

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

May 19, 1959

Pine Tree Shopping Center, Inc., owner of property at 1050-1154 Brighton Avenue, hereby respects the Board of Appeals for a variance from the provisions of said Ordinance to permit: three plastic signs, each one foot high by six feet long, beneath canopy on front of lot occupied by the Zayre Corporation. This permit is not issuable because these signs will increase by 18 square feet the total area of 3300 square feet of signs already on the premises. The Board of Appeals on the same lot, the total area of signs on the premises is limited by Section 16-A-5 of the Zoning Ordinance to one square foot for each linear foot of street frontage of the lot or about 1190 square feet.

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

Pine Tree Shopping Center, Inc.

By: Thomas J. Sugar
APPELLANT

DECISION

After public hearing held June 11, 1959, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

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

Franklin G. H. H. H.
Charles H. H. H.
BOARD OF APPEALS

June 8, 1959

Beacon Sign Company, Inc.
1 Chilcott Place
Jamaica Plain 30, Mass.

Att: Matthew Sugunan

Gentlemen:

June 11

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 1, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, June 11, 1959, at 4:00 p.m. to hear the appeal of Pine Tree Shopping Center, Inc. requesting an exception to the Zoning Ordinance to permit suspending three plastic signs, each one foot high by six feet long, beneath canopy on front of building to be occupied by the Zayre Corporation at 1050-1134 Brighton Avenue.

This permit is presently not issuable because these signs will increase by 18 square feet the total area of 3300 square feet of signs already authorized by the Board of Appeals on the same lot, the total area of signs on the premises being limited by Section 16-A-5 of the Zoning Ordinance to one square foot for each linear foot of street frontage of the lot or about 1190 square feet.

This appeal is taken under Section 24 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 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

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

17-2072-1134 Brighton Avenue

May 13, 1937

Miss Tree Shopping Center, Inc.
630 Columbia Street
Portland, Me.
Re: 17-2072-1134
17-2072-1134
17-2072-1134

on lot Corporation General
on lot 17-2072-1134
on lot 17-2072-1134
on lot 17-2072-1134

Enclosed for your information are three photographs showing the front elevation of the building at 630 Columbia Street, Portland, Me. The building is a two-story structure with a flat roof and a central entrance. The photographs show the building from the street level and from the adjacent lot. The building is in good condition and appears to be a commercial structure. The photographs are for your information and are not to be used for any other purpose.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 1, 1959

TO WHOM IT MAY CONCERN:

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This permit is presently not issuable because these signs will increase by 18 square feet the total area of 3300 square feet of signs already authorized by the Board of Appeals on the same lot, the total area of signs on the premises being limited by Section 16-1 5 of the Zoning Ordinance to one square foot for each linear foot of street frontage of the lot or about 1190 square feet.

This appeal is taken under Section 24 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 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



APPLICATION FOR PERMIT

Class of Building or Type of Structure

B2 BUSINESS ZONE

Roof Sign

Portland, Maine

January 29, 1959

PERMIT ISSUED

MAY 14 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 1018-1030 Brighton Avenue 1050-1134 Within Fire Limits? no Dist. No. Boston 25, Mass.
Owner's name and address Pine Tree Shopping Center, Inc. 600 Columbia Rd. Telephone
Lessee's name and address Zeyre Corp. 1001 Commonwealth Ave. Telephone
Contractor's name and address Beacon Sign Co., Inc. Boston, Mass. Telephone
Architect 1 Chilcott Place, Jamaica Plain, 30, Mass. Telephone
Proposed use of building No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To erect sign 10' 100' feet high by 121 feet long composed of individual letters on roof of canopy on front of proposed building at 1018-1030 Brighton Ave, as per plan Sign to have non-flashing and non-intermittent lighting

Appeal sustained 4/16/59

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** Beacon Sign Co., Inc.

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 or
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Kind and thickness of outside sheathing of exterior walls?
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

C.N. 5/14/59-ajf

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 Beacon Sign Co.
Beacon Sign Co.

INSPECTION COPY

Signature of owner

By: Beacon Sign Co. P.H.

FU- H.F.C.- 7/9/59

Mr. Joseph Halber, Mgr.
Zayre Department Store
1064 Brighton Avenue

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

Dear Mr. Halber:

It appears that the two signs which have been put up
flank against the front wall on either side of the Zayre De-
partment Store (Pine Tree Shopping Center), 1064 Brighton Ave.,
are contrary to the Zoning Ordinance. Will you be good enough
to have them removed without delay, certainly before July 9,
1959.

We can appreciate your desire to provide suitable out-
door advertising, but we are confronted with the requirements
of the Zoning Ordinance which, of course must be observed.
The Ordinance places definite limitations upon the aggregate
face area of signs, even in such a shopping center. Before
construction work was started for the shopping center, the
Pine Tree people sought from the Board of Appeals an allowance
for the Center beyond that allowed by the Ordinance in the B-2
Business Zone where the property is located. That increase
was allowed as requested, and there have been a number of
similar appeals since, among them your successful appeal for
your main sign above the roof of the building.

As a result of all this any signs at all that you may
contemplate in the open air, even signs painted on the wall
of the building, would be contrary to the Ordinance.

Very truly yours,

Albert J. Sears
Inspector of Buildings

WJH:lm

AP-1018-1036 Brighton Avenue

January 30, 1959

Pine Tree Shopping Center, Inc.
Att. Colby Burbank Jr.
600 Columbia Road
Boston 25, Mass.
Bell Shops, Inc.
1001 Commonwealth Avenue
Boston, Mass.

cc to: Beacon Sign Co., Inc.
1 Chilcote Place
Jamaica Plain 30, Mass.
cc to: Corporation Counsel

Gentlemen:

A permit applied for by Beacon Sign Co., Inc. for erection of an electric non-flashing sign composed of individual letters 12 feet high extending for a length of 121 feet on the roof of a canopy on front of a proposed one story mercantile building to be erected at 1018-1036 Brighton Avenue is not issuable under Section 16-A-5 of the Zoning Ordinance applying to the B-2 Business Zone in which the property is located for the following reasons:

1. The proposed sign having an area of about 1450 square feet will increase by that amount the 2300 square foot area of signs already authorized by the Board of Appeals on the same lot, the total area of signs on the premises being limited by the Ordinance to one square foot for each linear foot of street frontage of lot or about 1350 square feet.
2. The 12 foot height of letters of sign is in excess of the 10 foot limit above a roof set by the Ordinance.

