

July 25, 1960

Mrs. Maggie W. Clay
Twin Mountain Road
Whitfield, New Hampshire

Dear Mrs. Clay:

July 28, 1960

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

Yes

AP-512 Woodford St., corner of Brighton Ave.

June 22, 1960

Esso Standard Division
of Humble Oil Refining Co.
1 Lincoln Street
South Portland, Maine

cc to: Mrs. Marjorie Wilson Clay
Twin Mountain Road
Whitefield, N. H.
cc to: Corporation Counsel ✓

Gentlemen:

Building permit for erection of an enclosed metal rack 15 feet long by 3 feet deep by 9 feet high for the storage and display of tires on the premises of the automobile service station at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The existing service station use is non-conforming under Section 8-A of the Ordinance applying to the E-1 Business Zone in which the property is located and the proposed accessory use thereto is therefore not allowable.
2. The structure is to be located only about 10 feet back from Woodford Street and therefore would encroach upon the 15 foot front yard setback required for the E-1 Business Zone by Section 8-C-b-3 of the Ordinance.

These discrepancies are subject to appeal. Should you care to exercise your appeal rights, an authorized representative should go to the office of the Corporation Counsel in Room 208, City Hall, where appeals are filed and where a copy of this letter is being sent.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

C
O
P
Y

Granted 6/30/60

60/73

DATE: June 30, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF HARRY E. WILSON

AT 512 Woodford Street, corner of Brighton Avenue

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley
Harry M. Shwarz
Ralph L. Young

Yes	No
<input checked="" type="checkbox"/>	()
<input checked="" type="checkbox"/>	()
<input checked="" type="checkbox"/>	()

Record of Hearing:

No opposition

Granted conditionally one sign.

Denied one sign.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

June 14, 1960

Harry E. Wilson, owner of property at 512 Woodford St., corner Brighton Ave. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit erection of the following signs at this location: (1) A pole mounted revolving plastic sign about 5 feet by 7½ feet to be located near the intersection of Woodford St. and Brighton Ave. with the sign projecting about three feet over the public sidewalks of both streets, such signs to replace an existing pole sign of the same size which projects about six feet over the Woodford St. sidewalk only. (2) A sign consisting of individual letters without a background, to be located on the roof of the service station building on the premises with the bottom of the display about 6 feet and the top about 13 feet above the surface of the roof. These permits are presently not issuable for the following reasons: a. The service station use to which the signs are to be accessory is non-conforming in the B-1 Business Zone in which the property is located under Sec. 8A of the Ordinance and the erection of these signs would increase the degree of non-conformity contrary to Sec. 17-B. b. Neither the detached projecting sign nor the roof sign are allowable in the B-1 Zone under Sec. 16-A of the Ordinance. c. The fact that both signs are to advertise good by trade name is contrary to Sec. 16-a of the Ordinance. Erection of roof sign will increase the area to about 280 sq. feet, which is in excess of the total area of 200 sq. ft. allowable under Sec. 16-a of the Ordinance. and e. The projecting sign is to be located within the corner clearance area of a triangle formed by a line intersecting the street lines of the two streets at points 25 feet from the corner, contrary to Sec. 19-M of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Harry E. Wilson
APPELLANT

DECISION

After public hearing on June 30, 1960, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case, only as provided below.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, to permit the erection of the pole mounted plastic sign, 5 X 7½ feet, which shall not be of the revolving type. A variance to permit the roof sign is denied.

Franklin D. Hill
Harry E. Wilson
Charles J. ...
BOARD OF APPEALS

June 27, 1960

Coyne Sign Company
195 St. John Street
Portland, Maine

Gentlemen:

June 30

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 20, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, June 30, 1960, at 4:00 p.m. to hear the appeal of Harry E. Wilson requesting an exception to the Zoning Ordinance to permit erection of the following signs on the premises at 512 Woodford Street, corner of Brighton Avenue:

(1) A pole mounted revolving plastic sign about 5 feet by 7½ feet to be located near the intersection of Woodford Street and Brighton Avenue with sign projecting about three feet over the public sidewalks of both streets, such signs to replace an existing pole sign of the same size which projects about six feet over the Woodford Street sidewalk only.

(2) A sign consisting of individual letters without a background, the size within the perimeter bounding all sides of the display being about 7 feet by 17½ feet, to be located on the roof of the service station building on the premises with the bottom of the display about 6 feet and the top about 13 feet above the surface of the roof.

These permits are presently not issuable for the following reasons:

a. The service station use to which the signs are to be accessory is not conforming in the B-1 Business Zone in which the property is located under Section 8A of the Ordinance and the erection of these signs would increase the degree of non-conformity contrary to Section 17-B. b. Neither the detached projecting sign nor the roof sign are allowable in the B-1 Zone under Section 16-A of the Ordinance. c. The fact that both signs are to advertise goods by trade name is contrary to Section 16-A of the Ordinance. d. Erection of a roof sign will increase the area to about 280 square feet, which is in excess of the total area of 200 square feet allowable under Section 16-a of the Ordinance. e. The projecting sign is to be located within the corner clearance area of a triangle formed by a line intersecting the street line of the two streets at points 25 feet from the corner, contrary to Section 19-M of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Henry E. Wilson

CITY OF PORTLAND, MAINE
Department of Building Inspection

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

3-4144

AP- 512 Woodford Street, corner of Brighton Ave.

