NOTES 2-21-55 New At. . doors have thru 1: Ms

+ must be closinged

At Front windows to lett

of new doors to be boarded up solid F except hare on exit 3-10-55 Same OF 3-17-55 Comple od 00

February FE, 1955

AP - 1041 Brighton Avenue

J. Ernest Roberts 1924 Washington Ave. Hicely's Harket 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.

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.

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

4. All exit and entrance doors are to be equipped with vestibule latchests 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 (utarite, morely 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.

2-17-55

OK

Very truly yours,

Warren McDonald Inspector of Buildings

AJS/G

Sept.



APPLICATION FOR PERMIT

APPLICATION FOR PERMIT

PERMIT ISSUED OF 1208

[EDB25] Class of Building or Type of Structur	city o PORTLAND
Portland, Maine	. August 24, 1751
THE THEORET OF PHILIDINGS PORTLAND	MATNE.
	. It was a far described with the following building shall well and the control of the control o
in accordance with the Laws of the State of Ma ne, the	on specifications:
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	Telephone
e 1 and address I hoster (Cahot Street
6 9 %	Specifications Plans Plans
	TO, Patritica carra amount
T t	No. Idinino
No stories Heat	Style of roofRooning
Other huildings on same lot	
Estimated cost \$ 500	Fee \$
General De	escription of New Work
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To enlarge two existing the window classLxs header over openi	ngs
To stud up under live windows with &	X4 SUMB, 15" 5.C. C.
To provide 5' x 50' hood out from fr	ext stuts, 15" o.c. true changing actions on centers; on centers; 24" or centers; and 3/4" rose, reef to be severed with
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mlearte atteting martitions of	tee cream scale to rote
as one faces the building.	to the state of th
	T ofter
	Permit Issued with I etter CERTIFICATE OF OCCUPANCE
	REQUIREMENT IS WAIVED
	allation of heating apparatus which is to be taken out separately by and in
the name of the heating contractor. PERMIT' TO 1	BE ISSUED TO L Foster
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De	tails of New Work Is any electrical work involved in this work?
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Inspection copy

Signal e of owner of: 2 th Froster

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4

September 11, 1951

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

Copy to: Mr. Charles Nicely 1041 Brighton Avenue

Cear Mr. Foster:

Duilding pensit covering certain alterations to the front of the officer building of LOLI Brighton Avenue is issued herewith subject to the rblioding:

The 5' wide canop, originally planned across the front of the building is not to be built at this tire and is not envoyed by this permit.

2. It is understood that here is already a tall Mard Pine timmer type the opening between the main store and the addition at the sice of it.

1.0.3. For title latchests are to be provided on both the new doors in the set front, these sots being one which can always be operated so the process of the decrease solution at any time without the use of a key, the fought the decrease locked gainst entrance from the estaide, ty merely turning the usual deer know or by pressure on an ordinary than lever.

4. An exit sign is to be provided to indicate the door to be set aside for exit purposes only. He appreciable step-down is allowable at thin exit door where the door is to owing outward in the direction of exit

Very truly yours.

Harron McDonald Inspector of Buildings ŧ

AP 1041 Brighton Avenue-I

September 6, 1'51

Hr. Charles Micely
1041 Brighton Avenue
Hr. L. W. Fester
9 Cabot Street

Gentlemen:

We are unable to issue a permit for construction of a hood or campy 50° long and projecting 5° out from the front wall of the building on your store at 10½ Brighton Avenus because such a structure is not an allowable projection into the sinisms front yard depth of 15° required for any building in the local Business Zone where the property is located. A theck of the plans filed with the application against Building Code requirements also raises the following questions as a compliance with those 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 so be removed?
- 2. The 45% supporting name at the outside edge of the canopy will not figure out on the 81 spans indicated. However the 2x% rafters of the canopy to be festened to this 4x4 member? The tobe could
- 3. More information is needed as to how the supporting rods for the campy are to be fustened to the building and to the outer member of the campy. 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 rower.
- 4. Fostibile latchests are required on the 'men doorn in the altered store front and an exit sign is required to indicate the door to be used for exit purposes only. Will for the

Very truly yours,

Warren McDoneld Inspector of Buildings

NJS/G



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, ... 18: 9, 1951

V-5-	ZUISIII7	• •
Common of the last	PARCE POPTIAND, MAINE	and stall orning book to go
	SPECTOR OF BUILDINGS, PORTLAND, MAINE se undersigned hereby applies for a permit to executive processing to the service of Maine, the Building Code and Zo	a install the following City of Por
To the in	Leashy abblies for a permit to and Zing Code and Zo	ning Ordinance of the Costs
Th	e undersigned hered, and Class of Maine, the Building Con-	

Contract of the Contract of th	Entimies		isa ont
TATIS	CTOR OF BUILDINGS, PORTLAND, MAINE tersigned hereby applies for a permit to excludence protections. The Laws of the State of Maine, the Building Code and Zerola the Laws of the State of Maine, the James specifications:	ne install the following building opposite equi	11/11/2007
To the INSPE	CTOR OF BUILDING	and Ordinance of the City of Portland, Planting	1. 11.10
The seed	lersigned hereby applies for a permit the Building Code and Zi	Oliting Cromman .	
I house	CTOR OF BUILDINGS, PORTLAND, MAINE lersigned hereby applies for a permit to exclusive processes with the Laws of the State of Maine, the Building Code and Ze if any, submitted herewith and the following specifications: Whil-1043 Brighton Avenue Charles Nicely, 1041 Brighton A	no Dist. No	
in accordance	if any, submitted herewith this income	ithin Fire Limius:	
specification 3	11-1043 Brighton Avenue	venue Telephone	_
Location	Charles Nicely, 1041 Billion	Telephone	
_ 9	ond address		
	and address	St. of cheel	S
Desaco a maio	name and address G G G	Plans	1
Contractor 8	Speciments bouse	No. families	
	3 dr.(0) 1 111k My	at Comiles	
Protosed use	name and address Niller & Seaton Specifications store and dwelling house ood No. stories 1-2 Heat Style of	Roofing	
T 1150	Style of	roof	
Last use	No. stories 1-2 Heat	A 3 00	
Materick_W	ings on same lot	Fee 8	
Other build	ings on same lot		
		Tame Work	

General Description of New Work

Estimated cost \$. To install refrigeration equipment as per sketch. Freon 12 - refrigerant.