We understand that the lessee of the proposed building as owner of the proposed sign desires to seek a variance from the Board of Appeals concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, at whose office in Room 208, City Hall, appeals are filed. As was the case when a zoning appeal was filed concerning the signs already authorized, it is necessary that the appeal be filed and signed by an authorized agent of the owner of the property, Pine Tree Shopping Center, Inc. We believe that the sign company is anxious to get a decision from the Board of Appeals at as early a date as possible so that they may be able to proceed with fabrication of the letters.

Very truly yours,

Albert J. Deane
Inspector of Buildings

AJS/jg

P.S. Since this appeal can hardly be heard at the earliest before the Feb. 27th meeting of the Board, I have applied the requirements of the new Zoning Ordinance to the situation.

*File with application for general construction permit
at 1050-1134 Brighton Avenue*

STADIUM 2-2200

ZAYRE

1001 COMMONWEALTH AVENUE BOSTON, MASSACHUSETTS

1050 to 1134

February 10, 1959

Dept. of Building Inspection
Portland,
Maine

Gentlemen:

You have written a number of communications to us with reference to Bell Shops which is incorrect. We would appreciate the necessary corrections to your records so that Zayre Corp. appears as the tenant in the premises located at 1018-1036 Brighton Avenue, Portland, Maine.

Also, are the street numbers above the correct group which you have allocated to the area our building will occupy? We wish to select a single number to appear on various printed matter to appear in connection with this store and would like to use the single number 1020 for that purpose.

We would appreciate an acknowledgement at your early convenience.

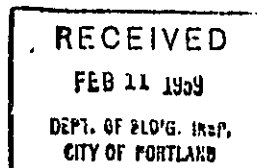
Very truly yours,

ZAYRE CORP.

J. Clifford Loweth
Director of Real Estate

JCL:pb

1064



AP- 1050-1134 Brighton Ave.

Feb. 11, 1959

Zayre Corporation
Att: J. Clifford Loweth
1001 Commonwealth Avenue
Boston, Mass.

Gentlemen:

As requested by you, we have changed our records so that the Zayre Corporation instead of Bell Shops, Inc., appears as tenant for the new building under construction on the premises of the Pine Tree Shopping Center, this city. On consulting the Public Works Department, we find that through an error we have been assigning wrong street numbers to this property and that the address should be 1050 to 1134 Brighton Avenue.

At the request of the Pine Tree Shopping Center the Public Works Department has assigned street numbers to the various stores in the project and we understand that this information has already been sent to that organization. The address which has been assigned to your building is 1064 Brighton Avenue.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:rk

AP-1050-1134 Brighton Avenue

April 17, 1959

Beacon Sign Co., Inc.
1 Chilcote Place
Jamaica Plain 30, Mass.

cc to: Zayre Corp.
1001 Commonwealth Ave.
Boston, Mass.
cc to: Pine Tree Shopping Center, Inc.
600 Columbia Road
Boston 25, Mass.

Gentlemen:

Zoning appeal concerning the height of letters and total area of sign proposed for erection on the building to be occupied by the Zayre Corporation at the above named location, this City, has been sustained subject to the condition that the height of letters shall not exceed 10 feet and that the length of the entire display shall not be greater than 100 feet. Before a permit can be issued for erection of the sign it is necessary that revised plans be furnished showing compliance with the limitations established by the Appeal Board and including plans of the construction of the letters and the method to be used in fastening and bracing them to the building.

Very truly yours,

Albert J. Soars
Inspector of Buildings

AJS/jc

TEL. PHONE STADIUM 2 2200

1001 COMMONWEALTH AVENUE
BOSTON 12 MASSACHUSETTS

April 28, 1959

Mr. Albert J. Sears
Inspector of Buildings
Dept. of Building Inspection
Portland, Maine

Dear Mr. Sears:

Our architect, Mr. Sumner Schein, has submitted detailed plans showing structural preparations to receive the sign and the Beacon Sign Company will send details of bracing.

Very truly yours,

ZAYRE CORP.

J. Clifford Loweth

J. Clifford Loweth
Director of Real Estate

JCL:pb

cc: Mr. Sumner Schein
Mr. Colby Burbank
Beacon Sign Company

RECEIVED

APR 29 1959

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

AP-1050-11 34 Brighton Avenue

May 7, 1959

Beacon Sign Company, Inc.
Att. Mr. Matthew E. Sugarman
1 Chilcote Place
Jamaica Plain 30, Mass.

Gentlemen:

Revised plans for sign & roof of canopy of building under construction to be occupied by the Zayre Corporation at the above named location, this City, have been received and appear to meet Building Code and Zoning Ordinance requirements. However, before the permit for erection of the sign can be issued, it is necessary that we have for attachment to the plans a statement of design (blank copy enclosed) covering the design of the steel frame and supports. Please have this statement filled out and signed by the person responsible for the design and return to this office as soon as possible.

There is no reason why work on fabrication of the letters cannot be started, however; and as soon as the signed statement of design has been returned we will send the permit to you.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg
Encl.

Beacon SIGN CO. INC.

ONE CHILCOTT PLACE • JAMAICA PLAIN 30, MASSACHUSETTS

Telephone: Jamaica 4-0909

May 13, 1959

Department of the Building Inspector
City of Portland
Portland, Maine

Attn: Mr. Albert J. Sears
Inspector of Buildings

RE: AP-1050-1134 Brighton Avenue

Gentlemen:

Attached to this letter you will find the certification you requested to accompany our plans for the signs to be installed for Zayre Corporation, 1134 Brighton Avenue.

If you would be good enough to mail back to us the permits for this sign upon the receipt of this letter, it would be appreciated. As you may remember, these have already been paid for and are, or should be, completely filled out.

