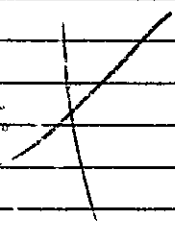


NOTES

2-21-55 New At. doors have thru walls & must be changed
 At Front windows to left of new doors to be boarded up solid IP
 3-3-55 Completed except hdre. on exit door. left end. IP
 3-10-55 Same IP
 3-17-55 Complete IP



Permit No. 551207
 Location 1041 Brighton Ave
 Owner Alice Bell Mankin
 Date of permit 2/11/55
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

2-21 3-3 3-18
 3-70

February 12, 1955

AP - 1041 Brighton Avenue

J. Ernest Roberts
1924 Washington Ave.
Nicely's Market
1041 Brighton Ave.

Gentlemen:-

Building permit is issued herewith for changes in store front of building at the above location as indicated on the plan filed with application for permit, but subject to the following conditions:-

1. As agreed upon with Mr. Roberts, the door removed from the front wall of the smaller section of the building is to be re-located either in the end or in the rear wall of that section. *OK*

2. It is understood that the canopy and sign shown on the plan is not to be built. In any case we are unable to issue a permit for the construction indicated because the sign is required to be of incombustible materials throughout to meet Building Code specifications and is of a size larger than is permissible under the Zoning Ordinance without authorization of the Board of Appeals. *out*

3. Exit signs are to be provided to indicate all doors used for exit purposes, except that used customarily for entrance to the building. *OK*

4. All exit and entrance doors are to be equipped with vestibule latchsets or equivalent, so installed that the doors can be opened from inside the building without the use of a key, even though locked against entrance from the outside, merely by turning the usual knob or by pressure on an ordinary thumb lever. Since aluminum doors are to be provided at the new front entrance, it is important to make certain when the doors are ordered that the required hardware is to be provided. *3-17-55*
OK
447c

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G



(L) LOCAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
01708
SEP 11 1951
CITY OF PORTLAND

Class of Building or Type of Structure _____
Portland, Maine, August 29, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, or install the following building structures, equipment, etc. 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 1041 Harrison Avenue Within Fire Limits? no Dist No. _____
Owner's name and address Charles Nicely, 1041 Harrison Avenue Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address L. Foster, 9 Cabot Street Telephone 3-9562
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building market No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 500 Fee \$ 2.00

General Description of New Work

To enlarge two existing 4' 0" windows on front of market to 8-foot openings with plate glass--4x8 header over openings
To stud up under live windows with 2x4 studs, 16" o.c. thus changing doors to windows.
~~To provide 5' x 5' hood out from front of building, 2x4 rafters, 24" on centers, 1/2" plate, tied into building with 3/4" rods, roof to be covered with asphalt Glass-Cona lab roofing.~~
To relocate existing partitions of ice cream stand to left hand corner of building as one faces the building.

Permit Issued with letter
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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 L. Foster

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 _____ 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:
with letter by JG

Miscellaneous
Will work require disturbing of any tree on a public place?
Will there be in charge of the above work a person who has been licensed by the State and City requirements observed? yes
Charles Nicely

Signature of owner: L. Foster

INSPECTION COPY

September 11, 1951

Mr. L. W. Foster
9 Cabot Street
Portland, Maine

Copy to: Mr. Charles Nicely
1041 Brighton Avenue

Dear Mr. Foster:

Building permit covering certain alterations to the front of the store building at 1041 Brighton Avenue is issued herewith subject to the following:

1. The 5' wide canopy, originally planned across the front of the building is not to be built at this time and is not covered by this permit.

2. It is understood that there is already a 4x12 Hard Pine timber over the opening between the main store and the addition at the side of it.

3. Fireproof latches are to be provided on both the new doors in the store front, these sets being ones which can always be operated so that a person may leave the building at any time without the use of a key, even though the door is locked against entrance from the outside, by merely turning the usual door knob or by pressure on an ordinary thumb lever.

4. An exit sign is to be provided to indicate the door to be set aside for exit purposes only. No appreciable step-down is allowable at this exit door where the door is to swing outward in the direction of exit travel.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

AP 1041 Brighton Avenue-I

September 6, 1951

Mr. Charles Nicely
1041 Brighton Avenue
Mr. L. W. Foster
9 Cabot Street

Gentlemen:

We are unable to issue a permit for construction of a hood or canopy 50' long and projecting 5' out from the front wall of the building on your store at 1041 Brighton Avenue because such a structure is not an allowable projection into the minimum front yard depth of 15' required for any building in the local Business Zone where the property is located. A check of the plans filed with the application against Building Code requirements also raises the following questions as to compliance with these regulations:

1. What is to be provided to carry the roof load from the main building across the opening into the fruit stand area where the wall of main building is to be removed?

2. The 4x4 supporting member at the outside edge of the canopy will not figure out on the 8' spans indicated. How are the 2x4 rafters of the canopy to be fastened to this 4x4 member? - *Not to be built*

3. More information is needed as to how the supporting rods for the canopy are to be fastened to the building and to the outer member of the canopy. At what angle with the horizontal will these rods be or how much pitch will they have? From the plans it appears that this angle is not great enough to provide adequate supporting power.

4. Vestibule latches are required on the new door in the altered store front and an exit sign is required to indicate the door to be used for exit purposes only. - *will fix*

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, May 9, 1951

ISSUED
MAY 9 1951
A-ATH

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1011-1013 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Charles Nicely, 1011 Brighton Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Miller & Seddon Co., 2009 Mass. Ave., Cambridge Mass. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building store and dwelling house No. families 1
 Last use _____ " " " " No. families _____
 Material wood No. stories 1-2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 1.00
 Estimated cost \$ _____

General Description of New Work

To install refrigeration equipment as per sketch. Freon 12 - refrigerant.

It is understood that this permit does not include installation of heating apparatus which is to be taken out by and at the name of the heating contractor. **PERMIT TO BE ISSUED TO** Mail permit to 1011 Brighton Avenue
Sent to Fire Dep. 5/9/51
5/9/51

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 _____ Kind of heat _____ fuel _____
 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" C. C. Bridging in every floor and flat roof span over 8 feet
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____ height? _____
 If one story building with masonry walls, thickness of walls? _____

If a Garage

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

Miscellaneous

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

APPROVED:
Charles Nicely
Charles Nicely
Miller & Seddon Co.

