property at 186 Brighton Averas as a various which is an allocable use with the approval of the Econd of Appeals. I feel that it is the operator of the Planning Board than this appeal should be granted.

Respectfully submitted,

¢C:

Er. H.Norton Musfield Acting City Manager Noal W. Allen Vice-Chairma Portland City Planting Bord

Mr. Leon Webber City Clark

Mr. Barnett I. Shur Corporation Commel

Mr. Warren McDonald Director, Building Inspection AREN MCDONALD

On reply refer

CITY OF PORTLAND, MAINE

to file Inquiry 186 Brighton Avenue,

corner of St. John Street

May 12, 1952

Copies to: Director of Planning

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

Corporation Counsel)

Dear Mr. Willia:

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 stacked to my latter of February 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 maind 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 would require a fire separation wall between the part used for the motor vehicles and the part used for parabouse represent

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

AREN MCDONALD

On reply refer

CITY OF PORTLAND, MAJNE

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

May 12, 1952

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

Copies to: Director of Planning

Corporation Counsel

Dear Mr. Willis:

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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





	APPLICATION FO		PERMIT ISSUED
3.O.C.A. U	SE GROUP YPE OF CONSTRUCTION	**************************************	NUV 8 1979
B.O.C.A. T	YPE OF CONSTRUCTION	001015	1 9
ZONING LOCATION	N PORTLAND, 1	MAINE, Nov. 7, 197	HITY of PORTLAND
To the DIRECTOR OF BUIL	DING & INSPECTION SERVICES,	PORTLAND, MAINE	La contraction de la contracti
The undersigned hereby ap	oplies for a permit to erect, alter, repai	r, demolish, move or install the f	ollowing building, struc-
ture, equipment or change use	in accordance with the Laws of the St	tate of Maine, the Portland B.O.	C.A. Building Code and
Zoning Ordinance of the City	of Portland with plans and specification	ns, if any, submitted herewith an	d the following specifica-
tions:	ighton Avenue		-
LOCATION100	s Mobil Oil Corp 170	Fire l	District #1, #2
2. Tessas's name and address	s	Trucorn st. 30. Por	elephone/39-6541
3. Contractor's name and ad	dress .Portland .Pump. Go		elephone
4. Architect	Specificatio	Some Port 041	olephone . (9.4.74.499.
Proposed use of building	····· specimeand	M	A TWO. OI SHEETS
Last use	• • • • • • • • • • • • • • • • • • • •	N	o families
Material No. sto	ries Heat Styl	e of roof Ro	ofine
Other buildings on same lot		******************	
Estimated contractural cost \$.	*********		Fee \$ 3000
FIELD INSPECTOR-Mr		ERAL DESCRIPTION	
	@ 775-5451		
Dwelling	Ext. 234	To remove 3-5,000	gal. gasoline
Garage		fuel tanks. UNDER	GROUND
Masonry Bldg	35°		
Metal Bldg.	27	Stamp of	Special Conditions
Alterations			-
Demolitions		*	
Other			
	parate permits are required by the ins	stallers and subcontractors of he	ontina ulumbina alaatsi
cal and mechanicals,	parate german are required by the ma	raners and succontractors of the	aung, puumbing, eieçtri-
,	PERMIT IS TO BE ISSUED TO 1	. □ 2 □ 357x 4 □	
· · · · · · · · · · · · · · · · · · ·			
	DETAILS OF NEW	WORK	
Is any plumbing involved in th	is work? Is any		work?
Is connection to be made to pu	iblic sewer? If not	, what is proposed for sewage? .	
Has septic tank notice been se	ent? Form	notice sent?	********
Height average grade to top of	plate Height av	erage grade to highest point of r	oof
Size, front depth	No. stories solid	or filled land? eart	h or rock?
Wind of roof	Thickness, top	bottom cellar	****************
No of chimneye	Rise per foot Roof	covering	
Framing Lumber—Kind	. Material of chimneys of lini Dressed or full size?	ng Kind of heat	fuel
Size Girder	Columns under girders	Size Mex or	DillS
Studs (outside walls and carr	ying partitions) 2x4-16" O. C. Bridgi	ing in every floor and flat roof	concis
Joists and rafters:	1st floor , 2nd		roof
On centers:	1st floor , 2nd	3rd	, roof
Maximum span:	1st floor , 2nd	3rd	., roof
If one story building with mas	onry walls, thickness of walls?		height?
	IF A GARAC		
No. cars now accommedated of	on same lot, to be accommodated	i number commercial cars to	o be accommodated
Will automobile repairing be	done other than minor repairs to cars	habitually stored in the propose	d building?
APPROVALS BY:	DATE	MISCELLANEO	