June 10, 1960

Coyne Sign Company
195 St. John Street
Esso Standard Oil Company
1 Lincoln Street
South Portland

cc to: Contractor for owner
cc to: Corporation Counsel

Jac

Gentlemen:

Applications for permits for erection of the following signs at the above named location have been filed at this office:

1. A pole mounted revolving plastic sign about 5 feet by 7½ feet to be located near the intersection of Woodford Street and Brighton Avenue with the sign projecting about three feet over the public sidewalks of both streets, such sign to replace an existing pole sign of the same size which projects about six feet over the Woodford Street sidewalk only.
2. A sign consisting of individual letters without a background, the size within the perimeter bounding all sides of the display being about 7 feet by 17½ feet, to be located on the roof of the service station building on the premises with the bottom of the display about 6 feet and the top about 13 feet above the surface of the roof.

These permits are not issuable under the Zoning Ordinance for the following reasons:

- a- The service station use to which the signs are to be accessory is non-conforming in the B-1 Business Zone in which the property is located under Section 8A of the Ordinance and the erection of these signs would increase the degree of non-conformity contrary to Section 17-B.
- b- Neither the detached projecting sign nor the roof sign are allowable in the B-1 Zone under Section 16-a of the Ordinance.
- c- The fact that both signs are to advertise goods by trade name is contrary to Section 16-a of the Ordinance.
- d- While the replacement of the projecting sign will not increase the total area of existing signs on the premises which amounts to about 160 square feet, the erection of the roof sign will increase that area to about 280 square feet, which is in excess of the total area of 200 square feet allowable under Section 16-a of the Ordinance.



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, Oct. 11, 1972

PERMIT ISSUED

OCT 18 1972
01271

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 512 Woodford Street Within Fire Limits? Dist. No.
Owner's name and address Humble Oil & Refining Co., 1 Lincoln St. So. Portland Telephone
Lessee's name and address Telephone
Contractor's name and address Portland Pump Co., 321 Lincoln St. So. Portland Telephone
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 15.00
Estimated cost \$

General Description of New Work
To remove ⁵ existing gasoline pumps (3000, 1,000, 1,000, 4,000, 4,000)
To install three outside underground gasoline pumps
one - 8,000 tank
one - 6,000 "
one - 3,000 "
2" vents - 4" fillpipes - covered with 3' earth

Sent to Fire Dept 10/11/72
Rec'd from Fire Dept 10/12/72

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 contractor**

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 sewerage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot to be accommodated number 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?
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
Portland Pump Co.

APPROVED:

Fire, C. O. D. 10-17-72
OK E. B. 10/17/72

CS 301

INSPECTION COPY

Signature of owner

By: [Signature]



BI BUSINESS

APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
DEC 20 1972
01.326
CITY OF PORTLAND

Portland, Maine, Dec. 18 1972

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 502 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner of building to which sign is to be attached Humble Oil & Refining P.o. Box 637 Portland
Name and address of owner of sign same
Contractor's name and address Coyne Sign Co. 66 Love St. Telephone _____
When does contractor's bond expire? 12-31-72

Information Concerning Building

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

Details of Sign and Connections

Building owner's consent and agreement filed with application replacement
Electric? yes Vertical dimension after erection 4'6" Horizontal 8'1"
Weight 200 lb lbs., Will there be any hollow spaces? yes Any rigid frame? yes
Material of frame alum. channel No. advertising faces two material plastic
No. rigid connections two Are they fastened directly to frame of sign? yes
No. through bolts two Size 1/2" Location, top or bottom both
No. guys none, material _____, Size _____
Minimum clear height above sidewalk or street 12'
Maximum projection into street 5' Fee \$ 13.60

Signature of contractor J. League

INSPECTION COPY
G.L. 2.8.12/20/72

Coynes Sign Company

Page 2

June 10, 1960

e- The projecting sign is to be located within the corner clearance area of a triangle formed by a line intersecting the street lines of the two streets at points 25 feet from the corner, contrary to Section 19-H of the Ordinance.

We understand that you desire to have the matter of these discrepancies placed before the Board of Appeals for considering the granting of relief from compliance with the precise requirements of the Ordinance in this particular instance. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert W. Sears
Inspector of Buildings

AJS:R

C
O
P
Y

BI BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, June 7, 1960

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 512 Woodford St. (569-579 Brighton) Within Fire Limits? no Dist. No.
Owner's name and address Marjorie Wilson Clay, New Hampshire Telephone
Lessee's name and address Esso Standard Oil Co., 1 Lincoln St., So. Portland Telephone
Contractor's name and address Coyne Sign Company, 195 St. John St. Telephone 2-4144
Architect Specifications Plans YES No. of sheets
Proposed use of building Service Station No. families
Last use " " No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To erect roof sign as per plan 7' x 17' 3/4"