Signature of owner by: C. J. Bashaw



APPLICATION FOR PERMIT (L) LOCAL ZONE

Class of Building or Type of Structure Third Class
Portland, Maine, May 1, 1951

PERMIT ISSUED
00733
MAY 5 1951
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

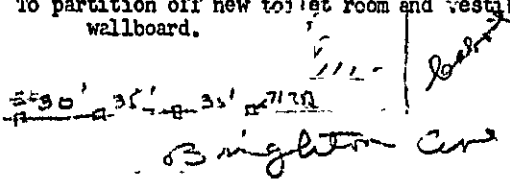
The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~rebuild~~ ~~or~~ ~~move~~ the following building ~~structure~~ ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted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

Location 1041 Brighton Avenue Within Fire Limits? no Dist. No. _____
Owner's name and address Charles Nicely, 1041 Brighton Avenue Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address L. W. Foster, 9 Cabot Street Telephone 3-9562
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposal use of building store and dwelling house No. families 1
Last use _____ " " " " No. families 1
Material W.C. No. stories 1-2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200. Fee \$ 2.00

General Description of New Work

~~To construct a new building of wood frame construction.~~
~~To reconstruct existing building of wood frame construction.~~
~~Refrigerator and specifications.~~

To partition off space 6' x 8' for frozen custard machine. Wood partition to be 3' high with 4' of glass on top. 2x3 studs, 16" on centers, covered on both sides with plywood.
To partition off new toilet room and vestibule, 2x3 studs, 16" on centers, covered with wallboard.



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 L. W. Foster**

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 10' 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 shed Rise per foot 1/2" Roof covering Asphalt Glass C Urd Lab
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 2x6
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2 1/2"
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 3'
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

Charles Nicely

Signature of owner by L. W. Foster

AP 1041 Brighton Ave.,

May 5, 1951

Mr. L. W. Foster
9 Cabot Street
Mr. Charles Nicely
1041 Brighton Ave.,

Copies to, Walter H. Inpley, Esq.,
463 Congress Street
Health Officer
Attention: Mr. Bunting

Gentlemen:

Building permit to cover interior alterations in the retail store at 1041 Brighton Avenue is issued to the contractor, herewith, subject to the following. If these conditions are not understood or, if for any reason, you are unable to abide by them, it is important that you refrain from starting the work and return the permit card immediately for adjustment.

It is noted that the partition around the ice cream room is indicated on the sketch to have "screen over top" for a depth of 16" below the ceiling. I talked this matter over with Mr. Bunting of the Health Department and got the impression that those partitions were to be a solid barrier between the fruit stand and the ice cream room, except for the openings where the cones etc. would be served out through to the customers. Mr. Alexander, however, had the impression that Mr. Bunting preferred to have only screens at the top of the partitions so as to get a circulation of air. It seems important that you get this matter cleared up to the satisfaction of the Health Department before you proceed very far with the partitions.

Note that the door from new toilet room to the new vestibule and the door from vestibule to the store are required to be made self-closing by suitable device in the sense that the doors will be normally closed and kept closed when not in use. The partition between toilet room and vestibule is required to be a solid partition running way to the ceiling and to be built like all other non-bearing partitions (2x3 studs no more than 16" from center to center) and the partition between the vestibule and the store is required to be likewise.

The sketch showing the toilet room arrangement, filed with the application, is probably not to scale, and is not very clear. Presumably the present toilet room and vestibule is to remain, and the doors in both of these partitions should be made self-closing if not already so. What appears to be a very shallow vestibule is shown in front of the new toilet room, and care will have to be exercised in arranging these partitions so that the doors will swing without interference. Most of this is subject to the control of the Health Department, but it would be well to get these matters all clear before starting the work.

If any new mechanical refrigeration is intended in connection with the ice cream making or any other frozen products, a separate permit from this department is required to cover that installation and this permit is to be applied for by and is issuable only to the actual installer. This permit requires the approval of the Chief of the Fire Department before issuance. It is important that you notify the installer of the mechanical refrigeration, if any, of this requirement.

The contractor should note that no part of either side of these partitions is to be covered with wallboard or anything else until he has given notice to this office of readiness of inspection and until our green tag of approval is left at the job.

Mr. L. C. Foster

Mr. Charles Nicely-----2

May 5, 1951

Before notice of readiness of inspection is given, any electric wiring or any plumbing pipes to be concealed at any point must be installed and approved by the respective inspectors from the Electrical Department and the Health Department, otherwise our inspector will not be able to issue his green tag, even though all of our work is in order.

There is a great hurry to get this work completed, and I understood from Mr. Alexander that they would like to start Saturday morning, May 5. There is no objection to this since the permit is now being issued, but we shall not be able to make any closing-in inspection until after the weekend is past. It is important that you give the office reasonable notice for this closing-in inspection as we are very busy with a great many jobs and we cannot single out this job for special attention at the expense of others which are older.

It is understood that the present plans call for retail sale only of frozen products and not for consumption within the buildings. It is to be borne in mind in regard to any possible future plans, that the property is in a Local Business Zone where a wholesale business (usually considered as sales to others than the consumer) and serving food or drink on the premises for consumption within the building would not be allowable under the Zoning Ordinance.

Very truly yours,

Barren McDonald
Inspector of Buildings

MHD/b

AP 1041 Brighton Ave.

April 4, 1950

Mr. Charles C. Nicely,
1041 Brighton Ave.
Mr. Leland W. Foster
9 Cabot Street

Subject: Permit for construction of
addition to store at 1041 Brighton
Avenue

Gentlemen:

The permit for the above work is issued herewith subject to the following:

1. We understand that the addition is to be built partly on leased land and that Mr. Nicely has an option to buy or the lease at the time of its expiration. Presumably if he does not buy the land the addition now being built will be demolished. A permit from this office will be required to cover this demolition if and when it is done.

2. The concrete slab foundation on top of the ground, which is indicated for the addition is not permissible. Mr. Foster has agreed to support the addition on 4x2 sills placed with the 8" dimension vertical and carried on 6" diameter concrete piers with footings extending at least four feet below grade and spaced about eight feet on centers. Care must be taken to keep the bottom of the sills above the ground and when the concrete slab is poured inside the building to keep the concrete from running beneath the sills between piers. Metal pins or dowels will be needed in the tops of the piers for fastening the sills and posts to them.

3. Nothing is said in the application about the type of covering on the outside of the walls. The Building Code specifies that the wood sheathing shall be covered with material that is weather resistive and permanently durable for outside exposure unless the sheathing itself is undoubtedly weather resistive.

Very truly yours,

Inspector of Buildings

AJS/H

P.S. Footings of concrete piers must be no less than 10 inches square or 10 inches in diameter, and no less than 8 inches thick - or 10 inch diameter piers may be used without footing if soil conditions under piers are satisfactory.

This addition is somewhat in the nature of a temporary stand, but we are not permitted to issue permits for temporary stands in this location under the Zoning Law.