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

Others: Signature of Applicant Report Of State

Type Name of above Post Land Pump Co.

are observed?

Other

FIELD INSPECTOR'S COPY

Health Dept.:

and Address

Water . grand al NOTES .

May 12, 1952

Mr. A. E. Willie-

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 Arty in question at least ten day rty 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 at 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 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 sending. by voucher.

Very truly yours,

Warren McDonald Inspector of Buildings

WMcD/B

CITY OF PORTLADD, MAINE BOARD OF APPEALS

Mey 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 Dil Company requesting exception to the Zoning Ordinance to permit change of use of rear part of the cuilding at 186 Brighton Avenue from Repair Garage to Major Carage for the storage of not more than four commercial motor valicles.

This permit is presently not issuable under the Zoning Ordinance because the storage of more than one commercial motor vehicle is not permissed 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 unarimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property and lithout substantially departing from the intent and purpose of the Praing Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfere, 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 fact of the premises in question as recuired by law.

BOARD OF APPEALS

H. Merrill Luthe

Chairman

AF 186 Brighton Avenue-I July 19, 1951 Copy to: Socony Vacuum Cil Company, 1 648 Reason Street Mr. B. H. Evans Boston, Massachusetts P. O. Box 1521 Portland, Faine Do r Yr. Evans: Building permit for alterations to building at 186 Brighton Avenue provide a Service Garage in the front portion thereof is issued herowith based on the plans filed with the application but subject to the conditions listed beon the plans like with the application out subject to the conditions liked to low. If for any reason you cannot or do not wish to provide construction as outlined; no work is to be started and the penalt is to be returned to this office for adjustment. Conditions under which the permit is issued are as follows: 1. The Class E fire door to be provided at the entrance to the heater room is required to be equipped with citrær automatic or self-closing hardware. 2. Because of the area of the service g_rage, all parts of the outside walls are required to be of masoury 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 deers and wirdow to be located in it is to be constructed of masonry at least 8" thick. 3. \ separate permit is subble 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 require ents governing the arection 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 zoming appeal concerning the alterations to this building will expire October 13, 1951, six months from the alterations to this building will expire October 13, 1951, six months from the contract of th the date the appeal was sustained, unless work on the project is started before that Very truly yours, Warren McDonald Inspector of Buildings MS/G

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

March 28, 1953

Pinkhan's Garage 18% Brighton Avenue Secony Vacuum Oll Corpany Atth: Mr. Miles Evens 48 Main Street South Portland, Maine

Copy to: Corporation Counsel

Gontlemen:

Building parates intended to cover structural alterations of the repair garage and gasoline filling station building and to cover rearrangement of the pumps, piping and tenks on and beneath the open arrangement of the pumps, piping and tenks on and beneath the open arrangement of the pumps, piping and tenks on and beneath the open arrangement of the pumps, piping and tenks on and beneath the open both the repair garage and filling station (Service Carage) uses are non-conforming with the Ordinance in the local musiness fone 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 1/A of the Ordinance, which provides that no non-conforming use shall be charged to another non-conforming use if structural alterations in connection therewith ore intended. ore intended.

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

To got the earliest possible action on the part of the Board, the appeal should be filed at the office of Corporation Counsel in the appear of the property as early as possible, certainly before Friday noon, darch of.

