

DEC 14 1964

December 10, 1964

Board of Appeals  
City Hall  
Portland, Maine

Gentlemen: At: Mr. Franklin Hinckley

Enclosed is a copy of a letter I wrote you Oct. 13, 1959.

The other day I received a letter from the "Appeals Board", saying that Mr. Arthur Serunian is again requesting a hearing for the use of a filling station on property that abuts ours. We are located at #12 Columbia Road.

I am sending along the copy of the letter I wrote, years ago, as the same circumstances are in existence. In fact, if anything, I think that twice as many children are now involved.

This section of Rosemont is very desirable for many as their children can get an entire pre-college schooling on nearby Stevens Avenue.

There are many more arguments which we hope we can present at the hearing Thursday, December 17th, at four o'clock.

Yours Truly,

*Lynne and Dorothy Yunker*

DEC 14 1964

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Board of Appeals  
City Hall  
Portland, Maine

Gentlemen: Attn: Mr. Franklin Hinckley

Enclosed is a copy of a letter I wrote you Oct. 13, 1959.

The other day I received a letter from the "Appeals Board", saying that Mr. Arthur Serunian is again requesting a hearing for allowance of a filling station on property that abuts ours. We are living at #12 Columbia Road.

I am sending along the copy of the letter I wrote, years ago, as the same circumstances are in existence. In fact, if anything, I think that twice as many children are now involved.

This section of Rosemont is very desirable for many as their children can get an entire pre-college schooling on nearby Stevens Avenue.

There are many more arguments which we hope we can present at the hearing Thursday, December 17th, at four o'clock.

Yours Truly,

*Lyon and Dorothy Wheeler*

CITY OF PORTLAND, MAINE

Department of Building Inspection

BRA-  
10/10/11

AP - 589-605 Brighton Avenue,  
corner Columbia Road

December 4, 1964

Mr. Arthur A. Serunian, Jr.,  
19 Clifton Street

cc: Shell Oil Co.  
5 Central Ave., So. Portland,  
cc: Corporation Counsel

Dear Mr. Serunian:

Building permit for construction of a one story masonry service station approximately 29' x 57' at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The service station use is not allowable in the B-1 Business Zone where the property is located without authorization of the Board of Appeals, as provided by Section 8-A-12b of the Ordinance.
2. The light pole proposed close to Columbia Road would be an unlawful encroachment upon the 10 foot side yard required by Section 8-C-b-2.
3. The pole sign and light poles close to Brighton Avenue would be unlawful encroachments upon the 15 foot front yard required by Section 8-C-b-3.
4. The rotating detached pole sign is not allowable under the provisions of Section 16-A-4 because detached signs are not allowable in the B-1 Zone, and the proposed sign would face the adjoining lot at the rear, which is in a Residential Zone, at some time during its rotation, contrary to the provisions of this section.
5. The proposed pylon signs above the roof of the building are not allowable because roof signs are not permissible in the B-1 Zone under Section 16-A-4 of the Ordinance.

We understand that you would like to exercise your appeal right concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel. Accordingly you should come to this office and file the appeal.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AJS/h

City of Portland, Maine  
Department of Public Inspection  
City of Portland, Maine

City of Portland, Maine  
Department of Public Inspection  
City of Portland, Maine

Department of Public Inspection  
CITY OF PORTLAND, MAINE

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

December 14, 1964

Mr. Arthur A. Serunian, Jr.  
19 Clifton Street  
Portland, Maine

cc: Shell Oil Co.  
5 Central Ave.  
So. Portland, Maine

Dear Mr. Serunian:

The Board of Appeals will hold a public hearing  
in the Council Chamber at City Hall, Portland, Maine  
on Thursday, **December 17, 1964** at 4:00 P. M.  
to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS  
Franklin T. Hinckley  
Chairman

Revised 3/16/61  
6/15

DATE: MARCH 16, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ARTHUR A. SERUNIAN, JR.

