

945-951 BRIGHTON AVENUE
CORNER WARWICK ST.



APPLICATION FOR PERMIT 692

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION R-P PORTLAND, MAINE, July 15, 81

JUL 31 1981

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

CITY OF PORTLAND

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, if any, submitted herewith and the following specifications:

LOCATION 949 Brighton Avenue Fire District #1 [] #2 []
1. Owner's name and address Pilgrim Realty - same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Bailey Sign Co. - Thompson's Point, Port., Me Telephone 774-2843
4. Architect Specifications Plans No. of sheets
Proposed use of building Realty Business - replace sign No families
Last use same No families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$15.00

FIELD INSPECTOR - Mr. GENERAL DESCRIPTION 6.00
This application is for @ 775-5451 21.00
To replace existing sign of 37 1/2 sq. ft. with proposed sign of 30 sq. ft.
Garage
Masonry Bldg
Metal Bldg Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanical's.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

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 Girders Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-'6" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION - PLAN EXAMINER

Will work require disturbing of any tree on a public street? no

ZONING: 9/15/81

Will there be in charge of the above work a person competent

BUILDING CODE:

to see that the State and City requirements pertaining thereto

Fire Dept.:

are observed? yes..

Health Dept.:

Others:

Signature of Applicant Phone #

Type Name of above Bob Young 1 [] 2 [] 3 [x] 4 []

FIELD INSPECTOR'S COPY

6A

and Address



APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 4 1981

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 152
ZONING LOCATION R-P PORTLAND, MAINE, March 3, 1981

CITY of 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, if any, submitted herewith and the following specifications:

LOCATION 949 Brighton Avenue Fire District #1, #2
1 Owner's name and address William Hammond - Amer. Realty - 118 Me. Telephone 772-2131
2 Lessee's name and address William Clenott - same Mall Rd. So. P. Telephone 772-9655
3 Contractor's name and address Bailey S. Jones Telephone
4 Architect Quik Specifications Plans No. of sheets
Proposed use of building printing No. families
Last use No families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 14.25

FIELD INSPECTOR - Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

To erect pole sign, 3' x 3'6", to replace already existing sign as per plans. 1 sheet of plans. Stamp of Special Conditions

Send permit to 48 Fall Lane 04103 c/o William Clenott

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? 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 Columbus under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE

BUILDING INSPECTION - PLAN EXAMINER
ZONING: [Signature] 3/4/81
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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?

Signature of Applicant William Clenott Phone #

Type Name of above William Clenott 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

3

NOTES

3-6-81 NOT up yet
3-24-81 same
4-1-81 sign up - The poles are already existing → This is just a new sign attached to the existing poles

Permit No. 81/152
Location 2300 1/2 St. SE
Owner Mr. [unclear]
Date of permit 3-3-81
Approved [unclear]

Two large empty rectangular sections with horizontal lines, separated by a vertical line. The left section contains a large handwritten 'X'.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION B-P PORTLAND, MAINE, .. Feb., 6., 1981

FEB 9 1981

91

CITY of 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, if any, submitted herewith and the following specifications:

LOCATION . 949 Brighton Avenue. Fire District #1 #2
1 Owner's name and address ~~Hammond Building~~ Wm. E. Hammond. Telephone
2 Lessee's name and address Lighthouse Pt., Rd. Cape Elizabeth. Telephone
3 Contractor's name and address Proposed tenant William Clenoff -48 Fall Lane. Telephone 797-3545
4 Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No families
Material No stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 500 Fee \$ 5.50

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION ch of use 15.00
This application is for: @ 775-5451 20.50

Dwelling Ext. 234 Change of use from service industry to printing service (Quick print) Section of 1st floor
Garage Stamp of Special Conditions
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Send permit to: Pinansky & Thelin Suite 811 - C/O David Pinansky 477 Commercial St

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

IF A GARAGE

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING: OK M.G.W. 2/19/81

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

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?

Signature of Applicant William Clenoff by Attorney David M. Pinansky Phone # same

Type Name of above William Clenoff 1 2 3 4

Other and Address

FIELD INSPECTOR'S COPY

6A

WILLIAM D. PINANSKY
PAUL E. THELIN
DAVID M. PINANSKY

PINANSKY AND THELIN
ATTORNEYS AT LAW
SUITE 811
477 CONGRESS STREET
PORTLAND, MAINE 04101
AREA CODE 207
774-2893

MAX L. PINANSKY
(1887 - 1951)

5 February 1981

Building Inspector, City of Portland
City Hall
389 Congress Street
Portland, Maine 04101

Re: Request for permit to alter and authority to use the
premises located at 949 Brighton Avenue

Dear Mr. Ward:

This letter is being written on behalf of our client,
Mr. William Clenott of Portland, Maine, for the purpose of
his obtaining a permit to alter and the right to use the
above mentioned existing premises which is located in an
R-P zone. We are enclosing two drawings that our client has
prepared showing the minor changes in the interior of said
building that he proposes to make together with the parking
availability.

