

110-118 CONGRESS STREET

Date  
Issued **9-7-79**  
Portland Plumbing Inspector

By **ERNOLD R. GOODWIN**

App. First Insp. **1979**

Date

By

App. Final Insp.

Date

By

Type of Bldg.

- ☒ Commercial  
☐ Residential  
☐ Single  
☐ Multi Family  
☐ New Construction  
☐ Remodeling

# PERMIT TO INSTALL PLUMBING

Address **118 Congress Street** PERMIT NUMBER **1941**

Installation For **one family**

Owner of Bldg.: **Step & Go**

Owner's Address: **same**

Plumber: **Richard E. Walz**

Date:

**541 Washington Ave.**

NO. **9-7-79**

NEW

REPL

**xx**

SINKS

LAVATORIES

TOILETS

EAT TUBS

SHOWERS

DRAINS FLOOR SURFACE

HOT WATER TANKS

TANKLESS WATER HEATERS

GARBAGE DISPOSALS

SEPTIC TANKS

HOUSE SEWERS

ROOF LEADERS

AUTOMATIC WASHERS

DISHWASHERS

OTHER

**base fee**

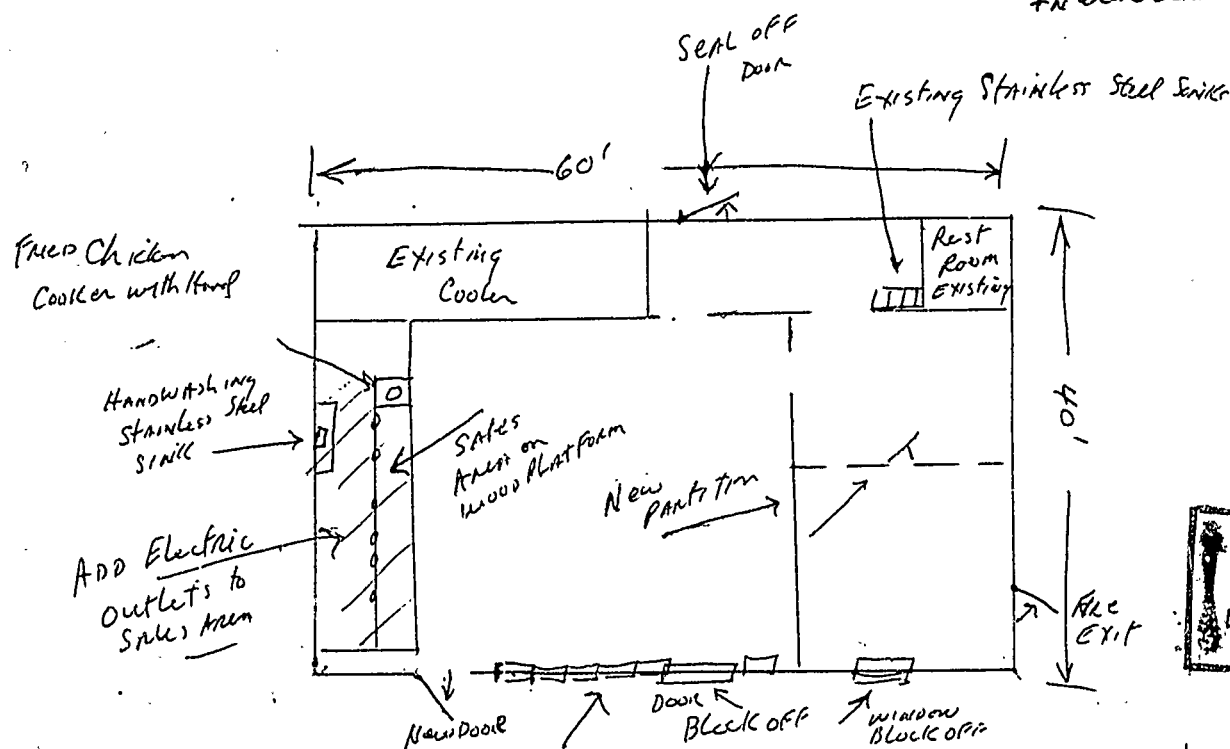
**3.00**

TOTAL

**\$1.00**

Building and Inspection Services Dept.: Plumbing Inspection

FLOOR PLAN FOR  
 STOP-N-GO  
 AT 118 CONGRESS ST  
 PORTLAND, MAINE  
 BLOCK BUILDING  
 INTERIOR WALLS - NOW SUPPORTING



MAKE WINDOW APPROX. 40" X 36" - HEXAN. REUSE / BLOCK UP PART OF OLD WINDOWS.



# APPLICATION FOR PERMIT

PERMIT ISSUED  
SEP 4 1979  
CITY of PORTLAND

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION ..... 0761  
ZONING LOCATION ..... PORTLAND, MAINE, Sept. 4, 1979

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

LOCATION 118 Congress Street  
1. Owner's name and address Convenience Food Stores Fire District #1 ☐ #2 ☐  
2. Lessee's name and address Shop & Go of Maine Inc. Telephone 324-7363  
3. Contractor's name and address Northern Co. - Auburn, Me. Sanford, Me. 04073 Telephone 829-3148  
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....  
Proposed use of building Convenience food stores No. families .....  
Last use same No. stories ..... Heat ..... Style of roof ..... Roofing .....  
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
Other buildings on same lot .....  
Estimated contractual cost \$ 12,000 Fee \$ 55.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION  
This application is for: @ 775-5451  
Dwelling Ext. 234  
Garage .....  
Masonry Bldg. ....  
Metal Bldg. ....  
Alterations .....  
Demolitions .....  
Change of Use .....  
Other .....  
To make alterations to already existing food store to be used as food store no structural changes, as per plans 1 sheet of plans.  
Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☒ 3 ☐ 4 ☐  
Other: .....

## DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....  
Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....  
Has septic tank notice been sent? ..... Form notice sent? .....  
Height average grade to top of plate ..... Height average grade to highest point of roof .....  
Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
Kind of roof ..... Rise per foot ..... Roof covering .....  
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
Studs (outside wall 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 GAPAGE

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.: .....  
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 ..... Phone # same  
Type Name of above Shop & Go of Maine Inc. 1 ☐ 2 ☒ 3 ☐ 4 ☐  
Other .....  
and Address .....

FIELD INSPECTOR'S COPY

# NOTES

Dec 12/79 Completed

Permit No. 79/761

Location

118 Connaught Ave

Owner

Connaught Hotel

Date of permit

9-1-79

Approved

11

Convenience Food Stores

Convenience Food Stores

To make alterations to already existing structure, the following structural changes are required:

118 Congress Street

April 25, 1972

Autotronic Systems, Inc.  
66 Montrose Avenue

Gentlemen:

Permit to install two 10,000 gasoline tanks and two electric pumps is issued herewith subject to the stipulations as set forth in the memo to Mr. R. Lovell Brown, Director of Building & Inspection Services Department by Mr. Samuel Gerber Captain of the Fire Prevention Bureau. (copy of memo enclosed)

Please be guided accordingly.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:m

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

To: Mr. R. Lovell Brown, Director of Building Inspection

DATE: April 24, 72

FROM: Samuel Gerber, Captain - Fire Prevention Bureau

SUBJECT: Report of a discussion concerning plans for self-service gasoline stations.

A meeting was held at Central Fire Station on Thursday, April 13, 1972, concerning the self-service gasoline operations at two proposed new locations: one at 118 Congress St. and the other at 48 Allen Ave., to be operated in conjunction with self-service grocery stores.