The permit is issued therefore, as a permanent addition to the store. Thus it is important that the addition have none of the aspects of a temporary structure. This becomes particularly important with reference to Par. 3 above. No wall covering that can be rolled up can be deemed as "permanently durable for outside exposure".

If you are unwilling to abide by these conditions, it is important that you refrain from starting the work and return permit immediately for adjustment.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 23, 1950

00498
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and repair~~ ~~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 1041 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Charles C. Nicely, 1041 Brighton Avenue Telephone 3-2714
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Leland Foster, Cabot Street Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 3
 Proposed use of building Dwelling house and store and fruit store No. families 1
 Last use _____ " " " _____ No. families _____
 Material wood No. stories 2-1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 4.00
 Estimated cost \$ 750.

General Description of New Work

To construct 1-story frame addition 25 1/2' x 12' to be used as open air fruit stand as per plan

Permit Issued with Letter

Health Notices to Health Officer and ~~trust~~

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 Charles C. Nicely**

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 _____ 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? _____

Is 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

APPROVED:

with letter by AGJ

Signature of owner

Charles C. Nicely

INSPECTION COPY



(L) LOCAL
APPLICATION FOR PERMIT

Class, Building or Type of Structure Third Class
Portland, Maine, November 2, 1929

A-55

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter ~~erect~~ ~~construct~~ the following building ~~structure~~ ~~work~~ 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 1041 Brighton Avenue Within Fire Limits? no Dist. No. _____

Owner's name and address Charles Nicol, 1041 Brighton Avenue Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Samuel Aceto & Co., 40 Frable St. Telephone 2-2769

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building dwelling house & store No. families _____

Last use _____ " " " " No. families _____

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 150. Fee \$ 2.00

General Description of New Work

To construct concrete block rubbish box on rear of building, 6' x 10'.

With Officer and thus ✓

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

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 7' 2" Height average grade to highest point of roof 8'

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation concrete ^{wall 4' below grade} Thickness, top 10" bottom 12" cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof flat Rise per foot _____ Roof covering metal covered

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 concrete, 2nd _____, 3rd _____, roof railroad iron
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

Charles Nicol
Samuel Aceto

Signature of owner by Charles Nicol

Permit No. 1049

Location 1049 Brighton Ave

Owner Charles Officely

Date of permit 1/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Demolition Refused 12/21/49

Lined area for notes, containing approximately 30 horizontal lines.

AP 1041 Brighton Avenue-I

November 21, 1949

Mr. Charles Nicely
1041 Brighton Avenue
Portland, Maine

Subject: Application for permit to construct
small rear addition attached to combined
store and dwelling house at 1041 Brighton
Avenue; and proposed zoning appeal relating
thereto

Dear Sir:

Building permit to cover construction of a rear one story addition, about 6' x 10' x 8' high, attached to the combined store and dwelling house at 1041 Brighton Avenue, is not issuable under the Zoning Ordinance because the new work would be only about 4' from the rear property line instead of the 12' stipulated by Section 6B of the Zoning Ordinance, applying to the Local Business Zone where the property is located.

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

WNel/G

Enclosure: Outline of appeal procedure

CC: Mark Barrett
Assistant Corporation Counsel

1041 Brighton Avenue-I

November 3, 1949

Samuel Aceto & Company
40 Preble Street
Mr. Charles Nicoly
1041 Brighton Avenue

Subject: Application for permit for construction of 6' x 10' addition on rear of building at 1041 Brighton Avenue for storage of rubbish

Gentlemen:

We are unable to issue a permit for construction of the above addition because, due to the fact that the rear wall of the building is located only 10' from the rear lot line as granted by the Board of Appeals, the rear wall of the addition would be only about four feet from the rear lot line, whereas a clearance of at least 12' is required by Section 6B of the Zoning Ordinance for the Local Business Zone where the property is located. Whether or not the Appeal Board would authorize this further encroachment into the required rear yard we do not know, and cannot be determined unless the owner cares to file another appeal. If he desires to do so and will notify us to that effect, we will send him an outline of the appeal procedure and certify the case to the Assistant Corporation Counsel, who acts as clerk for the Board of Appeals.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G



(L) LOCAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
SEP 21 1949
CITY of PORTLAND
A-ESS

Class of Building or Type of Structure Installation
Portland, Maine, Sept. 16, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ install the following ~~building~~ 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 1041 Brighton Avenue Within Fire Limits? no Dist. No.
Owner's name and address Charles Nicely, 1041 Brighton Avenue Telephone
Lessee's name and address Telephone
Contractor's name and address A. F. Briggs Co., 379 Forest Avenue Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Store & Dwelling No. families
Last use " No. families
Material Wood No stories 1-2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 1.00

General Description of New Work

To install refrigeration equipment as per plan. Freon -refrigerant

Sent to Fire Dept. 9/16/49
+ from Fire Dept. 9/20/49

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 A. F. Briggs Co.

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 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:
Charles W. Jones
CITY OF PORTLAND

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

Charles Nicely
A. F. Briggs Co.

Signature of owner by: *J. Wallace*

INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 14, 1949

PERMIT ISSUED

01488

PLANE

FNA-ESS

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:

Location 1041 Brighton Ave. Use of Building Store - dwg. No. Stories New Building Existing " "
 Name and address of owner of appliance Nicely's Market, 1041 Brighton Ave.
 Installer's name and address Pallotta Oil Co., 112 Exchange St. Telephone

General Description of Work

To install hot water heating system and oil burning equipment in place of floor furnace

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete
 If wood, how protected? Kind of fuel oil
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3'
 From top of smoke pipe 2' From front of appliance Over 4' From sides or back of appliance Over 3'
 Size of chimney flue 10x12 Other connections to same flue none
 If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Fluid Heat Labeled by underwriter's laboratories? yes
 Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete
 Location of oil storage basement Number and capacity of tanks 1-275 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 Kind of fuel Type of floor beneath appliance
 If wood, how protected?
 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?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. E.S.S. 9/14/49

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

Pallotta Oil Co.

Signature of Installer [Signature]

INSPECTION COPY

RH



LOCAL SUBDIVISION ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 14, 1949

PERMIT ISSUED
JUL 28 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ alter ~~repair~~ ~~maintain~~ ~~improve~~ the following building ~~structure~~ ~~structure~~ 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 1041 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Charles C. Nicely, 1041 Brighton Avenue Telephone 3-2714
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Leland Foster, Cabot Street Telephone _____
 Architect _____ Specifications _____ Plans KPA No. of sheets 4
 Proposed use of building Store & dwelling house No. families 1
 Last use _____ No. families _____
 Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$5,000 Fee \$100

General Description of New Work

To construct 2-story frame addition 24' x 24' on rear of store.
To relocate walk-in refrigerator and toilet and office partitions from present building to rear of first story of addition.

