

279-281 COMMERCIAL STREET

SHAW-WALKER

Full cut # 9202R - Half cut # 9202R - Hand cut # 9202R - Full cut # 9202R



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

INSPECTION COPY

COMPLAINT NO. 65/31

Date Received May 25, 1965

Location
279 Commercial St.

Location 279 Commercial Street Use of Building Restaurant
Owner's name and address Fine State Beef Co., 20 York Street Telephone 774-5262
Tenant's name and address Dinner Hall, 279 Commercial St. Telephone _____
Complainant's name and address Isabel J. McDowell, Health Dept. Telephone _____
Description: Chimney in the rear bay. Diner says badly.

NOTES: Chimney sets on the ground; about 12' high. About 5' up in chimney is broken in the middle so it leans forward about a foot and a half at the top. New clearout door is needed. Chimney should be rebuilt.

5/25/65 - Letter to owner - AGP
6/10/65 - Building Dept. called owner - AGP
6/29/65 - Just the owner - called Fine State Beef Co. He told me that he didn't own the place anymore. That he had sold it to the city. He would take the place and he would demolish it. He would take the place and he would demolish it.

11/8/65 - Permit applied for to demolish

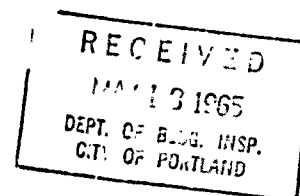
CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Albert J. Sears, Building Inspector
FROM: Mr. Neal D. McDowell, Chief Sanitarian
SUBJECT: Dinner Bell Diner - 279 Commercial Street

DATE: May 17, 1965

Would it be possible for your department to check the Dinner Bell Diner at 279 Commercial Street for structural defects that may be dangerous. One of our inspectors found that sills are rotted and that sills and foundations have dropped a considerable distance below their original position.

5/21/65 - Chimney on the rear wing East.
Sets on the ground. About 12' high. At 5' up chimney
is broken in the middle so it leans forward about
a foot or a half at the top. New chimney door
also needed. Chimney should be rebuilt.
Diner sags badly. Looks like it just sits
on the ground. No way to see under the diner
except for one place in the rear about 10'
long. Sill here is rotten. - Allan



FJ- A.A.S.- 6-10-65

Cplt. 65/31 - 279-281 Commercial St.

May 15, 1965

Dinner Bell Diner
279 Commercial Street
Fine State Reef Company
30 York Street

Gentlemen:

An inspector from this department reports that an outside masonry chimney serving the diner at the above named location is broken about 5 feet above the ground and is leaning forward about a foot and a half at the top. As authorized by Sections 14, 15 & 17 of Chapter 97, Revised Statutes of Maine (excerpt enclosed herewith), you are hereby directed to have made before June 10, 1965 such changes, repairs, or rebuilding as are necessary to correct this dangerous condition.

It appears that a rebuilding of the chimney is needed and, if it presently is not supported on a foundation extending at least four feet below grade, that one should be provided. A permit from this department is required for such work but nothing in this order is to be considered as preventing the taking of immediate steps without a permit to make safe temporarily any immediately dangerous conditions.

The inspector also reported that the building sags badly and that the sills appear to be rotted. It is necessary that investigation be made at once to determine the cause of this condition and to remedy it. It is hoped that we may have your cooperation in this matter so that further action by this department may not become necessary.

Very truly yours,

Albert J. Sears
Building Inspection Director

ALJ:sm

August 25, 1965

Mr. Stivis Tsoutsos
Dinner Bell Diner
279 Commercial Street
Portland, Maine

Dear Mr. Tsoutsos:

On August 23, 1965 a Sanitarian from this department made an evaluation inspection of your premises at 279 Commercial Street.

Normally, an evaluation inspection does not become a part of the official record of an establishment but the conditions found were grossly unsanitary. Specifically, these conditions were as follows:

1. Eggs were stored at room temperature.
2. Bacon was stored at room temperature.
3. Foods in refrigerators were not protected from contamination.
4. Cockroaches are infesting the premises.
5. Flies are infesting the premises.
6. Rats are infesting the outer premises as evidenced by rat holes in the foundation.
7. The counter sink is not trapped.
8. The counter sink is not adequate and of approved construction for utensil washing and sanitizing.
9. Approved methods are not being applied for washing and sanitizing of utensils.
10. Utensils are stored on the floor.
11. Utensils are stored in an uncleanable area.
12. Personnel's clothing (shoes on shelves in kitchen) is not stored properly.
13. Equipment is unclean.
14. Thermometers have not been provided for refrigerators or the dishwash sink.
15. Utensils are not of approved, easily cleanable construction (chipped enamelware).
16. Utensils are unclean.
17. Single service articles are not stored properly.
18. Garbage and rubbish are not stored in tightly covered, clean metal cans.