Very truly yours, .

Warren McDonald Inspector of Buildings

WHCD/G

Enclosure to each addressee: Cutline of appeal procedure



CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy

Issued to Socony Vacuum Oil Company

Date of Issue January 25, 1952

Thus is in the certify that the building, premises, or part thereof, indicated below, and lattered—changed as to use at 184-190 Brighton Avenue under Building Permit No. 51/1320, has had final inspection, has been found to conform substanton occupancy, limited or otherwise, as indicated below.

Poston of Power and Poston of Power and Poston of Power and Power and

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 1/21/52:

certificate identifies lawful use of building or premises, and ought to be transferred from her 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

PERMIT ISSUIN JUL 19 [195] TITY of PORTLAND

	Portland, Maine,	March 27, 1951		
TATISY				
To the INSPECTOR Of	BUILDINGS, PORTLAND, MAI ereby applies for a permit toxical	alterxopaixdemolishinsti	akthe following	building structure equipment. City of Portland, blans and
in accordance with the La	ws of the State of Mathe, the 2"			
Location 184 -190 I	mitted herewith and the following Brighton Avenue	Within F	ire Limits:	Telephone
Lessee's name and addre	ess Prospective owner	St. So. Fortland		Telephone
Architect	address	Specifications	Pians	No families
*	FAASA	W. M. Bermanner American	¥ .4	Roofing
N	Jo stories Heat	Style of roof		
Other buildings on same	e lot			Fee \$
Estimated cost \$, ;		
	General Desc	cription of New Wo), I.	es l od
To make structure	al alterations to garage	e and service stat	ion as per	plan illed.
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	plication is preliminary	- to set settled t	he question	n of zoning appeal.
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In event the a	ppear is sustained pro-		1500 H/13	3/51
cost and will	his permit does not include instal	Appez Busua Interest of highling abbatal	us which is to b	e taken out separately by and in
It is understood that Il	his permit does not include instat geontractor. PERMIT TO BI	ISSUED TO Soco	ny Vacaum	Oil Co.
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Signature of ownerBy:

INSPECTION COPY The sale of the sa

Constitution of the Consti



(1) LOCAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED.

Class of Ruilding or Type of Structure	2nd Class CITY of PORTLAND
Dartland Maine.	July 9, 1951 Supersedes appl/ 3/27/51
DATES TO THE PARTY AND A	Supersedes appl/ 3/2//21
To the INSPECTOR OF BUILDINGS, PORTLAND, S.	and the state of t
The undersigned hereby applies for a permit to the	at after repairments as a the following outland of the city of Portland, plans and generated by specifications:
in accordance with the Laws of the State of Maine, the Specifications, if any, submitted herewith and the followin	g specifications:
Location 186 Brighton Avenue	within Fire Limits? no Dist. No
Owner's name and address 188 Socony Vacque	m 011 Co., Inc., Telephone Telephone Telephone
Laceae's name and address	Telephone
Contractor's name and address	No of sheets 6
Architect	Specifications Plans yes No. of sheets Common and Repair or Hajor Garage No. families No. families
Proposed use of building Service Stetd	on and Repair of Talor Talor No families
Last use Garage and se	arvice stecton No. families
Macarial 78 Sonry No. stories 1 Heat	Style of roof
Other buildings un same lot	Fee \$5.00
EDOD	
General De	scription of New Work
	and the second of the second o
To demodish existing service station b	use as service station as per plans, half toward
To remodel edisting repair garage for	use as service station as per plans, half toward use as service station as per plans, half toward non and remainder of building will remain as is,
Brighton Avenue to be pervice - out	Ion and remarkable of the second
Kajor or Repair Garage	
	Permit Issued with Letter.
	romied with 1200
	Permit 1992
	Appeal sustained 4/3/51
to and stood that this permit does not include inst	allation of heating apparatus which is to be taken out separately by and in BE ISSUED TO owners
the name of the heating contractor. PERMIT TO	BE ISSUED TO owners B. M. Evons, Box 1521, Portland, Maine
the name of the heating contractor. PARMIZ 20	P. H. Evans, Box 1521, Portland, Section
the name of the heating contractor. PARMIZ 20	P. M. Evans, Box 1521, Portifait, Additional New Work
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Signature of owner Byz

