

1190-1222 BRIGHTON AVENUE

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE
05170

LPI NUMBER
00123

DATE ISSUED
5 / 18 / 1
Month Day Year

54052 IC
Certificate of App. Number

Installer's Name
Last Name: SCRIBNER F.I.M.I.

- Installer Code 2
- 1. Owner
 - 2. Licensed Master Plumber
 - 3. Licensed Oil Burnerman
 - 4. Employee of Public Utility
 - 5. Manufactured Housing Dealer
 - 6. Manufactured Housing Mechanic
 - 7. Limited License

Owner Mr. James Banks

Address 1090 Brighton Ave.
 SL/Lot Number Street, Road Name Subdivision
 (Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Paul R. Goodwin
Signature of LPI

Date Inspected AUG 25 1981

OWNER'S COPY

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF
 INSTALLER'S

54052-151P
 PERMIT NUMBER

Town/City Code
 05170

LPI Number
 010723
 Date Issued
 12/18/81
 License No. [] [] [] []
 Month Day Year

Installer
 [] [] [] [] [] []
 Code
 2
 Subdivision

- 1 Owner
- 2 Licensed Master Plumber
- 3 Licensed Oil Burnerman
- 4 Employee of Public Utility
- 5 Manufactured Housing Dealer
- 6 Manufactured Housing Tech.
- 7 Limited License

Address Where Plumbing is Done
 10970 BRIGGAM AVE
 Street/Road Name
 SUI/Lot Number
 MAINE STATE APTS
 F.I.M.I.
 Mailing Address
 Zip Code
 same

Name of Owner
 Last Name
 3 Addition
 4 Remodeling & Addition
 5 Replacement of Hot Water Heater
 6 Hook up of Mobile Home
 7 Hook up of Modular Home
 8 Other (Specify)
 5

Type of Construction
 1 New
 2 Remodeling
 3 Mobile Home
 4 Modular Home
 5 Commercial
 6 School
 7 Other (Specify)

Plumbing To Serve
 1 Single (Res)
 2 Multi-Fam (Res)
 Bathrooms [] [] [] []
 Lavatories [] [] [] []
 Showers [] [] [] []
 Urinals [] [] [] []
 Floor Drains [] [] [] []
 Hook-Ups [] [] [] []

Number of Fixtures
 Sinks [] [] [] []
 Toilets [] [] [] []
 Hot Water Heaters [] [] [] []
 Dish Washers [] [] [] []
 Clothes Washers [] [] [] []
 Fixtures [] [] [] []
 Hook-Up [] [] [] []
 Fee [] [] [] []
 Total Fee [] [] [] []
 \$ 178.00
 \$ 00
 \$ 178.00

MAY 11 1981
 JUN 12 1981
 JUN 25 1981

IMPORTANT: Note the following conditions.
 1. This Permit is non-transferable to another person or party.
 2. If construction has not started within 6 months from the date of issue, this Permit becomes invalid.

Dept. of Human Services
 Div. of Health Engineering

Signature of LPI

Double Fee Check Box

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 58771

Issued
Portland, Maine 6/12 1922

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 *B. W. Carver, Corp. - Tel.*
 Contractor's Name and Address *Arthur Maudslayi, Inc. - Tel.*
 Location *Brighton AVE* Use of Building
 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 *10* Plugs *10* Light Circuits Plug Circuits
 FIXTURES: No. Fluor. or Strip Lighting (No. feet) *400*
 SERVICE: Pipe Cable Underground No. of Wires *3000* Size *2.00 AMP*
 METERS: Relocated Added Total No. Meters
 MOTORS: Number *3* Phase *1* H. P. *2* 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 Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence *6/12 1922* Ready to cover in *6/12 1922* Inspection *Will Bell*
 Amount of Fee \$ *8*

Signed *Arthur Maudslayi*

DO NOT WRITE BELOW THIS LINE

SERVICE	<input checked="" type="checkbox"/>	METER		GROUND	<input checked="" type="checkbox"/>
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12

REMARKS:

INSPECTED BY *F. H. [Signature]*
(OVER)

PERMIT TO INSTALL PLUMBING

Address **Brighton Ave. - Riverside City** PERMIT NUMBER **492**

Installation For **Sanitation**

Owner of Bldg **Humble Oil & Refining**

Owner's Address

Plumber: **Francis Capone** Date: **5-15-72**

Date Issued **6-15-72**

Portland Plumbing Insp. By

By **ERNOLD R GOODWIN**

App. First Insp.

Date

By

ERNOLD R. GOODWIN
 PLUMBER PLUMBING INSPECTOR

Date

By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

NEW	REPL		NO.	FEE
1		SINKS		4.00
2		LAVATORIES		4.00
2		TOILETS		4.00
		BATH TUBS		
		SHOWERS		
5		DRAINS FLOOR SURFACE		3.00
1		HOT WATER TANKS		.60
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
1		OTHER		3.20
TOTAL				14.80

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, January 12, 1972

PERMIT ISSUED

JAN 12 1972
0042

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 1198-1208 Brighton Avenue Within Fire Limits? _____ Dist. No. _____

Owner's name and address Humble Oil & Refining Co. Hutchinson River Pkwy Telephone _____
Pelham, N.Y.

Lessee's name and address _____ Telephone _____

Contractor's name and address OWNERS 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 \$ 52.00
11.00

General Description of New Work

To install 3-6000 gallon gasoline tanks and 1-1000 gal. waste oil tank
and 1-1000 gal. fuel oil tank
To be buried at least 3' below grade; bear Und. Lab.; coated with asphaltum
~~asphalt~~
1 1/2" piping tanks to pumps

To install 6 electric pumps

Sent to Fire Dept. 1/12/72
Rec'd from Fire Dept. 1/12/72

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 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:

Sign. C. O. No. 1-12-72
C. O. - 1/12/72 - Allen

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

Humble Oil & Refining Co.

