

1150 Brighton Ave.

Nov. 5, 1969

Continental Metal Products
Box 292
Woburn, Mass. 01801

cc to: Valle's Steak House
1150 Brighton Avenue

Gentlemen:

Permit to install ventilation for kitchen range hood is being issued subject to plans received with application and in compliance with Building Code restrictions as follows:

If any combustible material is contained in the ceiling, roof framing or sheathing, or roof covering, a non-corrosive sheet metal thimble having a two-inch-wide flange at the bottom and extending from the underside of the ceiling or roof beams to at least nine inches above the highest point where it cuts the roof surface shall be provided and so arranged that: (a) no part of the thimble will be closer than one inch to combustible material (2) at least a six inch air space will be maintained between the duct and the thimble, and (3) although the air space may be filled with mineral wool or equivalent insulating material, the thimble shall be left open to the outside atmosphere with protective weather hood allowed if no part of it is closer than three inches to the top edge of the thimble.

Very truly yours,

Malcolm Ward
Building Inspection Department

MJM



B2 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation-Ventilation
Portland, Maine, November 3, 1969

PERMIT ISSUED
NOV 6 1969
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 1150 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Valle's Steak house, 1150 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Continental Metal Products Telephone _____
Box 292, Woburn, Mass. 01801 Plans yes No. of sheets 3
 Architect _____ Specifications _____
 Proposed use of building Restaurant No. families _____
 Last use _____ " _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 5.00
 Estimated cost \$ _____

General Description of New Work

To install ventilation for kitchen range hood, 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 ~~installer~~ Installers

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

Valle's Steak House
Continental Metal Products

APPROVED.

11/5/69 O.R. M.G. W.
V. D. [Signature]

CS 301

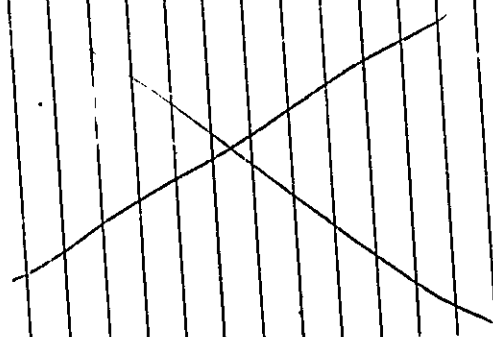
INSPECTION COPY

Signature of owner By: [Signature]

Permit No. 69/1117
Location 1150 Brighton Ave
Owner Valle's Meat House
Date of permit 11/6/69
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

11/26/69 NOT STARTED WORK
11/26/69 " " MOR
12/22/69 OK M.E. CU



CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 57973
 Issued 7/1 July 29/1969
 1969

Portland, Maine

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 Valley Tel. _____
 Contractor's Name and Address Cyrus Electric Supply Tel. _____
 Location 1150 Brighton Ave Use of Building Single Home
 Number of Families _____ Apartments _____ Stores _____ Number of Stories 1
 Description of Wiring: New Work _____ Additions _____ Alterations _____
Add 3 - 7/2 HP Car Condensers
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 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 _____
 Miscellaneous _____ Watts _____
 Transformers _____ Air Conditioners (No. Units) 3 Ext a Cabinets or Panels _____
 Will commence _____ 19 _____ Ready to cover in _____ Signs (No Units) _____
 Amount of Fee \$ 6.00 Signed [Signature] Inspection _____ 19 _____

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY [Signature] (OVER)

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 57973
 Issued 7/1 July 8, 1909
 1909

Portland, Maine

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 Valle Tel. _____
 Contractor's Name and Address Cowan Electric Supply Tel. _____
 Location 1150 Brighton Ave Use of Building Steak House
 Number of Families _____ Apartments _____ Stores _____ Number of Stories 1
 Description of Wiring: New Work _____ Additions _____ Alterations _____
Add 3 - 7/2 HP Air Conditioners
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe Cable U rground 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 _____
 Miscellaneous _____ Watts _____
 Transformers _____ Air Conditioners (No Units) 3 Extra Cabinets or Panels _____
 Will commence _____ 19 _____ Ready to co. or in _____ 19 _____ signs (No Units) _____
 Amount of Fee \$ 6.00 Signed [Signature] Inspection _____ 19 _____

DO NOT WRITE BELOW THIS LINE

| SERVICE | METER | | | GROUND | |
|-----------|-------|---|----|--------|----|
| VISITS: 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 | 10 | 11 | 12 |

REMARKS:

INSPECTED BY [Signature] (OVER 1)

LOCATION Brighton Av 1150
 INSPECTION DATE 7/15/69
 WORK COMPLETED 7/15/69
 TOTAL NO. INSPECTIONS
 REMARKS.

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

| | |
|---|---------|
| 1 to 30 Outlets | \$ 2.00 |
| 31 to 60 Outlets | 3.00 |
| Over 60 Outlets, each Outlet | .05 |
| (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet). | |

SERVICES

| | |
|--------------|------|
| Single Phase | 2.00 |
| Three Phase | 4.00 |

MOTORS

| | |
|-----------------------|------|
| Not exceeding 50 H.P. | 3.00 |
| Over 50 H.P. | 4.00 |

HEATING UNITS

| | |
|---------------------------|------|
| Domestic (Oil) | 2.00 |
| Commercial (Oil) | 4.00 |
| Electric Heat (Each Roc) | .75 |

APPLIANCES

| | |
|---|------|
| Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit | 1.50 |
|---|------|

MISCELLANEOUS

| | |
|---|-------|
| Temporary Service, Single Phase | 1.00 |
| Temporary Service, Three Phase | 2.00 |
| Circuses, Carnivals, Fairs, etc. | 10.00 |
| Meters, relocate | 1.00 |
| Distribution Cabinet or Panel, per unit | 1.00 |
| Transformers, per unit | 2.00 |
| Air Conditioners, per unit | 2.00 |
| Signs, per unit | 2.00 |

ADDITIONS

| | |
|--------------------------------------|------|
| 5 Outlets, or less | 1.00 |
| Over 5 Outlets, Regular Wiring Rates | |

ALWAYS PREVENT FIRE WAYS

FRANK M. HOBERTY, JR.
COMMISSIONER

HAROLD E. TRANEY
DEPUTY COMMISSIONER



STATE OF MAINE

Insurance Department
DIVISION OF STATE FIRE PREVENTION
AUGUSTA, MAINE 04330

CHA

HARRY J.
ASSISTANT

November 19, 1968

Cr. Roads Realty Corp.
1150 Brighton Avenue
Portland, Maine

Re: Valle's Steak House

Complaint:

A recent inspection of your property by a Supervising State Fire Inspector revealed the existence of conditions which are in violation of the laws pertaining to fire and structural safety.

