

1116-1132 Brighton Ave
Shell Oil Co.

Pine Tree

Pine Tree

1124 Brighton Avenue

January 25, 1982

Mr. Charles Berry
P.O. Box 977
West Buxton, Me.

Dear Mr. Berry:

It is my understanding that you contemplate the acquisition of the former Shell Service Station located at the above address for conversion to a restaurant.

Please be advised that this location is in the B-2 Business Zone and such a use as a restaurant is among the permitted uses within the B-2 Business Zone, according to the City Zoning Ordinance.

I understand you will be bringing detailed plans for remodeling the premises to this office prior to issuance of a building permit for alterations to the building. This should precede any actual structural changes.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

C.C. Warren J. Turner,
Zoning Specialist



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION ... 0004.2

JUN 20 1979

ZONING LOCATION PORTLAND, MAINE, June 19, 1979

CITY of PORTLAND

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

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

LOCATION ... 1124 Brighton Avenue Fire District #1 ☐ #2 ☐
1. Owner's name and address ... Shell Oil Co., Wellsley, Mass. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address ... Portland Pump Co., 321 Lincoln St., Portland, ME 04106 Telephone ... 767-2468
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use ... 5- 4,000 gasoline tanks - underground No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 50.00 ..

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg. To remove 5, 4,000 gal. gasoline tanks

Metal Bldg. underground tanks

Alterations Stamp of Special Conditions

Demolitions

Change of Use

Other

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewerage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Column, 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 or 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:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant *Roger B. White* Phone # sameType Name of above Portland Pump Company 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

6-24-78 Tanks removed & Aerial Refueling

Permit No. 99/482

Location 1124 Coaling Station Lane

Owner Shell Oil

Date of permit 6-19-79

Approved 6-20-79 [Signature]

Handwritten notes on lined paper, including a large 'X' mark across the middle section.



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

Sept. 8, 1971

B2 BUSINESS ZONE

PERMIT ISSUED

SEP 15 1971

1100

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 1124 Brighton Ave. Within Fire Limits? ☐ Dist. No. ☐
Owner's name and address Shell Oil Co., 55 William St., Weymouth, Mass. Telephone ☐
Lessee's name and address ☐ Telephone ☐
Contractor's name and address not let Telephone ☐
Architect ☐ Specifications ☐ Plans yes No. of sheets 9
Proposed use of building Service Station No. families ☐
Last use ☐ No. families ☐
Material masonry No stories 1 Heat ☐ Style of roof ☐ Roofing ☐
Other buildings on same lot ☐
Estimated cost \$ 40,000. Fee \$ 120.

General Description of New Work

To make alterations to masonry building one story, as per plans

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

Owner

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 served? ☐ 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

How many 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 thereto are observed? ☐

CS 301

File
APPLICANT'S COPY

Signature of owner By: Shell Oil Co.
D. M. ...

1118-1128 Brighton Avenue

Sept. 9, 1971

Shell Oil Company
55 William Street
Wellesley, Mass.

cc to: Corporation Counsel

Gentlemen:

Building permit to erect attached pole sign 16'x16' with the top 98 1/2' above the grade at the above named location is not issuable under the Zoning Ordinance because of the following reasons:

1. The top of the sign will be about 98 1/2' above the grade of the ground instead of the 20 foot maximum allowed, by (Section 602.16.5.a) of the Ordinance pertaining to the B-2 Business Zone in which this property is located.

2. This sign (in area about 289 sq. feet) will bring the total area of signs on the Pine Tree Shopping Center property of which the service station is part, to approximately 5,404 sq. feet, which would be beyond the lawful limit of 1,000 sq. feet allowed for a shopping center, under Section 602.16.5, of the Zoning Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly your authorized representative should come to this office, in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m

1124 Brighton Avenue

Sept. 7, 1971

Shell Oil Company
55 William Street
Wellesley, Mass.,

Gentlemen:

In checking your application to construct detached pole sign approximately 98½' above grade at the above named location we find we are unable to continue processing your permit until further information is provided as follows:

- Q.4 1. Are we correct in the height of the sign from the grade to the top of the sign at 98½'?
- Q.4 - 1/1 2. Will this sign have intermittent or flashing lights?
- OK - NO 3. Will this be a revolving type sign?

Very truly yours,

A. Allan Soule
Assistant Director

AAS:n

Class of Building or Type of Structure

Portland, Maine, August 30, 1971

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:

specifications, if any, submitted herewith and the following specifications:

Location 1124 Brighton Ave. Within Fire Limits? Dist. No.
Owner's name and address Shell Oil Co., 55 Williams St., Wollersley, Mass. Telephone
Lessee's name and address Telephone
Contractor's name and address not let Telephone
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 25.60

General Description of New Work

Erect detached pole sign 16' x 16' . 97' high as per plans

Total height $9\frac{1}{2}'$

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

Details of New Work

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

If a Garage

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

APPROVED:

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

Will there be in charge of the above work a person competent to see that the State and City requirements-pertaining thereto are observed? _____

Shell Oil Co.