Affait to Fire Dep. 5/

It is understood that this permit does not include installation of heating apparatus which is to be taken our registration and the name of the heating contractor. PHRMIT TO BE ISSUED TO Mail permit to 1011 Brighton Avenue

Details of New Work

	Details of New Work	walved in this work?
this work?	Details of New Work Is any electrical work in Height average grade to hi No. storiessolid or filled land?	ghest point of roul
Is any plumbing involved in the of plate	Height average stand?	earth or rock
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a section under Dinning	Rool covering	110
Kind of root Mater	rial of chimneysor ming	Designation with the second
C - L. 1917 B	1 Iresset Ot 14th annual	
Ceaming lumber - Killer-	Cirt or ledger board?	May on centers
C STORY SALES	Jan ofrders	e awer 8 leet
مراد المراد المر	C. Bridging in Cross	
a. 1. (autside Walls mid word	2nd	THE PERSON NAMED OF THE PE
* tale and railein.	201	F
On centers:	1005 , 2nd , 31	height?
Maximum span:	floor, 2nd, 3rd, 3rd	
If one story building with masonry	If a Garage	1-1 ears to be accommodated

.....number commercial cars to be accommodated... If a Garage No. cars now accommodated on same 101_____ to be accommodated___ Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?......

4PPROVED:

Will work require d'aturbing 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? _wos__

Charles Nicely Miller & Seddon Co.

Signature of owner by:

MISPECTION COPY



APPLICATION FOR PERMIT ZONE

Third Class

			ne, May 1, 1951		
TABLE TO SERVICE TO SE	•	Portland, Main			<u></u>
		LDINGS, portland,			•
'in accordance r	vilk the Laws of	spplies for a permit to c the State of Maine, the herewith and the follow	Building Code and Zon	XXXXXII the following ing Ordinance of the	building structuopoquiques City of Portland, plans an
				in Fire Limits?	no Dist. No.
Owner's name	and address	Charles Nicery	10%1 Brighton Ave	nue	no Dist. No. Telephone
Lessee's name	and address				Telephone
Contractor's n	ame and addres	L N Foster	9 Cabot Street		Telephone 3-9562
Architect			Specifications	Plans no	Telephone 3-9562 No. of sheets No. families 1
Proposed use o	of building	store and d	welling house		No. families
Last use		ll	11 11		No. families 1
					Roofing
	t \$_200				Fee \$ 2.00
	· • • • • • • • • • • • • • • • • • • •		escription of New	Work	
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Reservation)	oexelements	beckining.		•	
To partition was	ilboard.	it dees not include insta	vestibule, 203 at	uds, 16" on ce	enters, covered with
-A	. — «Ве т» — 1	A	، د	_ ·	red with Letter
	63 m	glion C	2x6 plate	Permit Iss	1.60 Mill Doctor
Ye in an indicated	I that they tiersa	it does not include insta	iliation of heating abbox	ntus subich is to be t	aken out separately by and i
#-	-	Det	ails of New Work	W. Foster	
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Fay 5, 1951

hr. L. M. Foster 9 Cabol Street Mr. Charles Micely 1001 Brighton Ave.

Copies to, Kalter H. Tapley, Esq., 465 Congress Struct Health Officer Attentions Hr. Eunting Contlement

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L. A.

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日本は、日本のできるというないないのでは、

Building parait to cover interior alternations in the retail store at 1041 Brighton Avenue is issued to the contractor, hereacth, subject to the following. If these conditions are not understood or, if for any reason, you are make to abide by them, it is important that you refrain "rem starting the work and return the permit card issuediately 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 Hr. Dusting of the Health Department and get the impression that those partitions were to be a colid bearier between the fruit stand and the ice cream room, except for the openings where the centes ste, would be served out through to the exetences. Hr. Alexander, however, had the impression that Hr. Dusting 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 for with the partitions.

Hote that the door from new toilet room to the new vestibule and the door from vestibule to the store are required to be made solf-closing by suitable downed 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 coiling and to be built like all other non-bearing partitions (2x3 stude no more than 16" from center to center) and the partition between the vestibule and the store is required to be likewise.

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

If any now mechanical refrigoration is intended in connection with the ice cream making or any other freezen 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 installar. This permit requires the approval of the Chief of the Fire Department before issuable. It important that you notify the installar of the mechanical refriger. It any, of this requirement.

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

Hr. L. C. Festor

Hr. Charles Micaly

Ray 5, 1951

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Before notice of readiness of inspection is given, any electric wiring or any plurshing whom 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 harry to get this work completed, and I understood from Mr.

Alexander that they would like to start daturday corning, 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 workend in past. It is important that you give the effice reasonable notice for this closing-in inspection as we are very bury with a great many jobe and we cannot single out this job for special attention at the companie of others which are older.

It is understood that the present plans call for rotail cale only of from products and not for communition within the buildings. It is to be borne in aind in regard to any possible future plans, that the property is in a local Business considers a wholesale business (usually considered as cales to others than the communities a wholesale business (usually considered as cales to others than the communities sorting food or drink on the premises for consumption within the building would not be allowable under the Zoning Ordinacce.

Very truly yours,

barren KeDonald Inspector of Faildings

MIND/9

AP 1041 Erighton Ave.

