

Location 965-964 S. Patton Ave.

Date 2:26/44

with jury

complaint

Mr. Basinger on Old about building recently converted for use as fire station for S. W. A. Village. He wishes to be handled the same as any City fire station. He thinks that he may be able to obtain a damaged electric source. S. W. A. confuses with the men can make coffee and thinks it will be OK for use at this location. Mr. Gardner of S. W. A. local office who thinks he can get the stove will return some when he gets from some extraction of state-

(over)

at time permit and
seem to be effect
that no plan is stated
heating device may be
used in the without sep-
aration of one hour
fire resistance. Chief
Karbom says he will
OK the use of this
stage, and this seems
to be covered by al-
lowance in Code for
use of devices. I have
written Chief without
enclosure.

Mr. Gardner would
like to have you give
letter to Chief Karbom
to this effect: with a
copy of this, so that
it will all may be
in a volume on the
There is also the question
of triplet of engine
directly into this room
but since this is
not a place for gath-
ering of public, may
be all right.

James R. Gardner
157 Exchange Street

*File with
other copies*

ALTERATIONS

to

965 - 969 Brighton Avenue

Portland, Maine

GENERAL CONSTRUCTION and ELECTRIC WORK

for

FEDERAL WORKS AGENCY

Region 1, 99 Chauncy Street

Boston, Massachusetts

Project No: 17-162 F

William O. Armitage

Architect

23 Mitchell Road

South Portland, Maine

RECEIVED
MAR 2 - 1944
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

GENERAL CONSTRUCTION and ELECTRIC WORK

I. WORK TO BE DONE:

Work to be done under this Section includes the furnishing of all labor, material, appliances and services necessary to the completion of all masonry, carpentry, sheet metal work, roofing and electrical work as herein specified and in accordance with Drawings Nos. 2 and 3. The work shall include the following items.

- 1 Remove ice & water from the boiler pit and test run boiler.
- 2 Furnish and install new wood double hung windows and sash to replace all damaged or missing windows & sash.
- 3 Paint up brick chimneys and brick up all chimney openings not to be used. Clean chimney flues and install cast iron clean out doors in both chimneys.
- 4 Point up all cracks and joints in concrete block walls both exterior and interior.
- 5 Cut trench in concrete floor to allow for the installation of a floor drain and cast iron pipe to sewer. After plumber has installed drain & pipe, fill trench & replace concrete floor flush with existing. (Plumbing let under another contract).
- 6 Install new exterior door to boiler pit and cover exterior walls and roof of stairway to boiler pit with asphalt shingles over 15# felt.
- 7 Remove floor, ceiling and partitions as necessary around office and toilet to allow for installation of new work.
- 8 Install new sheet rock ceiling in entire building with ceiling scuttle in engine room.
- 9 Build new partition to form club room and cover existing partitions with sheet rock.
- 10 Install new wood floor in office, toilet and club room.
- 11 Install roof vent for toilet room.
- 12 Build new hose rack as indicated.
- 13 Make alterations to electric wiring and install new outlets and fixtures.
- 14 Remove all rubbish and debris and leave premises broom clean for painter with all doors and windows in good operating condition.

II. REMOVAL OF ICE & WATER:

1. The first work to be performed under this contract shall be the removal of ice and water from the boiler pit. The ice shall be melted and the water pumped out of the pit and kept pumped out until the boiler is tested and the floor drain in the pit cleaned out.
2. The Contractor shall obtain 100 pounds of coal and test run the boiler to determine if it can be repaired for use in heating the building. This shall be done at once in order that heating and plumbing contracts may be awarded under a separate contract.
3. The floor drain in the boiler pit floor shall be cleaned out and left in working order.

III. COAL PIT COVER:

1. Furnish and install a cast iron cover to fit the 18" manhole frame in the concrete slab over the coal pit.

IV. BOILER PIT STAIRS:

1. Furnish and install a new exterior door frame with trim and hard pine threshold, solid pine or fir exterior door 1 3/4" thick as indicated on sheet #3 to boiler pit stairs. Door to be hung on 1 1/2" pair of painted butts with black or brass knob or latch set and cylinder night latch.

2. Remail any loose boarding and cover side walls and roof over the boiler pit stairs with 15# felt over which lay grey colored asphalt shingles. Apply necessary pine finish to make weather tight and lay one course of wood shingles at eaves under asphalt roof shingles. Remail and replace any loose or missing stair parts and leave boiler pit clean and ready for use.