Permit Issued with Letter

Health Notices to Health Officer and thus

Appeal sustained 7/1/49

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** Charles C. Nicely

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Height average grade to top of plate 21' 0" Height average grade to highest point of roof _____
 Size, front _____ depth _____ No stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete wall at least 4' below grade Thickness, top 16" bottom 12" cellar yes
 Material of underpinning _____ to sill _____ Height _____ Thickness _____
 Kind of roof pitch Rise per foot 7" Roof covering asphalt Class C Und Lab _____
 No. of chimneys 1 Material of chimneys brick of lin. g. tile Kind of heat _____ fuel _____
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 4x6 Sills 4x6 Girt or ledger board _____ Size _____
 Girders yes Size 6x10 Columns under girders lally Size 3 1/2" Max. on centers 8'
 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 2x8, 2nd 2x8, 3rd _____, roof 2x6
 On centers: 1st floor 16", 2nd 16", 3rd _____, roof 16"
 Maximum span: 1st floor 12', 2nd 12', 3rd _____, roof 12'
 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

APPROVED:
with Attorney's sign

Signature of owner

Charles C. Nicely

INSPECTION COPY

NOTES

7/22/49. Not started. It
it would be by its narrow
H.M. 7 add him to have his
lot corners marked as well
as his base corners. E.S.S.

7-23-49. Home corner staked, but over
a property line. Will verify with
owner. C.S.

7/27/49 - Location a.s. c.s.s

7/13/49. provide hand rail on
stone side of stairs. Intermediate studs
needed between million window. Trussing over
carrying partition on floor. Master lobby
disturbance. E.S.S.

9/14/49 - Dick out has C.T. but gave verbal
permission to close on. E.S.S.

9/20/49. old wall to occupy rear of
stone under padlocks removed from front
door. Mrs. Mischy said he would remove
it - removed already.

9/21/49 - Mrs Mischy was in the act of having
padlocks removed from front entrance door.
E.S.S.

9/21/49 - Refractory person had administered
E.S.S.

Permit No. 49/1179
 Location 10311 Brighton Ave.
 Owner Charles P. Mischy
 Date of permit 7-28-49
 Notd. closing-in 9-13-49
 Inspn. closing-in 9-13-49
 Final Inspn. 10/4/49
 Cert. of Occupancy issued 10/5/49
 Final Notif. 10/4/49

6/20/49

COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Charles C. Nicely**

Date of Issue **October 5, 1949**

This is to certify that the building, premises, or part thereof, indicated below, and built—
altered—~~changed~~ ~~located~~ at **1041 Brighton Avenue**
under Building Permit No. **49/1179**, has had final inspection has been found to conform substan-
tially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved
for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Building

APPROVED OCCUPANCY

**Retail store
One-family Dwelling House**

Limiting Conditions:

This certificate supersedes
certificate issued

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

AP 1041 Brighton Avenue-I

June 20, 1949

Mr. Charles C. Nicely
1041 Brighton Avenue
Portland, Maine

Subject: Application for building permit to
cover construction of two story addition in
the rear of the retail store at 1041 Brighton
Avenue, and proposed zoning appeal relating
thereto

Dear Sir:

While there is no question of use of the land or the building involved because the property is located in a Local Business Zone, the building permit for the above work is not issuable because the distance between the rear wall of the proposed addition and the rear property line would be only 10' while Section 6B of the Ordinance requires no less distance than 12'; and because the distance between the side wall of the proposed addition and the westerly side lot line would vary from 7' to 4' while the same Section of the Ordinance requires that each such side yard shall be no less than 7'.

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

We shall be unable to check the details of the proposed addition against the Building Code unless and until you may have secured favorable action by the Board of Appeals.

Very truly yours,

Inspector of Buildings

WKd:G

Enclosure: Outline of appeal procedure

CC: Edward T. Gignoux
Assistant Corporation Counsel

1041 Brighton Avenue-I

July 14, 1949

Mr. Charles C. Nicely
1041 Brighton Avenue
Mr. Leland Foster
9 Cabot Street

Subject: Application for permit for construction of
2 $\frac{1}{2}$ story addition to store at 1041 Brighton
Avenue

Gentlemen:

The appeal under the Zoning Ordinance concerning yard distances having been sustained, a check of the plans filed with the application has been made and the following questions as to compliance with Building Code requirements disclosed:

O.K. 1. What is to be the use of the first story of addition? Is the rear wall of the existing building to be removed to take the new space into the present store? Are there to be any windows in the first story walls.

O.K. 2. Since the exit door is in the rear wall of the present building, what provisions are to be made for a new exit from the store? A platform and steps outside the new door will probably be necessary and information concerning the foundation and framing is needed.

O.K. 3. How is the addition, particularly the second story to be heated? Will another chimney be necessary?

Spec-O.K. 4. In order to figure out to take care of the required live load of seventy-five pounds per square foot the 2x8 floor timbers in first floor framing must be spaced no more than 12" on centers instead of the 16" on centers indicated. However, if first story of addition is to be used for storage only, a live load strength of one hundred pounds per square foot is required and 2x10's no more than 16" centers will be needed to provide the required strength.

6/10/49 5. Are there to be any partitions or girders for support of the second floor timbers at the center of the building? It is evident that something of this nature will be required.

6. Information is needed concerning the foundation, supports and framing of the outside stairway to second story.

We shall be unable to issue a permit for the construction of the addition until the above matters have been shown in compliance with Building Code requirements on revised plans, which are to be filed for checking and approval.

Very truly yours,

Inspector of Buildings

P. S. With reference to paragraph #1 I am aware that first floor of addition is to be used in connection with the store, but Mr. Sears who prepared this letter was not so informed. All of the other information is necessary, however.

