

Colson Beacon Station
Woodford & Brighton Ave.
12/23/41

Everything seems to
be covered here, but I
do not know whether
method of providing
outside air for heating
system is O.K.

~~AGD~~
See letter
ms
12/23/41



COLONIAL BEACON OIL COMPANY

NEW ENGLAND SALES DIVISION

BOSTON, MASS.

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

December 22, 1941

RECEIVED

DEC 23 1941

DEPT. OF P.L.C. (C.P.)
CITY OF PORTLAND

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

Dear Sir:

Due to the shape and the layout of the 24' driveways, we feel that if the curbing at the inside of the property line is not set back 5' from the corner of the driveway that we will experience considerable difficulty in that a definite hazard will be created when cars are entering or leaving the station. In your letter of December 8, first paragraph, you stated that the curbs may be set back not more than 5' from the edge of the approaches, which is in accordance with our standard practice where curbs are required by municipal ordinances.

We are attaching a signed statement covering the design of the service station building in accordance with paragraph two.

We feel sure that the contractor will notify you when the batter boards are set.

In all of our service stations we use a terra cotta duct, underground, connected to a galvanized iron duct where it runs through the building for ventilation of the pit.

We intend to install a large louver in the outside wall of the heater room which will supply fresh air for combustion, and also supply fresh air for the recirculation of outside air through the heating system. This recirculation is obtained by installing a 4"x10" grille in the boiler room in the duct which attaches to the circulating fan. The fresh air enters the boiler room through the outside grille and then is drawn into the heating system by means of the grille in the return air duct. The intake fan opening has an area of 400 square inches and the area of the grille will be 40 square inches, which should give at least 5% and probably more of outside air. We trust this method of circulating outside air is satisfactory.

In taking care of drainage for our pit floor, we shall either use a floor drain piped to a sump outside the building as suggested in your letter or we shall eliminate the drain in the pit altogether.

BUY AT THE  SIGN FOR HAPPY MOTORING

Page #2

The other items will be handled by the general contractor.

Yours very truly,



W. RAPHAEL
Construction and Maintenance

WR:CS

RECEIVED
DEC 23 1941
DEPT. OF P. S. DEP.
CITY OF PORTLAND

December 20, 1941

Subject: Service Garage for Colonial
Beacon Oil Company at 569-575
Brighton Ave., corner Woodford St.

G. Durso & Sons,
527 Main Street
Haverhill, Mass.

Gentlemen:

Enclosed is the building permit as above issued subject to the following, Colonial Beacon Oil Company having a copy of this letter:

- ✓ 1. The plat plan still shows the inside curbs at the street corner set back the five feet from the approach driveways. I presume that it is understood that these two curbs are to extend clear out to the edge of the approach driveway on either side.
2. I have not found any statement of design. A blank is enclosed for Mr. Raphael. Will he please sign and return as soon as possible so that it may be attached to the plans.
- ✓ 3. As soon as batter boards are up and rear property line located, please notify this office for checking the location of the rear wall before proceeding with the work.
- ✓ 4. Material of pit vent duct not shown. Presumably this is to be tile or similar durable material wherever duct is below ground.
- ✓ 5. It is not clear how the required percentage (5%) of outside air is to reach the warm air circulating system. Neither is there any assurance as far as I can see that that minimum percentage of air supplied to the heating system will be maintained from out of doors. The louvers indicated in the outside wall of the heater room are evidently intended to supply fresh air for combustion which is proper. Please explain in detail how this feature as contained in Section 204-h-2 of the Building Code is to be complied with.
6. With reference to paragraph No. 3 of my letter of December 8th, the rear span of beams under the roof and the 2x8 joists on the longer span do not work out very well even if No. 1 West Coast Fir is used and figured at 1200 pounds per square inch. We shall not question this small discrepancy, but you should make sure that no less a grade of lumber than that specified is finally used. Also note items of anchorage of joists to masonry walls, bridging and fire stops as provided in the referenced sections of the Building Code.
7. You are no doubt aware of the required notification for closing in inspection, the required notification for final inspection, the required certificate of occupancy before the building is used, and the requirement for a separate permit for heating system which may be issued only to the installer.

Very truly yours,

WMD/H

Inspector of Buildings

December 20, 1941

Chief Sanborn is unwilling to approve sump in floor of pit.
drain may be used and if drained to trap outside of building no
drainable liquids trap will be necessary. Please furnish detail of what
you propose.



COLONIAL BEACON OIL COMPANY

NEW ENGLAND SALES DIVISION

BOSTON, MASS.

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

December 17, 1941

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

Dear Sir:

Your file No. 675D-1

We wish to assure you that in the spring of 1942, after the frost is out of the ground, we shall take care of the following work:

A standard curb shall be provided and public sidewalks will be paved with brick or concrete the entire length of frontage of both Brighton Avenue and Woodford Street.

The approaches over the public sidewalks shall be paved permanently and suitable curbs shall be provided between the public sidewalks and the service station property along both street frontages except at the approaches. These inside curbs will be set back not more than 5' from the edges of the approaches to afford sufficient room for passage of vehicles in and out of the station.

We are attaching two sets of a supplementary building plan on which we have indicated the additional items as required by you.

We are listing below the information you requested and the item numbers coincide with those in your letter of December 8:

1. We believe that the signed statement of design covering reinforced and structural steel design has already been submitted to you. If you do not have this in your office, please send us another blank so that we may execute it and return it to you.
2. We have indicated on the plot plan that the rear wall of the building is set at least 5' from the rear property line. We shall install windows in this rear wall and they shall be a stock standard fire window as called for by you. We shall arrange to have the fresh air louver in the rear wall equipped with a fire shutter or similar device. We intend to use this louver for both fresh air for the boiler room and for air to be re-circulated in the heating system.
3. We shall arrange to have the fan for the pit taken off at the lowest point of the pit floor and the enclosed plan indicates a photo-electric cell arrangement for operating the vent fan. The fan which we are using is equipped with an explosion proof Class 1, Group D, motor, has a 12" diameter blade, and will move 970 cubic feet of free air per minute. It is Design #7

BUY AT THE  SIGN FOR HAPPY MOTORING

Page #2

as manufactured by J. B. F. Sturtevant Company.

4. We have shown the additional exit door to allow a second means of egress from the wash bay on the side wall and trust it will meet with your approval in this position.

5. We install a splash wall between the wash bay and the pit bay. We are providing a 6" curb across the openings at the front and rear of this wall.

6. The interior walls of the heater room will be constructed of 8" concrete block.

7. We intend to provide fresh air to the warm air heating system by installing an open louver in the rear wall of the boiler room and providing a grill on the side of the return duct which leads directly to the fan. This fresh air will circulate into the system by way of the boiler room. The return air ducts in the lubricating room and office will be located 4' above the floor. There will be no return air ducts from the toilet rooms.

8. The floor drains will be equipped with inflammable liquid traps which will satisfy the State Plumbing Code and Chief of the Fire Department.