Appeal denied 4/30/60

Refused - 7-6-60

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 contractor

Details of New Work

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

If a Garage

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

APPROVED:

Empty box for approval signature

Miscellaneous

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

CS 301

INSPECTION COPY

Signature of owner

by: J. S. Coyne



BI BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Non-combustible

Portland, Maine, June 20, 1960

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 512 Woodford St. (509-579 Bristol Ave) Within Fire Limits? _____ Dist. No. _____
Owner's name and address Mrs. Marjorie Wilson 145 Twin Mountain Rd. Telephone _____
Lessee's name and address Esso Standard Div. Humble Oil Refining Co. Telephone _____
Contractor's name and address not let 1 Lincoln St. So. Portland Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Service Station No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 600.00 Fee \$ 4.00

General Description of New Work

To construct a tire rack (for storage of new tires) 15' long x 9' high x 3' wide as per plan.

4/21/60 - Permit never issued because of zoning appeal denied - app
Appeal denied 6/11/60

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 Lessee's name and address

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in course of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Esso Standard Div. of Humble Oil Refining Co.

INSPECTION COPY Signature of owner by: Ralph J. [Signature]

AP- 180 Brighton Ave. & 512 Woodford St.

Aug. 23, 1960

Esso Standard Division
of Humble Oil Refining Co.
1 Lincoln Street
South Portland, Maine

Gentlemen:

We have received word from the office of the Corporation Counsel that zoning appeals involving the erection of an enclosed metal tire storage rack at each of the above named locations have been denied. For this reason we are unable to issue building permits for erection of such structures at these locations. Under such circumstances, if you will return to this office within ten days the receipts for fees paid at time of filing applications for permits, we will be able to authorize return to you by voucher of the amounts paid.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

P. S.

Fees paid at time of filing zoning appeals are not refundable, ~~no~~ ever.

AP-512 Woodford St., corner of Brighton Ave.

June 22, 1960

Esso Standard Division
of Humble Oil Refining Co.
1 Lincoln Street
South Portland, Maine

cc to: Mrs. Marjorie Wilson Clay
Twin Mountain Road
Whitefield, N. H.
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of an enclosed metal rack 15 feet long by 3 feet deep by 9 feet high for the storage and display of tires on the premises of the automobile service station at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The existing service station use is non-conforming under Section 2-A of the Ordinance applying to the E-1 Business Zone in which the property is located and the proposed accessory use thereto is therefore not allowable.
2. The structure is to be located only about 10 feet back from Woodford Street and therefore would encroach upon the 15 foot front yard setback required for the E-1 Business Zone by Section 2-C-b-3 of the Ordinance.

These discrepancies are subject to appeal. Should you care to exercise your appeal rights, an authorized representative should go to the office of the Corporation Counsel in Room 208, City Hall, where appeals are filed and where a copy of this letter is being sent.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

AP-512 Woodford Street, corner of Brighton Avenue

July 5, 1960

Coyne Sign Company
195 St. John Street

cc to: Esso Standard Oil Co.
1 Lincoln Street
South Portland, Maine

Gentlemen:

The appeal under the Zoning Ordinance for erection of a sign on the roof of the service station at the above named location has been denied by the Board of Appeals. Under these circumstances if you will return to this office within ten days the receipt for fee paid at time of filing the permit application, we will be able to authorize return to you by voucher of the amount paid.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings



BI BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

01433

OCT 10 1958

CITY OF PORTLAND

Class of Building or Type of Structure

Installation

Portland, Maine

Oct. 7, 1958

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 512 Woodford St. (569-579 Brighton Ave.) Within Fire Limits? no Dist. No. _____

Owner's name and address Esso Standard Oil Co. 1 Lincoln St. South Portland Me Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Portland Pump Co. 321 Lincoln St. So. Portland Me Telephone 2-6336

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Service Station No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____ Fee \$ 1.00

Estimated cost \$ _____

General Description of New Work

To remove existing 1-2000 gallon gasoline storage tank.
to install 1-2000 gallon gasoline storage tank in same location. (underground)
Tank will be buried 3' underground and painted with asphaltum. Tank bears Underwriters label.
Size of piping from tank to pump is 1 1/2" - size of vent pipe 2"

Sent to Fire Dep. 10/7/58
Rec'd from Fire Dep. 10/7/58

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** Portland Pump Co.

Details of New Work

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

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

Has septic tank notice been sent? _____ Form notice sent? _____

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

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

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Kind and thickness of outside sheathing of exterior walls? _____

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

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

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

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

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

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

Miscellaneous

Will work require disturbing of any tree on a public street? no yes

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

Portland Pump Company

APPROVED:

Carl E. Johnson
CHIEF OF FIRE DEPT.