AT 589-605 Brighton Avenue

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley  
Ralph L. Young  
Frederick B. Nelson

Yes  
( )  
( )  
( )

No  
(X)  
(X)  
(X)

Record of Hearing:

Opposed: Hope D. Greely - 503 Woodford Street  
S. H. Musiman - 33 Columbia Road  
Birdie Shible - 26 Columbia Road  
Dorothea P. Winkler - 12 Columbia Road  
Charlotte Olesen - 22 Hastings St.  
June Blanchard - 16 Columbia Road  
Approximately 25 persons appeared in opposition  
Letts and petitions in file

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

February 1, 1961

Arthur A. Serunian, Jr., owner of property at 589-605 Brighton Ave., petitions the Board of Appeals to: A: VARIANCE FROM THE PROVISIONS OF SECTION 24 OF THE ZONING ORDINANCE OF THE CITY OF PORTLAND, MAINE, FOR THE CONSTRUCTION OF A ONE-STORY MASONRY SERVICE STATION APPROXIMATELY 10 FEET FROM THE REAR LOT LINE INSTEAD OF A REAR YARD. This permit is presently not issuable because the property is located in the B-1 Business Zone where the property is located, as provided by Sec. 8-A-12b of the Ordinance.

B: PERMIT also is not issuable because the proposed sign and light poles are located only about 12 feet from the rear lot line instead of a rear yard as required by Sec. 8-C-b-1 because the rear lot line abutting Columbia Road are unlawful encroachments upon the 15 foot front yard required by the provisions of Sec. 18-A-4 of the Ordinance, the doors to toilet rooms in end of building toward Columbia Road are not allowable because they will face other than the main business street and are more than 60 feet to the Residence Zone at the rear of the lot, contrary to the provisions of Sec. 18-D of the Ordinance.

LEGAL BASIS OF APPEAL COVERING VARIANCE (A ABOVE): 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.

LEGAL BASIS OF APPEAL COVERING CONDITIONAL USE (B ABOVE): Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

*Arthur A. Serunian, Jr.*  
APPELLANT

DECISION

After public hearing held March 16, 1961, the Board of Appeals finds that the conditions set forth under A and B above do not exist with respect to this property and that the petition should not be granted.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted and that permit for sub-conditional use should not be issued.

*Franklin D. Hillery*  
*Joseph L. Young*  
*Federick B. Nelson*  
BOARD OF APPEALS

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

March 6, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chambers at City Hall on Thursday, March 16, 1961, at 4:00 P.M. to hear the appeal of Arthur A. Serunian, Jr. requesting an exception to the Zoning Ordinance to permit construction of a one-story masonry service station approximately 29 feet by 44 feet on the premises at 589-605 Brighton Avenue.

This permit is presently not issuable because: (A) The service station use is not allowable in the B-1 Business Zone where the property is located without authorization of the Board of Appeals, as provided by Section 8-A-12b of the Ordinance. (B) The building is to be located only about 12 feet from the rear lot line instead of a rear yard depth of 20 feet being provided as required by Section 8-C-b-1 because the rear lot line abuts a Residence Zone; the two light poles proposed close to Columbia Road are unlawful encroachments upon the 10 foot side yard required by Section 8-C-b-2; the pole sign and light poles close to Brighton Avenue are unlawful encroachments upon the 15 foot front yard required by Section 8-C-b-3; the rotating detached pole sign is not allowable under the provisions of Section 16-A-4 because detached signs are not allowable in the B-1 Zone and the proposed sign would face the adjoining lot at the rear which is in a Residential Zone at some time during its rotation contrary to the provisions of this section; the proposed pylon signs above the roof of the building are not allowable because roof signs are not permissible in the B-1 Zone under Section 16-A-4 of the Ordinance; the doors to toilet rooms in end of building toward Columbia Road are not allowable because they will face other than the main business street and will be closer than 60 feet to the Residence Zone at the rear of the lot, contrary to the provisions of Section 18-D of the Ordinance.

A above is taken under Section 24 of the Zoning Ordinance which provides such use may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

B above 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 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

S

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

March 13, 1961

Mr. Arthur A. Serunian, Jr.  
19 Clifton Street  
Portland, Maine

Dear Mr. Serunian:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, at 4:00 p.m., on Thursday, March 16, 1961, to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

cc: Richard S. Chapman, Esquire  
85 Exchange Street  
Portland, Maine

S



CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

March 6, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in  
at City Hall on Thursday, March 16, 1961, at 4:00 P.M.  
Arthur A. Serunian, Jr. requesting an exception to  
construction of a one-story masonry service station  
feet on the premises at 589-605 Brighton Avenue

This permit is presently not  
use is not allowable in the B-1 Business  
authorization of the board of Appeals.  
(B) The building is to be 1  
of a rear yard depth of 10  
the rear lot line abutting  
Columbia Road area  
Section 8-C-b-1  
encroachment  
detached

A service station  
property is located without  
section 8-A-12b of the Ordinance.  
set from the rear lot line instead  
as required by Section 8-C-b-1 because  
the two light poles proposed close to  
upon the 10 foot side yard required by  
and light poles close to Brighton Avenue are unlawful  
foot front yard required by Section 16-A-4 because  
are not allowable under the provisions of Section 16-A-4 because  
in a lot at the rear which is in a Residential Zone at some time during  
station contrary to the provisions of this section; the proposed pylon signs  
over the roof of the building are not allowable because roof signs are not permis-  
sible in the B-1 Zone under Section 16-A-4 of the Ordinance; the doors to toilet rooms  
in end of building toward Columbia Road are not allowable because they will face other  
than the main business street and will be closer than 60 feet to the Residence Zone  
at the rear of the lot, contrary to the provisions of Section 18-D of the Ordinance.

