



B2 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 17, 1959

PERMIT ISSUED

00374

APR 21 1959

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1040 Brighton Ave. Within Fire Limits? no Dist. No. _____
Owner's name and address Pine Tree Shopping Center, 600 Columbia Ave., Boston Mass. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Alfred Kennedy, Sr., 16 Anderson Ave., Westbrook Me. Telephone 44-461323
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building _____ No. families _____
Last use Dwelling No. families 1
Material Frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish existing 2-story frame dwelling house

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Department of Public Works of the City of Portland? Yes.

Land to be used in connection with shopping center.

Extraction letter dated 4/17/59
It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

Pine Tree Shopping Center
Alfred Kennedy Sr.

Signature of owner

by

Alfred C. Kennedy

5 12 54 10-27

Permit No. 59/374

Location 10401 3rd St. Ave.

Owner Pine & Son Development Co. Inc.

Date of permit 4/21/59

Notif. closing-in

Inspn closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

5-4-59 Hand down

6-3-59 All down

X

INSPECTION COPY
098

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

April 17, 1959

Pine Tree Shopping Center
600 Columbia Road
Boston Mass.

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at #1040 Brighton Ave. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Albert J. Sears

Albert J. Sears
Inspector of Buildings

AJS/h

Eradication of this building has been completed.

*gt
me*

Inquiry-1050-1132 Brighton Avenue

March 31, 1959

Beacon Sign Company
Att. Mr. Albert Myers
1 Chilcote Place
Jamaica Plain 30, Mass.

cc to: Pine Tree Shopping Center, Inc.
600 Columbia Road
Boston 25, Mass.

Gentlemen:

Please refer to our letter of December 24, 1958 in which we answered an inquiry concerning erection of a temporary sign advertising the opening of the Zayre store in the Pine Tree Shopping Center at the above named location, this City, and note that the last sentence of Paragraph No. 2 indicates that any such sign must be set back not less than 40 feet from the street line of Brighton Avenue under the Zoning Ordinance.

We find that the sign has been erected in such a location as not to comply with this requirement, it being located very close to the street line and perhaps within the limits of the street. It is therefore necessary that the sign be re-located on the lot in such a position as to meet Zoning Ordinance requirements. We shall expect this to be done before April 10, 1959.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/18

March 13, 1959

Pioneer Plastics Corporation
Attention Mr. George Gurley
Allen Street
Sanford, Maine

cc to Mr. Colby Burbank, Jr.
600 Columbia Road
Boston 25, Mass.

Gentlemen:

In regard to your inquiry concerning the use of Pionite laminates as an interior finish material in buildings in this City, its use would be restricted according to the required class of construction and the use of the building in which it was to be applied, to the average flame spread rating of the material on the basis of tests conducted in accordance with ASTM Standard No. E84, and to the manner of its application to the wall or partition on which located.

The building under construction in this City for the Pine Tree Shopping Center, Inc. is required to be of NonCombustible Construction because of its unsprinkled area. The use of materials having any degree of combustibility is strictly limited in this type of construction. However, it is possible that the use of a slow burning material may be allowed if the flame spread characteristics are within certain limits and if it is applied directly to an incombustible backing, such as gypsum wallboard, without any void spaces behind it. Definite decision as to the use of Pionite in the building in question cannot be made until information as to these two details has been received.

Very truly yours,

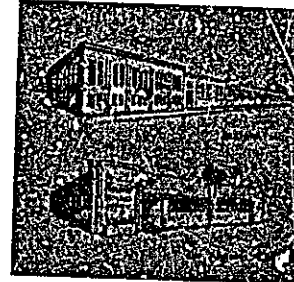
AJS/H

Albert J. Sears
Inspector of Buildings

PIONEER PLASTICS CORPORATION

Allen Street, Sanford, Maine Tel. Sanford 2000

LIFETIME **Pionite** LAMINATES



March 10, 1959

Portland City Hall
Building Department
Room 110
Portland, Maine

Attention: Mr. Sears Building Inspector

Dear Mr. Sears

There is no specification on flammability of high pressure decorative laminates, of which we are one of the largest manufacturers. Our material is flammable, if flammability is defined as ability to support combustion after the material has been ignited by a direct flame. It will continue to char or burn after once ignited. On a wall application it is inconceivable that the laminated plastic would burn unless the building was burning to the ground. This would be the condition of being exposed to direct flame. Direct flame for periods of five seconds would not ignite melamine laminates.

Very truly yours

Pioneer Plastic Corporation

George Gurley
George Gurley
Engineering Dept.

GG:em
CC: Mr. Burbank
600 Columbia Road
Boston 25, Massachusetts

RECEIVED

MAR 12 1959

DEPT. OF BLDG. Insp.
CITY OF PORTLAND

INQUIRY BLANK

ZONE B-2

FIRE DIST. None

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date Dec. 22, 1958

Handwritten: G-2
Letter
Verbal

By Telephone

LOCATION 1050-1132 Brighton Ave

OWNER Pine Tree Shopping Center, Inc.

MADE BY Beacon Sign Company

TEL. _____

ADDRESS 1 Chilcote Place, Jamaica Plain 30, Mass

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS OF CONSTRUCTION _____

REMARKS _____

INQUIRY How do Building Code and Zoning Ordinance requirements apply to a proposed temporary sign 10 feet high by 25 feet long with bottom 6 feet above the ground to be erected at this location?

ANSWER See letter of 12/24/58. A.J.S.

1/22/59 - Mr. Sugerman of sign company was in with plan of proposed temporary sign. A.J.S. talking with Pat Meally. I told him no permit is necessary and that no appeal is necessary as long as there are not more or will not be at any one time signs on the premises so that the total area will be in excess of 1050' (1' for each foot of street frontage). He is to talk with Pine Tree Shopping Center about their plans for temporary signs.

DATE OF REPLY _____

REPLY BY A.J.S.

