

869-879 BRIGHTON AVENUE

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00212

ZONING LOCATION PORTLAND, MAINE April 14, 1982

PERMIT ISSUED

APR 16 1982

CITY of PORTLAND

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 .. 873 Brighton Avenue .. Portland Redemption Center .. Fire District #1 [] #2 []
1. Owner's name and address .. Dale Miles .. same .. Telephone .. 772-6665
2. Lessee's name and address ..
3. Contractor's name and address .. Owner .. Telephone ..

Proposed use of building bottle & redemption center No. of sheets ..
Past use .. same No. families ..
Material .. No. stories .. Heat .. Style of roof .. Roofing ..

Other buildings on same lot ..
Estimated contractual cost \$.. 1,000 ..
FIELD INSPECTOR - Mr. Bertlett @ 775-5451
Appeal Fees \$..
Base Fee 15.00 ..
Late Fee ..
TOTAL \$.. 15.00 ..

To make alterations to already existing building moving door, erecting partitions for additional space for storage of bottles and retail. as per plans. 1 sheet of plans

Stamp of Special Conditions

send permit to # 1

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? ..
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 .. 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: ..

BUILDING CODE: ..

Fire Dept. St. James .. P. Collins ..

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 Dale Miles Phone # .. same ..

Type Name of above Dale Miles for Portland Redemption Center 1 [] 2 [] 3 [] 4 []

Other .. and Address ..

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

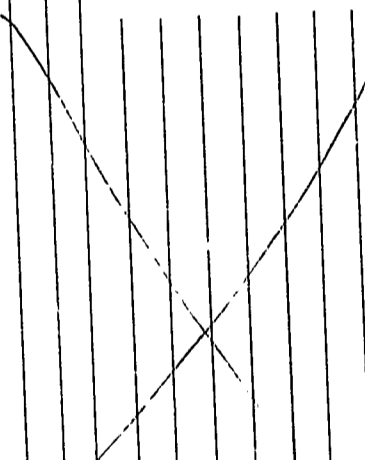
OFFICE FILE COPY

Handwritten signature and number 6 in a circle.

Permit No. 82/212
Location 873 Brighton Ave.
Owner Vale Mills
Date of permit 4-14-82
Approved 4-16-82
Dwelling _____
Garage _____
Alteration to Little Redington Center

NOTES

5/1/82 - some framing up - e.s. p. 100
To be taken care of - go back Monday 5/8
5/11/82 - working on - 5/8
6/2/82 OK - 5/8



ADDRESS 273 Brighton Ave
9/13/72

ROUTING SLIP
FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

- FIRE DEPARTMENT
- PLANNING BOARD
- RENEWAL
- MAINE WAY
- OTHERS

Quadrone

APPROVED

DISAPPROVED BY REASON OF

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS _____

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

BL 1000 1000



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, 10 Sep 73

PERMIT ISSUED

SEP 18 1973
01040

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 13 BRIGHTON AVE., KENT & ESSON Within Fire Limits? _____ Dist. No. _____
 Owner's name and address GULF OIL Co - U.S. PORTLAND, ME. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address MADISON IND., GEORGETOWN Telephone _____
 Architect MADISON Specifications _____ Plans YES No. of sheets 2
 Proposed use of building EXIST'G SERVICE STATION No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 3000 Fee \$ 24.00

General Description of New Work

REMOVE EXIST'G PEWEE ENAMEL FAUCING ON FRONT & 2-SIDES AND INSTALL BRICK FAUCING. REMOVE EXIST'G BLD'G OVERHANG & INSTALL A MANSARD ROOF ON FRONT & 2-SIDES

NOTE: PLEASE MAIL PERMIT TO:

C.H. WEIN
Box 81, POTTER PLANE N.H. 03265

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

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 sp. 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:

OK - 9/17/73 - all

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? _____

CS 301

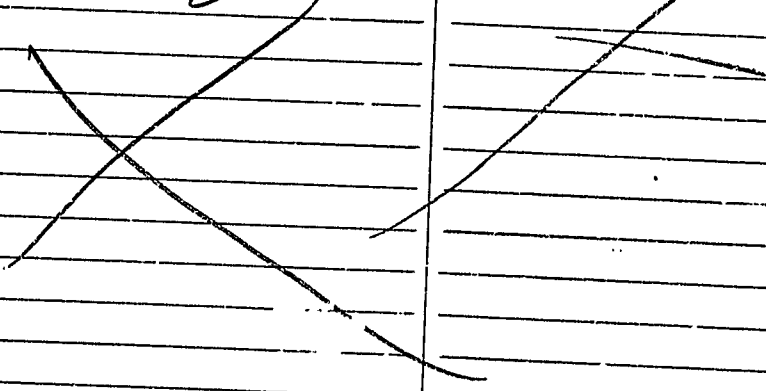
INSPECTION COPY

Signature of owner

C.H. Wein GULF OIL CO. U.S.

NOTES

10-4-73 work not started
 11-1-73 same
 11-20-73 same
 12-17-73 274 abstract
 12-22-73 same
 2-1-74 same
 2-25-74 same
 3-28-74 not started
 4-8-74 same
 4-22-74 same
 5-3-74 same
 work not started
 permit ready



Permit No. 73/1040
 Location 1300 E. Ave
 Owner Gillette Ave Co
 Date of permit 9/18/73
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final I. p.n.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

SAM



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, May 10, 1972

PERMIT ISSUED

MAY 10 1972

0505

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect or 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 873 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Gulf Oil Corp., 601 Danforth St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address A.L. Degett & Co., Gray, Me. Telephone _____
 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 _____ Fee \$ 5.00
 Estimated cost \$ _____

General Description of New Work

To install one -4000 gal. gasoline tank. Tank to bear Underwriters' label. Will be 3' underground and painted with asphaltum. If location is subject to water problems it must be anchored.