April 4, 1950

Hr. Charles C. Hicely, 1041 Brighton Ave. Hr. Leland W. Poster 9 Cabot Street iubject: Permit for construction of eddition to store at 1041 Brighton Avenue

Centlemen:

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 in land and that Er. Hicely has an option to buy or the lease at the time of its expiration. Presumbly if he does not buy the line addition now being built will be described. A permit from this office what we required to cover this demolition if and when it is done.
- 2. The concrete slab foundation on top of the ground, which is indicate. for the addition is not permissible. Mr. Foster has agreed to support the addition on the sills placed with the 8" discussion vertical and carried on 9" discusser concrete plans with footings extending at least four feet below grade and spaced about eight feet or centers. Care must be taken to keep the bottom of the sills above the ground and when the concrete slab is poured inside the muilding to keep the concrete from running beneath the sills between plans. Notel pins or dowels will be needed in the tops of the plans for fastening the mills and posts to them.
- 3. Nothing is said in the application about the type of covering on the outside of the walls. The Duilding 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 meather resistive.

Very truly yours,

24.15/H

Inspector of Ruildings

P.S. Foother of concrete piors 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 it soil conditions under piers are satisfactory.

This addition is somewhat in the nature of a temporary stand, but we are

This addition is somewhat in the latest of a day location under the not permitted to issue permits for temperary 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 appents of a temporary

ctructure. This becomes perticularly important with reference to Par. 3 above. ho

chall covering that can be rolled up can be deemed as "permanently durable for outside

cappanies.

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

T) LOUIS

JME

APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class

Marci 23, 1950

TATE !	Pontana, main		•
To the INSPECTOR OF	BUILDINGS, PORTLAND,	Main	E

VAID	~ ·······		
To the INSPECTO	R OF BUILDINGS, PORTLAND, MAINE		
		<u> garantisk kustnik</u> he followi	ing building su accurecy ary well. the City of Portland, blans and
in annuadayee worth t	he Large of the State of Mathe, the Dunaing Cou-	S RING STANNING OF MINISTERS of	ino only of a comment
2017	s, submitted herewith and the following specification. Brighton Avenue	Within Fire Lamits?	_no Dist. No
Location	address Charles C. Nicely, 1041 Bri	ghton Avenue	Telephone 3-2714
Owner's name and	address _Unaries u. hitsiy,		Telephone
Lessec's name and	addressaddress	treet	Telephone
	Specificati	ions Plans	Addition when it of blacks menu-
Architect	ildingOwelling house and atol	re and fruit store	No. families 1
Proposed use of bu	ilding UNBILITING HOUSE AND HOUSE		No. families
Last use	No. stories 2-1 HeatSt	vie of roof	Roofing
Material wood	No. stories Heat	yie or 1007 === ====	- 10 100 10 1000 1000 1000 100 100 1000 10000 10000
	same lot		Fee \$ 4.00
Estimated cost \$	750	of New Work	

General Description of New Work

To construct 1-story frame addition 252' x 12' to be used as open air fruit stand as per plant

Fermit Issued with Letter

		Details of New W	ork	
Height average grade to top Size, front depth Material of foundation Material of underpinning Kird of roof No. of chimneys Framing lumber—Kind.	Rise per fo	storiessolid or fThickness, top Thickness, top Height otRoof cov himneys of liningDressed	lled land?	l in this work? point of roof. earth or rock? cellar Thickness of heat fuel Size
c:	. Colum	ns under rirders	51ze	1110X, OIL COLLOCIA COMMISSION
Joists and rafters: On centers:	1st floor	, 2nd	, 3rd , 3rd	lat roof span over 8 feet, roof, roof, roof
•	ed on same lor be done other tha	Ir a Garage, to be accommodated. an minor repairs to cars i	numiter commerce arbitually stored in the Miscella uire disturbing of any	ial cars to be accommodated

INSPECTION COPY

see that the State and City requirements pertaining thereto are



APPLICATION FOR PERMIT

D.	etland, Maine, coverber 2, 1949	
The state of the s		A-ESC
To the INSPECTOR OF BUILDINGS, The undersigned hereby applies for	a permit to oract after exputed constitutional the foi	llowing building stoucture contracent
in accordance with the Laws of the State of specifications, if any, submitted herewith ar	f Maine, the Building Code and Zoning Ordinand	e of the City of Portland, plant and
Location1041 Brighton Aven	vithin Fire Limi	ts? no Dist. No.
Owner's name and address Charle.	Nicel , 1041 Brighton Avenue	Telephone
Lessee's name and address	Berna de descuelerans principa i MP descubblinguistique plu de prin	Telephone.
Contractor's name and address	el Accio & Co., 40 Freble St.	Telophone 2-2789
Architect	Specifications Plans	yes Not of sheets 1
Proposed use of building	dwelling house & storu	
Last use	II II II III III III III III III III I	No. families .
Material Mond No. stories 2	HeatStyle of roof	Roofing
Other buildings on same lot	and the second s	1 August 1 August 10 Augus
Estimated cost \$ 150		Fce \$ 2,00
	General Description of New Work	
To corstruct concire block i	rubbish box on rear of suilding, 6	X 10°.
•		
5.		
Was raisen and thus		
Ath officer and thus	See See See Secreta Western and Secretary and Secretary and Secretary	
His unaerstood that this permit does not i	include installation of heating apparatus which is	
His unaerstood that this permit does not i	include installation of heating apparatus which is MIT TO BE ISSUED TO Samuel Aceto	
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is unaerstood that this permit does not the name of the hading contractor. PERA Is any plumbing involved in this work? Height average grade to top of plate Size, front depth wa Material of foundation concrete	Details of New Work Is any electrical work invol 71 2" Height average grade to higher No. stories solid or filled land? 11 4' balow grade Thickness, top 10" bottom 12"	lved in this work?st point of roof8!earth or rock'
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I-cuneva notdsina 1401 qu

November 21, 1949

Mr. Charles Nicely 1041 Frighton Avenue Portland, Maine Subject: Ipplication for permit to construct small rear addition attached to combined store and duelling house at 1041 Brighton Avenus; and proposed zoning appeal relating thereto

Doar Sir:

Building permit to cover construction of a rear one story addition, about 61 y 101 x 81 high, attached to the combinen store and dwelling house at 10%1 Brighton Avenue, is not issuable under the Zoning Ordinance because the new work would be only about 41 from the rear property line instead of the 12' stirulated by Section 6B of the Zoning Ordinance, applying to 'he local Business Zone where the property is located.