9. We intend to install two 4"x10" timbers in place of the 14" "I" beam supporting the roof. A 4" Lally column will be used to support these timbers. The roof joists will be anchored to the masonry walls. Fire stops adjacent to masonry walls will be of incombustible material. 1"x3" bridging will be used as per your request. The foundation will be of 8" concrete block as per Section 306-c-3.6 of the Building Code, which allows a minimum thickness of 8" provided the space enclosed within the foundation is not excavated, and which is the case as we have no basement in this building. A concrete footing at least 8" in depth will be provided for the foundation walls.

10. We have lowered the roof to give us a maximum of 12' unsupported height from the top of the foundation to the underside of the roof joists. In doing this, we believe we shall be allowed to use 8" concrete block according to Section 308-b-3 of the Building Code.

We appreciate the cooperation you have given us in going over these plans and we trust that the attached separate sheet, which gives the various special details, will meet with your requirements, and that the use of this sheet together with the standard plans that already have been filed will be sufficient to allow the issuance of the building permit.

If you have any further comments or suggestions, please let us know.

Yours very truly,

W. RAPHAEL
Construction and Maintenance

By *W. J. Koenig*

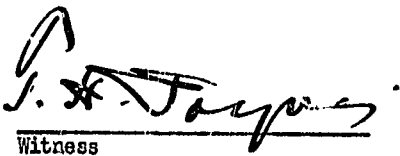
WJK:CS
Enc.

December 5, 1941

in consideration of an appeal sustained and a permit granted by the City of Portland, under the Zoning Ordinance of said City, to establish and maintain a gasoline service station on the property at 569-575 Brighton Avenue, corner Woodford Street in said Portland, Colonial Beacon Oil Company, a corporation, owner of said property, agrees for itself, its successors and assigns, for such period of time as said property shall be leased or used under the terms of the application for permit granted, to observe and enforce the following conditions:

1. That no commercial vehicle shall be stored or allowed to be stored on these premises.
2. That no retail business or service, other than that of a gasoline service station shall be conducted or allowed to be conducted on these premises.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 5th day of December, A.D. 1941.


Witness

COLONIAL BEACON OIL COMPANY

By: 
Vice President

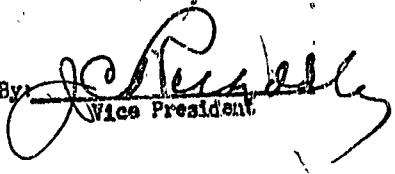
December 5, 1941.

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1. That no commercial vehicle shall be stored or allowed to be stored on these premises.
2. That no retail business or service, other than that of a gasoline service station shall be conducted or allowed to be conducted on these premises.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 5th day of December, A.D. 1941.

COLONIAL BEACON OIL COMPANY

By: 
Vice President

Witness

December 13, 1941

Mr. W. Raphael, Chief of
Construction and Maintenance
Colonial Beacon Oil Co.,
378 Stuart Street,
Boston, Mass.

Subject: Plat plan for service
station for Colonial Beacon Oil Co.
at 509-575 Brighton Avenue, corner
Woodford Street.

Dear Mr. Raphael:

I showed your revised plat plan as above to the Municipal Officers yesterday and they are satisfied with it except for two features, -they feel that there is no need of the five foot setbacks of the inside curbs at the very corner and they desire that these inside curbs be extended to the edge of the concrete ramp approach.

I have just noted information on the revised print: "concrete ramps and brick sidewalks to be installed in the spring of 1942." This is satisfactory. They objected to the pea stone ramps and sidewalks shown on the location plat itself, but they have no objection to this material as long as the permanent pavement is put in next spring.

Very truly yours,

Inspector of Buildings

WMC:W

CC: Harry Wilson
507 Woodford Street

P.S. I have just noticed the words "wood frame" indicating the proposed new building. I presume this is in error as I understand the building is to have masonry walls complying with our Code for Second Class Construction which would permit the wood frame in the roof and wooden partitions on the inside. A building with a wooden frame is considered here as having wooden frames in the outside walls, is termed Third Class Construction and in a Service Garage is not allowed to have as large an area as your proposed building would have.

December 8, 1941

Michael, Chief of
Construction & Maintenance
Colonial Beacon Oil Co.
78 Stuart Street,
Boston, Mass.

Subject: Building permit for Service
Garage for Colonial Beacon Oil Co. at
563-675 Brighton Avenue, corner Woodford
Street. References thus (204-b-1) are to
sections of paragraphs for the Bldg. Code
of the City of Portland

Dear Sir:

From a copy of my letter to the owners of the above premises, you are no doubt aware that the zoning appeal relating to this project was sustained conditionally on December 5rd. One of the conditions being the approval of the plot plan by the Municipal Officers. The Municipal Officers have approved the plot plan subject to the conditions that standard curb shall be provided and public sidewalks shall be paved with brick or concrete the entire length of frontage on both Brighton Avenue and Woodford Street, that approaches over public sidewalks shall be paved permanently, and that suitable curbs shall be provided between the public sidewalks and these premises along both street frontages except that the approaches, with the provision that these inside curbs may be set back not more than five feet from the edge of approaches to afford ample room for passage of vehicles in and out of the station; all of this work to be by the appellant owners as soon as possible after frost is out of the ground in the spring of 1942."

It was my understanding at the hearing that the lessee would be responsible for actually performing this work, and I shall appreciate a letter from you acknowledging these conditions and giving the assurance that they are understood and will be complied with.

The plans accompanying the application for the permit are short as follows:

1. To cover the reinforced concrete and the structural steel design, we shall need your signed statement of design (blank attached) and this statement should be secured to the revised plans.

2. At the hearing you indicated that the rear wall of the building would be set at least five feet from the rear property line. If the rear property line is not already staked on the ground, it ought to be and as soon as the batter boards are up for the new building this office should be notified for checking that distance. If the wall were less than four feet from the line, a masonry parapet wall at least two feet above the level of the roof would be required on the rear wall besides other requirements for standard fire windows and doors. (204-b-1) I find that a note on Sheet 2 of the plans about substituting skylights for the windows in the rear wall under certain circumstances. Perhaps you intend to do it in this case, if so it should be clearly stated on the plans or in a letter. Because this rear wall would be closer than 50 feet to the rear property line any windows or doors in the wall are required to be standard fire windows or standard fire doors. Unprotected louvers in this rear wall to admit air to the heater room are not allowable unless equipped with a fire shutter over them. A standard fire window with ventilating panel for that purpose would be acceptable. If louvers

December 8, 1941

lined in this rear wall to admit air from the out of doors to reach the pit floor. The arrangement proposed for making the pit fan switch automatic ought to be stated on the plan or in specifications and the capacity of the fan with relation to the job at hand should be stated. (204-b-4)

