

33-35 COMMERCIAL STREET



SHAW-WALKER

First cut # 9201 - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, December 30, 1949

PERMIT ISSUED

00092

JAN 3 1950

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter repair and 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, attached herewith and the following specifications:

Location 33-35 Commercial Street Within Fire Limits? yes Dist. No. 1
Owner's name and address Galt Block Warehouse Corp., 20 Commercial Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Verrier Construction Co., 65 Commercial Street Telephone 4-2684
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Warehouse No. families _____
Last use _____ No. families _____
Material brick No. stories 5 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$1,000 Fees \$4.00

General Description of New Work

To provide fire doors at third, fourth and fifth floors as per plan.
To relocate ~~brick~~ partition at third floor level as per plan.
WOOD

Permit Issued with Memo

THE CITY OF PORTLAND
MANUFACTURING DEPARTMENT

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 Verrier Construction Co.

Details of New Work

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

If a Garage

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

APPROVED:

Blank lines for signature and date.

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

Galt Block Warehouse Corp.
Verrier Construction Co.

Signature of owner by: David M. McGuire

INSPECTION COPY

NOTES

1/24/50 - Installation of fire doors and
installation of 20 egress blocks
at 1000 N. 3rd St. The fire doors would
be in by the last of the
week. E. S. S.

2/7/50 - Fire doors have not
been installed. E. S. S.

3/2/50 - Work done E. S. S.

Per. No. 5012

Location 35 Commercial St.

Owner Wall Block 1000 N. 3rd St.

Date of permit 1/3/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 3/2/50

Cert. of Occupancy issued none

6/24

General Description of New Work

~~(This area contains a large handwritten 'X' mark across the page.)~~

Signature of owner

Memorandum from Department of Building Inspection, Portland, Maine

33-35 Commercial Street—Providing fire doors at third, fourth and fifth floors and relocation of partition at third floor level for Galt Block Warehouse Corporation by Verrier Construction Company—1/3/50

Permit for cutting in openings in brick walls and installing fire doors thereon is issued herewith. Because the area of the entire building does not exceed the allowable area for a building of second Class Construction protected by an automatic sprinkler system and having two streets exposure, the Building Code does not require fire doors on the openings. However, if the doors are to be provided anyway for the protection of the building and its contents it is likely that they need to be installed in accordance with the regulations of the National Board of Fire Underwriters in order not to have any sub-standard construction reflected in the insurance rate on the building. One requirement of these regulations is that the concrete sills to be provided shall extend at least six inches beyond each end of the openings as well as that they shall project at least 4" beyond the face of the wall on the side on which the door is hung. The plan filed with the application does not show the concrete projecting beyond the ends of the openings and hence the construction shown does not meet the requirements in this regard.

AJS/G

CC: Galt Block Warehouse Corporation
20 Commercial Street

(Signed) Warren McDonald
Inspector of Buildings



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1255
SEP 28 1945

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 26, 1945.

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 33-35 Commercial St. Use of Building Store Permit Issued with None in New Building Existing "
No. Stories 5

Name and address of owner of appliance The Galt Block Warehouse (Mr. Tyler, Mgr.)

Installer's name and address Waldo Denmore, 1531 Congress St. Telephone 3-0488

General Description of Work Oil 2-28-45 Pump

To install 2800 Silent Glow Oil Burner - steam

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Yes No Kind of Fuel #2 Oil

Memorandum from Department of Building Inspection, Portland, Maine

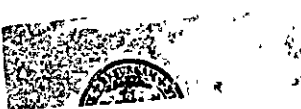
33-35 Commercial Street - Installation of oil burner for Galt Block Warehouse 9/26/45

To Owner and Installer:-

This permit is issued with the understanding that the installer is unable for the present to obtain a three way valve in connection with 2-275 gallon tanks as required by the Underwriters. The installer is to connect only one tank until such time a three way valve may be secured. It would be helpful if the installer would notify this office when this valve has been connected.

CC: Galt Block Warehouse
33 Commercial Street

(Signed) Warren McDonald
Inspector of Buildings



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT TO INSTALL

Material of supports of appliance (concrete floor or what kind) _____

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, **Inspe**
 from top of smoke pipe 3' from front of appliance 8' from sides or back of appliance 8'

Size of chimney flue 10" Other connections to same flue None

Name and type of burner Silent Blow Labeled and approved by Underwriters' Laboratories? Yes
2800 Pressure Type of oil feed (gravity or pressure) Pressure

Will operator be always in attendance? _____

Location oil storage Inside No. and capacity of tanks 2-275 Gal.

Will all tanks be more than seven feet from any flame? Yes 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.)

Signature of Installer Waldo Edens

Imp.
ORIGINAL

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

Permit No.	451255	12-27-45	Boyle
Location	33-35 Commercial St.	Tanks installed	
Owner	John Block Warehouse	3-way Valve	7.00
Date of Permit	9/29/45	Value at burner	
Post Card sent			Free
Notif. for insp.		3-2-46	No Value at burner - Free
Approval	4-25-46	Free	
Oil Burner Check List (date)			
1. Kind of heat	Steam		
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.			
OTTS			
10-10-45 - tank has steam pressure ? To free Value at burner. Free			

Location 33-35 Commercial St

Date 2/23/44

Permit _____

Inquiry _____

Complaint 44/6 _____

MSL: - _____

This scheme
would seem to take
care of ties for this section
of wall if stbs are spiked
well to bottoms of beams
and anchors fastened
securely to them in turn.
The same holds true
as regards ties at plate.

A.J.S.
apparently
no permit has
been issued
for these repairs
and none needed

AMM

C-44-6-I

March 28, 1944

R. H. Tyler, Mgr.
Galt Llock Warehouse Co.,
18-28 Commercial Street,
Portland, Maine

Subject: Defects in the building at 13-15
Commercial Street

Dear Sir:

I appreciate the fact that you furnished for the files of this office details of the proposal to rebuild and tie in the defective wall in the above building.

No doubt the builder will see to it that the 2x6's are spiked well to the bottoms of beams and the anchors in turn fastened securely to the 2x6's; and to follow the same procedure as regards ties at the plate.

I presume by this time the chimney has been repaired to escape fire hazard and that you have some kind of barricade around the chimney but not in contact with it to prevent combustible material being piled against the chimney masonry at sometime in the future.

Very truly yours,

WCD/H
CC: Brown Construction Co.
502 Congress Street

Inspector of Buildings

GALT BLOCK WAREHOUSE CO.

ESTABLISHED 1872

MEMBER:
AMERICAN CHAIN OF
WAREHOUSES, INC.
AMERICAN WAREHOUSEMEN'S
ASSOCIATION
NATIONAL FURNITURE
WAREHOUSEMEN'S ASSN.