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

Very truly yours,

Warren McDonald Inspector of Buildings

MNol/G

Faclosure: Outline of appeal procedure

CC: Mark Barrett Assistant Corporation Counsel

W November 3, 1949 Subject: Application for permit for con-atruction of 6' x 10' addition on rear of building at 1041 Brighton Avenue for Samuel Aceto & Company 40 Preble Street Mr. Charles Ricoly storage of rubbish 1041 Brighton Avenue Gentlemen: see are smable to issue a permit for construction of the above addition because, one to the fact that the reas wall of the building is located only 10' from the reas lot line as granted by the Board of Appeals, the reas wall of the addition would be only most 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 Fusiness Zone where the property is located. whether or not the Appeal scard 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 cutline of the appeal procedure and certify the case to the Assistant Corporation Counsel, who acts as clerk for the Ecord of Appeals.

Very cruly yours,

Warren HcDonald Inspector of Buildings

AJS/G



(L) LOCAL MUSINES ZONE APPLICATION FOR PERMIT

SEP OF THE

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	Class of Building or T	ype of Structure		940 and 940 are are see	MY of trail of the
	1	Portland, Maine,	Sept. 16, 194	9	A. ESS
To the INCOM	coron or pull DINC	S PORTLAND, MA	INE		, ,
The un	dersigned hereby applies for with the Laws of the State	or a permit to excel of Maine, the Bu	radiserespoledoutolish in tilding Code and Zonin especifications:	g Oramanee sy m	burgangeneurs equipment e City of Portland, plans and
	ATTOM	116	Within	Fire Limits?I	O Dist. No.
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Contractor's	name and addressA.	F. Briggs Co	379 Forest Av	enue Fir	Telephone
Architect	many hi bodo sa san handanan-nigalihilihingan-nasis		Specifications	Plansye	Telephone 3 Deph No. of sheets
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1		II			140. Idillines
	ned Mantarias I	-2 Heat	_Style of roof _		Rooming
Other buildir	igs on same lot				
Estimated co	ost \$				Fee \$ 1.00
		General Des	cription of New V	Vork	
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	oud that this permit aces the heating contractor. P.	Detai	its of New Work		
• •	tion involved in this wa	ode2	Is any electrica	il work involved	in this work?
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MO, Cars II	nobile repairing be done	other than minor	repairs to cars habitu	ally stored in the	proposed building?
win autor	nonte repairing or cone		-	Miscellar	ieous
APPROVED:		l	\$\$\$\$11 manufa manadan at		tree on a public street? <u>no</u>
					ve work a person competent to
13.	1 H		see that the State	and City requi	rements pertaining thereto are

observed?_yea____

Signature of owner by:

Charles Nicely
A. F. Briggs Co.

Orwalla

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CRIES ON NEW DEEL

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

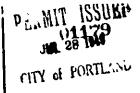
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WATE OF THE PARTY	Porlland, Maine	September 14, 1949	- KN+A-ESE
TOP OF PLU DINGS			
To the INSPECTOR OF BUILDINGS, The undersigned hereby applies for ance with the Laws of Maine, the Buildin	r a permit to instance r g Code of the City of P		
10/1 Brighton Ave.	Use of Building	Store -dwg No. St	ories Existing "
Location 1041 Brighton Ave. Name and address of owner of appliance Installer's name and address . Pallot			
Installer's name and address . Fallow	New Assessment 4.5		
	General Descrip	tion of work	of floor furnace
To install hot water heating sys	tem and oil burn	ing equipments and re-	and the second s
		SOUTH DOLLER	
Location of appliance or source of heat			th applianceconcreto
Location of appliance or source of heat If wood, how protected?		and the second of a particle of	Kind of fuelQ
If wood, how protected? Minimum distance to wood or combus From top of smoke pipe 21 Fr	stible material, from to	p of appliance or casing top of l Over 41 From sides or back	of appliance Over 3:
From top of smoke pipe 4. From Size of chimney flue 10x12		a none	and the same parties of the same of the sa
Size of chimney flue		Rated maximum demar	nd per hour
		BURNER	****
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Name and type of burner <u>Fluid</u> Will operator be always in attendance	Does oil	supply line feed from top or bo	ttom of tank? bottom
t. always in affellally	C	* =	
Type of floor beneath burner	t.	Number and capacity of tan	iks 1227) succession
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			oofed?
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Total capacity of any existing	TE COOKIN		
		- Classbor	neath appliance
Location of appliance		and to be a design to the a separate of	and control to the co
If wood, how protected? Minimum distance to wood or comb	ustible material from t	op of appliance	
Minimum distance to wood or comb	From sides and ba	ick From to	p of smokepipe
From front of appliance Size of chimney flue	Other connections to	same fluc	
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Amount of fee enclosed? 2.00 building at same time.)	_(\$1.00 for one heat	er, etc., 50 cents additional for t	each additional heater, etc., in same
APPROVED:	8. 4/14/43	see that the State and City	e above work a person competent to requirements pertaining thereto are
which the residual property is a second of the second of t		Pallot	ta Oil Co.
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	-	Harrie 1 March	1
	Signature of Installe	By: July July July July July July July July	and the set of the set

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APPLICATION FOR PERMIT

Third Class June_14__1949



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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 cretify that the building, premises, or part thereof, indicated below, and built—altered—characterist at 1041 Brighton Avenue under Building Permit No. 1,9/1179, has had final inspection has been found to conform substantially to requirement. 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 Che-family Dwalling House

Limiting Conditions:

This, certific to supersedes certificate issues

Inspector of Buildings

Notice: This certificate identifies lawfure, so of building or premises, and ought to be transferred from owner to owner wher property changes hands. Copy till be furnished to owner or lessee for

AP 1041 Brighton Avenue-I

June 20, 1949

Mr. Charles C. Hicoly 1041 Brighton Avenue Portland, Maine oubject: Am lication for building permit to cover construction of two scory addition in the rear of the retail store at 1041 Brighton Avenue, and proposed zoning appeal relating thereto

Dear Sir:

while there is no quention 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 Jection 68 of the Ordinance requires no less distance than [M]; and because the cistance between the Jico wall of the proposed addition and the westerly side lot Fine would vary from 7° to 4° while the same Section of the Ordinance requires that each such side yard simile to 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 unable to check the details of the proposed-addition against the Building Cude unless and until you may have secured favorable action by the Board of Apreals.