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INQUIRY BLANK FIRE DIST. CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION Date April 17, 1951 Verbal By Telephone LOCATION 184-190 Brighton Avenue, OWNER

Corner of St. John Street
MADE BY Benjamin Thompson, Esq., for Socony-Vacuum OilCoTEL. ADDRESS PRESENT USE OF BUILDING NO. OF STORIES_ CLASS OF CONSTRUCTION_ REMARKS: INQUIRY: Concerning certain uses of the above property as per letter of April 17, 1951, ANSWER: By letter of 4/20/51 REPLY BY WMcD DATE OF REPLY 4/20/51

2) series

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

April 17, 1951

184-190 Brighton Ave.

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RECEIVED APR 17 1951

Department of Building Inspection

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

Portland

Ma ine

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 . Itland 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.

April 17, 1951 Department of Euilding Inspection 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 Apreals. We would very much appreciate an answer from you on these points as soon as conveniently possible. Yours very truly, BT:be TRECEIVED APR 17 1951 DEPT. OF CLO'G. INSP. SODIL OUT SUITS YOUR T

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

April 20, 1951

Benjamin Thompson, Kaq. 85 Exchange Street Portland, Maine

Dear Mr. Thompson:

replying to your inquiry of April 17 concerning cortain 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 susiness 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 allewed to continue because they existed in December, 1938 when the Zoning Ordinance became effective. By successfur/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 corvice station (Jervice Garage) and to rearrange gasoline storage tanks, pumps etc. Now your questions:

- 1. Any part of one promises can be used for the sale of automobiles either new or used, but not more than one commercial vehicle may be kept on the promises at any one time. If used for the sale of used or second-hand motor venicies, this allowable use would not include repair of the vehicles on the open land nor would it include complishing 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 presises 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 guaps which you mention. Installation of the tanks and pumps requires a separate cermit 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 those perioctly clearly the precise location and size of the tanks proposed and the location of the pumps with relation to the permenent lines or buildings or objects in the vicinity so that the tanks could be unerringly spotted afterthey are covered up. The permit for these installations requires the approval of the Chic. of the Pire 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 engthing up until that department has given approval. Entirely acide from these permit proceedings, & license to store gasoline is required from the Eunicipal Officers of the City. The application for this license is made at the office of City Clerk and the license must be received each year.

Very truly yours,

Warron McDonald Inspector of Buildings

hMcD/Q Enclosure: Copy of this letter

City of Portland, Maine Board of Appeals

ZONING

, who is the owner

March 29.

To the Board of Appeals: Seldon C. Pinkham Your appellant,

, respectfully petitions the Boarct of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance residing to this property at 184 Brighton Avenue 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 pullps, piping, and tanks on and beneath the open areas of the lot are not insuable 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 cornection with changing a large part of the repair garage to a service garage contrary to Section 14A of the Ordinance, which provides that no nonconforming 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.

day of April 13*h

, 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.

DATE: April 13, 1951 SELDON C. PINKHAM HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF AT 184 Brighton Avenue Public hearing on above appeal was held before the Board of Appeals. Municipal Officers VOTE Board of Appeals Mrs. Frost Mr.mGetchell Mr. Golley Mr. O'Brion Mr. Luthe

Record of Hearing:

Mr. Pinkham, pro se

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

McDonald P. 184-17 Brighton Avenue-ICITY OF PORTLAND, MAINE Corner of St. John Street Department of Building Inspection March 28, 1951 Julion C Pinkhamis Garage 124 Brighton Avenue Copy to: Corporation Counsel Jocony-Vacuum Cil Company Attn: Mr. Miles Ivens 18 Mein street South Portland, Metho Gentlemen: Building permits intended to cover structural alterations of the repair garage and gasoline filling station building and to cover rearrangement of the numps, 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 (lervice 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 like of the Ordinance, which provides that no pon-conforming use shall to changed to another non-conforming use if structural alterations in connectio, crerewith are intended. You have indicated your desire to seek exception from the Board of Appeals in this specific case; so, there is enclosed an cutling of the appeal procedure. To get the earliest possible notion on the part of the Scard, 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 addresses: Cutline of appeal procedure,

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 3, 1951

TO WHOM IT MAY COMCERN:

The Board of Ippeals will hold a public hearing in the Council Chamber, City Hell, Portland, Maine on Friday, Ipril 13, 1951 at 10:30 a.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 Ivenue.

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 /venue, and Section 15% 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 case. To as to grant reasonable use of property where nech sary 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 speinst 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 APPLALS

Helen C. Frost

Cheirman

10. 10 But.

3-1056-200

FILL IN AND BIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, ... November...15,...19.50...... The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accord-To the INSPECTOR OF BUILDINGS, PORTLAND, ME. ance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications: Location184-186 Brighton Ave. Use of Building Business No. Stories Name and address of owner of appliance Pinkhams Garage. Inc. General Description of Work one fully automatic oil burner under steam beiler..... IF HEATER, OR POWER BOILER Kind of fuel Minimum distance to wood or combustible material, from top of appliance or casing top of furnace If wood, how protected? From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue Rated maximum demand per hour If gas fired, how vented? Name and type of burnerBallard. 4XR 38...... Labelled by underwriters' laboratories? ...Ye.s...... Will operator be always in attendance? ... No Does oil supply line feed from top or bottom of tank? Bottom 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? Total capacity of any existing storage tanks for furnace burners IF COOKING APPLIANCE If wood, how protected? Minimum distance to wood or combustible material from top of appliance From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Rated maximum demand per hour If gas fired, how vented? MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION BECEIVED-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.) 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

INSPECTION COPY

NOTES HOLDER STATURAL 1 Fill Pipe. 7 High * 8 Ben ate Caratra 9 Puprug Station to far introf4 13 Tank I istine 14 ().1 inas. No con! Lynn god ansi ess de estar v 1 17 5/342 1 destroyed of Louise the establishment of the second Lead the state of the continue MISCELLANDOUS EQUITALIST OR SPECIAL INFORMATION the markey of a light . . 5 **

(L) LOCAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign

Portland, Maine, August 3, 1949

PERMIT ISSUED

CITY of PORTLAND

Fee \$ 1.00

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

Other buildings on same lot Garage

Estimated cost \$.....

The undersigned hereby applies for a permit to erect understanding the following building stressore space 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 <u>184-186 Brighton Avenue</u> Within Fire Limits? <u>no</u> Dist. No.
Owner's name and address Selden C. Pinkham 184-186 Brighton Avenue Telephone 2-0006
Lessee's name and address
Contractor's name and address
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building
Last useNo. families
Material No. stories Heat Style of roof Roofing

General Description of New Work

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

Permit Issued with Letter
CERTIFICATE OF OCCUPANCY
RFOUREMENT 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 involve	d 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, frontd	epthNo. storie	essolid or filled land?earth or rock?
Material of foundation		Chickness, topbottomcellar
Material of underpinning	g	Height Thickness
Kind of roof	Rise per foot	Roof covering
No. of chimneys		ys of lining Kind of heat fuel
Framing lumber—Kind.		Dressed or full size?
Corner posts	SillaGirt o	or ledger board?
Girders Siz	eColumns und	der girders
Stude (outside walls and	carrying partitions) 2x4-1	16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters:	1st floor	2nd, 2nd, 3rd
On centers:	1st floor	, 2nd, 3rd, roof
Maximum span:	1st floor	, 2nd, roof, roof
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No. cars now accommod Will automobile repairin	ated on same lot, to b	If a Garage e accommodatednumber commercial cars to be accommodated r 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? <u>ves</u>
		' /