18-28 COMMERCIAL STREET
PORTLAND 6, MAINE

STORAGE
FORWARDING
CRATING
RUG CLEANING
DIRECT TRACK
CONNECTIONS

March 29, 1944

*File
company*
Mr. Warren McDonald
Department of Building Inspection
Portland, Maine

Dear Sir:

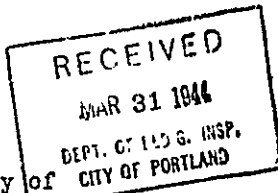
We note that you have sent a copy of your letter of March 28th to the Brown Construction Company for their files, on the proposed repairs on the building at 33-35 Commercial Street.

At the time you first reported this to us, all goods were removed from the vicinity of the chimney, and it has been kept clear. We have also ordered the cracks pointed and plugged by Mr. Segar who is doing other work for us at the present time.

Very truly yours
GALT BLOCK WAREHOUSE CO

R. M. Tyler
R. M. Tyler, Mgr

RMT:ED



Handwritten initials

GALT BLOCK WAREHOUSE CO.

ESTABLISHED 1872

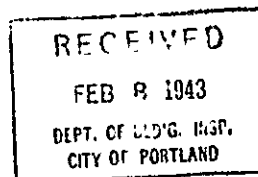
MEMBER:
AMERICAN CHAIN OF
WAREHOUSES INC
AMERICAN WAREHOUSEMEN'S
ASSOCIATION
NATIONAL FURNITURE
WAREHOUSEMEN'S ASSN

18-28 COMMERCIAL STREET
PORTLAND 6, MAINE

STORAGE
FORWARDING
CRATING
RUG CLEANING
DIRECT TRACK
CONNECTIONS

Feb. 7, 1944

Mr. Warren McDonald
Department of Building Inspection
Portland, Maine



Dear Sir:

We have received your letter of February 3rd, and have requested the Brown Construction Company to furnish us with the necessary sketch and details concerning the rectifying of the condition of the east wall on our building at 33-35 Commercial Street.

We have already taken care of the matter of the chimney, having moved the cartons away from the chimney, and the cracks are to be plastered up.

As soon as we have heard from Mr. Brown we will furnish you with complete details.

Very truly yours
GALT BLOCK WAREHOUSE CO

R. M. Tyler
R. M. Tyler, Mgr

RMT:ED

C-44-8-1

February 3, 1944

Galt Block Building Company,
R. I. Tyler, mgr.
15-28 Commercial Street,
Portland, Maine

Subject: Unsafe section of brick wall at the
rear of the building at 27-35 Commercial St.

Gentlemen:

Re your letter of January 25th, I am unwilling to take the responsibility for delaying repairs to this wall until steady moderate weather comes; but I do not object to absolutely necessary delay on account of the weather. Please do not think that I am questioning Mr. Brown's judgment in the matter; but in my experience it is hardly possible for anyone to tell when such a situation may become acute. The job should be done at the earliest possible date.

A sketch of the detailed proposition of tying the wall back to the frame of the building would be clearer and very helpful. Mr. Brown's recommendation seems reasonable, but I do not understand what is meant by "securing bolt through wall with a plate on outside of six inches by 12 inches - one-half inches thick". No indication appears as to the diameter of the bolt, how it will be fastened to the 2x6 or how the 2x6 will be fastened to the floor timbers. Neither is there any indication of how often these ties will be introduced either to the floor or at the eaves level.

Our inspector who examined the building agrees that the best thing to do is to take down the defective wall and build it back tying it in thoroughly. I have no objection if you wish to follow Mr. Brown's idea without any details furnished to this office. In my experience, however, it is best all around to have definitely down on paper just what is to be done and how. If you do that, I should like to have a copy for our files.

No mention has been made of the matter of the chimney with reference what appeared to our inspector to be an opening which might extend directly into the chimney flue; nor to the matter of piling combustible goods against the chimney. Irrespective of the weather if this opening is through to the chimney flue it must be closed up temporarily at least with incombustible material. Also, there is nothing to prevent erecting barriers around the chimney at each floor so that combustible material cannot be piled against the chimney walls or very close to them.

Mr. Brown's letter appears to refer only to tying in that part of the wall which is bulged. I suppose you will also give some consideration to thoroughly tying out the other parts of the wall at all levels so that other bulges will not develop later since I take it that the same defect as to tying the wall in is the case all over it; it only happening to bulge in the particular locations where it has due to some unknown reason.

Very truly yours,

Inspector of Buildings

Brown Construction Co., 562 Congress St.
Chief Engineer,

(See next p. 73)

Chief Sanborn:

Mr. Sears of this office considers this of considerable importance for the safety of firemen should a fire occur in the building before the wall is thoroughly tied in. This copy of the letter is given to you so that steps may be taken that any company being called to this building or the next building would have knowledge of the condition of the wall and be governed accordingly for the safety of the men. I am mindful of the brick building in Boston, the wall of which collapsed during a fire more than a year ago causing the death of several firemen. I am told by the building authorities in Boston that no one has ever been able to find out why the walls collapsed.

Warren McDonald

*I m.w.
pls return
with company
1/26/44*

GALT BLOCK WAREHOUSE CO.

ESTABLISHED 1872

18-28 COMMERCIAL STREET
PORTLAND 6, MAINE

MEMBER:
AMERICAN CHAIN OF
WAREHOUSES, INC
AMERICAN WAREHOUSEMEN'S
ASSOCIATION
NATIONAL FURNITURE
WAREHOUSEMEN'S ASSN.

STORAGE
FORWARDING
CRATING
RUG CLEANING
DIRECT TRACK
CONNECTIONS

January 25, 1944

Mr. Warren McDonald
Department of Building Inspection
Portland, Maine

RECEIVED
JAN 26 1944

Dear Sir:

We enclose herewith a copy of a letter received from the Brown Construction Company today. This has to do with a method of correcting the bulge on the easterly wall at 33-35 Commercial Street.

Mr. Brown stated at his inspection that this work could be done when the weather had moderated, and in his opinion the condition was not so bad but what we would be able to wait until that time.

If this agrees with your inspection we will instruct the Brown Construction Company to proceed with the work when the weather permits..

Very truly yours
GALT BLOCK WAREHOUSE CO

R. M. Tyler
R. M. Tyler, Mgr

RMT:ED
Encl:

C-44-6

3
January 24, 1944

Gault Block Warehouse Company
20 Commercial Street
Portland, Maine

Attention: Mr. Tyler

Gentlemen: RE: BUILDING AT 33-35 Commercial St.