Very truly vours,

Inspector of Buildings

WKdl iG

Enclosure: Outline of appeal procedure

CC: Edward T. Gignoux Assistant Corporation Counsel Brighton Avenue-I

July 14, 1949

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

subject: Applicatio, for permit for construction of 2g story addition to store at 1041 Brighton Avenuo

Gentleman:

The appeal under the Zoning Ordinance concorning yard distances h wing been sustained, a check of the plane filed with the application has been same and the following questions as to compliance with Building Code requirements disclosed:

- () 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.
- 2. Since the exit door is in the rear wall of the present building, what provisions are to be sade for a new exit from the store? A platfore and tops outside the new door will probably be necessary and information concerning the bundation and framing is needed.
 - 3. How ... the addition, particularly the second story to be shimney be necessary? tec? Will another
- 4. In order to figure out to take core of the required live load of seventy-five pounds per square for the 2x8 floor timbers in first floor framing must be spaced no here 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 hunored pounds per square foot is required and 2x10's no more than 16" excenters will be needed to provide the required strongth.
- 5. Are there to be any partitions or girders for support of the second flow timbers at the center of the building? It is evident that something of this nature 5. Are there to be any partitlone or girders for support of the second flour
 - 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 accentraction 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 years.

114

Inspector of Buildings

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

I Drightor Avenuo-I

July 28, 1949

Canries C. Nicely
1041 Brighton Avenue
17. Icland Foster
18. 9 Cabot Street

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

Centlemen:

The permit for the above work in issued herewith based on revised plans and adject to the following:

- 1. Although not shown on the plans, it is understood that a small platform that trueted with foundations and framing similar to the platform to be built outside the cuit door from the store is to be provided outside the door in the wall of the addition at the head of the cellar stair.
- 2. Wreads of all stairways and steps are to se at least 9^n wide sequered in the rough and risers are to be not over $\theta_2^{(n)}$ ligh. Hawaralla are required on both sides of all stairways over 40^n wide. An intermediate bar is required in such 'andralla,
- 3. The 4x6 corner posts of the addition are required to continue in one length from sili to plate or to have lap splic a at least 18" long.
- (4) Unless there are to be supports between each window in the sullies windows, no less than lx8 headers are required over these openings.
- No. 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, couble timbers the same size as the ceiling joists are to be provided.
- to i souttle is required at some o evenient location in second story ceiling of addition to give access to the blind atti. 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 Henlih Department should be consulted in regard to this matter. The decire to vestibile and toilet room must be made self-closing by suitable devices and the door to vestibile should swing out, rather than into the vestibule. If any change it hade in the setup shown on plans, it should be covered by an amonoment to this permit together with a plan of the new arrangement.
- 8. But signs in sufficient number and location to indicate the now exit oper in the side wall of midition 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 egross would be required therefore, but we understand this is not to be the case and therefore only one stairway is to be provided.
- Id. Unless already existing, vestibule latchests and locks or bolts of no other nature must be provided in 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 entranse from the outside, by murely turning the usual door knob or by pressure on the usual thumb lever.

والمستناسط المستناسط

July 28, 1949

The lath or wallboard is to be apriled to walls, partitions or cellings solved by the has been given this department for an inspection and authorization to the 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, I nout which use of the addition is furnished, will be issued.

AT 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 Suildings

134/0

Sustan 149 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 10.1 Brighton Avenue , respectfully petitions the Board of Appeals of the City C. 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 C dinance,

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 65 of the Ordinance requires no less distance then 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 grinted without substantially departing from the intent and purpose of the Zoning Ordinance.

Charles Chacks

City of Portland, Maine Board of Appeals -ZONING-

Decision

Public hearing was held on the 1st day of July , 19 49 , on petition of Charles C. Nicely of property at 1041 Brighton Avenue , seeking to be permitted an exception to the regulations of the Zoning Ordinance relating to this property

permit to cover construction of two-story addition in the re r 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 yerd shall be no less than 71.

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 Loning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may

The Missel Edward T. Calley John W. Lake Villiam F. O. Prio

Board of Appeals

Jo. Mw Hallook

July 1, 1949 DATE:

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

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

Board of Appeals	VOTE	Municipal Officers
Mr. Getchell Mr. O'Brion Mr. Holbrook Mr. Colley Mr. Lake	Yes No (x) () (x) () (x) () () () () () () () () () () () () ()	

Record of hearing:

Mr. Nicely pro se

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

CITY OF PORTLAND, MAINE BOARD OF APPEALS

June 28, 1949

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

Gentlement

The Foard of Appeals will hold a public hearing in the Gouncil 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 Soning Ordinance to permit construction of two-tory 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 100 whereas no less distance than 120 is required and because the distance between the side wall and the vesterly side lot line would warm from 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

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

Cnairman

Oz reply reler

CITY OF PORTLAND, MAINE

w file AP 1041 Brighton Avenue-I

Department of Building Inspection

FU

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 Avanue, 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,

Signed' WARREN McDONAGE Inspector of Buildings

WMcD;G

Enclosure: Outline of appeal procedure
CC Edward T. Gignoux
Assistant Corporation Counsel

And the second s

Charge and the state of the

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine, harch 11, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
The undersigned hereby applies for a permit to effectables respected and lithe following but divided with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans an
specifications if any submitted herewith and the following specifications:

____ Within Fire Limits? _____ Dist. No.__ Location 1041 Bright on Avenue Owner's name and address Charles Nicely, 1041 Brighton Avenue Telephone _____ _____ Telephone Lessee's name and address Contractor's name and address A. F. Briggs Company 369 Forest Avenue Telephone4-2689

Architect Specifications Plans yes No. of sheets 1 Proposed use of building _____ Grocery store _____ No. families _____ No. families Last use Material wood No. stories 1 Heat Style of roof Roofing Other buildings on same lot Estimated cost \$__

General Description of New Work
To install refrigeration equipment as per plan. Freon 12 - refrigerant.