Thank you for your cooperation.

Sincerely,
BEACON SIGN CO., INC.

Albert Myers
Albert Myers



B...-59-529 - 1050-1134 Brighton Ave.

May 15, 1959

Beacon Sign Company
Attn: Mr. Matthew E. Sugarman
1 Chilcott Place
Jamaica Plain 30, Mass.

Gentlemen:

In regard to your inquiry concerning the erection of three signs about one foot by six feet each to be hung from the underside of the canopy on front of the Zayre Store in the Pine Tree Shopping Center, since these signs were not included in the appeal involving the individual letter sign on the roof of the building, they would constitute an increase in the area of signs for which approval has been given by the Board of Appeals and therefore would not be allowable unless authorized by that Board under another appeal.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Non-combustible

January 29, 1959

PERMIT ISSUED

00195

MAR 3 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 1050-1056 Brighton Ave. (1050-1131) Within Fire Limits? no Dist. No. _____
 Owner's name and address Pine Tree Shopping Center Inc. 600 Columbia Rd. Boston Mass. Telephone _____
 Lessee's name and address Zeyro Corp. 1001 Commonwealth Ave. Boston Mass. Telephone _____
 Contractor's name and address Lilly Construction Co. 110 Western Ave. Brighton Mass. Telephone SP-38352
 Architect _____ Specifications yes Plans yes No. of sheets 14
 Proposed use of building Retail Store No. families _____
 Last use _____ No. families _____
 Material 3 No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 150.00
 Estimated cost \$ 306,000.00

General Description of New Work

To construct 1-story building of 200' x 300' of unprotected-noncombustible construction for use as retail store. Building to be equipped with automatic sprinkler system.

60,000' at \$5.10 a square foot.

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 contractor at 1050 Brighton Ave.

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 _____ 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? _____

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
Lilly Construction Co.

APPROVED:

APR 25-1954 1064 PS

NOTES

3-23-59 Stee up
 + measure exterior
 walls going up
 5-4-59 Floor slab
 measure in walls
 for boiler room pump
 ab. Boiler & dam in
 place
 5-15-59 - Old ceiling contractor
 + at wall except 3/4"
 in x 12 in and sheets
 at 16 1/2 inches wide at
 ceiling line. Between wood
 strapping for reinforcement
 steel line at top of wall
 5-29-59 On to close
 in circle
 6-10-59 Check
 white ext ext light - left middle 6-15-59 No
 Car doors at Exit doors
 Sprinklers not completed
 Restaurant Equip. permits
 Toilet Vestibule doors & door closers
 Front door hardware
 6-16-59 Store opening
 without Comp.
 9-18-59 Finally cut
 away wood around
 grill duct vent in
 car paper room

Completed RE

Permit No. 57/1954
 Date of Permit 3/3/54
 Notif. closing in
 Inspr. closing in
 Final Notif.
 Final Inspr.
 Cert. of Occupancy issued: 9/24/59
 Sealing Out Notice
 Form Check Notice

June 17
 RE

RECEIVED COPY

Signature of owner

A.F.-1050-1134 Brighton Ave.

March 3, 1959

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

cc to: Lilly Construction Co.
110 Western Ave., Brighton, Mass.
cc to: Zayre Corporation
1001 Commonwealth Ave., Boston, Mass.
cc to: Sumner Schain
271 Huntington Ave., Boston, Mass.
cc to: Lilly Const. Co.-1050 Brighton Ave., City

Gentlemen:

Building permit for construction of a one story building 200 feet by 300 feet designated as Section D and to be used for retail sales purposes at the above named location in this city is issued herewith based on plans and specifications filed with application for permit and Mr. Burbank's letter dated February 5, 1959, but subject to the following conditions:

1. Work in toilet room area is excluded from the work covered by this permit and is to be covered by an amendment to the permit now being issued, with application for which is to be filed a supplementary plan showing an approved arrangement of entrance doors and vestibules as discussed with Mr. Mahoney.
2. Permit is issued with the understanding that there will never be more than 20 people at any one time in the women's rest room area.
3. Work covered by this permit does not include construction of any partitions or work of a similar nature to be done by the tenant of the building. Such operations are to be covered by a separate permit to be secured before any work of such a nature is started. It should be borne in mind that because of the type of construction of the building, all partitions are required to be of incombustible material throughout.
4. The use of wood strapping is allowable only where applied directly against masonry walls and where wall covering is to be of incombustible material such as gypsum wall board, asbestos cement board or the like. Any hung partitions are required to be of incombustible material throughout.
5. Ties from bottom chords of bar joists are to be of stock not less than one and one-half by three-eighths inches thick or equivalent and spaced not over 8 feet on centers.
6. All welding of a structural nature is to be done only by welders certified for such work within the City of Portland.
7. Permit is issued on the understanding that the mezzanine is to be used for storage purposes only.

8. The Cresone bolt hardware indicated on some of doors at main entrance will be satisfactory as long as both leaves of double doors can be opened by means of the Cresone bolts or similar hardware.
9. Exit signs are to be provided so as to indicate all of those doors at the front entrance which are to be used mainly for egress only, as well as the doors to be used for egress purposes in the side and rear walls of the building.
10. Separate permits from this department, issuable only to the actual installers, are required for installation of heating and cooling equipment, for systems of mechanical ventilation and refrigeration, and for the automatic sprinkler system.
11. Notification is to be given this office for inspection before covering is applied to walls, ceilings or partitions.
12. A certificate of occupancy is required from this department before the building is occupied.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

AP-1018-1096 Brighton Avenue

February 2, 1959

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

cc to: Lilly Construction Co.
110 Western Avenue
Brighton, Mass.
cc to: Bell Shops, Inc.
1001 Commonwealth Avenue
Boston, Mass.