CS 301

INSPECTION COPY

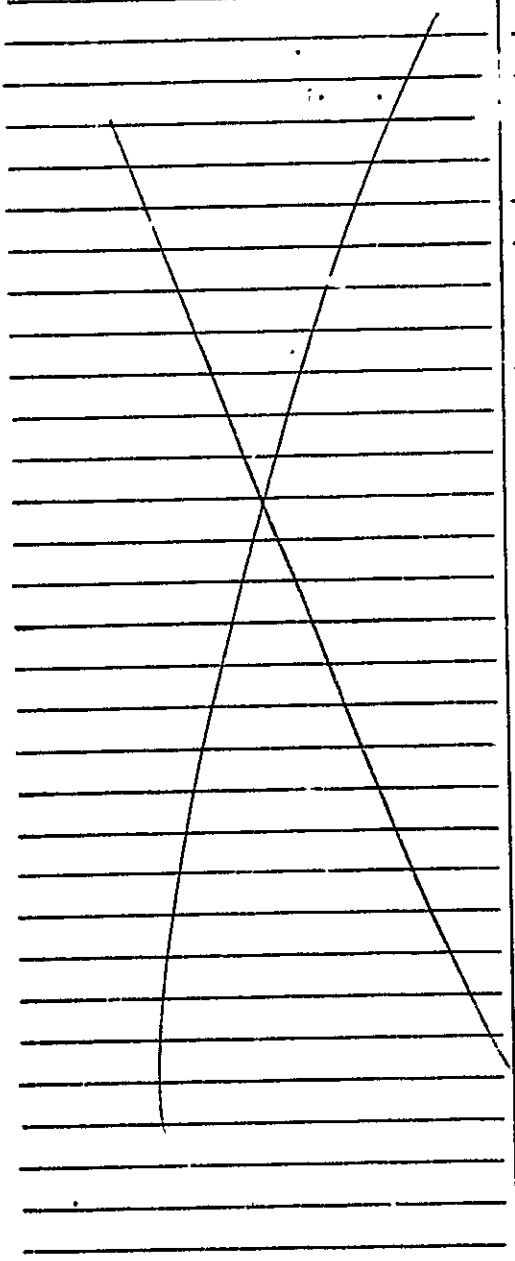
Signature of owner By: _____

Bradley Germain

NOTES

Permit No. 72/0042
 Location 1198-1208 Brighton Ave
 Owner Humble Oil & Refining Co
 Date of permit 1/12/72
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

2-11-72
Arriving job ✓
5/2/72
Same - ✓
6/9/72
Started ✓
7/3/72
Installed ✓



Vertical text on the left margin, possibly a date or reference number.

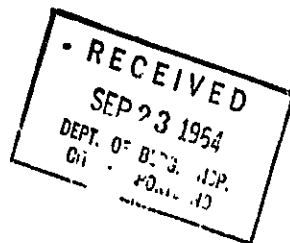
WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 1220--1222 Brighton Ave IN PORTLAND, MAINE

Portland Gas Light Co, being the owner of the
premises at 1220- 1222 Brighton Ave in Portland, Maine hereby gives
consent to the erection of ~~certain sign~~ three billboards owned by Portland Gas Light Co
projecting over the public sidewalk from said premises, in event said sign
shall cease to serve the purpose for which it was erected or shall become
dangerous and in event the owner of said sign shall fail to remove said sign
or make it permanently safe in case the sign still serves the purpose for
which it was erected, hereby agrees for himself or itself, for his heirs, its
successors, and his or its assigns, to completely remove said sign within
ten days of notice from said Inspector of Buildings that said sign is in such
condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this
consent and agreement this 6 th day of August 1964.

[Signature]
Witness

A. W. Roll - Portland Gas Light Co
Owner



CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Graham W. Watt, City Manager

DATE: July 14, 1964

FROM: Albert J. Sears, Building Inspection Director

SUBJECT: Order for approval by Municipal Officers of permit for erection of three signs (billboards) at 1220-1222 Brighton Avenue

The lot on which these boards are to be erected is only about 50 feet by 90 feet and was formerly the site of a gas meter house which was recently demolished. The land borders the Portland-Westbrook line on one side and City of Portland land on the other side and the rear. Plan filed with permit application indicates that one of the boards is to advertise the Portland Gas Light Company, one the Canal National Bank, and the other the Eastland Motor Hotel.

The property is located in a B-2 Business Zone where free standing billboards on the ground are not allowable so that authorization by the Board of Appeals will be necessary. An appeal has been filed and is scheduled for hearing at the next meeting of the Board on July 16th, so that presumably this matter would be presented to the Council at its meeting on July 20th if the Appeal Board acts favorably on the matter.

In view of the fact that the proposed boards are to be right at the entrance to the City, it is likely that careful consideration should be given to what effects on the locality and what reaction by the general public might be created by their erection.

Albert J. Sears

AJS:m

cc to: City Clerk
cc to: Corporation Counsel

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

ORDERED:

Ordered, That a building permit for erection by United Neon Display of three signs (billboards), each 10 feet high and 36 feet long with tops about 18 feet above the ground and with one facing the street and the others located at each end of the first one and running at right angles to it, on land of the Portland Gas Light Company at 1220-1222 Brighton Avenue be and hereby is approved as per Section 103-C-1.3 of the Building Code subject to full compliance with all applicable requirements thereof.

A.P.- 1220-1222 Brighton Avenue

June 22, 1964

United Neon Display
74 Elm Street
Portland Gas Light Company
5 Temple Street

cc to: Corporation Counsel

Gentlemen:

Building permit for erection at the above named location of three signs (billboards), each 10 feet high and 36 feet long with tops about 18 feet above the ground, with one facing the street and the others located at each end of the first one and running at right angles to it, is not issuable under the Zoning Ordinance because free-standing billboards located on the ground are not allowable under the provisions of Section 16-B-2 of the Ordinance in the E-2 Business Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 206, City Hall, an authorized representative should go to file the appeal. The appeal will need to be made out in the name of and signed by a representative of the owner of the property.

Since the least dimension of these signs is to be greater than eight feet, the permit will need to be approved by the Municipal Officers (City Council) as well. We will take the necessary steps to see that the matter is placed before that body for consideration. However, it is suggested that information be furnished as to the type of advertising and facilities to be placed on these boards since both the Appeal Board and Municipal Officers are likely to want such information before either of them make a decision.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

tion of three billboards at 1220-1222 Brighton Ave
6/19/68

N-2 Zone - One to have advertising
of Portland Gas Light Company which
owns property and other two to be rented
out. If Gas Co board is listed as a
sign, it is not allowable because it
will not advertise user, goods sold
or services rendered on the premises.
The other two, which clearly are to be
billboards, are not allowable because
no free-standing billboard on the
ground are allowable in this zone.
Decided to cite them all 3 billboards

A.P. - 1220-1222 Brighton Avenue

Aug. 4, 1964

United Neon Display
74 Elm Street

cc to: Portland Gas Light Company
5 Temple Street

Gentlemen:

The appeal under the Zoning Ordinance involving the erection of three billboards, each 10 feet by 36 feet, at the above named location has been sustained subject to the condition that the tops of none of these boards shall be more than 16 feet above the surface of the ground beneath them. The permit for their erection has also been approved by the Municipal Officers (City Council) as required by the Building Code.