Accordingly, the following steps are to be taken to remedy these conditions:

1. Reduce storage in boiler room.
2. Replace battery in emergency light in Laredo Room.

Please advise this office within ten days of the action which you propose to take.

By direction of the Insurance Commissioner

Charles H. Royan

Director

ccag
Portland Building Inspector
Chief Joseph Crew

AP - 1150 Brighton Ave.

August 4, 1967

Vallo's Steak House,
1150 Brighton Ave.

cc: Coyne Sign Co., 195 St. John St.
cc: Corporation Counsel

Gentlemen:

Permit to erect a detached pole sign 6'6" x 7'4", 17'4" high at the above named location is not issuable under the Zoning Ordinance in the B-2 Business Zone, in which this property is located, because the area of signs now on the premises, totaling approximately 1700 square feet is in excess of the 300 square feet permitted by 16-4-5 of the Ordinance, and the proposed sign will further increase by about 47.5 square feet the non-conformity in this respect.

We understand that the owners would like to exercise their appeal rights in the matter, therefore an authorized representative should come to Room 113, City Hall, where forms are available for filing an appeal. A fee of \$15.00 will need to be paid at this time.

Very truly yours,

Gerald E. Mayberry
Director

ALS/h



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Sign _____
Portland, Maine, August 2, 1967

PERMIT ISSUED
00857
SEP 7 1967
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 1150 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Valle's Store House, 1150 Brighton Ave. Telephone _____
Lessee's name and address Cross Roads Realty Corp. Telephone _____
Contractor's name and address Coyne Sign Company 195 St. John St. Telephone 772-4144
Architect _____ Specifications _____ Plans yes No. of sheets 2
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 (1) detached pole sign 6'6" x 7'4" (this sign taken from #660 Forest Ave.) Valle's
Interior lighting.

Appeal sustained 8/31/67

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
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:

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

Coyne Sign Company

CS 301

INSPECTION COPY

Signature of owner _____ by: J. S. Coyne

774



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, January 25, 1967

PERMIT ISSUED

00079

PA 28

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 1150 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Charter House Motor Hotel, 1150 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Gould-Farmer Co., 1020 Forest Ave. 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 -2-275 gal. fuel oil tanks in boiler room in 500 block (rear of building)
New installation - to existing boiler - underground tank in rear to be discontinued.

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** installers

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:

J. E. G.

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

Gould-Farmer Co.

CS 301

INSPECTION COPY

Signature of owner By: _____

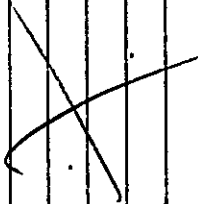
[Signature]

[Signature]

Permit No. 67/79
Location 1150 Brighton Ave.
Owner Charter House Motor Hotel
Date of permit 1/26/67
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

1-26-67 Tanks will
be cut out 10 ft
from oil furnace
OK gd



AP - 1150 Brighton Ave.

August 4, 1967

Cross Roads Realty
Falls Church House,
1150 Brighton Ave.

cc: Coyne Sign Co., 195 St. John St.
City Corporation Counsel

Gentlemen:

Permit to erect a detached pole sign 6'6" x 7'4", 17'4" high at the above named location is not issuable under the Zoning Ordinance in the B-2 Business Zone, in which this property is located, because the area of signs now on the premises, totaling approximately 1700 square feet is in excess of the 300 square feet permitted by 16-A-5 of the Ordinance, and the proposed sign will further increase by about 47.5 square feet the non-conformity in this respect.

We understand that the owners would like to exercise their appeal rights in the matter, therefore an authorized representative should come to Room 113, City Hall, where forms are available for filing an appeal. A fee of \$15.00 will need to be paid at this time.

Very truly yours,

Gerald E. Mayberry
Director

ALS/a

B 15 Pds

Granted 8/21/67

67/49

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Cross Roads Realty, owner of property at 1150 Brighton Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions of
said Ordinance to permit: erection of a detached pole sign 6'6" x 7'4", 17'4" high.
This permit is presently not issuable under the Zoning Ordinance because the area
of signs now on the premises, totaling approximately 1700 square feet is in excess
of the 300 square feet permitted by Section 16-A-5 of the Ordinance pertaining to
the Business-2 Zone in which the property is located and the proposed sign will
further increase by about 47.5 square feet the non-conformity in this respect.

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.

By: Cross Roads Realty
Charles D. Church
APPELLANT

DECISION

After public hearing held August 31, 1967, the Board of Appeals finds that
all of the above conditions do exist with respect to this property and that a
variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance
should be granted in this case.

Frederic J. Hinckley
Harry J. Roberts
W. Bruce Stuntz
BOARD OF APPEALS

8/31/67

Appraisal 1150 Brighton Ave
Valley Steak House

9

Brighton Ave

1097-1193 ✓

1094-1194 ✓

Holm Ave. ✓

4-44

Appeal 1150 Brighton Avenue

~~Valler's Steak House~~ Crossroads Realty Corp.

Page I

1097-1193 Brighton Avenue

4

1097-1101

City of Portland - None

1095-1177

City Home - None

1177-1203

Maine Turnpike Authority (NR) - Camp

1094-1194 Brighton Avenue

1018-1134

Gordon W. Bloom (NR) - 690 Columbia Road ✓
Boston, Mass.