Sent to Fire Dept. 5/10/72
Rec'd from Fire Dept. 5/10/72

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**

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 sewerage? _____
 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 _____
 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 repair to cars habitually stored in the proposed building? _____

Miscellaneous

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

APPROVED:

Eric O'Donnell 5-10-72
RUB. 5/10/72

Gulf Oil Corp.

CS 101

INSPECTION COPY

Signature of owner

A.L. Degett & Co. R. McDaniel

Permit N. 72/505
Location 873 Brighton Ave
Owner Gulf Oil Corp
Date of permit 5/10/72
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

5/23/72
Completed
[Signature]

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55071
 Issued Aug 21st 1966
 Aug 9, 1966
 Portland, Maine

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 *Gulf Oil Co.* Tel.
 Contractor's Name and Address *J. E. Edwards* Tel.
 Location *873 Brighton Ave.* Use of Building *Dillingham*
 Number of Families: Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations
Wiring for toilets - new fixtures
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets *2* Plugs Light Circuits Plug Circuits *2 Fans*
 FIXTURES: No. Cable Underground No. of Wires Size
 SERVICE: Pipe Added Total No. Meters
 METERS: Relocated Phase H. P. Amps Volts Starter
 MOTORS: Number Domestic (Oil) No. Motors Phase H.P.
 HEATING UNITS: Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms) Brand Feeds (Size and No.)
 APPLIANCES: No. Ranges Watts
 Elec. Heaters Watts
 Miscellaneous Watts
 Transformers Air Conditioners (No. Units) Extra Cabinets or Panels
 Will commence 19 Ready to cover in 19 Inspection 19
 Amount of Fee \$ *2.00* Signed *J. E. Edwards*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 10/11/66 2	3	5
7	9	11
REMARKS:	4	6
	10	12

INSPECTED BY *J. G. Herbert* (OVER)

LOCATION 873 Brick Lane
 INSPECTION DATE 8/11/66
 WORK COMPLETED 8/11/66
 TOTAL NO. INSPECTIONS One
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	0
Over 60 Outlets, each Outlet	(including switches)	.15
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 1-50 Outlets		1.00
Wiring, each additional outlet over 50		.02
Circuses, Carnivals, Fairs, etc.		10.00
MISCELLANEOUS		
Distribution Cabinet or Panel, per unit		1.00
Transformers, per unit		2.00
Air Conditioner, per unit		2.00
Signs, per unit		2.00
ADDITIONS		
5 Outlets, or less		
Over 5 Outlets, Regular Wiring Rates		1.00



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, April 29, 1936

PERMIT ISSUED
APR 29 1936
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 675 Brighton Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Gulf Oil Corporation, 501 Danforth St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Beanan Corporation, 44 Washington St. Wellsley Hills, Mass. Telephone _____

Architect _____ Specifications _____ Plans _____ Nos. of sheets 2

Proposed use of building Service station No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____ Fee \$ 6.00

Estimated cost \$ 1500.00

General Description of New Work

To install 24" overhang on front and rest room side of building as per plans.

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** R. W. Merrill - 44 Washinton St. Wellsley Hills Mass.

Detail 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 _____

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

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

APPROVED:

[Signature]

CS 301

INSPECTION COPY

Signature of owner

by:

[Signature]

Gulf Oil Corporation
Beanan Corporation

NOTES

6-6-66 Not started *AD*

7-13-66 Outriggers
up on front 46" oc
stop. *AD*

7-25-66 Now re-spacing
outriggers 3ft oc. *AD*

8-29-66 Completed *AD*

J

Permit No. 06/295

Location 975 Brighton Ave.

Owner Kelly Oil Corp.

Date of permit 4/29/66

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

A.P. - 875 Brighton Ave.

April 29, 1966

Beaman Corporation
44 Washington Street
Wellesley Hills, Mass. - Attn: E. Merrell

cc to: Gulf Oil Co.
601 Danforth Street

Dear Mr. Merrell:

Permit to install a 24" overhang on the front and one side of building at the above named location is being issued subject to plans submitted with application and revised framing plans our files along with the following Building Code restrictions:

1. It is understood that angle framed outriggers are spaced not more than 3'-0" on centers.
2. The Alcoa Rib Roofing shall have a minimum thickness of .022" with a load specification of 55 psf at 3'-0" span.

Very truly yours,

Archie L. Jenkins
Deputy Building Inspection Director

ALS:m

*Each plastic face contains 22 square feet. Each piece is marked Flexiglas. Sign bears Underwriters Label.



**APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET**

RECEIVED
02035
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, Aug. 6, 1956
The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 869-879 Brighton Ave. Within Fire Limits? no Dist. No. _____
Owner of building to which sign is to be attached Mario Addacio
Name and address of owner of sign Gulf Oil Corp., 601 Danforth St.
Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695
When does contractor's bond expire? Dec. 31, 1956

Information Concerning Building

Material of wall to which sign is to be attached _____
No. stories _____

Details of Sign and Connections

Building owner's consent and agreement filed with application yes
Electric? yes Vertical dimension after erection 6' Horizontal 6'
Weight 200 lbs., Will there be any hollow spaces? yes Any rigid frame? yes
Material of frame angle iron No. advertising faces 2 material plastic*
No. rigid connections 2 Are they fastened directly to frame of sign? yes
No. through bolts none, Size _____, Location. top or bottom _____
No. guys not a, material _____, Size _____
Minimum clear height above sidewalk or street 16"
Maximum projection into street 4' 3" United Neon Display Fee \$ 2.00

Signature of contractor: J. J. Lague

INSPECTION COPY

12-5

Permit No. 56/2085

Location 869-879 Brighton Ave.