1052-1032
PROPOSED TEMPORARY SIGN FOR PINE TREE SHOPPING CENTER ON BRIGHTON AVENUE

December 22, 1958

AJS:

Inquiry came over the phone today concerning a temporary sign to advertise the future opening of the Pine Tree Shopping Center on Brighton Avenue, the sign proposed to be 10 feet high with the bottom 6 feet above the grade and 25 feet long, face of metal, frame of wooden construction, to be supported on wooden post foundations under the main sign and under the back braces which would be of wood. The sign is proposed on the area now being developed, and it is no hardship to set back 40 feet from the street line.

The inquiry comes from Mr. Albert Myers, Beacon Sign Co., #1 Chilcotte Place, Jamaica Plain 30, Massachusetts.

I told him that a permit would be needed before erection of the sign, and that the permit would require approval of the Municipal Officers; however, that a little time is needed to check the proposal against the Zoning Ordinance, and that he would be notified in writing in a short time.

Will you take care of it, and I supposed you will send copies of the letter to architect and the Shopping Center people?

WMC:D

December 24, 1958

1050-113-
Inquiry 1018-1036 Brighton Avenue

Beacon Sign Company
Att. Mr. Albert Myers
1 Chilcotte Place
Jamaica Plain 30, Massachusetts

cc to: Pine Tree Shopping Center, Inc.
600 Columbia Road
Boston 25, Massachusetts
cc to: Sumner Schein
271 Huntington Avenue
Boston, Massachusetts

Gentlemen:

In regard to Mr. Myers' inquiry concerning the erection of a temporary sign advertising the future opening of the Pine Tree Shopping Center at 1018-1036 Brighton Avenue, this City, we find that Building Code and Zoning Ordinance requirements apply to the situation as follows:

1. Under the Building Code a permit is not required for a temporary sign in connection with the construction or alteration of a building or structure. The proposed sign would appear to fall in this category. The frame and supports of the sign are allowed to be of wood if desired, but the face is required to be of incombustible material.
2. In the B-2 Zone in which the property is located under the Zoning Ordinance signs identifying conforming uses located on the premises are allowable up to a total area of 300 square feet. If the sign is to be 10 feet by 25 feet as the inquiry indicates, it would be within the area allowable, but it would be allowed to remain in place only as long as other signs, either temporary or permanent, large enough to bring the total area to 300 feet were not to be erected on the premises. Definite decision cannot be made as to whether or not it would otherwise qualify as an allowable use under the Zoning Ordinance until information has been furnished as to the wording of the sign. Under the Zoning Ordinance it is also necessary that the sign set back at least 40 feet from the street line of Brighton Avenue.

If the sign will not meet these requirements of the Zoning Ordinance, it is possible for the owner to seek a variance from the Board of Appeals permitting erection of the sign. We will be glad to go further into the matter upon request.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/jg

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

October 2, 1958

10/17/58
56/122
1058-1132
Pine Tree Shopping Center, Inc., owner of property at 1018-1026 Brighton Avenue, under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: Erection of a sign approximately 4 feet wide and 63 feet high proposed by the Pine Tree Shopping Center, Inc. to be used in connection with the proposed shopping center together with a sign approximately 12 feet high by 20 feet wide at the base of the same structure. This permit is not issuable because: (1) The gross area would be about 500 square feet, which would be in addition to the 1800 square feet of signs already approved for the same premises by a previous appeal instituting the maximum of 300 square feet stipulated by Section 9-A-4 of the Ordinance applicable to the B-2 Business Zone in which the property is located. (2) The front edge of sign is to be located approximately 2 feet back of the street line instead of the 40 feet specified by Section 20 of the Ordinance applying to that part of Brighton Avenue where sign is to be located.

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 practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; 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.

PINE TREE SHOPPING CENTER, INC.,

Frank E. Hamilton
APPELLANT

DECISION

After public hearing held October 17, 1958, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case, providing no revolving, flashing or blinking lights be installed on said sign.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, providing no revolving, flashing or blinking lights be installed on said sign.

Frank E. Hamilton
Wm. H. Hines
Frederic J. Sargent
BOARD OF APPEALS

ND OFFICE

BRIGHT AVENUE
PORTLAND, MAINE
PHONE 3-3881

REC'D

FE

DEPT. OF BLDG. INSPECTION
CITY OF PORTLAND

BOSTON OFFICE

600 COLUMBIA ROAD
BOSTON 25 MASSACHUSETTS
COLUMBIA 3-6000

PINE TREE SHOPPING CENTER, INC.
PORTLAND, MAINE

ADDRESS REPLY TO
Boston Office

February 20, 1959

Mr. Albert J. Sears, Inspector
Department of Building Inspection
City Hall
Portland, Maine

Gentlemen:

We have received your letter of February 18, 1959 and we are very appreciative of the fact that you are calling our attention to the expiration dates to our attention. However, it was our understanding with the Board of Appeals that, as far as the original variance which expires on March 12, 1959 is concerned, the foundations of the buildings would be considered as the foundation for the sign and that the erection of the structure itself onto which the signs will be mounted constitutes the actual commencement of the sign work. There are many small incidental signs that will appear in the parking lot. Permission for these signs was also granted on September 12, 1958. Obviously, we can do nothing about the erection of these signs until ground conditions permit. However, these signs will be under construction within the next two to three weeks and will be erected, as stated above, just as soon as frost conditions allow us to erect them.

The second variance, granted on October 17, 1958, applies specifically to the 63' pylon-type sign to be erected adjacent to the Brighton Avenue property line and will be the identification sign for the Center as a whole. Bids have been received for this sign and the award will be made within the next week to ten days. As of March 1, actual fabrication of this sign will have commenced. Again, nothing can be done on this sign as far as foundations are concerned until weather conditions permit. We have this scheduled to be installed just as soon as all of the rough grading has been completed so that we can make certain that the grade of the sign will comply with our basic parking lot grade.

We have instructed all of the sign companies figuring on this work that they will all have to be structurally designed by an authorized professional engineer. Again, may we thank you for your interest in our behalf.