INSPECTION COPY

Signature of owner Selding Ombhair

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Permit No. 49/1234 Location / 84-186 Displicant of Date of permit 8/9/49 Notif. closing-in Inspn. closing-in Final Inspn. 8-32-49. O Cert. of Occupancy issued			The state of the s
8-9-49 sus busham more			The state of the s

AP 184-186 Brighton Ave.-I

August 9, 1949

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

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

Dear Mr. Pinkhaz:

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

- Under the circumstances there is no particular limit to the neight that this aign 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 lens 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 core or less temporary structure on the basis that you plan to theroughly paint and impregnate the is-foot length below the ground with procervative.
- 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. Then checked a minut 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 nambers are on spens of 18 feet. I have talked the matter over with yr. Fenderson and he suggests that structural angles could wall be used one clong the top and one along the bottom and one along the center those at top and bottom to have the forizental leg lap over the top and under the bottom of the sign, respectively, and the me along the center to have the horizontal leg between the appar and lower portions of the sign. In such a case it would be necessary to the appar and lower portions of the sign. In such a case it would be necessary to thoroughl fasten and anchor these angles to the 6x6 posts on each side so as to fully take care if the situation whether the wind would be blowing ensignt the face or applied. thoroughl 'esten and eacher these engles to the 6x6 posts on each aids so as to idely thoroughl 'esten and eacher these engles to the blowing against the face or against take care if the situation whether the wind would be blowing against the face or against take care if the sign. The permit is issued on the basis that you will get in touch with the back of the sign. The permit is issued on the basis that you will get in touch with him and get the eather straightened out so that the sign will be strong enough. A 1 3/4 him and get the eather straightened out so that the sign will be strong enough. him and set the enter straightened out so that the sign will be strong enough. A 1.3/4 by 1/16 inch angle ought to meet the needs at the center of the sign and 1 1/4 by 1/16 inch angle ought to meet the needs at the center of the sign and 1 1/4 by 1/4. It he 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 feet. It is assumed that the man who erects the sign will know how to put the angles up in such a way as to got 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, better and in the center without introducing a center post which I understand is objectionable. ducing 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 "Mascrite" which is acceptable as not supporting combustion.

Very truly yours,

Warren clonald Mr. Pinkham for contractor Inspector of Buildings Mr. Earlo Penderson, c/o L. C. Andrew, 187 Brighton Avenue CC: Mr. Pinknam for contractor

AP 18/-186 Brighton Ave.-I

August 9, 1949

Mr. Selden C. Pinkham 184-186 Brighton Avenue Portland, Maine Subject: Building possit for construction of detached sign at 18k-186 Brighten Avenue, corner of St. John Street (sign to face on St. John Street)

Marian Parameter

Dear Mr. Pinkham:

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

- 1. Under the circumstances there is no particular limit to the neight 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 hi feet above the grade of the ground.
- 2. You plan to extend the two hemlock poets 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 zore or less temporary structure on the basis that you plan to theroughly paint and impregnate the 4-foot length below the ground with preservative,
- 3. I understand that the sign inciented 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. Then checked a signst the Suitaing Code requirements of a strength to resist no less than 10 pounds per square foot wind lead, the frame of the sign as shown on the plan does not work out strong enough he cause the meshers are on spans of 12 feet. I have talked the watter over with Mr. Fonderson and the suggests that structural angles could well be used any long the 'op and one along the better and one along the center, those at top and bother to have the foris stalled lap over the top and under the botter of the sign, respectively, and the one along the center to have the horizontal leg between the upper and low liens of the dgn. In such a case it would be necessary to thoroughly fasten where the wind would be blowing against the face or against take care of the sign. The per-it is issued on the basis that you will get in touch with him and get the enter straig, and up to that the sign will be strong enough. A 1 3/4 by 1 3/4 by 3/16 inch angle ought to seet the meads at the center of the sign and 1 1/4 by 1 1/4 of the same thickness at top and at bottess of sign, and these would not add materially to the weight of the sign because the heavier angle only weights a little over two pounds per running feet. It is assured that the man who erects the sign will know have to put the engles up in such a way as to set to 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, both a 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 but as specified is an proximately the same as tempered "Mascrite" which is acceptable as not supporting combustions.