1094-1134

Dup

1094-1134

Dup

1136-1150

Crossroads Realty Corp - 30150 York St - 1 tree ✓

1178-1194

American Oil Co. (NR) - 555 1st Ave, Dept. ✓
New York, New York

1178-1218

Dup

R. 1176-1186

D. L. Rock Quarry (NR) - Westbrook, Maine ✓

R. 1190-1222

Dup

4-44

4-44 Holm Avenue
City of Portland - None

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 21, 1967

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, August 31, 1967, at 4:00 p.m. to hear the appeal of Cross Roads Realty requesting an exception to the Zoning Ordinance to permit erection of a detached pole sign 6'6" x 7'4" x 17'4" high at 1150 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the area of signs now on the premises, totaling approximately 1700 square feet is in excess of the 300 square feet permitted by Section 16-A-5 of the Ordinance pertaining to the Business-2 Zone in which the property is located and the proposed sign will further increase by about 47.5 square feet the non-conformity in this respect.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

DATE: August 31, 1967

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Cross Roads Realty
AT 1150 Brighton Avenue

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

BOARD OF APPEALS

| | YES | VOTE | NO |
|--|-------|------|-----|
| Franklin G. Hinckley | (x) | | () |
| Ralph-L.-Young- William B. Kirkpatrick | (x) | | () |
| Harry M. Shwartz | (x) | | () |

Record of Hearing

A.P.- 1150 Brighton Avenue

Jan. 25, 1966

Verrier Construction Company
144 Thaddeus Street
South Portland

cc to: Valle's Steak House
1150 Brighton Avenue

Gentlemen:

Permit to enclose existing walkways connecting motel units at the above named location is being issued subject to revised plans received this date and with the understanding that there will be no enclosing panels connecting units #200 and #400 as complete enclosure of these units would exceed Section 502.3.4.1 of the Building Code area requirements for third class motels.

If complete enclosure is desired in the future a two-hour separation with a two-hour fire door at each unit would need to be provided. A separate permit for this enclosure would be needed.

Very truly yours,

Archie L. Seekins
Deputy Building Inspection Director

ALS:m

A.P.- 1150 Brighton Ave. Jan. 19, 1966

Varrier Construction Company
144 Thadeus Street
South Portland -Att: Mr. George Nichols

cc to: Valle Steak House
1150 Brighton Avenue

Dear Mr. Nichols:

Permit to enclose existing walkways connecting Motel units at the above named location is not issuable under the City of Portland Building Code as these connecting walkways would increase the area of those buildings of Third Class Construction to over the 3000 square feet as allowed for buildings of the motel use.

As per our discussion there will need to be two hour fire rated separations installed to limit these areas to not over 3000 square feet, measured within exterior or two hour rated fire separation walls.

It will be necessary to provide information to show how this building Code requirement can be met.

Very truly yours,

Archie L. Seekins
Deputy Building Inspection Director

ALS:m

Verrier construction co. 144 thadeus st. south portland, maine

INDUSTRIAL AND COMMERCIAL CONSTRUCTION

January 21, 1966

City of Portland, Maine
Department of Building Inspection
City Hall
Portland, Maine
Att: Mr. Seekins

Re: Charterhouse Motor Hotel
Brighton Avenue
Portland, Maine

Dear Mr. Seekins:

Enclosed are the revised sketches showing the location of the proposed panel layout for the Charterhouse Motor Hotel.

Very truly yours,

ROBERT A. VERRIER CONSTRUCTION CO.

By

George N. Nichols
GEORGE N. NICHOLS
Engineer



APPLICATION FOR PERMIT

Class of Building or Type of Structure third class
Portland, Maine, Jan. 13, 1966

PERMIT ISSUED

00052
JAN 25 1966

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 1150 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Valle Steak House, 1150 Brighton Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address George Nichols, Verrier Const. Co., 144 Thaddeus St., Portland Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 4
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 \$ 2500. Fee \$ 7.00

General Description of New Work

To enclose existing walkways ~~between~~ connecting motel units as per plan

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
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? _____
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
Verrier Const. Co.
Valle Steak House

APPROVED:

CS 301

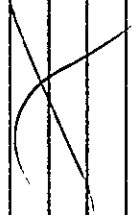
INSPECTION COPY

Signature of owner By: George Nichols

Permit No. 66152
Location 1150 Brighton Ave
Owner Muller's Book House
Date of permit 1/25/66
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

See 11 then
dated 1-25-66.
No enclosing panels
at units #206 & #400.
Complete enclosure
will require a 2" R.
separation w/ 2" R.
fire door at each
unit
AKA

3-7-66 Done. 90



CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. **54503**

Issued **Dec 6**, 19**65**

Portland, Maine

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 **Waldo Street House Portland, ME**
 Contractor's Name and Address **Wentworth Electric Co. Tel 5-6-3341**
 Location **1136 Brighton Ave** Use of Building **Residence**
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work Additions Alterations

| | | | | |
|---------------------------------|-------------|------------------------------|-------------------------------------|--------------------------------------|
| Pipe | Cable | Metal Molding | BX Cable | Plug Molding (No. of feet) |
| No. Light Outlets | 99 | Plugs 5 | Light Circuits | Plug Circuits |
| FIXTURES: No. | 99 | Light Switches 6 | Floor. 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 |
| HEATING UNITS: Domestic (Oil) | | No. Motors | | Phase |
| Commercial (Oil) | | No. Motors | | Phase |
| Electric Heat (No. of Rooms) | | | | |
| APPLIANCES: No. Ranges | | Watts | | Brand Feeds (Size and No.) |
| Elec. Heaters | | Watts | | |
| Miscellaneous | | Watts | | |
| Transformers | | Air Conditioners (No. Units) | | Extra Cabinets or Panels 2 |
| Will commence work Dec 1 | 1965 | Ready to cover in | | Signs (No. Units) |
| Amount of Fee \$ 1.95 | | | | 19 <i>Mill Pond</i> 19 |

Signed **Gordon T. Wentworth**

DO NOT WRITE BELOW THIS LINE

| | | | |
|-----------|-------|--------|----|
| SERVICE | METER | GROUND | |
| VISITS: 1 | 2 | 3 | 4 |
| 7 | 8 | 9 | 10 |
| REMARKS: | | | 11 |
| | | | 12 |

INSPECTED BY **F. W. Herbert**
(OVER)

Blue 11/15/65

LOCATION Brighton Av 1136
 INSPECTION DATE 12/17/65
 WORK COMPLETED 12/14/65
 TOTAL NO. INSPECTIONS 1

REMARKS:

105
 64
 45
 225

3.00
 2.25
 3.25

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

| | | |
|------------------------------|----------------------|---------|
| 1 to 30 Outlets | (including switches) | \$ 2.00 |
| 31 to 60 Outlets | (including switches) | 3.00 |
| Over 60 Outlets, each Outlet | (including switches) | .05 |