The xerox copy enclosed shows the present interior design.
The cost of the changes would likely be less than \$1,000.00.
The use proposed for the premises is a Big Red Q Quickprint
Center. The business is a custom copy and duplicating service
using the most modern offset duplication equipment. There
will be no sales of materials or inventory. Pick up and
delivery service is available. Other services offered are
collating, folding, binding, layout, and adhesive padding.
The business is not, however, a printing business, such as
a newspaper or book publisher. The typical clients of this
service are small businesses and professional people whose
duplicating needs exceed their equipment capabilities.

My reading of Section 602.7A of the Zoning Ordinance leads me to
believe that the proposed use clearly fits within the purport
of said Section. The proposed use is clearly a service and
would provide a necessary service for the various businesses
and other service organizations included in this area or are
pertinent thereto. A reading of Section 602.7A A. with the
permitted uses as well as the catch all use at the end of the
list clearly buttresses the aforementioned opinion. As a matter

of fact, many of the permitted uses in said list are already using duplication machines of various sorts and hopefully will use our client's service for more sophisticated jobs.

Rather than belabor the argument for this with additional detailed examples as lawyers are wont to do, I would like to terminate this request by focusing on the catch all provision under Section 6: 7A A. for the purpose of reemphasizing that the proposed professional service is clearly in compliance with the intent of this Ordinance.

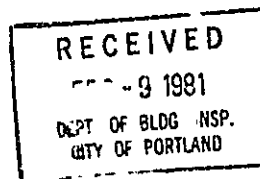
I am enclosing a check in the amount of \$5.50 which I understand is required with the application.

Yours very truly,

PINANSKY AND THELIN

Wm. D. Pinansky
William D. Pinansky

Encl.
WDP:gl



949 Brighton Avenue

January 26, 1976

The Atwell Company
Att: Walter R. Starkey
767 Concord Avenue
Cambridge, MA 02138

Dear Sir:

In reply to your letter of January 21, 1976 in which you ask to locate your business at the above named location, which is in an R-P, Residential-Professional Zone, we consider this use, as you described in your letter as distributors of Lanier Business Products, allowable. If you or your contractor will apply for a building permit based on your plans submitted and this letter, we will be glad to process your application.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/mj

CONCORD • NEW HAVEN • BRIDGEPORT • DANVER • WORCESTER • SPRINGFIELD • FALL RIVER • PROVIDENCE • MANCHESTER • LACONIA • PORTLAND • BANGOR • MONTPELIER • RUTLAND • ALBANY • NEWBURGH

THE ATWELL COMPANY

Word Processing Specialists Since 1915

767 CONCORD AVENUE • CAMBRIDGE, MASSACHUSETTS 02138 • PHONE (617) 868-5000

January 21, 1976

Mr. A. Allan Soule
Assistant Director
Building & Inspection Services
City Building
Portland, Maine 04111

Dear Sir,

The following is a resume of the business operation of The Atwell Company which is considering a move from 443 Congress Street to 949 Brighton Avenue, Portland, Maine.

The Atwell Company is a direct distributor of Lanier Business products.

The Atwell Company - Portland, Maine branch employs two full time outside salesmen, two full-time outside servicemen and one part time secretary.

All business product sales are made in direct customer office contact.

Ninety-eight percent (98%) of the service repairs are made in the customers office. The remaining two percent (2%) are returned to our office by the service man for major check out.

The location on Brighton Avenue has been remodeled to meet the required office space we require. (Note attached diagram)

We sincerely hope this meets the zoning requirements of this particular area.

Thank you for your consideration.

Sincerely,
The Atwell Company

Walter R. Starkey
Walter R. Starkey
District Manager

WRS/tl



LANIER BUSINESS PRODUCTS

EDIPHONE

ALERT

PROTECTED

Thymata



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, Feb. 3, 1976

PERMIT ISSUED

FEB 4 1976

56

CITY OF PORTLAND

To: 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, if any, submitted herewith and the following specifications:

LOCATION 949 Brighton Ave. Fire District #1 [], #2 []
1. Owner's name and address William Hammond, South Portland Telephone
2. Lessee's name and address The Atwell Co. 767 Concord Ave. Cambridge, Mass. Telephone
3. Contractor's name and address Specifications Plans No. of sheets
4. Architect office No. families
Proposed use of building doctors office No. families
Last use
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$.5.00
Estimated contractual cost \$

FIELD INSPECTOR—Mr. Reitze
This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

GENERAL DESCRIPTION
To change the use from Doctors' office to office for sales and service of Lanier Business Products.
Stamp of Special Conditions

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 [x] 3 [] 4 [] 443 Congress St.
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

MISCELLANEOUS

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept:
Health Dept:
Others:
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

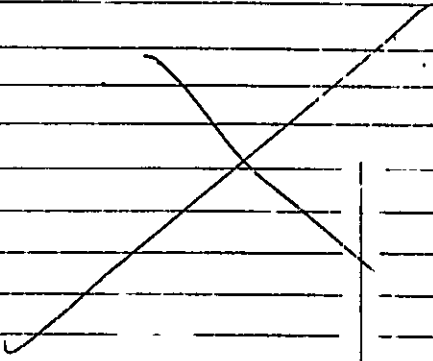
Signature of Applicant Walter Starkey Phone #
Type Name of above Walter Starkey 1 [] 2 [] 3 [] 4 []
Other
and Address

FIELD INSPECTOR'S CO.