19. Adequate lighting has not been provided in all work areas.
20. Exterior doors and windows are not tight closing.
21. Screens and windows are very unclean.
22. Walls and ceilings are in need of cleaning and repair.
23. Floors are in need of cleaning and repair.
24. Fire extinguishers do not have hand coverings.
25. Toilet room floors and walls are in need of repair and cleaning.
26. The chimney is about to fall down.
27. The entire foundation is in such a state of disrepair that it must be considered a hazard to employees and customers.
28. Adequate filters and fan have not been provided for the kitchen exhaust hood.

Items 1 through 9 are considered to be of major public health importance and you should immediately proceed to correct them. Items 26 and 27 will be referred to the Department of Building Inspection. Items 19 and 28 must be corrected within three months. All other items should be corrected within two weeks.

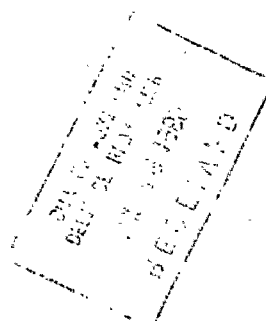
Another inspection will be made on or shortly after August 31, 1965. If this inspection reveals that all items have not been corrected, then this office may initiate legal action against you through our Corporation Counsel for failure to comply with the provisions of the code.

Sincerely,

Neal D. McDowell
Chief Sanitarian

NDM:nb

cc: Building Inspection





APPLICATION FOR PERMIT

1 INDUSTRIAL ZONE

Class of Building or Type of Structure

Metal

Portland, Maine, November 18, 1965

PERMIT ISSUED

NOV 18 1965

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 279 Commercial Street
Owner's name and address Stavis Tsoutsos, 279 Commercial St. Within Fire Limits? ☐ Dist. No.
Lessee's name and address The Dinner Bell, 279 Commercial St. Telephone
Contractor's name and address Harold Johnson, 1526 Commercial St. Telephone
Architect Telephone
Proposed use of building Restaurant Specifications Plans No. of sheets
Last use No. families
Material metal No. stories 1 Heat Style of roof No. families
Other buildings on same lot Roofing
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To demolish existing 1-story metal diner
Land to be left vacant

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

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

Details of New Work

Is any plumbing involved in this work? ☐ 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 Fire per foot Roof covering Kind of heat fuel
No. of chimneys Material of chimneys of lining Corner posts Sills
Framing Lumber-Kind Dressed or full size? Max. on centers
Size Girders Columns under girders Size
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? ☐ 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

Stavis Tsoutsos

Signature of owner By: Harold K Johnson

CS 331

INSPECTION COPY

APPROVED:

N. E. M.

NOTES

11-30-65 Removal
2nd floor level 900

Permit No. 651/1767
Location 279 Commercial
Owner Lewis & Clark
Date of permit 11/18/65
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 2-27-51

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 279 Commercial Street Use of Building Restaurant No. Stories 1 Building Existing
Name and address of owner of appliance Joseph Negrini, Sr.
Installer's name and address Portland Gas Light Company, Temple St., Telephone 2-8321

General Description of Work

To install Gas Fired Fryer

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From side or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner
Location of oil storage Number and capacity of tanks
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance kitchen Kind of fuel gas Type of floor beneath appliance wood
If wood, how protected? over 4' over 4'
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? existing If so, how vented?
If gas fired, how vented? to hood Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Hood already there, Hood equipt with fan and exhausted outside.
Fryer to be connected to existing range.
Bottom of burner is 18" 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:

2-28-51

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 Installer Portland Gas Light Company

W. E. Brown

NOTES

3-15/1 Head starting when present
 6:10 PM arrived here 9:10 PM
 according to Bureau

Room to be started 6:10 PM
 6:10 PM 6:10 PM in 6:10 PM
 a sandwich board started with
 out alone to show the range to be
 made.

wooden floor should have protection
 of carpets and metal in wooden floor
 in that part which range will occupy at the
 time.

Try to cut back range at window
 Range about 20 inches from rear wall
 which is painted and may be seen from
 the wall board.

metal support - 11' high from back
 of the air as a splash pan.

4' high steps on top, including 1' from
 burner ports at least 18" above
 floor.