Signature of owner

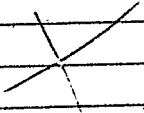
by:

Harry C. Wilson

NOTES

10-24-58 Completed

(10)



Permit No. 58 / 1133 / 1
 Location 573 W. 2nd St.
 Owner Bob Williams
 Date of permit 10/21/58
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

8-22



October 8, 1958

AP-512 Woodford Street

Esso Standard Oil Co.
1 Lincoln Street
South Portland, Maine
Portland Pump Company
321 Lincoln Street
South Portland, Maine

Gentlemen:

We are unable to issue a permit for replacement of an existing 2000 gallon gasoline storage tank with a 3000 gallon tank in the same location at 512 Woodford Street, corner of Brighton Avenue, because the property is located in a B-1 Business Zone where the service station use is not allowable unless authorized by the Board of Appeals, any extension or increase of non-conformity of this existing non-conforming use being forbidden by Section 16 of the Zoning Ordinance.

We are able to issue a permit for replacement of the existing tank with one of the same size, but if any increase is desired, approval of the Board of Appeals will need to be secured before a permit can be issued. We shall be glad to explain the appeal procedure upon request.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/jg

Memorandum from Department of Building Inspection, Portland, Maine

October 8, 1958

Location--512 Woodford St.

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

This tank of 1-2000 gallon capacity is required to be of steel or wrought iron no less in thickness than 7" gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

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

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

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

City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
11/30/56*

November 13, 1956, 19

56/23

To the Board of Appeals:

Your appellant, Eoline M. Wilson, who is the owner of property at 569-579 Brighton Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 1b, Paragraph E of said Zoning Ordinance.

Building permit intended to authorize installation of an additional 3000 gallon gasoline storage tank beneath the surface of the ground at 569-579 Brighton Ave., corner of Woodford St. (512 Woodford St.), is not issuable under the Zoning Ordinance because the property is in a Local Business Zone where a gasoline filling station and motor vehicle service station is a non-conforming use, according to Section 6 of the Ordinance applying to such zones (this particular station having been allowed by the Zoning Board of Appeals in 1941); and because no extension of the non-conforming use is allowable other than the arrangement approved under appeal.

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.

Eoline M. Wilson,
Appellant

After public hearing held on the 30th day of November, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

Ben P. Nelson
John W. Lake
R. W. Keatch
William A. O'Brien
BOARD OF APPEALS

DATE: November 27, 1956

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF EOLINE M. WILSON

AT 569-579 Brighton Avenue

Public hearing on the above appeal was held before the

<u>BOARD OF APPEALS</u>	<u>VOTE</u>	<u>MUNICIPAL OFFICERS</u>
	Yes	No
Ben B. Wilson	(X)	()
Ruth D. Walsh	(X)	()
John W. Lake	(X)	()
Sumner T. Bernstein	(X)	()
William H. O'Brien	(X)	()
	()	()
	()	()
	()	()

Record of Hearing:

Francis J. Foley, 9 Fleetwood Street, opposed because of insurance cost.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 27, 1956

Esso Standard Oil Company
Box 637
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, November 30, 1956 at 10:30 a. m. to hear the appeal of Eoline M. Wilson concerning the property at 569-579 Brighton Avenue.

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

Very truly yours,

Ben B. Wilson

Chairman

M

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 20, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 30, 1956, at 10:30 a. m. to hear the appeal of Eoline M. Wilson requesting an exception to the Zoning Ordinance to authorize installation of an additional 3000 gallon gasoline storage tank beneath the surface of the ground at 569-579 Brighton Avenue, corner of Woodford Street (512 Woodford Street).

This permit is presently not issuable under the Zoning Ordinance because the property is in a Local Business Zone where a gasoline filling station and motor vehicle service station is a non-conforming use, according to Section 6 of the Ordinance applying to such zones (this particular station having been allowed by the Zoning Board of Appeals in 1941); and because no extension of the non-conforming use is allowable other than the arrangement approved under appeal.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of the property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

Memorandum from Department of Building Inspection, Portland, Maine

512 Woodford St.--Installation of gasoline storage tanks for Esso Standard Oil Co. by Portland Pump Co., installers-- 12/2/56

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

This tank of 3000 gallons capacity is required to be of steel or wrought iron no less in thickness than No. 7 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

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

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

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

D

CC: Esso Standard Oil Co.
1 Lincoln St., So. Portland

Harry W. Marr, Chief
of the Fire Department

(Signed) Warren McDonald
Inspector of Buildings

GS-27

November 13, 1936

AP 569-579 Brighton Ave., corner of Woodford St. (512
Woodford St.)—Installation of additional 3000 gallon
gasoline storage tank and zoning appeal relating thereto

Harry M. & Eoline M. Wilson
Whitefield, N. H.
Esso Standard Oil Co.
1 Lincoln St.
South Portland

Copy to Corporation Counsel

Dear Mr. & Mrs. Wilson and Gentlemen:-

Building permit intended to authorize installation of an additional 3000 gallon gasoline storage tank beneath the surface of the ground at 569-579 Brighton Ave., corner of Woodford St. (512 Woodford St.), is not issuable under the Zoning Ordinance because the property is in a Local Business Zone where a gasoline filling station and motor vehicle service station is a non-conforming use, according to Section 6 of the Ordinance applying to such zones (this particular station having been allowed by the Zoning Board of Appeals in 1941); and because no extension of the non-conforming use is allowable other than the arrangement approved under appeal.