It is understood that this permit does not include installation of healing apparatus which is to ve 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 depth _____No. stories ____ solid or filled land?_____ earth or rock? ____ Size, front____ Material of foundation _____ Thickness, top _____ bottom ____ cellar ____ _____ Height ___ _____ Thickness _____ Material of underpinning Kind of roof _____ Rise per foot _____ Roof covering _____ No. of chimneys _____ of lining ____ Kind of heat ____ fuel ____ Framing lumber—Kind______Dressed or full size? Corner posts ______ Sills _____ Girt or ledger board? ______ Size _____ _____ 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. 1st floor_____ , 2nd____ , 3rd ___ , , roof ____ , roof ____ Joists and rafters: 1st floor_____, 2nd_____, 3rd _____, roof _____ On centers: 1st floor......, 2nd...., 3rd..., roof...., Maximum span: If one story building with masonry walls, thickness of walls? _____height? _____

If a Garage

No. cars now accommodated on some 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 A. F. Briggs Co.

Signature of owner by: Cast R. Wallace

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

September 30, 1947

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

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

Guntlecten:

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 th's furnace is hung up to the floor framing, but if a greater part of t at 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 cutline of the register of floor furnace, then it is unlikely that the floor framing would be everloaded. However, the existing floor joists which will support the header, which in turn will support the cut floor joists, probably ought to be doubled on each side of the register opening, depending somewhat on how many joists are cut. It is to be borns in mind that in the support time, the practice may be followed of placing stock or other equipment on the spot where this register is.

The owner should take care to keep all combustible material reason-

Very truly yours,

Inspector of Buildings

WieD/S

75 Z

STUDIES AND A PROPERTY.



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland. Ma r. September 24, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINL

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

Examplication No. Stories 1 Existing '

Name and address of owner of apphance

Charles C. Nicely (Niceley's Market) - SAME

Installer's name and address

JUHNSON PALLEUMATIC HEAT

General Description of Work

PORTLAND, ME. - - DIAL 39662

To install Automatic oil burning floor furnace - warm air system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat

base ent

Type of floor beneath appliance dirt

Kind of fuel oil

If wood, how protected?

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace register

From top of smoke pipe

From front of appliance Trom sides or back of appliance Over 3 none

Other connections to same flue

Rated maximum demand per hour

Size of chimney flue If gas fired, how vented?

IF OIL BURNER

Permit Issued with Letter

Name and type of burner H. C. Little Floor Furnece Labelled by underwriter's laboratories? Yes Does oil supply line feed from top or bottom of tank? Bottom Will operator be always in attendance? No

Type of floor beneath burner Dirt

Outside store Location of oil storage

Number and capacity of tanks - 1 - 110 gals

If two 275-gallon tanks, will three-way valve be provided?

Yes How many tanks fire proofed?

None

Will all tanks be more than five feet from any flame?

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:

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

Signature of Installer

JOHNSON AUTOMATIC HEA)

INSPECTION COPY

has Card Permit No. 47/2539 Jocation 10 41 Biss.
Owner Charles of Date of permit 9/30 xcavatel, Ham +0 Approsection NOT COMPLETEL
NOTES 2.1 5-48 edrice ornol '8 Kind of Heat -4 Birret R L day & Supports h Name & Lubel 10 Valves in Supp. : tue 11 01 3 Ja fath (1 re 10.9.47 Whatle 10

CHTY OF PORTLAND, MAINE
INDICATE OF DESILOR INSPECTION

OF CHARTMENT OF DESILOR INSPECTION

OF CHARTMENT OF COCUPANCY

This is to certify that the building at 1041

of Brighton Avenue built attend under Braiding Fernat No.

18 Brighton Avenue built attend under Braiding Fernat No.

18 Brighton Avenue built attend under Braiding Fernat No.

18 Brighton Avenue built attend under Braiding Fernat No.

18 Brighton Avenue built attend under Braiding Fernat No.

18 Brighton Avenue built attend under Braiding has been finally inspected and may now be concepted for conditions)

Inspector of Buildings

Inspector of Buildings

(See reverse side for conditions)

COSX

APPLICATION FOR AMENDMENT TO PERMIT

First collin



INSPECTION COPY

Amendment No. 1

				i
	Portland, Mai	ing November 8,	1946	
To the INSPECTOR OF B	UILDINGS, PORTLAND, A	er.		
			297 pertaining : se Building Code an ecifications	to the building or stru 11 re consprised d Zoning Ordinance of the City of
Location 1041 Brighto	n Avenue		Within Fire Limit	s?noDist. No
Owner's name and address_	Charles Nicely	476 St. John	Street	Telephone
Lessee's name and address .				Telephone
Contractor's name and addi	ress Arthur Soule.	15 Dudley Stre	et	Telephone 2-6193
Architect	·		P	lans filed yes. No. of sheets. or. 1
Proposed use of building_	Store			No. families
Increased cost of work				Additional fee 25
		ion of Proposed	Work	Additional Ice
To erect concret	e retaining wall ac	cross front of	building as p	er plan submitted,
illling in are	a between building oviding on asphalt	and streat lin	e. with centl	e slope toward
soreer, and pr	OAIGING SU SSPENSIE	paving over en	tire area.	
		ails of New Wo		
Is any plumbing work invol	ved in this work?	Is any elect	trical work involve	ed in this work?
Height average grade to to	p of plate	Height average	grade to highest	point of roof
Size, frontdej	pthNo. stori	iessolid or fille	ed land?	earth or rock?
Material of foundation	Th	ickness, top	bottomcell	ar
Material of underpinning_		Height		Thickness
Kind of roof	Rise per foot	Roof cover	ing	
No. of chimneys.	Material of chimneys			_of lining
Framing lumber-Kind		Dressed or	full size?	
Corner postsS	illsGirt or l	edger board?		Size
GirdersSize	Columns under	r pirders	Size	Max. on centers
Studs (outside walls and ca	rrving partitions) 2x4-16	" O. C. Bridging in	every floor and f	lat roof span over 8 feet.
Joists and rafters:	1st floor	2nd	264	mant about about diver a feet.
On centers:	1st floor			, roof
Maximum span:	1st floor			
Approved:	200 20012. 2			
. труготся .			ı	Charles Nicely
		Signat	ture of Owner of	25thur O. Souls
			11/ /	
		Appro	ved · 1/9/4	my
INSPECTION COPY			-	Inspector of Buildings.