NOTES

March 15-1976
Hammond had work done
they had made no changes
J. B. Ridge

Permit No. 76/56
Location 949 Brighton Ave
Owner William Stamenov
Date of permit 2-4-76
Approved _____





SEASONAL ZONE
APPLICATION FOR PERMIT
 Installation
 May 26 1969
 Class of Building or Type of Structure
 Portland, Maine,

PERMIT TO BE ISSUED
 MAY 26 1969
 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 951 Brighton Ave. Cor. Warwick St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address William E Hammond & Glenville S. Jordan Jr. Telephone _____
 8 Rumble Rd. Cape Eliz. 146 Scot Dyer Road Cape Eliz. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Ballard Oil & Equipment Co. 135 Marginal Way Telephone _____
 Architect _____ Specifications _____ Plans _____ No of sheets 1
 Proposed use of building _____ Offices (5) _____ No. families _____
 Last use _____ No families _____
 Material frame No stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install Air-Conditioning system for entire building as per plan.

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

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 of stud _____ Column 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 _____
 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:

C.R. P. 5/27/69

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

Ballard Oil & Equipment Company

CP 36.1

INSPECTION COPY

Signature of owner

by:

C.R. P. Joselin

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 5-7534
 Issued 1/27/69
 Portland, Maine 1/27 1969

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address Jordan & Hammond Tel.
 Contractor's Name and Address Murray Bros. Tel.
 Location Brighton City

Use of Building
 Number of Families
 Apartments
 Stores
 Additions
 Number of Stories
 Alterations

Description of Wiring: New Work
Temporary Service
 Pipe ... Cable
 Metal Molding
 Plugs

No. Light Outlets
 BX Cable
 Light Circuits
 Plug Molding (No. of feet)
 Plug Circuits

FIXTURES: No.
 SERVICE: Pipe
 Cable
 Undergound
 No. of Wires
 Total No. Meters
 Size

METERS: Relocated
 MOTORS: Number
 Phase
 H. P. Amps
 No. Motors
 Phase
 H.P.

HEATING UNITS: Domestic (Oil)
 Commercial (Oil)
 Electric Heat (No. of Rooms)
 Watts
 Brand Feeds (Size and No.)

APPLIANCES: No. Ranges
 Elec. Heaters
 Watts
 Miscellaneous
 Watts
 Extra Cabinets or Panels

Transformers
 Air Conditioners (No. Units)
 Signs (No. Units)
 Will commence
 Ready to cover in
 Inspection Jan 28 1968

Amount of Fee \$ 1.00
 Signed Robert H. Murray

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
7	8	9
REMARKS:	10	11
	12	13

INSPECTED BY J.W. Hester (OVF)

FIRE DEPARTMENT INSPECTION

of

UNDERGROUND TANK

1-1000 FUEL OIL

LOCATION 951 BRIGHTON AVE

Label YES

Permit YES

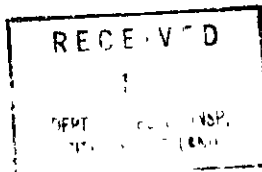
Anchorage NO

Swing Joint YES

Date 6/9/69

By: CAPT GERBER

Return to Building Inspection Dept.



MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION
PORTLAND, MAINE

May, 1969

Location: 4951 Brighton Ave.

Before tank and piping are covered from view, installer is required to notify the Fire Dept. Headquarters of readiness for inspection and to refrain from covering up until approved by the Fire Dept. Headquarters.

These tanks of (1) 1000 gallons capacity are required to be of steel or wrought iron no less in thickness than # 10 gauge; and before installation are required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 1, 1969

PERMIT ISSUED MAY 19 1969 419 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 951 Brighton Ave. Use of Building Offices No Stories New Building Existing "
Name and address of owner of appliance Jordan & Hammond, 249 Ocean House Rd, C.E.
Installer's name and address Ballard Oil & Equip. Co., 135 Marginal Way Telephone

General Description of Work

To install oil-fired forced hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 6'
From top of smoke pipe 6' From front of appliance 6' From sides or back of appliance 6'
Size of chimney flue 8x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Utica Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank tank on top
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage outside underground Number and capacity of tanks 1-1000 gal.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none
Sent to Fire Dept. 5/9/69
Rec'd from Fire Dept. 5/15/69

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smoke pipe
Size of chimney flue Other connections to same flue
Is food to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED: 5/15/69
Gene. C. O. Rivett, Deputy Chief
O.L.R. 5/16/69

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

Ballard Oil & Equip. Co.

CS 300

Signature of Installer By: O.P. Masalin

INSPECTION COPY

PH

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. **54239**
 Issued **8-25-70**
 Portland, Maine **Aug 26** . 19 **70**

To the City Electrician, Portland, Maine

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications.