Very truly yours,

PINE TREE SHOPPING CENTER, INC.

Colby Burbank, Jr.
Colby Burbank, Jr.
Engineer

cc: Corporation Counsel

AP- 105-1132 Brighton Ave.

Feb. 18, 1959

Fine Tree Shopping Center, Inc.
Att: Colby Burbank, Jr., Engineer
600 Columbia Road
Boston, 25, Mass.

cc to: Corporation Counsel

Gentlemen:

In view of the fact that the time is fast approaching when rights granted under zoning appeals relating to area of signs at the shopping center under construction at the above named location will expire unless work thereon is started, it seems best to warn you of the necessity for another appeal should such expiration occur. Since one appeal was sustained on Sept. 12, 1958 and the other on Oct. 17, 1958, the rights granted thereunder will expire on March 12, 1959 and April 17, 1959 respectively should no start be made.

It is apparent that it will not be possible to get any of the signs erected before these expiration dates. Since we do not wish to be too precise about the matter, if you can give us assurance in writing either that contracts have been let or that work of fabrication of these signs has been begun before those dates, we shall be able to accept that as evidence of a start having been made toward their erection.

Under a recent amendment of the Building Code, permits are now required for all detached signs more than 20 square feet in area, more than five feet in greatest dimension of face, or with top more than eight feet above the surface of the ground beneath the sign.

Permits are also required for signs attached approximately flat against the wall of a building if they project above the top or beyond the ends of the wall to which they are attached, as well as for any roof signs or signs projecting more than twelve inches over any public sidewalk or street.

Will you please pass this information along to the sign contractors involved so that they may know about permit requirements.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

AD OFFICE
100 AVENUE
PORTLAND, MAINE
JAN 1 1958

BOSTON OFFICE
600 COLUMBIA ROAD
BOSTON 25, MASSACHUSETTS
COLUMBIA 5-6000

PINE TREE SHOPPING CENTER, INC.
PORTLAND, MAINE

ADDRESS REPLY TO:
Boston Office

September 23, 1958

Mr. Warren McDonald, Inspector
City of Portland Building Department
City Hall
Portland, Maine

Dear Mr. McDonald:

We have received Mr. Sears' letter of September 18, 1958, relative to the granting of the sign variance for the Pine Tree Shopping Center. We would normally reply to Mr. Sears, but we realize that he is on vacation and probably will not return until October 6.

We note in paragraph one of Mr. Sears' letter that the appeal has been sustained with the exception of the large detached sign at the front of the lot advertising the entire shopping center.

Please be advised that we are preparing at once the final design showing clearly the type of construction and its over-all size. We therefore request that, if possible, we have a public hearing with the Appeals Board at their next meeting, which is to be October 3, 1958. Will you please advise this office whether or not you are successful in getting our name on the agenda for this October 3rd hearing.

I assure you that we will work with your department on the construction of these signs; and, certainly, we want them constructed according to any and all applicable building ordinances.

Very truly yours,

PINE TREE SHOPPING CENTER, INC.

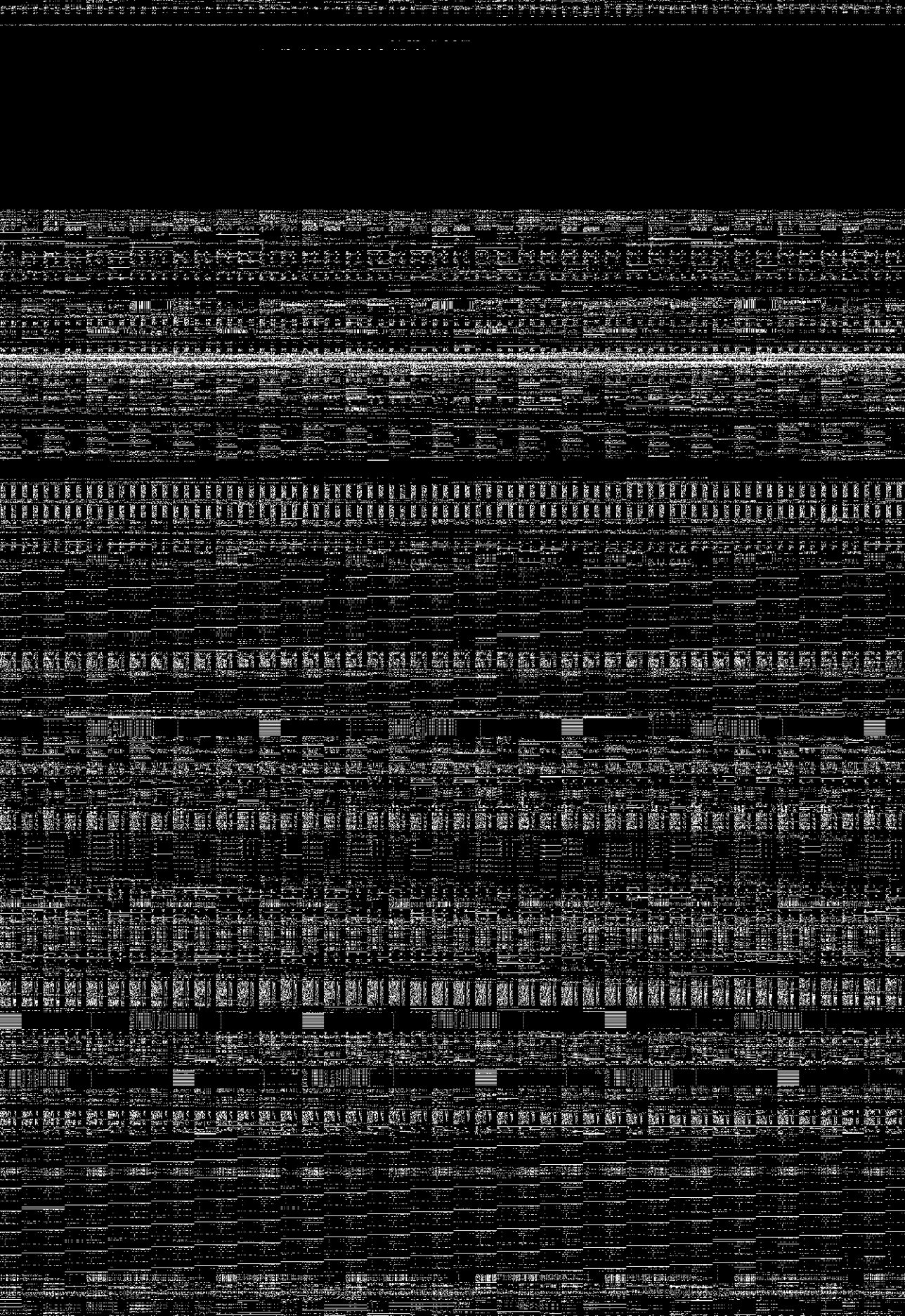
Colby Burbank, Jr.
Colby Burbank, Jr.
Engineer