Gentlemen:

Examination of plans filed with application for permit for construction of a one story building of Unprotected Noncombustible Construction for retail store use at the above named location in this City discloses variances from and questions as to compliance with Building Code requirements as follows:

1. Exit signs with letters at least 6 inches high are required to indicate all doorways not used for ingress purposes. See Section 205-e-4.
2. If there will be more than 20 people in women's rest room at any one time, a second means of egress therefrom is required. See Sect. 212-e-1.3.
3. Locking hardware on all doors involved in a means of egress, where lock or devices are to be provided, is required to be equipped with vestibule latch sets or equivalent. In the case of double doors, the standing door as well as the working one is required to be equipped with a locking device of such nature that the door may always be opened from the inside, even though locked against entrance from the outside, by operation of an anti-panic bar or similar equipment. See Sect. 212-e-2.5.
4. What is height of risers and width of treads of stairs to mezzanine to be? See Section 212-e-5.3.
5. Vestibules are required for men's and women's toilets. See Sect. 212-g-2. It is also necessary that door to men's toilet room be relocated from corridor leading to women's rest room to exit corridor "4". Plan of satisfactory arrangement needs to be furnished.
6. How is building to be heated?
7. What is customer capacity of snack bar to be?
8. We note that wood strapping extending from floor to ceiling is indicated on certain walls with only the top part of the wall being covered with gypsum wall board, the rest of the strapping being left exposed. The use of wood strapping on masonry walls in this building of Unprotected Noncombustible construction is allowable only if a covering of incombustible material such as gypsum wall board is applied thereto. Therefore the setting of cases of

Building Center, Inc.

(2)

February 2, 1959

wood or other combustible material directly against the exposed wood strapping, if that is proposed, is not permissible. - O.K.

9. What is material and spacing of ties to be for brick faced walls? *Masonry Bond*
10. How is required anchorage to be provided from bottom of long span steel joists to masonry walls so that the unsupported height of such walls will not exceed the allowable maximum of 18 feet?
11. A statement of design covering the structural steel is needed for affixing to the plans. *- Will provide -*
12. Are there any specifications available? If so, we would appreciate receiving a copy. *Will provide*

Before the general construction permit can be issued, it is necessary that information be furnished as to the manner in which all of the above details are to be cared for so as to provide compliance with Building Code requirements, and that an estimated cost for the building has been furnished.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

PINE TREE SHOPPING CENTER, INC.
PORTLAND, MAINE

ATTENTION ONLY TO:
Boston Office

January 26, 1959

Mr. Albert Sears
Building Department
City Hall
Portland, Maine

Dear Mr. Sears:

We are enclosing herewith a check in the amount of \$150.00 to cover the filing fee for the building permit for the Zayre building to be located in the Pine Tree Shopping Center, Brighton Avenue, in Portland.

Our Mr. William Mahoney will contact you regarding this matter in the immediate future.

Very truly yours,

PINE TREE SHOPPING CENTER, INC.

Colby Burbank, Jr.
Colby Burbank, Jr.
Engineer

Enclosure

PORTLAND OFFICE

100 WEST AVENUE
PORTLAND 1, MAINE
EDGE 3-3861

BOSTON OFFICE

800 COLUMBIA ROAD
BOSTON 25, MASSACHUSETTS
COLUMBIA 5-8000

PINE TREE SHOPPING CENTER, INC.
PORTLAND, MAINE

ADDRESS REPLY TO
Boston Office

February 5, 1959

Mr. Albert J. Sears
Inspector of Buildings
City Hall
Portland, Maine

RECEIVED

FEB 11 1959

DEPT. OF ALD'S 1-3P.
CITY OF PORTLAND

Dear Sir:

In answer to your letter of February 2, 1959, regarding Section D at the Pine Tree Shopping Center, we have the following comments:

1. This shall be complied with.
2. There will not be more than 20 people in the women's rest room at any one time.
3. This section will be complied with.
4. The height of the risers shall not exceed 7 3/4". The width of treads shall be a minimum of 10".
5. A sketch showing your requirements will be filed.
6. The building is to be warm-air heated by oil.
7. The capacity of the snack bar is to be 15 to 18 people (stand up only, no seats).
8. We shall either stop the strapping at a point 7' above the floor, and this shall also be plaster nogged; or if strapping is continued to floor, it shall be covered with sheet rock.
9. Ties are of masonry construction.
10. Where bar joists are parallel to outside walls, suitable ties are to be provided for bottom of bar joists to said walls. Where bar joists are at right angles to outside walls, suitable ties are to be provided from the bottom cord of the bar joist to the wall.

Albert J. Sears

(2)

February 5, 1959

11. Statement of design to follow from Architect.

12. Specifications are available and will follow.

We trust that this furnished you with all the necessary information. If there are any further questions, please contact this office.

Very truly yours,

PINE TREE SHOPPING CENTER, INC.

Colby Burbank, Jr.
Colby Burbank, Jr.
Engineer

WFM:GG

cc: Sumner Schein, 271 Huntington Avenue, Boston
Lilly Construction Company, 110 Western Avenue, Allston
Zayre Corp., 1001 Commonwealth Avenue, Boston

RECEIVED

FEB 11 1959



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01791

DEC 29 1958

CITY of PORTLAND

Class of Building or Type of Structure

Portland, Maine, December 16, 1958

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1018-1025 Brighton Ave. (1081-1134) Within Fire Limits? _____ Dist. No. _____
Owner's name and address Pine Tree Shopping Center Inc. Telephone _____
Lessee's name and address 600 Columbia Rd. Boston 25, Mass. Telephone _____
Contractor's name and address Lilly Construction Co. 110 Western Ave. Alston, Mass. Telephone SP-3-8352
Architect _____ Specifications _____ Plans yes-file No. of sheets 6
Proposed use of building Retail Stores No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 1.00
Estimated cost \$ _____

General Description of New Work

To drive steel and concrete piles and construct concrete foundation only
for proposed one story building 200' x 300'

Permit issued with 1 attachment

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately
the name of the heating contractor. **PERMIT TO BE ISSUED TO Pine Tree Shopping Center Inc.**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewer? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth _____
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 _____
Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____
Size Girder _____ Columns under girders _____ Size _____ Max. on center _____
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 _____
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

APPROVED:

with letter by AGJ

Will work require disturbing of any tree on a public street? _____
Will there be in charge of the above work a person duly licensed as a contractor? _____
See that the State and City requirements pertaining to this work are observed? _____ yes

Pine Tree Shopping Center Inc.