V. SASH AND WINDOWS:

1. Replace all damaged or missing double Mung windows and sash with new wood sash and windows of same design as existing; complete with weights and cords and glazed with B S S glass. Glazing of present windows sash and doors will be let under Painting Contract.

VI. MASONRY:

1. Clean out the flues of both chimneys and install cast iron clean out doors in the bottom of both chimneys.

2. Point up brick chimneys and brick up all chimney openings not to be used flush with adjoining work, using face brick and cement mortar.

3. Remove all small advertising signs from the exterior walls of the building and point up all cracks and joints in concrete block walls both interior and exterior where necessary with cement mortar same as adjoining work.

4. Cover over shaft opening in concrete floor where lift was removed with concrete in such a manner that lift may again be used at a later date. It is possible the floor can not be made level at this point but may be made convex to cover the shaft collar.

5. Cut a trench in the concrete floor to allow for the installation of a floor drain and cast iron pipe to the sewer. After the plumber (plumbing is to be let under a separate contract) has installed the floor drain and pipe, fill the trench and replace the concrete floor flush with the existing floor with 1:2:4 concrete.

VII. NEW CEILING:

1. Remove present ceilings over office and toilet rooms.
2. Nail 2 x 3 spiking strips flush with the lower edge of both sides of the bottom chords of the roof trusses. Install 2" x 6" ceiling joists 24" o. c. notched over the 2" x 3" spiking strips. Strap the entire ceiling with 1" x 3" strapping 16" o. c. and cover with 3/8" gypsum board with taped joints forming a new ceiling. Install stock 1" quarter round molding at corner of all walls & ceilings.

VIII. NEW WALLS:

1. Remove existing stud walls, interior doors and wood floor at office and toilet room as may be necessary to install new work.
2. Build new stud partition with 2" x 4" spaced 16" o. c. cover both sides of new partitions and existing partitions with 3/8" gypsum board with taped joints; forming office, toilet and club room.
3. Install two new stock doors 1 3/8" thick with frames and trim. Doors to be hung on one pair of butts to paint with ordinary knob latch set. Relocate present doors and frames in new walls to clear new floor and install new square edge trim 3/4" x 3 5/8" and 3/4" x 4 5/8" wood base around all walls of the three rooms and engine roof side, of gypsum board partitions.
4. Install mortise night latch on single entrance door with 6 keys.

IX. NEW FLOORS:

1. Remove existing wood floor in office and install 2" x 4" wood nailers over the concrete floor 16" o. c. Nailers to be blocked and shimmed level and solid to take wood floor.
2. Over wood nailers lay random width square edge stock hemlock boards diagonally. Stagger end joints over bearings only, with cuts parallel to run of joists. Double face nail each bearing with at least two 8d nails.
3. Over wood sub floors lay asphalt saturated felt weighing not less than 15# per 100 square feet. Lap felt at least 3" at joints.
4. Lay "Victory" type oak flooring square with sides and (generally) the longest way of the room with close joints snugly driven up with a hardwood block. Stagger ends to avoid joints close together. Blind nail flooring with 8d wire flooring or cut steel casing nails spaced not more than 12" apart. Drive nails at an angle of 45 degrees. Countersink heads with nail or nail set, NOT with hatchet or hammer.

5. Fill holes or voids which sanding will not remove with plastic wood. Machine sand wood floors to a true smooth finished surface, starting with No. 2 sand paper and graduating to No. 0 or finer sand paper or steel wool for a final buffing. Hand scrape parts of floor which cannot be machine sanded.

6. Final buffing must be followed the same day by application (specified in Painting) of stain, filler or other finish. Protect floors with building paper and leave free from damage or machine marks.

X. HOSE RACK:

Build hose rack as shown 24' 0" long by 4' 0" wide, rack to be made in three sections each 8' 0" long. Frame racks with 2" x 4" on edge as shown with top of 1" x 3" slats using a 1" x 3" as a spacer, for applying slats to top and intermediate frame. Slat frames to be made of three 2" x 4" on edge with 2" x 4" across ends supported by a 2" x 4" upright bolted to both upper and lower frames. Lower frame to be supported by double 2" x 4" legs at four corners with center 2" x 4" brace. Diagonal braces to hold upper rack from tipping shall be 1" x 2" as shown on both ends of each section.