You have indicated your desire to seek special authorization from the Board of Appeals after the usual appeal procedure; so there is enclosed to each of you an outline of the appeal procedure.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

Enclosure to each address: Outline of appeal procedure

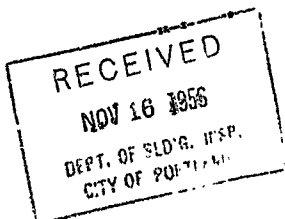
Whitefield, N.H.
Nov 8, 1956

Mr. Warren Mc Donald,
Portland, Maine.

Dear Mr. Mc Donald:

In reply to your letter of Nov. 5 -
regarding the installation of a new storage
tank on my property at 512 Woodford St.
I see no objection to the procedure and
willingly grant my approval.

Very truly yours,
Eoline M. Wilson



20136
2/20/56

OK 7/14/76
11-1-56

(2)
569-579 Brighton and
co Woodmont
Hold for decision as
to appeal.
See letter 11/76

November 5, 1956

AP 512 Woodford St.—Application for permit for installation of 3000 gallon gasoline storage tank by Portland Pump Co. for the use of Esso Standard Oil Co., (owner of the property Harry M. and Eoline M. Wilson)—contrary to Zoning Ordinance

Harry M. & Eoline M. Wilson
Whitefield, New Hampshire
Esso Standard Oil Co.,
1 Lincoln St. So. Portland, Me.

Copies to Portland Pump Co.,
321 Lincoln St. So. Portland
Harry W. Marr
Chief of the Fire Dept.

Dear Mr. and Mrs. Wilson & Gentlemen:

Permit for installation of the above equipment, applied for by Portland Pump Co., is not issuable under the Zoning Ordinance because the property is in a Local Business Zone where a gasoline filling station and a motor vehicle service station is a non-conforming use, according to Section 6 of the Ordinance applying to such zones, this particular station having been allowed by the Zoning Board of Appeals in 1941.

At the suggestion of the Zoning Board of Appeals, the Legal Department of the City has ruled that installation of additional gasoline tanks (though beneath the ground) in connection with such a non-conforming use, is contrary to Section 14 of the Ordinance applying to existing non-conforming uses.

I have been told by the Pump Co. that this proposed tank is for a different type of gasoline than formerly used, thus requiring the additional tank. This need, however, has no bearing upon application of the Zoning Ordinance. The owners do have recourse to the Board of Appeals seeking special authorization for the installation, as indicated by Section 6A8. Such proceedings would have to be the usual ones for appeal. If owners and lessee desire to follow this procedure, please notify this office and the necessary certification letter with instructions how to proceed will be sent.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

1A



(C) LOCAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, Oct. 21, 1956

RECORDED
02140
OCT 3 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ install the following ~~building~~ 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 412 Woodford St. 569-579 Within Fire Limits? NO Dist. No. _____
 Owner's name and address Esso Standard Oil Co., 1 Lincoln St., So. Port. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Portland Pump Co., 321 Lincoln St., So. Port. Telephone 2-6336
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install 1-3000 gallon gasoline storage tank for public use. Tank bears Underwriters label and is painted with asphaltum. Tank will be 3' underground. Additional storage. No additional pumps. 2" vent pipe. 2" piping from tank to pump.

*Henry M. Egan, Jr. Wilson, Owner
10 Pine Street, N.H.*

BEFORE Covering Tank and
any other work is done
DEPT. Required.

Sent to Fire Dept. 10/31/56
Rec'd from Fire Dept. 11/2/56

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

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

If a Garage

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

APPROVED:

Henry M. Egan, Jr.
CHIEF OF FIRE DEPT.

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

Esso Standard Oil Co.
Portland Pump Co.

Signature of owner by: *Henry M. Egan, Jr.*

INSPECTION COPY

NOTES

1-10-57 Not done

4-29-57 Completed
CIC

[Handwritten mark resembling a large 'X' or checkmark]

Permit No. 561 2140
 Location 612 Goodland W.
 Owner Geo. Howard Co.
 Date of permit 12/3/56
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

Staking? 1-2-58



(L) LOCAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure concrete block
Portland, Maine, Sept. 21, 1956

PERMIT ISSUED

582
1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 512 Woodford St. 567-577 Brighton corner of Woodford Within Fire Limits? no Dist. No. _____
Owner's name and address Esso Standard Oil Co., 1 Lincoln St., So. Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address O. G. K. Robinson, Inc., 17 Fitch St., Westbrook Telephone UL 4-2711
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building service station No. families _____
Last use _____ " " _____ No. families _____
Material conc. block No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 5,000. Fee \$ 5.00

General Description of New Work

To apply porcelain enamel on front and two sides of service station. Porcelain to be applied on treated wood strapping. To square window to the corner on front and side.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

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

If a Garage

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

APPROVED:

OK-9/24/56-ags

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 safety requirements pertaining thereto are observed? yes

Esso Standard Oil Co.

Signature of owner O. G. K. Robinson

INSPECTION COPY

NOTES

10-10-56 work started (10)

12-3-56 (10)

Work done (10)

1-7-57 Completed (10)

Diagram showing a rectangular area with a diagonal line from the top-left corner to the bottom-right corner. The area is divided into two triangles. There are two dots on the diagonal line, one near the top-right and one near the bottom-left.