We have looked over bulging wall on building at #33-35 Commercial Street. This wall has bulged badly from second story windows to roof in one section only of about 20 feet.

We would suggest that this wall be taken down from roof to this point and rebuilt, tying same back to floor timber with method of using a strap of 2x6 across the bottom of floor timbers of about 15 feet, then securing bolt through wall with a plate on outside of 6"x12" - 1/2" thick. Also at roof where the out thrust of this wall occurs, we would suggest tying back to attic floor with similar method.

Very truly yours,

BROWN CONSTRUCTION CO.

By *Edward L. Brown*
President

ELB/M

Handwritten scribbles

GALT BLOCK WAREHOUSE CO.

ESTABLISHED 1872

MEMBER:
AMERICAN CHAIN OF
WAREHOUSES, INC.
AMERICAN WAREHOUSEMEN'S
ASSOCIATION
NATIONAL FURNITURE
WAREHOUSEMEN'S ASSN

18 - 28 COMMERCIAL STREET
PORTLAND 6, MAINE

STORAGE
FORWARDING
CRATING
RUG CLEANING
DIRECT TRACK
CONNECTIONS

Jan. 24, 1944

Mr. Warren McDonald
Department of Building Inspection
Portland, Maine

RECEIVED
JAN 25 1944
GALT BLOCK WAREHOUSE CO.

Dear Sir:

Upon receipt of your registered letter this morning concerning the condition of the easterly wall to the building #33-35 Commercial Street, we had Mr. Brown of the Brown Construction Company look over the condition.

The Brown Construction Company is sending us a letter relative to rectifying the condition found, and we will furnish you with a copy upon its receipt here.

This letter is simply to let you know that action has been taken immediately.

Very truly yours
GALT BLOCK WAREHOUSE CO

R. M. Tyler
R. M. Tyler, Mgr

RMT:ED

C-44-8-1
Reg. Mail
1/29/44-McD

January 21, 1944

Galt Block Warehouse Company,
20 Commercial Street,
Portland, Maine

Subject: Dangerous condition as to bulging
wall and defective chimney at 33-35 Commercial
Street

Gentlemen:

As authorized and directed by Section 139 of the Building Code, copy attached hereto, you are hereby directed to proceed at once to take such temporary measures as may be necessary to cause the above condition temporarily safe, take immediate steps to find out the cause of the defects and to have the defects permanently remedied so as to be undoubtedly safe and sound without delay.

An inspector from this office reports that there are several bulges in the exterior walls, the worst of which are in the third and fourth stories above the second window on the easterly end of the building and in the rear wall; that while these have been to some extent or other of long standing (shown by the fact that cracks in the wall have been pointed up both inside and out) there is plenty of evidence that there has been movement since the repairs were made, particularly in the fourth story. In the fourth story the walls were calcimined about three years ago and the cracks have opened very definitely since. The wall at about the fourth floor level has moved out at least two inches and this has caused cracks to appear in the division wall which runs at right angles to the rear wall nearby. In the second story rods with plates on the outside of the wall have been extended through the defective wall and fastened with eye bolts put through the division wall some distance in from the rear wall.

A chimney to which the heater is connected is located near this same division wall and in at least one story has pulled away from this wall causing what appears to be an opening directly into the chimney flue. In the same story where this opening appears goods in cardboard cartons are piled directly against the chimney on two sides. Our inspector spoke to the manager of the tenant company, directing him to have this combustible material removed a safe distance away from the chimney.

Perhaps the defects in the wall have been caused by the fact that the wall is not tied in to the floors of the building at each story in any adequate way, the floor timbers running parallel to the wall at each floor; and that the sloping roof joists run at right angles to this wall and bear upon it, no doubt creating considerable thrust with no ties to offset it. Whether you think this the cause or not, you should proceed at once to get the advice of a competent designing engineer not only as to what is the cause but to design adequate methods of providing a permanent remedy; also to secure his advice at once as to whether or not it is necessary to introduce temporary remedy in his judgment in order to avoid possible collapse while permanent measures are being worked out.

Temporary measures are especially necessary with regard to the opening which may be from the floor of the building to the flue of the heater chimney. Our inspector was not able to examine the chimney for its full length, but that should also be

Galt Block Warehouse Company-----2

January 21, 1944

done by a competent man to see if other defects occur. Your tenant is receiving a copy of this letter and it is not enough to move combustible material away from the chimney wall. Either your tenant or yourself, whichever is responsible for it, should provide permanent barriers at each floor so that combustible material cannot be piled against the chimney walls or very close to them.

Please acknowledge receipt of this letter without delay and at the same time advise what you propose to do to provide a remedy.

Very truly yours,

WLD/H

Inspector of Buildings

CC: H. J. Heinz Co.
55 Commercial St.

Location 33-35 Commercial

Date 1/21/44

Permit
Inquiry
Complaint 44/6

(continued from complaint
form)

one story has pulled
away from this wall,
thus causing what
appears to be an open-
ing into the flue. In
the same story goods
in card yard bins
are piled on two sides
directly against the
chimney. I spoke to
the manager about
having these kept
a safe distance away
from chimney. I did
not however make
a thorough check of
the chimney in other
stories but think this
should be done by
competent man. BJS
#1/21/44 - Letter - WMD

2/3/44 - ~~no letter~~
with

3/28/44 - Letter
with

7/25/44 Mr. Tyler talked
with Mr. Brown on the
phone. and was told
he would see me for
Sept. in regard to this Bell.
Mr. Brown has been in a
fit at Long Island, and this
is the reason, why has
not been spoken before
1 first



SECTION COPY

Location: 22-15 Com
Owner's name and address
Tenant's name and address
Complainant's name and address
Description: Bad bulge
Insurance Inspector

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

Yacht Block Wheel Co.
R. M. Taylor

DATE OF DELIVERY: JAN 24 1944

6-44-6
1944

to begin on wood plate on top of this wall, the whole edge of this plate being tipped downward across the building. There are wood trusses at intervals, running parallel to Commercial St. which go up further up front for inner rafters. It seems to me that there must be considerable thrust transmitted from this roof to the rear wall.

I doubt if any thing short of a hot clay and of the bulged section of wall with ties to floor framing being provided will prevent a possible collapse in the near future.

Chimney to which heat is connected is near the same location as the chimney wall and must rest

GENERAL BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-44-6

COMPLAINT

SECTION COPY

Date received January 20, 1944

Location 22-25 Commercial Street Use of Building Warehouse

Owner's name and address Galt Block Warehouse Co., 20 Commercial St. Telephone

Tenant's name and address H. J. Heinz Co. (Mr. Lavoie) Telephone

Complainant's name and address Tenant Telephone

Description: Bad bulge at either 3d or 4th floor rear wall - are floors causing this?