A above is taken under Section 24 of the Zoning Ordinance which provides  
such use may be granted only if the Board of Appeals finds that such use of the  
premises will not adversely affect property in the same zone or neighborhood and will  
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such variance may be granted only if the Board of Appeals finds that the strict application  
of the provisions 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

*97*  
*permitted by the Board of Appeals and disapproval of the  
Commissioner of the Department of Public Works and  
the Department of Public Utilities. The Board of Appeals  
has approved the plan and the Board of Public Works  
has approved the plan and the Board of Public Utilities  
has approved the plan.*

Mr. Franklin B. Hinckley,  
Chairman Board of Appeals,  
Portland, Me.

12 Bay Street  
Portland, Me.  
March 14, 1961.

My Dear Sir,

We have this day received a notice from your office regarding an appeal of Mr. Arthur A. Berwick, Jr. regarding an exception to the zoning ordinance to permit construction of a one-story masonry service station on the premises of 589-605 Beighton Ave.,

For the 5th time this letter is to enter our formal protest against granting said request.

Even in 1956 the Reverend Walter M. Colby, then owner of part of the property, made a similar request and was turned down by the then Zoning Board.

On July 24, 1956, once again on June 4, 1957, similar requests were made by Kenneth W. & Alfred P. Reynolds owners of the property at that time and in the first case was also turned down by your Board and in the last case the request was withdrawn at the last moment.

We wish to enter our protest at this time against granting the said request owing to the fact that the South Side of our property, approximately 55' at 12 Bay St. abuts the north side of said property of 589 Beighton Ave.

We offer a few reasons for our objection, namely that this type of business especially would be detrimental such as showing fumes from gasoline being dispensed, motors running day & night, also deem it an added Fire Hazard to residential property, but also an added Traffic Hazard near Prescott Square.

In view of the fact that there are now 3 stations all  
within 500' of the said location feel that there is no  
further need for this added hazard as the community  
is amply served at the present time.

After the past decisions by previous zoning boards  
we do not see why such a permit should even be considered  
after we and other good neighbors have struggled hard to  
keep our properties up to living standards in such a  
near residential section.

We feel your board should protect those tax-payers  
instead of deteriorating the value of our property by granting  
of such a permit.

As you and your Honorble Board will again  
flatly deny said request like three other zoning boards  
have done, we are

Yours very truly,  
Mey Hazel & Starbuck  
Henry G. Starbuck

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

March 6, 1961

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BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Memorandum from Department of Building Inspection, Portland, Maine

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

Dear Mr. Raphael:

That you may get such needed heat at the above job, I am issuing permit to install heater to Furnace Installation Co. under the understanding that oil from the storage tank cannot reach burner by gravity, but will have to be pumped, also subject to statement attached. After consultation with a ventilation engineer, I am compelled to require under the Code, however that a duct be run from the fresh air grille direct to the large duct through which the fan draws return air. Because O<sub>2</sub> is such a small proportion, and the air will be cold, this duct would naturally be quite small, but should be designed by one who knows how.

CC With permit to Furnace Installation Co.

W.J. Ewing, Col. Beacon Oil Co., Portland, (Signed) Warren McDonald

Inspector of Buildings



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED  
0159

Permit No.  
FEB 14 1942

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Feb. 9, 1942

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 Brighton & Woodford St. Use of Building Gas Station No. Stories 1 New Building Existing "        "  
Name and address of owner of appliance Colonial Beacon Oil Co.

Installer's name and address Furnace Installation Co., Inc. Telephone Watertown 6220  
200 Dexter Ave. Watertown, Mass.