Representing the self-service gasoline dispensing systems was a Mr. J.C. Farnsworth, District Sales Manager of the Autotronic Systems, Inc., Long Island, New York, Mr. Richard W. Tuttle, Sales Representative of Gould Equipment Company, Portland, Maine, and a retired Fire Chief of the Providence, R.I. Fire Department.

Representing the Portland Fire Department was Chief Joseph R. Cremona, Deputy Chief Clement O. Dodd, District Chiefs John J. Flynn and Stephen G. Hasson, and Captain Samuel Gerber.

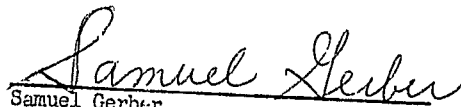
Inspector Woodbury H. Ridley of the State Fire Prevention Division was the representative for the State of Maine.

At this meeting the Fire Department representatives indicated that the Portland Fire Department is in the process of updating their Fire Prevention Code. The amended code does not allow dual function of the operator.

The representatives of the self-service gasoline dispensing systems explained that the console room would be manned by a cashier whose primary function would be to operate the cash register for store customers. A secondary function would be to dispense gasoline. The Fire Department officials indicated very strongly that the cashier's attention could be easily distracted from any possible gasoline operation, due to the dual function.

Our experience in existing self-service gasoline locations has revealed that the attendant was not in the console room at all times when a customer was at the self-service gasoline pump. It was explained to the self-service gasoline representatives that the Portland Fire Department was not satisfied with the operation of the existing self-service gasoline dispensing stations, and when present gasoline licenses expire at the end of the year, they may not be renewed.

The representatives of the self-service gasoline stations assured the Portland Fire Department that they understand the problem and that they will abide by our regulations. They were also given to understand that any violations of the requirements would mean a refusal to renew gasoline licenses as they expire. The representatives have agreed to these conditions and these permits are approved subject to such conditions.

  
Samuel Gerber  
Captain  
Fire Prevention Bureau

SG/j





# APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, April 19, 1972

PERMIT ISSUED

APR 26 1972  
0431

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 118 Congress St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Autotronic Systems, Inc., 66 Montrose St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address To be decided Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 10.00

## General Description of New Work

To install two -10,000 <sup>gal.</sup> gas. tanks and two electric pumps.

To be buried 3' below grade, bears Underwriter's seal, covered with a sphaltum  
If location is subject to water problems must be anchored.

Sent to Fire Dept. 4/19/72  
Rec'd from Fire Dept. 4/25/72

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**

owner

## Details of New Work

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

Eric C. O'Neill 4-25-72  
O.K. E.B. 4/25/72

PERMIT ISSUED  
WITH LETTER

INSPECTION COPY

Signature of owner

By:

Autotronics Systems  
Alexander Hutchison

## 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

NOTES

6/6/72

Not started

7/1

5/18/73

Same

7/1

7/3/73

Nothing started

Permit No. 72/0451

Location 118 Congress St

Owner Autotronic Systems

Date of permit 4/26/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

7/17/73

118 Congress St.

Nov. 4, 1968

Portland Sign Company  
1832 Forest Avenue

cc to: Columbia Super Market  
Pine Tree Shopping Center  
1100 Brighton Avenue

Gentlemen:

We are processing your sign for above address but will require a statement of design by a qualified person as to strength of sign frame in respect to wind and overturning moment of footing.

Very truly yours,

R. Lovell Brown  
Director of Building Inspection

RLB:m

enc.- statement of design



# APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine

April 19, 1972

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 specification:

Location 118 Congress St. Within Fire Limits?            Dist. No.             
Owner's name and address Autotronic Systems, Inc., 66 Montrose St. Telephone             
Lessee's name and address            Telephone             
Contractor's name and address To be decided Telephone             
Architect            Specifications            Plans yes No. of sheets 1  
Proposed use of building            No. families             
Last use            No. families             
Material            No. stories            Heat            Style of roof            Roofing             
Other buildings on same lot             
Estimated cost \$            Fee \$ 10.00

## General Description of New Work

To install two -10,000 gas. tanks and two electric pumps.

To be buried 3' below grade, bears Underwriter's seal, covered with a asphaltum  
If location is subject to water problems must be anchored.

*Duplicate* *Refused*  
*5/12/72*  
*4/19/72*  
Sent to Fire Dept.             
Rec'd from Fire Dept.           

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** owner

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

## If a Garage

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

APPROVED:

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

Autotronics Systems

CS 301

FILE COPY

Signature of owner

By:

*Alexander Hutcheon* 774-04184

CITY OF PORTLAND  
DEPARTMENT OF PUBLIC WORKS  
DEMOLITION OF BUILDINGS

A building will be demolished at # 110 Congress street  
on July 16, 1971.  
The Contractor is G L Nichols.

7/16/71 The Contractor and the Sewer Division have been notified of  
sealing the House Drain before the building is demolished.

DEPARTMENT OF PUBLIC WORKS

LEE S. TOWNSEND

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

July 14, 1971

Mr. G. L. Nichols,  
44 Belfield St.

Dear Mr. Nichols:

With relation to permit applied for to demolish a building or portion of building at 110 Congress Street it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

R. Lovell Brown  
Director

h

Eradication of this building has been completed.

RECEIVED

JUL 16 1971

DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

*R. Lovell Brown*

Contractor: G. L. Nichols

July 14, 1972

Inspection this date revealed NO rodent activity.

Units: Laundries Mat

*F. J. Graff*  
F. J. Graff.



# APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_

Portland, Maine, July 14, 1971

PERMIT ISSUED

JUL 16 1971

852  
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 110 Congress Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Harold Kroot, 11 Myer Rd. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address G.L. Nichols, 44 Belfield St. Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use \_\_\_\_\_ Laundrette No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 10.00

## General Description of New Work

To demolish existing 1-story frame building (laundramat)

Sewer to be closed under supervision of Public Works Dept.

Sent to Health Dept. 7/14/71

Rec'd from Health Dept. 7/16/71

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

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing Lumber—Kind \_\_\_\_\_; Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in 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

Harold Kroot

CS 301

INSPECTION COPY

By: \_\_\_\_\_  
Signature of owner

Permit No. 71/852  
Location 110 Congress St  
Owner Harold K. Root  
Date of permit 7/16/71  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn.  
Cert. of Occupancy issued  
Staking Out Notice  
Form Check Notice

NOTES

11/2/71  
Amplified  
71

*[The remaining lined area of the page contains a large handwritten 'X' and a curved line, indicating it is unused or crossed out.]*



File

118 Congress St.

April 1, 1969

Columbia Market, Inc.  
Pine Tree Shopping Center  
1020 Brighton Avenue

cc to: Germani Construction Company  
15 Bradley Street

Gentlemen:

Referring to our letter of Oct. 8, 1968 it was noted that the parking lot where the required bumper guards or guard curbs as required by the Zoning Ordinance had not been provided.

Has this situation changed, and if it has not, please inform us as to when we may expect this work to be completed so that the certificate of occupancy required by law may be issued.