(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

| | |
|--------------|------|
| Single Phase | 2.00 |
| Three Phase | 4.00 |

MOTORS

| | |
|-----------------------|------|
| Not exceeding 50 H.P. | 3.00 |
| Over 50 H.P. | 4.00 |

HEATING UNITS

| | |
|---------------------------|------|
| Domestic (Oil) | 2.00 |
| Commercial (Oil) | 4.00 |
| Electric Heat (Each Room) | .75 |

APPLIANCES

| | |
|--|------|
| Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dish-washers, etc. -- Each Unit | 1.50 |
|--|------|

TEMPORARY WORK (Limited to 6 months from date of permit)

| | |
|--|-------|
| Service, Single Phase | 1.00 |
| Service, Three Phase | 2.00 |
| Wiring, 1-50 Outlets | 1.00 |
| Wiring, each additional outlet over 50 | .02 |
| Circuses, Carnivals, Fairs, etc. | 10.00 |

MISCELLANEOUS

| | |
|---|------|
| Distribution Cabinet or Panel, per unit | 1.00 |
| Transformers, per unit | 2.00 |
| Air Conditioners, per unit | 2.00 |
| Signs, per unit | 2.00 |

ADDITIONS

| | |
|--------------------------------------|------|
| 5 Outlets, or less | 1.00 |
| Over 5 Outlets, Regular Wiring Rates | |

PERMIT TO INSTALL PLUMBING

Job #1,000

15741
PERMIT NUMBER

Issued 11/5/65
Portland Plumbing
Inspector
By E. G. Goodwin

Address 1110 Brighton Avenue
Installation For: Valley Brook House
Owner of Bldg. Same
Owner's Address: Same
Plumber: Arthur F. Blake, Inc. Date: 11/5/65

App. First Insp.
Date 11/5/65
By [Signature]
App. Final Insp.

| New | Rep | NO. | Fee |
|-----|-----|------------------------|------|
| | 3 | SINKS | 2.00 |
| | 1 | LAVATORIES | 2.00 |
| | | TOILETS | |
| | | BATH TUBS | |
| | | SHOWERS | |
| | 3 | DRAINS | 6.00 |
| | | HOT WATER TANKS | |
| | | TANKLESS WATER HEATERS | |
| | | GARBAGE GRINDERS | |
| | | SEPTIC TANKS | |
| | | HOUSE SEWERS | |
| | | ROOF LEAKERS | |
| | | OTHER | |

Date 11/5/65
By ERNOLD R. GOODWIN
Type of Bldg.
 Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

TOTAL 10.00

PORTLAND HEALTH DEPT PLUMBING INSPECTION

PERMIT TO INSTALL PLUMBING

4-28-63
5-2-63

12637
PERMIT NUMBER

Date Issued: 4-2-63
PORTLAND PLUMBING INSPECTOR

Address: 1140 Brighton Avenue
Installation For: Chatterhouse Motel
Owner of Bldg: George Lewis & Harb Smith
Owner's Address: Portland, Maine
Plumber: Sam Burakoff

Date: 4-2-63

By: J. E. Walsh
APPROVED FIRST INSPECTION

Date: June 14, 1963
JOSEPH E. WELCH

By: JOSEPH E. WELCH
APPROVED FINAL INSPECTION

Date: July 10, 1963
JOSEPH E. WELCH

- TYPE OF BUILDING
 COMMERCIAL
 RESIDENTIAL
 SINGLE
 MULTI FAMILY
 NEW CONSTRUCTION
 REMODELING

| | | PROPOSED INSTALLATIONS | | NUMBER | FEE |
|-----|------|------------------------|-------------------------------------|--------|---------|
| NEW | REPL | | | | |
| | 2 | | SINKS | 2 | \$ 4.00 |
| | 42 | | LAVATORIES | 42 | 28.40 |
| | 42 | | TOILETS | 42 | 25.20 |
| | 42 | | BATH TUBS | 42 | 24.60 |
| | 3 | | SHOWERS | 3 | 1.80 |
| | 3 | | DRAINS | 3 | 1.80 |
| | 1 | | HOT WATER TANKS | 1 | .60 |
| | | | TANKLESS WATER HEATERS | | |
| | | | GARBAGE GRINDERS | | |
| | | | SEPTIC TANKS | | |
| | | | HOUSE SEWERS | | |
| | | | ROOF LEADERS (Conn. to house drain) | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ► 85.60

Re: Alterations - 1140 Brighton Ave.

July 6, 1965

Paul B. McLellan, Inc.
52 Marginal Way
Charles F. Jacobs Assoc. Inc.
316 Stuart St., Boston, Mass. 02115

cc to: Karl Gerner
Vallo's Steak House
1140 Brighton Avenue

Gentlemen:

Mr. Charles Jacobs letter of June 29, 1965 indicated how compliance with Building Code requirements would be met in answer to our letter of June 23, 1965 except as follows:

1. The 4-inch thick stone wall veneer will need to be tied to the backing by metal wall ties not less in thickness than wire of number six gauge spaced not farther apart than one foot vertically and two feet horizontally as per Section 308-b-3-5-c of the City of Portland Building Code. These ties and method of fastening to the backing will need to be approved before this work is started.
2. Your proposal to apply the wood ceiling material over 1/8-inch thick transite board is approved subject to the wood ceiling material being applied directly to the transite board. Also to comply with the Public Assembly Ordinance the surface of the wood ceiling material is to be flameproofed.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:m

**M. NELSON JACOBS
ASSOCIATES, INC.
ARCHITECTS - ENGINEERS**

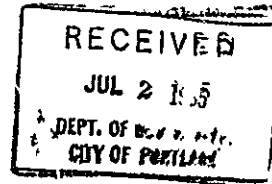
316 STUART STREET BOSTON MASSACHUSETTS 02116

HANCOCK 6-6237

June 29, 1965

Paul B. McLellan, Inc.
52 Marginal Way
Portland, Maine

Re: Alterations to Valle's Steak House
Brighton Avenue
Portland, Maine



Gentlemen:

We have received a copy of a letter sent to you by the City of Portland Department of Building Inspection, and make the following comments:

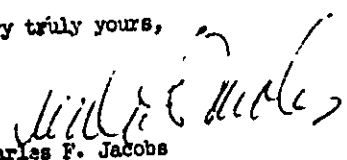
- ✓ Item 1 - The method of anchoring the stone facing on the interior and exterior walls is shown on the drawings and in the General Notes which indicate the stone to be anchored with corrugated galvanized masonry anchors similar to those used for anchoring brick veneer to wood stud or masonry walls. These anchors will be provided on 3' centers horizontally, and approximately 2' on center vertically.
- ✓ Item 2 - Concerning the combustible wood ceiling which we believe is the material in question by the Department of Building Inspection, this will have to be installed similar to the method of installation of the Snack Bar recently completed at Woodfords Corner. On the Snack Bar ceiling before installing the wood strip decking, we placed 1/8" transite which seemed to be satisfactory to the Department of Building Inspection. We are advising you to install this in a similar manner, and indicate the additional cost involved.
- ✓ Item 3 - The extension of the sprinkler system is covered in the notes on the plumbing drawing HP-1.
- ✓ Item 4 - Doors are noted to be equipped with panic devices as noted on the architectural drawings.
- ✓ Item 5 - The relocated toilet fixtures will be vented according to the City of Portland Health Department requirements which are part of the Contractor's responsibility to conform to local rules and regulations.

JUN 30 1965

Paul B. McLellan, Inc.
Page 2
June 29, 1965

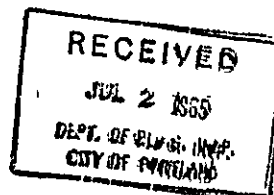
Item 6 - The Certificate of Design has been sent to the structural engineer who will sign the forms, and we will forward them to you as soon as possible.

Very truly yours,


Charles F. Jacobs

CFJ:NB

cc: Mr. Karl Oxner



RECEIVED
JUN 30 1965
PAUL B. McLELLAN, INC.

A.P.- 1140 Brighton Avenue - June 23, 1965

Paul B. McLellan, Inc.
52 Marginal Way

cc to: Valle's Steak House
1140 Brighton Avenue

Gentlemen:

Permit to construct a one story addition by extending the floor area approximately three feet to fill in the fifty foot jog at the front of the building, to construct a new roof, and to make alterations as per plans is being issued subject to the following information being received before the form inspection is called for:

1. Information will need to be provided to show the type and spacing of metal anchors providing the bond to the existing exterior masonry walls and to the interior wood frame walls. The method of supporting the stone facing at the base of wood frame walls will need to be shown.
2. As this restaurant is governed by the Public Assembly Ordinance the combustible ceiling and wall covering is not allowable unless these materials are applied to a non-combustible base and in such a way that materials will not be exposed to concealed spaces behind or above these materials and surfaces effectively flameproofed.
3. The sprinkler system will need to be extended to cover this new area.
4. Doors are to be equipped with anti-panic hardware.
5. Relocated toilet fixtures will need to be vented according to City of Portland Health Department requirements.
6. A Certificate of Design, a copy of which is enclosed, will need to be signed by a qualified designer who is willing to take the responsibility for the structural steel on this project and returned for affixing to the plans on file.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:m

1140 Brighton Ave Rebranding 21' x 20' with 6x50 addition 6/17/25
 W/alterations The Kellin for Valle's

Zoning: B-2 zone use ok.
 Yard space ok.
 Off street parking

New addition $\{ 3 \times 50 = 150 \text{ sq ft} \quad \frac{150}{100} = 2 \text{ spaces req'd}$

Existing Restaurant { refer memorandum addition 85 spaces req'd
 of January 1964 Total 87 spaces req'd
156 spaces available.

Certificate of Design?
 2- Special & General Use Requirements

Section 206

- a- Minor assembly hall.
Any dancing?
- b- Over 20 to exist ridge
∴ 2hr walls not req'd.
- c- Class of Const 3rd
because of existing wood
gable ends. (Sprinklered?)
750 persons allowed
Seating Capacity OK

d- ok.

e- 8' step down platform
to sidewalk. OK.

f- ok.

g- ok.

h- ok.

i- ok. j- ok.

Section 212

a- ok.

b- ok.

c- Section 302-6.
 $6000 \text{ sq ft} + 2 \times 6000 \text{ (sprinklered)}$
 $= 18,000 \text{ sq ft total}$
 actual area $14,276 \text{ sq ft}$

d- Venting of relocated
toilets.

e- Doors as existing for
lobby with new door
3'-6" vestibule

f- ok.

g- Venting of relocated
women's toilet app by health
dept. Doors + screens?

h- ok.

i- ok. j- ok.

3 Construction detail, & repair
 Sect. 302e rated as third class because of
 wood framing.

Structural steel fireproofed - section 3.6 - Fireproofing
 of steel not req'd.

Sect 3 1-9
 allowable area 6000 sq ft 3rd class 1 story.

12,000

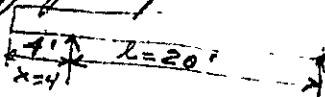
18,000 sq ft

area exist 14,132 sq ft

Sprinkler system will need to be extended to
 over area.

a 300 lb. increase would be allowed if ceiling were
 fire retardant.

4. Computations:
 Roof Framing



$$M = \frac{w}{8L^2} (L+a)^2 (L-a)^2$$

$$= \frac{500}{8(20)^2} (24)^2 (6)^2$$

$$= .156 (576) (250)$$

$$= 23,000 \text{ ft-lb}$$

$$S_{req} = M/S = \frac{23,000 \text{ ft-lb} \times 12 \text{ in}}{24,000} = 11.5 \text{ in}^2$$

Select 11.8 in³

Figured as simple
 beam, conservative.

Public Assembly - Combustible ceiling
 and wall panels will need to be applied
 to non-combustible base and surfaces
 fireproofed.

Masonry ties + supports of masonry walls
 attached to wood framing.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, June 9, 1965

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 1140 Brighton Ave. Within Fire Limits? _____ Disc. No. _____
 Owner's name and address Valle's Steak House, 1140 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Paul B McLellan Inc. 52 Marginal Way Telephone 772-5951
 Architect _____ Specifications _____ Plans yes No. of sheets 9
 Proposed use of building Restaurant No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 21,000 Fee \$ 42.00

General Description of New Work

To construct 78' x 8' addition on front of building, with alterations in lobby area as per plans.

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**

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 _____
 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:

J. E. McW / 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 thereto are observed? yes

Valle's Steak House
Paul B McLellan Inc.