General Description of Work  
To install Gilbert & Barker Heating unit and galvanized duct work

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar?          If not, which story 1 Kind of Fuel oil  
Material of supports of appliance (concrete floor or what kind) Concrete floor  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 4 ft.  
from top of smoke pipe 4 ft. from front of appliance 6 ft. from sides or back of appliance 2 ft.  
Size of chimney flue 8" Other connections to same flue None

IF OIL BURNER

Name and type of burner Gilbert & Barker (Esso) Labeled and approved by Underwriters' Laboratories? Yes  
Will operator be always in attendance? Yes Type of oil feed (gravity or pressure) pressure  
Location oil storage Underground No. and capacity of tanks 1 - 550 gal.  
Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? all

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.)  
Furnace Installation Co., Inc.

INSPECTION COPY  
Signature of Installer [Signature]

*Plan filed with City 1/15/42*

AGREEMENT RELATING TO THE USE OF THE PROPERTY OF HARRY E. AND EOLINE WILSON AT  
569-575 BRIGHTON AVENUE, CORNER WOODFORD STREET

December 4, 1941

In consideration of appeal sustained and a building permit granted by the City of Portland, under the Zoning Ordinance of said city, to construct and maintain a Service Garage or automobile service building of larger volume than the existing building in connection with a gasoline filling station now on the property at 569-575 Brighton Avenue, corner Woodford Street, in said Portland, Harry E. & Eoline Wilson of said Portland, owners of said premises, agree for themselves, their heirs and assigns, to observe and enforce the following conditions:

1. That no commercial vehicles shall be parked or allowed to be parked on these premises.

2. That no retail business or service, other than that of a gasoline filling station and motor vehicle service station shall be conducted or allowed to be conducted on these premises so long as the premises are used for these uses non-conforming with the Zoning Ordinance allowed under the sustained appeal.

8 IN WITNESS THEREOF, we have hereunto set our hands and seals this  
of December A.D. 1941.

WITNESS:

Irene M. Weston.

Harry E. Wilson.

Eoline Wilson.

C-42-65-1  
Sept. 2.4./1964-I

6-1-42-H

July 7, 1942

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

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

Your File - 5339-42K

Dear Mr. Raphael:

Your attention is called to a 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 still allows any use at all.

Apparently that portion of the pit vent duct which was below the floor was not made airtight 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 bell "n" spigot cover tiles 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 somewhere 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 in a concrete plug in the vent duct a short distance from the intake of the duct in the pit. This plug not only does not prevent the water from running into the pit, but does effectually make useless the ventilating equipment which you have provided as required by law.

Please take steps to have this situation entirely corrected in workman-like 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,

WJG/H

Inspector of Buildings

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

C. Corso & Sons,  
527 So. Main Street  
Haverhill, Mass.



411,964-I

March 28, 1942

Colonial Beacon Oil Co.,  
878 Stuart St.,  
Boston, Mass.

Subject: Ramps at 560-575  
Brighton Avenue

Dear Mr. Raphael:

Your application and arrangement for curbs, ramps and side-walks should be made to Edw. M. Hunt, Commissioner of Public Works. No doubt he will take care of your request.

Very truly yours,

Inspector of Buildings

MoD/W

CBO-BAL-11



**COLONIAL BEACON OIL COMPANY**  
NEW ENGLAND SALES DIVISION  
BOSTON, MASS.

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

March 27, 1942

MAIL REPLY TO  
378 STUART STREET  
BOSTON, MASS.

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

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

Dear Sir:

Under the War Production Board Order, it is necessary that we complete all our construction at service stations on or before May 15. We have completed all the work at the subject location with the exception of the driveways inside the property line and plan to proceed with this work.

It would be to our mutual advantage if the City would install the outside ramps or give us the necessary permission to do the work under their supervision before May 15, so that all the work would be done at once. Could you assist us in carrying out this plan?

Yours very truly,

*W. Raphael*

W. RAPHAEL  
Construction and Maintenance

WR:GS

*Subject: Driveway area  
a no. - Brighton Ave*

*Say:*

*Dear Mr Raphael:  
Your application and arrangement  
for curbs, ramps and sidewalks should  
be made to Edw. M. Hunt, Comm. Pub.  
Works. No doubt he will take care of  
your request.*

*O. T. Young,  
Inspector of Buildings*

BUY AT THE SIGN FOR HAPPY MOTORING



**COLONIAL BEACON OIL COMPANY**  
NEW ENGLAND SALES DIVISION

BOSTON, MASS.

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

February 4, 1942

MAIL REPLY TO  
378 STUART STREET  
BOSTON, MASS.

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

569-575 Brighton Ave.  
Portland, Maine  
5339 - WR

Dear Sir:

We regret that we have not replied sooner to your letter of December 23, in which you requested that we give you a sketch indicating more clearly how the outside air will be delivered to the warm air system for recirculation.