(This form must be completely filled out - Minimum Fee \$1.00)

Owner's Name and Address **Jordan + Hazel Ave** Tel.
 Contractor's Name and Address **William Burr** Tel.
 Location **949 Brighton Ave** Use of Building **Office**
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations _____
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor or Strip Lighting (No feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No of Rooms) _____
 APPLIANCES: No Panges _____ Watts _____ Brand Feeds (Size and No) _____
 Elec Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence **Aug 25 70** Ready to cover in **Aug 26 70** Inspection _____ 19 _____
 Amount of Fee \$ **2.00** Signed **William Burr**

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY **J. W. Hartman** (OVER)



R-P PROFESSIONAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
AUG 22 1969
CITY OF PORTLAND

Class of Building or Type of Structure _____ Sign _____
Portland, Maine, May 28, 1969

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 951 Brighton Ave. Within Fire Limits? Yes Dist. No. 249 Ocean House Cape Eliz.
 Owner's name and address William E. Hammond & Glenville E. Jordan, Jr., 249 Ocean House Cape Eliz. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Rex Coyne Sign Co., 195 St. John St. Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00
Pa 8/22/69

General Description of New Work

To erect 1-detached pole sign (2 poles) 12'0" x 6'0" - height 15'
steady lighting 5' x 7'6" - height 15'
45' from Warwick Street - 4' back

This application is preliminary to get settled the question of zoning appeal.
In event the appeal is sustained the applicant will pay legal fee.

Appeal sustained 5/14/69
Appeal Denied 7/13/69

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** Coyne

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 concrete at least 4' below grade Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber--Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:
B.C. G.I.C. E.R.S.
8/22/69

Miscellaneous

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

CS 301

INSPECTION COPY

Signature of owner By: [Signature]

#15-Pd 6/9/69

69/63

Rescinded 7/3/69
Granted 7/14/69

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Kenneth E. Rowell
William E. Hammond and
~~Glenville E. Jordan, Jr.~~

owner of property at 945-953 Brighton Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions
of said Ordinance to permit: erecting a detached pole sign 6'9" x 10'9" with the top
16'9" above the grade of the ground. This permit is presently not issuable under
the Zoning Ordinance in the Residence-Professional Zone in which this property is located
for the following reasons: (1) This sign which is to be located with the outer edge
directly on the street line will be an unlawful encroachment upon the 20 foot front
yard setback area required by Section 602.7A.B.5 and upon the 40' setback area required
by Section 602.21 of the Ordinance; (2) The area of this sign will be approximately
62 square feet instead of the 15 square feet allowed under Section 602.16.2 of the
Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals
finds that the strict application of the provisions of the Ordinance would result
in undue hardship in the development of property which is inconsistent with the
intent and purpose of the Ordinance; that there are exceptional or unique circum-
stances relating to the property that do not generally apply to other property in
the same zone or neighborhood, which have not arisen as a result of action of the
applicant subsequent to the adoption of this Ordinance whether in violation of the
provisions of the Ordinance or not; that property in the same zone or neighborhood
will not be adversely affected by the granting of the variance; and that the grant-
ing of the variance will not be contrary to the intent and purpose of the Ordinance.

William E. Hammond
APPELLANT

DECISION

After public hearing held July 3, 1969, the Board of Appeals finds that
all of the above conditions do not exist with respect to this property and that
a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning
Ordinance should not be granted in this case.

Frank W. H. [unclear]
Kenneth E. Rowell
Glenville E. Jordan, Jr.
Board of Appeals

DATE: July 3, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Kenneth E. Rowel' and
AT 945-953 Brighton Avenue, Portland, Maine William E. Hammond

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

BOARD OF APPEALS

	YES	VOTE	NO
Franklin G. Hinckley	()		(x)
Ralph L. Young	()		(x)
Harry M. Shwartz	()		(x)

Record of Hearing
Denied

945-953 Brighton Avenue
2-18 Hardeck Street

June 3, 1969

Mr. K. Hammond
and Glenville E. Jordan, Jr.
249 Ocean House Road
Cape Elizabeth, Maine

cc to: Coyne Sign Company
195 St. John Street
Portland, Maine
cc to: Spurdink Agency
688 Forest Avenue
Portland, Maine
cc to: Corporation Counsel

Gentlemen:

Building permit to erect a detached pole sign 6'9" x 10'9" with the top 16'9" above the grade of the ground on the premises of the above named location is not issuable under the zoning Ordinance in the Residence Professional Zone in which this property is located for the following reasons:

1. This sign which is to be located with the outer edge directly on the street line will be an unlawful encroachment upon the 20 foot front yard setback area required by Section 602.7A.B.5 and upon the 40' setback area required by Section 602.21 of the Ordinance.
2. The area of this sign will be approximately 62 square feet instead of the 15 square feet allowed under Section 602.16.2a of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal that shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director of
Building Inspection Department

AAStkc

August 11, 1909

William E. Hammond and
Jesseville S. Jordan, Jr.
249 Ocean House Road
Cape Elizabeth, Maine
Gentlemen:

cc: Spurrin's Agency, 603 Forest Ave.
cc: Coyne Sign Co., 195 St. John St.
cc:

~~XXXXXX~~

August 14, 1909

RECEIVED
AUG 15 1909
U.S. DEPT. OF AGRICULTURE
WASHINGTON, D.C.