Signature of owner by: *[Signature]*

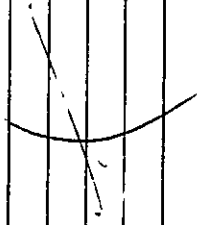
INSPECTION COPY

jm

Permit No. 65/647
 Location 114 Brighton Ave
 Owner Walter Clark House
 Date of permit 6/23/65
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

NOTES

6-30-65 Not started
 9-16-65 Forms ok
 to pour footings all
 in
 11-1-65 C.R. to
 close in. OK
 2-11-66 Completed



ED
 24

1.7.- 1136-1150 Brighton Ave.

Sept. 13, 1965.

Cross Roads Realty Corp.
30-50 York Street
Velle's Steak House
1140 Brighton Avenue

cc to: Donnelly Electric & Htg. Co.
35 Pontiac St., Boston, Mass.
cc to: Corporation Counsel

Gentlemen:

Building permit to authorize the erection of 25'x7'-6" sign composed of six individual panels as per plans on roof of restaurant at the above named location is not issuable under the Zoning Ordinance in the R-2 business zone where the property is located for the following reasons:

1. The area of signs already located on the premises, totaling approximately 1670 square feet, is already in excess of the 300 square feet permitted by Section 16-2-5 of the Ordinance and the proposed sign will further increase by about 125 square feet the non-conformity in this respect.
2. The sign is to extend to a point about 11 feet above the eaves of the roof on which it is to be located and thus will be in excess of the allowable maximum height of 10 feet set by the same section of the Ordinance.

*New sign
is to replace
wall signs
drawing an
area of 125'
or more
Karl O'Brien
says that height
of sign above
eave points
will be
10'-5" in
need for
appeal for
small
discrepancy
ajj*

We understand that the owner would like to exercise his appeal rights concerning these discrepancies; therefore an authorized representative should come to this office in Room 110, City Hall, where forms are available for filing an appeal.

Should this appeal be sustained, it will be necessary to provide information as to the structural frame within the panels and how these panels are to be attached to the roof structure, before a permit for its erection can be issued.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

1140 Brighton Ave. Erect 25' x 7'-6" roof sign

9/10/65

Doubled for 4'ation

zoning B-2

Attached signs allowed

area 4 square feet w. part of frontage allowed May 300^{ft}

New sign area. Individual panels

4 - 3' x 7.5' = 90

2 - 3' x 5.75' = 35

125

125

Valle's Steak House 87

2 - Hotel Registration off 20

May 6/1960 (off) 1560

1667

1667 / 1792 ft

Height above eaves approx 11' which is in excess of 10' allowed

May be illuminated but no-flashing lighting

Building Code. Section 211 L

C-2.2 No part closer than 10' to door or window

Not in Fire District

Max area of panel 22.5 A' < 100 A' ok.

Structural frame of panels? attachments of panels to structural frame.

What about signs on metal office?

Valle's Steak House (on front)

DONNELLY ELECTRIC & MFG. CO.

The Donnelly Way
OF ELECTRICAL ADVERTISING

COMMERCIAL SIGN
DIVISION

GARRISON 7-8000
35 PONTIAC STREET
BOSTON 20 MASS.

September 8, 1965

FOR: Illuminated Roof Sign
Valle's Steak House
~~516 Forest Avenue~~ 1140 BRIGHTON AVE
Portland, Maine

TO WHOM IT MAY CONCERN:

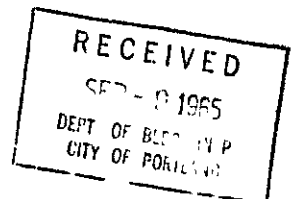
I certify that all shop welding has been designed in accordance with the code of the American Welding Society and that such welding has been performed according to the procedure and by welders qualified under the qualification procedure established by the American Welding Society. I further certify that each individual shop welder so engaged was so qualified by tests less than one year before the welding was done.

Very truly yours,

DONNELLY ELECTRIC & MFG. CO.

Thomas J. Joyce
Thomas J. Joyce
Chief Engineer

TJJ:GMD





B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____ Sign _____
September 9, 1965
Portland, Maine, _____

PERMIT ISSUED
01053
OCT 8 1965
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 1140 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Valle's Steak House, 1140 Brighton Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Donnelly Electric & Mfg. Company 35 Pontiac St. Boston Mass. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
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 25' x 7'6" roof sign as per plan. (plexiglass face internally lighted)

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

Details of New Work

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

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

Donnelly Electric & Mfg. Company

APPROVED:

by Donald T. Kallay

Permit No. 5511088
 Location 1140 Brighton Ave.
 Owner Valli's Steak House
 Date of permit 10/8/65
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

NOTES

C. J. Murphy
 10/8/65

THIS PERMIT IS VALID ONLY FOR THE WORK DESCRIBED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

For Information Only

FEDERAL AVIATION AGENCY
EASTERN REGION
FEDERAL BUILDING
New York International Airport
Jamaica, New York 11430

January 24, 1964

TO : All Interestec Parties

SUBJECT: Proposed Charter House Heliport, Portland, Ma.; Case No. 64-EA-13NR

The Federal Aviation Agency has received a notice concerning the establishment of the subject public use heliport. Details are:

Description: The heliport will consist of a sod area 200 x 400 feet with a circular pad 75 feet in diameter.

Coordinates: 43°40'26"N, 70°19'41"W

Elevation : 100 feet

Proponent : Charter House Motor Hotel
1150 Brighton Ave.
Portland, Maine

Activity : Estimate one based helicopter, 30 landings monthly.

Chart : Portion of Boston Sectional and Portland West Quad Sheet

Your review of this proposal will be appreciated. Concurrence may be indicated by use of the endorsement below. If you wish to interpose objection to the proposal, a separate letter setting forth valid aeronautical reasons should be provided.

Replies received not later than February 24, 1964 will be considered before final action is taken on this proposal. Please address reply to Chief, Airspace Branch, EA-550.

John F. Lee
John F. Lee
Chief, Airspace Branch

Enclosure

Case No. 64-EA-13NR has been reviewed and no objections are interposed.