We are attaching two blue prints on which we have shown Sections BB and CC indicating the louver in the outside wall and the approximate course of the fresh air, which would travel through the boiler room into the duct connected to the fan. This grille will be 4"x10" and we have shown it located near the floor, but this location can be changed to any point in the return duct if you desire.

The reason we have not shown a duct for bringing the fresh air into the heating system is because it would take up quite a bit of space in the boiler room due to the fact that the heater is installed adjacent to the inside partition in the farthest corner from the outside wall, and the duct would have to be run this entire distance.

We should appreciate your checking our plan and letting us know as soon as possible if it meets with your approval.

Yours very truly,

W. RAPHAEL  
Construction and Maintenance

By *W. J. Koenig*

RECEIVED  
FEB 5 1942  
DIP. DIV. 13F.  
CITY OF PORTLAND

WJK:CS  
Enc.

BUY AT THE SIGN FOR HAPPY MOTORING

CRAWFORD  
Furnace Installation Co., Inc.  
200 DEXTER AVENUE  
WATERTOWN, MASSACHUSETTS  
Tel.-phone Watertown 6220

HEATERS  
ANCHOR  
CRAWFORD  
SUPERFEX

Feb. 9, 1942

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

Dear Sir:

We are in receipt of your letter of Feb. 3rd., relative to the installation of heating equipment in service garage at 569-575 Brighton Ave., corner Woodford St., with the application for the permit enclosed. There was only one copy enclosed "Inspection copy", which we have filled in and are enclosing herewith, also our check for \$1.00 to cover permit.

With reference to the diagram, we understand Mr. Raphael's office is going to take care of this.

In regard to the approval of the Chief of the Fire Department, does your office take care of this end of it? If not, will you kindly notify us what procedure to take.

Thanking you,

Very

F

ION CO., INC.

*A. Wm. Helake*  
A. Wm. Helake

AWH\*mb  
Encl.

87  
AJJ

February 3, 1942

Woodford Furnace Installation Co., Inc.  
200 Dexter Avenue,  
Watertown, Mass.

Subject: Installation of heating  
equipment in new Service Garage at  
563-575 Brighton Ave., corner  
Woodford Street

Gentlemen:

Enclosed applicants copy and inspection copy of application for permit  
to cover installation of heating equipment in this city, in reply to your  
request of February 2nd in connection with the above job.

Please fill the blank out completely including all clearances, type of  
oil burner and whether or not it carries the Underwriters' Label, if you are  
to furnish that, (it is required to carry the label of the Underwriters'  
Laboratories, Inc. as a domestic burner) keep the applicants copy for your  
own files and return the inspection copy to us with a check made payable to  
the City of Portland, Maine for one dollar.

I understand this is to be a warm air heating system, and in connection  
with the general construction work I have had correspondence with Mr. Raphael,  
Chief of Construction, Colonial Beacon Oil Company.

I do not know how much work whether any duct work, ventilation fan or  
how much is included in your contract but on December 23rd, I wrote to Mr.  
Raphael in part as follows: "With regard to the recirculation of fresh air  
through the heating system I am inclined to think that the proposition which  
you have outlined will satisfy the requirements, provided (to use the words of  
National Board of Fire Underwriters' and of the Building Code) the air taken  
the outside would be delivered 'to a point near the floor on which the fan  
rests', and that the grille in the outside wall would be open at all times,  
the air supply which it provides being without control of any kind. Both the  
Building Code and the Underwriters' requirements refer to the outside air being  
taken through a duct which shall deliver the outside air to a point near the  
floor on which the fan rests. I take it that you do not have in mind a duct  
in this connection.

We necessarily look to the Underwriters' to keep us straight on a lot  
of these matters, and if you will give me a diagram of this arrangement show-  
ing the relative location and levels of the circulating fan, the grille in the  
return air duct and the grille in the outside wall of the boiler room I would  
be glad to ask them if this seems to meet the requirements that they intend."

I believe we have never received such a diagram from Mr. Raphael and  
therefore this matter has not been taken up with the Underwriters'. Based on  
later developments in this office, however, I think that there is no doubt  
that the intent of the Building Code is to require a duct from the fresh air  
intake opening in the outside wall of the heater room either to a point at the  
floor level very close to the intake register to the circulating fan or else  
connect the ducts directly to the same main duct in which the circulating fan

February 3, 1942

Installation Co., Inc.-----2

recirculated air, the relative size of the two ducts being  
viewed so that without fail at least five per cent of the total  
of air circulated will come from out of doors directly.

