

991-993 BRIGHTON AVENUE

STAMP WALKER

Full cut #920R - Half cut #920R - Full cut #920R - Full cut #920R

CITY OF PORTLAND, MAINE

Building & Inspection Services

April 29, 1975

989-993 Brighton Ave.

C
Felix Entreprises, Inc.
445 Saco Street
Westbrook, Maine

c.c. Mr. Leo Hutchins
29 Delaware Avenue
South Portland, Maine

Gentlemen:

O
We are unable to issue a building permit to construct a 1 story building 20' x 20' at the above named location until the following departments of the City of Portland requirements are met as follows:

- P
1. Parking, drainage and sewers must meet Public Works requirements, see attached memorandum from that Department.
 2. The Planning Department approves this plan conditionally and give the following reasons:
 1. Original plan unacceptable; Planning Staff re-drafted plan to dimensions and meets planning approval. (See attached plot plan from this Department).
 2. Parking for 2 cars oriented to office use if retail is predominant use, more should be provided.
 3. Landscaping and screening should be provided but should not be too close to the street to create inadequate sight distance.

Y
If you have any questions on the above please contact those departments. The requirements stated by the Public Works Department will have to be met before we can issue this permit.

Very truly yours,

A. Allan Soule, Assistant Director
Building Inspections

CITY OF PORTLAND, MAINE

Building & Inspection Services

April 15, 1975

C
Felix Enterprises, Inc.
445 Saco St.
Westbrook, Maine
984-993
Re: 273 Brighton Ave.

C.C. Lee Hutchins
29 Delaware Ave.
South Portland, Me.

Gentlemen:

O
We will need to know the location of this property, before we can
continue processing your application. See our letters to you
of March 28, April 8, and April 14, 1975.

Very truly yours,

A. Allan Soule
Assistant Director

P
Y
AAS:k

CITY OF PORTLAND, MAINE
Building & Inspection Services

951-993
933 Brighton Ave.

April 8, 1975

C
Felix Enterprise Inc.
445 Saco St.
Westbrook, Maine

C.C. Mr. Lee Hutchins
29 Delaware Ave.
South Portland, Me.

Gentlemen:

O
P
We received a new plan on this date showing the construction of your proposed building at the above named location. This plan answers the questions we asked, one through five in our letter to you of March 28, 1975. We will need answers to questions number six and seven in that letter which stated, that four new plot plans will need to be provided because this building will come under Portland's new site plan review procedure. The plot plan will need to show as I stated, on what lots this building is located. Is it located on the corner or an interior lot? Where would the front yard be? In the rear, what would be the distance from all property lines and it will also need to show parking for at least one automobile.
Electric Heat
C.H. We will also need to know how this building is to be heated.

Y
We will need to continue holding this application until this information is provided so that we may continue processing this application.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:k

April 18, 1975

Felix Enterprises, Inc.
445 Saco St.
Westbrook, Maine

C.C. Lee Hutchins
29 Delaware Ave.
South Portland, Me.

Re: 989 - 993 Brighton Ave.

Gentlemen:

Your latest plot plan reveals that this property is located at 989-993 Brighton Ave. instead of 933 Brighton Ave. which we have been working with since March 26, 1975. We are now able with this information to ask for site plan review from all departments.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:k

993 Brighton Avenue

April 3, 1974

cc to: Mannas Construction
445 Saco Street, Westbrook

Lee Hutchins
29 Delaware Avenue
South Portland

Dear Mr. Hutchins:

Building permit to construct an office building as per plan submitted with the application is being issued subject to the following:

1. This building is to be located 20' from the rear lot line. (Section 602.7A.3.1 of the Zoning Ordinance). If this is not feasible, please contact this office as this permit is being issued with the understanding that this requirement will be met. If you desire to go closer than 20' to this rear lot line, this will necessitate an appeal.

2. The Planning Board requires that low growing shrubbery of plants should be located behind the proposed fence fronting on Brighton Avenue and the pine tree should be continued along the rear property line.

very truly yours,

A. Allan Soule
Plan Examiner

AAS:m

PERMIT ISSUED
WITH LETTER

CITY OF PORTLAND, MAINE
Department of Building Inspection

993 Brighton Ave.

December 6, 1973

Lee Hutchins
29 Delaware St.
South Portland

c.o. Mannas Constr. Co.
445 Saco St.
Westbrook, Maine

Dear Mr. Hutchins:

Building permit to construct a building for architectural & design work and retail sales is not issuable because this property is located in the RP Professional zone. This is a residential zone where only professional buildings or similar uses are allowable which does not include any retail sales. Unless I am in error on this point we cannot issue you a permit to construct this building. If you will return your receipt that you have paid us we will request that the finance department refund your money.