Very truly yours,

Earle S. Smith  
Plan Examiner I

ESS:m

4/3/69

Earle -

I don't think we can require that bumper  
I am guessing but I think he is having parking  
against the building only; if that is the  
case he is O.K. we will have to check  
the plans to be sure. — Colleen

— A —

Germani is to give us a letter &  
sketch showing existing parking arrangements

CITY OF PORTLAND, MAINE  
Application for Permit to Install Wires

Permit No. 57442  
Issued 12/19/68  
Portland, Maine Dec. 19, 1968

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 Columbia Bank Tel. \_\_\_\_\_  
Contractor's Name and Address 118 Angus St. Portland Tel. 774-6880  
Location 118 Angus St. Portland

Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Use of Building Store  
Description of Wiring: New Work \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories 1  
Additions \_\_\_\_\_ Alterations \_\_\_\_\_

Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_  
No. Light Outlets \_\_\_\_\_ Plugs \_\_\_\_\_ Light Circuits \_\_\_\_\_ Plug Circuits \_\_\_\_\_

FIXTURES: No. \_\_\_\_\_ Fluor. or Strip Lighting (No. feet) \_\_\_\_\_  
SERVICE: Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Underground \_\_\_\_\_ No. of Wires 73 Size 4/0 alum.  
METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters \_\_\_\_\_

MOTORS: Number \_\_\_\_\_ Phase \_\_\_\_\_ H. P. \_\_\_\_\_ Amps \_\_\_\_\_ Volts \_\_\_\_\_ Starter \_\_\_\_\_  
HEATING UNITS: Domestic (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
Commercial (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
Electric Heat (No. of Rooms) \_\_\_\_\_

APPLIANCES: No. Ranges \_\_\_\_\_ Watts \_\_\_\_\_ Brand Feeds (Size and No.) \_\_\_\_\_  
Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_  
Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_

Transformers \_\_\_\_\_ Air Conditioners (No. Units) \_\_\_\_\_ Signs (No. Units) \_\_\_\_\_  
Will commence \_\_\_\_\_ 19 \_\_\_\_\_ Ready to cover in \_\_\_\_\_ 19 \_\_\_\_\_ Inspection \_\_\_\_\_ 19 \_\_\_\_\_  
Amount of Fee \$ 2.00

Signed [Signature]

DO NOT WRITE BELOW THIS LINE

ICE \_\_\_\_\_ METER \_\_\_\_\_ GROUND \_\_\_\_\_  
1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_ 4 \_\_\_\_\_ 5 \_\_\_\_\_ 6 \_\_\_\_\_  
7 \_\_\_\_\_ 8 \_\_\_\_\_ 9 \_\_\_\_\_ 10 \_\_\_\_\_ 11 \_\_\_\_\_ 12 \_\_\_\_\_  
S: \_\_\_\_\_

INSPECTED BY [Signature]  
(OVER)

LOCATION Congress ST 118  
 INSPECTION DATE 12/23/68  
 WORK COMPLETED 12/23/68  
 TOTAL NO. INSPECTIONS 1  
 REMARKS:

**FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963**

<b>WIRING</b>	
1 to 30 Outlets .....	\$ 2.00
31 to 60 Outlets .....	3.00
Over 60 Outlets, each Outlet .....	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
<b>SERVICES</b>	
Single Phase .....	2.00
Three Phase .....	4.00
<b>MOTORS</b>	
Not exceeding 50 H.P. ....	3.00
Over 50 H.P. ....	4.00
<b>HEATING UNITS</b>	
Domestic (Oil) ....	2.00
Commercial (Oil) ....	4.00
Electric Heat (Each Room) ....	.75
<b>APPLIANCES</b>	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit .....	1.50
<b>MISCELLANEOUS</b>	
Temporary Service, Single Phase .....	1.00
Temporary Service, Three Phase .....	2.00
Circuses, Carnivals, Fairs, etc. ....	10.00
Meters, relocate .....	1.00
Distribution Cabinet or Panel, per unit .....	1.00
Transformers, per unit .....	2.00
Air Conditioners, per unit .....	2.00
Signs, per unit .....	2.00
<b>ADDITIONS</b>	
5 Outlets, or less .....	1.00
Over 5 Outlets, Regular Wiring Rates	

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

415 p2 11/11/68  
Granted 10/31/68  
68/86

VARIANCE APPEAL

Bantam Realty Co., owner of property at 110-118 Congress Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: erection of a double-faced detached pole sign 4' x 6' with the top 14' above the ground. This permit is presently not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where, under the provisions of Section 602.16.4.a of the Ordinance a detached sign is not allowable.

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

Bantam Realty Co.  
By: Donald H. Shuster  
APPELLANT

DECISION

After public hearing held October 31, 1968, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

W. B. Kuczkowski  
Therese M. Shuster  
Joseph L. Bragg  
BOARD OF APPEALS

DATE: October 31, 1968

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Bantam Realty Co.

AT 110-118 Congress Street

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

BOARD OF APPEALS

~~xFranklinxGxxHinskinsx~~W.B. Kirkpatrick  
Ralph L. Young  
Harry M. Schwartz

	YES	VOTE	NO
	(x)		( )
	(x)		( )
	(x)		( )

Record of Hearing

Opposed:

Alice Little - 81 Congress Street

A.P.- 110-118 Congress Street  
corner 97-103 St. Lawrence St.

Oct. 9, 1968

Bantam Realty Co.  
Fine Tree Shopping Center  
1100 Brighton Avenue

cc to: Portland Sign Co., 1832 Forest Avenue  
cc to: Corporation Counsel

Gentlemen:

Building permit to erect a double-faced detached pole sign 4' x 6' with the top 14' above the ground on the premises at the above named location is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where, under the provisions of Section 602.16.4.a of the Ordinance, a detached sign is not allowable.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$25.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule  
Assistant Director of Building Inspection

AA3:m

October 28, 1968

Bantam Realty Co.  
1100 Brighton Ave.

cc: Portland Sign Co.  
1832 Forest Ave.

Gentlemen:

October 31, 1968

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 21, 1968

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 31, 1968, at 4:00 p.m. to hear the appeal of Bantam Realty Co. requesting an exception to the Zoning Ordinance to permit erection of a double-faced detached pole sign 4' x 6' with the top 14' above the ground at 110-118 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where, under the provisions of Section 602.16.4.a of the Ordinance a detached sign is not allowable.

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

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

BOARD OF APPEALS

Franklin C. Hinckley

Chairman

h



118 Congress St.

16-D-2

10/7/68

Ed

ATLANTIC ST.

CONGRESS ST.

Location  
of sign



A.P.- 110-118 Congress Street  
corner 97-103 St. Lawrence St.

Oct. 9, 1968

Bantum Realty Co.  
Pine Tree Shopping Center  
1100 Brighton Avenue

cc to: Portland Sign Co., 1832 Forest Avenue  
cc to: Corporation Counsel

Gentlemen:

Building permit to erect a double-faced detached pole sign 4' x 6' with the top 14' above the ground on the premises at the above named location is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where, under the provisions of Section 602.16.4.a of the Ordinance, a detached sign is not allowable.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule  
Assistant Director of Building Inspection

AAG:m



B1 BUSINESS ZONE

## APPLICATION FOR PERMIT

Class of Building or Type of Structure

Sign

Portland, Maine,

October 7, 1968

PERMIT ISSUED  
1270

DEC 6 1968

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 118 Congress St.

Within Fire Limits? \_\_\_\_\_

Dist. No. \_\_\_\_\_

Owner's name and address Columbia Super-Market, Pine Tree Shopping CenterBrighton Ave.

Telephone \_\_\_\_\_

Lessee's name and address \_\_\_\_\_

Contractor's name and address Portland Sign Company, 1832 Forest Ave.