Permit No. 56115 R2
 Location 515 Woodland St.
 Owner Edward J. Hill
 Date of permit 9/24/56
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

10-10-56
12-3-56
1-7-57



APPLICATION FOR PERMIT

PERMIT ISSUED 00173 FEB 19, 1952 CITY OF PORTLAND

Class of Building or Type of Structure Third Class Portland, Maine Feb. 12, 1952 change

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE The undersigned hereby applies for a permit to erect... The undersigned hereby applies for a permit to erect... 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 522 Woodford St. Within Fire Limits? no Dist. No. Telephone Owner's name and address Rosemont Esso Station Telephone Lessee's name and address New England Tel & Tel Co., 45 Forest Ave. Telephone Contractor's name and address Telephone Architect Specifications Plans yes No. of sheets 1 Proposed use of building Telephone booth No. families Last use No. families Material No. stories Heat Style of roof Roofing Other building on same lot Fee \$ 2.00 Estimated cost \$ 1.75

General Description of New Work

To erect telephone booth as per sketch. This booth to be constructed and foundations constructed as per American Dist. Tel. & Tel. Standards--Section C-44.201 Issue 1-5-19-42 Type 9.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO New England Tel & Tel 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 Kind of heat fuel No. of chimneys Material of chimneys of lining Kind of heat fuel Framing lumber--Kind Dressed or full size? 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 hereto are observed? yes

APPROVED:

New England Tel & Tel Co. Walter Oakes Port Tel. Dept.

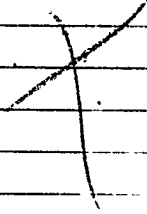
Signature of owner by:

INSPECTION COPY

NOTES

3/30/54 not started yet

for 24 hr in place



H-24

Permit No. 544175

Location 5125 Grandwood St

Owner J. C. Hill + Hill Co

Date of permit 2/19/54

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, February 14, 1952

PERMIT ISSUED
00199
FEB 16 1952
PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following 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: 512 Woodford Street (569-579 Brighton Ave) Within Fire Limits? no Dist. No.
Owner's name and address: Esso Standard Oil Co., 1 Lincoln St., So. Portland Telephone
Lessee's name and address
Contractor's name and address: Portland Pump Co., 321 Lincoln St., So. Portland Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building: Service Station No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 1.00

See 569-579 Brighton Ave

General Description of New Work

To replace existing 1-4000 gallon gasoline tank. Tank bears Underwriters label and is painted with asphaltum. Tank will be 4' underground. 1 1/2" piping from tank to pumps (existing).

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

Permit Issued with Memo

Sent to Fire Dept. 2/14/52
Rec'd from Fire Dept. 2/15/52

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 Portland Pump 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?

APPROVED:
[Signature]

Miscellaneous

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

Esso Standard Oil Company
Portland Pump Co.

Signature of owner BY: [Signature]

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

512 Woodford Street--Installation of gasoline storage tank for Esso Standard Oil Company by Portland Pump Company, installers

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

This tank of 1000 gallons capacity is required to be of steel or wrought iron no less in thickness than No. 7 gauge and before installation is required to be protected against corrosion, even though galvanized, by two preliminary coats of red lead and heavy coat of hot asphalt, or equivalent.

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

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

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

§

CC: Esso Standard Oil Co.
1 Lincoln Street, So. Portland

Oliver T. Sanborn, Chief
of the Fire Department

(Signed) Warren McDonald
Inspector of Buildings



() LOCAL FIRE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, June 16, 1947

PERMIT 1880
01403
JUN 18 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 512 Woodford Street *See 569-579* Within Fire Limits? *no* Dist. No.

Owner's name and address Colonial Beacon Oil Co., 1 Main St., So. Portland Telephone

Lessee's name and address Telephone

Contractor's name and address Portland Pump Co., 78 Lawn Ave., So. Portland Telephone 2-6326

Architect Specifications Plans *yes* No of sheets 1

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost \$ Fee \$ 1.00

General Description of New Work

To install 1-2000 gallon gasoline tank for public use (additional storage)
 Tanks to be buried at least 3' below grade; coated with asphaltum; bears Und. Lab. label; piping from tank to pump 1 1/2"

Ret'd to Fire Dept. *6/16/47*
 Ret'd from Fire Dept. *6/17/47*

Permit Issued with Memo

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

If one story building with masonry walls, thickness of walls? height?

If a Garage

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

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

Miscellaneous

Will work require disturbing of any trees 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]

Portland Pump Co.