If I can be of any help or give you any information on the above, please do not hesitate to call me here in this office at City Hall.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:k



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

APR 30 1974

ZONING LOCATION RP PORTLAND, MAINE, 5 Dec 1973

10051 PORTLAND

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

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

LOCATION 993 Brighton Avenue1 Owner's name and address Lee Hutchins, 29 Delaware, So PortlandFire District #1 ☐ #2 ☐Telephone 774-3727

2 Contractor's name and address

Contractor's name and address Mannas Construction, Westbrook

Telephone

Telephone 854-5742

3 Architect

Specification

Plans

of sheets

4 Proposed use of building office building (architectural & design)

No families

No families

Last use noneMaterial frame No. stories 1 Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$ 8,000.00Fee \$24.00FIELD INSPECTOR—Mr. Hoffman

GENERAL DESCRIPTION

This application is for:

@ 775-5451

To construct an office building per plans to be submitted. (Approx. 26' x 20')

Dwelling

Ext. 234

Garage

Masonry Bldg

Metal Bldg

Alterations

Demolitions

Change of Use

Other office bldg

Stamp of Special Conditions

PERMIT ISSUED
WITH LETTER

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

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

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? yes If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate 8' Height average grade to highest point of roof 13 1/2'
 Size, front 22 depth 16 No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation slab on existing foundation top 8' bottom 8' cellar existing-filled in
 Kind of roof pitch Rise per foot 5/12 Roof covering rolled asphalt
 No. of chimneys 0 Material of chimneys dr Kind of heat elec fuel fuel
 Framing Lumber—Kind SPF 2x6 Dressed or full size? dr Corner posts 1x4 Sills 2x6
 Size Girder Columns under girders Size Max on centers
 Studs (outside walls and carrying partitions) 2x4-16" O C Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof 2x6
 On centers: 1st floor 2nd 3rd roof 16
 Maximum span: 1st floor 2nd 3rd roof 11'
 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 accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the premises?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? noZONING: O.K. Sec. letter 4/31/74 - 9/4/74BUILDING CODE: O.K. 4/31/74 - 9/4/74

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

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant Lee Hutchins Phone # 774-3727Type Name of above LEE HUTCHINS1 ☒ 2 ☐ 3 ☐ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

4-8-74 not started *OK*
 4-22-74 same *OK*
 4-24-74 *Mr. Hatching cancelled*
out construction of building *OK*

X

Permit No. 73/ 251
 Location 993 Brighton Ave
 Owner Joe Hatching
 Date of permit 4/3/73
 Approved