12/11
9/4
102
MS/O

1041 Brighton Avenue-I

July 28, 1949

Charles C. Nicely
1041 Brighton Avenue
Mr. Leland Foster
9 Cabot Street

Subject: Permit for construction of two story
addition to store at 1041 Brighton Avenue

Gentlemen:

The permit for the above work is issued herewith based on revised plans and subject to the followings:

1. Although not shown on the plans, it is understood that a small platform constructed with foundations and framing similar to the platform to be built outside the exit door from the store is to be provided outside the door in the wall of the addition at the head of the cellar stairway.
2. Treads of all stairways and steps are to be at least 9" wide measured in the rough and risers are to be not over 8 1/2" high. Handrails are required on both sides of all stairways over 40" wide. An intermediate bar is required in such handrails.
3. The 4x6 corner posts of the addition are required to continue in one length from sill to plate or to have lap splice at least 16" long.
4. Unless there are to be supports between each window in the sullivan windows, no less than 4x8 headers are required over these openings.
5. Where the existing end wall of building is to be removed so as to make the present building and the first story of the addition all one sales space, double timbers the same size as the ceiling joists are to be provided.
6. A scuttle is required at some convenient location in second story ceiling of addition to give access to the blind attic space.
7. If the arrangement of wash room and toilet in first story of addition as shown on plan is followed, it is likely that ventilation of the wash room will be required. The Health Department should be consulted in regard to this matter. The doors to vestibule and toilet room must be made self-closing, by suitable devices and the door to vestibule should swing out, rather than into the vestibule. If any change is made in the setup shown on plans, it should be covered by an amendment to this permit together with a plan of the new arrangement.
8. Exit signs in sufficient number and location to indicate the new exit door in the side wall of addition are required.
9. If the cellar of addition is to be used for any purpose but storage or if more than two people are to be habitually employed there, a second means of egress would be required therefrom, but we understand this is not to be the case and therefore only one stairway is to be provided.
10. Unless already existing, vestibule latchesets and locks or bolts of no other nature must be provided on front door and new exit door. A vestibule latch set is one which can always be operated from inside the building, even though locked against entrance from the outside, by merely turning the usual door knob or by pressure on the usual thumb lever.

Chas. C. Nicely

Building Inspector

2

July 28, 1949

11. No lath or wallboard is to be applied to walls, partitions or ceilings until D. Case has been given this department for an inspection and authorization to do so has been given on a green tag. Likewise notice for a final inspection of the addition should be given before it is put into use, at which time, if everything is found in order, the certificate of occupancy, without which use of the addition is unlawful, will be issued.

12. A separate permit issuable only to the installer is required for the installation of any new heating system in the addition.

Very truly yours,

Inspector of Buildings

439/G

*Sustained
7/1/49*

49/58

City of Portland, Maine
Board of Appeals
—ZONING—

June 21, 19 49

To the Board of Appeals:

Your appellant, Charles C. Nicely, who is the owner of property at 1041 Brighton Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to cover construction of two-story addition in the rear of the retail store at 1041 Brighton Avenue is not issuable because the distance between the rear wall of the proposed addition and the rear property line would be only 10' while Section 6B of the Ordinance requires no less distance than 12' and because the distance between the side wall of the proposed addition and the westerly side lot line would vary from 7' to 4' while the Ordinance requires that each such side yard shall be no less than 7'.

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 and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Charles C. Nicely
Appellant

49/58

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 1st day of July, 1949, on petition of Charles C. Nicely, owner of property at 1041 Brighton Avenue, seeking to be permitted an exception to the regulations of the Zoning Ordinance relating to this property

Full: permit to cover construction of two-story addition in the rear of the retail store at 1041 Brighton Avenue is not issuable because the distance between the rear wall of the proposed addition and the rear property line would be only 10' while Section 6B of the Ordinance requires no less distance than 12' and because the distance between the side wall of the proposed addition and the westerly side lot line would vary from 7' to 4' while the Ordinance requires that each such side yard shall be no less than 7'.

The Board finds that an exception is necessary in this case to grant reasonable use of property 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

Edward J. Colley
John W. Lake
William H. O'Brien

J. W. Halloran

Board of Appeals

49/58

DATE: July 1, 1949

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Charles C. Nicely
AT 1041 Brighton Avenue

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Getchell	(x)	()	
Mr. O'Brien	(x)	()	
Mr. Holbrook	(x)	()	
Mr. Colley	(x)	()	
Mr. Lake	(x)	()	
	()	()	
	()	()	
	()	()	

Record of hearing:

Mr. Nicely pro se

No opposition - Barbers, owners of all surrounding land, without objection.

49/58

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 28, 1949

Joseph and Lawrence A. Barber
1065 Brighton Avenue
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, July 1, 1949 at 10:30 a. m. Daylight Saving Time to hear the appeal of Charles C. Nicely requesting exception to the Zoning Ordinance to permit construction of two-story addition in the rear of the retail store at 1041 Brighton Avenue.

This permit is presently not issuable because the distance between the rear wall of the proposed addition and the rear property line would be only 10' whereas no less distance than 12' is required and because the distance between the side wall and the westerly side lot line would vary from 7' to 4' whereas no less than 7' is required.

If you wish to be heard either for or against this appeal, please be present or be represented at this hearing.

Very truly yours,

BOARD OF APPEALS

Robert L. Getchell

Chairman

M

49/58

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 27, 1949

Mr. Charles C. Nicely
1041 Brighton Avenue
Portland, Maine

Dear Mr. Nicely:

The Board of Appeals will hold a public hearing
in the Council Chamber, City Hall, Portland, Maine on
Friday, July 1, 1949 at 10:30 a. m. to hear your
appeal requesting exception to the Zoning Ordinance to
permit addition to the building on the above premises.

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

Very truly yours,

Board of Appeals

Robert L. Getchell

Chairman

M

WARREN McDONALD
INSPECTOR OF BUILDINGS

49/58

On reply refer

to file

AP 1041 Brighton Avenue-I

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU

June 20, 1949

C
O
P
Y

Mr. Charles C. Nicely
1041 Brighton Avenue
Portland, Maine

Subject: Application for building permit to
cover construction of two story addition in
the rear of the retail store at 1041 Brighton
Avenue, and proposed zoning appeal relating
thereto

Dear Sir:

While there is no question of use of the land or the building in-
volved because the property is located in a Local Business Zone, the build-
ing permit for the above work is not issuable because the distance between
the rear wall of the proposed addition and the rear property line would be
only 10' while Section 6B of the Ordinance requires no less distance than
12'; and because the distance between the side wall of the proposed addi-
tion and the westerly side lot line would vary from 7' to 4' while the
same Section of the Ordinance requires that each such side yard shall be
no less than 7'.

You have indicated your desire to seek an exception from the Board
of Appeals, and there is enclosed, therefore, an outline of the appeal pro-
cedure.

We shall be unable to check the details of the proposed addition
against the Building Code unless and until you may have secured favorable
action by the Board of Appeals.