June 30, 1969

Kenneth E. Rowell and
William E. Hammond
249 Ocean House Rd.
Cape Elizabeth, Maine

cc: Coyne Sign Co.
195 St. John St.

Gentlemen:

July 3, 1969

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 18, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, July 3, 1969 at 4:00 p.m. to hear the appeal of Kenneth E. Rowell and William E. Hammond requesting an exception to the Zoning Ordinance to permit erecting a detached pole sign 6'9" x 10'9" with the top 16'9" above the grade of the ground at 945-953 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance in the Residence-Professional Zone in which this property is located for the following reasons: (1) This sign which is to be located with the outer edge directly on the street line will be an unlawful encroachment upon the 20 foot front yard setback area required by Section 602.7A.5 and upon the 40' setback area required by Section 602.21 of the Ordinance; (2) The area of this sign will be approximately 62 square feet instead of the 15 square feet allowed under Section 602.16.2 of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 18, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, July 3, 1969 at 4:00 p.m. to hear the appeal of Kenneth E. Rowell and William E. Hammond requesting an exception to the Zoning Ordinance to permit erecting a detached pole sign 6'9" x 10'9" with the top 16'9" above the grade of the ground at 945-953 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance in the Residence-Professional Zone in which this property is located for the following reasons: (1) This sign which is to be located with the outer edge directly on the street line will be an unlawful encroachment upon the 20 foot front yard setback area required by Section 602.7A.5 and upon the 40' setback area required by Section 602.21 of the Ordinance; (2) The area of this sign will be approximately 62 square feet instead of the 15 square feet allowed under Section 602.16.2 of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 18, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, July 3, 1969 at 4:00 p.m. to hear the appeal of Kenneth E. Rowell and William E. Hammond requesting an exception to the Zoning Ordinance to permit erecting a detached pole sign 6'9" x 10'9" with the top 16'9" above the grade of the ground at 945-953 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance in the Residence-Professional Zone in which this property is located for the following reasons: (1) This sign which is to be located with the outer edge directly on the street line will be an unlawful encroachment upon the 20 foot front yard setback area required by Section 602.7A.5 and upon the 40' setback area required by Section 602.21 of the Ordinance; (2) The area of this sign will be approximately 62 square feet instead of the 15 square feet allowed under Section 602.16.2 of the Ordinance.

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

All persons interested either for or against this appeal will be heard at the public hearing and plan; this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance 700.

BOARD OF APPEALS

Franklin G. Hinkley

Chairman

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 18, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, July 3, 1969 at 4:00 p.m. to hear the appeal of Kenneth E. Rowell and William E. Hammond requesting an exception to the Zoning Ordinance to permit erecting a detached pole sign 6'9" x 10'9" with the top 16'9" above the grade of the ground at 945-953 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance in the Residence-Professional Zone in which this property is located for the following reasons: (1) This sign which is to be located with the outer edge directly on the street line will be an unlawful encroachment upon the 20 foot front yard setback area required by Section 602.7A.5 and upon the 40' setback area required by Section 602.21 of the Ordinance; (2) The area of this sign will be approximately 62 square feet instead of the 15 square feet allowed under Section 602.16.2 of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 2197

Address 951 Brighton Avenue
 Installation For Office Building
 Owner of Bldg Spurlock Agency
 Owner's Address 688 Forest Avenue Date: 1/29/69
 Plumber Samuel Burckoff

Plumbing Inspector
 R. GOODWIN

First Insp. 57 / 69

App. Final Insp.

- Type of Bldg. WIN
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS	6	30.60
		BATH TUBS	6	3.60
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	1	.60
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
TOTAL			13	34.80

Building and Inspection Services Dept. Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 57869
 Issued June 23, 1969
 Portland, Maine June 2, 1969

To the City Electrician, Portland, Maine

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications.

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address Jacobs + Hammond Inc Tel.
 Contractor's Name and Address Murray Bur C.E. Tel.
 Location Corner of Brighton Ave + Wash St Office of Building
 Number of Families _____ Apartments _____ Stores 5 Number of Stories 1
 Description of Wiring: New Work Additions _____ Alterations _____

7.55
 12.00 €

Pipe _____ Cable Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets 38 Plugs 86 Light Circuits 16 Plug Circuits 16
 FIXTURES: No _____ 80 Floor or Strip Lighting (No feet) 320
 SERVICE: Pipe _____ Cable Underground _____ No of Wires 3 Size 2/c
 METERS: Relocated _____ Added _____ Total No Meters _____
 MOTORS: Number _____ Phase _____ H P _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No Motors _____ Phase _____ H.P. _____

Electric Heat (No of Rooms) _____
 APPLIANCES: No Ranges _____ Watts _____ Brand Feeds (Size and No) _____
 Elec Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No Units) _____ Signs (No Units) _____
 Will commence June 2, 1969 Ready to cover in Wall Call Inspection _____ 19
 Amount of Fee \$19.55

Signed Byron M Murray

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY F.W. Hecker
 (OVER)

CS 203

6/1/69

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. **57772**
 Issued **7/1/69**
 April 24, 19 69
 Portland, M.