Signature of owner: *Foster Wilson*

INSPECTION COPY



APPLICATION FOR PERMIT

PERMIT 1854 DEC 31

Class of Building or Type of Structure Fuel Oil Gasoline storage

Portland, Maine, December 29, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to 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 512 Woodford Street Within Fire Limits? no Dist. No.
Owner's name and address Colonial Beacon Oil Co., 1 Lincoln St., So. Port. Telephone
Lessee's name and address Telephone
Contractor's name and address Portland Pump Co., 78 Lawn Ave., So. Portland Telephone 2-6336
Architect Specifications Plans Yes No. of sheets 1
Proposed use of building Service Station No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 1.00

General Description of New Work

To replace 500 gallon fuel oil tank. Private use - tank buried 3' underground. Tank bears Underwriters' label - coated with asphaltum.

sent to Fire Dept. 12/24/45 CERTIFICATE OF REQUIREMENT IS WAIVED
Rec'd from Fire Dept. 12/31/45

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

Details of New Work

Is any plumbing work involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber-Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED: [Signature]
CHIEF OF FIRE DEPT.

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

Portland Pump Co.

Signature of owner

By: [Signature]

INSPECTION COPY



FILL IN COMPLETELY AND SIGN WITH INK

Permit Issued

Permit No. 0177
FEB 9 1943

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 1, 1943

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location See 669-578 Brighton Ave
516 Woodford Street Use of Building Service Garage No. Stories 1 Existing

Name and address of owner of appliance Colonial Beacon Oil Co.

Installer's name and address Charles N. Wilson, 78 Lawn Ave., So. Portland Telephone 2-6336

General Description of Work

To install coal fired heater

INSPECTION NOT COMPLETED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no If not, which story yes Kind of Fuel coal

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 6'

from top of smoke pipe 4' from front of appliance 4' from sides or back of appliance over 3'

Size of chimney flue 10x10 Other connections to same flue none

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____

Location oil storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

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

INSPECTION COPY _____ Signature of Installer Charles N. Wilson

2413 DPA

No. 43/141
 Location 516 Woodford St.
 Owner Colonial Petroleum Co.
 Date of Permit 2/3/49
 Post Card sent
 Notice for Insps. 2/5/49
 Approved by ASH
INSPECTION NOT COMPLETED
 Oil Burner Check List (date)
 1. Kind of heat
 2. Label
 3. Anti-siphon
 4. Oil storage
 5. Tank Distance
 6. Vent Pipe
 7. Fill Pipe
 8. Gauge
 9. Rigidity
 10. Feed safety
 11. Pipe sizes and material
 12. Control valve
 Ash pit vent
 13. Temp. or pressure safety
 15. Instruction card
 16.

in office, also used to
 that runs down
 to sub, not closed
 permanently. No
 welding around here
 V. Fine
 2-5-49 Jack & Tom
 for final
 Ash

NOTES

3-22-45 Oil burner in
 back room heat sub-
 stituted. Not fuel water

369-379

STATEMENT OF ACKNOWLEDGEMENT AND AGREEMENT RELATING TO INSTALLATION OF HEATING APPLIANCE FIRED BY SOLID FUEL IN THE SERVICE GARAGE (Gasoline Filling Station) OR REPAIR GARAGE, OWNED IN THE CITY OF PORTLAND, MAINE, BY Colonial Beacon Oil Co AT Brightwood 54 (street and number of building)

IN CONSIDERATION OF special permit issued by the Inspector of Buildings of the City of Portland, Maine, authorizing installation of heater in building as described in above title hereof, the situation established by the installation having less as to fire protective and preventative features than required by the text of the Building Code of said city, as allowed by order of Municipal Officers of said city adopted January 18, 1943, Colonial Beacon Oil Co being the owner of said building, hereby acknowledges this substitution for a method of fire protection required by the text of the Building Code of said city, and acknowledges that said owner has a true copy of this statement of acknowledgement and agreement on file; and

Hereby agrees for itself himself and its his heirs, successors and assigns, as follows:

That no alcohol or other inflammable liquids in any quantity whatever will be kept in the room where the said heating appliance is located, whether in open or closed containers;

That said owner will see to it that all of the substitute protective features specified in order of Municipal Officers applying thereto, adopted January 18, 1943 are provided, and that such protective features are kept effective so long as said heating appliance is in use or ready for use; and

That said substitute heating appliance will be replaced with the protective construction and equipment stipulated in the text of the Building Code of the City of Portland as soon as practicable, and in any event not later than six months after the state of war ceases between the United States and every foreign government.

Entered into this fourth day of February, 1943

Witness:

L. C. Ferguson

By John A. ... Its Terminal Dept duly authorized thereto

C-42-C&I

7-17-42-R

July 17, 1942

W. Raphael, Construction
and Maintenance
Colonial Beacon Oil Co.
New England Sales Division
378 Stuart Street,
Boston, Mass.

Subject: Lubricating pit conditions
at 569-575 Brighton Avenue, corner of
Woodford Street. Your File - 533-457

Dear Mr. Raphael:

Referring again to the above I have a letter dated July 8th from
C. Durso & Sons which says: "with reference to the above mentioned we wish
to advise that the situation has been corrected."

From our inspector's report, however, it is evident that only a
makeshift job of correcting this situation has been done. The original
intake opening to the duct has been closed up and a new opening has been cut
in the wall of the pit a considerable distance above the floor of the pit,
a sheet metal pipe about eight inches in diameter has been run from this
opening in the wall of the pit down to the floor of the pit with an elbow
and some perforations made in the end of the elbow to provide openings through
which the air can be exhausted. Presumably some type of connection has been
made from the new opening in the pit wall to the original vent duct riser.
When the fan is in operation there is hardly a perceptible draft through the
ventilation system.