Signature of owner

by:

W. P. Mahoney

INSPECTION COPY

NOTES

12-30-58 Excavation
started for pile location *RP*

1-7-59 Pile driving
started *RP*

1-30-59 Piles +
Cone Caps Completed.
Conc. floor beams
moving along *RP*

Completed *RP*

at No. 58 / 1791
Location 1018 1870032 Brighton Ave
Owner Pine Tree Shopping Center, Inc.
Date of permit 12/29/58
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice

1018 1870032 511

SECTION COPY

December 29, 1958

AP- 1018-1036-Brighton Avenue

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

cc to: Sumner Schein
271 Huntington Ave.
Boston, Mass.

cc to: Lilly Construction Co.
110 Western Ave.
Alston, Mass.

Gentlemen:

Advance permit authorizing the driving of piles and construction of concrete foundation only for proposed one story building 200 feet by 300 feet at the above named location, this city, is issued herewith based on six sheets of plans filed with permit application, but subject to the following conditions:

1. Permit is issued without prejudice to any questions as to compliance with Building Code requirements which may arise when completed plans of the building are available for checking.
2. Permit is issued on the basis that all details of construction of the building are to be such as to comply with the requirements of Section 302-g-2.8 of the Building Code permitting unlimited area.
3. All sections of the concrete grade beams supporting the outer walls of the building are to extend not less than 4 feet below the finished grade of the ground adjoining them.
4. This permit is not to include the installation of any underground storage tanks, which are required to be covered by a separate permit issuable only to the actual installer.
5. Will the architect please furnish a statement of design covering the reinforced concrete involved in construction of the foundation walls:

Very truly yours,

Albert J. Sears

Deputy Inspector of Buildings

AJS:m
P.S. Permit is, of course, issued on the basis that use of the building is to be such as is permissible in the B-2 Business Zone in which the property is located. As requested, permit is being sent to the local office of the contractor.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

n.s. Zayre Building

LOCATION 1064 Brighton Ave.

Date of Issue September 21, 1959

Issued to Pine Tree Shopping Center Inc.
600 Columbia Road Boston Mass,

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. 59/195, 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

Entire (Zayre Building)

APPROVED OCCUPANCY

Retail Store

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
Inspector

(Date)

Albert J. Sears
Inspector of Buildings

Notice: 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

Class of Building or Type of Structure Unprotected Non-Combustible

Portland, Maine, October 24, 1958

PERMIT ISSUED

DEC 30 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 1618-1626 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
Owner's name and address Fine Tree Shopping Center, Inc., Telephone _____
Lessee's name and address 600 Columbia Rd., Boston 25, Mass. Telephone _____
Contractor's name and address Lilly Construction Co., 110 Western Ave., Telephone SP-3-8352
Architect Allston, Mass. Specifications yes Plans yes No. of sheets 27
Proposed use of building Retail stores No. families _____
Lost use _____ No. families _____
Material _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 378,000.00 Fee \$ 150.00

General Description of New Work

To construct 1-story unprotected non-combustible building 466' x 171' as per plans and specifications

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** Fine Tree Shopping Center, Brighton Ave.,

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 fill? _____ 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 repair, to cars habitually stored in the proposed building? _____

APPROVED:

with Petter By A.J.S.

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, Inc.

Signature of owner

By:

Colby L. Burbank Jr.

NOTES

FOR PERMIT

1-7-59 Steel erection

underway EP

3-23-59 Rear Land

Mesa area walls etc.

5-4-59 Exterior walls

with sub. Digging out

crossing IP

6-15-59 Mezzanine Area

not ready Columbia St

Refrid: permit?

Rear exit door?

Broiler equipment

Front single exit to

door. inside platform

1 hand rail. 7 IP

All hardware & Holes

6-17-59 Opening June

without 10.20.2.1.1.1.1

defrincos IP

1-29-59 Still waiting

for new front door

exit hardware EP

9-18-59 Conflicted

except interiors of

Areas 2, 3 & 10.

Hold for tenants

IP

Permit No.	1056-1134
Location	1056-1134
Owner	1056-1134
Date of permit	1056-1134
Notif. closing-in	1056-1134
Insph. closing-in	1056-1134
Final Insp.	1056-1134
Cert. of Occupancy issued	1056-1134
Staking Out/Notice	1056-1134
Form Check Notice	1056-1134

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

December 29, 1958

AP-1018-1036 Brighton Avenue

Pine Tree Shopping Center, Inc.
Att. Mr. Colby L. Burbenk Jr.
600 Columbia Road
Boston 25, Massachusetts

cc to: Sumner Schein
271 Huntington Avenue
Boston, Massachusetts
cc to: Lilly Construction Co.
110 Washington Avenue
Alston, Massachusetts

Gentlemen:

Building permit for construction of a one story shopping center building approximately 171 feet by 466 feet at the above named location is issued herewith based on plans and specifications filed with application for permit, but subject to the following conditions:

1. Since arrangement and erection of partitions in the small stores is to be cared for by the tenants of these areas and hence cannot be shown on plans filed, it is necessary that separate permits be secured for all such construction before any work is started thereon. It should be borne in mind that because of the class of construction of the building, all such partitions, as well as any ceiling construction, are required to be of incombustible material except for the allowances of Sections 302-d-3 and 4 of the Building Code.
2. As indicated in our letter of November 17, 1958, it will be permissible to use wood strapping against masonry walls and partitions for fastening of incombustible covering if firestopping is provided as indicated in that letter. The use of plywood or other combustible material for covering of walls or partitions is not permissible.
3. Since there is to be only one stairway, to mezzanine section of Area No. 4, permit is issued on the basis that there will never be more than 20 people on the mezzanine at any one time.
4. Vestibules with partitions extending to ceiling are to be provided for toilet rooms in Area No. 4. Doors to both vestibules and toilet rooms are to be equipped with self-closing devices.
5. Fire-proofing of lintels and their supporting columns over show windows of Area No. 8 is to be provided as indicated in crayon by Mr. Schein on plans on file at this office. *Drawing Page 8*
6. The threshold of the emergency exit door shown in store front of Area No. 4 is located some distance above the sidewalk outside the building. It is necessary that this be lowered so that there will be no step down other than the thickness of the usual threshold at this opening. If there is to be a difference of elevation between floor of building and sidewalk outside at this point, approval is to be secured from this department of the method to be followed to accomplish the desired result.
7. There is to be no step down other than the thickness of the usual threshold at the outstanding entrance or exit doors serving any part of the building.