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Charles Week park to be part of the property now recorded? Charles Weekly

1. In whose name is the title of the property now recorded? Charles Weekly

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how?

3. Is the outline of the proposed work now staked out upon the ground? 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 Laves or drip?

5. De 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 or the ground, including bay windows,

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?

6. Do you assume full responsibility for the correctness of all statements in the application concerning the cires, design and use of the proposed build-

porches and other projections?___

ing?

Onther & Soule

AP 1001 Brighton Avenue-I

October 2, 1946

Mr. Arthur O. Soule 15 Dudley Street Mr. Charles Picely 176 St. John Street Subject: For freme building for store purposes at 1041 Brighton avenue.

Gantlemen:

*

Formit for the above work is is ded herewith subject to the following conditions, but excluding the front platform for reasons listed below:

- 1. Vestibule locksets to us provided on front of rear doors as required by Section 212-8-2.5 of the Building Gode.
- 2. Doors to toilst room and restitute to be made self-closing by means of aprings or devices of a sumilar nature. See Section 212-g-2.
- 3. The 2x8 floor joists to be spaced 12° on centers as , iven in application and shown in section on lan, and not 16° on centers as shown on found tim 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 permitted but to, of throubold may be kept the thickness of same above surface of sinterform.
- b. The framing and su jorts of platform and steps shown on plan do not gover needs of the situation. Concrete piers are shown beneath bottom of steps at intervals of about 71, but no thing is shown as to what in to support outside edge of platform nor bottoms of stair stringers which are indicated about 216 apart.
- o. Fermit is being issued on the basis that the front wall of building will be lf' in from inside edge of sidewalk, the minimum front yard required in this some being 15°. However, the himselferm is an encreachment into this front yard which is allowable only if not more than 50 equare feet of the area of platform projects within the 15° death of required yird. Unless steps of an ordinary width, say if or h', are built instead of those shown extending the full 20° width of platform. The effective width of platform must be taken at the potton of steps, so that the total projection from front of mulding rould be bounded and the area of platform cosing within the 15° required yard rould be bounded from figure being in estems of the square feet allowable and hence not permissible.

Mr. Arthur O. Soule Mr. Charles Hicely-----

October 2, 1946

Since the owner has stated that he is not perticularly desirous of having so large a platform, he she id 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 wal' 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 o erates merely plugging into the electrical circuit.

Very truly yours,

Inspector of Buildings

AJS/J

CITY OF PORTLAND...... DEST. OF BUILDING INSPECTION

Chack List of Compliance with Building Code and Zoning Ordinance Requirements

September 10, 1946

Job Location 1041 Brighton Avenue Oner Charles Highly	•
Cookside	
Confractor A. C. Soule Architect N. T. Fox Company, ILC.	

he are unable to issue permit for the above work because Section 1966 of the Suilding Code requires that applicant must show on application and plane compliance with Building Code and Toning Ordinance before a building permit is issued, and application and plane of this job do not show compliance with the law as included below. References at left are to sections of Builling Code where applicable important publication of revised Code, old Section numbers are used). If plan maker disagrees with statements below, he should neek a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

Zoning. The property being located in a Local Business Mone, Section 6B of the Zoning Ordinance provides that every new building shall set at least cover feat from such side lot line. This building ic indicated on the side toward Taff Avenue saver feat from the side lot line at the front but only three feet at the lear. Owner was notified by telephone on September 9 and caid that a rould have contractor re-atake the building so as to comply with the foring Ordinance and notify this office for checking the location on the ground.

Model. Since the quaturer space could exceed 750 agrare foot (indicating more than the possible capacity of 20 at 25 square feet per person as per Sec. 212ely the rear exit door is required no less than three feet wide and no less than six fest four inches high. It is doubtful if the double doors at store room would work out for this roor outt for a number of reasons -- clear passaguesy not lively to be kept to these doors through I store room and sech leaf of the double doors is evidently intended et to incres while no less than three fect tould be required. The gate near the chizney would have to be at least three foot wice and care would have to be exercised when the stove was set up so that the stove would not interfere with the exergency maunt of agrees puscagowny. The width between chimney and corner of tonic 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, parhaps a -better arrangement of the entire rear of the building will be found to work out the exit problem as well as others.

27584. Standard exit signs (see Sec. 21284--letters in the word exit to be no less than six inches high), directional or other is will be required to indicate the rear means of expess so that in case of emergency dustomers and employees in the store will know uncringly where to reach the outside in safety.

21202.5 & 2.5. Wiith and height of doorways, both entrance and exit are to be indicated in figures so there will be no misunferstanding. Vestibule looksets are required on entrance and rear exit doors.

212e5.2 & 0.3. The plans shows the store floor to be about 50 inches above the grade of the ground outside, but nothing in the way of stops. It platforms are shown either at entrance door or at the rear store rooms doors. Obviously the platform and steps will be required, and the rice and tread of the stops should be shown in figures and the provision of railings for platforms and on at least one side of the stops.

ON.

Cofdool

3. 1800.

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Hoo. 2126. The Moulth Department has sundry controls over all places where food is sold and it is suggested that the order get in touch with Chief Restaurant Inspector Filliam Bunting without delay and see that the Health Department will require as to the arran creat of toilet facilities, lavatory, sink, atc. It is noted than the small room between store and tallet room is intended as an office. Both Building Code and health rules require a vestibule between such a toilet rous and such a space there food is likely to be exposed for male or served, and to accomplish this purpose the deer betreen tellet rear and westibule and betreen vertibule and store require adequate self-closing tericon to keep then normally closed. It is quite doubtful if the Health Papartment will allow the use of this vostibulo as an office. It seems bost if the wher and architect could beve a conference with "m. Bunting and fine out for fer they will be permitted to go in this connection so that a docision may be runched not only with regard to thuse questions but as to the americancy rear exit

ĝtructirol.