INSPECTION COPY

Signature of owner

By:

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55540

Issued
Portland, Maine Dec 2, 1971

To the City Electrician, Portland, Maine.

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee \$1.00)

Owner's Name and Address *Cumgrree Shell Station*
Contractor's Name and Address *James Lavalley* Tel. *7743813*
Location *1124 Brighton* Use of Building *Gas Station*
Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
Description of Wiring: New Work _____ Additions _____ Alterations _____
new wiring
Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
No. Light Outlets *10* Plugs *10* Light Circuits *6* Plug Circuits *6*
FIXTURES: No. _____ Fluor or strip Lighting (No. feet) _____
SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
METERS: Relocated _____ Added _____ Total No. Meters _____
MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
Electric Heat (No. of Rooms) _____
APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
Elec. Heaters _____ Watts _____ *water heater*
Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
Will commence *19* Ready to cover in *19* Inspection *19*
Amount of Fee \$ *3.50*

Signed

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
7	8	9
		10
		11
		12

REMARKS:

INSPECTED BY *J. W. Hester* (OVER)

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

May, 1970

Location: #1124 Brighton Ave.

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

These tanks of ⁽¹⁾4000 gallons capacity are required to be of steel or wrought iron no less in thickness than # 7 gauge; and before installation are required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

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

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

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



B2 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, May 18, 1970

PERMIT ISSUED

MAY 19 1970

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 1124 Brighton Ave. Within Fire Limits? Dist. No.
Owner's name and address Shell Oil Co., P.O. Box 910, Central Ave. Telephone
Lessee's name and address So. Portland Telephone
Contractor's name and address Les Wilson & Son, 360 Cumberland St. Telephone
Architect Specifications Plans No. of sheets 1
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To install 1-4000 gal. gasoline tank @ underground - new installation
Tank to be at least 3' below grade; bears Und. Lbb. coated with asphaltum
Existing tanks - 16,000.

Sent to Fire Dept. 5/18/70

Rec'd from Fire Dept. 5/19/70

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 installer

Details of New Work

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

If a Garage

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

APPROVED:

5/19/70 OK M.E.W.

CS 301

INSPECTION COPY

Signature of owner By: Les Wilson & Son

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

Shell Oil Co.
Les Wilson & Son

FIRE DEPARTMENT INSPECTION

of

UNDERGROUND TANK

PINE TREE SHELL STATION

LOCATION 1124 BRIGHTON AVE

Label YES

Asphalt YES

Anchorage NO

Swing Joint YES

Date 5/23/68

By: Capt. S. Yerba

Return to Building, Inspection Dept.



MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

April, 1963

Location: 51124 Brighton Ave.

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

(1)

This tank of 4000 gallons capacity is required to be of steel or wrought iron no less in thickness than # 7 gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

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

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

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



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, April 16, 1968

PERMIT ISSUED
 323
 17
 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 1124 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Shell Oil Co., 5 Central Avenue, So. Portland Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Les Wilson & Sons, 360 Cumberland St., West Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install one 4,000 gallon gasoline tank.
 Tank to be buried at least 3 feet below grade; coated with asphaltum; bears Und. Label.

Sent to Fire Dept 4/16/68
 Rec'd from Fire Dept 4/17/68

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** Les Wilson & Sons

Details of New Work

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

If a Garage

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

APPROVED:

4/17/68 J. R. Gemo
4/18/68 O. H. Gellen

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

CS 301

INSPECTION COPY

Signature of owner

by: Les Wilson & Sons

Les Wilson
 X.C.

Decided to treat this as a separate lot since, although it is under the same ownership as the Shopping Center, it is under a lease with a definite lot set out to the Oil Co.

Area of present signs (according to records) is about 1000 sq. ft.
Area of proposed sign is 20 sq. ft. Therefore total area of signs on the lot will not exceed the 3000 sq. ft. allowable on the lot

AP-1116-1132 Brighton Avenue

October 2, 1961

Shell Oil Company
Attn. Mr. J. A. Littlefield
P.O. Box G, West End Station
Portland Pump Company
321 Lincoln Street
So. Portland, Maine

Gentlemen:

Permit for erection of a detached sign about 4 feet wide by 7 feet high at a point about 7 feet inside the street line on service station premises at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The sign will be an unlawful encroachment upon the 40 foot set back area required by Section 21 of the Zoning Ordinance applying to that part of Brighton Avenue where the property is located.
2. The sign will further increase beyond the lawful limit of about 1000 square feet the total area of signs on the Pine Tree Shopping Center property of which the service station is a part.