Dec. 29, 1958

- All entrance and exit doors are to be provided with such locks that anyone may leave the building, even though the doors are locked against entrance from the outside, merely by turning the usual knob or by pressure on the usual thumb lever or equivalent. Where a pair of doors is involved, the standing door as well as the working door is required to be equipped so that it can be operated in the same manner. Where aluminum doors are to be used, it is important to make sure that they are shipped from the factory with the proper locking devices.
9. If a masonry tie is not to be provided for faced walls as indicated, the use of corrugated metal ties is not permissible and ties used must consist of wire of at least No. 6 gauge, galvanized after bending, spaced not over 16 inches horizontally and 12 inches vertically or equivalent.
 10. The unsupported height of the 12 inch block walls is limited to 18 feet. This height is measured from the bottom of the wall to the point at which elements of the roof construction can be anchored to the wall at intervals of not over 8 feet.
 11. Separate permits issuable only to the actual installers are required for installation of heating and cooking equipment, systems of mechanical ventilation and refrigeration, sprinkler system, and detached signs over 20 square feet in area, more than five feet in greatest dimension of face, or having top eight feet or more above the ground. Any roof signs also require permits.
 12. Any welding of structural steel on any joints involving rationally determined tension, compression or shear is required to be performed only by welders certified for such work within the City of Portland.
 13. Notice is required to be given this department for inspection before any covering is applied to walls and ceilings and again before stores are occupied. A certificate of occupancy is required from this department before any of stores are put into use.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/js

December 29, 1958

AP-1018-1038 Brighton Avenue

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

cc to: Frederick E. Potter,
Deputy Director of Public Works

Dear Mr. Burbank:

We are in receipt of your letter agreeing to install curbing along the entire front of the developed portion of the premises on which the proposed shopping center is being erected at the above named location, this City. We have been informed by the Department of Public Works that, if you are to buy the curbing yourself and to install it and the sidewalks with your own forces, it will have to be wholly at your own expense. However, if this work is to be done by and under the supervision of the Public Works Department, including the furnishing of all materials, the City will assume one-half the cost of the project.

We suggest that you consult the Public Works Department directly concerning this matter. If you are to have the City make the installation, it is important that an application be filed at that Department without delay so that plans can be made and, if possible, the work completed by the time you are ready to open up the shopping center.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/jg

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

PINE TREE SHOPPING CENTER, INC.
PORTLAND, MAINE

ADDRESS REPLY TO
Boston Office

December 23, 1958

City of Portland
Building Department
City Hall
Portland, Maine

Attention: Mr. Warren MacDonald

Re: Pine Tree Shopping Center

Gentlemen:

We hereby agree to install the necessary curbing in front of the developed portion of our shopping center location fronting on Brighton Avenue in the city of Portland, Maine.

It is our understanding that the curbing itself will be furnished to us by the City of Portland.

Very truly yours,

PINE TREE SHOPPING CENTER, INC.

Colby Burbank, Jr.
Colby Burbank, Jr.
Engineer

CB:GG

RECEIVED

DEC 24 1958

DEPT. OF W.C. INSP.
CITY OF PORTLAND

St. John
neg

November 17, 1958

AP- 1018-1036 Brighton Ave.,

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

cc to: Lilly Construction Co.
110 Washington Ave.,
Allston, Mass.

Gentlemen:

With reference to paragraph No. 3 in our letter of Nov. 10 and to Mr. Schein's conference with Deputy Inspector Sears and myself last week, we have secured an interpretation from the National Board of Fire Underwriters' (the Portland Code follows the NBFU National Building Code very closely in the requirements for Noncombustible Construction) as to the use of wooden strapping in these locations will be allowable on the condition that the ceilings of noncombustible material will be carried clear out to contact with the masonry walls or partitions, thus forming an incombustible firestop between the space behind the wall finish and the space above the ceiling. Also on the condition that combustible material in or beneath the floor be similarly protected by noncombustible firestops.

This allowance applies to the use of wooden strapping only and does not alter the prohibition of the use of plywood or other combustible material for wall or partition coverings.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcDm

12/30/58 - Told Mr. Burbank we will accept solid plaster or masonry walls between wood strapping for depth of 18 inches or two feet at ceiling line instead of extending incombustible ceiling up against masonry walls and partitions - AGS

November 10, 1958

AP- 1018-1036 Brighton Ave.

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

cc to: Lilly Construction Company
141 Eastern Avenue
Allston, Mass.

Gentlemen:

A partial examination of plans and specifications filed with application for permit for construction of the proposed shopping center at the above named location discloses number of questions as to compliance with Zoning Ordinance and Building Code requirements about which it seems best to inform you without waiting for examination to be completed. Details in question are as follows:

1. The Commissioner of Public Works has reported to this department his decision that curbing must be provided for the full length of the street frontage of the lot. Since this is a matter which involves not only requirements of the Zoning Ordinance but also the policy of the City in relation to State Aid Highways, it is necessary that we have definite information that the required curbing is to be provided before the general construction permit can be issued. If you have any intention of taking issue with this decision, you should do so immediately so that final disposition of the matter can be made in time to prevent a delay in issuance of the permit. Otherwise, a revised plot plan clearly indicating the location of all the curbing should be provided so that approval of the Public Works Department can be secured thereon.
2. A statement of design (blank copy enclosed to architect, is required for structural details of the plans, that already indicated thereon covering only the design of the foundations.
3. We note that the specifications call for the use of wood strapping on masonry walls and partitions of certain areas. The use of combustible material for this purpose or of plywood or other combustible material for covering of walls is not allowable in a building of Unprotected Noncombustible Construction as this building must be rated.
4. If there will ever be more than 20 people on mezzanine in Area No. 4, two means of egress therefrom are required.
5. If sales space in small stores is to exceed 700 square feet, both front entrance and rear exit doors are required to be

Area Shopping Ctr.