Telephone \_\_\_\_\_

Architect \_\_\_\_\_

Specifications \_\_\_\_\_

Plans yesTelephone 797-4714

Proposed use of building \_\_\_\_\_

No. of sheets 1

Last use \_\_\_\_\_

No. families 1

Material \_\_\_\_\_

No. stories \_\_\_\_\_

Heat \_\_\_\_\_

Style of roof \_\_\_\_\_

No. families \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Roofing \_\_\_\_\_

Estimated cost \$ \_\_\_\_\_

Fee \$ 2.00

## General Description of New Work

To erect (1)-double-faced detached pole sign 4' x 6' as per plan (steady lighting)

Appeal sustained 10/31/68

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

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_

Is any electrical work involved in this work? \_\_\_\_\_

Is connection to be made to public sewer? \_\_\_\_\_

If not, what is proposed for sewage? \_\_\_\_\_

Has septic tank notice been sent? \_\_\_\_\_

Form notice sent? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_

Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_

No. stories \_\_\_\_\_

solid or filled land? \_\_\_\_\_

earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_

Thickness, top \_\_\_\_\_

bottom \_\_\_\_\_

cellar \_\_\_\_\_

Kind of roof \_\_\_\_\_

Rise per foot \_\_\_\_\_

Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_

Material of chimneys \_\_\_\_\_

of lining \_\_\_\_\_

Kind of heat \_\_\_\_\_

fuel \_\_\_\_\_

Framing Lumber—Kind \_\_\_\_\_

Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_

Sills \_\_\_\_\_

Size Girder \_\_\_\_\_

Columns under girders \_\_\_\_\_

Size \_\_\_\_\_

Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in 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:

9.11-12/6/68 - Allen

## Miscellaneous

Will work require disturbing of any 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

Portland Sign Company

[Signature]

CS 301

INSPECTION COPY

Signature of owner by:

NOTES

12/13/68 - Foundation - G.H. -  
O.H.

Permit No. 68/1270

Location 118 Longview St.

Owner Calumet & Fingerprint Co.

Date of permit 12/16/68

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE  
Application for Permit to Install Wires

Permit No. 57118  
Issued 8/23/68  
Portland, Maine Aug 27, 1968

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 Columbia Park Tel. \_\_\_\_\_  
Contractor's Name and Address Frank Electric Tel. 772-6820  
Location 118 Congress St Use of Building Store  
Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories 1  
Description of Wiring: New Work ☒ Additions \_\_\_\_\_ Alterations \_\_\_\_\_  
Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_  
No. Light Outlets 13 Plugs \_\_\_\_\_ Light Circuits \_\_\_\_\_ Plug Circuits \_\_\_\_\_  
FIXTURES: No. 42 Fluor. or Strip Lighting (No. feet) \_\_\_\_\_  
SERVICE: Pipe ☒ Cable \_\_\_\_\_ Underground \_\_\_\_\_ No. of Wires 4 Size 3/0  
METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters \_\_\_\_\_  
MOTORS: Number \_\_\_\_\_ Phase 3 H. P. 5 Amps \_\_\_\_\_ Volts 208 Starter \_\_\_\_\_  
HEATING UNITS: Domestic (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
Commercial (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
Electric Heat (No. of Rooms) \_\_\_\_\_  
APPLIANCES: No. Ranges \_\_\_\_\_ Watts \_\_\_\_\_ Brand Feeds (Size and No.) \_\_\_\_\_  
Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_  
Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_  
Transformers \_\_\_\_\_ Air Conditioners (No. Units) \_\_\_\_\_ Signs (No. Units) \_\_\_\_\_  
Will commence \_\_\_\_\_ 19\_\_\_\_ Ready to cover in \_\_\_\_\_ 19\_\_\_\_ Inspection \_\_\_\_\_ 19\_\_\_\_  
Amount of Fee \$ 7.00

Signed Anthony B. Fabel

DO NOT WRITE BELOW THIS LINE

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

INSPECTED BY FW Herpin  
(OVER)

LOCATION *Congress St. 118*  
 INSPECTION DATE *7/6/68*  
 WORK COMPLETED *7/6/68*  
 TOTAL NO. INSPECTIONS *1*  
 REMARKS:

### FEEs FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

#### WIRING

1 to 30 Outlets .....	\$ 2.00
31 to 60 Outlets .....	3.00
Over 60 Outlets, each Outlet .....	.05
(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, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit .....	1.50
---	------

#### MISCELLANEOUS

Temporary Service, Single Phase .....	1.00
Temporary Service, Three Phase .....	2.00
Circuses, Carnivals, Fairs, etc. ....	10.00
Meters, relocate .....	1.00
Distribution Cabinet or Panel, per unit .....	1.00
Transformers, per unit .....	2.00
Air Conditioners, per unit .....	2.00
Signs, per unit .....	2.00

#### ADDITIONS

5 Outlets, or less .....	1.00
Over 5 Outlets, Regular Wiring Rates	

# PERMIT TO INSTALL PLUMBING

Date  
Issued **7/25/68**  
Portland Plumbing Inspector  
By **ERNOLD R. GOODWIN**

App. First Insp.  
Date **JUL 26 1968**  
By **ERNOLO R. GOODWIN**

CHIEF PLUMBING INSPECTOR  
App. Final Insp.  
Date ... **SEP 1 1958** ...  
By . . . **ERNOLO R. GOODWIN**  
CHIEF PLUMBING INSPECTOR  
Type of Bldg.

- ☐ Commercial  
☐ Residential  
☐ Single  
☐ Multi Family  
☐ New Construction  
☐ Remodeling

Address \_\_\_\_\_ PERMIT NUMBER 18538

Installation For. **118 Congress Street,**

Owner of Bldg.: ~~Easton Market~~

Owner's Address: **Columbia Markets**

Plumber: Pine Tree Shopping Center:

NEW REPL. ~~James L. Burkett~~

NO 7/25/66

[illegible]

TOTAL	6	10.60
-------	---	-------

Building and Inspection Services Dept.; Plumbing Inspection.



A.P.- 118 Congress Street

May 27, 1968

Gerardi Construction Company  
15 Bradley Street

cc to: Columbia Market, Inc.  
Fine Tree Shopping Center  
1020 Brighton Avenue

Gentlemen:

Permit to construct 1-story masonry block store, 40' x 60' as per plans is being issued subject to plans received with application and in compliance with Zoning Ordinance and Building Code restrictions as follows:

1. Surfacing of parking area is to be graded so that water will not drain over sidewalk or streets.
2. All parking closer than 5 feet from the street line will require bumper guards of adequate strength with the top of this guard at least 20 inches in height. Parking closer than 10 feet to the street line requires a continuous guard curb, rectangular in cross-section and at least six inches in height and permanently anchored, shall be provided and maintained at least five feet from the street line between such off-street parking and that part of the street line involved.
3. If Door number 3 on the plans is not to be equipped with anti-panic hardware, the door shall be so equipped that all fastenings which would keep the door from opening will be released instantly, without special knowledge or ability, merely by turning the customary knob or by pressure on a plate or lever.
4. Laminated beam shall be anchored to the masonry walls with metal anchors.
5. The stone veneer will need to be tied to the wood framing by metal wall ties spaced not more than 16 inches on centers at every fifth course of brick. Ties shall be crimped or corrugated galvanized metal weighing 48 pounds per thousand for a 7/8 inch wide tie 7 inches long or the 22 gauge tie of the same size. Use of two ties nested one on top of the other at each location is required. A single 16 gauge tie or better may be used.
6. Separate permit is required for the heat to be applied for by the actual installer.
7. Toilet room shall be vented as required by the plumbing inspector.

Very truly yours,

A. Allan Soule  
Acting Deputy Director of  
Building & Inspection Services

AAS:m



E1 BUSINESS ZONE

## APPLICATION FOR PERMIT

Class of Building or Type of Structure MasonryPortland, Maine, May 20 1968

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 118 Congress Street

Owner's name and address Columbia Market Inc., Pine Tree Shopping Center Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address Germani Construction Co., 15 Bradley St. Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Telephone 7 72-628

Proposed use of building \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 8

Last use \_\_\_\_\_ No. families \_\_\_\_\_

Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ No. families \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_ Roofing \_\_\_\_\_

Estimated cost \$35,000.