Let me say that this permit which you are applying for requires  
approval of the Chief of the Fire Department before the permit is issued  
and our law requires that the actual permit card be on the job before any  
of the installation work is commenced. We have had considerable difficulty  
due to the fact that out of town contractors have not been careful to  
observe this requirement and I shall have to insist that you do.

I shall not be able to issue the permit to you until a plan is at  
hand showing fully this arrangement of supply of outside air to the circula-  
ting system, and Mr. Raphael is receiving a copy of this letter so that your  
representative and he can get together and clear it up.

Very truly yours,

Inspector of Buildings

WAD/H

CC: W. Raphael,  
Construction & Maintenance  
Colonial Beacon Oil Co.  
278 Stuart Street,  
Boston, Mass.

CRAWFORD  
Furnace Installation Co., Inc.  
200 DEXTER AVENUE  
WATERTOWN, MASSACHUSETTS  
Telephone Watertown 6220

HEATERS  
ANCHOR  
CRAWFORD  
SUPERFEX

February 2, 1942

*Handwritten notes:*  
The above mentioned  
gas furnace  
is a general permit  
2/3/42

Building Inspector  
Portland, Maine

Dear Sir:

Will you please send us the  
necessary papers for installing the heating  
equipment in the Colonial Beacon Oil Gas  
station, at Brighton & Woodford Sts., Portland,  
Maine.

As this is only a one day job we  
would like to take out the necessary permits,  
to save any delays.

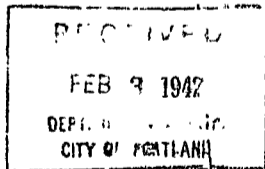
Thanking you, we are

Very truly yours,

FURNACE INSTALLATION CO., INC.

*A. Wm. Heidke*  
A. Wm. Heidke

AWH:mb



December 23, 1941

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

Construction  
and Maintenance  
Division, Beacon Oil Co.  
278 Stuart Street,  
Boston, Mass.

Dear Sir:

The first paragraph of your letter of December 22nd seems to draw the conclusion that we were requiring that there be no setback of the inside curbs at this station. That is not the case. If you will refer to paragraph No. 1 of my letter of December 20th, you will see that I have used the term "inside curbs at the street corner". This refers only to the inside curb which meet in a V at the intersection of the street lines of Brighton Avenue and Woodford Street. We were unable to imagine any circumstances under which there would be interference with the passing of a vehicle in or out of the station via the two approaches nearest the intersection - these street lines (one from Woodford Street and the other from Brighton Avenue) if the two legs of the V formed by these inside curbs were carried clear out to the edge of the approach nearest the intersection instead of being set back five feet as shown still on the plat plan.

With regard to the recirculation of fresh air through the heating system I am inclined to think that the proposition which you have outlined will satisfy the requirements, provided (to use the words of the National Board of Fire Underwriters' and of the Building Code) the air taken from the outside would be delivered "to a point near the floor on which the fan rests", and that the grille in the outside wall would be open at all times, the air supply which it provides being without control of any kind. Both the Building Code and the Underwriters' requirements refer to the outside air being taken through a duct which shall deliver the outside air to a point near the floor on which the fan rests. I take it that you do not have in mind a duct in this connection.

We necessarily look to the Underwriters to keep us straight on a lot of these matters, and if you will give me a diagram of this arrangement showing the relative location and levels of the circulating fan, the grille in the return air duct and the grille in the outside wall of the boiler room I would be glad to ask them if this seems to meet the requirements that they intend.

Very truly yours,

Inspector of Buildings

WMO/H

CC: C. Durso & Sons  
527 So. Main Street  
Haverhill, Mass.

A.J.S.  
26



601-605 BRIGHTON AVENUE

SHAW-WALKER

Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R

CHECK LIST FOR SIGNS

Date -

9/21/77

Checked By

M.G.W.

Location -

589-605 PERKINSON AVE.  
COA. 6-8 COLUMBIA RD.

- Zone Location - B-1
- Fire Zone - N
- Sign & Review Committee - over 8" in least dimension - NO
- Area of sign - 48"
- Area of existing signs - 0 = 48" - 200" PERI.
- Material - PLASTIC & METAL
- Design -
- Facing adjoining Residence Zone - NO
- Flashing or Steady light -  
If on State road - check with State -

Attached Sign -

- Height above level of roof - BELOW

Detached or pole sign -

- Height -
- Required yards (single pole OK - 2 poles a structure) 40" setback
- Corner clearance -
- Footing -
- Certificate of Design -

Projecting Sign -

- Clearance 10' -
- Bonded -
- Height -
- Written Consent -
- Projection over sidewalk (18" from curb) -



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....