Owner Gulf Oil Corp.

Date of permit 11/23/56

Sign Contractor

Final Inspn.

NOTES

12-13-56 Completed

Vertical stamp: RECEIVED BY THE ENGINEER FOR THE CITY OF BOSTON
Horizontal lines for notes

*Each plastic face contains 22 square feet. Each piece if marked Flexiglas. Sign bears Underwriters label.



LOCAL BUSINESS ZONE
APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

RECEIVED
02084
NOV 28 1956

Portland, Maine, Aug. 6, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 869-879 Brighton Ave. Within Fire Limits? no Dist. No. _____

Owner of building to which sign is to be attached Mario Addario

Name and address of owner of sign Gulf Oil Corp., 601 Hanforth St.

Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695

When does contractor's bond expire? Dec. 31, 1956

Information Concerning Building

pole sign
No. stories _____ Material of wall to which sign is to be attached _____

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 6' Horizontal 6'

Weight 200 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2, material plastic*

No. rigid connections 2 Are they fastened directly to frame of sign? yes

No. through bolts none, Size _____, Location, top or bottom _____

No. guys none, material _____, Size _____

Minimum clear height above sidewalk or street 16'

Maximum projection into street 4'3" United Neon Display Fee \$ 2.00

Signature of contractor by: [Signature]

INSPECTION COPY

Permit No. 56/2084

Location 869-879 Brighton Ave.

Owner Gulf Oil Corp.

Date of permit 11/23/56

Sign Contractor United Neon Display

Final Inspn.

NOTES

7/2-13-56 Completed. *APC*

Vertical stamp: DIVISION OF PERMITS AND LICENSING, BUREAU OF PERMITS AND LICENSING, STATE OF MASSACHUSETTS. Includes a grid for recording inspection dates and signatures.

JOHN H. SIMONDS, PRESIDENT AND TREASURER

CHARLES A. SIMONDS, SECRETARY

SIMONDS CONSTRUCTION CO., INC.
GENERAL CONTRACTORS
482½ CONGRESS STREET
PORTLAND 3, MAINE

November 15, 1956

City of Portland
Dept. of Bldg. Insp.
City Hall
Portland, Maine

Att: Mr. Warren McDonald

Gentlemen:

We have been requested by the United Neon Sign Co., 74 Elm Street, Portland to send to you a certification that the concrete sign bases for the proposed overhanging signs at the Gulf Service Station at Allen's Corner extend 4'-0" below the finished grade.

We hereby certify that the bases extend 4'-0" below the finished grade. This statement would also apply to the sign bases at the Gulf Service Station at Brighton Ave., Essex & Kent Streets.

Yours truly,
SIMONDS CONSTRUCTION CO., INC.

Charles A. Simonds
Charles A. Simonds

Cas/s
cc: United Neon

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 869-879 Brighton Ave. IN PORTLAND, MAINE

Maria Addario, being the owner of the
premises at 869-879 Brighton Ave. in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Gulf Oil Co.
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

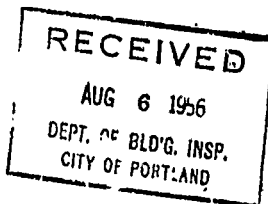
And in consideration of the issuance of said permit Maria
Addario, owner of said premises, in event said sign shall
cease to serve the purpose for which it was erected or shall become dangerous
and in event the owner of said sign shall fail to remove said sign or make
it permanently safe in case the sign still serves the purpose for which it
was erected, hereby agrees for himself or itself, for his heirs, its
successors, and his or its assigns, to completely remove said sign within
ten days of notice from said Inspector of Buildings that said sign is in
such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this consent
and agreement this 2nd day of August 1956

James Cueto
Witness

per Maria mark
Addario
Owner

Mrs. Joseph Pizzo
Witness



JOHN H. SIMONDS, PRESIDENT AND TREASURER

CHARLES A. SIMONDS, SECRETARY

SIMONDS CONSTRUCTION CO., INC.
GENERAL CONTRACTORS
482½ CONGRESS STREET
PORTLAND 3, MAINE

November 15, 1956

City of Portland
Dept. of Bldg. Inrp.
City Hall
Portland, Maine

Att: Mr. Warren McDonald

Gentlemen:

We have been requested by the United Neon Sign Co., 74 Elm Street, Portland to send to you a certification that the concrete sign bases for the proposed overhanging signs at the Gulf Service Station at Allen's Corner extend 4'-0" below the finished grade.

We hereby certify that the bases extend 4'-0" below the finished grade. This statement would also apply to the sign bases at the Gulf Service Station at Brighton Ave., Essex & Kent Streets.

Yours truly,
SIMONDS CONSTRUCTION CO., INC.
Charles A. Simonds
Charles A. Simonds

Cas/s
cc: United Neon

RECEIVED
NOV 15 1956

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 869-879 Brighton Ave IN PORTLAND, MAINE

Maria Adario, being the owner of the
premises at 869-879 Brighton Ave. in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Gulf Oil Corp
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

And in consideration of the issuance of said permit Maria
Adario, owner of said premises, in event said sign shall
cease to serve the purpose for which it was erected or shall become dangerous
and in event the owner of said sign shall fail to remove said sign or make
it permanently safe in case the sign still serves the purpose for which it
was erected, hereby agrees for himself or itself, for his heirs, its
successors, and his or its assigns, to completely remove said sign within
ten days of notice from said Inspector of Buildings that said sign is in
such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this consent
and agreement this 2nd day of August 1956

James Cuto
Witness

her Maria mark
Adario
Owner

Mrs. Joseph Pizzo
Witness

RECEIVED
AUG 6 1956
EPT. OF BLD'G. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Move Third Class
Portland, Maine July 5, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
The undersigned hereby applies for a permit to move existing 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 879 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dennison Wrecking Co., 182 Oxford St. Telephone 5-1906
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Mr. Harmon, Scarborough, Me. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building cleaning establishment Style of roof hip Roofing _____
 Last use _____ No. stories 1 Heat _____ Fee \$.50
 Material _____ Other buildings on same lot _____ No. families _____
 Estimated cost \$ _____

General Description of New Work

To move existing building 28' 5" wide, 36' long and 12' high from present location
to outside of City limits
(This land is part of filling station site)

*Blky in
to be made
see permit
with site*

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** Dennison Wrecking Co.