Insurance inspector advised lessee to have conditions looked after.

Seen from inside of building
top of the rear wall the
intermediate floor plates
being shifted downward
across the building. There
are wood trusses at
intervals, running par-
allel to Commercial St.
which give firmness to
roof. In this respect
It seems to me that there
must be considerable
shrinkage submitted
from the roof to the
rear wall.
I doubt if anything
short of a total rebuilding of
the bulged section of
wall with ties to floor
framing being provided
will prevent a possible
collapse in the near
future.
Chimney to which
heaters connected is
near this same loca-
tion in the division
wall and in at least

1755-31
Rit. 1944

Date Received. 1/20/44

Date Disposed of 1-15-45 Pm

NOTES

1/21/44 - The balance the
words of ...
in the 3rd and 4th stories
across the second window
in from the east side and
in the rear wall. These
cracks are of rather
long horizontal cracks
in the rear wall across
the window ...
evidence ...
that the cracks ...
movement ...
time, partial ...
history, where ...
were ...
three years ago ...
opening up ...
is easily ...
The ... at about the
4th floor level ...
to the outward at least

2nd and 3rd cause ...
to appear in the ...
level ...
at ... to the
rear ...
On the 2nd story ...
with ...
side of ... have been
extended ...
feet ... into eye ...
... through this division
... distance
... the rear ...
The whole cause of
... due to
... from
...
... to
the floor ...
each level. All floor
... parallel to
... being supported
by the end walls ...
... the intermediate
division walls running
at right angles to Commer-
cial Street. However, the
rafters of the pitch roof

in bear wood plate on
 top of this wall, the
 outer edge of this plate
 being tipped downward
 inside the building there
 are wood truss's at
 intervals running par-
 allel to Commercial St
 which give further sup-
 port for these rafters.
 It seems to me that there
 must be considerable
 thrust transmitted
 from this roof to the
 rear wall.
 I doubt if anything
 slight of a no. laying of
 the bulged sections of
 wall with ties to floor
 framing being provided
 will prevent a possible
 collapse in the near
 future.
 Chimney to which
 heater is connected is
 near this same loca-
 tion in the division
 wall as is at least

Description: Bad bulge at either 3d or 4th floor rear wall - are floors causing this?
 Insurance Inspector advised lessee to have conditions looked after.

Complainant's name and address: _____ Tenant
 Tenant's name and address: H. T. Hahn, Co. (Mc. Trowel) _____
 Owner's name and address: Galt Block Warehouse, Co., 22 Commercial St _____
 Location: 22 Commercial Street _____
 Use of Building: Warehouse _____
 Date received: January 20, 1914 _____
 Telephone: _____
 Telephone: _____

SECTION COPY
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
 COMPLAINT
 Complaint No. C-44-6
 Date received: January 20, 1914

Form 341
Rev. 1-4-41

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

Quill Block Wheel Co
(Signature or name)

R. W. Taylor
(Signature of addressee's agent - Agent should enter addressee's name on Post Office check)

Date of delivery *JAN 24 1944* 194*4*

U. S. GOVERNMENT PRINTING OFFICE 16-29421



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

OCT 6 1938

Portland, Maine, October 6, 1938

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 33 Commercial Street No. Stories 5
Name and address of owner Galt Block Warehouse Co. Ward 3
Contractor's name and address Stevenson & Hodgkins, 181 1/2 Brackett St. Telephone 2-3569

General Description of Work

To install gas fired hot water heater - note on permit - all of work done on side of room where heater is, to be done by contractor. IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? no If not, which story 2d Kind of Fuel gas
Material of supports of heater or equipment (concrete floor or what kind) wood - 20" above floor
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace 6"
from top of smoke pipe, from front of heater over 5" from sides or back of heater 12"
Size of chimney flue Other connections to same flue
Vented to outside air IF OIL BURNER

Name and type of burner Vulcan 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.)
Signature of contractor Stevenson & Hodgkins
By Albert Hodgkins 3005C

INSPECTION COPY

Ward 3 Permit No. 38/1638
 Location 33 Commercial St.
 Owner Galt Cycle Warehouse
 Date of permit 10/6/38.
 Post Card sent _____
 Notif. for insp. None
 Approval Tag issued 12/12/38. OCB
 Oil-Burner Check List (date) _____

1. Kind of heat Hot water heater
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. _____

Mr. Stevenson said he would change this to cast iron outside of building, etc.
12/12/38. Mr. Stevenson has changed this to a copper vent (outside) checked by P.D. etc.

NOTES

12/1/38 sheet metal work for outlet outside of building etc.
mm



APPLICATION FOR PERMIT TO REPAIR BUILDING

Permit No. 2986

Second Class Building

Portland, Maine, December 12, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a permit to repair the following described building in accordance with the
Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 73 Commercial Street Ward 2 Within fire limits? yes Dist. No. 1
Owner's name and address Galt Block Warehouse Co 73 Commercial Street Telephone 5570
Contractor's name and address owner Telephone _____
Use of building storage
No. stories 5 Height _____ ft. Gross area _____ sq. ft. Style of roof _____
Type of present roof covering _____

General Description of New Work
To Repair after Fire to former condition. No alterations.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED.

If Roof Covering is to be Repaired or Renewed

When last repaired? _____ Area then repaired _____ sq. ft.
Are repairs or renewal due to damage by fire? yes If so, what area damaged? _____ sq. ft.
Area of roof to be repaired now? _____ sq. ft.
Type of roofing to be used _____ sq. ft.
Trade name and grade of roof covering to be used _____ No. plies _____
Estimated cost \$ 20

Damage to 1st floor around chimney.

INSPECTION COPY

Signature of owner

Galt Block Warehouse Co Fee \$.25

3907-A

Ward 3 Permit No. 30/2836
 Location 33 Commercial St.
 Owner Galt Block Warehouse Co.
 Date of permit 12/12/30
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy Issued _____

care of A.G.S.

2X6-24" O.C.

NOTES
 12/17/30 - Repairs around chimney appear O.K. -
 question of cloth covering over pipes -
 12/18/30 - Mr. Sawtelle over phone agreed to cover steam pipes, cut away ragged edges of cloth, causing which close to punch pipe, covering being impregnated with soda ash compound, and to place guard around chimney on first floor A.G.S.
 1/10/31 - Above mentioned matters are being taken

Permit is to be prepared in accordance with...