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address **Jordan & Hammond, 249 Ocean House Road, C.F.**

Contractor's Name and Address **Ballard Oil, 135 Marginal Way, Tel. Portland**

Location **Cor. Brighton & Warwick Use of Building Office**

Number of Families Apartments Stores Number of Stories 1
 Description of Wiring New Work X Additions Alterations

Wiring of high pressure gun type burner and controls.

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No Light Outlets Plugs Light Circuits Plug Circuit

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No Meters

MOTORS: Number 1 Phase 1 H. P. 1/8 Amps 3.0 Volts 115 Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No Ranges Watts Brand Feeds (Size and No.)

Elec Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19 Ready to cover in 19 inspection 19

Amount of Fee \$ **2.00 -**

Signed **Ballard Oil & Equipment Co.**

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

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

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 951 Brighton Ave.

Issued to William A. Hammond & Glenville E. Jordan Date of Issue July 15, 1971

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 68/322, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Offices (5)

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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

945-953 Brighton Ave.
2-18 Warwick St.

William E. Hammond and
Glenville E. Jordan, Jr.
249 Ocean House Rd.
Cape Elizabeth, Maine

June 3, 1969

Copy to: Spurwink Agency
688 Forest Avenue

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

Gentlemen:

Building permit to erect a detached pole sign 6'9" x 10'9" with the top 16'9" above the grade of the ground on the premises of the above named location is not issuable under the Zoning Ordinance in the Residence Professional Zone in which this property is located for the following reasons:

1. This sign which is to be located with the outer edge directly on the street line will be an unlawful encroachment upon the 20 foot front yard setback area required by Section 602.7A.B.5 and upon the 40' setback area required by Section 602.21 of the Ordinance.
2. The area of this sign will be approximately 62 square feet instead of the 15 square feet allowed under section 602.16.2a of the Ordinance.

We understand you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection

A S:m

CHECK LIST FOR SIGNS

Date - 6/2/69
Checked by - EHL

Location -

- Zone Location - R-P
- Fire Zone - none
- Sign & Review Committee - over 8' in least dimension -
- Area of sign - 62" Double face
- Area of existing signs -
- Material -
- Design -
- Facing adjoining Residence Zone -
- Flashing or Steady light -
- If on state road check with State -

Attached Sign -

Height above level of roof -

Detached or pole sign -

- Height - 16'9"
- Required yards (single pole OK - 2 poles a structure) 40' setback
- Corner clearance -
- Footing -
- Certificate of Design - need

Projecting Sign -

- Clearance 10' -
- Bonded -
- Height -
- Written Consent -
- Projection over sidewalk (18" from curb) -

951 Brighton Avenue

August 22, 1969

Coyne Sign Company
Attn: Joseph Coyne
195 St. John Street

cc to: Spurvink Agency, 688 Forest Avenue
cc to: William Hammond & Grenville Jordan, Jr.
249 Ocean House Rd. Cape Elizabeth

Dear Mr. Coyne:

Building permit to erect one detached pole sign (2 poles) 5'x7'6" with the top of the sign 15' above the grade as submitted to this office on July 16, 1969 and approved by the Appeal Board on August 14, 1969 is being issued with the understanding that this sign will be 45' from Warwick Street and set 4' back from the street line on Brighton Avenue as shown on the plot plan on file here at this office.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspection Department

AAS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: A. Allen Soule, Ass't. Director of Building & Inspection DATE: August 12, 1968

FROM: Floyd E. McKay, Acting Planning Director

SUBJECT: Planning Board Review of Site Plan for the Proposed Jordan & Hammond
Office Building In the Vicinity of Brighton Avenue and Warwick Street.

NEW *FOR*

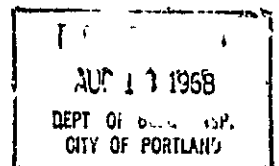
The City Planning Board reviewed the above mentioned site plan at its regular meeting on August 2, 1968, and approved the plan subject to the following alterations:

1. Access on Brighton Avenue shall be prohibited.
2. The southerly entrance to the building on Warwick Street shall be 25 feet from the curb line of Brighton Avenue and shall have 15 foot one way ingress opening.
3. The northerly entrance to the building on Warwick Street shall be a 20 foot wide two-way opening.
4. Curbs and sidewalks built to Public Works Department specifications shall be provided on both Brighton Avenue and Warwick Street along the property line.



Floyd E. McKay
Acting Planning Director

FEM:pv



BUILDING OR OTHER:

PERMIT No.

Office Bu. 10. 13

DATE: BY:

BUILDING ADDRESS: 951 Braxton Ave

CONTRACTOR: Hammond & Jordan

OWNER:

ADDRESS:

ADDRESS:

BRIEF DESCRIPTION OF WORK REQUEST:

ZONE: R-P

FIRE: NO

USE: Office Building

COMMENTS:

SECTION DESCRIPTION:

See notes on zoning sheet.