Furnish and install incombustible vent from toilet room ceiling through the roof. Vent to consist of a 6" x 10" register in the ceiling with a fire proof duct from the register to the roof of at least 50 square inches with a roof ventilator above the roof. Remove and replace necessary slate shingles and flash to make water tight.

XII. CEILING SCUTTLE:

Provide and install a ceiling scuttle in engine room ceiling 24" x 36" with wood frame, trim and panel of 3/4" plywood or wood frame, covered with gypsum board to drop in place.

XIII. ELECTRIC WIRING:

1. Make all necessary repairs to existing wiring. Install new outlets as shown on drawings, all wiring to be in accordance with Electric Code Regulations. New base and wall outlets shall be of the duplex type, switches of the tumbler type, all face plates to be plastic.

2. Furnish and install new fixtures as shown complete with 100 watt electric bulbs for all fixtures shown on the plans and one in the boiler pit.



APPLICATION FOR PERMIT

GENERAL RESIDENCE ZONE - C **PERMIT ISSUED**

Class of Building or Type of Structure Bill Const. Permit No. 1237

MAR 9 1944

Portland, Maine, March 2, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 265-269 Brighton Avenue Within Fire Limits? no Dist. No. _____
 Owner's or Lessee's name and address Ralph Warren Telephone _____
Lessee - United States Government, Federal Works Project
 Contractor's name and address J. H. Kennedy, 107 Probok Street Telephone 3-2677
 Architect F. O. Heritage Plans filed 6 SPEC. No. of sheets 2
 Proposed use of building Fire Station No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 1,500 Fee \$ 3.75

Description of Present Building to be Altered

Material con. blk. No. stories 1 Heat steam Style of roof pitch Roofing asbestos
 Last use Garage (repair) No. families _____

General Description of New Work

To provide new ceiling over entire building as per plan
 To build 32' lengthwise partition on easterly side of building to provide lounging ~~club~~ room
2x4 studs 16" OC sheetrock both sides
 To build new wood floor over existing concrete floor

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

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? yes Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" C.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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 _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade 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

INSPECTION COPY

Signature of owner

By Ralph Warren
J. H. Kennedy
Federal Works Project

By J. H. Kennedy

4-25-44

Permit No 44/157 P

Location 745-969 Brighton

Owner Rolph Wanda - HBA

Date of permit 3/9/44

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 3/31/44 - OK

Cert. of Occupancy issued 3/31/44

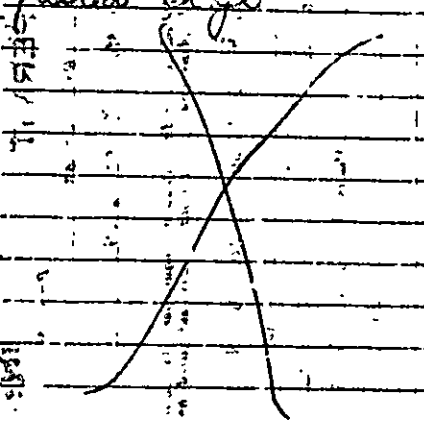
NOTES *conditional*

5/17/44 Partition built

recessing joints only - *OK*

7/24/44 Work nearly completed - *OK*

3/13/44 Work about completed - *OK*





Permit No. 2506
DEC 23 1927

APPLICATION FOR PERMIT

Class of Building or Type of Structure First Class

Portland, Maine, December 23, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 971 Brighton Avenue Ward 9 Within Fire Limits? No Dist. No. _____
Owner's or Lessee's name and address: Glenwood Garage, 971 Brighton Ave. Telephone _____
Contractor's name and address: F. Hodgdon, 28 Oak St. Cumberland Mills Telephone 674 Westbrook
Architect's name and address: _____
Proposed use of building: Public Garage No. families _____
Other buildings on same lot: none

Description of Present Building to be Altered

Material Concrete No. stories 1 Heat Stove Style of roof _____ Roofing _____
Last use Public Garage No. families _____

General Description of New Work

To install steam heating system, heater to be in separate boiler room

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Roof covering _____
No. of chimneys no Material of chimneys _____ of lining _____
Kind of heat steam Type of fuel COAL Distance, heater to chimney 3'
If oil burner, name and model _____
Capacity and location of oil tanks _____
Is gas fitting involved? _____ Size of service _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
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 _____
Total number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Plans filed as part of this application? no No. sheets _____
Estimated cost \$ 600. Fee \$ 1.00