3. A vent for the pit does not take off near the lowest point of the pit floor. The arrangement proposed for making the pit fan switch automatic ought to be stated on the plan or in specifications and the capacity of the fan with relation to the job at hand should be stated. (204-d-2)

4. An additional exit door at least two feet wide is required in the rear of the car wash room or at the rear of the lubricating space. If in the rear wall this door would have to be a standard fire door labelled by the Underwriters Laboratories, Inc. for use in Exterior Walls of Light Exposure, and set in a structural metal frame. This is required to provide a separate and distinct second means of egress, it not being allowable to count the large doors as a means of egress. (204-e-2)

5. Since motor vehicles may stand in the building and not be over the lubricating pit, the Code requires a curb at least six inches in height above the lubricating room floor extending completely around the pit. If you prefer, it will be satisfactory to extend a similar curb from front to rear wall of the building between the pit and the wash stand. (204-f-1)

6. The interior walls of the heater room are required to have a rating of at least two-hour fire resistance. The 26 inch tile walls to satisfy this requirement must have two cells in thickness of the wall and be load-bearing. (302-a-Schedule A)

7. It is necessary that at least five percent of the air for the heating system be taken from the outside of the building and delivered as provided in the Code, and in all but the ladies' toilet room it is necessary that the bottoms of the return air ducts be at least four feet above the level of the lubricating room floor. (204-h-2)

8. The floor drains are required to be equipped with inflammable liquids traps to satisfy the State Plumbing Code and to the approval of the Chief of the Fire Department. The inspection of this feature comes under the duties of the Plumbing Inspector.

9. It is apparently the intention of the contractor to substitute 6x8 timbers for the 14-inch I-beam indicated under the roof. Some sort of indefinite notation is written in crayon on the plan. It looks inadequate and we cannot accept the information in that shape at any rate. Roof joists are required to be anchored to the masonry walls. (301-b-2 and c-1) Fire stops adjacent to masonry walls are required to be of incombustible material. (301-c-2) No less than 1x3 bridging is to be used. (311-c-3.8) Sheets 2 and 3 of the plans, especially Sheet 2, are quite illegible, but I cannot discover a definite detail of the foundation. (306-a-3.7)

10. Apparently the concrete block wall in the high part would be more than 12 feet unsupported height from the top of the foundation to the underside of the joists. This may be overcome by the allowance in 308-b-5.

We have had to discontinue the practice of accepting plans with applications for permits with supplementary information marked on them in crayon or another temporary fashion, but it is necessary that all of the information shown be printed

December 8, 1941

Original. Having used the standard plan system for several years we can appreciate some of the difficulties of doing this on your part, the demands on the time and efficiency of this office make this rule necessary. We suggest that you may accomplish this by making a separate sheet showing all the details required which are not on your standard plans and give us a print of that. If this is done there should be reference on each of these details to the particular sheet and number of the standard plans which that particular information supersedes.

The Chief of the Fire Department, who is required by law to approve this building permit is unwilling to do so until the details of pit vent, fan and automatic switch are clearly shown.

May we have this information promptly so that the building permit may be issued.

Very truly yours,

Inspector of Buildings

WMO/H

CC: C. Durso 2 S.A.S.,
527 So. Main Street
Haverhill, Mass.

December 4, 1941

Harry E. & Eoline Wilson,
57 1/2 Woodford Street,
Portland, Maine

Subject: building permit and
appeal relating to construction
of Service Garage for Colonial
Beacon Oil Co., on property of
Harry E. & Eoline Wilson at 563-
57 1/2 Brighton Ave., corner Woodford
Street

Dear Sirs & Madam:

On December 3, 1941, the municipal officers voted to sustain conditionally your appeal under the Zoning Ordinance relating to the above subject, the conditions being besides that requiring full compliance with all terms of the Building Code:

1. That a detailed location plan showing all arrangements of buildings, pumps, driveways, floodlights, signs, approaches and substantial appurtenances of the establishment, be approved by the Committee on Zoning and Building Ordinance Appeals before building permits or additional licenses to store gasoline or oil on the premises are issued.
2. That, before building permit or additional licenses to store gasoline or oil on the premises are issued, the appellant owners shall agree in writing, in consideration of appeal sustained and the building permit granted, for themselves, their heirs and assigns to refrain from parking or allowing to be parked on these premises any commercial vehicles, and to refrain from conducting or allowing to be conducted on any part of these premises any retail business or service other than the automobile business involved in this appeal.

The Municipal Officers have already approved the detailed location plan submitted by Colonial Beacon Oil Company but with the provision: "subject to the condition that standard curb shall be provided and public sidewalk shall be paved with brick or concrete the entire length of frontages on both Brighton Avenue and Woodford Street, that approaches over public sidewalks shall be paved permanently, and that suitable curbs shall be provided between the public sidewalks and these premises along both street frontages except at the approaches, with the provision that these inside curbs may be set back not more than five feet from the edges of approaches to support ample room for passage of vehicles in and out of the stations; all of this work to be done by the appellant owners as soon as possible after frost is out of the ground in the spring of 1942."

The plans have not been fully checked, but are in that process now, with relation to item No. 2 of the conditions, there is attached a suggested agreement which I think will be approved by the Corporation Counsel. Naturally we must have this statement of agreement properly executed before the building permit may be issued. Please file the signed agreement in duplicate.

Very truly yours,

WCH/H
Inspector of Buildings
CC: Mr. Raphael, Chief Eng., Colonial Beacon Oil Co., 57 1/2 Stuart St., Boston

Rept. 675D-I

November 8, 1941

Colonial Beacon Oil Co.,
378 Stuart Street,
Boston, Mass.

Subject: Building permit for
construction of new Service
Garage for Colonial Beacon Oil
Co., at 563-575 Brighton Ave.,
corner Woodford Street

Gentlemen:

C. Durso & Sons have applied for the above permit, and I hasten to advise you that this location is in a Local Business Zone under our Zoning Law, where a service building or garage (the usual auto service building is called a Service Garage by our Building Code) is a non-conforming use. Of course your building there has existed for many years, but the Zoning Law does not allow increase in volume of such a non-conforming use. Therefore I am unable to issue the permit. Perhaps you will desire to file an appeal seeking a variance from the precise terms of the ordinance which the Municipal Officers (Appeal Board) have authority to grant in event the members believe that what is desired may be permitted without substantially departing from the intent and purpose of the law.

Such an appeal would have to be filed in the name of the owner of the property and on blanks furnished by this office. There is a fee of five dollars which is not refundable: whether the appeal is successful or not, the fee being because the law requires a public hearing and notification of the hearing to be sent by mail ten days before the hearing to owners of property within 500 feet of the premises in question.

No doubt the time element is quite important in your case. The first date on which you could possibly expect action on such an appeal would be at the regular Council meeting on December 3rd. The public hearing for appeals to be acted upon on that date would normally be on Friday, November 28th. Because of the requirements for ten days notice it would be necessary to have the appeal filed in this office not later than November 13th, if you hope to get action at the December 3rd meeting.