RECEIVED

SEP 24 1958

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

CB:GG



DATE: October 17, 1958

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF PINE TREE SHOPPING CENTER, INC.
1050-1132
AT 1012-1036 Brighton Avenue

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley
Joseph T. Gough
Harry M. Schwartz

Yes	No
(X)	()
()	()
()	()

Record of Hearing:

No opposition

15-2

**CITY OF PORTLAND, MAINE
BOARD OF APPEALS**

October 13, 1958

**Mr. Colby L. Burbank, Jr.
Engineer Pine Tree Shopping Center, Inc.
600 Columbia Road
Boston 25, Massachusetts**

Dear Mr. Burbank:

**The Board of Appeals will hold a public hearing
on Friday, October 17, 1958, at 4:00 p.m. in the Council
Chamber of the City Hall, Portland, Maine, to hear the
appeal of Pine Tree Shopping Center, Inc. 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

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 7, 1958

TO WHOM IT MAY CONCERN:-

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 17, 1958, at 4:00 p.m. to hear the appeal of Pine Tree Shopping Center, Inc. requesting an exception to the Zoning Ordinance to permit erection of a sign approximately 4 feet wide and 63 feet high proposed by the Pine Tree Shopping Center, Inc. at 1018-1036 Brighton Avenue to be used in connection with the proposed shopping center together with a sign approximately 12 feet high by 20 feet wide at the base of the same structure.

This permit is not issuable because: (1) The gross area would be about 500 square feet, which would be in addition to the 1800 square feet of signs already approved for the same premises by a previous appeal instead of the maximum of 300 square feet stipulated by Section 9-A-4 of the Ordinance applying to the B-2 Business Zone in which the property is located. (2) The front edge of sign is to be located approximately 2 feet back of the street line instead of the 40 feet specified by Section 20 of the Ordinance applying to that part of Brighton Avenue where the sign is to be located.

This appeal is taken under Section 23 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; 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

~~1950~~ 1132 10/23/58
1078 - ~~1036~~ Brighton Ave

Conditions:

provided no revolving,
flashing or blinking
lights be installed
on said sign.

B2 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure FoundationPortland, Maine July 24, 1958

PERMIT ISSUED

01135

AUG 27 1958

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1918-1926 Brighton Avenue (1050-1134) Within Fire Limits? _____ Dist. No. _____Owner's name and address Pine Tree Shopping Center, Inc. Telephone _____
600 Columbia Rd., Boston 25, Mass.

Lessee's name and address _____ Telephone _____

Contractor's name and address Col. S. G. Co. 110 W. Main St. Portland Telephone 3-0800Architect _____ Specification: _____ Plans yes No. of sheets 2-0800Proposed use of building Shopping Center No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To construct concrete foundation for 1-story building 466' x 171'
as per plans

Superintendent's name is McCallin

Permit Issued with Letter

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

Details of New Work

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

Is connection to be made to public sewer? yes If not, what is proposed for sewage? _____Has septic tank notice been sent? _____ Form notice sent? yes

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

Size, front _____ depth _____ at least 4' below grade _____ solid or filled land? _____ earth or rock? _____

Material of foundation concrete Thickness, top _____ bottom _____ cellar _____Material of underpinning as per plans Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

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

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

Kind and thickness of outside sheathing of exterior walls? _____

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

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

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

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

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

If a Garage

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

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

APPROVED:

Miscellaneous

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

Pine Tree Shopping Center, Inc.

Signature of owner

By:

William McCallin

NOTES

10-12-58 Forms OK
 to pour on front wall
 station
 12-30-58 Foundation
 & most all piers in
 1-7-59 steel erection
 under way.

Permit No.	58/1135
Location	1017 1038 B. 1st St. S. E. C. 1017
Owner	1017 1038 B. 1st St. S. E. C. 1017
Date of permit	8/27/58
Notif. closing in C	
Inspe. closing in	
Final Notif.	
Final Insp.	
Cert. of Occupancy issued	
Sealing Out Notice	
Form Check Notice	11/15/58

[Handwritten notes and signatures in the left column of the form, including a large 'X' mark and various illegible text.]

[Handwritten notes and signatures in the right column of the form, including various illegible text and a signature at the bottom.]