Permit No. 211
 Location 219 Commercial St.
 Owner Joseph Spivak
 Date of permit 3/15/51
 Approved

At 279 Commercial Street-I
(Fryer)

March 2, 1951

Portland Gas Light Company
5 Temple Street
Mr. Joseph Negrini, Jr.
279 Commercial Street

Gentlemen:

Lack of necessary information as to clearances from combustible material on the Portland Gas Light Company application for permit to install a gas-fired fryer for Joseph Negrini at 279 Commercial Street and a number of other circumstances in the kitchen of the diner prevent us from issuing the permit.

Distances from the side and the back of the fryer to burnable material should be shown on the application, and these should be arrived at from the schedule of clearances sent to Mr. Morgan a week or ten days ago.

Our inspector received the impression that installation of the fryer is such a way as to come beneath the existing hood will mean relocation of the present range a couple of feet or so from its present location. If that is so then that relocation should be included in the application for this permit.

Our records indicate at the time that this diner was being altered and added to about 1940, that the range was installed by some party without a permit having been secured. Neither was any permit secured for the installation of the hood over the range and the ventilating fan. There is considerable doubt as to the hood and its ventilating duct and the ventilating fan being in compliance with Building Code standards, and since the range probably has to be relocated now and the new fryer is to be installed, it is necessary to get the entire situation cleared up by suitable information with applications for the necessary permits.

No doubt the Portland Gas Light Company has nothing to do with the installation or relocation of the hood, its duct or the ventilating fan. I am sure it would be of great help to the owner if they would cooperate with a ventilating engineer to get the entire matter straightened out as quickly as possible.

Mr. Morgan of the Portland Gas Light Company is aware from former correspondence and the information sent to him as to clearance from such hoods and such cooking appliances to combustible material, now all of the appliances should be arranged to satisfy the requirements of the Building Code. If the above information is correct, the Gas Company or whoever is to relocate the range should include that relocation in the application for the permit for the fryer, giving all the necessary information as to clearances from the back, ends and front of the range as well as of the fryer which is to be attached to it; also the clearance of the range above the wooden floor together with whether or not the range sets on legs and whether the space beneath the range is free and open and whether fire protection is required on the floor beneath the range and the fryer. Information should also be given as to whether or not the fryer sets on legs, how high the base frame of the fryer would be above the floor and whether or not the space beneath the fryer would be free and open.

A competent ventilation engineer or contractor should apply for the hood, duct and ventilation work, and should file a plan showing the location of the hood and the duct with relation to burnable material and how the duct is vented, including the ventilating fan built into the duct and in what location the duct will discharge. If the duct is to enter an existing chimney, show that and the fact that

Portland Gas Light Company
Mr. Joseph Magrini, Jr.

-2

March 2, 1951

no other appliances are connected to the same line. If the duct is to pass through the wall or the building or through the roof, show that detail in the plan with the required clearances, thimble etc.

Since the hood is to be ventilated by an exhaust fan, the hood is required to cover the entire assembly of range and fryer but is not required to project beyond the edges of the appliances. The edge of the hood must either be at least 18" from any burnable material around its edges or that clearance may be reduced to 6" if a sheet of no less than 26 gauge is spaced out at least one inch from the combustible material on non-burnable spacers, this sheet metal to extend from the top of the range and fryer to at least 6" above the top of the hood and to extend 6" beyond each end of the hood.

It will be seen, therefore, that the location of the hood will determine the location of the range and fryer.

It is unlawful of course to do any work at all toward installing the fryer or relocating the range until a permit from this department has been issued to the actual installer.

Very truly yours,

Harren McDonald
Inspector of Buildings

WHD/G



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Permit No.

ISSUED

Portland, Maine, September 20, 1940

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 279-241 Commercial Street Use of Building Restaurant No. Stories 1 NEW Existing "NO"
Name and address of owner of appliance Alexander J. Gigue
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas fired grille

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no If not, which story 1st Kind of Fuel gas
Material of supports of appliance (concrete floor or what kind) wood - 8" above counter
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 1'
from top of smoke pipe from front of appliance from sides or back of appliance
Size of chimney flue no enclosed burners Other connections to same flue

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?
Will operator be always in attendance? Type of oil feed (gravity or pressure)
Location oil storage No. and capacity of tanks
Will all tanks be more than seven feet from any flame? How many tanks fireproofed?
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of Installer

Portland Gas Light Co.

By Carl Morgan

Permit No. 40/1484

Location 279 Commercial St.