Very truly yours,

Inspector of Buildings

W'ed/R

CC: Harry & Eoline M. Wilson
507 Woodford Street

C. Durso & Sons,
527 So. Main St.
Haverhill, Mass.



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Second Class

1924

CITY ENGINEER DIRECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, November 7, 1924

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

Location 569-575 Brighton Avenue Ward _____ Within Fire Limits? no Dist. No. _____
 Corner Woodford Street
 Owner's or Lessee's name and address Colonial Beacon Oil Co. 378 Stuart St. Boston Telephone _____
 Contractor's name and address C. Durso & Sons, 527 So. Main St. Haverhill Mass. Telephone 897
 Architect Colonial Beacon Plans filed yes No. of sheets 10
 Proposed use of building Service Garage No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 4,000. Fee \$ 3.00

Description of Present Building to be Altered

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

General Description of New Work

To erect one story concrete block, stucco finish, building app 26' x 40'
 To install one 4,000 gallon tank, with four electric pumps, additional installation, public use, tank will bear Under-riters level, coated with asphaltum, at least 3' below grade, minimum diameter of piping tank to pump 1 1/2"

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.

6x12 block

Details of New Work

6x12 block dressed Height average grade to top of plate _____
 No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof flat Rise per foot _____ Roof covering Built-up Class 0 Und. Lab. _____
 No. of chimneys 1 Material of chimneys brick of lining tile
 Kind of heat hot air Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders Cx8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 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 _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

INSPECTION COPY

Signature of owner By C. Durso & Sons

By Frank Bologna Surveyor

675D

Ward 8 Permit No. 41/1964 P

Location 575 Brighton Ave

Owner Al Boasman Wil Co

Date of permit 1/2/20/41

Effective closing-in 2/4/42 11/8 AM

Inspn. closing-in 2/4/42 G.T.

Final Notif.

Final Inspn. 5/25/42 OK

Cert. of Occupancy issued 5/26/42

NOTES

12/10/41 - Check in di
on 12/10/41 - not started

~~12/10/41 - Excavating - AD~~

~~1/5/42 - Foundation walls~~

~~1/8/42 - Foundation walls~~

~~1/13/42 - Sill (for windows)~~

~~1/18/42 - Sill (for windows)~~

~~1/23/42 - Sill (for windows)~~

~~1/28/42 - Sill (for windows)~~

~~2/2/42 - Sill (for windows)~~

~~2/7/42 - Sill (for windows)~~

~~2/12/42 - Sill (for windows)~~

~~2/17/42 - Sill (for windows)~~

~~2/22/42 - Sill (for windows)~~

~~2/27/42 - Sill (for windows)~~

~~3/1/42 - Sill (for windows)~~

~~3/6/42 - Sill (for windows)~~

~~3/11/42 - Sill (for windows)~~

~~3/16/42 - Sill (for windows)~~

~~3/21/42 - Sill (for windows)~~

Completed 7/1/42 - Better about
Part Vent - see
C-42-62 - 1/11/42

Permit No. 41/1964 P

City of Boston Department of Public Works



City of Portland, Maine

Appeal sustained
conditionally
11/13/41
WMS

41/80

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Harry E Wilson and Eoline Wilson at 569-575 Brighton Avenue
Corner Woodford Street

November 12, 19 41.

To the Municipal Officers:

Your appellant, Harry E. Wilson and Eoline Wilson

who is the Owner of property at 569-575 Brighton Avenue

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13 Paragraph c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to cover the construction of a Service Garage 26' x 40' in place of the existing gasoline filling station office on the property because the property is located in a Local Business Zone where such a change in a non-conforming use is not permissible under the Zoning Ordinance

The reasons for the appeal are as follows: There has been a gasoline filling station with small office building on this property for many years, and the appellants desire to provide a building where motor vehicles may be serviced under cover. The lessee of this property plans to construct an attractive building, and it is their belief that to house the motor vehicles while working upon them would be better for the neighborhood than to have the work done in the open air as at present. It is their belief that the proposed use of the building would not be obnoxious or detrimental to the neighborhood in any way.

Harry E. Wilson

THD

41/80

Nov. 24, 1941.

To whom it may concern;-

We, the undersigned, who are owners of property within 500 feet of the proposed new filling station of Harry E. Wilson at 569-575 Brighton Ave., heartily endorse the change to be made in having a new building in place of the one now on the premises and believe it will add to the attractiveness of the corner and be an asset to the neighborhood.

- Frank W. Fogarty 560 Brighton Ave
- Fred H. Watsons 13 Whitewood St
- Walter E. Evensen 12 Colonial Rd.
- ~~Samuel H. Allen Sr.~~
- ~~by Samuel H. Allen Jr.~~
- Sherald C. Perkins 16 Colonial Rd.
- Katherine M. Palmer 558 Brighton Avenue
- Hope D. Greeley 503 Woodford Street
- Mary S. Cleaves 16 Columbia Rd.
- Edward E. Bates 12 Columbia Rd.
- Edith C. Bates 12 Columbia Rd.
- Hazel L. Starbuck
- Clair L. Cheney 552 Brighton Ave.
- Gladys J. Bachelden 25 Kenilworth St.
- Thomas. Spenshott 572 Brighton Ave.

R. 2 11/24/41
11/24

41/80

Action of Appeals Committee on Appeal of
Harry E. & Eoline Wilson at
568-575 Brighton Ave., cor. Woodford St.

November 28, 1941

- Chairman Martin-----
- Edward C. Berry-----
- Dr. Leighton-----
- Herman Libby-----
- William J. Ward-----

Sustained 41/10
conditionally 12/3/41

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

ORDERED: that the appeal under the Zoning Ordinance of Harry E. & Eoline Wilson at 569-575 Brighton Avenue, corner Woodford Street, relating to the construction of a Service Garage contrary to the terms of the ordinance in the Local Business Zone where the property is located, be sustained conditionally and that the building permit be granted to said appellants subject to full compliance with all terms of the Building Code and subject to the following additional conditions:

1. That a detailed location plan showing all arrangements of buildings, pumps, driveways, floodlights, signs, approaches and substantial appurtenances of the establishment, be approved by the Committee on Zoning and Building Ordinance Appeals before building permits or additional licenses to store gasoline or oil on the premises are issued.

2. That, before building permit or additional licenses to store gasoline or oil on the premises are issued, the appellant owners shall agree in writing, in consideration of appeal sustained and the building permit granted, for themselves, their heirs and assigns to refrain from parking or allowing to be parked on these premises any commercial vehicles, and to refrain from conducting or allowing to be conducted on any part of these premises any retail business or service other than the automobile business involved in this appeal.

BECAUSE enforcement of the ordinance in this specific case would cause unnecessary hardship by needlessly preventing improvement and development of the property; and desirable relief may be granted without substantially derogating from the intent and purpose of the ordinance in the proposed new building would undoubtedly improve the situation from the standpoint of the neighborhood.