Very truly yours,

WMcD/S Warren AcDonald CO: Mr. Pinkham for contractor Inspector of Buildings Mr. Earle Fenderson, c/o L. C. Andrew, 187 Brighton Avenue

*25

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 Carage for Pinkham's Carage by Ansol Edmlin, contractor--10/19/46

To Owner & Contractor:

chould this work be the forerunner of a change in use of any part of the garage, owner should beer in mind that the sarage is non-conforming with the Zoning Ordinance in the Local Business Zone where the property is located (that mounts that it could not be catablished 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 measurement is sent to avoid disap cointment on the part of the owner should there be further changes proposed which are not shown in the application for the permit.

wmod/s

CC: Finkham's Garage 186 Brighton Avenue

(Signed) Warren McDonald Inspector of Buildings

(L) LOCAL BUST STOSE ZONE

APPLICATION FOR PERMIT



Class of Building or Type of Structure Concrete block

EURRI THEMP

Portland, Maine, October 18, 1946. To the INSPECTOR OF BUILDINGS, FURTLAND, MB.

Pinthersexcernes 184-186 Brighton Avenue Within Fire Limits? no Pinkham's Garage, 186 Brighton Avenue Lessee's name and address ... Contractor's name and address Angel Hamilin, 78 Pleasant Avenue No. of sheets_1 No. families Repair Garage Material concrete No. stories_1 Other buildings on same lot ____none Estimated cost \$ 300

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, \$12° 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

v (\$1,400 a)	Di	etails of New Wo	rk:		
ls any plumbing work invol	ved in this work?	Is any elec	trical work involved	in this work?	
Height average grade to to					
Size, frontde					
Material of foundation		Thickness, top	.bottomcella	r	
Material of underpinning_	<u> </u>	Height		Thickness	
Kind of roof					
No. of chimneys	Material of chimne	ysof lining.	Kind of	heatfuel	
Framing lumber-Kind					
Corner posts	SillsGirt o	or ledger board?		.Size	
Girders Size	Columns un	ider girders	Size	Max. on centers	
Studs (outside walls and c	arrying partitions) 2x4	1-16" O. C. Bridging i	n every floor and fl	at roof span over 8 feet.	
Joists and rafters:	1st floor	, 2nd	, 8rd	, roof	
				, roof	
				, roof	
If one story building with	masonry walls, thickney	ss 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?

ROVED:

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

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,	Permit No. 46/2061		
	Trocation 184-186 Bughton are	ł	
	Winer Vinleham Garage		
	Date of permit 10 / 19 / 46		5
	Notif. closing-in	, ,	A 2
	Inspn. closing-in		7
	Final Notif.		:
,	Final Inspn. 14/10/10 .		
	Cert. of Occupancy issued		
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STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT	3
APPLICATION FOR BULLETING	Ď.
CHAPTEMENT ACCOMPANIENCE AS 2	
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Date	-1
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4. What is to be maximum projection from the correctness of the location projection. 5. Do you assume full responsibility for the correctness of the location the statement of location filed with this application, and does it show the or statement of location filed with this application, including bay windows, or statement of the proposed work on the ground, including bay windows,	
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porches and other projectors the correctness of all statements. 6. Do you assume full responsibility for the correctness of all statements. the application concerning the sizes, design and use of the proposed the application concerning the sizes, design and use of the proposed the application of the correctness of all statements.	
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6. Do you assign concerning the barrier	
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building proposed in the that a revised plan	
that in case changes it the application what are are made?_	
the application concerning the building? 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 work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details specified in the application that a revised plan work or in any of the details are application work or in a plan work or in	
7. Do on in any of the description to this office	
WOFK Of action must be submit out	
and application	



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.