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

RECORDED
SEP 16 1930

Portland, Maine, Sept. 16, 1930

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 35 Commercial Street Ward 3 Within Fire Limits? yes Dist. No. 1
 Owner's or ~~Lessee's~~ name and address Galt Block Warehouse Co. 30 Commercial St Telephone _____
 Contractor's name and address owner Telephone _____
 Architect's name and address _____
 Proposed use of building warehouse No. families _____
 Other buildings on same lot _____

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To extend chimney downwards to serve new steam boiler and to enclose boiler and fuel room in the cellar with masonry walls at least 8" in thickness providing a self-closing fire door in the wall, and the ceiling over the enclosed space of metal lath and plaster on incombustible furring.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? _____ Size of service _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ 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? _____
 Plans filed as part of this application? _____ No. sheets _____
 Estimated cost \$ 250 Fee \$.75
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

INSPECTION COPY

Signature of owner by Galt Block Warehouse Co.
E. H. Tyler

3050.A

Ward 3 Permit No. 30/2016

Location 33 Cornhill St.

Owner Salt Block Warehouse

Date of permit 9/16/36

Notif. closing-in

Inspn. closing-in

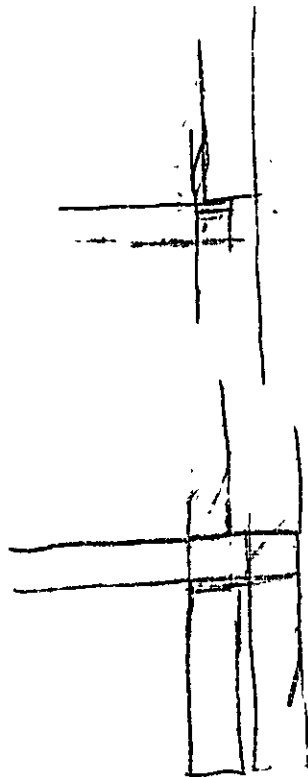
Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

9/29/30 - Working on
heater rooms - A.J.S.
11/17/30 - door to heater room
does not close tightly.
Needs heavier spring,
A.J.S.
12/6/30 - Fire occurred
here around chimney.
On side of chimney
between first floor &
ceiling of boiler room
there are several holes
in chimney where
floor job of laying
brick was done. Floor
timber too close to
chimney caught fire.
William W. Vassar mason
did the work. - A.J.S.
12/13/30 - Fire repair permit
taken out.



FILL IN COMPLETELY AND SIGN WITH INK



Permit No. 2015

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 26, 1930

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 33 Commercial Street Use of Building Storehouse
Name and address of owner Galt Block Warehouse Co., 20 Commercial St. Ward 3
Contractor's name and address H. C. Hutchinson Co., 185 Brackett St. Telephone 1 283

General Description of Work

To install steam boiler

IF HEATER, POWER BOILER OR COOKING DEVICES

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel coal
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 4'
from top of smoke pipe 3', from front of heater 4' from sides or back of heater _____

IF OIL BURNER

Name and type of burner _____ Approved by Underwriters' Laboratories? _____
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 for additional heater, etc., in same building at same time.)

Signature of contractor H. F. Gardner

INSPECTION COPY

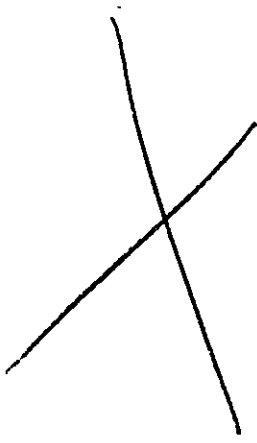
Ward 3 Permit No. 30/2015
 Location 33 Commercial St.
 Owner Melt Block Warehouse
 Date of permit 9/16/30
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____

he would take care of
 it right away. Should
 think that water room
 enclosure would be
 required. A.J.S.

9/15/30 - Phoned
 Mr. Jordan and told
 him that we were
 waiting for owners
 to make up minds
 about enclosure
 before issuing permit
 9/29/30 - Heater installa-
 tion O.K. - A.J.S.

NOTES

9/15/30 - This is a 4th story
 brick building. Water
 is to be put in a portion
 of the 4th floor which had
 previously had no
 heater this is to be
 of the building being
 heated by pipes and
 heat from a furnace in
 the other portion
 of the 4th floor. The
 section is separated
 from this section
 by a stone fire partition
 wall. Chimney is being
 extended down from
 first floor to cellar
 & cleanout provided.
 Told Mr. Cassar that
 permit was required
 and he said it



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

Verbal in person
By telephone

Date Sept. 15, 1930

Location 33 Commercial Street Galt Block Warehouse

Made by Mr. Sautelle

Inquiry 1 What nature of enclosure for fire-proof boiler room is required?

2 _____

3 _____

OK
mm

Answer 1 That any masonry wall 8" thick with metal covered self-closing
2 fire door set in structural metal frame and ceiling covered with
3 metal lath + 2 coats of hard plaster is satisfactory.

Reply by A. J. S.

GEO. C. TAINSH

Commercial Signs

CARD, CLOTH,
WOOD, GLASS,
METAL AND

Electric Signs

TELEPHONE 4246



27 MONUMENT SQUARE
PORTLAND, MAINE

ESTABLISHED 1905

Outdoor Advertising

WALL OR BULLETIN
TO PROMOTE THE
SALE OF ANYTHING

Locations Secured

SKETCHES FURNISHED

33 Comm'l St

Oct. 11, 1922

Permit Issued October 11, 1922

Mr. Hanson, Bldg. Inspector,
City Hall.

Dear Sir:-

We wish to secure permits for H. J. Heinz Co.,
33 Commercial St., as per sketch enclosed, also to
rehang Cong. Sq. Hotel sign recently taken down in
which no change of construction was made.

Very truly yours,

G. C. Tainsh Sign Co.

COE/EGS



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

Application for Permit for Alterations, etc.

To the
INSPECTOR OF BUILDINGS:

Portland, April 13, 1922 192

The undersigned applies for a permit to alter the following described building:—

Location 33 Commercial Street Ward, 3 in fire-limit 298
Name of Owner or Lessee Salt Block Warehouse Co Address 20 Commercial Street
" " Contractor, Forgiore & Romano " So. Portland, Maine
" " Architect

Descrip-
tion of
Present
Bldg:

Material of Building is brick Style of Roof, pitch Material of Roofing, slate
Size of Building is 80ft feet long; 25ft feet wide. No. of Stories, 5
Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.
Underpinning is brick is inches thick; is feet in height.
Height of Building, 75ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
What was Building last used for? storage No. of Families?
What will Building now be used for? same

DETAIL OF PROPOSED WORK

Put in two windows in brick wall, put in partition, stairway from first to second floor, all to comply with the building ordinance

Estimated Cost \$ 700.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
No. of Stories high? ; Style of Roof? ; Material of Roofing?
Of what material will the Extension be built? Foundation?
If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations.
No. of feet high from level of ground to highest part of Roof to be?
How many feet will the External Walls be increased in height? Party Walls.