## General Description of New Work

Fee \$ 70.00

To construct 1-story concrete block store 40'x60' as per plan

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

## Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes

Is connection to be made to public sewer? yes If not, what is proposed for sewage? \_\_\_\_\_

Has septic-tank notice been sent? \_\_\_\_\_ Form notice sent? yes

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? 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

Columbia Market Inc.  
Germani Construction Co.

PROVED:

11-5127/68-906 4/11/68

INSPECTION COPY

Signature of owner By: Louis D. Germani

NOTES

6/17/68 - MO work started  
E.S.S.

6/20/68 - Fly inspection  
made. E.S.S.

7/5/68 - Told Venable  
to use "6 2 123"  
for brick to blocks.  
E.S.S.

7/22/68 - Up about  
8-10 ft with masonry  
walls. E.S.S.

8/23/68 - Walls done -  
now on - moving in  
equipment. E.S.S.

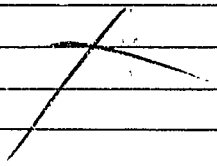
9-16-68 Bldg  
Completed E.S.S.

Parking guards  
not provided

Trying to buy 25'  
of rear lot for  
parking E.S.S.

2/19/69 - Same E.S.S.

5/23/69 - It is an  
understanding that  
parking is to be  
no closer than 10'  
to street line. E.S.S.



Permit No. 58/510  
 Location 118 Bureau St.  
 Owner Alameda Medical Soc.  
 Date of permit 5/17/68  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy Issued  
 Staking Out Notice  
 Form Check Notice

118 Congress St.

April 1, 1969

Columbia Market, Inc.  
Pine Tree Shopping Center  
1020 Brighton Avenue

cc to: Germani Construction Company.  
15 Bradley Street

Gentlemen:

Referring to our letter of Oct. 8, 1968 it was noted that the parking lot where the required bumper guards or guard curbs as required by the Zoning Ordinance had not been provided.

Has this situation changed, and if it has not, please inform us as to when we may expect this work to be completed so that the certificate of occupancy required by law may be issued.

Very truly yours,

Earle S. Smith  
Plan Examiner I

ESS:m

118 Congress St.

Oct. 8, 1968

Columbia Market, Inc.  
Pine Tree Shopping Center  
1020 Brighton Avenue

cc to: Germani Construction Company  
15 Bradley Street

Gentlemen:

On inspection of the above job on Oct. 2, 1968 our inspector reports the following omission which prevents us from issuing the certificate of occupancy - required by law to be in possession of the owner before the building may be lawfully occupied;

Bumper guards or guard curbs as required by the Zoning Ordinance have not been provided. See our letter to you of May 27, 1968, paragraph 2. In this letter we stated the following: "All parking closer than 5' from the street line will require bumper guards of adequate strength with the top of this guard at least a continuous guard curb, rectangular in cross-section and at least six inches in height permanently anchored, shall be provided and maintained at least 5 feet from the street line between such off-street parking and that part of the street line involved. Parking on the plot plan submitted with the original application shows parking being located less than 1 foot from the street line. It is important that correction of this condition be made before October 28, 1968 and notification given this office for readiness for another inspection.

If additional information relating to the above is desired, please phone the Assistant Director, A. Allan Soule, at 774-8221, extension 234, any weekday but Saturday.

Very truly yours,

A. Allan Soule  
Assistant Director of Building Inspection

AAS:m

CHECK LIST FOR  
OTHER THAN 3rd CLASS

MARK EVERY SPACE

V-OK  
X-Incorrect  
O-Not applying

JOB LOCATION \_\_\_\_\_

Location and Form Check

- Set back of building on adjoining lots, if any
- Corner or Interior lot?
- Check shape of lot.
- Lay of land and soil conditions.
- Projections not shown on location plan.
- Yard spaces
  - front
  - side
  - rear

Inspection Prior to Closing-in

Masonry Walls

- Thickness
- Bonding - masonry bond or metal ties
- Fire cuts and wall anchors
- Framing & supports
- Fireproofing of steel
- Concrete reinforcement
- Certified Welders?
- Anchorage of cornices and other projections

Closing-in Check List

- Plumbing tag?    --Electrical tag?

Outside

- Height of chimney above roof

Cellar

- Columns
- Soundness of foundation walls
- Girders and joists, bridging
- Double joists, headers & trimmers
- Cleanout
- Flue lining
- Flue opening

First Story & Above

- Firestopping (incombustible at masonry walls)
- Firestopping bearing partitions and strapping over non-bearing partitions
- Framing and clearances and fire-stops around chimney
- Firestops around pipes
- Bearing partition framing
- Floor above, joists and bridging
- Double joists, headers and trimmers
- Swing of doors and exit hardware
- Exit lights & signs
- Load signs
- Fire windows
- Fire doors

Miscellaneous

- Roof framing
- Firestopping
- Fire separations & fire walls, enclosure floor openings
- Warm air ducts

Final Inspection Check List

- Any equipment permits?
- Fill and vent pipes
- Firestopping in basement
- Fastening of Lally columns
- Nailing of bridging
- Look over condition of foundation walls
- Pick up gas tag, if one is needed
- Cleanout door and whether chimney flue is clear
- Heating and oil burning equipment
- Handrails
- Anti-slip treads?

A.P.- 118 Congress Street

May 27, 1968

Germani Construction Company  
15 Bradley Street

cc to: Columbia Market, Inc.  
Fine Tree Shopping Center  
1020 Brighton Avenue

Gentlemen:

Permit to construct 1-story masonry block store, 40' x 60' as per plans is being issued subject to plans received with application and in compliance with Zoning Ordinance and Building Code restrictions as follows:

1. Surfacing of parking area is to be graded so that water will not drain over sidewalk or streets.
2. All parking closer than 5 feet from the street line will require bumper guards of adequate strength with the top of this guard at least 20 inches in height. Parking closer than 10 feet to the street line requires a continuous guard curb, rectangular in cross-section and at least six inches in height and permanently anchored, shall be provided and maintained at least five feet from the street line between such off-street parking and that part of the street line involved.
3. If Door number 3 on the plans is not to be equipped with anti-panic hardware, the door shall be so equipped that all fastenings which would keep the door from opening will be released instantly, without special knowledge or ability, merely by turning the customary knob or by pressure or a plate or lever.
4. Laminated beam shall be anchored to the masonry walls with metal anchors.
5. The stone veneer will need to be tied to the wood framing by metal wall ties spaced not more than 16 inches on centers at every fifth course of brick. Ties shall be crimped or corrugated galvanized metal weighing 48 pounds per thousand for a 7/8 inch wide tie 7 inches long or the 22 gauge tie of the same size. Use of two ties nested one on top of the other at each location is required. A single 16 gauge tie or better may be used.
6. Separate permit is required for the heat to be applied for by the actual installer.
7. Toilet room shall be vented as required by the plumbing inspector.

Very truly yours,

A. Allan Soule  
Acting Deputy Director of  
Building & Inspection Services

AAS:m

118 Congress St. -

5/27/68-

41154

Masonry Building

Use - ?

CHECK AGAINST ZONING ORDINANCE

B1

✓ Date - *None*

✓ Zone Location - *B1*

✓ Interior or corner Lot - *O.K.*

✓ 40 ft setback area? (Section 21) *Congress - O.K. St. Lawrence St.*

→ Use - ?

Sewage Disposal -

✓ Rear Yards - *10' - Reg. None*

✓ Side Yards - *7' - O.K.*

✓ Front Yards - *30' - O.K.*

Projections -

✓ Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

✓ Off-street Parking - *Both*



# BUILDING CODE (CONT.)

## SECTION 402

4.3.1 - TO LET ROOM OK

VENTILATION (MECH)

5.1.2 CAPACITY

350 / PERSON

$58 \times 38' = 220.4$

$220.4 = 62 \text{ PERSONS}$

35

5.1.4 - EGRESS OK

5.1.5 - ILLUMINATION OR  
OF MEANS OF EGRESS

5.2.1 - DOOR SWINGING OK

5.2.3.6 - HARDWARE

Door #3 - YEST. LATCH SET

## SECTION 504

2.3.6 - OUTSIDE OF OK  
FIRE DIST. 1 & 2

3.2.4 - SPRINKLER OK  
SYSTEM NOT REQD.