While these discrepancies are appraisable, we cannot tell in advance what action the Appeal Board might take in regard to them. If exercise of appeal rights is desired, we will be glad to explain appeal procedure upon request.

Very truly yours,

AJS/jg

Albert J. Scars
Building Inspection Director



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Sign

Portland, Maine, September 29, 1961

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish insall 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 1124 Brighton Ave. Within Fire Limits? Dist. No.
Owner's name and address Shell Oil Company, P.O. Box G West End Sta. Telephone
Leasee's name and address Telephone
Contractor's name and address Portland Pump Co. 321 Lincoln St. So. Portland Telephone 2-6336
Architect Specifications Plans yes No. of sheets 1
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To erect detached sign 4' x 10' as per plan 01083

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

Portland Pump Company

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

by:

J. A. Luffell

7.27

LOCATION

7124 Brighton Ave.

DATE

10/2/61

PERMIT

INQUIRY

COMPLAINT

A. J. B.

Re: detached sign

Unable to issue

Violates zoning:

① Within 40 ft setback area

② Station is part of Pine Tree Shopping Center on a lease. And signs for shopping center exceed the allowable area.

(Lease from Gordon Bloom, 1960)

O.K. as to code requirement except foundation is to extend 4' below grade. Mr. Littlefield informs me that they plan to use 9" sandboxes to extend 4' below grade.

J. E. G.

Accept 4/14/62
2/23/62

AP 1124 Brighton Ave.

2/23/62

A.G.B.

If this is approved, then
sign is approved subject to the
foundation being a min size of 9 inch
diameter round or 8 inch square concrete
piers extending at least 4 ft below grade as
per the Shell Oil Company Standard Plan C 16120
on file.

When pier forms are in place and before
concrete is poured, contractor is to call this
office for a form inspection.

AP-1114-1132 Brighton Avenue

Feb. 20, 1962

Shell Oil Company
P. O. Box G, West End Station
Portland, Maine

cc to: Mr. Gordon F. Bloom
600 Columbia Rd., Boston 25, Mass.
cc to: Corporation Counsel
cc to: Flynn Sign Company
623 Main St., So. Portland

Gentlemen:

Permit for erection of a detached sign about 4 feet wide by 7 feet high with top about 10 feet above the ground to be located about 7 feet inside the street line of service station premises at the above named location is not issuable under the Zoning Ordinance because it will be an unlawful encroachment upon the forty foot setback area required for that part of Brighton Avenue by Section 21 thereof.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



B2 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign
Portland, Maine, February 20, 1962

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 1124 Brighton Ave. Within Fire Limits? Dist. No.
Owner's name and address Shell Oil Company, P.O. Box G, West End Sta. Telephone
Lessee's name and address Telephone
Contractor's name and address Flynn Sign Co., 623 Main St., So. Portland Telephone
Architect Specifications Plans yes No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To erect detached sign 4' x 10' as per plans

8/20/62 Appeal never filed - ags

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** Flynn 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
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 post Sills
Size Girder Columns under girders Size V on S on S on
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

Flynn Sign Co.

CS 301

INSPECTION COPY

Signature, By:



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Roof Sign

Portland, Maine,

February 10, 1960

PERMIT 1960
FEB 16 1960

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect after 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 1116-1132 Brighton Ave. Within Fire Limits? no Dist. No. _____
Owner's name and address Shell Oil Co., 5 Central Ave. So. Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Simonds Construction Co., 432 1/2 Congress St. Telephone 3-5123
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Service Station No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To erect roof ~~sign~~ sign as per plan.

PERMIT SUSTAINED

5/19/59

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

If a Garage

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

APPROVED: 2/16/60

[Signature]

Miscellaneous

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

INSPECTION COPY

Signature of owner

by

[Signature]

Fm

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 8, 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 Tuesday, May 19, 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 construction of a one story concrete block service station building 30 feet by 44 feet at 1116-1132 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The two pump islands, two light poles and a detached pole sign are to encroach upon the 40 foot setback area required by Section 21 of the Ordinance for that part of Brighton Avenue where the property is located. (2) Signs to be erected on the premises and on the building are to have a total area of about 200 square feet, which will be in addition to the 3300 square feet of signs already authorized by the Board of Appeals, the total area allowable under Section 16-A-5 of the Ordinance without authorization being limited to one square foot for each foot of street frontage of the entire property or about 1050 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

Granted 5/19/59

59/39

DATE: May 19, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF PINE TREE SHOPPING CENTER, INC.