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 owner By Frank B. Hodgdon
Glenwood Garage

INSPECTION COPY

5638



(R) GENERAL BUILDING PERMIT

PERMIT ISSUED
Permit No. 2510
DEC 27 1927

APPLICATION FOR PERMIT

Class of Building or Type of Structure First Class

Portland, Maine, December 19, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 97 1/2 Brighton Avenue Ward 9 Within Fire Limits? No Dist. No. _____
 Owner's or Lessee's name and address Glenwood Garage, Edward F. Foss, Telephone _____
 Contractor's name and address W. J. Greene Con. Co. 590 Congress St. Telephone 7 8729
 Architect's name and address _____
 Proposed use of building Boiler room attached to public garage No families _____
 Other buildings on same lot none

Description of Present Building to be Altered

Material Cement Bl No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Last use Public Garage No. families _____

General Description of New Work

To build boiler room of concrete 15 x 15' attached to garage
 (roof of boiler room to be on a level with floor of present garage)
 No opening between garage and boiler room

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation Concrete Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof 6" Concrete Reinforced Roof covering _____
 No. of chimneys one Material of chimneys Brick of lining flue
 Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? _____ Size of service _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 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? Concrete 8" height? 8'8"

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? No
 Plans filed as part of this application? yes No. sheets 1
 Estimated cost \$ 500. Fee \$ 1.00
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

APPROVED _____ Signature of owner Glenwood Garage

CHIEF OF FIRE DEPT.

2510



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit to Build

1st and 2nd CLASS BUILDING

With the law of Portland, Me., April 27, 1926 ... 19
 know the requirements or not

To the INSPECTOR OF BUILDINGS:

The undersigned hereby applies for this permit to build, according to the following Specifications:—

965-969
 358-361 Brighton Avenue

Location, No. Wd. 9

Name of owner is? E. F. Potts Address, 46 Portland Street

Name of mechanic is? Googins & Clark

Name of architect is?

Material of building? concrete 1st or 2d class?

Building to be occupied for? public garage No. of Stores?

How many families?

How near the line of the street?

Will the building be erected on solid or filled land? If in block, how many?

Size of lot, No. of feet front?; feet rear?; feet deep?

Size of building, No. of feet front? 40ft No. of feet rear? 40ft No. of feet deep? 40ft

No. of stories in height, above basement? 1; No. of feet in height from sidewalk to highest point of roof? 17ft

Material of foundation? stone If concrete, submit specifications.

Will foundation be laid on earth, rock or piles?

Length of piles? Wood or concrete piles?

Number of rows?

Distance on centres?

Diameter top? Bottom?

Capped with stone or concrete?

Piles cut off at what grade? Grade of basement?

Party walls, } thickness { 1st, 12in 2d, 3d, 4th, 5th, 6th, 7th, 8th, 9th,
 } 1st, 2d, 3d, 4th, 5th, 6th, 7th, 8th, 9th,

Are the walls solid or vaulted? Material?

What will be the materials of front? and blocks

Will the roof be flat, pitch, mansard or hip? flat Material of roofing slate

What will be the material of cornice? metal

What will be means of access to roof?

Are there any hoistways or elevators? How protected?

How is building heated? steam Thickness of shell of flue?

Fire stops provided? Method of fire stops?

Means of extinguishing fire?

Stairways enclosed in brick walls? Thickness of such walls?

Means of egress?

If the building is to be occupied as a Tenement House, give the following particulars:

Height of cellar? Height of basement?

Height of first story, second, third, fourth,
 fifth, sixth, seventh, eighth, ninth, tenth,

Is the cellar or the basement to be occupied for habitation?

Distance from surrounding buildings? front,; side,; side,; rear,

If there is a building already erected on the front or rear of lot, give height?

State how many ways of egress are to be provided,

Style of egress? Inside stairs or outside fire escapes, or both?

Will the building comply with the requirements of statutes?

Estimated Cost,

\$ 3400.

Signature of owner or authorized representative,

E. F. Potts

2.00

Oliver P. Sanderson

Address,

Googins & Clark

Plans submitted? Received by?