Before a permit can be issued for their erection, however, it is necessary that the application already filed be completed by payment of the permit fee and by furnishing a plan showing the structural frame and covering of the signs and their supports, including the foundations, to be in compliance with Building Code requirements. This plan will need to be made by some one capable of designing the structures according to the usual rules of engineering practice and to have a statement of design signed by him attached to it.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, June 19, 1964

PERMIT ISSUED

OCT 13 1964

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 1220-1222 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Portland Gas Light Co. 5 Temple St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address United Neon Display 74 Elm St. Telephone 772-0695
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 \$ 6.00

General Description of New Work

paid 9-23-64

To erect (3) 10' x 36' signs (billboards) attached-steady lighting

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 and pay legal fee.

Approved by _____ 8/13/64

Appeal Sustained conditionally 7/16/64

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:
Y. E. M.

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

United Neon Display

J. Lloyd Maxwell

CS 301

INSPECTION COPY

Signature of owner by:

Granted Conditionally

7/16/64

64/86

DATE: July 16, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Portland Gas Light Company

AT 1220-1222 Brighton Avenue

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

BOARD OF APPEALS

VOTE

	YES	NO
Franklin G. Hinkley William B. Kirkpatrick	(x)	()
Ralph L. Young	(x)	()
Harry M. Schwartz	(x)	()

Record of Hearing

Granted, provided the height above the ground shall not exceed 16 feet.

Appearances: Mr. Wyman representing W. H. Hinman Co.--not opposed when height reduced.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

June 22, 1964

Portland Gas Light Company, owner of property at 1220-1222 Brighton Avenue respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: erection of three signs (billboards), each 10 feet high and 36 feet long with tops about 18 feet above the ground, with one facing the street and the others located at each end of the first one and running at right angles to it. This permit is presently not issuable under the Zoning Ordinance because free-standing billboards located on the ground are not allowable under the provisions of Section 16-B-2 of the Ordinance in the B-2 Business Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in 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.

PORTLAND GAS LIGHT COMPANY

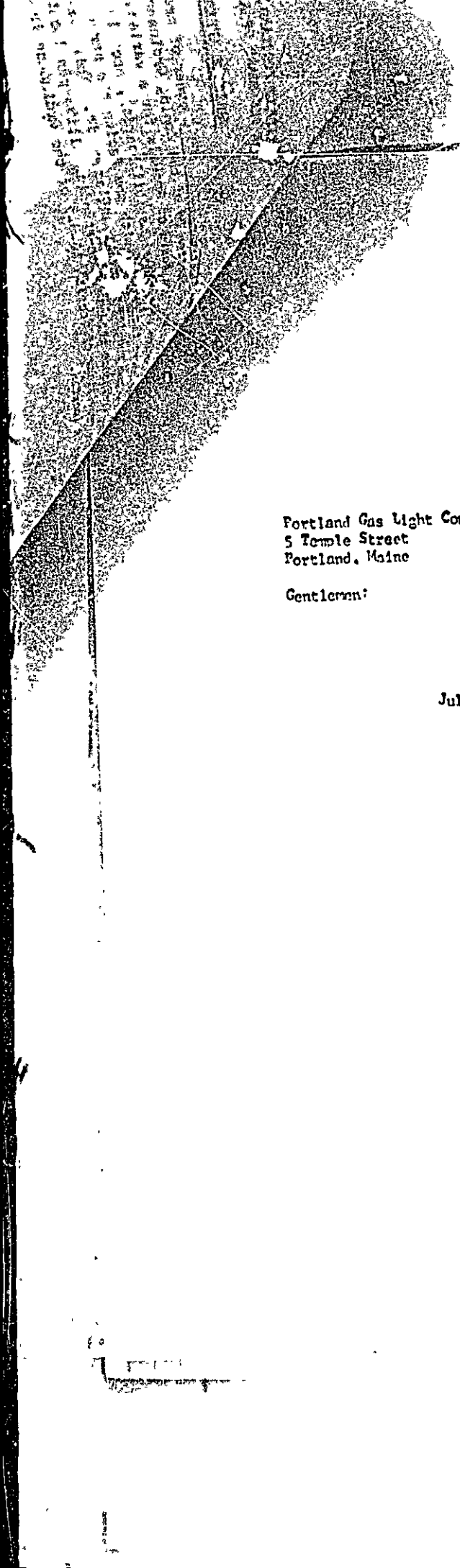
By Harold Roll
APPELLANT

DECISION

After public hearing held July 16, 1964, 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, provided the height above the ground shall not exceed 16 feet.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, provided the height above the ground shall not exceed 16 feet.

Henry M. [Signature]
[Signature]
[Signature]
BOARD OF APPEALS



July 13, 1964

Portland Gas Light Company
5 Temple Street
Portland, Maine

Gentlemen:

July 16, 1964

7

July 13, 1964

United Neon Display
74 Elm Street
Portland, Maine

Gentlemen:

July 16, 1964,

1220-1222 Brighton Avenue.

relating to

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 6, 1964

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, July 16, 1964, at 4:00 p.m. to hear the appeal of Portland Gas Light Company requesting an exception to the Zoning Ordinance to permit erection of three signs (billboards), each 10 feet high and 36 feet long with tops about 18 feet above the ground, with one facing the street and the others located at each end of the first one and running at right angles to it at 1220-1222 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because free-standing billboards located on the ground are not allowable under the provisions of Section 16-B-2 of the Ordinance in the B-2 Business Zone in which the property is located.