41/00

Sept. 675D-1
Appeal

December 4, 1941

Harry E. & Eoline Wilson,
507 Woodford Street,
Portland, Maine

Subject: Building permit and
appeal relating to construction
of Service Garage for Colonial
Beacon Oil Co., on property of
Harry E. & Eoline Wilson at 569-
575 Brighton Ave., corner Woodford
Street

Dear Sir & Madam:

On December 3, 1941, the Municipal Officers voted to sustain conditionally your appeal under the zoning Ordinance relating to the above subject, the conditions being besides that requiring full compliance with all terms of the Building Code:

1. That a detailed location plan showing all arrangements of buildings, pumps, driveways, floodlights, signs, approaches and substantial appurtenances of the establishment, be approved by the Committee on Zoning and Building Ordinance Appeals before building permits or additional licenses to store gasoline or oil on the premises are issued.

2. That, before building permit or additional licenses to store gasoline or oil on the premises are issued, the appellant owners shall agree in writing, in consideration of appeal sustained and the building permit granted, for themselves, their heirs and assigns to refrain from parking or allowing to be parked on these premises any commercial vehicles, and to refrain from conducting or allowing to be conducted on any part of these premises any retail business or service other than the automobile business involved in this appeal.

The Municipal Officers have already approved the detailed location plan submitted by Colonial Beacon Oil Company but with the provision: "subject to the condition that standard curb shall be provided and public sidewalk shall be paved with brick or concrete the entire length of frontages on both Brighton Avenue and Woodford Street, that approaches over public sidewalks shall be paved permanently, and that suitable curbs shall be provided between the public sidewalks and these premises along both street frontages except at the approaches, with the provision that these inside curbs may be set back not more than five feet from the edges of approaches to support ample room for passage of vehicles in and out of the station; all of this work to be done by the appellant owners as soon as possible after frost is out of the ground in the spring of 1942."

The plans have not been fully checked, but are in that process now, with relation to item No. 2 of the conditions, there is attached a suggested agreement which I think will be approved by the Corporation Counsel. Naturally we must have this statement of agreement properly executed before the building permit may be issued. Please file the signed agreement in duplicate.

Very truly yours,

WHD/H
Inspector of Buildings
City of Boston, Chief Engg., Colonial Beacon Oil Co., 373 Stuart St., Boston

41/80

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
November 18, 1941

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, November 28, 1941 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of Harry F. & Eoline Wilson relating to the use of the property at 569-575 Brighton Avenue, corner Woodford Street.

The Inspector of Buildings is unable to issue a building permit to Colonial Beacon Oil Company (lessee of the property) to construct a one story concrete block with stucco finish building approximately 25' x 40' to be used as a motor vehicle service station because such a use does not comply with the provisions of the ordinance in the Local Business Zone where the property is located. Use of the property as a gasoline filling station has existed for many years, and it is the intention to replace the smaller office building by this new service building, the smaller building to be removed from the premises. The ordinance does not allow the increase in size of a building for this non-conforming use.

The appellants owners set forth the reasons for the appeal as follows:

"There has been a gasoline filling station with small office building on this property for many years, and the appellants now desire to provide a building where motor vehicles may be serviced under cover. The lessee of this property plans to construct an attractive building, and it is their belief that to house the motor vehicles while working upon them would be better for the neighborhood than to have the work done in the open air as at present. It is their belief that the proposed use of the building would not be obnoxious or detrimental to the neighborhood in any way."

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

As I understand, this is simply a property improvement proposition, and as such, I see no objection to it
Galvin Miller, 608 Brighton Ave

41/80

Room 21, City Hall
November 26, 1941

Mr. Harry E. Wilson,
507 Woodford Street,
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, November 28, 1941 at two o'clock in the afternoon upon your appeal under the Zoning Ordinance relating to the use of the property at 563-575 Brighton Avenue, corner Woodford Street.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman

CC: Colonial Beacon Oil Co.
378 Stuart Street,
Boston, Mass.

41110

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS
COMMITTEE ON ZONING AND BUILDING ORDINANCE APPEALS

Room 21, City Hall
November 18, 1941

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, November 28, 1941 at two o'clock in the afternoon upon the appeal under the Zoning Ordinance of Harry E. & Eoline Wilson relating to the use of the property at 569-575 Brighton Avenue, corner Woodford Street.

The Inspector of Buildings is unable to issue a building permit to Colonial Beacon Oil Company (lessee of the property) to construct a one story concrete block with stucco finish building approximately 26' x 40' to be used as a motor vehicle service station because such a use does not comply with the provisions of the ordinance in the Local Business Zone where the property is located. Use of the property as a gasoline filling station has existed for many years, and it is the intention to replace the smaller office building by this new service building, the smaller building to be removed from the premises. The ordinance does not allow the increase in size of a building for this non-conforming use.

The appellant owners set forth the reasons for the appeal as follows:

"There has been a gasoline filling station with small office building on this property for many years, and the appellants now desire to provide a building where motor vehicles may be serviced under cover. The lessee of this property plans to construct an attractive building, and it is their belief that to house the motor vehicles while working upon them would be better for the neighborhood than to have the work done in the open air as at present. It is their belief that the proposed use of the building would not be obnoxious or detrimental to the neighborhood in any way."

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Harry E. Martin, Chairman



APPLICATION FOR PERMIT

PERMIT ISSUED
1894

Permit No. _____

Class of Building or Type of Structure Third Class DEC 3 1941

Portland, Maine, November 7, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 569-575 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Corner Woodford St.
 Owner's or Lessee's name and address Colonial Beacon Oil Co., 378 Stuart St. Boat Telephone _____
 Contractor's name and address G. Durso & Sons, 527 So. Main St. Haverhill Mass Telephone 897
 Architect _____ Plans filed yes No. of sheets _____
 Proposed use of building _____ No. families _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$.50

Description of Present Building to be Altered

Material wood stucco No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Last use Filling Station Office No. families _____

General Description of New Work

To demolish building 23' x 23'

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 _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on 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 _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 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 _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

Signature of owner Frank Polyan Supp.

INSPECTION COPY

CERTIFICATE OF THE NAME OF BUILDING IS WAIVED
NOTIFICATION FOR LATHING ON CEILING IS WAIVED

Permit No. 41/1894 ^{rec. 4/1964}

Location 569-595 Brighton Ave

Owner Colonial Beach Dill Co.

Date of permit 12/4/41

Notif. closing-in

inspn. closing-in

Final Notif.