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 _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____ Kind of heat _____ fuel _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Dressed or full size? _____ Size _____
 Framing lumber—Kind _____ Sills _____ Girt or ledger board? _____ Max. on centers _____
 Corner posts _____ Size _____ Columns under girders _____ Size _____
 Girders _____ (outside walls and carrying partitions) 2x4-1" (1) C. Bridging in every floor and flat roof span over 8 feet.
 Studs _____ 1st floor _____, 2nd _____, 3rd _____, roof _____
 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 wall _____ height? _____

If a Garage

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

Miscellaneous

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

APPROVED: _____

Signature of owner By: Charles L. Harmon

INSPECTION COPY

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

June 28, 1956

Simonds Construction Co.
482 1/2 Congress St.

Mr. Edward Colby
Health Director

Gentlemen:

With relation to permit applied for to demolish a building at 879 Brighton Avenue it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

WJcl/H

Inspector of Buildings

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

June 28, 1956

Simonds Construction Co.
482½ Congress St.

Copy to: Dr. Edward Colby
Health Director

Gentlemen:

With relation to permit applied for to demolish a building at 879 Brighton Avenue it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

W McD/H

Inspector of Buildings

Eradication of this building has been completed.

Edward Colby
Health Director

Date

28 Jun 56



(L) LOCAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
 00924
 JUN 28 1956
CITY of PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, June 28, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~repair~~ ~~demolish~~ ~~in part~~ 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 879 Brighton Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Simonds Construction Co., 482 1/2 Congress St. Telephone 3-5123
 Lessee's name and address _____ Telephone _____
 Contractor's name and address not let Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use cleaning establishment No. families _____
 Material _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$.50

General Description of New Work

To demolish 1-story wood frame building. Land vacated to be used for filling station site

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

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** Simonds Construction Co.

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 _____
 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—Kiln-dried _____ 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
 Simonds Construction Co.

Signature of owner By: Charles A. Simonds

INSPECTION COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Slivons Construction Co., 482½ Congress St. DATE: June 1, 1956
FROM: Warren McDonald, Inspector of Buildings
SUBJECT: Installation of gasoline storage tanks at 869-875 Brighton Ave.

Before tanks and piping are covered from view, installer is required to refrain from covering up until Fire Department Headquarters have been notified of readiness for inspection and approved by Fire Department.

These tanks of 400 and 500 gallons capacity is required to be of steel or wrought iron no less in thickness than No. 7 gauge and the 550 gallons capacity to be of no less than No. 12 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.

Very truly yours,

CC: Gulf Oil Co., 31 St. James Ave.
Boston, Mass.

Warren McDonald
Inspector of Buildings

Harry W. Marr, Chief of the Fire Department



(LOCAL BUSINESS)

APPLICATION FOR PERMIT

Class of Building or Type of Structure... Installation

Portland, Maine, May 29, 1956

PERMIT ISSUED

90723
JUN 1 1956

PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 and Zoning Ordinance of the City of Portland; plans and specifications, if any, submitted herewith and the following specifications:

Location: 869-875 Brighton Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address: Gulf Oil Co., 31 St. James Ave., Boston, Mass. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address: Simonds Const. Co., 482 1/2 Congress St. Telephone 3-5123
 Architect _____ Specifications _____ Plans _____ YES _____ No. of sheets 2.
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other building on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install 1-4000, 2-3000 and ²1-550 gasoline, waste oil and fuel oil tanks.
 Public use. Tanks bear Underwriters label and are painted with asphaltum.
 Tanks will be 3' underground. Four electric pumps to be installed.
 2" vents, 2" piping from tank to pumps.

BEFORE Covering Tank and
 any piping APPROVAL of FIRE
 DEPT. Required.

Permit Issued with Memo

Appeal contained under 1/13/56

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 Simonds Const. Co., 482 1/2 Congress St.

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 _____
 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:

Henry J. Simon
CHIEF OF FIRE DEPT.

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.....

Gulf Oil Corp.
Simonds Construction Co.

Signature of owner by: *Charles A. Simon*

INSPECTION COPY

C16-254-1M-Marka



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 29, 1956

Handwritten numbers: 155, 00718

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 869-875 Brighton Ave. Use of Building service station No. Stories 1 New Building Existing
Name and address of owner of appliance Gull Oil Co., 91 St. James Ave., Boston, Mass.
Installer's name and address Robert C. Wakefield, 497 Elm St., Biddeford Telephone

General Description of Work

To install suspended forced warmair heating system and oil burning equipment
Afco manufactured by American Furnace Co.

IF HEATER, OR POWER BOILER

Location of appliance boiler room 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 over 15"
From top of smoke pipe over 15" From front of appliance From sides or back of appliance
Size of chimney flue 8x13 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 Afco Labeled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? 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 1-550 gal. (separate permit)
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

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 smokepipe
Size of chimney flue Other connections to same flue
Is hood 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

Burner will be 8' 4" from floor

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

APPROVED:

Handwritten signature and date: J.K. 5-29-56

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

R. C. Wakefield

CITY OF PORTLAND PRINTING CO.