Plans must be submitted in duplicate, one set to be approved by the Inspector of Buildings, shall be kept on file in the Department and the duplicate set thereof (bearing the name and address of the applicant) shall be exhibited on demand to any Building Inspector of the City of Portland.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

26/397

May 4

READ

Get All Questions BEFORE COMMENCING

CLASS OF BUILDING

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE May 4, 1984

To the CHIEF 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 971 Brighton Avenue
1 Owner's name and address Hazel T Davis - 340 Spring St. West
2 Lessee's name and address
3 Contractor's name and address Glenn Davis - 235 Allen Avenue
Proposed use of building storage
Last use same
Material No stories Heat Style of roof
Other buildings on same lot
Estimated contractual cost \$
FIELD INSPECTOR - Mr @ 7.5-5451
Fire District #1 [] #2 []
Telephone 854-9265
Telephone 797-3368
No of sheets
No families
No families
Roofing
Appeal Fees \$ 50.00
Base Fee
Late Fee
TOTAL \$

Appeal submitted 5-21-84

To construct 28' x 32' 1 story addition to already existing building - storage bldg.

Stamp of Special Conditions

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

DETAILS OF NEW WORK

Is any plumbing involved in this work?
Is any electrical work involved in this work?
If not, what is proposed for sewage?
Form notice sent?
Height average grade to top of plate
Height average grade to highest point of roof
Size, front depth
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
Max on centers
Size Girder
Columns under girders
Bridging in every floor and flat roof span over 8 feet
Joists and rafters
1st floor
2nd
3rd
roof
On centers
1st floor
2nd
3rd
roof
Maximum span:
1st floor
2nd
3rd
roof
If one story building with masonry walls, thickness of walls?
height?

IF A GARAGE

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

MISCELLANEOUS

APPROVALS BY:
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?

Signature of Applicant Glen Davis
Type Name of above Glen Davis
Phone # same
1 [] 2 [] 3 [] 4 []
Other
and Address

930550

Permit # City of Portland BUILDING PERMIT APPLICATION Fee 225 Zone Lot#

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

Owner: Pleasant Day Nursery School 878-2089

Address: 970 Forest Ave- Ptid, NE 04105

LOCATION OF CONSTRUCTION 595 Brighton Ave

Contractor: 595 Brighton Ave.

Address: Phone # child/care center

Est. Construction Cost: Proposed Use: XXXXXXXXXXXXX

of Existing Res. Units Past Use: medical office bldg

Building Dimensions: L W Total Sq. Ft.

Stories: # Bedrooms Lot Size

Is Proposed Use: Seaport Condominium Conversion

Explain Conversion chase of use - from medical office bldg

Date 6/18/93
Inside Fire Limits
Bldg Code
Time Limit
Estimated Cost

PERMIT ISSUED
Name JUN 20 1993
City of Portland

Zoning: Street Frontage Provided
Required: Front Back Side
Zoning Board Approval: Yes No Date:
Planning Board Approval: Yes No Date:
Conditional Use: Variance Site Plan Subdivision
Shoreland Zoning: Yes No Floodplain Yes No
Special Exception
Other (Explain)

Foundation: to childcare center (to 75 chn)

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

Ceiling: HISTORIC PRESERVATION
1. Ceiling Joists Size Not in District nor Landmark
2. Ceiling Strapping Size Spacing
3. Type Ceilings: Does not require review
4. Insulation Type Size
5. Ceiling Height: Requires Review

- Floors: prop owner: Pen Bay Med Ctr
- 1. Sills Size: Sills must be anchored
 - 2. Girder Size:
 - 3. Lally Column Spacing: Size
 - 4. Joists Size: Spacing 19" O.C.
 - 5. Bridging Type: Size
 - 6. Floor Sheathing Type: Size
 - 7. Other Material:

Roof: Action
1. Truss or Rafters Size Size
2. Sheathing Type Size
3. Roof Covering Type Size

Chimneys: Number of Fire Places
Type: Signature

- * Mail permit: Richard Lerman
- Exterior Walls:
- 1. Studding Size 16 William St- Ptid 04103
 - 2. No. windows Spacing
 - 3. No. Doors
 - 4. Header Sizes Span(s)
 - 5. Bracing: Yes No
 - 6. Corner Posts Size
 - 7. Insulation Type Size
 - 8. Sheathing Type Size
 - 9. Siding Type Weather Exposure
 - 10. Masonry Materials
 - 11. Metal Materials