Owner Alexander J. Giguere

Date of Permit 10/1/40

Post Card sent

Notif. for inspection **INSPECTION NOT COMPLETED**

Approval Tag issued

Oil Burner Check List (date)

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTES

Inquiry File

February 8, 1936

Mr. Alexander J. Gingus,
266, Commercial Street
Portland, Maine

Dear Sir:-

Replying to your inquiry of February 5, 1936 concerning moving a diner, with its existing addition, from the southerly side of Commercial Street to a location at 275 Commercial Street on the northerly side, I have examined the structure and it is not legal for me to issue a permit for this re-location because the type of construction, especially of the existing addition, is not permitted by the Building Code within the limits of Fire District No. 1 where the proposed new location is.

At present the diner is located in Fire District No. 2 where the type of construction used is permissible.

If you could re-vamp the building so that it would not exceed 600 square feet in area, cover both inside and outside of the outside wall and the underside of the roof, except window and door openings, with sheet metal or other approved incombustible material; and if you would locate the building so that no part of it will be closer than 10 feet to any existing wooden building and no closer than five feet to any lot line or to any existing brick building, it would be possible for me to issue the permit.

If this matter is not entirely clear to you I shall be glad to go over it with you further.

Very truly yours,

McD/H

Inspector of Buildings

File: P. 36/153-I

March 4, 1936

Mr. Alexander J. Gingue,
266 Commercial Street,
Portland, Maine

Dear Sir:-

On March 3rd we issued to you a building permit covering certain changes to be accomplished at 275 Commercial Street.

I find that we have no plan which shows the final arrangements of the dining car, the new dining room and the new kitchen together with toilet facilities. It is necessary that we secure the approval of the Health Department and Restaurant Inspector before you go ahead with this work. For this reason please furnish a complete sketch to scale or in counters, booths, etc., the location and direction of swing of the outside doors and the location of the two toilet rooms and vestibules and their ventilation provision.

Will you be kind enough to have this sketch in my hands at least by Friday, March 6, 1936 and in the meantime refrain from starting any of the work other than perhaps demolishing some of the buildings that require demolishing?

Very truly yours,

McD/H

Inspector of Buildings



APPLICATION FOR PERMIT

PERMIT ISSUED

0159

Class of Building or Type of Structure Third Class

MAR 3 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, March 2, 1936

Supersedes application 2/29/36

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 275 Commercial Street

Ward 4

Within Fire Limits? yes

Dist. No. 1

Owner's or Lessee's name and address Alexander J. Gingue, 288 Commercial St.

Telephone

Contractor's name and address Ernest Levine, 90 Brackett Street

Telephone

Architect's name and address

Proposed use of building Diner

Other buildings on same lot

No. families

Plans filed as part of this application? yes

No. of sheets 1

Estimated cost \$ 450.

Fee \$.75

Description of Present Building to be Altered

Material metal-clad No. stories 1 Heat

Style of roof

Roofing metal

Last use Finer

No. families

To demolish existing addition approximately 7' x 20' on the rear of diner at 268 Commercial St.; to move diner which is 20' x 10' from 268 Commercial St. to above location; to build one story frame addition 22' x 5' at the end of diner in new location to be used for dining room; to build one story frame addition 17' x 10' on the rear of the diner; to build one outside brick chimney on the brickwork of the chimney is to be carried so as to pass through the outside wall of the building at the point where the smokepipe enters so as to obviate the need of carrying the smokepipe through the outside wall. Because the diner is to be moved from Fire Dist. No. 2 into Fire Dist. No. 1, both the existing diner in its new location and both additions thereto, since the exterior walls are and will be of frame construction, will have the cornices covered, and all exterior walls, except window and door openings, covered inside and outside with sheet metal. No part of the entire structure will be closer than ten (10) feet to any other building of frame construction. This permit includes demolishing a portion 75' x 15' of the existing long shed on the property at 275 Commercial Street. 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

Size, front 22' depth 5' Height average grade to top of plate

No. stories

Height average grade to highest point of roof 10'

To be erected on solid or filled land? filled earth or rock?

Material of foundation cedar posts Thickness, top

bottom

Material of underpinning

Height

Thickness

Kind of Roof flat Rise per foot 1" Roof covering metal

No. of chimneys outside - concrete pier foundation Material of chimneys brick

Kind of heat

Type of fuel

of lining tile

Corner posts 4 Sills 6x8 Girt or ledger board?

Is gas fitting involved?

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 2x8, 2nd _____, 3rd _____, roof 2x8

On centers: 1st floor 16", 2nd _____, 3rd _____, roof 16"

Maximum span: 1st floor 10', 2nd _____, 3rd _____, roof 10'

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 Alexander J. Gingue

Permit No. 361157

279-991 (Remedy & Co.)

Weekend & Single

3/2/30

pm, closing in

Final Noif.

Final Inspn.