Very truly yours,

Signed: WARREN McDONALD
Inspector of Buildings

WMGD:G

Enclosure: Outline of appeal procedure

CC: Edward T. Gignoux
Assistant Corporation Counsel

L



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 11, 1949

100281
MAR 11 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~construct~~ ~~erect and install~~ the following ~~building~~ ~~of~~ ~~new~~ ~~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 1041 Brighton Avenue Within Fire Limits? no Dist. No. _____
Owner's name and address Charles Nicely, 1041 Brighton Avenue Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address A. F. Briggs Company 369 Forest Avenue Telephone 4-2609
Architect _____ Specifications _____ Plans yes Fire Dept. _____ No. of sheets 1
Proposed use of building Grocery store No. families _____
Last use _____ " " _____ No. families _____
Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install refrigeration equipment as per plan. Freon 12 - refrigerant.

Fire Dept 3/11/49
Fire Dept 3/14/49

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** A. F. Briggs Company

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 _____ 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:

Charles Nicely
A. F. Briggs Co.

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

Charles Nicely
A. F. Briggs Co.

Signature of owner by: Carl R. Wallace

INSPECTION COPY

AP 1041 Brighton Avenue-I
(Installation of floor
furnace)

September 30, 1947

Johnson Automatic Heat
15 Brackett Street
Mr. Charles C. Nicely
1041 Brighton Avenue

Subject: Permit for installation of
oil burning floor furnace at 1041
Brighton Avenue

Gentlemen:

While the weight of the floor furnace is not great--300 pounds--
there is not enough information to make sure that the weight of it would
not overload some of the present floor framing.

I am not familiar with just how the furnace is hung up to the
floor framing, but if a greater part of the 300 pounds should come near
the center of a span of the girder under first floor, it might overload
the girder.

If the 300 pounds is uniformly distributed around the outline of
the register of floor furnace, then it is unlikely that the floor framing
would be overloaded. However, the existing floor joists which will sup-
port the header, which in turn will support the cut floor joists, probably
ought to be doubled on each side of the register opening, depending some-
what on how many joists are cut. It is to be borne in mind that in the
summertime, the practice may be followed of placing stock or other equip-
ment on the spot where this register is.

The owner should take care to keep all combustible material reason-
ably away from over this floor register.

Very truly yours,

Inspector of Buildings

WHD/S



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

2539

Portland, Me. September 24, 1947

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:

Location 1041 Brighton Ave, Use of Building Store No. Stories 1
Name and address of owner of appliance Charles C. Nicely (Niceley's Market) - SAME
Installer's name and address JOHNSON AUTOMATIC HEAT 15 BRACKETT STREET PORTLAND, ME. - DIAL 39662

General Description of Work

To install Automatic oil burning floor furnace - warm air system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat base ment Type of floor beneath appliance dirt
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace register
From top of smoke pipe 4' From front of appliance 3' From sides or back of appliance Over 3'
Size of chimney flue 8x8 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner H.C. Little Model 100-42 Floor Furnace Labeled by underwriter's laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Dirt
Location of oil storage Outside store Number and capacity of tanks - 1 - 110 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? None
Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
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?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Furnace is suspended from and has register contact with floor.
Tank to set on concrete piers inserted 4' in ground.
FURNACE 300*

Amount of fee enclosed \$1.00 (\$1.00 for one heater, etc. 50 cents additional for each additional heater, etc., in same building at same time)

APPROVED:

Signature of Inspector of Buildings, dated 9-29-47

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

JOHNSON AUTOMATIC HEAT

Signature of Installer

INSPECTION COPY

P. J. Lewis, Mgr.

Permit No. 47/2539

Location 1041 Brighton Ave

Owner Charles Gively

Date of permit 9/30/47

APPROXIMATION NOT COMPLETE

NOTES 2.15.48
RMB

Has Card.
Burner is located
in cellar, near
- front of Store. 7197
Alexandria, Ham + O
Name... Fire Valve
at bottom of
in cellar tank.

12-15-48, Lack of time
- for a - call back.
RMB

- 1 Fuel Type
- 2 Vent Pipe
- 3 Kind of Heat W. fuel
- 4 Burner Rating & Support
- 5 Name & Label
- 6 Stack Control
- 7 High Limit Control
- 8 Pressure Control
- 9 Other Burner Location
- 10 Valves in Support Line
- 11 Oil S
- 12 Tank
- 13 Tank
- 14
- 15
- 16
- 17
- 18
- 19
- 20

10.9.47 Unable to
see burner
wall base.
Burner thimble to



COPY
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CERTIFICATE OF OCCUPANCY

This is to certify that the building at 1041
Brighton Avenue built under Building Permit No.
48,1897 has been finally inspected and may now be oc-
cupied for the purposes of store.

Date 1/50/48

Inspector of Buildings

Issued to Charles Nicol

(See reverse side for conditions)

Temporary Certificate only
Final to be issued later

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, November 8, 1946

RECEIVED

NOV 8 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 46/1897 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 1041 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Charles Nicely, 176 St. John Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Arthur Soule, 15 Dudley Street Telephone 2-6193
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building Store No. families _____
 Increased cost of work _____ Additional fee 25

Description of Proposed Work

To erect concrete retaining wall across front of building as per plan submitted, filling in area between building and street line, with gentle slope toward street, and providing an asphalt paving over entire area.

Details of New Work

Is any plumbing work 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 center: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

Charles Nicely

Signature of Owner By Arthur O. Soule

Approved: 11/9/46 WMT

Inspector of Buildings.

INSPECTION COPY

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Charles Nicely
at 1041 Brighton Ave Date 8/30/46

1. In whose name is the title of the property now recorded? Burns Charles Nicely
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? yes with stakes
3. Is the outline of the proposed work now staked out upon the ground? yes
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? 8"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes.
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the change are made? yes

Arthur P. Lowell

AP 1041 Brighton Avenue-1

✓ AFH
✓ ESS
✓ BMT
✓ AJS
✓ PH
✓ DJ
✓ RD
✓ ES

October 2, 1946

Mr. Arthur O. Soule
15 Dudley Street
Mr. Charles Picely
476 St. John Street

Subject: New frame building for store purposes at
1041 Brighton Avenue.