AT 1116-1132 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
Ralph L. Young

Yes

(1) ✓
(1) ✓
(1) ✓

No

()
()
()

Record of Hearing:

No opposition

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

MAY 4, 1988

Aug. Center, Inc.

Aug. Center, Inc., owner of property at 1115-1117 Washington Avenue, has applied to the Board of Appeals for a variance from the provisions of said Ordinance to permit the construction of a one story concrete block service station building 30 feet by 45 feet by 10 feet. This permit is presently not issuable under the existing Ordinance for the following reasons: (1) The two pump islands, two light poles and a delivery pole sign are in the 40 foot setback area required by Section 21 of the Ordinance for the lot on which the building is to be located. (2) Signs to be erected on the building are to be 3000 square feet of signs already authorized by the Board of Appeals, the total area of signs for each foot of street frontage of the entire property at 1115-1117 Washington Avenue.

REASON FOR APPEAL: Such variance may be granted only if the Board of Appeals finds that the application of the provisions of the Ordinance would result in undue hardship to the development of property which is inconsistent with the public health, safety and morals, and that there are exceptional or unique circumstances relating to the property which are not applicable to other property in the same zone or neighborhood. Such facts are shown by the application of the applicant subsequent to the adoption of the Ordinance and by the fact that the property is in the same zone as the property to which the variance is sought. The Board of Appeals, in its decision, shall consider the effect of the granting of the variance and the effect of the denial of the variance on the intent and purpose of the Ordinance.

Very truly yours,
[Signature]
[Signature]

REASON

After public hearing held on May 4, 1988, the Board of Appeals finds that the application of the provisions of the Ordinance would result in undue hardship to the development of property which is inconsistent with the public health, safety and morals, and that there are exceptional or unique circumstances relating to the property which are not applicable to other property in the same zone or neighborhood.

It is therefore recommended that a variance from the provisions of the Ordinance be granted in this case.

[Signature]
[Signature]
[Signature]

May 20, 1959

Shell Oil Company
West End Station
Portland, Maine

Att: Alfred R. Halberstadt

Gentlemen:

Attached please find copy of the decision of the Board of Appeals relating to your request to permit construction of a one story concrete block service station building 30 feet by 44 feet at 1116-1132 Brighton Avenue.

It will be noted that this appeal was granted.

Very truly yours,

Robert W. Donovan
Assistant Corporation Counsel

S
Enclosure (1)

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

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 8, 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 Tuesday, May 19, 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 construction of a one story concrete block service station building 30 feet by 44 feet at 1116-1132 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The two pump islands, two light poles and a detached pole sign are to encroach upon the 40 foot setback area required by Section 21 of the Ordinance for that part of Brighton Avenue where the property is located. (2) Signs to be erected on the premises and on the building are to have a total area of about 200 square feet, which will be in addition to the 3300 square feet of signs already authorized by the Board of Appeals, the total area allowable under Section 16-A-5 of the Ordinance without authorization being limited to one square foot for each foot of street frontage of the entire property or about 1050 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

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 14, 1959

Shell Oil Company
West End Station
Portland, Maine

Att: Alfred H. Halberstadt

Gentlemen:

The Board of Appeals will hold a public hearing on
Tuesday, May 19, 1959, at 4:00 p.m. in the Council Chamber of
the City Hall, Portland, Maine, to hear your appeal under the
Zoning Ordinance.

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

BOARD OF APPEALS

Franklin C. Hinckley

Chairman

8

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

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP-1116-1132 Brighton Avenue

April 30, 1959

Shell Oil Company
West End Station
Portland, Maine

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

Gentlemen:

Building permit for construction of a one story concrete block service station building 30 feet by 44 feet at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The two pump islands, two light poles and a detached pole sign are to encroach upon the 40 foot setback area required by Section 21 of the Ordinance for that part of Brighton Avenue where the property is located.
2. Signs to be erected on the premises and on the building are to have a total area of about 160 square feet, which will be in addition to the 3300 square feet of signs already authorized for the entire shopping center property by the Board of Appeals, the total area allowable under Section 16-A-5 of the Ordinance without such authorization being limited to one square foot for each foot of street frontage of the entire property of about 1050 square feet.

We understand that the owners would like to exercise their appeal rights in regard to these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, at whose office in Room 208, City Hall, appeals are filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 10, 1959

DEC 14 1959

City of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 1116-1132 Brighton Ave. Use of Building Service Station No. Stories 1 New Building
Name and address of owner of appliance Shell Oil Co. 5 Central Ave. So. Portland Existing
Installer's name and address R.C. Wakefield, 117 Elm St. Biddeford, Me. Telephone 41-4-5441

General Description of Work

To install Forced warm air heating system and oil burning equipment, located in storage room.