SHM

ADDRESS 993 Brighton Ave
3/2/74

ROUTING SLIP

FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

FIRE DEPARTMENT

PLANNING BOARD ☒

RENEWAL

MAINE WAY

OTHERS

APPROVED

Brian W. Tucker

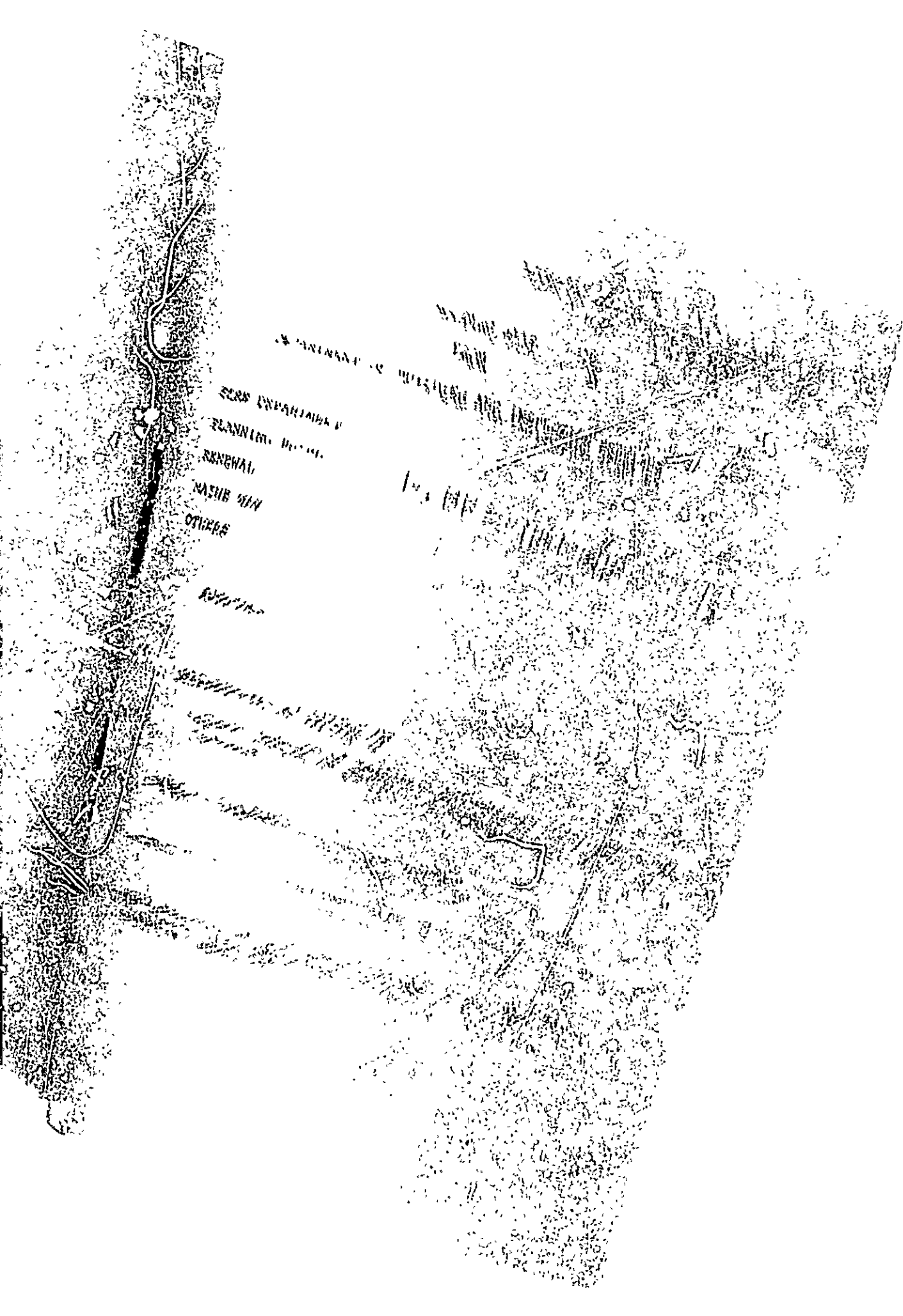
DISAPPROVED BY REASON OF

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS

*low growing shrubbery or plantings
should be located behind proposed fence
fronting on Brighton Ave. line trees should
be continued along rear property line.*

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND
INSPECTION SERVICES



1. INTRODUCTION
2. OBJECTIVES
3. SCOPE OF THE STUDY
4. LITERATURE REVIEW
5. METHODOLOGY
6. DATA COLLECTION
7. DATA ANALYSIS
8. RESULTS
9. CONCLUSIONS
10. REFERENCES

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CITY OF PORTLAND, MAINE

Building & Inspection Services

993 Brighton Avenue

April 3 1974

C
Lee Hutchins
29 Delaware Avenue
South Portland

cc to: Hannas Construction
445 Saco Street, Westbrook

Dear Mr. Hutchins:

O
Building permit to construct an office building is perian
submitted with the application is being issued subject to
the following:

P
1. This building is to be located 20' from the rear lot
line. (Section 602.7A.B.1 of the Zoning Ordinance). If this
is not feasible, please contact this office as this permit
is being issued with the understanding that this requirement
will be met. If you desire to go closer than 20' to this
rear lot line, this will necessitate an appeal.

Y
2. The Planning Board requires that low growing shrubbery
of plants should be located behind the proposed fence fronting
on Brighton Avenue and the pine tree should be continued along
the rear property line.

very truly yours,

A. Allan Soule
Plan Examiner

AAS:m

CITY OF PORTLAND, MAINE

Fire Department

March 5, 1969

Mr. Lee B. Hutchins
67 Fessenden Ave.
South Portland, Maine 04106

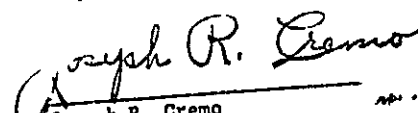
Re: Building at 993 Brighton Ave.

Dear Mr. Hutchins:

On March 3, 1969 a fire occurred in building listed
above, of which you are reported to be the owner().

If permanent repair work is required for this building, you must
obtain a permit from the Building & Inspection Dept. in City Hall before
starting such work.

Very truly yours


Joseph R. Cremona
Chief
Portland Fire Department

cc: Building & Inspection Dept.

Note: This building was badly damaged.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Lee Hutchins
67 Fessenden Ave.
South Portland Maine

March 20, 1969


Dear Sir:

With relation to permit applied for to demolish a building or portion of building at #993 Brighton Ave. it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,


R. Lovell Brown
Director

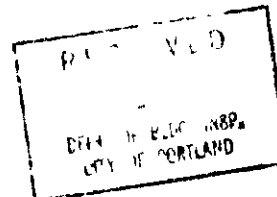
h

Eradication of this building has been completed.