INSPECTION COPY

Signature of Installer by: Charles Lewis

Permit No. 54 718

Location 869 875 Brighton Ave.

Owner Paul Oil Co.

Date of permit 5/31/51

Approved

NOTES

1	Fill type	
2	Vent Pipe	
3	Kind of Heat	
4	Material, Rating & Support	
5	Name & Label	
6	Stack Control	
7	High Limit Control	
8	Remote Control	
9	Piping Support & Protection	
10	Valves in Supply Line	
11	Capacity of Tanks	
12	Tank Height & Support	
13	Tank Pressure	
14	Oil Gauge	
15	Instruction Card	
16	Low Water Switch	

8-6-56 Hand pyro valve on oil line entering bldg. at float line & Emer switch off

8-10-56 Not done at 3:PM. UP

8-24-56 pyro valve on

Emer switch not on

City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
Conditionally
5/4/56*

To the Board of Appeals:

April 5, 1956, 19

Your appellant, Maria Addario, who is the owner of property at ~~877-879 Brighton Avenue~~ ^{Kent Street} Brighton Avenue, corner of, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

56/36

Certificate of occupancy to authorize use of the land at 877-879 Brighton Avenue, to be made vacant by demolition of the tailor shop existing there, in connection with the motor vehicle service station now under construction at 869-875 Brighton Avenue is not issuable under the Zoning Ordinance because the property is in a Local Business Zone where according to Section 6A of the Ordinance such a use is not allowable.

The facts and conditions which make this exception legally permissible are as follows:
An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Maria Addario

By *[Signature]*
Attorney for Appellant

After public hearing held on the 4th day of May, 1956

the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance, provided that only such portion of this property as is included within the limits of the Local Business Zone may be used in connection with the service station use on the adjoining land.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case, provided that only such portion of this property as is included within the limits of the Local Business Zone may be used in connection with the service station use on the adjoining land.

[Signatures]
BOARD OF APPEALS

DATE: May 4, 1956

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Maria Addario

AT 877-879 Brighton Avenue

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

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

Edward T. Colley
William H. O'Brien
Ruth L. Walch
John W. Lake
Carleton G. Lane

Yes	No
(X)	()
(X)	()
(X)	()
(X)	()
()	()
()	()
()	()
()	()
()	()

PROVIDED THAT ONLY SUCH PORTION OF THIS
PROPERTY AS IS INCLUDED WITHIN THE
LIMITS OF THE LOCAL BUSINESS ZONE MAY
BE USED IN CONNECTION WITH THE SERVICE
STATION USE ON THE ADJOINING LAND.

Record of Hearing:

Ben Thompson, Esq., for appellant

Neighbors in for information purposes only

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 1, 1956

Benjamin Thompson, Esquire
85 Exchange Street
Portland, Maine

Re: Appeal of Maria Addario
877-879 Brighton Avenue,
corner of Kent Street

Dear Mr. Thompson:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 4, 1956, at 10:30 a. m. to hear the above appeal under the Zoning Ordinance.

Please be present at this hearing in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 24, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 4, 1956, at 10:30 a. m. to hear the appeal of Maria Addario requesting an exception to the Zoning Ordinance to authorize use of the land at 877-879 Brighton Avenue, corner of Kent St., to be made vacant by demolition of the tailor shop existing there, in connection with the motor vehicle service station now under construction at 869-875 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance because the property is in a Local Business Zone where according to Section 6A of the Ordinance such a use is not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions 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 Zoning 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, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

City of Portland, Maine
Board of Appeals
—ZONING—

December 30,

*Sustained
1/13/56
Conditionally
4/2/56
1955
56/3*

To the Board of Appeals:

Your appellant, Maria Addario, who is the owner
property at 869-875 Brighton Avenue, respectfully petitions the Board of Appeals
of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this

property, as provided by Section 18, Paragraph E of said Zoning Ordinance.
Building permit intended to authorize construction of a one-story masonry motor vehicle
service station building by Gulf Oil Corporation (called a service garage under the
Zoning Ordinance) about 29 ft. by 45 ft. and installation of gasoline tanks, pipes and pumps,
etc. on the property at 869-875 Brighton Ave., is not issuable under the Zoning Ordinance—
despite the fact that the property was being used as a motor vehicle service station in 1938
when the Zoning Ordinance was adopted and that use has continued until recently—because such
uses are non-conforming in the Local Business Zone where the property is located according
to Section 6A of the Ordinance, and because the current proposal calls for a single building
substantially larger than the two existing buildings combined, in a different location on the
lot, and calls for more pumps and more storage tanks than at present, also in other locations
than at present, contrary to Section 14A of the Ordinance which provides that buildings of
non-conforming use shall not be increased in volume, and non-conforming uses, existing on the
land outside of buildings when the Ordinance was adopted, shall not be extended to or allowed
to occupy any parts of the land other than parts to occupied when the Zoning Ordinance was
adopted.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to
avoid confiscation and can be granted without substantially departing from the intent and
purpose of the Zoning Ordinance.

Maria Addario

By *Benny Thompson*
Attorney for Appellant

After public hearing held on the 13th day of January, 1956,

the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of
property where necessary to avoid confiscation and can be granted without substantially departing
from the intent and purpose of the Zoning Ordinance provided that the building located on the
premises at 877-879 Brighton Avenue, now occupied by Abbey Cleaners, be demolished and removed
from the site prior to the issuance of a certificate of occupancy for the filling station use
granted in this appeal and provided further that the filling station use granted herein shall
be restricted to such portion of the premises covered by this appeal as is located entirely
within the local business zone.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted
in this specific case, provided that the building located on the premises at 877-879 Brighton Ave.
now occupied by Abbey Cleaners, be demolished and removed from the site prior to the issuance of a
certificate of occupancy for the filling station use granted in this appeal and provided further that
the filling station use granted herein shall be restricted to such portion of the premises covered
by this appeal as is located entirely within the Local Business Zone.