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

CITY OF PORTLAND, MAINE
Department of Building Inspection

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

A.P.- 1220-1222 Wrighton Avenue

June 22, 1964

United Neon Display
74 Elm Street
Portland Gas Light Company
5 Temple Street

cc to: Corporation Council

Gentlemen:

Building permit for erection at the above named location of three signs (billboards), each 10 feet high and 36 feet long with tops about 18 feet above the ground, with one facing the street and the others located at each end of the first one and running at right angles to it, is not issuable under the Zoning Ordinance because free-standing billboards located on the ground are not allowable under the provisions of Section 16-B-2 of the Ordinance in the B-2 Business Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Council, to whose offices in Room 208, City Hall, an authorized representative should go to file the appeal. The appeal will need to be made out in the name of and signed by a representative of the owner of the property.

Since the least dimension of these signs is to be greater than eight feet, the permit will need to be approved by the Municipal Officers (City Council) as well. We will take the necessary steps to see that the matter is placed before that body for consideration. However, it is suggested that information be furnished as to the type of advertising and facilities to be placed on these boards since both the Appeal Board and Municipal Officers are likely to want such information before either of them make a decision.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

May 15, 1964

Portland Gas Light Co.
5 Temple St.

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at 1220-1222 Brighton Ave. it is unlawful to commence demolition work until a permit has been issued from this department. This was a former meter building.

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

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

Very truly yours,

Albert J. Sears

Albert J. Sears
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

Reginald J. Keith

RECEIVED

MAY 19 1964

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

5-15-64 JAK

1228-1222



APPLICATION FOR PERMIT

Class of Building or Type of Structure brick
Portland, Maine, May 15, 1964

PERMIT ISSUED
00528
MAY 18 1964
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 1228-1222 Brigton Ave. (at Westbrook line) Within Fire Limits? D' No.
Owner's name and address Portland Gas Light Co., 5 Temple St. Tele.
Lessee's name and address Telephone
Contractor's name and address owners Telephone
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use meter house No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To demolish existing 1-story brick meter house
To use land for advertising later
no sewer connections

Ordination notice sent 5/15/64

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? 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

APPROVED:
O.N. - 5/18/64 - ajs

Portland Gas Light Co.

Signature of owner By: Richard N. Gray



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, .. Oct., 29, 1956.....

PAID ISSUED
\$19.30
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 rear 1190-1222 Brighton Ave. Use of Building Sales, service & rero. Stories 1 ^{pair garage} New Building Existing "
Name and address of owner of appliance H. C. Hazelton Co., 1645 Gaudia Road, Manchester, N. H.
Installer's name and address Carroll S. Hannaford, 4 Wilgery Wharf Telephone 2-3903

General Description of Work

To install To alter existing heating equipment as follows: to move fan from garage area to heater room; to provide fresh air inlet from outside the bldg. also the majority of the air will be from the garage area itself the louvre will be 4' from garage floor.

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? 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

See memo of 10/29/56 with counter permit
LWS
10/30/56

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:

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

CITY OF PORTLAND PRINTING CO.

INSPECTION COPY

Signature of Installer

Carroll S. Hannaford

NOTES

11-15-56 Completed
①

Permit No. 56/1913
Location near 1122-1130 Brighton Ave
Owner P. C. Appleton
Date of permit 0/3/56
Approved

Large blank lined area for notes, divided into two columns by a vertical line.

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION near 1190-1222 Brighton Ave.

Issued to *V. H. Whitman, Inc.*

Date of Issue Nov. 23, 1956

This is to certify that the building, premises, or part thereof, at the above location, ~~567-1190-68~~
—changed as to use under Building Permit No. 56/1826, 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

Salon, Service and Repair Garage
for Tractors, Trailers and Self-propelled
construction and earth-moving equipment

Limiting Conditions:

CC: R. F. Maxalt Co.

This certificate supersedes
certificate issued 4/21/53

Approved:

11/23/56 *Nelson F. Centor*
(Date) Inspector

W. J. D.
Inspector of Buildings

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



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Oct. 29, 1956

PERMIT ISSUED

OCT 30 1956

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/1826 pertaining to the building or structure comprised in the original application 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 rear 1190-1222 Brighton Ave. Within Fire Limits? no Dist. No. . . .

Owner's name and address W. H. Hinman, Inc., 58 Main St., Westbrook Telephone ..

Lessee's name and address R. C. Hazelton Co., 1645 Candia Road, Manchester, NH. Telephone ..

Contractor's name and address Telephone ..

Architect Plans filed no No. of sheets

Proposed use of building sales, service and repair garage No. families

Last use chemical processing No. families

Estimated cost of work Additional fee .50 . . .

Description of Proposed Work

To make minor changes as per memorandum 10/29/56.

Details of New Work

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

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 . . .

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

Approved:

Signature of Owner by: *R. C. Hazelton*

R. C. Hazelton Co.

Approved: *[Signature]* 10/30/56 (R.S.)
Inspector of Building

INSPECTION COPY

C-10-154-3C-Mark

MEMORANDUM FOR THE DIRECTOR OF THE BUREAU OF FIRE PREVENTION AND CONTROL

AP Rear 119C-1222 Brighton Ave.

October 29, 1956

Reference to our letter of October 19th

2. Doorway has been provided but instead of outside platform and steps an earthen ramp has been provided.

3. Instead of cutting a swinging door in the end of the building toward Westbrook the overhead door nearer that end in the wall toward Brighton Ave. has been replaced with a swinging door. There is also a wicket door at least two feet wide in the center overhead door in the wall nearer the railroad tracks— which is satisfactory.

A directional sign is to be prepared in proper ^{OK} location to direct those in the display room to the new door beyond the heater room in the wall toward Brighton Ave. and a similar sign over that door. ~~No~~ ^{OK}

6. The concrete threshold has been provided six inches above the floor of the garage and the fire door opening to the heater room, and the door has been made self-closing by means of a weight which will be satisfactory if adequately arranged. ^{OK}

7 & 8. Application for a permit to alter the heating system will be applied for which will include taking the present duct and fan out of the heater room wall, closing the opening with masonry, relocating the fan which is for return air only to the floor of the boiler room, to be supplied with air from a duct running through the outside wall, the duct to be equipped with an adjustable damper so that more but not less than 5% of the total amount of air needed to operate the system will be taken from outside the building, but the bulk of the return air will be supplied through a new opening in the heater room wall provided with fixed louvres, the bottom of the opening to be at least four feet above the garage floor and the duct inside opening to be so connected to the opening; this application also to include provision of a small mechanical system to supply fresh air to the burner assembly for combustion purposes. ^{OK}

Improve cofor.

AP Rear 1190-1222 Brighton Ave.