SIGNED _____ DATE _____

REPRESENTING _____

Z-EA-AT-100

STATE OF MAINE
AERONAUTICS COMMISSION

HARRY J. PERRY, CHAIRMAN
RICHARD S. CLEMENT
HOWARD N. GRAY
JOHN C. MCCALL
ROBERT L. STENGER



SCOTT K. HIGGINS, DIRECTOR
JOHN B. NICHOLS, INSPECTOR
ROBERT D. JOHNSON, ENGINEER

STATE AIRPORT, AUGUSTA, MAINE 04330

December 6, 1963

Mr. William W. Hodgkins
Charter House Motel
1150 Brighton Avenue
Portland, Maine

Dear Mr. Hodgkins:

Your letter of December 3, 1963 regarding the establishment of a heliport at the Charter House Motel in Portland has been handed to the undersigned for action. An application, in duplicate, for a private landing area registration accompanying the letter is acknowledged and has been studied. The letter indicates that "necessary forms and papers" have been sent "to the Federal Aviation Agency in Boston". This appears to indicate that airspace clearance for this heliport has been sought, inasmuch as it is a landing area within five miles of another airport. We have been given to understand that this clearance has been approved.

No "approval" as such is required by this Commission. The application and registration which is required by our law is our means of learning from you that a landing area exists and establishes information for record purposes, of its location, size, intended use, etc. We do not attempt regulation until Commercial use is begun. An example would be aircraft (or possibly helicopters) kept available for hire and other facilities established. Our Commercial Airport License is then issued if certain required conditions are met.

No problem exists in the issuance of the private landing area registration that you have applied for, for heliport use. The only thing we question is, do we need to register it now for 1963? Your letter implies that construction is only now about ready to start. If your heliport will not be ready for use until spring, we would not need to issue a registration until our usual time for registering airports in April. If you advise us that you do not expect completion and use of your heliport until around April 1st, we will hold your application until that time and redate it so as to apply for 1964.

December 6, 1963

To: Mr. Hodgkins

The information you have given us is sufficient for our need. We may not be able to advise on some problems relative to heliports and do not have any particular instructions or information of offer regarding the operation of your heliport. We will, however, make it a point to stop and visit when driving by and see what problems may be developing and attempt to help you with their solution.

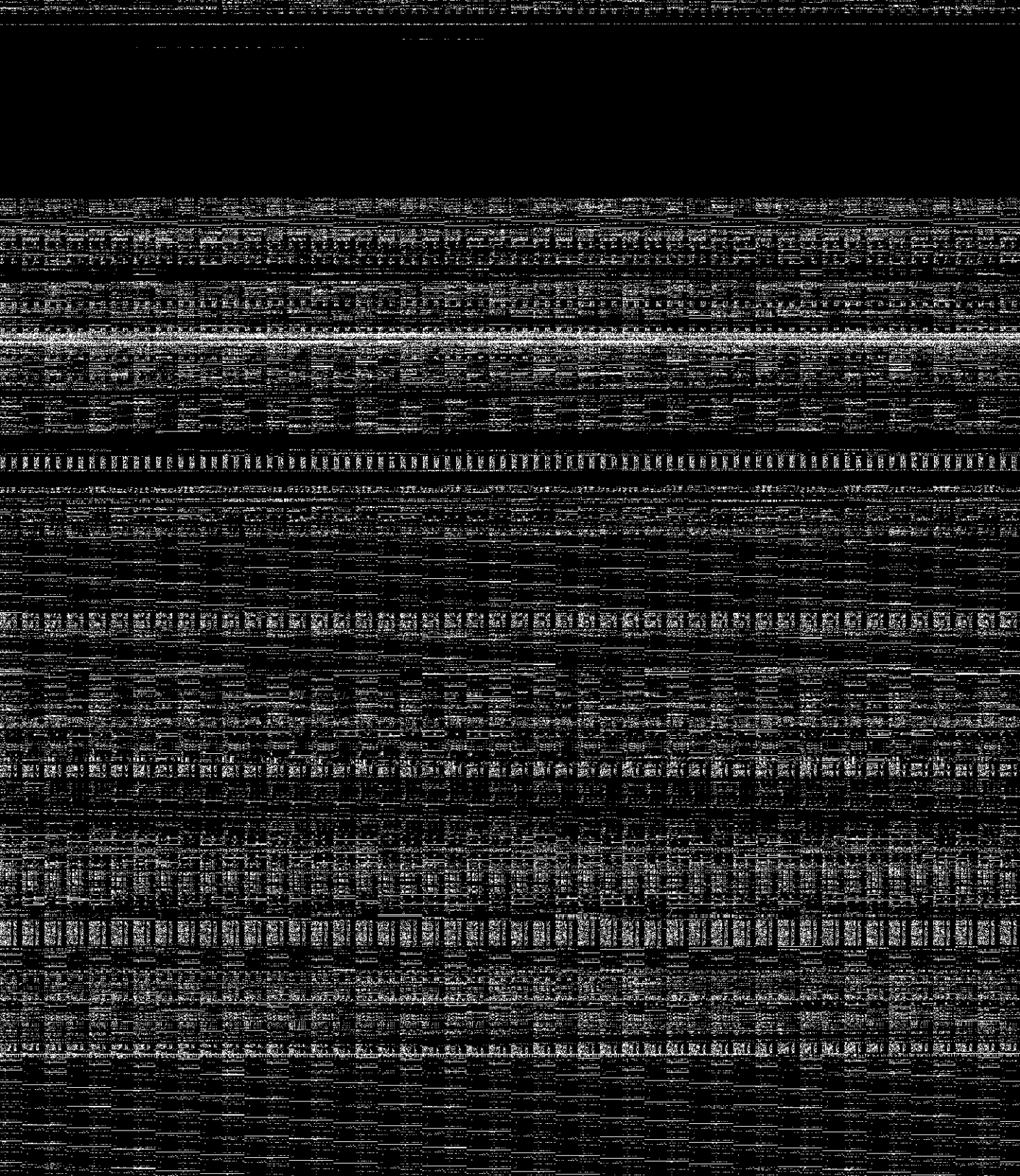
We are much interested in the establishment of this heliport and hope that it will prove to be well worth your while. We will be glad to help with any advice that we are able to provide in order to contribute towards its continuing success.

Very truly yours,

John B. Nichols
John B. Nichols, Inspector
Maine Aeronautics Commission

JBN/dah

cc: Mr. Pure - Boston, Mass.
Mr. Hilliard - Suncook, N.H.