August 27, 1958

AP-1016-1036 Brighton Avenue

Pine Tree Shopping Center, Inc.
600 Columbia Road
Boston 25, Mass.
Sumner Schain
271 Huntington Avenue
Boston, Mass.

cc to: Public Works Director

Gentlemen:

Advance permit for excavation and construction of foundation only for a one story building approximately 171 feet by 466 feet at the above named location is issued herewith, to owners based on plans filed with application for permit and without prejudice to any questions which may arise when completed plans are available for checking, but subject to the following conditions:

1. The Public Works Director has approved the width and location, lengthwise of Brighton Avenue, of driveway approaches to the proposed building, as indicated on the revised plot plan received August 22, 1958, but reserves decision as to the need for curbing along the entire front of the lot between the entrances until such times as more information is available as to the relation of the unfinished grade of the parking lot to that of the street adjoining it. Please refer to our letter of July 25 to the effect that the width of public sidewalk, including easement, is 11 feet. This must have been overlooked in making the plot plan since the indication of curb corners shows the width of sidewalk and easement to be at least 20 feet. It is important that you have the plan revised in this connection and also to show relative levels of street grade and your finished grade at the parking areas, thus to enable the Public Works Director to reach a conclusion as to the length of frontage to be provided with curb. We shall be unable to issue any other permits for excavation or otherwise until these matters are settled.
2. It is understood that the proposed building is to be constructed as for unprotected Non-Combustible Construction, which means that all partitions, walls, etc., must be constructed of incombustible materials. Because of the area between four-hour fire walls, entire building is also required to be equipped with an automatic sprinkler system.
3. Wherever masonry walls separating sections of the building are to extend above the level of the roof of either section, a minimum thickness of 8 inches is required instead of the 6 inch thickness indicated on plans.
4. Adequacy of width, number and location of means of egress from the large stores are in question. Since some of these door openings extend down into the foundation walls, it is important that a satisfactory solution be worked out for this problem before walls in question are poured.
5. We note that contractor who is to do this work has apparently not been selected. We will appreciate receiving his name and address as soon as it is known.
6. It should be borne in mind that this department is required to receive notice for

Pine Tree Shopping Center, Inc.

(2)

August 27, 1958

inspection of forms before concrete is poured. It is therefore important that contractor be notified of this requirement.

Very truly yours,

AJS/jg

Albert J. Sears
Deputy Inspector of Buildings

SUMNER SCHEIN, B.S., C.E.

Architect and Engineer

271 HUNTINGTON AVENUE
BOSTON 15, MASSACHUSETTS

COMMONWEALTH 6-4960

RECEIVED

AUG 22 1958

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

Date 8/21/58
Job Name Pine Tree Shopping Center
Location Portland, Maine
Our Job No. 4103

To MR. WARREN McDONALD
DEPT. OF BUILDING INSPECTION
PORTLAND, MAINE

Gentlemen:

Enclosed herewith please find

- ☐ For checking and approval
☐ For final approval
☐ For correction as noted
☐ Approved with corrections as noted
☐ Approved

the following drawings by So SCHEIN
2 prints each of sheet No. PP-1
prints each of sheet No. _____
prints each of sheet No. _____

Please return _____ copy of each drawing to this office.

Remarks:

Due to grades of street + shopping
center. I do not believe that curbs are
necessary except at entrance + exits
May 1960

Very truly yours,

SUMNER SCHEIN

By: John Lyman

July 25, 1958

1050-1132
AP- 1010-1096 Brighton Avenue

Pine Tree Shopping Center, Inc.
600 Columbia Road
Boston, 23, Mass.
Mr. Sumner Schain
271 Huntington Avenue
Boston, Mass.

cc to: Bryan J. P.
Commissioner of Public Works

Gentlemen:

In relation to your application for an advance permit for excavation and construction of foundation only for a proposed one-story shopping center building at the above named location in this City, Section 9-2 of the Zoning Ordinance provides that intersection with the street line of service way serving vehicles moving or parking within a lot having a continuous street frontage of more than 300 feet shall be constructed at the grade of the major street with curbs of suitable dimensions (which shall be determined by the Department of Public Works) guarding sidewalk and esplanade reservations on said major street and that no driveway crossing the sidewalk or cutting the curb in any other manner shall be permitted.

We have discussed this matter with the Commissioner of Public Works, who feels that curbing will need to be provided for the full length of the lot frontage unless it can be definitely established that the finished grade of the lot is to be such in relation to street and sidewalk grades at certain parts of the street line that it will not be easily possible to drive directly across the sidewalk onto the lot, in which case curbing could be omitted at such locations. He also feels that the maximum width of driveway approaches across the sidewalk which can be approved is 35 feet instead of the 50 foot width indicated on the plot plan. We have been informed that the proposed width of sidewalk, including esplanade, at this location is 11 feet.

No permit can be issued for any part of the work until these matters have been settled and shown on a revised plot plan.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS:m

1050-1132
AP - 101-1036 Brighton Ave.

August 4, 1958

Pine Tree Shopping Center, Inc.,
600 Columbia Road
Boston 25, Mass.
Mr. Sumner Schlein
271 Huntington Ave.
Boston, Mass.

Gentlemen:

Through some misunderstanding in this office, we found today that the enclosed letter which we thought had been mailed out on July 25th, had not been mailed.

This is most regrettable because, knowing the urgency of the situation, we had tried to get the letter out as soon as possible, thus to advance the date on which we could issue the advance permit for excavation and foundation only.

To help as much as possible we are sending the letter by air mail and special delivery.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCB/H

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

April 29, 1957

Pine Tree Shopping Center
c/o McPherson Realty Co.
487 Stevens Avenue

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at 1076-1092 Brighton Ave. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Waverly

Inspector of Buildings

WMcD/H

Eradication of this building has been completed.

Edward J. Kelly 45
Director of Health
2 May '57 *HW*



APPLICATION FOR PERMIT

Class of Building or Type of Structure wooden-3rd class

Portland, Maine, April 29, 1957

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 1076-1092 Brighton Ave. Within Fire Limits? McPherson Dist. No. 33
Owner's name and address Pine Tree Shopping Center, 487 Stevens Ave. Telephone 4-2824
Lessee's name and address Rocky Hill Construction, 581 Bridge St. Westbrook Telephone 4-2824
Contractor's name and address Rocky Hill Construction, 581 Bridge St. Westbrook Telephone 4-2824
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use Dwelling _____ No. families _____
Material _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 50
Estimated cost \$ _____

General Description of New Work

To demolish one story frame building approx. 28-x 32
" " barn 40 x 40

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Department of Public Works of the City of Portland? yes, (if any)

This vacant land to be used for Pine Tree Shopping Center (in connection with)

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

Details of New Work

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

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Pine Tree Shopping Center
Rocky Hill Construction Co.