Gentlemen:

Permit for the above work is issued here-with subject to the following conditions, but excluding the front platform for reasons listed below:

1. Vestibule locksets to be provided on front and rear doors as required by Section 212-e-2.5 of the Building Code.
2. Doors to toilet room and vestibule to be made self-closing by means of springs or devices of a similar nature. See Section 212-g-2.
3. The 2x8 floor joists to be spaced 12" on centers as shown in application and shown in section on plan, and not 16" on centers as shown on foundation plan.
4. Foundation of chimney to extend at least 4' below finished grade of ground.
5. Space between bottom of sills and ground to be enclosed in such a way that frost action cannot take place on the enclosing wall so as to lift building.
6. As stated above the front platform is excluded from this permit for the following reasons:
 - a. The one step rise from platform to level of store floor is not permissible, but top of threshold may be kept the thickness of concrete above surface of platform.
 - b. The framing and supports of platform and steps shown on plan do not cover needs of the situation. Concrete piers are shown beneath bottom of steps at intervals of about 7', but nothing is shown as to what is to support outside edge of platform nor bottoms of stair stringers which are indicated about 2'6" apart.
 - c. Permit is being issued on the basis that the front wall of building will be 12' in from inside edge of sidewalk, the minimum front yard required in this zone being 15'. However, the 4'x2' front platform is an encroachment into this front yard which is allowable only if not more than 50 square feet of the area of platform projects within the 15' depth of required yard. Unless steps of an ordinary width, say 3' or 4', are built instead of those shown extending the full 20' width of platform, the effective width of platform must be taken at the bottom of steps, so that the total projection from front of building would be about 6' and the area of platform coping within the 15' required yard would be 60 square feet, this figure being in excess of the 50 square feet allowable and hence not permissible.

Mr. Arthur O. Soule

Mr. Charles Nicely-----2

October 2, 1946

Since the owner has stated that he is not particularly desirous of having so large a platform, he should decide just what size he would like to have, bearing in mind the limitations set forth above and the fact that a permit cannot be issued for the platform shown on the plan unless the front wall of the building is located at least 19' back from the street line. Before any work is started on this platform, an application for an amendment to this permit should be filed, together with a plan showing size location, framing and foundations, which if found on checking to be in compliance with regulations, will be issued, and work on platform may then proceed.

7. A separate permit issuable only to installer is required for the installation of any refrigerating equipment unless it is a self-contained unit that operates merely by plugging into the electrical circuit.

Very truly yours,

Inspector of Buildings

AJS/J

CITY OF PORTLAND.....DEPT. OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

September 10, 1946

Job Location 1041 Brighton Avenue Owner Charles Nicely
 Contractor A. G. Souza Architect M. T. Fox Company, Inc.

We are unable to issue permit for the above work because Section 106b of the Building Code requires that applicant must show on application and plans compliance with Building Code and Zoning Ordinance before a building permit is issued, and application and plans of this job do not show compliance with the laws as indicated below. References at left are to sections of Building Code where applicable (pending publication of revised Code, old Section numbers are used). If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

1. Zoning. The property being located in a Local Business Zone, Section 6B of the Zoning Ordinance provides that every new building shall set at least seven feet from each side lot line. This building is indicated on the side toward Taft Avenue seven feet from the side lot line at the front but only three feet at the rear. Owner was notified by telephone on September 9 and said that he would have contractor re-stake the building so as to comply with the Zoning Ordinance and notify this office for checking the location on the ground.
2. Sec. 212el. Since the customer space would exceed 750 square feet (indicating more than the possible capacity of 20 at 35 square feet per person as per Sec. 212el) the rear exit door is required no less than three feet wide and no less than six feet four inches high. It is doubtful if the double doors at store room would work out for this rear exit for a number of reasons--clear passageway not likely to be kept to those doors through the store room and each leaf of the double doors is evidently intended at 30 inches while no less than three feet would be required. The gate near the chimney would have to be at least three feet wide and care would have to be exercised when the stove was set up so that the stove would not interfere with the emergency means of egress passageway. The width between chimney and corner of toilet case scales only 30 inches, should be at least three feet. When some of the other questions are considered, especially that as to the use of the toilet room vestibules and office and the ideas of the Health Department about it, perhaps a better arrangement of the entire rear of the building will be found to work out the exit problem as well as others.
3. Sec. 212e4. Standard exit signs (see Sec. 212e4--letter) in the word exit to be no less than six inches high, directional or otherwise will be required to indicate the rear means of egress so that in case of emergency customers and employees in the store will know unerringly where to reach the outside in safety.
4. Sec. 212e2.3 & 2.5. Width and height of doorways, both entrance and exit are to be indicated in figures so there will be no misunderstanding. Vestibule locksets are required on entrance and rear exit doors.
5. Sec. 212e5.2 & 5.3. The plans shows the store floor to be about 30 inches above the grade of the ground outside, but nothing in the way of steps. If platforms are shown either at entrance door or at the rear store room doors. Obviously the platform and steps will be required, and the rise and tread of the steps should be shown in figures and the provision of railings for platforms and on at least one side of the steps.

OK
 4x7 single leaf door

Hardware not indicated
 1/2" about
 intermediate rail
 indicated

September 10, 1946

6. Sec. 2126. The Health Department has sundry controls over all places where food is sold and it is suggested that the owner get in touch with Chief Restaurant Inspector William Bunting without delay and see that the Health Department will require as to the arrangement of toilet facilities, lavatory, sink, etc. It is noted that the small room between store and toilet room is intended as an office. Both Building Code and health rules require a vestibule between such a toilet room and such a space where food is likely to be exposed for sale or served, and to accomplish this purpose the door between toilet room and vestibule and between vestibule and store require adequate self-closing devices to keep them normally closed. It is quite doubtful if the Health Department will allow the use of this vestibule as an office. It seems best if the owner and architect could have a conference with Mr. Bunting and find out how far they will be permitted to go in this connection so that a decision may be reached not only with regard to these questions but as to the emergency rear exit

7. Structural.

(1). Sec. 205a-Schedule of Live Loads sets a minimum of live load for the floor of 75 pounds per square foot and the live loads for the roof at 25 pounds per square foot. On this basis taking into account the dead load of materials, also, (material of inside wall covering in the ceiling is not shown, but ought to be), both the center 6x8 girder and the sills under the side walls figure to be very substantially overloaded on the 8-foot span. Architect should straighten this out either by increasing size of members or spacing piers closer together.

(2) Sec. 2112.9. Show size of cross-bridging.

(3) Show size of headers over front window and double rear door.

(4) Show materials and framing of construction of front and rear platforms and steps from them to the ground with foundations extending at least four feet below the surface of the ground under both platforms and the lower end of steps.

(5) Show sills to be anchored to piers by metal details or equivalent.

(6) Show type of construction between bottom of sills and the finished grade of the ground and how ventilation is to be provided to keep the framing from deteriorating.

(7) Show access panel to attic no less than two feet by three feet.