Page 2

Nov. 10, 1958

equipped with vestibule latch sets or equivalent. Since locking devices are usually installed on aluminum doors at the factory, it is important that there shall be no doubt as to the type of locks to be provided thereon.

✓ 6. Toilet rooms in Area No. 4 are required to have vestibules with doors to both toilet rooms and vestibules equipped with self-closing devices.

✓ 17. Details of fireproofing of lintels over show windows of Area No. 8 to provide the required four-hour fire-resistance need to be furnished. Columns supporting these lintels are also required to have fireproofing of the same fire-resistance.

As soon as examination of the plans has been completed, other questions which may arise will be covered by another letter.

Very truly yours,

Albert W. Sears
Deputy Inspector of Buildings

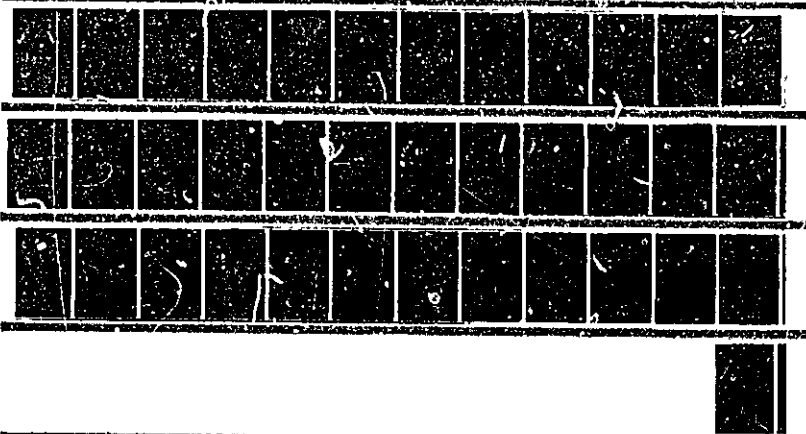
AJS:BN

R.J.

An estimate of the cost of the building has also not been furnished.

Enc: blank statement of design

1050-1132 BRIGHAM AVENUE - (ZAYRE BUILDING) JACKET #2





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1050 Brighton Avenue

Issued to **Tile Fashions**

Date of Issue **February 1, 1984**

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. 83-3028, 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

Section of Hit or Miss store

Ceramic Tile & Floor Tile

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

1/31/84
(Date)

Inspector

James J. - [Signature]
Inspector of Buildings

Notice: 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.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 22, 1983

Net Realty Trust
420 Boylston Street
Boston, MA

RE: 1050 Brighton Avenue
Portland, Maine

Dear Sir:

Your application to change the use of 1050 Brighton Avenue from retail clothing to sales of ceramic floor and wall tiles has been reviewed, and a permit is herewith issued subject to the following requirements.

1. Two approved means of egress shall be provided which are accessible without passing through any storage area or any area of hazard.
2. Illuminated exit signs and emergency lighting shall be provided for all exits and paths to reach same.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/kat
Enclosure

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0 3028

ZONING LOCATION B-2 PORTLAND, MAINE Dec. 19, 1983

PERMIT ISSUED

DEC 22 1983

CITY OF PORTLAND

To the CHIEF 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 1050 Brighton Avenue - Pine Tree Shopping Center District #1 ☐ #2 ☐
 1. Owner's name and address Net Realty Trust - 420 Boylston St. Boston
 2. Lessee's name and address Tile Fashions - 901 Washington Ave Telephone 273-1100
 3. Contractor's name and address Lessee Telephone

Proposed use of building retail of ceramic floor & wall tile & accessories
 Last use retail clothing & of store
 Material No stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimate of contractual cost \$ 20,000

FIELD INSPECTOR—Mr

@ 775-5451

Appeal Fees
 Base Fee of use 110.00
 Late Fee 25.00
 TOTAL \$ 135.00

Change of use from retail clothing to sale of ceramic floor & wall tile & accessories with alterations, no structural changes

Stamp of Special Conditions

send permit to : HOL, WILL PICK UP PERMIT, CALL

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

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 earth
 Size, front depth No. stories solid or filled land?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat
 Framing Lumber- Kind Dressed or full size? Corner posts
 Size Girder Columns under girders Size Max on
 Studs (outside walls and carrying partitions) 2x4-16" O C Bridging in every floor and flat roof space
 Joists and rafters 1st floor 2nd 3rd
 On centers 1st floor 2nd 3rd
 Maximum span 1st floor 2nd 3rd
 *If one story building with masonry walls, thickness of walls? help