APPROVED:

Signature of owner by: Edward Bennett

INSPECTION COPY

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

April 29, 1957

Pine Tree Shopping Center
c/o McPherson Realty Co.
487 Stevens Avenue

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at 1050-1074 Brighton Avt is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

W. A. McDermott
Inspector of Buildings

WMCD/H

Eradication of this building has been completed.

Edmund A. Kelly 45
Director of Health
1 May 57 *[Signature]*



APPLICATION FOR PERMIT

Class of Building or Type of Structure Wooden- 3rd class
Portland, Maine, April 29, 1957

DATE ISSUED
MAY 1 1957

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 1050-1074 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Fine Tree Shopping Center, 487 Stevens Ave., McPherson Telephone _____
Lessee's name and address _____ Realty Co. Telephone _____
Contractor's name and address Rocky Hill Construction, 581 Bridge St. Westbrook Telephone UL 4-28-24
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use Dwelling No. families _____
Material _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$.50

General Description of New Work

to demolish one story frame building approx. 28 x 32
" " barn 40 x 40. and several minor buildings used as chicken houses.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Department of Public Works of the City of Portland? yes (if any)

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

Details of New Work

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

If a Garage

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

APPROVED:

OK-5/1/57-ags

Miscellaneous

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

Fine Tree Shopping Center
Rocky Hill Construction Co.

RECEIVED COPY

Signature of owner

by

Edward Bennett

City of Portland, Maine
Board of Appeals
—ZONING—

October 4, 1956, 19

To the Board of Appeals: Pine Tree Shopping Center, Inc.

Your appellant, ~~Edward J. Brown~~, who is the owner of property at 1090-1132 Brighton Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Certificate of occupancy to authorize continued use of the outdoor advertising sign (face about 30 feet long and about 12 feet high, the top 18 feet above the ground and the bottom about six feet above the ground) at 1090-1132 Brighton Avenue is not issuable under the Zoning Ordinance because the sign is not an allowable use according to Section 5A of the Ordinance applying in the Limited Business Zone where the property is located; and because the granting of a zoning appeal for said sign on June 29, 1956 limited its existence on the property to four months from the date of the grant—thus the right to maintain the sign would expire on October 29 next.

The facts and conditions which make this exception legally permissible are as follows:
An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

After public hearing held on the 2nd day of November, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance until June 1, 1957.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case. until June 1, 1957.

James P. Wilson
William H. O'Brien
Ruth W. Walsh
John W. Lark
BOARD OF APPEALS

*Sustained
Conditionally
11/2/56*

56/107

DATE: November 2, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Pine Tree Shopping Center, Inc.

AT 1090-1132 Brighton Avenue

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

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

Ben B. Wilson
John W. Lake
William H. O'Brien
Ruth D. Walch
Sumner T. Bernstein

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

GRANTED UNTIL JUNE 1, 1957

Record of Hearing:

NO OPPOSITION

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 30, 1956

Mr. J. G. Macpherson
Pine Tree Shopping Center, Inc.
482 Stevens Avenue
Portland, Maine

Re: 1090-1132 Brighton Avenue

Dear Mr. Macpherson:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 2, 1956, at 10:30 a. m. to hear the appeal of the Pine Tree Shopping Center, Inc. under the Zoning Ordinance.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

K
cc: Portland Sign Co.
115 Middle Street
Portland, Maine

October 2, 1956

RE 1090-1132 Brighton Ave.--Certificate of occupancy for continued use of advertising sign and zoning appeal relating thereto

Mr. J. G. Macpherson
Pine Tree Shopping Center, Inc.
482 Stevens Ave.

Copy to Corporation Counsel

Dear Mr. Macpherson,

Certificate of occupancy to authorize continued use of the outdoor advertising sign (face about 30 feet long and about 12 feet high, the top 12 feet above the ground and the bottom about six feet above the ground) at 1090-1132 Brighton Ave. is not issuable under the Zoning Ordinance because the sign is not an allowable use according to Section 5A of the Ordinance applying in the Limited Business Zone where the property is located; and because the granting of a zoning appeal for said sign on June 29, 1956 limited its existence on the property to four months from the date of the grant--thus the right to maintain the sign would expire on October 29 next.

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

It is not possible to send the appeal papers to you as requested in your letter of application; but rather it is necessary, as you will see by the procedure, to file the appeal at the office of Corporation Counsel. Presumably you are authorized by the owner to sign the appeal for the Corporation.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Enc: Outline of appeal procedure

4B

*Hold with
cert letter
to be
offered
secretary
10/1/56*

MACPHERSON REALTY CO.
REALTORS
482 STEVENS AVENUE
PORTLAND, MAINE

October 1, 1956

Mr. Warren Macdonald
City Hall
Portland, Maine

RECEIVED
OCT 2 1956
DEPT. OF ENG'G. INSP.
CITY OF PORTLAND

Dear Mr. MacDonald:

As the official representative of Pine Tree Shopping Center, Inc., I hereby request permission for a certificate of occupancy covering the sign erected on Brighton Avenue, on the land which formerly belonged to Harrietta K. Allen.

According to my records our permit expires October 29, but due to the fact that construction of the Center will not begin until April 1, 1957, it is our desire to continue the sign until that time. Would you be so kind as to send me the necessary papers so that we may try to obtain this extension of time?

Very truly yours,

MACPHERSON REALTY COMPANY

J. G. Macpherson
J. G. Macpherson

JGM:lb

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 23, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 2, 1956, at 10:30 a. m. to hear the appeal of the Pine Tree Shopping Center Inc. requesting an exception to the Zoning Ordinance to authorize continued use of the outdoor advertising sign (face about 30 feet long and about 12 feet high, the top 13 feet above the ground and the bottom about 6 feet above the ground) at 1090-1132 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the sign is not an allowable use according to Section 5A of the Ordinance applying in the Limited Business Zone where the property is located; and because the granting of a Zoning appeal for said sign on June 29, 1956 limited its existence on the property to four months from the date of the grant—thus the right to maintain the sign would expire on October 29, 1956.