October 29, 1956

Reference to our letter of October 19th

NFC:

2. Doorway has been provided but instead of outside platform and steps an earthen ramp has been provided.

3. Instead of cutting a swinging door in the end of the building toward Westbrook the overhead door nearer that end in the wall toward Brighton Ave. has been replaced with a swinging door. There is also a wicket door at least two feet wide in the center overhead door in the wall nearer the railroad tracks-- which is satisfactory.

A directional sign is to be prepared in proper location to direct those in the display room to the new door beyond the heater room in the wall toward Brighton Ave. and a similar sign over that door.

6. The concrete threshold has been provided six inches above the floor of the garage and the fire door opening to the heater room, and the door has been made self-closing by means of a weight which will be satisfactory if adequately arranged.

7 & 8. Application for a permit to alter the heating system will be applied for which will include taking the present duct and fan out of the heater room wall, closing the opening with masonry, relocating the fan, which is for return air only, to the floor of the boiler room, to be supplied with air from a duct running through the outside wall, the duct to be equipped with an adjustable damper so that more but not less than 5% of the total amount of air needed to operate the system will be taken from outside the building, but the bulk of the return air will be supplied through a new opening in the heater room wall provided with fixed louvres, the bottom of the opening to be at least four feet above the garage floor and the duct inside opening to be so connected to the opening; this application also to include provision of a small mechanical system to supply fresh air to the burner assembly for combustion purposes.

W. J. C. J.

REC'D 10/29/56

October 19, 1956

AP Rear 1190-1222 Brighton Ave.--alterations and change of use of former chemical processing plant owned by W. H. Hinman Inc., to sales, service and repair garage for the use of H. C. Hazelton Co., lessees

H. C. Hazelton Co.

Att: Mr. Hayes

P. O. Box 758

Portland, Me.

W. H. Hinman Inc.

58 Main St.

Nestbrook, Me.

Copy to H. C. Hazelton Co.,
1645 Canfield Road
Manchester, N. H.

Gentlemen:

Not enough information has been furnished with the application for the permit to establish compliance with the Building Code requirements for the proposed use as a garage, but in order to be cooperative and to assist in getting the business underway at an early date, the permit is issued to the lessee subject to the following conditions on the basis talked over with Mr. Hayes over the phone on October 18. In general we are told that the building is equipped completely with an automatic sprinkler system, which is a requirement for the garage use because the building is classified as Metal Frame Construction. The conditions are as follows, and if these are not understood or if you are unable or unwilling to comply with them, it is important that you contact this office quickly with more information to establish compliance with the Code, thus to enable the work to proceed in good order to any early conclusion so that the required certificate of occupancy may be issued.

1. The existing room about 40 feet by 40 feet at the east end is to be used for a parts storage room; the easterly half of the balance of the building is to be used for showroom and sales; and the westerly end of the building for repair and service.

2. The doorway accommodating an eight foot by eight foot overhead door (second doorway in front from the east end of the building) is to be made smaller by using side lights and a swinging door no less than three feet wide and six feet four inches high is to be provided.

This door is to be equipped with a vestibule lockset, which is a type so arranged that persons on the inside can quickly open the door at any time merely by turning the usual knob or by pressing on the usual thumbpiece without requiring a key or special knowledge.

The platform and steps intended outside of this door are not included in this permit, but Mr. Hayes is to furnish a plan showing the foundation and framing of the platform and framing of any roof that may be over it, to be filed with application for an amendment to the permit now issued--this before any work is started upon foundation or platform.

G. Hazelton Co.
H. H. Hazman Inc.

October 19, 1956

3. To provide adequately separated means of egress for both display room and repair section, a doorway is to be provided in the masonry wall at the west end at least an two feet wide and six feet four inches high, to be a swinging door and to be equipped with vestibule and set as indicated above — the fire above the floor in this end wall is too large to be counted as a means of egress and is not a swinging door.

The upper floor is to have an exit sign over it with letters to the word "exit" spaced at least six inches high, suitable and similar directional exit signs are to be provided indicating this latter door from the showroom and indicating the direction to take to reach the entrance to the showroom from the repair section.

4. We are told that there are no pits in the floor, and this permit includes provision for none. A pit in such a floor requiring special protection.

If there are any floor drains or any are to be provided, each one is required by Section 2061 to be equipped with a trap or separator, competent to prevent inflammable liquids and greases from passing into the drainage system, these traps to be of the type approved by the Chief of the Fire Department, who should be consulted in case of doubt.

5. No forges, vulcanizing equipment or spray painting equipment is permitted unless separated from the balance of the building by fire-resistive walls with labelled fire doors. No such partitions or rooms are included in this permit, and if any are desired, they should be covered by application for a permit to the fire department with sufficient plans to explain compliance with the building code.

6. A threshold of non-burnable material is required, to extend at least six inches above the level of the upper floor, in the fire door opening between the repair garage and the heater room. OK

The heater room walls and the ceiling, if any, below the roof of the building are required to afford 1-hour fire resistance and the fire door between heater room and repair garage is required to be Class C or more fire-resistive and labelled as such by Underwriters' Laboratories, Inc. The doors are required to be rated self-closing by means of a liquid door closer. OK

7. No information about the heating plant and fire-actuated appliances in the building is uncertain. It appears that the original heating system, for which a permit was given in 1953 was to be forced warm air with oil burning equipment. An amendment to the original permit was issued in 1953 to cover changes in the size of the heater room, it was noted to the owner that the motor and blower fan were supposed to be located outside of the heater room and the owner was advised that that arrangement is acceptable only if motor vehicles are not to be stored in any part of the building, and that if motor vehicles were to be in any part of the building (as is now intended, it would be necessary that all parts of the power connected to the heater system be located within the enclosure of the heater room. That requirement remains the same, and if this arrangement is as originally contemplated, changes will be necessary now that the building is to be occupied for its new purpose.

As an afterthought to the original proposition a permit was issued for a room about 12 feet by 9 feet in the northeast corner of the building to house a high pressure steam generator, and the permit for installation of that equipment was later issued to the owners. It is not known if that generator is still in place. If so, the same rules apply as to protection as in the case of the heater room.

Hazleton Co.
Hirwan Inc.