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

0840

SEP 22 1977

ZONING LOCATION B-1 PORTLAND, MAINE, Sept. 21, 1977

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICE. PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 605 Brighton Ave. ... Fire District #1 [ ], #2 [ ]
1. Owner's name and address SMR, Inc., P.O. Box 899, Scarborough, Me. ... Telephone 883-2344
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address to be let ... Telephone ...
4. Architect ... Specifications ... Plans ... No. of sheets ...
Proposed use of building 7-11 Convenience Store ... No. families ...
Last use ... No. families ...
Material ... No. stories ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$ ... Fee \$.9,80

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling ... Ext. 234 Permit to erect sign to be attached to building 12x 4 as per plans. 1 sheet of plans.
Garage ...
Masonry Bldg. ...
Metal Bldg. ... Stamp of Special Conditions
Alterations ...
Demolitions ...
Change of Use ...
Other ...

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [ ] 2 [ ] 3 [ ] 4 [ ]

Other: .....

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER
ZONING: O.K. M.G.C. 9/21/77
BUILDING CODE: O.K. S.G. 9/22/77
Fire Dept.:
Health Dept.:
Others:

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? ..

Signature of Applicant Brent Pauley Phone # ... same ...
Type Name of above BRENT PAULEY 1 [ ] 2 [ ] 3 [ ] 4 [ ]

Other and Address .....

FIELD INSPECTOR'S COPY

NOTES

12-13-77 will not be erecting sign  
The bldg cannot be built

Approved

9-22-77

211 St  
211 St

Date of permit

9-21-77

Overseer

M. G. Stone

Permit No.

77/18810

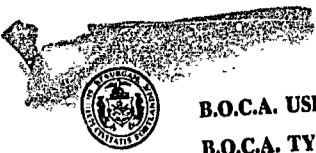
211 St

Location

211 St

1451 Woodford St

Large ruled area with a large 'X' drawn across it, indicating a void or cancellation of the permit.



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION .....  
ZONING LOCATION PORTLAND, MAINE, Sept. 20, 1977

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE  
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 605 Brighton Ave. Fire District #1  #2   
1. Owner's name and address RMR, Inc. P.O. Box 899, Scarborough, Me. Telephone 883-2344  
2. Lessee's name and address ..... Telephone .....  
3. Contractor's name and address Dev-Con Po Box 2k4, Manahawlin, N.J. Telephone .....  
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....  
Proposed use of building 7-11 Convenience Store No. families .....  
Last use ..... No. families .....  
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
Other buildings on same lot .....  
Estimated contractual cost \$ 65,000. Fee \$ 260. *pl. 9-21-77*

FIELD INSPECTOR—Mr. ....  
This application is for: @ 775-5451 To construct 52'8" x40'8" store as per plans  
Ext. 234  
Dwelling .....  
Garage .....  
Masonry Bldg. ....  
Metal Bldg. ....  
Alterations .....  
Demolitions .....  
Change of Use .....  
Other .....  
Stamp of Special Conditions

*refunded + Dec '77  
not issued*

NOTE TO APPLICANT: *Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.*

PERMIT IS TO BE ISSUED TO 1  2  3  4   
Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....  
Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....  
Has septic tank notice been sent? ..... Form notice sent? .....  
Height average grade to top of plate ..... Height average grade to highest point of roof .....  
Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
Kind of roof ..... Rise per foot ..... Roof covering ..... Kind of heat ..... fuel .....  
No. of chimneys ..... Material of chimneys ..... of lining ..... Corner posts ..... Sills .....  
Framing Lumber—Kind ..... Dressed or full size? ..... Size ..... Max. on centers .....  
Size Girder ..... Columns under girders .....  
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 ..... height? .....  
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 to be accommodated ...  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE  
BUILDING INSPECTION—PLAN EXAMINER .....  
ZONING: .....  
BUILDING CODE: .....  
Fire Dept.: .....  
Health Dept.: .....  
Others: .....

### 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 ..

Signature of Applicant Brant Rauley Phone # 883-2344  
Type Name of above ... Brant Rauley 1  2  3  4   
Other .....  
and Address .....