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

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

July 6, 1956

WMCB 9/28/56

AP 1090-1132 Brighton Ave.—Outdoor advertising sign and limitation
of use by Appeal Board

Portland Sign Co.
115 Middle St.
Pine Tree Shopping Center
1090 Brighton Ave.
Mrs. Henriette K. Allen
482 Stevens Ave.

Dear Mrs. Allen & Gentlemen:

Building permit for the above sign with face 30 feet long and 12 feet high, the top 18 feet above the ground and the bottom six feet above the ground, the sign to be located at least 60 feet back from the street line of Brighton Ave. at 1090-1132 (the street line being the inside edge of existing or future public sidewalk), is issued to the sign company, herewith, subject to the following conditions under both Zoning Ordinance and Building Code. If these conditions are not understood, it is important that you do not go ahead with the construction or erection of the sign but that you contact this office with more information to show compliance with the laws.

Under the Zoning Ordinance the Board of Appeals limited the life of the sign to four months from the date of granting the appeal—June 29, 1956. Thus it will be unlawful to maintain the sign in position after that date.

Under the Building Code, after talking the design of the frame over with Mr. Young since the center 2x6 rail was found to be not strong enough to support the wind load according to Building Code standards, he decided to use five horizontal 2x6 rails, uniformly spaced (this would make them about three feet from center to center). The permit is issued on that basis.

Very truly yours,

Warren McDowald
Inspector of Buildings

WMCB/B

2B



APPLICATION FOR PERMIT

Class of Building or Type of Structure.....

Portland, Maine, June 12, 1956

PERMIT ISSUED

JUL 6 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and to occupy~~ 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 1090-1132 Brighton Ave. Within Fire Limits? Dist. No. ..
Owner's name and address Henriette K. Allen 482 Stevens Ave. Telephone ..
Lessee's name and address .. Telephone ..
Contractor's name and address Portland Sign Co., 115 Middle St. Telephone 5-2572 ..
Architect .. Specifications Plans yes No. of stories 2 ..
Proposed use of building No. families ..
Last use .. No. families ..
Material .. No. stories .. Heat .. Style of roof .. Roofing ..
Other building on same lot ..
Estimated cost \$.. Fee \$ 2.00

General Description of New Work

To erect poster panel 30 x 12 as per plan

appeal granted conditionally 6' high
Permit issued with Letter

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

Details of New Work

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

If a Garage

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

APPROVED:

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 .. are observed? .. yes ..

Portland Sign Co.

Signature of owner By: ..

SECTION COPY

C16-256-11X-3111

NOTES

7-16-56 Footings &
channels. up *CPD*

7-19-56 Concrete
C.A. *2420*

Permit No. *56/956*
Location *1090-1132 Brighton Ave.*
Owner *Shawmutt & O'Brien*
Date of permit *7/14/56*
Notif. closing in _____
Inspn. closing in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Selling Out Notice _____
Form Check Notice _____

7-16 7-19

[Large handwritten X across the remaining lined area]

City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
on 6/15/56*

June 14, 1956

To the Board of Appeals:

Your appellant, Henriette K. Allen, who is the owner of the property at 1090-1132 Brighton Ave., respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

*of Sustained
56/55*

Building permit intended to authorize erection of an outdoor advertising sign with the face 30 feet long and 12 feet high and the top of which will be 18 feet above the ground, and to set about 60 feet back from the street line of Brighton Avenue on the property at 1090-1132 Brighton Ave., is not issuable under the Zoning Ordinance because the sign proposed to promote rentals of space in buildings or separate buildings not yet constructed, is not an allowable use in the Limited Business Zone in which the property is located, according to Section 5A of the Ordinance applying to such zones.

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

Exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

*Henriette K. Allen
Appellant*

After public hearing held on the 29th day of June, 1956, Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance for a period of four months from the date hereof.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case, for a period of four months from the date hereof.

*Ben B. Nelson
Frank J. Lescage
Joan W. Lake
Ruth W. Welch
William F. O'Brien
BOARD OF APPEALS*

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 26, 1956

Pine Tree Shopping Center
1090 Erighton Avenue
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 29, 1956, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

cc: Mrs. Henriette K. Allen
482 Stevens Avenue
Portland, Maine

Portland Sign Co.
115 Middle Street
Portland, Maine

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 18, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 29, 1956, at 10:30 a. m. to hear the appeal of Henriette K. Allen requesting an exception to the Zoning Ordinance to authorize erection of an outdoor advertising sign with the face 30 feet long and 12 feet high the top of which will be 18 feet above the ground, and to set about 60 feet back from the street line of Brighton Avenue on the property at 1090-1132 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the sign proposed to promote rentals of space in buildings or separate buildings not yet constructed at the Pine Tree Shopping Center, is not an allowable use in the Limited Business Zone in which the property is located, according to Section 5A of the Ordinance applying to such zones.

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

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

DATE: June 29, 1956

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Henriette K. Allen
AT 1090-1132 Brighton Avenue

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

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

Ben B. Wilson
John W. Lake
Ruth D. Walch
Perley J. Lessard
William H. O'Brien

Yes	No
(X)	()
(X)	()
(X)	()
(X)	()
(X)	()
()	()
()	()

FOR A PERIOD OF FOUR MONTHS FROM
THE DATE HEREOF

Record of Hearing:

NO OPPOSITION

File with appeal

June 13, 1956

AP 1090-1132 Brighton Ave.--Proposed outdoor advertising
sign and zoning appeal relating hereto

Mrs. Henrietta K. Allen
482 Stevens Ave.
Pine Tree Shopping Center
1090 Brighton Ave.
Portland Sign Co.,
115 Middle St.