3

October 19, 1956

8. There are special requirements for a warm air heating system in a garage that did not apply to the chemical processing plant. Section 204h3 of the Code requires that not less than five percent of the air moved by the fan must be taken directly from outside of the building through a duct which shall deliver the outside air to a point near the floor on which the fan rests and this duct shall be open at all times, the air supply which it provides being without control. In addition the bottom of openings of return air (from inside the building) shall be no less than four feet above the floor.

In view of the circumstances under which we are departing to some extent from the instructions of the Building Code by issuing the permit without full and clear indication of compliance with the Code, it is expected that all of these matters in doubt will be explained by plan or otherwise with suitable applications for amendments to the permit now issued before October 29, 1956.

When all features controlled by the Building Code have been completed, the Code requires that notice of readiness for final inspection shall be given to this office. Upon inspection, if all is found in order, the required certificate of occupancy will be issued; and it is not lawful to carry on the proposed use of the building until that certificate is in the possession of the owners. Upon request a copy of the certificate will be sent also to the lessees.

Very truly yours,

Warren McDonald
Inspector of buildings

WHD/B

Enclosure to the Hazleton Co. (Mr. Hayes) Permit card and copy of application

10/25/1956

File copy

October 17, 1956

AP Rear 1190-1222 Brighton Ave.—Alterations of and change of use of the former chemical processing building to sales, service and repair garage for tractors, trailers, and self-propelled construction and earth-moving equipment
—Zoning Appeal and certificate of occupancy relating thereto

W. H. Hixson Inc.
Att: Mr. Corey
58 Main St.
Westbrook, Me.
H. G. Hazelton Co.
1645 Candia Road
Manchester, N. H.

Gentlemen:

Mr. Hazelton's application for a building permit for minor alterations and change of use, carried the statement "This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained, the applicant will furnish complete information."

Mr. Hazelton said that the alterations consisted of two or three partitions to set out one or more offices etc., and he was to furnish a sketch or plan showing the arrangement of the new partitions, and any other proposed physical changes including the method of construction of the partitions and the materials to be used.

This becomes particularly important because the change in classification to the garage class requires that these partitions, ceilings, etc. be of non-burnable material since the class of construction of the building is Metal Frame.

Now that the zoning appeal has been granted and the building is to become a sales, service and repair garage, the Building Code stipulates a number of other protective features which were not required in the case of the chemical processing building, for instance heat generating apparatus, including smokepipes and fuel storage spaces are required to be separated from any part where motor driven equipment may be, by walls, ceilings, etc. of at least 1-hour fire resistance with a Class C (labelled by the Underwriters' Laboratories as such) fire door between garage and heater room, made self-closing or automatic closing in standard fashion and the threshold under the doorway to be at least six inches above the level of the garage floor—the enclosing partitions and ceiling to be of non-burnable material.

There may be other changes required because the building is now to become a garage, and no doubt some adjustment of the sprinkler system will be

W. H. H. Hirman, Inc.
Hirman Co.

2

October 17, 1956

necessary on account of the new partitions and ceilings.

We did everything possible when Mr. Hazelton was in the office to avoid delays in processing the zoning appeal. It is hoped that both he and the owner will reciprocate by giving us quickly the information necessary to check against Building Code requirements and to issue the building permit, it not being lawful to start the alterations until the building permit is in hand and posted on the premises.

At Mr. Hazelton's request no objection was raised to moving in stock and equipment, but it is not lawful to open the building for business until the certificate of occupancy has been issued from this department. When all features controlled by the Building Code have been completed under the permit, a notice of readiness for final inspection is necessary whereupon, if all is found in order, the certificate will be issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHD/B

6 B

September 27, 1956

At Rear 1190-1222 Brighton Ave.—Proposal to change chemical processing building; to sales, service and repair garage for tractors, trailers, and self-propelled construction and earth-moving equipment

W. H. Nissan Inc.
58 Main St.
Westbrook, Me.

Copy to Corporation Counsel

B. C. Hazelden Co.
1645 Condie Road
Manchester, N. H.

Gentlemen—

Building permits intended to cover minor alterations of the former chemical processing building at the rear of 1190-1222 Brighton Ave. and change of use to a sales, service and repair garage for tractors, trailers, and self-propelled construction and earth-moving equipment, to authorize installation of gasoline tanks, pumps, piping etc., and certificate of occupancy to use the premises for those purposes are not issuable under the Zoning Ordinance because the property is in a Residence A Zone where, according to Section 12A of the Ordinance applying to such zones, the proposed use is not allowed.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHD/0

Enclosure to each addressee: Outline of appeal procedure

Change in Chem. Processing to Garage

Room 1190-1132
 10/19/56

Joining OK by appeal granted 12/56

8000
 1600
 3/64.00

lect. 204
 OK Repair, cabinet
 service
 OKb. 200x40 = 8000
 metal frame
 n. spruik. deck.
 OK d. no pits
 e. Room 40x40 on
 east end for
 parts storage - no
 ext. its needed.
 next space 80x40
 for display + sales
 near sampling room
 replace old platform
 outside platform +
 steps - later
 by amendment
 keep space open
 and service - one
 exit through office?
 New wall door
 sampling at least
 20' by 6' - 4"
 and in ~~new~~ west
 end wall - platform
 outside
 West latched on
 both new doors
 + direction
 exit sign
 OK. no pits
 ? 3 frames, one co. spring
 flint
 ? Spray painting
 ✓ 84 - raised threshold
 labeled Chem Co. better S.C.

lect. 212
 OKb.
 OKc
 ✓ any toilet room?
 next to H.D.
 ? ✓ - new door
 west end wall
 OKd.
 ✓ B. see d.

lect 204 cont'd
 h. forced warm
 ✓ air + steam
 generator
 top of air moved
 by fan taken
 from outside
 ✓ deep buttons
 openings for
 return air
 at 4 ft
 above floor
 i - Any floor
 drains
 ✓ grouped with
 oil liquids +
 grease trap
 J.



RESIDENCE ZONE - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, Sept. 27, 1956

1826

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter ~~and~~ ~~the~~ ~~following~~ ~~building~~ ~~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 rear 1150-1222 Brighton Ave. Within Fire Limits? no Dist. No. _____
Owner's name and address W. H. Hinman, Inc., 58 Main St., Westbrook Telephone _____
Lessee's name and address R. C. Hazelton Co., 1645 Candia Road, Manchester, Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building sales, service and repair garage No. families _____
Last use Chemical processing No. families _____
Material masonry No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1,000. Fee \$ 4.00

General Description of New Work

To make minor alterations and to change use of building to a sales, service and repair garage for tractors, trailers and self-propelled construction and earth-moving equipment.