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

ZONING

BUILDING CODE

Fire Dept

Health Dept

Others

Will work require disturbing of any tree on a public

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

Type Name of above

Donald M Foley for

Tile Fashions

Other

and Address

Phone # same

1 ☐ 2 ☐ 3 ☐ 4 ☐

FIELD INSPECTOR'S COPY
 WITH LETTER

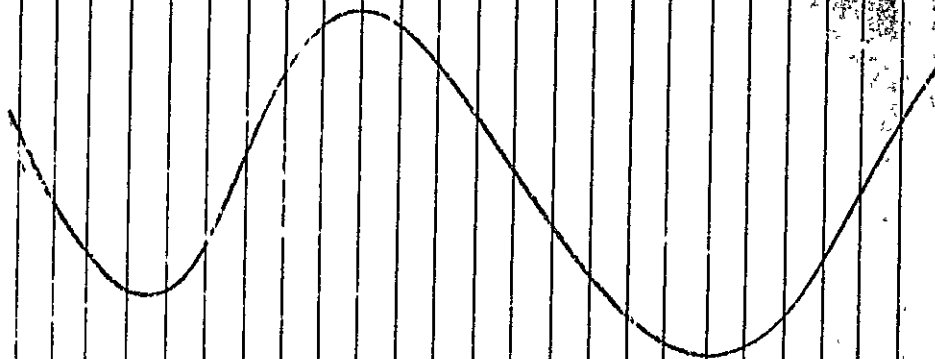
APPLICANT'S COPY

OFFICE FILE COPY

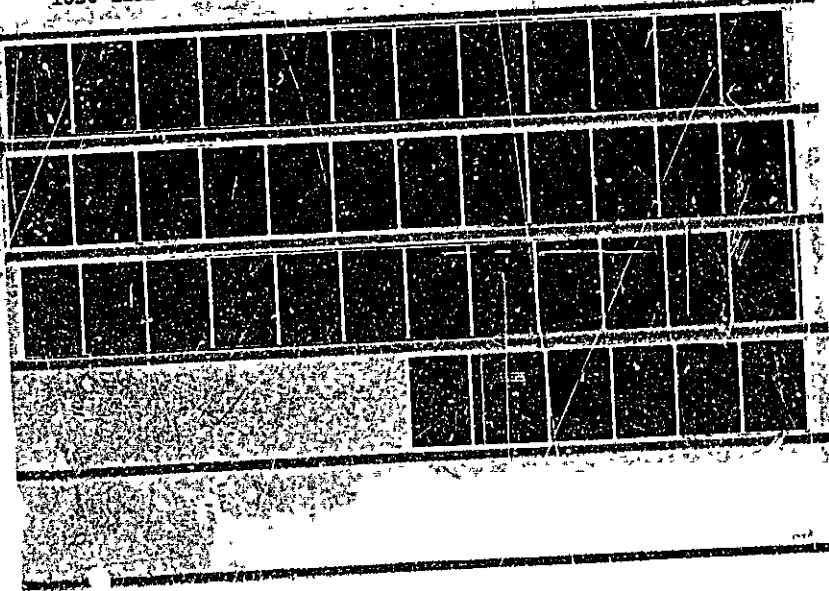
Permit o 83/3028
Location 10510 Brighton Ave
Owner 12-19-83
Date of permit 12-22-83
Approved
Dwelling
Garage
Alteration Change of use

NOTES

1/30/84
Work Complete
Issue COF
10-



1050-1132 BRIGHTON AVENUE - (ZAYRE BUILDING) JACKET #2





CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING & URBAN DEVELOPMENT

March 16, 1984

R.M. Hursh Co. Inc.
320 North Pleasant Street
Amherst, Massachusetts 01002

RE: 1064 Brighton Avenue
Portland, Maine

Dear Sir:

Your application to make alteration at 1064 Brighton Avenue, Portland, Maine, has been reviewed and a building permit is herewith issued subject to the following requirement:

A permanent barrier shall be provided to define the exit corridor thru the storage area. The aisle will be a min. of 48" in width.

If you have any questions on this above requirement, please don't hesitate to call my office here at City Hall, 775-5451, Ext. 349.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/ulb

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

210

MAR 16 1984

ZONING LOCATION ... PORTLAND, MAINE

March 12, 1984 CITY OF PORTLAND

To the CHIEF 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 ... 1054 Brighton Avenue

Fire District #1 ☐ #2 ☐

1 Owner's name and address John J. Lane - Nat Prop. - 535 Baylston St.

Telephone 773-222 7071

2 Lessee's name and address Radio Shack - same

3 Contractor's name and address R. M. Hersh Co., Inc. - 320 North Pleasant St. - 253-3514

Proposed use of building radio store

No of sheets 01002

Last use same

No families

Material No stones

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$ 16,000

Appeal Fees \$

FIELD INSPECTOR - Mr.

@ 775-5451

Base Fee 90.00

Late Fee

TOTAL \$ 90.00

To make alterations to existing radio store
no structural changes as per plans.
4 sheets of plans.

Stamp of Special Conditions

send permit to HOLD, WILL PICK UP PERMIT

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? yes
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

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING

BUILDING CODE

Fire Dept

Health Dept

Others

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

Type Name above

Jerry Axelson for
R. M. Hersh Co.

Phone # same

1 ☐ 2 ☐ 3 ☒ 4 ☐Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

00277

APR 15 1983

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

B-2

PORTLAND, MAINE April 13, 1983

CITY OF PORTLAND

To the CHIEF 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 1052 Brighton Avenue - Pine Tree Shopping Center

- Owner's name and address John Lane - Boston, Mass.
- Tessee's name and address John Athanasios - Lewiston, Maine
- Contractor name and address Restorations - 96 Clark St.

Fire District #1 ☐ #2 ☐
Telephone
Telephone 784-1524
Telephone 773-8897

Proposed use of building pizza & sandwich shop

Last use ~~printing~~ printing shop

Material No stones

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$ 7,000

FIELD INSPECTOR Mr

@ 775-5451

Appeal Fees \$
on of use \$ 25.00
Base Fee \$ 45.00
Law Fee
TOTAL \$ 70.00

Change of use from printing shop to pizza & sandwich shop, with alterations, as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 3 David Duryea - 04102

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

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 . . . 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

MISCELLANEOUS

BUILDING INSPECTION PLAN EXAMINER

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

ZONING

BUILDING CODE

Fire Dept

Health Dept

Others

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

David Duryea

Phone # same

Type Name of above

David Duryea for Restorations/

John Athanasios

Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

NOTES

4/15-83 - talked w/ owner - told him plans would have to be more specific to placement of smoking facilities. He will be in next week. D

4-22-83 - called w/ owner again - he is working up contract on detail plans & will be in w/ update Wed or Thurs. (4/27 or 4/28) D

4/27/84 - still has not completed w/ Health Dept - so can't issue CO

Permit # 83/0077
 Location 1050 Chugston Ave. Dine out
 Owner 4-13-83
 Date of permit 4-15-83
 Approved
 Dwelling
 Garage
 Alteration

1050-1132 BRIGHTON AVE. (GEN. PINE TREE SHOP. GEN.)

JACKITT #4