Inspector of Buildings

WMB/S

Original to: H. T. Fox Co., Inc.
24 Morrill Street

CC: A. J. Jons
15 Ludley Street

Charles Nicely
476 St. John Street

OK
Doors take
self-closing

OK
change
2x8-16" on piers
2x8-12" medium

6502
5401
3901
300
6012

Step from platform to attic door



(L) LOCAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT NUMBER
01897
OCT 2 1946

Class of Building or Type of Structure Third Class

Portland, Maine, August 30, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

New plan 9/25/46

The undersigned hereby applies for a permit to erect ~~any~~ ~~and~~ ~~all~~ 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 1041 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's name and address Charles Nicely, 176 St. John Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address A. O. Soule, 15 Dudley Street Telephone 2-6193
 Architect _____ Specifications _____ Plans yes No. of sheets 5
 Proposed use of building Store No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 4.00
 Estimated cost \$ 5400.

General Description of New Work

To construct 1 story frame building 24'x48' as per plan.

Search Notices to _____ and there

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.

Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes
 Height average grade to top of plate 12' Height average grade to highest point of roof 19'
 Size, front 24' dept' 48' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete piers 4 below grade Thickness, top 10" bottom 12" cellar no
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitched gatie Rise per foot 7" Roof covering asphalt roofing Class C Ind. Lab.
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat stove fuel oil
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 4x6 Sills 6x8 upright Girt or ledger board? _____ Size _____
 Girders yes Size 6x8 Columns under girders concrete piers Size 10x16 Max. on centers 8'
 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 2x8 2nd 2x6 3rd _____, roof 2x6
 On centers: 1st floor 12" 2nd 16" 3rd _____, roof 16"
 Maximum span: 1st floor 12' 2nd _____, 3rd _____, roof 12'
 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

Charles Nicely

APPROVED:

Signature of owner By: Arthur O. Soule

File

INQUIRY BLANK

ZONE L

FIRE DIST. 200

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 6/4/49

Verbal
By Telephone

LOCATION 1041 Brighton Ave OWNER Charles Tracy

MADE BY Beland Proctor, Contractor TEL. 3-9562

ADDRESS 9 Cabot

PRESENT USE OF BUILDING store NO. STORIES 1

LAST USE OF BUILDING _____ CLASS CONSTRUCTION 3rd

REMARKS _____

INQUIRY Can 2-story addn 24'x24' be
built in rear to enlarge store in
first story and to provide 1 door and
1 1/2 room path on 2nd floor of addition
pitch roof but unfinished attic?

ANSWER According to orig. location sketch
when bldg was built, addition would
be only 10' ft from rear line instead
of 12 ft required and he probably would
have to offset the addition to
maintain the required 7-foot side
yard.

DATE OF REPLY 6/4/49 REPLY BY WMT



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION: 1145 Brighton Avenue

Issued to: City Hospital Housing Assoc. / C/O Housing Resources Assoc. Date of Issue: March 12, 1986

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 627, has had final inspection, has been found to conform substantially to requirements of Zoning, Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Central Bldg. Units # 115,215,216,318,319

Multiple Dwelling Units

Limiting Conditions: Temporary certificate, permanent certificate will be issued when entire project meets all permit and planning board requirements.

This certificate supersedes certificate issued.

Approved:

(Date)

Inspector

James P. Collier, Sr.
Inspector of Buildings

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1145 Brighton Avenue

Date of Issue March 12, 1986

Issued to City Hospital Housing Assoc / Housing Resources Assoc
This is to certify that the building, premises, or part thereof, at the above location, built—altered
changed as to use under Building Permit No. 627, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Control Bldg. Units # 115,215,216.

Multiple Dwelling Units

Limiting Conditions: Temporary certifi:

Permanent certificate will be issued

when entire project meets all plan and planning board requirements.

This certificate supersedes
certificates issued

Approved:

City

Inspector

James P. Colton, Jr.
Inspector of Buildings

Notes: This certificate allows the limited 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 use only.

343 Forest Avenue
Post Office Box 387 DTS
Portland, Maine 04112
Telephone 207-774-6989

**Housing
Resources
Corporation**

April 7, 1986

Mr. Samuel Hoffses
Chief Building Inspector
City of Portland
389 Congress Street
Portland, ME 04101

RECEIVED
APR - 8 1986
DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

RE: Portland City Hospital

Dear Sam:

As I discussed with you by telephone, there were two corrections made to the latest Certificate of Occupancy for Portland City Hospital. We added one unit, #217, which was omitted from the list and we corrected the total number of units shown by adding "9 Dwelling Units" for a new total of 34 dwelling units. Please correct your original copies per our discussion to match the attached CO.

We submitted the information as shown to Maine State Housing Authority. If you have any questions, please call me.

Sincerely,

Cynthia
Cynthia J. Milliken Taylor

CJMT/sbl
enc.

1145
Brighton Ave

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 1145 Brighton Avenue

Issued to City Hospital Housing Associates

Date of Issue March 28, 1986

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 85-983 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

West wing, west ward and central core	25 Dwelling units
Units # 101- 107, 201-207, 301-307, 401-404,	
Limiting Conditions 116, 117, 315, 316, 317, 320, 321, 322, 217	9 Dwelling units

Temporary certificate, permanent will be issued when entire project meets all permit and planning board requirements.

This certificate supersedes certificate issued

Approved: *[Signature]*
 (Date) 3/28/86
 Inspector *[Signature]*

[Signature]
 P. Collins

[Signature]
Inspector of Buildings

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

PERMIT # _____ **CITY OF Portland BUILDING PERMIT APPLICATION** MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner 1041 Brighton Avenue Assoc.

Address: 772-2888

LOCATION OF CONSTRUCTION 1041 Brighton Avenue

CONTRACTOR: R.J. Grondin SUBCONTRACTORS:

ADDRESS: RR 4 Box 65 Gorham, 04038 854-1147

Est. Construction Cost: 5,000 Type of Use: retail bldg.

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain to demolish building

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:
Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Sides) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floors:

1. Sills Size: _____ Sils must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O C
5. Bridging Type: _____ Size _____
6. Floor Sheathing Type: _____ Size _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____ Weather Exposure _____
9. Siding Type _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only	
Date <u>10/29/8</u>	Subdivision: Yes / No _____
Inside Fire Alarms _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>5,000</u>	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee <u>45.00</u>	

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size OCT 30 1987
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Spacing _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type _____ Number of Fire Places _____

Heating:

Type of Heat _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type _____
2. Pool Size _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law

Zoning:

District _____ Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Share and Floodplain Mgmt _____ Special Exception _____

Other (Explain) _____

Date Approved _____

Permit Received By Kandi Cote

Signature of Applicant Shirley L. Linnard Date 10/29/87

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assessor _____ Yellow-GPCOG _____ White Tag -CEO _____ © Copyright GPCOG 1987

2) Mrs. Carroll

PERMIT ISSUED
OCT 30 1987
CITY OF PORTLAND