Building is sprinklered.

Appeal sustained 10/12/56

This application is preliminary to get settled the question of zoning appeal. In event appeal is sustained, the applicant will furnish complete information.

closed 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** R. C. Hazelton Co.

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

W. H. Hinman, Inc.
R. C. Hazelton Co., Inc.

Signature of owner W. H. Hinman

R. C. Hazelton Treas.

NOTES

11-28 11-21

11-2-56 Sweet doors
cut in - below red
carpet not Exit
signs ready but
not in place. Duct work
90 % up

11-15-56 Cinder block
wall not completed at
enc end of boiler
room. Emer. doors
still have keys &
bar bolts. No exit
signs over doors.
Bldg. in use

11-20-56 Hardware
on exit doors not
vestibule being
Key lock & snap
locks comb.
Mr. Hazelton to
change

11-27-56 Completed

Permit No.	561 1826
Location	1192-1202 Brighton
Owner	C. C. Appleton Co.
Date of Permit	10/19/56
Notif. closing-in	
Inspn. closing-in	
Final Notif.	11/19/56
Final Inspn.	
Cert. of Occupancy issued	11/28/56
Sinking Out Notice	
Form Check Notice	

INSPECTION

City of Portland, Maine
Board of Appeals
—ZONING—

Appeal granted 10/12/56

September 27 1956, 19 *56/99*

To the Board of Appeals:

Your appellant, W. H. Hinman Inc. , who is the owner of property at Rear 1190-1222 Brighton Ave. , respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permits intended to cover minor alterations of the former chemical processing building at the rear of 1190-1222 Brighton Ave. and change of use to a sales, service and repair garage for tractors, trailers, and self-propelled construction and earth moving equipment to authorize installation of gasoline tanks, pumps, piping etc., and certificate of occupancy to use the premises for those purposes are not issuable under the Zoning Ordinance because the property is in a Residence A Zone where, according to Section 12A of the Ordinance applying to such zones, the proposed use is not allowed.

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

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

W. H. HINMAN INC.

By *W. H. Hinman*
Appellant

After public hearing held on the *12th* day of *October*, 19 *56* the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

John W. Lake
Ben B. Wilson
Terley L. Lessor
William H. O'Brien
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 9, 1956

W. H. Hinman Inc.
58 Main Street
Westbrook, Maine

Re: 1190-1222 Brighton Avenue
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 12, 1956, at 10:30 a. m. to hear your appeal at the above address under the Zoning Ordinance.

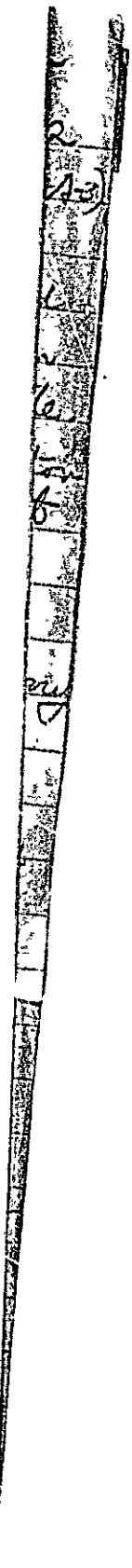
Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K
cc: R. C. Hazelton Co.
1645 Candia Road
Manchester, N. H.



*Place with appeal
when it comes down
WM
10/17/56*

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 2, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 12, 1956, at 10:30 a. m. to hear the appeal of W. H. Hinman Inc. requesting an exception to the Zoning Ordinance to cover minor alterations of the former chemical processing building at the rear of 1190-1222 Brighton Avenue and change of use to a sales, service and repair garage for tractors, trailers, and self-propelled construction and earth moving equipment, to authorize installation of gasoline tanks, pumps, piping, etc., and certificate of occupancy to use the premises for these purposes.

These permits are presently not issuable under the Zoning Ordinance because the property is located in a Residence A Zone where, according to Section 12A of the Ordinance applying to such zones, the proposed use is not allowed.

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

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

Sent to Father & Mrs. [unclear]

BOARD OF APPEALS

Name: [unclear]

Ben B. Wilson
Chairman

K

[Vertical stamp or list on the right margin, partially illegible]



not affixed

10/9/52

Appeal of W. H. Hinman, Inc., at rear 1190-1222
Brighton Avenue (Assessors' Lots Nos. 266-A-2 + 265-A-3)

This lot is surrounded by City owned
land on three sides and by land located in
the City of Westbrook on the fourth side.
Nearest limit of this property from Brighton
Avenue is about 400 feet in front that
street.

Only private owned land in the City
of Portland within 500 feet of any boundary
line of this property is as follows:-

(corner of Riverside Street.)

1183-1193 Brighton Avenue, (266-A-5) owned
by the Community Oil Company, Inc.

1195-1219 Brighton Avenue (266-A-1)

Hans A. Holm - Trustee

1220-1222 Brighton Avenue (265-A-1) owned
by the Portland Gas Light Company

Since Brighton Avenue is $66\frac{1}{2}$ feet
wide, the far side of Brighton Avenue is
about 465 feet from the nearest boundary
of the land in question. The proposed
will be about 1750 feet in front Brighton
Avenue. Lot averaged about 440 feet in width
and 1440 feet in depth. (over)



A strip of land 500 feet deep paralleling the railroad right of way on the side towards Brighton Avenue and a strip 1500 feet deep on the far side of the right of way was in an Industrial Zone prior to the 1946 changes in the Zoning Ordinance.

A.J.S.

Portland Gas - 1220-1227

Blue Rock Quarry - 264-A-2 Rear 1190-1227
265-A-3

Maine Turnpike Co. Rear 1178-1186 (264-A-4, 265-A-5)
1178-1218 (265-A-6)
Rear 1148-1182 (252-A-6 to 8)
255-A-3

1136-1150 - 265-A-2

264-A-1 - City of Portland

December 27, 1955

GL Rear of 1190-1222 Brighton Avenue

Mr. Peter M. Christensen
12 Whittier St.

Dear Mr. Christensen:-

It has come to my attention that you have some plan for establishing a fish waste processing plant (much like you at one time talked about establishing down on one of the wharves) in the plant near the railroad track at the extreme rear of 1190-1222 Brighton Ave., occupied up to last spring as a processing plant by a chemical company.