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in. Stor
Size of the opening? How protected?
How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative
Address

Gale P. Kennerly
33 Commercial St.

33⁵ Commercial St.

FINAL REPORT

192

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? - Doc. No. of 192

Nature of violation?

PERMIT GRANTED

April 13, 1922 - 192

Permit filled out by

Permit number

Location 33 Commercial

Violation removed, when? 192

Estimated cost of alterations, etc., \$

Inspector of Buildings.

RECEIVED CHIEF OF BUILDINGS

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



Galt Block

MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS P. JEWELL
DAVID L. SILVERMAN
MICHAEL E. WATSON
JAMES J. SPENCER

June 27, 1968

Mr. John Carroll, Architect/Agent
Architect
84 Middle Street
Portland, Maine 04101

Dear Mr. Carroll:

Receipt is acknowledged of your application for a height variance for the proposed re-use of the Galt Block for office and retail and a proposed contemplated core addition which will exceed the 45 foot height limit by nine feet 3 inches. Section 14-248 (3)b of the City Zoning Ordinance provides for a height limit of 45 feet in the I-2b Industrial Zone in which this vacant five story warehouse is located. The proposed core building addition would include restrooms and livable space plus the elevator housing, etc.

This variance request will appear on the agenda for the July 14th meeting of the Board of Appeals scheduled for Thursday afternoon, at 3:30 P.M. in Room 209, City Hall, Portland, Maine. Copies of the agenda for the July 14th meeting will be sent out as soon as printed copies become available for distribution. We hope that you will plan to attend this meeting.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Arthur Addato, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

PERMIT # _____ CITY OF ~~THE~~ Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

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

Owner: One Franklin Place Trust

Address: 66 Pearl St., Portland, 04101

LOCATION OF CONSTRUCTION 21-35 Commercial St. (Graft Block)

CONTRACTOR: Sheridan Corp. SUBCONTRACTORS: 774-6138

ADDRESS: PO Box 689, Westbrook, 04092

Est. Construction Cost: _____ Type of Use: MAJOR SITE PLAN

Past Use: _____

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundations:

1. Type of Soil: J 1-17-89

2. Set Backs - Front _____ Rear _____ Side(s) _____

3. Footings Size: _____

4. Foundation Size: _____

5. Other: variance appeal

Floors:

1. Sills Size: _____ Sills must be anchored.

2. Girder Size: _____

3. Lally Column Spacing: _____ Size: Denied 2.9.89

4. Joists Size: _____ Spacing 16" O.C.

5. Bridging Type: _____ Size: _____

6. Floor Sheathing Type: _____ Size: _____

7. Other Material: _____

Exterior Walls: 12-26-91

1. Studding Size _____ Spacing _____

2. No. windows _____

3. No. Doors _____

4. Header Sizes _____ Span(s) _____

5. Bracing: Yes _____ No _____

6. Corner Posts Size _____

7. Insulation Type _____ Size _____

8. Sheathing Type _____ Size _____

9. Siding Type _____ Weather Exposur _____

10. Masonry Materials _____

11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____

2. Header Sizes _____ Span(s) _____

3. Wall Covering Type _____

4. Fire Wall if required _____

5. Other Materials _____

For Official Use Only

Date December 2, 1988 Subdivision: Yes / No _____
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Block _____
 Estimated Cost _____ Permit Expiration: _____
 Value/Structure _____ Ownership: _____ Public _____
 Fee \$350.00 - MAJOR SITE PLAN Private _____
\$50.00 - Variance Appeal

Ceiling:

1. Ceiling Joists Size: _____

2. Ceiling Strapping Size _____ Spacing _____

3. Type Ceiling: _____

4. Insulation Type _____ Size _____

5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____

2. Sheathing Type _____ Size _____

3. Roof Covering Type _____

4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____

2. No. of Tubs or Showers _____

3. No. of Flushes _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____

2. Pool Size _____ x _____ Square Footage _____

3. Must conform to National Electrical Code and State Law.

Zoning:

District _____ Street Frontage Req.: _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other: _____ (Explain) _____

Date Approved _____

Permit Received By Nancy Grossman

Signature of Applicant John R. Haley Date DEC 7, 1988

Signature of CEO _____ Date _____

Inspection Dates _____

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

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

Owner: Manchester Properties Inc.

Address: P.O. Box 509, Manchester By The Sea, Mass. 01944

LOCATION OF CONSTRUCTION 5 Commercial St. (Galt Block)

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: _____ Type of Use: office and retail

Past Use: vacant

Building Dimensions: L _____ W _____ Sq. Ft. _____ # Stories _____ Lot Size _____

Is Proposed Use: Change of Use from ex. vacant to office & retail - Major Site Plan Review - addition

Residential Buildings Only: _____ # Of Dwelling Units _____ # Of New Dwelling Units _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE 10,000 sq. ft.

Foundations:

1. Type of Soil: _____

2. Set Backs - Front _____ Rear _____ Side(s) _____

3. Footings Size: _____

4. Foundation Size: _____

5. Other _____

Floors:

1. Sills Size: _____ Sills must be anchored.

2. Girder Size: _____

3. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.

4. Joists Size: _____

5. Bridging Type: _____ Size: _____

6. Floor Sheathing Type: _____ Size: _____

7. Other Material: _____

Exterior Walls:

1. Studding Size: 12-26-91 Spacing _____

2. No. windows _____

3. No. Doors _____

4. Header Sizes: Permit never issued Span(s) _____

5. Bracing: Yes _____ No _____

6. Corner Posts Size _____

7. Insulation Type _____ Size _____

8. Sheathing Type _____ Size _____

9. Siding Type _____ Weather Exposure _____

10. Masonry Materials _____

11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____

2. Header Size _____ Span(s) _____

3. Wall Covering Type _____

4. Fire Wall if required _____

5. Other Materials _____

For Official Use Only

Date: May 25, 1988 Subdivision: Yes / No _____

Inside Fire Limits: _____ Name: _____

Blk & Code: _____ Lot: _____

Time Limit: _____ Block: _____

Estimated Cost: _____ Permit Expiration: _____

Value/Structure: _____ Ownership: _____ Public: _____

Fee: \$350.00 Private: _____

Ceiling:

1. Ceiling Joists Size: _____

2. Ceiling Strapping Size _____ Spacing _____

3. Type Ceiling: _____

4. Insulation Type _____ Size _____

5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____

2. Sheathing Type _____ Size _____

3. Roof Covering Type _____

4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating: _____

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____

2. No. of Tubs or Showers _____

3. No. of Flushes _____

4. No. of Lavatories _____

5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____

2. Pool Size: _____ x _____ Square Footage _____

3. Must conform to National Electrical Code and State Law.

Zoning:

District: _____ Street Frontage Req: _____ Provided: _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt: _____ Special Exception _____

Other (Explain): _____

Date Approved: _____

Permit Received By: Joyce M. Rinaldi

Signature of Applicant: [Signature] Date: 5-25-88

Signature of CEO: _____ Date: _____

Inspection Dates: _____

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

© Copyright GPCOG 1987

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 29 - 35 Commercial St		Owner: Auto-Europe		Phone:		Permit No: 951144	
Owner Address		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name J. Richardi Construction		Address: P.O. Box 251 Warren, ME		Phone: 04860 273-3900		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED NOV - 3 1995 CITY OF PORTLAND </div>	
Past Use Vacant Building		Proposed Use: Mix Uses		COST OF WORK: \$ 735,000 ~			PERMIT FEE: \$ 3,695.00
Proposed Project Description Interior & Ext Renovations (2nd, 3rd, 4th floors) Change Use Phase 1		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 6 Type: 3A			Zone: 2 CBL: 029-P-031
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>			Zoning Approval <i>see conditions</i> ok m 3 10/31/95 Special Zone of Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By Mary Gresik		Date Applied For: 17 October 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action		Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>			
		Signature.		Date			

- 1 This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules
- 2 Building permits do not include plumbing, septic or electrical work
- 3 Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

PERMIT ISSUED WITH LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

26 October 1995 - Permit Routed
 17 October 1995/207-273-3900

SIGNATURE OF APPLICANT: *[Signature]* Joseph Richardi ADDRESS: WARREN, ME PHONE: DATE: DATE: DATE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT 11
M. Leary

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 35 Commercial St (Galt Block)		Owner: Alex Cecil	Phone:	Permit No: 951330
Owner Address:	Leasee/Buyer's Name:	Phone:	Business Name:	PERMIT ISSUED Issued: DEC 26 1995 CITY OF PORTLAND
Contractor Name: * Sprinkler Systems Inc	Address: P O Box 1285- Lewiston, ME		Phone: 782-0104	
Past Use:	Proposed Use: 04240 office bldg w sprinkler system	COST OF WORK: \$ 32,000	PERMIT FEE: \$ 180	Zone: CBL: Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan may <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group B Type: 36 <i>000000</i>	
Proposed Project Description: install sprinkler system		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review
Permit Taken By: L Chase	Date Applied For: 12/20/95	Signature:	Date:	

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: <i>[Signature]</i>	ADDRESS:	DATE: 12/20/95	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:		PHONE:	

CEO DISTRICT 1
M. LARU

White-Permit Desk Green-Assessor's Office Yellow-D.P.W. Pink-Public File Ivory-Card-Inspector



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 29-35 Commercial St.

Date of Issue 15 August 1996

Issued to Autre Europe

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. 951144, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Office

Limiting Conditions

This certificate supersedes certificate issued 03 April 1996

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate becomes invalid upon building or premises, and legal to be transferred from owner to owner when property changes hands. Copy will be furnished to owner of record for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 29-35 Commercial Street

Date of Issue April 3, 1996

Issued to Autre Europe

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. 951144, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Entire

Limiting Conditions

Exit ways on 1st and 2nd floors need exit signs
Doorways on 2nd, 3rd & 4th floors do not meet height standards for doorways
All site plan requirements shall be met before a C of O will be issued

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate becomes invalid upon building or premises, and legal to be transferred from owner to owner when property changes hands. Copy will be furnished to owner of record for one dollar.

City of Portland, Maine - Building or Use Permit Application - 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 29 - 25 Commercial St		Owner: Auto-Europa		Phone		Permit No: 951144	
Owner Address:		Lease/Buyer's Name:		Phone		Business Name	
Contractor Name: J. Richard Construction		Address: P.O. Box 231 Warren, ME		Phone: 04860 273-3900		PERMIT ISSUED NOV - 3 1995 CITY OF PORTLAND	
Past Use: Vacant Building		Proposed Use: Misc Uses		COST OF WORK: \$ 735.00		PERMIT FEE: \$ 3,693.00	
Proposed Project Description: Interior & Ext Renovations (2nd, 3rd, 4th floors) Change Use Phase 1		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group B Type 3A		Zoning: CB 29-P-031 Zoning Approval: See City Special Zoning Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
		Signature: [Signature]		Signature: [Signature]			
Permit Taken By: Mary Gresik		Date Applied For: 17 October 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules
 2. Building permits do not include plumbing, septic or electrical work
 Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work

PERMIT ISSUED WITH LETTER

CERTIFICATION
 I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

26 October 1995 - Permit Routed
 17 October 1995

SIGNATURE OF APPLICANT: Joseph Richard ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

GEO DISTRICT: 11

Action:
 Approved
 Approved with Conditions
 Denied

Date: [Signature]

COMMENTS

2-2-96 Rough plumbing is very up. Tests were done in the cellar on the main line. Second fl. tests were done in the bathroom. Framing is being done on the exterior wall with insulation being put up.

3-15-96 All insulation & windows have been installed. The stairway has been changed to have in the rear of building. Dry lining has been installed & exit lights. The job is almost done.

3-24-96 Job is all completed. The first floor needs an amendment. It wasn't included on original plans. Some additional exit signs need to be put up in the stairway.