IF HEATER, OR POWER BOILER

Location of appliance suspended from ceiling or floor Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 18" 8"
From top of smoke pipe 12" From front of appliance over 1' From sides or back of appliance over 3'
Size of chimney flue 10" Other connections to same flue none
If gas fired, how vented? prefab chimney-Van Packer Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Saf-Cor fire-gurt type Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage outside underground listed or original plans. Number and capacity of tanks 1-500 gal.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Heater is located 8' above floor.

Related

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater etc., in same building at same time.)

APPROVED.

OK - 12-14-59

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

Shell Oil Co.
R.C. Wakefield

CS 300

INSPECTION COPY

Signature of Installer by

Wakefield

F.M.



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Pole Sign

Portland, Maine,

October 23, 1959

PERMIT ISSUED

NOV 27 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 1116-1132 Brighton Avenue Within Fire Limits? Dist. No.
Owner's name and address Shell Oil Co., 5 Central Ave., So. Portland Telephone
Lessee's name and address Telephone
Contractor's name and address Les Wilson & Son, 360 Cumberland St., Westbrook Telephone UL 4-4583
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 2.00
Estimated cost \$

General Description of New Work

To erect 1-8' rotating electric sign as per plan

See location plan of
plan & shell
the plan
5/19/59
attached

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** Les Wilson & Son

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 sewer?
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?

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

Shell Oil Co.
Les Wilson & Son

APPROVED: 11/2/59

CS 301

INSPECTION COPY

Signature of owner By:

5/19/59

P.

AP- 1116-1132 Brighton Ave. (Pine Tree Shopping Str.)
Detached sign for Shell Oil Company by Les Wilson and Son

Oct. 26, 1959

Shell Oil Company
5 Central Ave., Att: Mr. Scott Furber
Les Wilson & Son,
360 Cumberland St., Westbrook

Gentlemen:

We find that we have no design plan of the 8-foot rotating sign and its pole and foundation, to cover the sign which Les Wilson and Son has applied for to be erected at the new Shell Station at 1116-1132 Brighton Avenue. We, of course, cannot issue the permit until we have the detailed design plan bearing upon them the signed statement of design (blank copies enclosed for Mr. Furber).

It is assumed that the location for the proposed sign is the same as shown on the Plat Plan which was before the Zoning Board of Appeal. Since the Building Code now requires permits to be issued before such detached signs are erected as well as for roof signs and projecting signs (formerly permits were only required for these latter types), it may be that Mr. Furber would like to take advantage of our allowance for filing standard plans to be designated in our files as such and then to be referred to later when similar signs are to be erected within the city, thus avoiding the necessity of filing full detailed plan with each application.

We have some standard sign plans of Shell signs but they are all much smaller and none of them have the rotating feature. Will Mr. Furber in any case see to it that the required statement of design, signed by the proper qualified party, is attached to each set of the plans thus filed.

Very truly yours,

Warren McDonald
Acting Deputy Insptr. of Bldgs.

WKM:m

Enc: to Mr. Furber- 2 copies of blank statement of design



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____ Installation _____

Portland, Maine, August 19, 1959

PERMIT ISSUED

0111
AUG 25 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 1080 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Shel' Oil Co., 5 Central Ave., So. Portland Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Les Wilson & Sons, 360 Cumberland St., Westbrook Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install 3-4000 gallon gasoline tanks for public use.
 To install 4-electric pumps
 Tanks to be buried at least 3' below grade, coated with asphaltum; bear Und.Lab. and piping from tanks to pumps 1 1/2"

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

Sent to Fire Dept. 8/19/59Rec'd from Fire Dept. 8/25/59

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 Les Wilson & Son

Details of New Work

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

If a Garage

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

APPROVED:

Carl P. Johnson
 CHIEF OF FIRE DEPT.

Miscellaneous

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

INSPECTION COPY

Signature of owner

By: Leon Thompson



B2 BUSINESS ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, July 9, 1959

PERMIT ISSUED

01012
04 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 1116-1132 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Shell Oil Co., 600 Columbia Ave., Boston, Mass. Telephone _____
Lessee's name and address Shell Oil Co., West End Post Office, Portland Telephone _____
Contractor's name and address Simonds Construction Co., 482 Congress St. Telephone 35123
Architect _____ Specifications _____ Plans yes No. of sheets 10
Proposed use of building _____ Service station _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 23,000. Fee \$ 23.00.

General Description of New Work

To construct 1-story concrete bloc building 30' x 44' as per plans.