If this is correct, it must be that you are not aware that your proposed plant would not be allowable under the Zoning Ordinance of Portland in the Residence A Zone where the property is located. Therefore it seemed best to notify you so that you would be aware of the true situation.

The permit for the construction of the chemical company building and the certificate of occupancy were only issued after successful appeal under the Zoning Ordinance. That grant covered a specific purpose and could not be transferred to the establishment which it is reported you are considering.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMacD/G



WJm

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
FEB 17 1953
CITY OF PORTLAND

Portland, Maine, January 27, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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:

Rear
 Location 1190-1222 Brighton Ave. Use of Building Processing Plant No. Stories _____ New Building Existing: " "
 Name and address of owner of appliance H. Hirman, Inc., 101 Anson, Maine
 Installer's name and address (owners) William N. Weston Telephone _____
 Permit to be mailed to 56 Main St., Cumberland Hills

General Description of Work

To install steam generator (high pressure)

IF HEATER, OR POWER BOILER

Fee to Fire Dept. 15.00
Fee to Fire Dept. 29.53

Location of appliance Northeast corner of building Any burnable material in floor surface or beneath? no
 If so, how protected? _____ Kind of fuel? oil
 Minimum distance to burnable material, from top of appliance or casing top of furnace over 3'
 From top of smoke pipe over 15' From front of appliance over 4' From sides or back of appliance over 3'
 Size of chimney flue _____ Other connections to same flue _____
 If gas fired, how vented? _____ Rated maximum demand per hour _____
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Permit Issued with Letter

Name and type of burner _____ * Labeled by underwriter's laboratories? yes
 Will operator be always in attendance? yes Does oil supply line feed from top or bottom of tank? top
 Type of floor beneath burner concrete
 Location of oil storage outside underground Number and capacity of tanks 1-1000 gal.
 If two 275-gallon tanks, will three-way valve be provided? _____
 Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? _____
 Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance _____ Any burnable material in floor surface or beneath? _____
 If so, how protected? _____ Kind of fuel? oil
 Minimum distance to wood or 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

*Manufactured by Vapor Heating Corporation, Chicago, Illinois.
Top of tank will be 2' underground and tank will bear Underwriters label. Tank will not be beneath driveway. Heating Unit bears Underwriters label. 1 1/2" vent pipe unit to be vented through stack through roof. Water pump is an integral part of boiler.

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:

with letter by JGD
Oliver T. Johnson

Will there be in charge of the above work a person who will see that the State and City requirements are observed? yes

W. H. Hirman, Inc.

Signature of Installer by:

William N. Weston

COPY

AP R: 1190-1222 Brighton Ave.

February 10, 1953

W. H. Hinman, Inc.
Att: Mr. John R. LaPlant
58 Main St.
Westbrook, Maine

Gentlemen:-

Building permit for installation of a high pressure steam generator in your new processing plant at the rear of 1190-1222 Brighton Ave. is issued herewith subject to the following conditions:-

1. The Fire Department has approved the installation on the condition that the generator be separated from that section of the building in which it is to be located by partitions of eight inch cinder blocks containing a wire glass window to enable the operator to see the rest of the equipment. As discussed with you, an amendment to the permit for construction of the building is needed to cover the construction of these partitions.
2. Since the unit is to be vented through the roof by a metal stack which will be supported directly on the unit, this stack is required to be constructed of metal having a thickness of not less than 1/8 of an inch. Because the roof is of incombustible construction, the opening in the roof decking need be only enough larger than the stack to allow for expansion, but any combustible insulation on the roof decking will need to be cut back far enough from the edge of the opening to prevent its becoming overheated.
3. It is understood that the oil burner in connection with this generator bears the label of Underwriters' Laboratories and that a low water cut-off is an integral part of the unit.
4. The installation is to comply in all respects with the requirements of Pamphlet #31 of the National Fire Protection Association except for the allowances and exceptions made in the Appendix of the Building Code.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

Memorandum from Department of Building Inspection, Portland, Maine

Rear 1190-1222 Brighton Ave.--Installation of oil burning equipment
for and by W. H. Hinman, Inc.

February 9, 1953

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

This tank of 1000 gallons capacity is required to be of steel or wrought iron no less in thickness than No. 12 gauge and before installation is required to be protected against corrosion, even though galvanized, by two preliminary coats of red lead and heavy coat of hot asphalt, or equivalent.

Pipe lines connected to underground tank, other than tubing and except fill line and test wells, are to 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.

3

(Signed) Warren McDonald
Inspector of Buildings

File: AP R. 1190-1222 Brighton Ave.

February 5, 1953

Oliver T. Sanborn
Chief of Fire Department

Warren McDonald
Inspector of Buildings

Enclosure for oil burning steam generator

A question has arisen as to whether an enclosure is required for an oil burning steam generator which W. H. Hinman, Inc. plan to install in their new processing plant located at the rear of 1190-1222 Brighton Ave., close to the railroad tracks, beyond the former isolation hospital. The question arises because they would like to locate the generator in a room separated from the rest of the building by two-hour fire resistive partitions where they plan to heat oil having a flash point of 200 degrees Fahrenheit to a temperature of about 180 degrees and to add certain chemicals in preparing a spray for use in destroying roadside foliage. The oil to be used just comes within the limits of an inflammable liquid as set by the Building Code and hence the enclosed room for the process has been provided as specified by the Building Code.

At first thought it would seem wrong to locate any device having a flame in the same room with a presumably hazardous process. Since the generator is not to be used for heating the building, it seems doubtful if the Building Code has any specific control over the situation.

The Hinman people would like to install the device in this room without any enclosure except perhaps some partitions consisting mostly of glass. They claim that the flame in the generator (bulletin concerning which is attached) is fully enclosed, with all the air for combustion purposes being taken directly from outside doors, and that the only access to the inside of the unit is through two small openings provided for adjustment purposes, these openings having tight fitting covers.

Will you please look the situation over and see whether or not you can approve the installation without enclosure.

Inspector of Buildings

AJS/G
Enclosure: Bulletin AA-22

Remains to be enclosed in
iron. App 8 x 12 ft. to be
of Cinder Block with a
wire glass window to
enable operator to see
the rest of equipment.

Capt R.H. F.