Final Inspn. 4/6/42

Cert. of Occupancy issued: None

NOTES

4/1/42 - Not yet done

4/6/42 - Work done

NO

FO

OS

ET

PERMIT

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WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT 512 Woodlands St. IN PORTLAND, MAINE

Harry E. Wilson, being the owner of the
premises at 512 Woodlands St. in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Beacon Oil Co.
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

And in consideration of the issuance of said permit _____
Harry Wilson, owner of said premises, in event said sign
shall cease to serve the purpose for which it was erected or shall become
dangerous and in event the owner of said sign shall fail to remove said sign
or make it permanently safe in case the sign still serves the purpose for
which it was erected, hereby agrees for himself or itself, for his heirs,
its successors, and his or its assigns, to completely remove said sign
within ten days of notice from said Inspector of Buildings that said sign
is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this
consent and agreement this 24 day of Nov., 1941

C. M. Wilson
Witness

Harry E. Wilson
Owner



APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Permit No. _____

Portland, Maine, November 6, 1911

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 512 Woodford Street Within Fire Limits? no Dist. No. _____
 Corner Woodford Street
 Owner of building to which sign is to be attached _____
 Name and address of owner of sign Colonial Kerosene Oil Co., 1 Lincoln St., So. Portland
 Contractor's name and address C. B. Wilson, 78 Lawn Avenue, So. Portland Telephone 2-5336
 When does contractor's bond expire? _____

Information Concerning Building

No. stories Iron columns Material of wall to which sign is to be attached _____
~~Structure plan~~

Details of Sign and Connections

Electric? Canopy lighted Vertical dimension after erection 4' Horizontal 8'
 Weight _____ lbs., Will there be any hollow spaces? _____ Any rigid frame? _____
 Material of frame _____ No. advertising faces _____, material _____
 No. rigid connections _____ Are they fastened directly to frame of sign? _____
 No. through bolts _____, Size _____, Location, top or bottom _____
 No. guys _____, material _____, Size _____
 Minimum clear height above sidewalk or street 12'11"

Maximum projection into street 6'

Chas. W. Anderson

Fee \$ 1.00

CHIEF OF FIRE DEPT.
INSPECTION COPY

Signature of contractor

C. B. Wilson

163D



(2) LOCAL PERMIT ISSUED 7878

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Permit No. NOV 24 1941

Portland, Maine, November 6, 1941 19

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 507-575 Brighton Avenue Within Fire Limits? NO Dist. No.

Corner Woodford St

Owner of building to which sign is to be attached

Name and address of owner of sign Colonial Beacon Oil Co. 1 Lincoln St. So. Portland

Contractor's name and address C. N. Wilson, 73 Lawn Ave. So. Portland Telephone 66336

When does contractor's bond expire?

Information Concerning Building

No. stories Steel column Material fl to which sign is to be attached

Standard Plan Details of Sign and Connections

Electric? Candy Lighted Vertical dimension after erection Horizontal

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

Material of frame No. advertising faces, material

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

No. through bolts, Size, Location, top or bottom

No. guys, material, Size

Minimum clear height above sidewalk or street 12 ft

Maximum projection into street 4 ft

Signature of contractor C. N. Wilson Fee \$ 1.00

CHIEF OF FIRE DEPT. INSPECTION COPY

CERTIFICATE BY ILLUSTRATED SIGN IS WAIVED



(L) LOCAL BUSINESS ZONE PERMIT ISSUED
Permit No. 0239

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, March 28, 1934 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 512 Woodford Street (S. of W. of Brighton Ave.) Ward 8 Within Fire Limits? no Dist. No. _____

Owner of building to which sign is to be attached _____

Name and address of owner of sign Standard Oil Co. of N. Y. 48 Main St. So. Portland

Contractor's name and address John A. Gibson, Evans St. So. Portland R.F.D. #2 Telephone 4-4773

When does contractor's bond expire? October, 1934

Information Concerning Building

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

NOTIFICATION BEFORE LATHING OR CLOSING IN IS WAIVED

Details of Sign and Connections

Electric? canopy lighted Vertical dimension after erection 4'4" Horizontal 5'

Weight 100 lbs., Will there be any hollow spaces? no Any rigid frame? yes

Material of frame steel pipe No. advertising faces 2 material porcelain

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

No. through bolts no, Size _____, Location, top or bottom _____

No. guys none, material _____, Size _____

Minimum clear height above sidewalk or street 15'

Maximum projection into street 6'

Fee \$ 1.00

Signature of contractor John A. Gibson

INSPECTION COPY Oliver T. Sanborn

CITY OF FIRE DEPT.

CERTIFICATE OF ACCURACY
BY THE CITY ENGINEER IS WAIVED

1510P

Ward 8 Permit No. 34/259
Location 512 Woodland St
Owner Standard Oil Co. of N.Y.
Date of permit 3/29/34

Sign Contractor
see 84/258
Final Inspn. 2/12/35 see note

NOTES

5/28/34 - Signer says, but
not all arms had
been set out.
7/30/34 - Mr. Gleason
said he would pro-
vide both arms
8/6/34 - Nothing
done
8/25/34 - same as
2/12/35. Amendment
filed with 34/258 and
note of 10/19/34 should
be on this permit.
This sign erected,
sign on 34/258 not
erected. OAC,
CM

15491 C. 1000 COL.

15491 C. 1000 COL.



Original Permit No. 36128
Amendment No. 36128
PERMIT
OCT 31 1934

AMENDMENT TO APPLICATION FOR PERMIT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, Oct. 18 1934

The undersigned hereby applies for an amendment to Permit N 36128 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 519 Woodford St., (569 N 7th St.) Ward 8 With the Fire Limits? no Dist. No.

Owner's or Lessee's name and address Socoy-Vacuum Oil Co., Inc., N.Y., 45 Main St., Portland

Contractor's name and address John A. Olson Evans St., Portland

Plans filed as part of this Amendment Yes No. of sheets 3

Description of Proposed Work
To attach sheet metal sign 8" x 11" to bottom of existing sign, Weight 8 lb
Rigid connection to be made to existing sign as per plan

Approved: Oliver T. Sanborn
Chief of Fire Department.

INSPECTION COPY Commissioner of Public Works.

Socoy-Vacuum Oil Co., Inc., N.Y. by
Signature of Owner John A. Olson

Approved: 10/31/34
W. Donald
Inspector of Buildings

Fee .25

36128



(L) LOCAL BUSINESS ZONE PERMIT ISSUEE
Permit No. 0258

APPLICATION FOR PERMIT TO ERECT SIGN
OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, March 28, 1934 19

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 612 Woodford Street ^{343 3/4 Portland Avenue} Ward 8 Within Fire Limits? no Dist. No. _____

Owner of building to which sign is to be attached _____

Name and address of owner of sign Standard Oil Co. of N. Y. 46 Main St. So. Portland

Contractor's name and address John A. Olsson, Evans St. So. Portland R.F.D.#2 Telephone 4-4778

When does contractor's bond expire? October, 1934

Information Concerning Building

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED.