It might be well for you to suggest to your contractor that we are
not in the habit of accepting any such makeshift arrangements. I am told that
water still leaks into the pit. This sheet metal pipe in the pit is very much
exposed to mechanical injury, and the entire ventilation job is unacceptable.
You have a copy of Section 204-d-2 of our Building Code under which this ventila-
tion system was installed. I am well aware of the fact that you and your
company always intend to comply with the requirements, and I am sure that this
situation is no fault of yours. Obviously this ventilation system must be
made to satisfy this paragraph of the Building Code and permanently so without
the probability of the whole system soon becoming inefficient and worthless.

It is my impression that the entire duct from the surface of the
main floor of the building downwards is not properly installed, and that we
will never have a satisfactory system until it is removed and installed properly.

I suggest that you have someone open up this entire duct, find the
true condition, and notify us for inspection so that we may know all about it,
then work out a replacement of the defective parts, let us look over the plans,
have the new parts installed and notify us for examination before they are covered
up.

Raphael
Colonial Bldg. Co. _____

July 11, 1946.

I presume the contractor installed the fan as well as the duct system, and it might be well to check on that and see if it is capable of performing the required duty, - that of exchanging the air in the room where the pit is located at the rate of one cubic foot per minute for each square foot of floor area of the room.

Very truly yours,

WMO/1

Inspector of Buildings

Telephone
Haverhill 897

Twenty
Ferry Street

C. DURSO and SONS

GENERAL BUILDING CONSTRUCTION
HAVERHILL, MASSACHUSETTS

*AT A
Please
if
7/9/42*

July 8, 1942

RECEIVED
JUL 9 1942
DEPT. OF P.B.S. DEP.
CITY OF PORTLAND

Warren McDonald
Inspector of Buildings
Portland, Maine

Dear Mr. Warren:

Re: Lubricating pit conditions
at 569-575 Brighton Avenue,
corner Woodford St.

With reference to the above mentioned we
wish to advise that the situation has been corrected.

Very truly yours,

L. Durso
C. DURSO & SONS

Com-1-1
Sept. 2, 1964-1

8-1-10-11

July 7, 1964

W. Raphael,
Construction & Maintenance,
Colonial Beacon Oil Co.
New England Sales Division
378 Stuart Street,
Boston, Mass.

Subject: Lubricating pit conditions at
563-575 Brighton Avenue, corner Bedford St.

Your File - 6033-02

Dear Mr. Raphael:

Your attention is called to condition in connection with the venting and draining of the lubricating pit at the above location which one of my inspectors has found. This situation seems to reflect construction work in non-compliance with the Building Code, and prevents safe use of the lubricating pit if it will allow any use at all.

Apparently that portion of the pit vent duct which was below the floor was not made watertight when it was installed. Apparently our department had no opportunity to inspect this duct before it was covered up, but our records seem to show that the contractor or your company agreed to use hall and spigot sewer tile below the floor. If this was actually done, apparently the joints are not made tight, for ground water enters the pit in considerable quantity through this vent duct, apparently leaking into the duct connections between the outlet of the duct and the floor level of the building.

To clear up this impossible situation, some person has attempted to put a concrete plug in the vent duct a short distance from the intake of the pit, but does not effectively make useless the ventilating equipment which you have provided as required by law.

Please take steps to have this situation entirely corrected in workmanlike manner in such a way that the system ventilating the pit will be operative as originally contemplated by law.

I shall appreciate an early reply stating how and when you will be able to handle this matter.

Very truly yours,

WJH/11

Inspector of Buildings

CC: W. J. Koenig
Colonial Beacon Oil Co.
1 Lincoln Street, So. Portland

Handwritten scribbles and initials in the top left corner.



COLONIAL BEACON OIL COMPANY

NEW ENGLAND SALES DIVISION

BOSTON, MASS.

J. C. RICHDALE,
DIVISION MANAGER
J. A. KNOWLTON,
ASST. DIVISION MANAGER

February 17, 1942

MAIL REPLY TO
378 STUART STREET
BOSTON, MASS.

Warren McDonald, Inspector of Buildings
Department of Building Inspection
City of Portland, Maine

Brighton Ave. & Woodford St.
Portland, Maine
5339 - WR

RECEIVED
FEB 18 1942
CITY OF PORTLAND

Dear Sir:

We appreciate very much your courtesy in issuing the permit covering the heating system at the subject location because without same we could not complete the station before March 15, which is the Government's deadline on service station construction.

We have made arrangements with the Hallard Oil & Equipment Co. of Maine to install the oil burner and they will take out the necessary permit for they are thoroughly familiar with your special requirements, and we have turned over the special form to them.

We thank you for your cooperation in this matter.

Yours very truly,

W. Raphael
W. RAPHAEL
Construction and Maintenance

WR:CS

BUY AT THE **Esso** SIGN FOR HAPPY MOTORING