Cost approx required if more than 20 persons

to 100 room.

200 9

504 5 4

200 8

* = SEE BACK FOR COMPUTATIONS -

1 MAY 1954

7/25/67

OK SECOND

LUTON LAYTON
R.L.S.

951 Brighton Avenue

Re: Office building in the RP Residential Zone

Jordan & Hammond, Inc., 249 Ocean House Road, Cape Elizabeth

*OK
See memo
8/1/68
They say
they will go
to solid
ground
See
memo
8/1/68*

*Letter
needed*

1. Plot plan is at the Planning Board. We will need their approval of the entrances and exits from the two streets. The Planning Board will meet next Friday, August 2, 1968.
2. There is a question of the foundation resting on solid ground as part of this land is fill.
3. (Curbs and sidewalks, Section 602.7A.B.15) Commercial development requires installation of curbs and sidewalks abutting on the right of ways and in accordance with specifications prescribed by the Department of Public Works.
4. (Lighting - 602.7A.B.13) If lighting is to be provided it shall be accomplished in such a manner that there shall be no illumination or glare on two adjacent properties or streets which may be considered either objectionable by the adjacent residents or hazardous to motorists. Alternating lights are strictly prohibited.
5. The fence shown along the rear lot line from Warwick Street shall not be over 4 feet high in height within 20 feet from the edge of this street line.
6. (Parking) Parking spaces 13, 14, 15 and 16) which abuts an unoccupied lot shall have a chain link, picket or sapling fence, not less than 48 inches in height, and shall be provided and maintained between this parking and that part of the lot line involved.
7. If parking is to be located closer than 15 feet to Warwick Street as shown with Parking space No. 25, then a continuous guard curb, rectangular in cross-section and at least 6 inches in height and permanently anchored, shall be provided and maintained at least 5 feet from the street line of this parking space or a continuous bumper guard of adequate strength, top of which shall be at least 20 inches in height, shall be provided and maintained between this parking space and the street line.

Traffic Engineer's O. K. needed on curb cuts.

Allen

Brighton Ave - 7/24/68 - Allen

Office Building

R-P Zone

CHECK AGAINST ZONING ORDINANCE

① Old plan at Planning Board - settlement 81-168
② Question on foundation resting on solid ground - Mr. Hammond says will go way down to solid ground with footing!
Date - New
Zone Location - R-P

Interior or corner Lot - Warwick - 34 25'
40 ft setback area? (Section 21) Warwick St - 64 - Brighton Ave. - OK

Use - Office Building

Sewage Disposal - Sewer

Rear Yards - 20' - Req 20'

Side Yards - 25' - 19' - Req 10'-15'

Front Yards - 30'

Projections -

Height -

Lot Area - 74,000 sq ft

Building Area - 9,600 sq ft Building 4,144 sq ft

Area per Family -

Width of Lot - 110'

Lot Frontage -

Off-street Parking - 10 spaces required - 26 provided

Misc

① → Curb - Sidewalks - 602.7A.B.13
② → Landscaping - OK

③ → Note on lighting 602.7A.B.13

④ → Fence 6' high - Cannot be over 4' - 20' from Warwick St.

⑤ → Fence down left side

⑥ → Planning Board OK needed

⑦ → Traffic Engineer's OK needed.

⑧ → Barrier fence on curb for parking spaces 70 452,148-1

951 Brighton Avenue

Feb. 27, 1969

Jordan & Hammond, Inc.
249 Ocean House Road

cc to: Henry L. Finch, Jr.
Assistant Traffic Engineer
Public Works Department

Gentlemen:

It has come to our attention that some question has come up as to the curb cuts for entrance from Warwick Street to your property at 951 Brighton Avenue. Curb cuts and sidewalks are to be built to Public Works Department specifications. See our letter to you of August 16, 1968, paragraph 4. Information on curb cuts for your driveways over the sidewalk can be obtained from Mr. Henry Finch of the Public Works Department.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection

AAS:m

Jordan & Hammond Inc.

249 OCEAN HOUSE ROAD

CAPE ELIZABETH, MAINE 04107

739-4149

December 19, 1968

951 Brighton Ave

City of Portland, Maine
City Hall
Department of Building Inspector
Portland, Maine

Attention of Mr. A. Allan Soule

Dear Mr. Soule:

In answer to your letter of August 16th, Item #1, it will be our plan to excavate to within 8" of the grade that existed prior to the addition of fill on the lot. Even though our plan for the proposed building did not show footings, we intend to install same being 2 feet wide and 1 foot deep.

with 3 #4 re-entrant rods

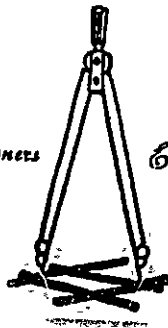
Our permit is dated August 16, 1968, being Permit #822. Would you advise me as to whether this permit is still effective.

Yours very truly,

William E. Hammond

William E. Hammond
JORDAN & HAMMOND, INC.

Home Designers & Builders



Jordan & Hammond Inc.