Heating: Type of Heat

Electrical: Service Entrance Size Smoke Detector Required Yes No

Plumbing: Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Fixtures
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:
1. Type
2. Pool Size Square Footage
3. Must conform to National Electrical Code and State Law

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

Permit Received By Louise S. Chase

Signature of Applicant Richard D. Lerman Date 6/18/93

Signature of CEO Richard D. Lerman Date 6/18/93

Inspection Date:

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 25-
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Inspection Record

Type	Date
<u>Done</u>	<u>5/19/93</u>
_____	_____
_____	_____
_____	_____
<u>At Home</u>	_____

COMMENTS

Signature of Applicant Richard Leiman

Date June 13, 1993

125 Devise Ave. 4/5
Portland 51, Maine
Jan. 15, 1946.

Helene S. Frost, Havenaw,
Board of Appeals
Room 21, City Bldg.,
Portland 3, Maine.

Dear Mrs. Frost -

Regarding a grocery store at 965
Brighton Ave, we are highly in favor
of it providing, Mrs. Warren doesn't sell
beer.

Respectfully
Sarah A. Rowe
Wm H. Rowe
by S.A.L.

*Mr. Murrell
refers to these in
of position*

46/5

Re: Appeal of Ralph E. Warren, Appellant

Appearance of Walter F. Murrell for Contestants

Walter F. Murrell, Pro se for himself

Also appearing for

Rec'd 1/18/46

Miss Maude L. Murrell

Mrs. Marion J. Hoar

Mr. & Mrs. Warren & Dorothy Parloy

Mr. John C. and Mrs. Louise Risbara

Mrs. Stacy Valentek ~~Knock~~

Mrs. Vesta Winn

Mr. William and Mrs. Sarah Lowe - *opposed only to sale of her*

Mrs. Sarah M. Terry

City of Portland, Maine
IN BOARD OF APPEALS

January 15, 1946

Mr. Ralph E. Warren
153 Hertley Street
Portland 5, Maine

Dear Sir:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, January 18, 1946, at eleven o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to a proposal to make physical alterations and convert the former repair garage (used during the war for Sagamore Fire Station) at 955-963 Brighton Avenue, corner of Lombard Street, to retail grocery store, contrary to the provisions of the Zoning Ordinance in the General Residence C Zone where the property is located.

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

BOARD OF APPEALS

Helen C. Frost, Chairman

Memorandum from Department of Building Inspection, Portland, Maine

99 Brighton Avenue, corner Lombard Street—1/2/46

465

Mr. Ralph E. Warren
153 Hartley Street
Portland, Maine

Dear Mr. Warren:

Here is the original and one copy of appeal form that I promised made out with my part of it. You should fill in in the space provided brief reasons why you think the Board of Appeals should grant the appeal—sign it and return the original to this office as quickly as possible so that it may be filed with the Board of Appeals, keeping the copy for your own information.

(Signed) Warren McDonald
Inspector of Buildings

965-96²

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

46/5
January 8, 1946

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, January 18, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of Ralph E. Warren at 965-969 Brighton Avenue, corner of Lomond Street, relating to physical alterations and change of use of the former repair garage on the property to a retail grocery store (this building used during the war for Sagamore Village Fire Station.)

The property is located in a General Residence C Zone where the repair garage existed when the Zoning Ordinance became effective and was therefore allowed to continue. The proposed retail grocery store is also a non-conforming use (not allowable to be commenced) in this type of zone and the Zoning Ordinance provides that one non-conforming use shall not be changed to another in such a case. Therefore the building permit is not issuable.

The appellant gives reasons for the appeal as follows: There is great demand for a grocery store in this area to serve Sagamore Village and other dwellings in the vicinity which are quite a distance from the stores at Nason's Corner; and it is the appellant's belief that a grocery store would prove far less objectionable to the neighborhood than the former repair garage might be.

This appeal is taken under Section 14d.2 of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, after a public hearing, may permit exceptions to or variations from the regulations in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, and that the Board shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood.