5.2 - EGRESS OK

5.4 - EXIT SIGNS. OK

Door #3  
YEST. LATCH SET

## SECTION 604

2.1.1 - LAM. BEAM <sup>WALL</sup>

STEEL BEAM CONN.

MUST BE ANCHORED  
INTO MASONRY WALL

||

ANCHORS

## SECTION 1202

7.5.4 - STONE VENEER

TIED TO BACKING W/

#6 GLASS TIES

SPACED MAX. OF

16" / #12" HOR.

WALL TIES

HEATING - ?

PLUMBING <sup>WALL</sup>

ELECTRIC

HEATING  
INFO REQD.

9-26-67  
 118 CONGRESS ST.  
 1-STORY MASONRY BANTAM MARKET 60' x 40'  
 COLUMBIA MARKETS - PINE TREE SHOPPING CENTER

ZONE  
 ALLOWABLE USE - RETAIL BUSINESS  
 SEWAGE DISPOSAL  
 CORNER LOT  
 REAR YARD 10' - (NONE REQD)  
 SIDE YARDS 10' & 50' (10' REQD)  
 FRONT YARD 29' (10' REQD)  
 HEIGHT 1-story & 15'  
 OFF-STREET PARKING  
 58' x 38' = 2204' <sup>2</sup> < 3000'  
 12 SPACES (NONE REQD)  
 CURB & SIDEWALK ORDINANCE

B-1

OK

OK

OK

OK

OK

OK

OK

GET. P.W. /  
 APPROVAL  
 SEE NOTE

### BUILDING CODE

#3

OK

FIRE DISTRICT  
 CLASS OF CONSTRUCTION  
 SECOND CLASS  
 STATEMENT OF DESIGN SECT. 1503.2.12.2  
 SIGNS:

ATTACHED SIGNS IDENTIFYING USES  
 OR SERVICES RENDERED ON THE PREMISES  
 BUT NOT DESCRIBING GOODS BY BRAND  
 OR TRADE NAME - AGGREGATING 3' IN AREA  
 FOR EVERY FOOT OF STREET FRONTAGE  
 TO A MAXIMUM OF 200'

STATEMENT OF  
 DESIGN  
 LAMINATED  
 BEAMS & COLS.

OK  
 5/24/67

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

August 7, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 17, 1961, at 4:00 P.M. to hear the appeal of Socony-Mobil Oil Company requesting an exception to the Zoning Ordinance to permit installation of one 4000 gallon and two 3000 gallon underground storage tanks for gasoline in place of two existing 1000 gallon tanks at 110-118 Congress Street.

This permit is presently not issuable because this property is located in a B-1 Business Zone where the service station use to which the tanks are to be accessory is a non-conforming use and the additional tanks would increase the degree of non-conformity, contrary to the provisions of Section 17-B of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

February 11, 1965

Socony-Mobil Oil Co.  
48 Main Street  
So. Portland, Maine

Gentlemen:

With relation to permit applied for to demolish a building of ~~portland office building~~ at 118 Congress Street 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.

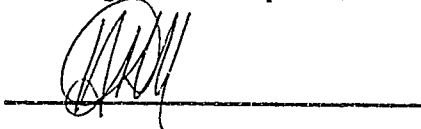
Very truly yours,



Albert J. Sears  
Director of Building Inspection

AJS/h

Eradication of this building has been completed.



# B1 BUSINESS ZONE



## APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, Feb. 11, 1965

PERMIT ISSUED  
92181  
FEB 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 118 Congress St. Within Fire Limits?            Dist. No.             
Owner's name and address Socony Mobil Oil Co., 48 Main St. S. Portland Telephone             
Lessee's name and address            Telephone 771-3096  
Contractor's name and address Ralph Romano, 55 Frederick St. Telephone             
Architect            Specifications            Plans            No. of sheets             
Proposed use of building Service No. families             
Last use Service Station No. families             
Material frame No. stories 1 Heat            Style of roof            Roofing             
Other buildings on same lot             
Estimated cost \$            Fee \$ 5.00

### General Description of New Work

To demolish existing 1-story frame service station

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

*Exemption Notice Sent 2/11/65*

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

### Details of New Work

Is any plumbing involved in this work?            Is any electrical work involved in this work?             
Is connection to be made to public sewer?            If not, what is proposed for sewage?             
Has septic tank notice been sent?            Form notice sent?             
Height average grade to top of plate            Height average grade to highest point of roof             
Size, front            depth            No. stories            solid or filled land?            earth or rock?             
Material of foundation            Thickness, top            bottom            cellar             
Kind of roof            Rise per foot            Roof covering             
No. of chimneys            Material of chimneys            of lining            Kind of heat            fuel             
Framing Lumber—Kind            Dressed or full size?            Corner posts            Sills             
Size Girders            Columns under girders            Size            Max. on center             
Brids (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 center: 1st floor            2nd            3rd            roof             
Maximum span: 1st floor            2nd            3rd            roof             
Is one story building with masonry walls, thickness of walls?            height?           

### If a Garage

Do cars now accommodated on same lot           , to be accommodated            number commercial cars to be accommodated             
Will automobile parking be done other than within 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?           

APPROVED

*2/15/65-298*

RECEIVED 2/17/65

RECEIVED 2/17/65

*Handwritten signatures and notes at bottom of page*

Permit No. 457 141

Location 118 Compucead

Owner Henry - Motif 10410

Date of permit 2/15/65

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

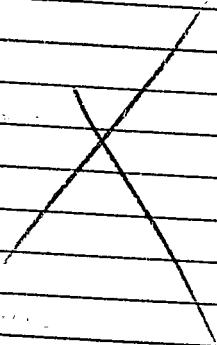
Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

2/23/65 - Work done  
H



Granted 8/31/61  
101/74

DATE: August 31, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SOCONY-MOBIL OIL CO.

AT 110-118 Congress Street

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

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	( )	( )
Harry M. Shwartz	( )	( )
<del>XXXXXXXXXX</del> Ralph L. Young	( )	( )

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

VARIANCE APPEAL

August 3, 1961

Socony-Mobil Oil Company, owner of property at 110-118 Congress Street  
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:

Installation of one 4000 gallon and two 3000 gallon underground storage tanks for gasoline in place of two existing 1000 gallon tanks at this location. This permit is presently not issuable because this property is located in a B-1 Business Zone where the service station use to which the tanks are to be accessory is a non-conforming use and the additional tanks would increase the degree of non-conformity, contrary to the provisions of Section 17-B of the Ordinance.

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

Socony-Mobil Oil Company

By: [Signature]  
APPELLANT

DECISION

After public hearing held August 31, 1961, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

[Signature]  
[Signature]  
[Signature]  
BOARD OF APPEALS



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

August 7, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, August 17, 1961, at 4:00 P.M. to hear the appeal of Socony-Mobil Oil Company requesting an exception to the Zoning Ordinance to permit installation of one 4000 gallon and two 3000 gallon underground storage tanks for gasoline in place of two existing 1000 gallon tanks at 110-118 Congress Street.