The pylon roof sign, installation of tanks, pumps and piping and installation of heating are to be covered under separate permit and full information including structural design of pylon and statement of design, to be filed with each appropriate application. Floor drain for service station will be provided at the approval of Fire Chief and Health Dept.

(The plans submitted for this station are identical, except for location, with the plans filed for the Shell Station at 1585 Forest Ave., corner Harris Ave.)

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** Simonds Construction 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? yes
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: 8/3/59 with letter

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 observed? yes

Shell Oil Co.
Simonds Construction Co.

Signature of owner

by Charles A. Simonds

100

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1116-1132 Brighton Ave.

Issued to Shell Oil Co.

Date of Issue January 13, 1960

This is to certify that the building, premises, or part thereof, at the above location, built ~~under~~
~~changed as to use~~ under Building Permit No. 59/1012, 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

APPROVED OCCUPANCY

Service Station

Limiting Conditions:

Subject to compliance with the
City Sidewalk Ordinance as regards
provision of curbing and sidewalk along
the Brighton Avenue frontage of the property

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F. Cartwright
Inspector

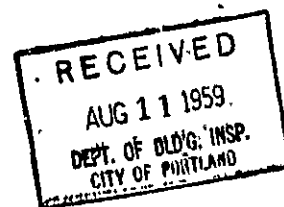
Albert J. Sears
Inspector of Buildings

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.

P. O. Box G, West End
Portland, Maine

August 10, 1959

Simonds Construction Company
482 1/2 Congress Street
Portland, Maine



Gentlemen:

Re: Service Station
Pine Tree Shopping Center

On August 3 I had a conference with Mr. Warren McDonald, Acting Deputy Inspector of Buildings, and discussed the discrepancies in the building plans to be corrected before a permit could be issued. Following are the results arrived at during our discussion.

1. The roof joists shall be 2 x 8 Douglas Fir, 16 inches on center for the 13'6" span and 12 inches on center for the 15' span. Note that the 12 inches on center for the 15' span is a change noted in red on the revised set of plans. Also note on the floor plan that the support for the furnace is shown as two 2 x 8 joists to support the furnace hanger rods. OK
—7

2. On the revised set of plans you will note that all foundation walls and piers are poured concrete and that Sonotube forms are to be used under the V columns on the restroom side.

3. Insulation will be used between the building walls and the concrete apron as shown on the revised plan similar to the insulation shown between the walls and the inside floors.

Simonds Construction Company

August 10, 1959
Page 2

4. On the pier between the luberoom and the salesroom door, the 8 inch block partition that meets the pier shall have a masonry bond. The 4 inch partition that meets the pier between the salesroom window and the restroom door shall be bonded with #6 galvanized masonry ties in every course.

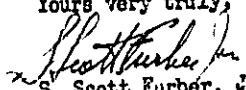
5. On the rear wall metal anchors shall be used to anchor the roof joists to the masonry wall. These anchors shall be $1\frac{1}{2}$ " x $\frac{3}{8}$ " x 48" long fastened to the bottom of the joists in positions as shown on the revised plans.

6. The inflammable liquid trap shall be in accordance with the standard City Health Department plan, which is attached.

7. The permits for the installation of the porcelain and pylon, rotating sign, suspended furnace, tanks, and pumps will be covered by a separate permit secured by the installer.

I believe the above covers the points that were agreed upon. All the equipment has been ordered and any installation contractor should be selected when the bids are received Wednesday. Let's start to push this job.

Yours very truly,


S. Scott Furber, Jr.
District Engineer

3SF:GRB

cc: Mr. Warren McDonald
Deputy Inspector of Buildings
City of Portland, Maine

AP-1116-1132 Brighton Avenue, Service Station by Simonds Const. Co.
for Shell Oil Company at Pine Tree Shopping Center.

August 4, 1959

Simonds Construction Co.
482 1/2 Congress Street
Mr. Scott Furber, Dist. Engr.
Shell Oil Company
West End Post Office

cc to: Mr. Furber

Gentlemen:

Building permit for the above station building is issued to the contractor, herewith, based on 14 sheets of plans and the specifications filed here on August 3rd and the following conclusions reached at a conference with Mr. Furber on the same date:

1. All the roof joists will be 2x8 Douglas Fir—on the 15 foot span 12 inches on centers; on the 13 foot 6 inch spans, 16 inches on centers. OK
2. All foundation walls and piers will be poured concrete. All, including footings, will have forms on all sides, the cylindrical piers to have "Sonotube" forms. Suitable insulation will be provided between the outside concrete apron and the foundation walls of the building. OK
3. The 8-inch concrete block bearing partition will be bonded by masonry to the exterior concrete block pier near the salesroom door; and the 4-inch concrete block partition between salesroom and toilet room will be bonded to the exterior pier at the side by at least one metal tie in the joint of each course, ties to be of a thickness no less than that of number six gauge and galvanized after bending. OK
4. Metal anchors no less than 1 1/2 by 3/8 inches and long enough to engage at least 3 roof joists, to be fastened to the bottom edges of the joists will be used to anchor the rear wall. OK
5. The inflammable liquids trap at the floor drain is to be according to the standard of the City Health Dept. OK
6. The pre-fab chimney is included in this permit, but contractor is to see to it that clearances to burnable material are as required by approval of the Underwriters for the particular type used. OK
Installation of the suspended furnace is to be covered by a separate permit issuable only to the installer.
Installation of the pylon sign is to be under separate permit, applied for by and issuable only to the erector, design plans bearing statement of design of the designer to be filed with the application.
Erection of the pole sign and installation of tanks, pumps and piping are each to be covered by separate permit filed by and issuable to the installer only.

(2)

August 4, 1959

NOTE that notice^{is} to be given to this office for readiness for pouring concrete that no concrete or anything else but reinforcement is to be placed in the wall. Field inspector has attached his sticker of approval to the permit card which must be posted in a place visible from the street.

NOTE that it is not lawful to occupy the finished station until the certificate of occupancy from this department has been issued. This can only be given of course after notice of readiness for final inspection and all has been found in order.

Very truly yours,

WMed/jg
Encl: to Simon's Construction Co.
permit card and copy of application.

Warren McDonald
Acting Deputy Insp.
of Bldgs.

P.S. The specifications call for filling with mortar the concrete blocks directly beneath bearings of steel beams. This is specially important where main roof girder bears on rear wall and where steel bears on front pier near saleroom door, the side pier near toilet room and the bearings of the 12 inch beam on the opposite end of the building. No provision for bearing plates are found except at the 12 inch beam on rear wall. It is to be borne in mind that the bearing on concrete block walls and piers, even though the blocks are filled, is not to exceed 100 pounds per square inch.

*Please see
file copy of
this letter
of 8/3/59*

AP- 1116-1132 Brighton Avenue
proposed service station building for Shell Oil Co., at Pine Tree Shopping Center
by Simonds Construction Co.

July 21, 1959

Shell Oil Company
West End Post Office
Attn: Mr. Scott Furber, Dist. Engr.
Simonds Construction Company
482 1/2 Congress Street

cc to: Mr. Furber

Gentlemen:

Please get straightened out the following deficiencies or questions on the above job, preferably by revised or supplementary plans, so that we may be able to issue the building permit for the work to proceed.

1. Using the normal loads for the roof of 40 lbs. live load, 5 for roof framing, 5 for tar and gravel roof, and 8 for ceiling, the 2x8 hemlock joists on 2 spans of 13'6" and 1 of 15', appear definitely deficient. In this connection care should be taken with the supports of the suspended furnace the weights of which run sometimes as high as 1000 pounds or more. Any reinforcement necessary to support the furnace should be shown.
2. According to the "Key" on sheet 3382, the entire foundation is indicated to be of concrete block and the same except the footings on Sec. C on sheet 3382 and sections through sales room door and sales room front window on Sheet 3384. Concrete block is allowable (not cinder block), but the plans ought to show what you really intend to use.
3. Indicate that forms are to be used for the cylindrical piers beneath the "V" columns, instead of just "auger holes".
4. Please show insulation between concrete apron and foundation wall and cylindrical piers similar to that shown between foundation walls and inside floor slab.
5. With reference to Sec. 309b14 of the Building Code please show that the 12-inch pier at the front where Service Room joins the Sales Room and the pier in the sidewall between Sales Room window and Toilet Room door will have all voids filled solid with concrete. Also, show how the 8-inch bearing partition will be bonded to the front pier and the 4-inch partition will be bonded to the side pier. This is important and also that the piers and the partitions be built simultaneously since without the partitions for stiffness, the piers would be too high for their thickness.

Please show that metal anchors no less than 1-1/2 inches by 3/8 inches and long enough to engage at least 3 roof joists will be used to anchor the rear wall, the anchors to be fastened to the bottom edges of the joists; also that nonburnable fire stops will be used where the ceilings contact masonry walls; also that the tar and gravel roof will be at least 4-1/2 inches.

7. Of course a separate permit from this department is required to cover installation of the suspended furnace, and it is to be borne in mind that the furnace itself (not only the oil burner, is to bear the label of Underwriters' Laboratories, Inc. identifying the furnace for safe use in places where there may be explosive gases; also that the flame must be at least 8 feet above the floor; also that the bottom of any return hot grilles must be at least 4 feet above the floor except in the toilet rooms. The pre-fab chimney will be included in the general construction permit when issued; but the required clearance between roof construction and chimney should be supplied depending upon the type of chimney used. The Triliner specified requires 2 inches.