Contractor: Santino J Viola

84 Payson St.


3/21/69





R-P PROFESSIONAL ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 20 1969

PER 2040
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 993 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Lee Hutchins, 67 Fessenden Ave. So. Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Santino J Viola, 84 Payson St. Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use Dwelling No. families 1
Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To demolish existing 2-story frame dwelling.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes

Land to remain vacant.

Sent to Health Dept. 3/20/69
Rec'd from Health Dept. 3/24/69

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

Details of New Work

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

If a Garage

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

APPROVED

Miscellaneous

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

Lee Hutchins
Santino J Viola

CS 301

INSPECTION COPY

Signature of owner

by:

"Pat" Viola

7m

NOTES

4-18-69
 Letter to owner to
 board up, also phoned.
 J.H.

4-23-69
 Boarded up doors &
 windows.
 J.H.

5-15-69
 Demolished
 -Hugh-

Permit No. 64/207
 Location 903 Brighton Ave
 Owner J. Lee Whitelaw
 Date of permit 3/24/69
 Not. closing in
 Inspn. closing in
 Final Not.
 Final Inspn
 Cert. of Occupancy issued
 Sinking Out Notice
 Form Check Notice

R-P 201e



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
193
Brighton Avenue

INSPECTION COPY

COMPLAINT NO. 69/24 Date Received April 16, 1969
Assessors' Nos. 995-1007

Location ⁹⁹³993 Brighton Avenue Use of Building _____
Owner's name and address Lee Hutchins Telephone _____
1001 Brighton Avenue
Tenant's name and address _____ Telephone _____
Complainant's name and address _____ Telephone _____

Description: Fire at this location 6 or 8 weeks ago. Storing rugs and carpeting.
Building is not boarded up. We've been receiving many calls from the
neighborhood in regards to this building. (K.C.)

NOTES. 4-16-69
Storing items in garage that is secure, if
locked etc. This is OK. There called the
fire dept concerning old Christmas tree, leg,
in his yard etc. House was not boarded
up after fire; there been given permission
by the fire dept this property will be
demolished within one week from today.
4-17-69
Talked with wife of Mr. Hutchins and
Mr. Hutchins said he is waiting on the
insurance company and the house should be
demolished within ten days. That time
meanwhile the windows & doors should
have to be close off as to keep the
kids out. He said he would do that.
4/17/69 - House destroyed by fire. -Hugh-

R3 RESIDENCE ZONE RS RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third ClassPortland, Maine, April 2, 1962

PERMIT ISSUED

00282

APR 9 1962

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 993 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Lee Hutchins, 993 Brighton Ave. Telephone 1-1524
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Hazen Stuart, 3 Stuart St. Telephone 2-3843
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building 2-car garage No. families _____
 Last use _____ No. families _____
 Material frame No. stories 1 Heat _____ Style of roof pitch Roofing _____
 Other buildings on same lot dwellling - 1 car.
 Estimated cost \$ 1200. Fee \$ 6.00

General Description of New Work

To construct 2-car garage, 22'x24'

4x8 girder over door

To demolish existing 1-car garage

Permit Issued with Memo

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

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
 Height average grade to top of plate 7'6" Height average grade to highest point of roof 13'
 Size, front 22' depth 24' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete slab Thickness, top 1" bottom cellar
 Material of underpinning _____ Height reinforced Thickness _____
 Kind of roof pitch Rise per foot 6" Roof covering asphalt Class C. Und. Lab.
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 4x4 Sills 1x6 Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-24" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor concrete, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 24"
 Maximum span: 1st floor _____, 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? _____

APPROVED:

H. E. Jr. W/ memo

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Lee Hutchins
Hazen Stuart

CITY OF PORTLAND PRINTING CO.

INSPECTION COPY

Signature of owner By _____

Hazen Stuart

Memorandum from Department of Building Inspection, Portland, Maine

AP-993 Brighton Avenue

April 4, 1962

Mr. Hasen Stuart
3 Stuart Street

cc to: Lee Hutchins 993 Brighton Ave.

Dear Mr. Stuart:

Permit to construct a 2-car garage 22'x24' and to demolish an existing 1-car garage is being issued subject to compliance with the following:

1. The 4x8-inch member shown for the garage door header is approved only if the 16 foot wide door is in the gable end. If this is not the case and the 16 foot wide door opening is under the eaves the header will need to be approved by this office before framing is started. OK
2. The 2x6-inch rafters will need to be spaced at not over 20 inches on centers. Rafters will need to be tied at the plate level to every other set of rafters. These ties may be suspended from the ridge. OK

Very truly yours,

Gerald E. Mayberry
Deputy Inspector of Buildings

GEM:m

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 2-car garage

Date April 2, 1962

at 995 Brighton Ave.

1. In whose name is the title of the property now recorded? Lee Hutchins
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? yes staked out
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? 12 inches
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 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 changes are made? _____

Lee Hutchins
By Hazen Stuart