11). Sec. 205a-Schedule of Live Lords sets a minimum of live lead for the floor of 75 pounds per square foot and the live loads for the roof at 25 pounds per square fout. On this basis to ine into account the dead load of materials, also, (material of isside rall covering in the coiling is not shorn, but ought to be), both the conter 6x8 nirder and the sills edum under the side rulls figure to be very substantially everloaded on the 8-foot area. creativet should stratishten this out either by increasing

size of combers or enseing piers closer together.

O. (2) Sec. Block to them size of cross-bridging.

Olo(2) Show size of headers over front rindown and double rear doors. -(4) Show materials and froming of construction of front and rear platforms and steps from ther to the ground with foundations extending at least four feet below the surface of the ground under both platforms

ON(5) Them sills to be anchored to piers by retal decals or equivalent. and the lover and of stape. Inteless (6) Show type of construction between bottom of sills and the finished grade of the ground and how wontlisting is to be provided to keep the

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

del from platform is store stees

Inspector of Buildings

FLIOD/S

Cristant to: N. T. lox Co., Inc. 24 Morrill 7 43t

> cc: ". n. hours 15 Indley street

> > Charles Medly 476 St. John Street

(L) LOCAL RUSTINGS 70ND APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class

01897 01 2 1946

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	umist 30, 1946	
Portland, Maine, B	new plan 9/	25/46
To the INSPECTOR OF BUILDINGS, PORTLAND, ME. The undersigned hereby applies for a permit to creet after the least of the bate of Maine, the Building tode	escrepticalementister mantil the	o following building structure equipment in
The undersigned herchy applies for a permit to creet dis accordance with the Laws of the Saite of Maine, the Building Code accordance with the Laws of the Saite of Maine, the Building Code	and Zoning Ordino - of the	he City of Portland, plans and specifications,
g any, submitted hereteens and	Wishin Fir	e Limits! no Dist. No
Location 1041 Brighton Avenue	Con Toba Street	Telephone
Owner's name and address Charles Nicely, AA	T Cut-	Telephone
Lessee's name and address		Telephone 2-6193
Contractor's name and address VA. 0. Soule, 15	Dudley Street	View was No. of sheets. 5
Contractor's name and address A. O. Soule, 15.	Specifications	No. families.
Architect		No families
Proposed use of building Store Last use Store		Roofing
MaterialNo. stories Heat Other buildings on same lot		Fee 34_00
Estimated cost \$ 5/00-		
General Descri	ription of New Wor	rk
To construct 1 story frame building 24'x.	48 as per olan.	
AG COURCINCE I SAOTA INTOME AND CONTRACT OF THE CONTRACT OF TH		Bootth Notices to
		Booten Nettices to
		Permit Issued with Letter
	1	ermit Issued W.
It is understood that this permit does not include installation of	heating apparatus which is t	to be taken out separately by and in the name of
It is understood that this permit does not include installation of the heating contractor. Detail	to of New Work	
Detail	ils of New Work	work involved in this work?_yes
Detail	ils of New Work	work involved in this work?_yes
Detail	ils of New Work	work involved in this work?_yes
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	CITY OF FORTLAND, MAINE DEPARTMENT OF BUILDING INSFECTION Date Date
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REPLY BY_

DATE OF REPLY



CITY OF PORTLAND, MAINE Department of Building Inspection

ficate of Occupancy

LOCATION: 1145 Erighton Avenue

PORTION OF BUILDING OR PRESESTS

Date of Issue 14 rch 12, 1986

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

occupancy of use, limited or otherwise, as indicated selow. APPROVED OCCUPANCY

Centrel Bldz. Units # 115,215,216,318,319 Mactiple Declling Units

of Conditions: Temporary certificate, personnent certificate will be assued when entire project meets all permit and planning board requirements. Limiting Conditions:

This certificate supersedes certificate' issued.

Indicator 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 invalabled to owner or lesses for one dollar.



A STATE OF THE PARTY OF THE PAR

CITY OF PORTLAND. MAINE Department of Building .nspection

certificate of Occupancy

LOCATION

1145 mighton Avenue

Date of Issue | Brich 12, 1986

City Bospital Bousing Assoc /O Bousing Ressources Association, building premies, or part thereof, at the above location, building premies, or part thereof, at the above location, building premies, or part thereof. , but had final inspection, has been found to conform Permit No. 627 stally to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for any or and Hunting or enhances at liedicated below.

Asserted Occupance

Centrel Bldg. Units # 115,215,216.

Temporary certific

Aupriple Leading Units

rmament certificate will be essued and planning board requirements.

THE STATE OF THE S

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

CI JOURIS WESTELLIONS

Housing Resources Corporation

- - Marketing of the

April 7, 1986

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

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,

- Cypedy Cynthia 9. Milliken Taylor

CJMT/sbl enc.

Brown fre



CITY OF FORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy

LOCATION

1145 Brighton Avenue

Issued to City Hospital Housing Associates

Date of Issue March 28, 1986

25 Dwelling units

part thereof, at the above location, built-altered This is to certify that the building, premises, , has had final inspection, has been found to conform -changed as to use under Building Permit No. 85-983 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

Units # 101- 107, 201-207, 301-307,401-404, 116, 117,315,316,317,320,321,322,217 9 Dwelling units Limiting Conditions

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

This certificate supersedes certificate issued

Inspector #

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

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Of Dwelling Units	Heating Type of Heat
	Type of Heat
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2. Set Backs - Front Rear	Plusibing: 1 Approval of soil test if required Yes No
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5 Other	
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10. Masonry Materials	
11. Metal Materials Interior Walls: Spacing	Signature of Applicant 122221 Data Data
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