8. The inflammable liquids trap indicated in Sec. 4411 of the Code as requiring approval by fire chief and plumbing inspector calls for a different arrangement than that shown on the plan in order to receive the approval of these two men. You should consult with the plumbing inspector in the health department who will provide you with a diagram of the standard arrangement and this must be approved.

9. Attached to the plan are two copies of statement of the sign - both to be signed by the proper designer, one for the structural plans and the other to be attached to the application, will be excluded from the construction permit when issued. It is understood that full detailed plans of the sign will be supplied later with a location for erection of the sign as a sign.

As to the matter of temporary signs of the contractor and others relating to the project, please notice that the zoning ordinance limits such signs to not more than two signs, the aggregate face area not to exceed 15 square feet and the signs to be removed no later than six months after the completion of project.

As to permanent signs, you should note that the zoning appeal granted limits the aggregate area of outdoor advertising signs to 200 square feet, this to include the pole sign in the nylon sign shown on the plot plan filed with the appeal board. The appeal permits are required to cover both of these signs, and, when the detailed plans are filed with the application, the aggregate area of them will be determined. If that aggregate area does not reach 200 square feet, the balance will be all the area permissible. Whether or not this will allow the letters as well shown on the front elevation of the building can then be determined.

Here the application for the pole sign is filed, it will be determined whether or not the "rotating" feature is allowable, the zoning ordinance providing in 4-2 zones that no flashing or intermittent signs shall be permitted.

July 21, 1959

D. A separate permit, to be applied for and issuable only to the actual installer, is required for the installation of gasoline storage tanks, piping, pumps etc., and also for waste oil tanks and any fuel oil tanks underground or in the open air outside of the building. In event the installation of gasoline tanks etc. is not in the general construction contract, it is common for the construction contractor to excavate for the tanks and sometimes place the tanks in the excavation. In that case the general contractor should either apply for a separate permit to so set the tanks, or the installer of piping, pumps etc. should file application soon enough so that the approval of the Chief of the Fire Department may be secured before excavation for the tanks is started.

Very truly yours,

Curran McDonald
Acting Deputy Insptr. of Bldgs.

Enc: to Shell: 2 black copies of statement of design

AP-1116-1132 Brighton Avenue

April 30, 1959

Shell Oil Company
West End Station
Portland, Maine

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

Gentlemen:

Building permit for construction of a one story concrete block service station building 30 feet by 44 feet at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The two pump islands, two light poles and a detached pole sign are to encroach upon the 40 foot setback area required by Section 21 of the Ordinance for that part of Brighton Avenue where the property is located.
2. Signs to be erected on the premises and on the building are to have a total area of about 1600 square feet, which will be in addition to the 3300 square feet of signs already authorized for the entire shopping center property by the Board of Appeals; the total area allowable under Section 16-A-5 of the Ordinance without such authorization being limited to one square foot for each foot of street frontage of the entire property or about 1050 square feet.

*appeals
rights
to - 000
sq ft*

We understand that the owners would like to exercise their appeal rights in regard to these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, at whose office in Room 203, City Hall, appeals are filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class
Portland, Maine, April 28, 1959

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 1080 Brighton Ave. (1116-1132) Within Fire Limits? no Dist. No.
Owner's name and address Pine Tree Shopping Inc., 600 Columbia Rd. Boston Mass. Telephone
Lessee's name and address Shell Oil Co., 101 Post Office Portland Me. Telephone
Contractor's name and address not let Telephone
Architect Specifications Plans no No. of sheets
Proposed use of building Service Station No. families
Last use No. stories Heat Style of roof Roofing
Material Other buildings on same lot Fee \$
Estimated cost \$

General Description of New Work

To construct 1-story concrete block building 30' x 44' as per plans.

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

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**

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 Sills Girt or ledger board? Size Max. on centers
Girders Size Columns under girders Size
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 , 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?
Will there be in charge of the above
see that the State and City require
observed? yes
Shell Oil Co.

AP-1116-1132 Brighton Avenue

May 20, 1959

Shell Oil Company
West End Station
Portland, Maine

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

Gentlemen:

Now that the appeal under the Zoning Ordinance has been sustained, it is necessary before we can proceed further with processing your permit application that it be completed by giving an estimated cost for the building, by paying the permit fee and by filing architectural plans of the building for checking and approval.

Very truly yours,

AJS/jg.

Albert J. Sears
Inspector of Buildings