Copy to Corporation Counsel

Dear Mrs. Allen and Gentlemen:

Building permit intended to authorize erection of an outdoor advertising sign with the face 30 feet long and 12 feet high the top of which will be 18 feet above the ground, and to set about 60 feet back from the street line of Brighton Ave. on the property at 1090-1132 Brighton Ave., is not issuable under the Zoning Ordinance because the sign proposed to promote rentals of space in buildings or separate buildings not yet constructed, is not an allowable use in the limited business zone in which the property is located, according to Section 5A of the Ordinance applying to such use.

The sign company has indicated your desire to seek such an exception from the Zoning Board of Appeals; so, there is enclosed an outline of the appeal procedure. If you desire consideration by the Board at the earliest possible date, the appeal should be filed at the office of Corporation Counsel not later than noon of Friday, June 15.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/B

Enclosure to each addressee: Outline of appeal procedure

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 18, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 29, 1956, at 10:30 a. m. to hear the appeal of Henriette K. Allen requesting an exception to the Zoning Ordinance to authorize erection of an outdoor advertising sign with the face 30 feet long and 12 feet high the top of which will be 13 feet above the ground, and to set about 10 feet back from the street line of Brighton Avenue on the property at 1090-1132 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the sign proposed to promote rentals of space in buildings or separate buildings not yet constructed at the Pine Tree Shopping Center, is not an allowable use in the Limited Business Zone in which the property is located, according to Section 5A of the Ordinance applying to such zones.

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

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

BOARD OF APPEALS

Ben B. Wilson

Chairman



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1032-1056 Brighton Ave.

Issued to Shaw's Supermarkets

Date of Issue Sept. 17, 1981

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 81/63, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Supermarket

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notar: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

APPLICATION FOR PERMIT

PERMIT ISSUED

JAN 27 1981

CITY of PORTLAND

C.A. TYPE GROUP

C.A. TYPE OF CONSTRUCTION

0.063

LOCATION PORTLAND, MAINE,

BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 1032-1056 Brighton Avenue Corner of Rand Rd. Fire District #1 ☐ #2 ☐

1 Owner's name and address City of Portland & Shaw's Supermarkets Inc. Telephone 773-0211

2 Lessee's name and address Jack Thorne Telephone Shaw's Number

3 Contractor's name and address George DiMatteo - 169 Front St. Telephone 799-3307

4 Architect Specifications Plans No of sheets

Proposed use of building supermarket No families Large set of plans

Last use No families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Contractual cost \$ 1,300,000 Fee \$ 5,300.00

SPECTOR—Mr.

GENERAL DESCRIPTION

Location is for: @ 775-5451 Ext. 234

To construct 40,000 square ft. bldg. to be used for grocery market as per plans.

Stamp of Special Conditions

Alterations

Demolitions

Change of Use

Other supermarket

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 Yes Is any electrical work involved in this work? yes

Is connection to be made to Yes If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate 22 ft. Height average grade to highest point of roof 22 ft.

Size, front 248 ft depth 178 ft No. stories 1 solid or filled land earth or rock? earth

Material of foundation concrete Thickness, top 16 in bottom cellar

Kind of roof flat Rise per foot Roof covering carlyle system

No. of chimneys no 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 ft

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

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING: 0.14 M.C.D. 11/1980

BUILDING CODE: 0.14 M.C.D. 11/1980

Will there be in charge of the above work a person competent

Fire Dept.: D. J. Jones D. C. Jones

to see that the State and City requirements pertaining thereto

Health Dept: ..

are observed? ..

Others: ..

Signature of Applicant

George D. DiMatteo

Phone # same

Type Name of above .. George. DiMatteo. Co.

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other

and press

FIELD INSPECTOR'S COPY

34

Armando L. Philippo

NOTES

1-29-81

Found a hole in the wall before rain -> water
piled up - I didn't know it was raining
The foundation parts were not covered
HEATED - M2

2-5-81 Appeared to be work is done - At
dampening beam

2-20-81 Still getting ahead -> repair
some weight time for the probably
should pillars -

2-23-81 Starting pouring
back wall -> NO footer just
pouring from pad to pad.

One on section (1st section
poured) there is a wash out
underneath the poured wall
Section - I'm questioning
whether the wall was
designed for this - no
spoke to someone at Philappo
he said it was a side
beam to distribute the
weight -

3-5-81 Still pouring walls
up front now

3-12-81 Mostly side
wall beams done

3-18-81 Started masonry on
4th side wall - P.W.D. had
concern about dumping of
extra earth on to Rand Rd
met D. Vining there on 3-19-81
related details -> held hands

4-7-81 Still working on
masonry

4-13-81 Started elect
some of steel

4-22-81 Still working
steel - No roof yet

5-7-81 Work on roof
was back work up

didn't have a chance
to see trees up front (because
of the rain) -> going to bldg jobs -
inside work on plants
No floor yet

Approved

Date of permit

1-22-81
City of Oakland
103-1056
Coughlin Ave

63

6-3-81 Started pouring
floors - started

afternoon work

6-17-81 Still working
pouring more concrete

6-25-81 Mostly floors
poured - working on
finishing front area

8-18-81 Installing ceiling
-> continue to work

9-4-81 Starting to install
fixtures - some electrical
he up -> am checking on
gaming light

9/11/81

Final inspection

for the building

for the entire

building

for the entire

building

for the entire

building

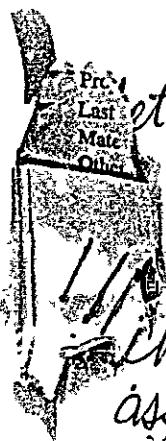
for the entire

building

for the entire

building

for the entire



et - Maple leaf Const.

C.V.S.

Pine Tree Mall

Chet says Lieut Collins' assistant (a fireman) says all okay for a Cof O and he would notify or leave word for Collins to that effect.

Chet needs Cof O on 9-18 because store due to open 9-19.

From the desk of:

LYLE D. NOYES

3-18-81

Larry

Has a permit been
taken out on this
If so please take
look & let me know.

It may be a ^{State} D.E.P. Problem
& since some may be
needed for advice
Dave
Noyes