FEDERAL AVIATION AGENCY
Airport District Office
2200 U. S. Custom House
Boston, Massachusetts 02109

October 16, 1963

Mr. William Hodgkins
Charterhouse Motor Hotel
Brighton Avenue
Portland, Maine

Dear Mr. Hodgkins:

Reference is made to your recent telephone conversation with Mr. Cram of this office relative to the proper procedure for this Agency's approval of the construction of a heliport behind the Charterhouse Motor Hotel, Portland, Maine.

We are enclosing a supply of Form FAA-2681, "Notice of Landing Area", which must be completed in triplicate and returned to this office. The requirement for the submission of these forms is explained in the enclosed copy of Part 157 of the Federal Aviation Regulations.

You will note that a section of an aeronautical chart and a U. S. Geological Survey quadrangle sheet, with the proposed location of the heliport plotted on each, are required with the submission of the forms.

A sketch showing the physical layout of the landing area and any trees, roads, pole lines or other structures in the immediate vicinity, with approximate heights above ground, will be very helpful in the airspace study and the submission of such a sketch is most desirable.

We refer you to Mr. Scott K. Higgins, Director, Maine Aeronautics Commission, Augusta State Airport, Augusta, Maine, in regard to the proper procedure to follow to comply with the State of Maine's requirements in regard to licensing, etc.

If we can be of any further assistance to you in regard to this matter, please do not hesitate to call upon us.

Sincerely yours,

Reginald L. Reed

Reginald L. Reed
District Airport Engineer



APPLICATION FOR PERMIT

Class of Building or Type of Structure Trash Container

Portland, Maine, Addition to Valle's Steak House

PERMIT TO BE ISSUED
MAY 6 1965
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 1140 Brighton Avenue, Portland, Maine Within Fire Limits? - Dist. No. -

Owner's name and address Cross Roads Realty, 1140 Brighton Ave., Portland Telephone -

Lessee's name and address Valle's Steak House, 646 Forest Ave., Portland Telephone SPA-6329

Contractor's name and address C & L Construction Co., Inc., Greenland, N.H. Telephone 436-7522

Architect General Contractor Specifications Same Plans Same No. of sheets 2 of 2

Proposed use of building Trash Container No. families -

Last use Parking No. families -

Material Concrete & Steel No. stories N/A Heat N/A Style of roof N/A Roofing N/A

Other buildings on same lot Valle's Steak House

Estimated cost \$ 2,000.00 Fee 30.00 6.50
Per 5/1/65

General Description of New Work

Concrete pad with floor drain, cedar screen fence, and steel trash container.

It is to be eight (8') feet high, sixteen (16) gauge steel, with two (2") inch angles.

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 C & L Construction Co., Inc., Portsmouth Avenue, Greenland, N. H.**

Details of New Work

Is any plumbing involved in this work? urain line Is any electrical work involved in this work? No

Is connection to be made to public sewer? yes If not, what is proposed for sewage? No

Has septic tank notice been sent? st No Form notice sent? N2 Six Feet

Height average grade to top of plate twelve (12") Height average grade to highest point of roof eight (8') age

Size, front 3 1/2' depth 12' No. stories N/A solid or filled land? solid earth or rock? earth

Material of foundation Concrete Thickness, top 12" bottom slab cellar N/A

Kind of roof N/A Rise per foot N/A Roof covering N/A

No. of chimneys N/A Material of chimneys N/A of lining N/A Kind of heat N/A fuel N/A

Framing Lumber—Kind N/A Dressed or full size? N/A Corner posts N/A Sills N/A

Size Girder N/A Columns under girders N/A Size N/A Max. on centers N/A

Studs (outside walls and carrying partitions) 2x4-1 1/2" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

If one story building with masonry walls, thickness of walls? N/A 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:

M. E. M.

Miscellaneous

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

Will there be in charge of the above work a person who sees that the State and City requirements pertain? observed? Yes

C & L Const Co. Inc.
Robert J. Peppin

5-21

Permit No. 65/761
Location 1140 Brighton Ave.
Owner Wells + Steak House
Date of permit 5/6/65
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

5-24-65 Complete for
9/60



AP - 1140 Brighton Ave.

May 3, 1965

G. & L. Construction Co., Inc.
Portsmouth Avenue
Greenland, N. H.

Gentlemen:

We are in receipt of plans for a trash enclosure at Valle's
Steak House at the above address.

Permit for this enclosure cannot be issued until an application
is filed at this office and a fee is paid based on the estimated cost
of the work.

We will need to know the height, the gauge of steel to be used,
and further information that is available on the container.

Enclosed please find application to be filled out and list of
fees to cover cost of the work.

With this information at hand we may further process your
application. Please sign both copies of the application and return
to this office. The check for the amount of the fee should be made
out in the name of the City of Portland.

Very truly yours,

Archie L. Seekins
Deputy Director of
Building Inspection

ALS/h

Encl.
Applications
Permit fees

Memorandum from Department of Building Inspection, Portland, Maine

May 5, 1965

C & I Construction Co¹ Inc.
Greenland,
N. H.

Gentlemen:

We are returning your check in the amount of \$10. for permit for trash container for Velle's Steak House. The permit fee for a \$2000. alteration is only \$7.00. Would you be so kind as to send us a new check for the correct amount.

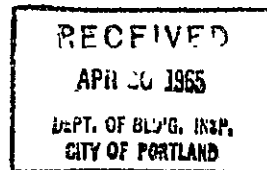
Very truly yours,

Albert J. Sears
Director of Building Inspection

h

CS-27

RGC:elf
Enc. 2



C & L Construction Co., Inc.

PORTSMOUTH AVENUE
GREENLAND, NEW HAMPSHIRE
DIAL 436-7522

15 April 1965

Portland Building Department
City Hall
Portland, Maine

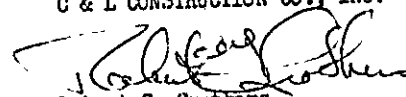
Gentlemen:

We are forwarding herewith two copies of our plan for a proposed "Trash Enclosure" at Valle's Steak House, Brighton Avenue, Portland, Maine.

Will you please review same and forward to us an application for a Building Permit for this enclosure.

Sincerely,

C & L CONSTRUCTION CO., INC.


Robert G. Crothers
President

RGC:elf
Enc. 2

RECEIVED

APR 20 1965

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