Sign on iron post
No. stories _____ Material of wall to which sign is to be attached _____

Details of Sign and Connections

Electric? Ganopy lighted Vertical dimension after erection 4'4" Horizontal 5'

Weight 100 lbs., Will there be any hollow spaces? no Any rigid frame? yes

Material of frame steel pipe No. advertising faces 2, material porcelain

No. rigid connections 3 Are they fastened directly to frame of sign? yes

No. through bolts none, Size _____, Location, top or bottom _____

No. guys no, material _____, Size _____

Minimum clear height above sidewalk or street 1.5'

Maximum projection into street 6'

Fee \$ 1.00

Signature of contractor John A. Olsson

INSPECTION COPY

Oliver T. [Signature]

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

15210

O.K.

Ward 8 Permit No: 34/258
Location: 372 W. Woodford St.
Contractor: Standard Oil Co. of N.Y.
Date of permit: 3/29/34 ✓

Sign Contractor
see 34/259
Final Inspn. 6/19/34 see note
2/12/35

NOTES

5/23/34 signs not up
6/19/34 signs not to be
erected
10/19/34 other plates for
erected
Signs 15' 0" high
Plates shall not more
than 12' from line.

2/12/35 Amendment
attached to this permit
and note of 10/19/34
should have been on
permit 34/259. This
sign not erected see
6/19/34 note.

Permit of this sign Contractor

878

Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.



Application for Permit for Alterations, etc.

Portland, Me., October 2, 1924 19

To the
INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—
Location *Sec 567-579 Knight Ave* 518 Woodford's Street Ward 8 in fire-limits? *no*
Name of Owner or Lessee, *H E Wilson* Address *507 Woodford's St*

Description of Present Bldg.
Contractor, *owner*
Architect, _____
Material of Building is *cement* Style of Roof, *pitch* Material of Roofing, *asphalt*
Size of Building is _____ feet long; _____ feet wide. No. of Stories, _____
Cellar Wall is constructed of _____ is _____ inches wide on bottom and batters to _____ inches on top.
Underpinning is _____ is _____ inches thick; is _____ feet in height.
Height of Building _____ Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
What was Building last used for? *filling station* No. of Families? _____
What will Building now be used for? *filling station*

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Detail of Proposed Work
cement
build addition 12x20feet with asphalt roof
all to comply with the building ordinance

Estimated Cost \$ *500.*

If Extended On Any Side

Size of Extension, _____ of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____
Of what material will the Extension be built? _____ Foundation? _____
If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
How will the extension be occupied? _____ How connected with Main Building? _____

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? _____ Proposed Foundations? _____
No. of feet high from level of ground to highest part of Poof to be? _____
How many feet will the External Walls be increased in height? _____ Party Walls _____

If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? _____ in _____ Story.
Size of the opening? _____ How protected? _____
How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative *H. E. Wilson*
Address *507 Woodford St.*

50

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 1, 1963

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, July 11, 1963, at 4:00 p.m. to hear the appeal of Humble Oil & Refining Company requesting an exception to the Zoning Ordinance to permit erection of a metal frame tire rack 15 feet long, 3 feet wide and 8 feet high with sign space 2 feet high and 15 feet long on the top of it, making an overall height of about 10 feet, at 512 Woodford Street (569-579 Brighton Avenue).

This permit is presently not issuable because: the service station use on the lot is non-conforming in the B-1 Business Zone in which the property is located and therefore this structure, which is to be accessory to that use, is not allowable unless authorized by the Board of Appeals; the structure is to be located only about 11 feet back from the street line of Woodford Street and therefore would encroach unlawfully upon the 15-foot deep front yard area required by Section 8-C-b-3 of the Ordinance; sign space on top of the structure and on the sliding doors is to advertise goods by trade name, contrary to the provisions of Section 16-A-4a 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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 8, 1963

TO THE BOARD OF APPEALS

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, July 11, 1963 at 4:00 p.m. to hear the following appeals:

Humble Oil & Refining Company - 512 Woodford Street (569-579 Brighton Avenue) -
To permit erection of a metal frame tire rack 15 feet long, 3 feet wide and 8 feet high with sign space 2 feet high and 15 feet long on top of it, making an overall height of about 10 feet. This permit is presently not issuable under the Zoning Ordinance because: the service station use on the lot is non-conforming in the B-1 Business Zone in which the property is located and therefore this structure, which is to be accessory to that use, is not allowable unless authorized by the Board of Appeals; the structure is to be located only about 11 feet back from the street line of Woodford Street and therefore would encroach unlawfully upon the 15-foot deep front yard area required by Section 8-C-b-3 of the Ordinance; sign space on top of the structure and on the sliding doors is to advertise goods by trade name, contrary to the provisions of Section 16-A-4a of the Ordinance.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 1, 1963

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, July 11, 1963, at 4:00 p.m. to hear the appeal of Humbia Oil & Refining Company requesting an exception to the Zoning Ordinance to permit erection of a metal frame fire rack 15 feet long, 3 feet wide and 8 feet high with sign space 2 feet high and 15 feet long on the top of it, making an overall height of about 10 feet, at 512 Woodford Street (569-579 Brighton Avenue).

This permit is presently not issuable because: the service station use on the lot is non-conforming in the B-1 Business Zone in which the property is located and therefore this structure, which is to be accessory to that use, is not allowable unless authorized by the Board of Appeals; the structure is to be located only about 11 feet back from the street line of Woodford Street and therefore would encroach unlawfully upon the 15-foot deep front yard area required by Section 8-C-b-3 of the Ordinance; sign space on top of the structure and on the sliding doors is to advertise goods by trade name, contrary to the provisions of Section 16-A-4a 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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

*July 11
Per. town to be signed*

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP-512 Woodford Street (569-579 Brighton Avenue)

June 19, 1963

Humble Oil & Refining Co.
1 Lincoln Street
South Portland, Maine

cc to: Corporation Counsel
cc to: Portland Pump Company
321 Lincoln St., S. Portland

Gentlemen:

Building permit for erection of a metal frame tire rack 15 feet long, 3 feet wide and 8 feet high with sign space 2 feet high and 15 feet long on the top of it, making an overall height of about 10 feet, is not issuable under the Zoning Ordinance for the following reasons:

1. The service station use on the lot is non-conforming in the B-1 Business Zone in which the property is located and therefore this structure, which is to be accessory to that use, is not allowable unless authorized by the Board of Appeals.
2. The structure is to be located only about 11 feet back from the street line of Woodford Street and therefore would encroach unlawfully upon the 15 foot deep front yard as required by Section 8-C-b-3 of the Ordinance.
3. Sign space on top of the structure and on the sliding doors is to advertise goods by trade name, contrary to the provisions of Section 16-A-4a of the Ordinance.

In case you desire to exercise your appeal rights in this matter, a copy of this letter is being sent to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 1, 1963

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, July 11, 1963, at 4:00 p.m. to hear the appeal of Humble Oil & Refining Company requesting an exception to the Zoning Ordinance to permit erection of a metal frame tire rack 15 feet long, 3 feet wide and 8 feet high with sign space 2 feet high and 15 feet long on the top of it, making an overall height of about 10 feet, at 512 Woodford Street (569-579 Brighton Avenue).