This permit is presently not issuable because this property is located in a B-1 Business Zone where the service station use to which the tanks are to be accessory is a non-conforming use and the additional tanks would increase the degree of non-conformity, contrary to the provisions of Section 17-B of the Ordinance.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP- 110-118 Congress Street

June 22, 1961

Portland Pump Company  
321 Lincoln Street  
South Portland, Maine

cc to: Howell's Service Station  
118 Congress Street  
cc to: Corporation Counsel

Gentlemen:

Permit for installation of one 4000 gallon and two 3000 gallon underground storage tanks for gasoline in place of two existing 1000 gallon tanks is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where the service station use to which the tanks are to be accessory is a non-conforming use and the additional storage tanks would increase the degree of non-conformity, contrary to the provisions of Section 17-B of the Ordinance.

This discrepancy is subject to appeal. Should the owner desire to exercise his appeal rights, he or his representative should go to the office of the Corporation Counsel in Room 208, City Hall, where appeals are filed and where a copy of this letter is being sent.

Very truly yours,

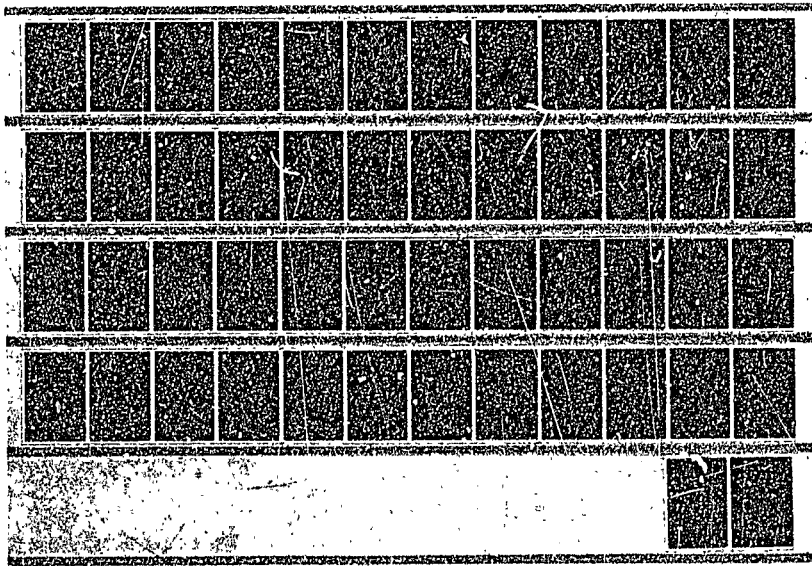
Albert J. Sears  
Building Inspection Director

AJS:m

2 copies signed  
by owner and  
returned with  
\$10.00 fee

C  
O  
P  
Y

110-118 CONGRESS STREET



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

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

ZONING LOCATION ..... PORTLAND, MAINE

#0268

RECEIVED

MAR 30 1984

DEPT. OF BUILDING  
CITY OF PORTLAND

0268  
March 28, 1984

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

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

LOCATION 118 Congress & meet  
1. Owner's name and address Manjoy Hill Prof. Assoc. 38 Preble St. Fire District #1 ☐ #2 ☐  
2. Lessee's name and address Elise Thibodeau 202 Spring Street Telephone 775-1021  
3. Contractor's name and address Kevin Zorski 202 Spring Street Telephone

Proposed use of building retail - grocery store No. of sheets  
Last use vacant (retail) No. families  
Material No. stories Heat Style of roof Roofing  
Other buildings on same lot  
Estimated contractual cost \$

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$  
Change of Use: Base Fee 25.00

Change of use from vacant store to grocery store. No structural renovations. as per plans attached.

Late Fee 25.00  
TOTAL \$

Stamp of Special Conditions

send to #2

**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 of lining Kind of heat fuel  
Framing Lumber—Kind Dressed or full size? Corner posts Sills  
Size Girder Columns under girders Size Max. on centers  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor, 2nd, 3rd, roof  
On centers: 1st floor, 2nd, 3rd, roof  
Maximum span: 1st floor, 2nd, 3rd, roof  
If one story building with masonry walls, thickness of walls? height?

## IF A GARAGE

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

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE:

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant Elise Thibodeau

Phone # 775-1021

Type Name of above

Elise Thibodeau

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

## APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

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

ZONING LOCATION ..... PORTLAND, MAINE

PERMIT ISSUED

MAY 25 1984

MAY 25, 1984

CITY OF PORTLAND

To the CHIEF OF BUILDING &amp; 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 ..... 118 Congress Street ..... Fire District #1 ☐ #2 ☐

1. Owner's name and address ..... Manjoy Professional Assoc. - 38 Fribble St. Telephone .....  
2. Lessee's name and address ..... The Whole Grocer - 118 Congress St. Telephone 774-7711  
3. Contractor's name and address ..... Vital Signs - 1002 Sawyer Rd. Cape Elizabeth Telephone 799-0992

Proposed use of building ..... grocery store ..... No. of sheets .....  
Last use ..... No. families .....  
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
Other buildings on same lot .....  
Estimated contractual cost \$ .....  
FIELD INSPECTOR—Mr. .... @ 775-5451  
Appeal Fees \$ .....  
Base Fee ..... 21.40  
Late Fee .....  
TOTAL \$ ..... 21.40

To erect 2' x 16' sign on front of building  
as per plans. I sheet of plans.

Stamp of Special Conditions

Send permit to # 3 04101

**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 ..... of lining ..... Kind of heat ..... fuel .....  
Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....  
If one story building with masonry walls, thickness of walls? ..... height? .....

## IF A GARAGE

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

## APPROVALS BY:

DATE

## MISCELLANEOUS

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

Will work require disturbing of any tree on a public street? .....  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .....  
Signature of Applicant ..... Phone # .....  
Type Name .....  
Other .....  
and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date May 24, 19 84  
Receipt and Permit number E21729

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 118 Congress St. - The Whole Grocery

OWNER'S NAME: Munjoy Hill Prof Assoc. ADDRESS: 38 Preble St.

OUTLETS:

Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL 1-30

FIXTURES: (number of)

Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_

Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES:

Overhead x Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 200

METERS: (number of) 1

MOTORS: (number of) \_\_\_\_\_

Fractional \_\_\_\_\_

1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING:

Oil or Gas (number of units) \_\_\_\_\_

Electric (number of rooms) \_\_\_\_\_

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) \_\_\_\_\_

Oil or Gas (by separate units) \_\_\_\_\_

Electric Under 20 kws \_\_\_\_\_

Over 20 kws \_\_\_\_\_

APPLIANCES: (number of)

Ranges \_\_\_\_\_

Cook Tops \_\_\_\_\_

Wall Ovens \_\_\_\_\_

Dryers \_\_\_\_\_

Fans \_\_\_\_\_

Water Heaters \_\_\_\_\_

Disposals \_\_\_\_\_

Dishwashers \_\_\_\_\_

Compactors \_\_\_\_\_

Others (denote) 4

TOTAL \_\_\_\_\_

MISCELLANEOUS: (number of)

Branch Panels \_\_\_\_\_

Transformers \_\_\_\_\_

Air Conditioners Central Unit \_\_\_\_\_

Separate Units (windows) \_\_\_\_\_

Signs 20 sq. ft. and under \_\_\_\_\_

Over 20 sq. ft. \_\_\_\_\_

Swimming Pools Above Ground \_\_\_\_\_

In Ground \_\_\_\_\_

Fire/Burglar Alarms Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_

over 30 amps \_\_\_\_\_

Circus, Fairs, etc. \_\_\_\_\_

Alterations to wires \_\_\_\_\_

Repairs after fire \_\_\_\_\_

Emergency Lights, battery \_\_\_\_\_

Emergency Generators \_\_\_\_\_

INSTALLATION FEE DUE: \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: \_\_\_\_\_

FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... TOTAL AMOUNT DUE: 12.50

INSPECTION:

at 2 P.M.