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. The undersigned hereby applies for a permit to creet direction, the following building structure equipment in accordance The undersigned hereby applies for a permit to creet direction, the following building structure equipment in accordance The undersigned hereby applies for a permit to creet direction, the following building structure equipment in accordance The undersigned hereby applies for a permit to creet direction, the following building structure equipment in accordance The undersigned hereby applies for a permit to creet direction, the following building structure equipment in accordance The undersigned hereby applies for a permit to creet direction, the following building structure equipment in accordance The undersigned hereby applies for a permit to creet direction, the following building structure equipment in accordance The undersigned hereby applies for a permit to creet direction, the following building structure equipment in accordance The undersigned hereby applies for a permit to creet direction of the following building structure equipment in accordance The undersigned hereby applies for a permit to creet direction of the following building structure equipment in accordance to the following structure equipment in accordance to the following structure equipment in accordance to the struc
with the Laws of the State of Manual and the following specifications:
Location 589 St. John Street A. J. Gwiekke Willette, 1024 Washington Ave. Telephone
Owner's of Lessee's name and address. Theorems Grey, 5 Whitehall Ave., So. Portland Telephone 4-4937 Contractor's name and address. Clerence Grey, 5 Whitehall Ave., So. Portland Telephone 4-4937 Plans filed Yes No. of sheets 1
Architect
Proposed use of building. Garage and Sozy
Other buildings on same lot Fee \$ 3.00.
Other buildings on same lot Estimated cost \$ 4000. Description of Present Building to be Altered Description of Present Building to be Altered
Material No. stories Heat Style of roof Roofing No. families
General Description of New Work

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

and the this permit does	not include installation of heating appara	tus which is to be taken out	Superatory by and
the heating contractor. I raming L	umber Details of New	Work	•
Kind?hemlock		ght average grade to top	of plate
Dressed or Full Sizer	TESSEL . 3 II.	table average grade to high	est point of root
Size, front 50 depth	No. stories	gitt average grade to the	anth
The amost of solid or filled l	and? solid ands	earth or rock !	
10 be elected on some of the	and? solid at least 4 below grade ete Thickness, top	_ <u>10"</u> b	ottom 12"
Material of underpinning "	to 5111 Height		evel - 5 ply
Material columns under girder	s	1 C. or larger Brid	ging in every floor and flat roof
	ying partitions) 2x4-10 O. C. div	tion	•
span over 8 feet. Sins and ex	and present and and	3rd	, roof3x10
Joists and rafters:	1st floor, 2nd, 2nd	ard	, roof <u>16"</u>
On centers:	1st floor, 2nd	2-1	roof12*
Maximum span:	1st floor, 2nd	, olu	height? 121
If one story building with ma	asonry walls, thickness of walls?	8#	
	If a Gara	ge	
	on same lot	, to be accommodate	ed
No. cars now accommodated of	on same loc	•	
Total number commercial cars	on same lots to be accommodated	4 4 4 11 11 11 11 11 11 11 11 11 11 11 1	proposed building?
Will automobile repairing be	done other than minor repairs to ca	irs naditually stored in the	s In obosed paname
	Witscellad	COUS	
	noval or disturbing of any shade tree	on a public street?	no
Will above work require rem	Oval of distarbing or any manufact to	see that the State and C	ity requirements pertaining thereas
Will there be in charge of the	ne above work a person competent to	A. J. W	illette
are observed? yes		Theodor	e Gardenier
	Signature of owner By:		
ORIGINAL	•		ı

Ward F. mit No. 4 B/			
Ward F. mit No. 4 2/			
Location 580 St. John St			
Owner a. J. Willetta		U g a	· · · · · · · · · · · · · · · · · · ·
Date-of permit	,		#
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