Edward T. Colley
John W. Lake
William E. Keene
William R. Walsh
William A. O'Brien
BOARD OF APPEALS

DATE: JANUARY 13, 1956

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MARIA ADDARIO

AT 869-875 Brighton Avenue

Public hearing on the above appeal was held before the BOARD OF APPEALS

BOARD OF APPEALS

VOTE

MUNICIPAL OFFICERS

Ben B. Wilson
Edward T. Colley
John W. Lake
William H. O'Brien
Ruth D. Welch

Yes
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No
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PROVIDED THAT THE BUILDING LOCATED ON THE PREMISES AT 877-879 BRIGHTON AVE, NOW OCCUPIED BY ABBEY CLEANERS, BE DEMOLISHED AND REMOVED FROM THE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FILLING STATION USE GRANTED IN THIS APPEAL AND PROVIDED FURTHER THAT THE FILLING STATION USE GRANTED HEREIN SHALL BE RESTRICTED TO SUCH PORTION OF THE PREMISES COVERED BY THIS APPEAL AS IS LOCATED ENTIRELY WITHIN THE LOCAL BUSINESS ZONE.

Record of Hearing:

Benjamin Thompson, representing Mrs. Addario and Gulf Oil Corporation
Mr. and Mrs. Stanley Royles asking that Abbey Cleaners building be removed

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

January 10, 1956

Benjamin Thomason, Esquire
85 Exchange Street
Portland, Maine

Re: Appeal at 869-875 Brighton Avenue

Dear Mr. Thompson:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, January 13, 1956, at 10:30 a. m. to hear the above appeal under the Zoning Ordinance.

Please be present at this hearing in support of this appeal.

BOARD OF APPEALS

Ben B. Wilson

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

January 3, 1956

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, January 13, 1956, at 10:30 a. m. to hear the appeal of Maria Addario requesting an exception to the Zoning Ordinance to authorize construction of a one-story masonry motor vehicle service station building by Gulf Oil Corporation (called a service garage under the Zoning Ordinance) about 29 feet by 45 feet and installation of gasoline tanks, pipes and pumps, etc. on the property at 869-875 Brighton Avenue.

This permit is presently not issuable under the Zoning Ordinance--despite the fact that the property was being used as a motor vehicle service station in 1938 when the Zoning Ordinance was adopted and that use has continued until recently--because such uses are non-conforming in the Local Business Zone where the property is located according to Section 6A of the Ordinance, and because the current proposal calls for a single building substantially larger than the two existing buildings combined, in a different location on the lot, and calls for more pumps and more storage tanks than at present, also in other locations than at present, contrary to Section 14A of the Ordinance which provides that buildings of non-conforming use shall not be increased in volume, and non-conforming uses, existing on the land outside of buildings when the Ordinance was adopted, shall not be extended to or allowed to occupy any parts of the land other than parts so occupied when the Zoning Ordinance was adopted.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions 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 Zoning 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, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 premises in question as required by law.

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

869-879
869-875 Brighton Ave. - Allen - 12/30/55
284-E-1,223)

Streets Involved

- ✓ Kent
- ✓ Essex
- ✓ Brighton Ave.
- ✓ Dennett
- ✓ Devon
- ✓ Caprice
- ✓ Street below Dennett off Brighton Ave
- ✓ Hillcrest Ave. Raymond Rd.
- ✓ Merline Ave.
- ✓ Dorset
- ✓ Riggs

Assess Maps
284-285-259-260

Riggs St. { 2-36 ✓
 Dennett St. { 1-49 ✓
 { 2-50 ✓
 Raymond Rd. 285-A-17, 18, 19, 20, 21
 285-B-4, 5, 6, 7

Brighton Ave. { 822-920 ✓
 { 827-919 ✓

Caprice St. { 488-532 ✓
 { 483-525 ✓

Hillcrest Ave. { 260-G-3 ✓
 { 260-B-23 ✓
 260-C-19, 20, 21, 22, 23, 24 ✓

Merline Ave. { 260-C-16, 17, 18 ✓
 { 260-B-24, 25, 26, 27, 28, 29, 30, 31, 32, 33 ✓

Dorset St. { 1-33 ✓

Devon St. { 1-43 ✓
 { 2-38 ✓

Kent St. { 1-47 ✓
 { 2-48 ✓

Essex St. { 1-51 ✓
 { 2-52 ✓

19
24
19
18
80

Wincrest Ave

- 260- C-3 Dup
- 260- B-23 Dup
- 260- C-19-24 Ellenwood Sq. Community Club Inc. 1/2 Carl E. Emery 53 Briggs

Mereline Ave.

- 260- C-16-17 Jura, Charles S. 2 Mereline Ave
- 260- B-24-33 Dup 260- B-29-32 Portland Terminal 232 St. John

Dorset St

- 1-5 Dup
- 5-11 Kytchen, Charter G. & Percy M. 9 Dorset
- 13-17 Dup
- 19-21 Furness, Joseph R. & Helen V. 19 Dorset
- 25-27 Lee, Herbert F. 25 Dorset
- 29-33 Galtiff, Ida F. 18 Kenilow St

Devon St

- 1-7 Dup
- 9-3 Loya, Eva C. 477 Congress Room 902
- 15-21 Gussner, Vera B. & Frank A. 19 Devon
- 23-27 Thilo, George F. & Dorothy F. 25 Devon
- 29-33 Gules, Bert R. 31 Devon
- 35-43 Ardren, Helen M. 36 Briggs St
- 47 Dup
- 10-18 Ship, Margaret E. 14 Devon
- 20-24 Larkin, Harry E. & Lillian E. 22 Devon
- 26-34 Beck, Ernest 30 Devon St
- 36 Dup
- 38 Dup