Will be ready on today, 19 84; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Royal River Electric

ADDRESS: Bennett Rd., New Gloucester, Me.

TEL.: 926-4547

MASTER LICENSE NO.: 42x 3713

LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR: Timothy J. Hutchins

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

Permit Number 21134  
Location 118 Camp St  
Owner Maryjane Hill Frost  
Date of Permit May 24/84  
Final Inspection 8-23-84  
By Inspector Bill  
Permit Application Register Page No. 33

PROGRESS INSPECTIONS: 6-8-84 /        /       

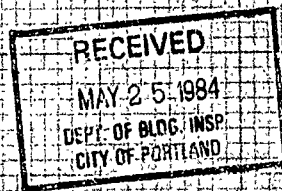
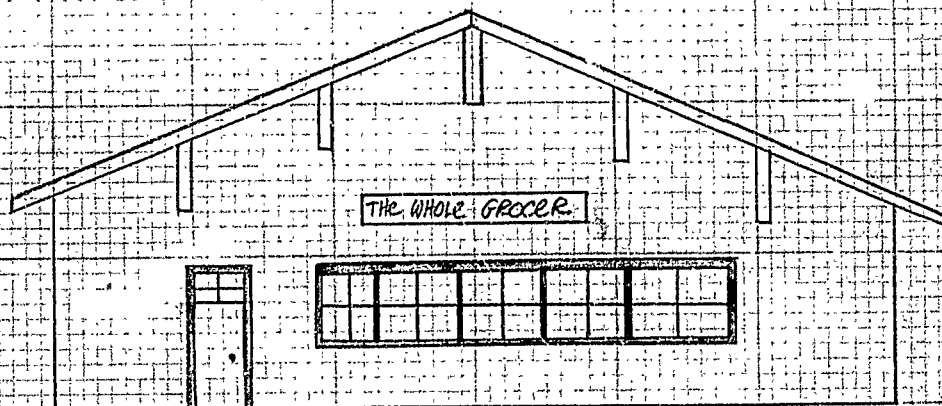
DATE 11/11/19

DATE:	REMARKS:
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DATE:

patented sign for The Whole Grocer, 118 Congress Street, Portland,  
Maine, 04101. Phone 774-7711.

Each square = 1'. Sign = 2' x 16', therefore sign = 32 sq'.





# APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION ..... 570 .....  
 ZONING LOCATION ..... B-1 ..... PORTLAND, MAINE ..... May 25, 1984

MAY 25 1984

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 ..... 118 Congress Street ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address .. Munjoy Professional Assoc. - 38 Preble St. Telephone .....

2. Lessee's name and address .. The Whole Grocer - 118 Congress St. Telephone 774-7711 .....

3. Contractor's name and address Vital Signs - 1002 Sawyer Rd. Cape Eliz Telephone 799-0992 .....

..... No. of sheets .....

Proposed use of building ..... grocery store ..... No. families .....

Last use ..... same ..... No. families .....

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

Other buildings on same lot .....

Estimated contractual cost \$ .....

FIELD INSPECTOR—Mr. *W.A.?* ..... Appeal Fees \$ .....

@ 775-5451

Base Fee ..... 21.40 .....

Late Fee .....

TOTAL \$ ..... 21.40 .....

To erect 2' x 16' sign on front of building  
 as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 2 04101

**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 ..... of lining ..... Kind of heat ..... fuel .....  
 Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
 Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor ..... , 2nd ..... , 3rd ..... , roof .....  
 On centers: 1st floor ..... , 2nd ..... , 3rd ..... , roof .....  
 Maximum span: 1st floor ..... , 2nd ..... , 3rd ..... , roof .....  
 If one story building with masonry walls, thickness of walls? ..... height? .....

## IF A GARAGE

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

## APPROVALS BY:

DATE

## MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: *OK 118.00. 6/3 5/84* Will work require disturbing of any tree on a public street? ... no

BUILDING CODE: ..... Will there be in charge of the above work a person competent

Fire Dept.: ..... to see that the State and City requirements pertaining hereto

Health Dept.: ..... are observed? ... yes

Others: .....

Signature of Applicant *Elise Thibodeau* Phone # ..... same

Type Name of above ..... Elise Thibodeau for The

Whole Grocer ..... 1 ☐ 2 ☒ 3 ☐ 4 ☐

Other .....  
 and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

*D. M. M. 11/25*

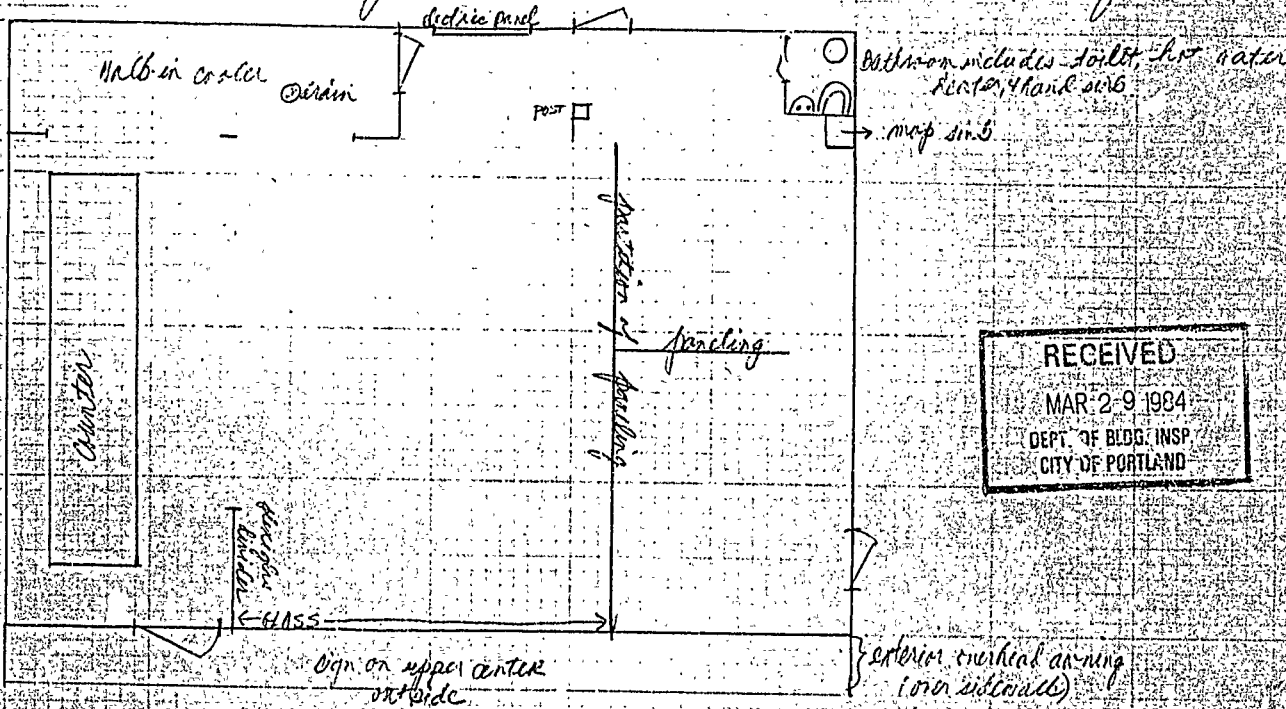




The whole piece. Inspector: Give the Bureau, 32 Spring Street, Portland, Maine 04102  
 Location: 116 Broadway Street, Portland, Maine 04102

This drawing is of the building as it is laid out now.

Each block equals one foot. Building is  $40 \times 60$ ; lot = 10,000 square feet.



o sign on pact

115 Congress ss