FIELD INSPECTOR'S COPY



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

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

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, .. Sept. 21, 1977

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... 605 Brighton Ave. .... Fire District #1  #2

1. Owner's name and address . . . . . PMR, Inc. - P. O. Box 899 - Scarborough, Me. Telephone .. 883-2344

2. Lessee's name and address .....

3. Contractor's name and address . . . to be left. Telephone .....

4. Architect .....

Specifications .....

Plans .....

No. of sheets .....

Proposed use of building . 7-11 Convenience Store. .... No. families .....

Last use .....

No. stories .....

Heat .....

Style of roof .....

No. families .....

Material .....

Other buildings on same lot .....

Roofing .....

Estimated contractual cost \$ .....

Fee \$ .50 appeal fee

FIELD INSPECTOR—Mr. ....

This application is for: @ 773-5451

Dwelling ..... Ext. 234

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

### GENERAL DESCRIPTION

Permit to erect detached pole sign 40 square feet, as per plans. 1 sheet of plans.

Stamp of Special Conditions

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

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### DETAILS OF NEW WORK

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

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

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

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

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

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

Kind of roof ..... Rise per foot ..... Roof covering .....

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

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

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

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

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

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

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

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

### IF A GARAGE

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

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: .....

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

### 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? .....

Signature of Applicant *Brent Pauley* ..... Phone # . . same .....

Type Name of above .. Brent Pauley .....

1  2  3  4

Other ..... and Address .....

FIELD INSPECTOR'S COPY

Dan Coyne 7741885 (Real Estate Agent)

PROPERTY DESCRIPTION						
Address 591-605 Brighton Avenue Portland, Maine			Inspector TJH III	Date of Insp. 8/16/90	No. 4587	
Owners Name & Address B-Con Associates			Deed Reference B & P 6462/42 Date 5/29/84			
SITE DATA			Type & Use Commercial land & medical building			
Size See plan of land 21,902 SF±		Electricity Yes	Improvements Since Purchase Construction of the existing improvements.			
Water Yes	Gas Yes	Telephone Yes	Remarks Very desirable professional office, suburban business & residential area, at a major intersection, near major highways.			
Sewer Yes	Street Surface Asphalt	Street Lights Yes				
Drive Asphalt	Curb Granite	Fire Alarm Yes				
Walks Asphalt & conc.	Sidewalks Asphalt	Hydrants Yes				
Walls No	Traffic Flow 2-way heavy	Subsoil Granular				
Fence Stockade line	Planting Good	Storm Drain Yes				
Seeded Partially	Topography Rel. level	Parking Ample on-site 17 sps				Assessed Value 1990-91 Land \$52,310 Bldgs. \$212,020 Total \$264,330
BUILDING DATA						
Age Built 1984	Heat Electric heat pumps	Insulation Yes	1st Floor No	Bath Floor Linoleum	Stories 1	
Rem. Econ. Life 45 years±	Oil Tank No	Ceilings Suspended	Ceiling Factory-built	Bath Walls Paint	Roof Asphalt FG shingle	
Construction Frame	Hot Water Auto. elec.	Walls Drywall	Counter Tops Laminate	Bath Fixts. 2-2pc. wt. 1-3pc. wt.	Gutters/Spouts Some plastic	
Foundation Poured conc.	Laundry W-D hook-up	Tr 2 1/2" Colonial	Kit. Sink Several SS	Shower 1 FG stall	Chimney No	
Excavated 29% basement	Elevator No	Floors W-W&L linoleum	Stv. Oven No	Elect. Fixts. Ample	Siding Stained wt. cedar shg.	
Cellar Floor Concrete	Sprinkler No	Closets Ample	Dish Washer No	Windows dbl-hung & bay	Shutters No	
Columns Lally	Incinerator No	Radiation Ceiling register	Disposer No	Storm Sash/Screen dbl glaz/scr.	Fire Escape No	
Bulkhead No	Sump Pump Yes	Air Cond. Yes. Heat pumps	Exhaust Fan In baths	Doors Birch flush	Porches 2 covered ramp & canopy	
Wiring 3 phase 200Amp Romex	Plumbing Copper/PVC	Fireplace No	Garage & Outbuildings No			
Unit & Room Arrangement 1 Unit, walk-in clinic, immediate medical treatment facility Partitioned medical office space: reception, waiting, business office, private offices, examining rooms, treatment rooms, X-Ray room, lunch room, lab, bathrooms partial basement storage security alarm system Gross building area: 3,690 SF						
Condition & Necessary Repairs			Condition generally good in & out. No necessary repairs.			
B-CON ASSOCIATES						