This permit is presently not issuable because: the service station use on the lot is non-conforming in the B-1 Business Zone in which the property is located and therefore this structure, which is to be accessory to that use, is not allowable unless authorized by the Board of Appeals; the structure is to be located only about 11 feet back from the street line of Woodford Street and therefore would encroach unlawfully upon the 15-foot deep front yard area required by Section 8-C-b. of the Ordinance; sign space on top of the structure and on the sliding doors is to advertise goods by trade name, contrary to the provisions of Section 16-A-4a 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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

A.P. 512 Woodford Street(569-579 Brighton Avenue)

May 20, 1963

Humble Oil & Refining Co.
2 Lincoln St., So. Portland
Portland Pump Company
321 Lincoln St., So. Portland

cc to: Corporation Counsel

Gentlemen:

Building permit for erection of an enclosed metal tire rack 5 feet deep, 8 feet long, and 9 feet high on premises of service station at the above named location is not issuable under the Zoning Ordinance because such an extension of the service station use, which is non-conforming under the provisions of Section 8-A of the Ordinance applying to the D-1 Business Zone in which the property is located, is not allowable under Section 17-B thereof.

While this matter is subject to appeal, lack of information as to framing and construction of the tire rack makes it impossible to determine whether it will meet Building Code requirements so that a permit can be issued under that Ordinance. Under such circumstances it is suggested that information of this nature, together with statement of design, be furnished for checking before any appeal is filed; bearing in mind that wall and roof construction is required to support a live load of not less than 40 pounds per square foot.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJ4:m

BI BUSINESS ZONE

APPLICATION FOR PERMIT



Class of Building or Type of Structure _____
Portland, Maine, May 17, 1963

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? _____ Dist. No. _____
Owner's name and address Humble Oil & Refining Co., 1 Lincoln St., Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Portland Pump Co., 321 Lincoln St., Portland Telephone 2-6336
Architect _____ Specifications _____ Plans yes _____ No. of sheets 1
Proposed use of building storage for tires No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 350. Fee \$ 3.00

General Description of New Work

To erect all metal tire rack 3' long by 5' wide as per plan

APPEAL FOR TIRE RACK 15' LONG + 3' WIDE DENIED 8/11/60
This application was denied because the rack was larger than the one previously approved. A new application is required.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and 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 _____
Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sil _____
Size Girder _____ Columns under girders _____ Size _____ Max. on center _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____
If one story building with masonry walls, thickness of walls? _____

If a Garage

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

APPROVED:

Miscellaneous

Will work require disturbing of any tr
Will there be in charge of the abov
see that the State and City requ
observed? yes _____

Portland Pump Co.

NON COPY

Signature of owner BY: _____

J. A. Littlefield

B1 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, March 27, 1962

PERMIT ISSUE
00235
MAR 27 1962
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 and specifications, if any, submitted herewith and the following specifications:

Location 512 Woodford Street (569-579 Right of Way) Within Fire Limits? Dist. No.
Owner's name and address Esso Standard Div. of Humble Oil & Refining Co. Telephone
Lessee's name and address 1 Lincoln St. So. Portland Telephone
Contractor's name and address O.G.K. Robinson, 17 Fitch St., Westbrook Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Service Station No. families
Last use " No. families
Material con. bl. No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 120. Fee \$ 23.00

General Description of New Work

To close up two existing windows rear wall with 8" concrete blocks. (Lab. room)

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 O.G.K. Robinson

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 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:

012-3/27/62-ajd

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

Esso Standard Div. of Humble Oil Refining

CS 301

INSPECTION COPY

Signature of owner BY:

John D. Robinson

3.29

Permit No. 62/2335

Location 51 in Woodland

Owner Geo. H. Woodland

Date of permit 3/29/62

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

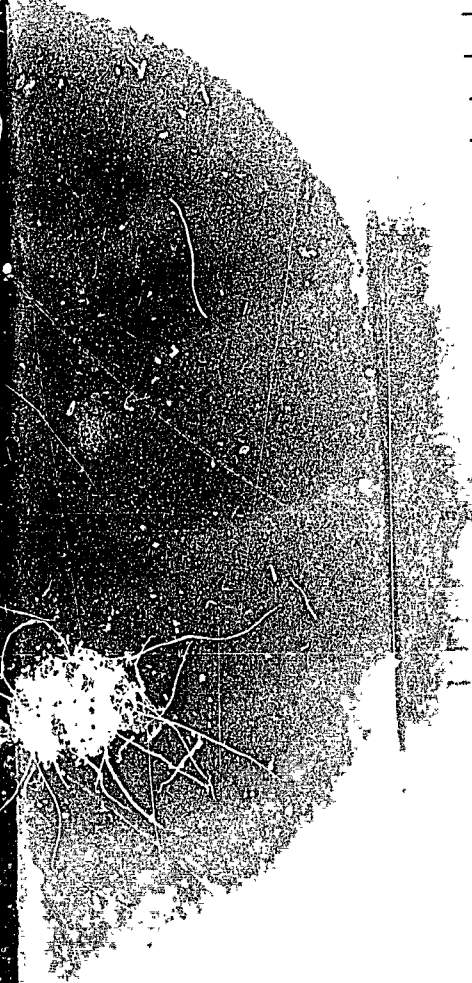
Form Check Notice

NOTES

7-3-62 Comp. Lot 1

7

Lined area for notes, containing a large handwritten 'X' mark.



Denied 8/11/60
60/96

DATE: July 28, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MRS. MAJORIE W. CLAY

AT 512 Woodford St., corner of Brighton Avenue

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

BOARD OF APPEALS

VOTE

~~Frederick B. Nelson~~ Frederick B. Nelson
Ralph L. Young
Harry M. Shwartz

Yes
()
()
()

No
SSS

Record of Hearing:

Denied

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

July 5, 1960

corner Brighton Ave.

Marjorie W. Clay

, owner of property at 512 Woodford St./

she petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit the 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 this location. This permit is presently not issuable for the following reasons: (1) The existing service station use is non-conforming under Sec. 8-A of the Ordinance applying to the B-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 B-1 Business Zone by Section 8-C-b-3 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.

Marjorie W. Clay
APPELLANT

DECISION

After public hearing held July 28, 1960, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

Denied 8/11/60

Henry M. Roberts
Joseph J. ...
Fredrick P. Belam
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 18, 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, July 28, 1960, at 4:00 p.m. to hear the appeal of Marjorie W. Clay requesting an exception to the Zoning Ordinance to permit 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 512 Woodford Street, corner of Brighton Avenue.

This permit is presently not issuable for the following reasons:

- (1) The existing service station use is non-conforming under Section 8-A of the Ordinance applying to the B-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 B-1 Business Zone by Section 8-C-b-3 of the Ordinance.

This appeal is taken under Section 14 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