Kent St

- 1-7 Dup
- 9-11 Boyler, Stanley W. & Marie E. 11 Kent
- 13-15 Frankel, Cecelia E. 15 Kent
- 19-21 Mosheimer, Mark E. & Clarence H. 19 Kent
- 23-27 Poland, Selma S. 25 Kent
- 29-31 Dup

- Dennett T. Court
- 23-25 Shaw, Gladys L. 23 Dennett
 - 27-29 De. Barthelemy, John B. 27 Dennett
 - 31-33 Hogan, Frank R. + Virginia 31 Dennett
 - 35-37 Goy, Ina G. 35 Dennett
 - 39-45 Stevens, Beatrice A. 43 Dennett
 - 47-49 W. Hoff, Philip B. + Arlene S. 49 Dennett
 - 5-8 Sacoay Vacuum Oil Co. Inc. 648 Beacon St. Boston 15, Mass. 5 Dennett
 - 10-12 Thompson, Harry B. + Dorothy L. 12 Dennett
 - 14-20 Statts, Louise B. 18 Dennett
 - 22-24 Dup
 - 26-28 Lohd, Russell H. 28 Dennett Dup
 - 30-32 O'Brien, John P. + Margaret M. 32 Dennett
 - 34-36 Dup
 - 38-40 King Vincent J. + Virginia B. 40 Dennett
 - 42-44 Whitman, Shelley M. 44 Dennett
 - 46-50 Bsgood, Adelaide S. 346 Stevens Ave

Raymond Rd

- 285-A-14-18 Dup
- 285-A-19 Dup
- 285-13-6 Thompson, Willie + Edna E. 23 Raymond Rd
- 285-13-7 Ashton, Lenwood E. + Helen E. 17 Raymond Rd
- 285-B-4-5 Linsequist, Carl + Evelyn 17 Raymond Rd
- 285-B-20 Larsen, Paul L. + Elizabeth 38 Raymond Rd
- 285-A-21 Pettingill, Ida M. 38 Raymond Rd

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Gulf Oil Corp.

LOCATION 869-879 Brighton Ave.

Date of Issue Aug. 24, 1956

This is to certify that the building, premises, or part thereof, at the above location, built ~~under~~ ^{under} ~~Permit No. 4530-454~~ ^{Permit No. 56/95}, 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

Entire

APPROVED OCCUPANCY

Service Station

Limiting conditions: Appeals sustained 1/13/56 and 5/4/56 provided service station use shall not be permitted more than 100' from the street line of Brighton Ave.

This certificate supersedes certificate issued

Approved:

W. E. Cartwright
Inspector

(Date)

W. A. M. Donald
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.

August 10, 1956

BP 869-879 Brighton Ave.,--Deficiencies in Service
Station preventing Certificate of Occupancy

Almonds Construction Co.
482 1/2 Congress St.
Gulf Oil Corporation
Engineering Department
31 St. James Ave.
Boston, Mass.
Mr. Robert C. Whitefield
497 Elm St.
Walden, Mass.

Copy to Mr. T. D. Henderson,
Supt. of Operations
601 Marlboro St.

Gentlemen:-

Upon investigation on August 9th of readiness of the new Gulf Station at 869-879 Brighton Ave. for final inspection preparatory to issuing Certificate of Occupancy, our field inspector found that the automatic shut-off valve required to be in the oil supply line at the point where it enters the building from the outside tank had not been provided and no remote control switch was installed so as to be operated. Consequently he could not approve and we cannot issue the Certificate of Occupancy required before the station may be lawfully occupied. None of these omissions was left at the job on July 29th, but through some oversight the equipment has not been provided.

It is important that these deficiencies be corrected and that you notify this office again for final inspection so that the required Certificate of Occupancy may be issued.

In making arrangements with your lessee of the station, it should be borne in mind that the Board of Appeals has attached a condition that the area of the lot, which is more than 100 feet from the Brighton Avenue street line (inside edge of public sidewalk), will not be used for any purpose except some purpose allowed in a Residence C Zone--this according to Gulf Oil statement signed by Division Manager H. H. Robinson on April 5th, and being a condition which will appear on the Certificate of Occupancy when we are able to issue it.

It is important to realize that failure to observe this condition would constitute violation of the Zoning Ordinance on the part of everyone concerned.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHD/G

P. S. Of course the need for the use of the heating device and consequently the safety provisions comes a long time off, here in the middle of August, but no reason is apparent why the job cannot be fully completed now as well as later.

April 26, 1956

AP 669-875 Brighton Avenue

Simonds Construction Co., Inc.
482 1/2 Congress Street

Copies to: Gulf Oil Corp.
31 St. James St.
Benjamin Thompson Esq.
85 Exchange St.

Gentlemen:-

In order that there may be no misunderstanding, we wish to repeat statement in paragraph #3 of our letter of January 26, 1956 sent with permit for construction of a service station at the above location to the effect that nothing in this permit or in the sustained appeal allows the service station use to occupy or to be extended to the adjoining lot at 877-879 Brighton Ave., corner of Kent Street, it being understood that Gulf Oil Corporation is to file a later appeal concerning the use of this adjoining lot. Thus, while the plot plan on file at time of issuance of permit and a revised one recently received show driveway approaches from Kent Street to the above mentioned lot, there has been no authorization as yet for their construction. Moreover, the driveway closer to the corner of Brighton Avenue and Kent Street is not shown in the location which has been approved by the City Traffic Engineer.

This matter is being called to the attention of all concerned in order to avoid work being done in excess of that authorized and to allow steps to be taken towards institution of appeal proceedings well in advance of the time planned for completion of the station.