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

BOARD OF APPEALS

Helen C. Frost, Chairman



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, January 2, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect, alter, enlarge, repair, or 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 965-969 Brighton Ave., cor. Lombard Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Ralph F. Warren, 152 Fertilizer Street Telephone 4-1382
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Grocery store No. families _____
 Last use Repair Garage (former Seagrove Fire Station) No. families _____
 Material conblock No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To make minor physical changes in the building as per detailed plans to be submitted before January 15th and to change the use of the building from repair garage to retail grocery store.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, the estimated cost and will pay legal fee.

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

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

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

Signature of owner

Ralph F. Warren

INSPECTION COPY

P. 44/157-1

June 19, 1944

Oliver T. Sanborn, Chief of
Fire Department

Subject: Installation of small hot plate or
range in Agazora Village fire station at
365-363 Brighton Avenue

Dear Chief Sanborn:

I am told that you are desirous of installing an electric range in the above building for the men to make coffee on; and that Mr. Gardner of FIA is very properly deterred from helping out in this situation because of the statement of conditions in my letter of March 5, 1944 under which the building permit for conversion of use was issued. The troublesome condition reads: "It is understood that there will be no fire-actuated appliances of any kind either in the engine room or in the club room, or office, not even a hot plate or cooking range. This is hardly allowable unless such fire-actuated appliances are separated from the engine room by the type of fire resistance and fire door required in the case of such appliance in a minor garage, for the engine room is really under the category of a minor garage."

That condition was prompted by Section 204-f-3 of the Building Code relating to garages, which provides that rooms where such a range is to be shall be separated from the garage part by partitions of one-hour fire resistance with threshold of doorway leading to such rooms raised at least six inches above the level of the garage floor, the door to be a self-closing fire door. This requirement carries with it, however, the proviso: "Unless protection equivalent thereto, as determined by the Chief of the Fire Department, is provided,..." Mr. Sears of this office says that you are willing to approve the installation, and I take it that you have in mind some kind of protection that will be equivalent to that indicated by the Building Code.

In that event the installation of such an appliance would comply with Building Code requirements and there is no reason, therefore, why FIA or the owner of the building should feel bound by the condition stated in my letter.

Very truly yours,

Chief/H

Inspector of Buildings

CC: James E. Gardner
Federal Works Administration
67 Exchange Street

Ralph Carron
153 Hartley Street

James E. Barlow, City Manager

Chief Sanborn
James E. Barlow

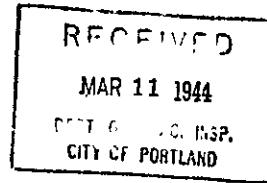
Judging from my report from Mr. Sears no particular fire protection is contemplated. I am thoroughly against any letting down of the protection

JVE

"Always be careful with fire all ways"



CITY OF PORTLAND, MAINE
FIRE DEPARTMENT



March 10 1944

Mr. Warren McDonald
Building Inspector
Portland, Me.

Dear Sir:-

I am more or less in the dark in regard to the
fire station near Sagamore Village.

However if it is turned over to this Department
it will be operated as a fire station on a volunteer basis,
and will not be used for any social gatherings.

Yours truly

Oliver T. Sanborn
Oliver T. Sanborn
Chief Fire Dept.

Rapt. 4721D-1

March 9, 1944

Mr. J. H. Kennedy
105 Proble Street
Portland 2, Maine

Subject: Building permit for alterations in the
Repair Garage at 963-969 Brighton Avenue to
make there a fire station

Dear Sir:

The building permit is herewith based on the following:

Mr. Armitage, architect, tells me today that the room marked "Club Room" on the plan is only for the use of the volunteer firemen which will be on duty as a sort of lounging and recreation room and probably there will never be more than five or six men in it at one time. The permit is issued on that basis with the understanding that the room will never be used to accommodate more than 20 persons at one time. On that basis the room would not be classified as a minor assembly hall and the requirements contained in my letter of March 6 would not apply.

Paragraphs four and five of that letter, do apply, however, as to having any fire situated appliances inside of the building.

Very truly yours,

Inspector of Buildings

WHD/S

CC: Federal Works Agency

Mr. Ralph Warren
183 Hartley Street

Mr. W. O. Armitage
23 Mitchell Road
So. Portland, Maine

James F. Barlow
City Manager

Oliver T. Sanborn
Chief of the Fire Department

Gentlemen:

I suppose this building will be under jurisdiction of Chief Sanborn after it is finished, and likely enough some of the groups in Sagamore Village will want to put on some kind of social times, exhibits, motion pictures or the like in this room. Upon the basis on which the permit is issued as above, this use of the room would not be allowable.