Cert. of Occupancy issued

NOTES



GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, February 23, 1936

The undersigned hereby applies for a permit to ~~erect~~ alter install the following building structure or structures 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 175 Commercial Street Ward 4 Within Fire Limits? yes Dist. No. 1Owner's or Lessee's name and address Alexander J. Gingue, 206 Commercial St. Telephone 70Contractor's name and address Fred Davine, 60 Brackett St. Telephone _____

Architect's name and address _____

Proposed use of building Diner

Other buildings on same lot _____ No. families _____

Plans filed as part of this application? yes No. of sheets _____Estimated cost \$ 450. Fee \$.75

Description of Present Building to be Altered

Material metal-clad No. stories 1 Heat _____ Style of roof _____ Roofing metalLast use Diner No. families _____

General Description of New Work

To move diner 30' x 10' from 166 Commercial Street - demolishing existing addition on rear app 7' x 20'

To build one story frame addition 22' x 5' on end of diner for dining room and one story frame kitchen on rear of diner 17' x 10' for kitchen. All exterior exposed woodwork except window sashes and doors to be covered with metal as well as the inside of the outside walls.

To build one outside brick chimney - The brickwork of the chimney is to be corbelled so as to pass through the outside wall of the building at the point where the smoke pipe enters so as to obviate the need of carrying the smoke pipe through the outside wall.

To demolish existing shed on property app. 15' x 15'.

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

Size, front _____ depth _____ Height average grade to top of plate _____

To be erected on solid or filled land? filled earth or rock? 10'Material of foundation cedar posts Thickness top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof flat Rise per foot _____ Roof covering metalNo. of chimneys 1 outside - concrete pier foundation Material of chimneys brick of lining tile

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Corner posts 4x4 Sills 6x8 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 5 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2x8 2nd _____ 3rd _____ roof 2x8On centers: 1st floor 16" 2nd _____ 3rd _____ roof 16"Maximum span: 1st floor 10' 2nd _____ 3rd _____ roof 16'

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? noWill 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

Alexander J. Gingue

CHIEF OF FIRE DEPT.

62108

Permit No. 36/1597

22.5 Commercial St.
Dependa J. Giguere

No. of permit 3/3 6/8 9/1

No. in 4/14/36-1/31/37

Final Notif.

Final Inspection NOT COMPLETED

Cert. of Occupancy issued

NOTES

Item had not been
to be removed with
removed and replaced
A.C.P.

Decorative Hanging
130 Strand in front
3/12/36 - 15th row -
Noted. Reopening
attacked by Peilard
Quo (12) the permit
has fixed for water
leak with no
went installed by
Oscar St. Hansen
130 Strand in front
No hood over range
Very low ceiling
ceiling - A.C.P.

3/4/36 - Fetterline
4/14/36 - Melbury dense
back dense shrubbery
in mass of shrubbery
4/6/36 - Fetterline
4/14/36 - Melbury dense
back dense shrubbery
in mass of shrubbery

4/7/36 - 36d Mr.
Giguere that there
be O.K. to use all
the lumber on inside
of wall between
sheds. O.G.P.
4/7/36 - GT with notes

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION ~~1~~ 512

PERMIT ISSUED

MAY 2 1986

ZONING LOCATION PORTLAND, MAINE April 25, 1986

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 .. 279-309 Commercial Street Fire District #1 ☐ #2 ☐
1. Owner's name and address Cutler Associates - Worcester, Mass. Telephone
2. Lessor's name and address Telephone
3. Contractor's name and address Coastal Electrical - Box 90, West Bowdoin Telephone 353-4500
..... 04287 No. of sheets
Proposed use of building 62 apts. bldg. No. families
Last use bare No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 24,000

FIELD INSPECTOR—Mr.
@ 775-5451

Appeal Fees \$
Base Fee 140.00 ..
Late Fee
TOTAL \$

TO install fire alarm system to serve entire
62 unit apt building, as per plans.
6 sheets of plans.

Stamp of Special Conditions

send permit of # 3

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? ..no..... Is any electrical work involved in this work? yes....
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 habitual? ed in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER
ZONING
BUILDING CODE
Fire Dept.:
Health Dept.:
Others:

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 Applicant

Phone # same

Type Name of above Thomas Card for
Coastal Electrical

Other
and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 287-309 Commercial Street

Issued to *Hamden Realty*

Date of Issue *February 20, 1987*

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. *87-04*, 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

1st floor

APPROVED OCCUPANCY

offices

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

2/20/87 *Kathleen E. Taylor*
(Date) Inspector

[Signature]
Inspector of Buildings

aa
returned to
owner

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.