Very truly yours,

Warren McDonald
Inspector of Buildings

WJS/O

SIMONDS CONSTRUCTION CO., INC.

GENERAL CONTRACTORS

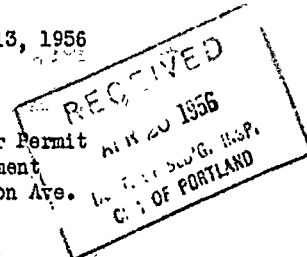
482 1/2 CONGRESS STREET

PORTLAND 3, MAINE

April 13, 1956

City of Portland, Maine
 Dept. of Building Inspection
 City Hall
 Portland, Maine

Re: Application for Permit
 Amendment
 869-305 Brighton Ave.



Gentlemen:

For your information, we have listed below all the changes to the Plans & Specifications for the above named project.

On the Station Plan, BDX-12,795, Rev. #1 revised ramps on all streets, showed existing tailor shop to be removed, and added additional blacktop and crushed stone paving in area of removed tailor shop. Rev. #2 changed over method of lighting yard and changed size of concrete mat over gasoline tanks. The lighting change involved now shows new floodlighting to be installed on Brighton Ave., new floodlights and pole with light assembly substituted for light standard and light assembly on Essex Street, and deleted sealed beam lights on front pump island.

On the Floor Plan, BDX-12,796, Rev. #1 lowered the toilet room ceilings to 8'-8" above floor, and revised method of sloping concrete floor to drain in G. x room.

Drawing #S-16,988 (Standard Details) now carries Rev. #17 and #18. However, both these revisions incorporated changes in toilet room tile as shown on new Drawing #BX-12,989, dated 4/4/56.

On the Heating Plan, BDX-12,550, Rev. #3 changed toilet room ducts for lowered toilet room ceiling.

On the Electrical Plan, BDX-12,527, Rev. #3 changed toilet room fixtures from pendent type to ceiling mounted circular fluorescent type, and Rev. #4 and #5 relocated telephone outlet.

The following Detail Drawings have been changed:

Drawing #BX-11,150, Rev. #21 covers the redesigning of the swing joint detail.

BX-11,151, Rev. #6 and BX-11,152, Rev. #5 are redesigned swing joint details.

Siphon Piping Arrangement Drawing #X-1,828 is now deleted and the new siphon Drawing #BX-12,910 substituted. This shows new installation method.

Concrete pads at fill boxes, Drawing #BX-12,343, has been revised to show a smaller concrete mat over the tanks.

Air Compressor Drawing GO-83, Rev. #1, shown addition of safety switch for 1 1/2 H. P. motors.

MONDS, PRESIDENT AND TREASURER

CHARLES A. SIMONDS, SECRETARY

SIMONDS CONSTRUCTION CO., INC.

GENERAL CONTRACTORS

482½ CONGRESS STREET
PORTLAND 3, MAINE

- 2 -

To: Dept of Bldg. Inspection

April 13, 1956

Shelving Drawing BX-12,627, Rev. #1, shows changed height of vertical standards.

Drawing BX-12,880 shows Typical Floodlight and Standard to be used for exterior lighting

We believe that the above listed items are the only changes to the original Drawings submitted at the time we applied for the permit.

Yours truly,
SIMONDS CONSTRUCTION CO., INC.


Charles A. Simonds

CAS/s

SIMONDS, PRESIDENT AND TREASURER

CHARLES A. SIMONDS, SECRETARY

SIMONDS CONSTRUCTION CO., INC.

GENERAL CONTRACTORS

402 1/2 CONGRESS STREET

PORTLAND 3, MAINE

April 13, 1956

RECEIVED

APR 13 1956

CITY OF PORTLAND

City of Portland, Maine
Dept. of Building Inspection
City Hall
Portland, Maine

Re: application for permit
Amendment
889-803 Brighton Ave.

Gentlemen:

For your information, we have listed below all the changes to the Plans & Specifications for the above named project.

On the Station Plan, BDX-12,795, Rev. #1 revised ramp on all streets, showed existing tailor shop to be removed, and added additional blacktop and crushed stone paving in area of removed tailor shop. Rev. #2 changed over method of lighting yard and changed size of concrete mat over gasoline tanks. The lighting change involved now shows new floodlighting to be installed on Brighton Ave., new floodlights and pole with light assembly substituted for light standard and light assembly on Essex Street, and deleted sealed beam lights on front pump island.

On the Floor Plan, FCX-12,796, Rev. #1 lowered the toilet room ceilings to 8'-8" above floor, and revised method of sloping concrete floor to drain in Gulfex room.

Drawing #S-16,988 (Standard Details) now carries Rev. #17 and #18. However, both these revisions incorporated changes in toilet room tile as shown on new Drawing #BX-12,988, dated 4/4/56.

On the Heating Plan, BDX-12,550, Rev. #3 changed toilet room ducts for lowered toilet room ceilings.

On the Electrical Plan, BDX-12,527, Rev. #3 changed toilet room fixtures from pendant type to ceiling mounted circular fluorescent type, and Rev. #4 and #5 relocated telephone outlet.

The following Detail Drawings have been changed:

Drawing #EX-11,150, Rev. #21 covers the redesigning of the swing joint detail.

BX-11,151, Rev. #6 and BX-11,152, Rev. #5 are redesigned swing joint details.

Siphon Piping Arrangement Drawing #X-1,828 is now deleted and the new siphon Drawing #BX-12,310 substituted. This shows new installation method.

Concrete pads at fill boxes, Drawing #BX-12,343, has been revised to show a smaller concrete mat over the tanks.

Air Compressor Drawing GO-83, Rev. #1, shows addition of safety switch for 1 1/2 H. P. motors.