These requirements of the Building Code for a minor assembly hall, except for the provision of a separate toilet room if women are to be there, would cause very little

Mr. Kennedy -----2

March 9, 1944

at expense, being mostly by way of different location of one door, several exit signs and certain types of locksets on the doors. Subject to whatever policy the Fire Department intends to pursue with regard to the building, if it now seems likely that the city would want to allow people to use this room for social purposes, it would cost very little while the work is being done to fit it as a minor assembly hall and then there would not be disappointments and reservations later on when the people applied for its use. On the other hand if the policy is not to use the room for such purposes, then the fact that it was not properly equipped under the law would be a good excuse but one which ought not to be laid at the door of the Building Inspector which is quite common practice.

Warren McDonald

Sept. 4521D-I

Sept. 2, 1944

Mr. J. H. Kennedy,
135 Prable Street,
Portland, Maine

Subject: Application for building permit to
cover alterations of Repair Garage at 365-
369 Brighton Avenue to make there a fire
station for Sagamore Village, including club
room.

Dear Mr. Kennedy:

Under the Building Code this Club Room feature is required to be constructed and arranged under Building Code requirements for a Minor Assembly Hall (Sections 196 and 212 of the Building Code). On this basis some improvements over the details indicated on the plans are required:

1. Both of the new doorways and doors in partitions between club room and engine room and between club room and office are required to be no less than 34 inches wide instead of the two foot eight inches shown and both doors ought to swing toward the rooms of egress. The door between club room and engine room ought to be as close to the rear wall of the building as feasible on the basis that it taken together with one of the large double doors in the rear wall could be an emergency means of egress well separated from the doors leading from the club room in front. Both of these doors ought to be either vestibule locksets (such a type that any person in the club room can quickly open the door at any time merely by turning the usual knob without requiring a key or any special knowledge); or both doors may be equipped merely with a latch set and all dead bolts and other fastenings eliminated altogether. If the line at the threshold of the door between the club room and the engine room represents a single riser it ought to be eliminated.

2. The door from office to out of doors and one of the double doors (the one toward the club room) ought to be equipped as exit doors with vestibule locksets. It is not clear which of these doors leading to the club room either from the inside or from the outside of the building are to be used habitually for entrance. Whichever of these doors both inside the building and leading to out of doors is not to be habitually used for entrance to the club room is required to be equipped with a standard exit light (letters in the word Exit no less than four and one-half inches high showing red on an appropriate background). For instance if the door from the outside to the office is to be used for the habitual entrance to the club room then the door from the club room to the engine room and one of the double doors from the engine room to out of doors would be the emergency means of egress and should be equipped with an exit light over the door opening into the club room and over the door leading from the engine room out of doors, also a white light outside of the outside door. If the two ways of getting out of doors from the club room are to be alternatively used entrances or exits then both means of egress are to be similarly marked. In any case all exit lights and all white lights outside of exits are to be controlled by a single switch and that switch clearly marked "Exit Lights".

3. Such a club room under the Building Code requires separate toilet rooms for men and women. If it is the intention to have both men and women in this club room, an additional toilet room is required.

4. It is understood that the entire building is to be heated by steam heat from the outside boiler room. There is a chimney, formerly used, within the building. It is understood that there will be no fire-actuated appliances of any kind either in the engine room or in the club room, or office, not even a hot plate or cooking range.

March 6, 1944

This is hardly allowable unless such fire-actuated appliances are separated from the engine room by the type of fire resistance and fire door required in the case of such appliances in a Minor Garage, for the engine room is really under the category of a Minor Garage.

5. If there were over the plan to prepare or serve food in any part of the building, the question will arise as to the direct connection of the toilet rooms to the room where food was to be prepared or served.

6. Please have the plans revised to show compliance with the Building Code and revise prints filed with all of the information on them printed from the originals. For your convenience a copy of this letter has been sent to W. J. Armitage, architect, to Ralph Warren, owner and there is enclosed an extra copy for Federal Works Administration since we are not sure of the address of the latter.

Very truly yours,

WJMcD/H

Inspector of Buildings

CCL Ralph Warren, 153 Hartley St.

W. J. Armitage, 23 Mitchell Ave., So. Portland