249 OCEAN HOUSE ROAD

CAPE ELIZABETH, MAINE 04107

799-4149

December 26, 1968

City of Portland, Maine
Department of Building Inspection
Portland, Maine

Gentlemen:

In re Placing Concrete At Less Than 40°F

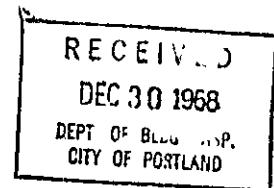
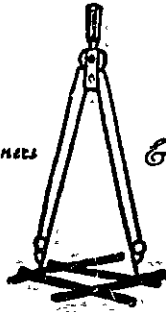
1. Forms to be left in place for at least 24 hours after pouring. During extreme low temp. or strong winds forms to be loosed and left in place for additional 24 hours.
2. Under above conditions if deemed necessary a cover of poly-ethylene will be added.
3. Top of form to be covered with 3" thick foil backed insulation.

Concrete to be placed at 70°F.

JORDAN & HAMMOND, INC.

Richard Hammond Jr.
Project Superintendent

Home Designers & Builders



A. P. - 951 Brighton Avenue

August 16, 1968

Jordan & Hammond, Inc.
249 Ocean House Road
Cape Elizabeth, Maine

Gentlemen:

Permit to construct one story frame office building 100' x 76' with all 48' x 28' at the above named location is being issued subject to plans received with the application and in compliance with the Zoning Ordinance and Building Code restrictions as follows:

1. Foundation is to rest on solid ground; otherwise we are to be informed on how the wall is to be supported.
2. If lighting is to be provided for the parking area, it shall be accomplished in such a manner that there shall be no illumination or glare on adjacent properties or streets which may be considered either objectionable by the adjacent residents or hazardous to motorists. Alternating lights are strictly prohibited.
3. The fence shown along the rear lot line starting from Wardick Street shall not be over 4 feet in height within 20 feet from the edge of this street line.
4. Parking spaces numbered 13, 14, 15, and 16, which abuts an unoccupied lot, shall have a chain link, picket or sapling fence, not less than 48 inches in height, and shall be provided and maintained between this parking and that part of the lot line involved.
5. If parking is to be located closer than 15 feet to Wardick Street, as shown with parking space Number 25, then a continuous guard curb, rectangular in cross sections and at least 6 inches in height and permanently anchored, shall be provided and maintained at least 5 feet from the street line of this parking space or a continuous bumper guard of adequate strength, top of which shall be at least 20 inches in height, shall be provided and maintained between this parking space and the street line.

August 16, 1968

6. All rooms that accommodate more than 20 persons, the location of all means of egress, except those habitually used as entrances, shall be indicated by exit signs directional or otherwise as may be required to point the way to a place of safety.
7. The boiler room shall be provided with sufficient fresh air to insure proper and safe combustion in accordance with the latest engineering design and practice.

The City Planning Board reviewed the above mentioned site plan and approved the plan subject to the following alterations:

1. Access on Brighton Avenue shall be prohibited,
2. The southerly entrance to the building on Warwick Street shall be 25 feet from the curb line of Brighton Avenue and shall have a 15 foot one way ingress opening.
3. The northerly entrance to the building on Warwick Street shall be a 20 foot wide two-way opening.
4. Curbs and sidewalks built to Public Works Department specifications shall be provided on both Brighton Avenue and Warwick Street along the property line.

Very truly yours,

A. Allan Soule
Deputy Director of Building Inspection

AAS: kc

NOTES

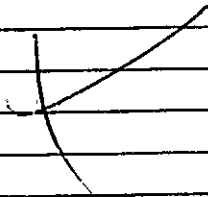
1/24/69 - Mech. fan inspection - Allen

2-3-69 Foundation about cell present *Al*

2-28-69 Wall framing + roof plywood on Board + Batten *Al* Wall no backing *Al*

7-24-69 Bldg. completed & occupied landscaping + parking not done (Phoned) *Al*

7-14-71 Completed *Al*



Permit No. *045 / 18721*

Location *951 Burtch Ave*

Owner *Mr. & Mrs. Gordon*

Date of permit *8/16/68*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Sinking Out Notice

Form Check Notice

Al

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Bruce Dalton, Planning Director

DATE: March 17, 1967

FROM: Gerald E. Mayberry, Director of Building & Inspection Services

SUBJECT: Request for change of zone from R-3 to Residence-Professional-
Northwesterly corner of Warwick Street and Brighton Avenue -
William E. Hammond, Spurdink Agency

At your request we have considered the above proposal without much knowledge as to how extensively these lots are to be developed.

This area between the Business Zone at Mason's Corner and the Business Zones at Cabot Street has some well-maintained residences, but has not been developing into the single family residence zone for which it was created by new construction. This area of Brighton Avenue has been developing commercially with most of the Business Zones within these limits being fully developed. The area to the north of Brighton Avenue along Dorset and Warwick Streets has been developed with high class single residences in recent years.

In view of the above it seems that the residences nearby should have protection from business activities. Therefore, it seems as though a Residence Professional Zone would provide a logical buffer to make the transition between single residences and purely commercial zones.

Gerald E. Mayberry

GEM:m