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final	_____	_____
Other:	_____	_____

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 2, 1995

J. Richardi Construction
P. O. Box 251
Warren, ME 04860

RE: 29-35 Commercial Street
Portland, Maine

Dear Sir,

Your application to make interior and exterior renovations on the 2nd, 3rd and 4th floors (Phase 1) has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Building Inspections - Conditions of approval - a) Separate permits shall be required for tenant fit-ups. b) This building is located in a pedestrian activity district which requires a separate review under the requirements of 14-217(b)(1) which is attached. - M. Schmuckal

Planning Division - Conditions of approval - See attached letter of approval - D. Andrews

Fire Department - Approved - Lt. McDougal

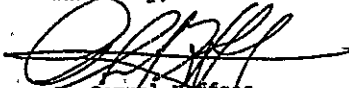
Building and Fire Code Requirements

1. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
2. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

3. The area of refuge shall comply with Section 5-2.12 of NFPA 101.
4. A sprinkler performance test shall be submitted to the Portland Fire Department after completion of sprinkler work.
5. A 4" storz fire department connection is required
6. All required fire alarm systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
7. All remote annunciators shall have a visible "trouble" indicator along with the Fire Alarm "Zone" indicators.
8. A fire alarm acceptance report shall be submitted to the Portland Fire Department.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffes
Chief, Inspection Services

cc: M. Schmuckal, Asst. Chief, Insp Svcs
D. Andrews, Sr. Planner

CITY OF PORTLAND, MAINE
PLANNING BOARD

August 25, 1994

Jadine R. O'Brien, Chair
Kenneth M. Cole III, Vice Chair
Joseph R. DeCoursey
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

Alex Cecil, President
Auto Europe
27 Pearl Street
Portland, ME 04112

RE: Site Plan Approval for Galt Block Rehabilitation

Dear Mr. Cecil:

On August 23, 1994 the Portland Planning Board voted unanimously (7-0) to approve your site plan for the rehabilitation of the Galt Block at 29-35 Commercial Street. The approval was granted for the project with the following conditions:

1. That the site plan be revised to show conveyances of an easement to the City of Portland for access to the Commercial Street and Franklin Arterial sidewalks in front of your property.
2. That the applicant install one pedestrian pole with signal at the pedestrian bump-out section on Commercial Street. This installation is not required unless and until the City of Portland approves, funds and commences construction of a pedestrian trail and related improvements on the opposite side of Commercial Street. If such construction by the City is not commenced within 5 years of the date of the approval of this site plan or if the City earlier abandons plans to create such a pedestrian trail, installation of the pedestrian pole with signal shall not be required.
3. That the replacement windows feature 6-over-6 sash with exterior-applied muntins.
4. That the section of Bradbury Court behind the applicant's building and parking lot be paved with bituminous concrete.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #41-94 and memorandum dated August 23, 1994, which are attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

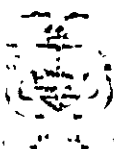
If there are any questions, please contact the Planning Staff.

Sincerely,



Jadine Raynes O'Brien, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Joffes, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathy Staples, Project Engineer, Parks and Public Works
Owens McCullough, Acting Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Bethany Ryan, Credit Analyst, Department of Economic Development
Mary Grogan, Building Permit Secretary
Approval Letter File
John Spadola/Stephen Smith, Stephen G. Smith Architects
Harbor Square, P.O. Box 726
Camden, ME 04843



CITY OF PORTLAND

March 29, 1995

Alex Cecil, President
Auto Europa
27 Pearl Street
P.O. Box 7006
Portland, ME 04112

RE: Rehabilitation of Galt Block, 29-35 Commercial Street

Dear Mr. Cecil:

On August 23, 1994 the Portland Planning Board voted 7-0 to approve the site plan for the rehabilitation/reuse of the Galt Block at 29-35 Commercial Street. The approval was granted for the project with the following conditions:

- i. That the site plan be revised to show easements to the city of Portland for access to the Commercial Street and Franklin Arterial sidewalks.
- ii. That the applicant install one pedestrian pole with signal at the pedestrian bump-out section of Commercial Street. If, after 5 years of the date of this approval, the city of Portland has not installed corresponding improvements across the street, this requirement shall lapse.
- iii. That the replacement windows feature 6-over-6 glass with exterior applied muntins.
- iv. That the section of Bradbury Court behind the applicant's building and parking lot be paved.

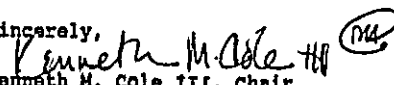
The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #41-94, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,


Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Hoffes, Chief of Building Inspections
Marge Schmutzkal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer, Parks and Public Works
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
— Mary Gresik, Building Permit Secretary
Approval Letter File

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Mr. Alex Cecil, President

May 17, 1994

Applicant
Auto Europe, P.O. Box 7006 Portland, ME

Date

Mailing Address
Business/residential

Address of Proposed Site
29 Commercial St. Portland, ME

Proposed Use of Site
.43 / 8453 s.f.

Site Identifier(s) from Assessors Maps
B-3

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes (X) No

Proposed Number of Floors Five

Board of Appeals Action Required: () Yes (X) No

Total Floor Area 40,000 s.f.

Planning Board Action Required: (X) Yes () No

Other Comments: Project is a renovation of an existing building.

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning
SPACE & BULK,
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEC 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS:

Conditions:
 ① Separate permits shall be required for tenant fit-ups
 ② This building is located in a Pedestrian Activity District which requires a separate review under the requirements of 14-217(b) which is attached.

Mary Schumaker 6/3/95

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Mr. Alex Cecil, President

May 17, 1994

Applicant

Date

Auto Buick, Inc., P.O. Box 7600, Portland, ME

29 Commercial St. Portland, ME

Mailing Address

Address of Proposed Site

Business / Residential

Proposed Use of Site

Site Identifier(s) from Assessors Maps

4352 / 8453 S.F.

B-3

Acres of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes (X) No

Proposed Number of Floors Five

Board of Appeals Action Required: () Yes (X) No

Total Floor Area 4,000 s.f.

Planning Board Action Required: (X) Yes () No

Other Comments: Project is an renovation of an existing building.

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

5/18/94
(Date/Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature]
SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant: Mr. Alex Cecil, President Date: May 11, 1994
 Mailing Address: Witz Europa, P.O. Box 1005 Portland, ME Address of Proposed Site: 23 Commercial St. Portland, ME
 Proposed Use of Site: Business/Industrial Site Identifier(s) from Assessors Maps: B-3
 Acreage of Site / Ground Floor Coverage: .43 / 6433 sq. ft. Zoning of Proposed Site: B-3
 Site Location Review (DEP) Required: () Yes (X) No Proposed Number of Floors: 2
 Board of Appeals Action Required: () Yes (X) No Total Floor Area: 10,000 sq. ft.
 Planning Board Action Required: (X) Yes () No
 Other Comments: Project is renovation of an existing building.
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval; Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY					✓					✓		CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: Conditions of approval see attached letter of approval

(Attach Separate Sheet if Necessary)

Note: Performance guarantee rec'd 10/95

project approved by P Board 8/23/94

Richard G. Andrews 3/28/95

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

Applicant: Joseph Richards
Address: 29-35 Commercial Street
Assessors No.: 29-P-27-31, 32

Date: 10/31/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-3 - ^{1kw} PAD District

Interior or corner lot -

Use - Proposed 2nd 3rd & 4th floors = office space for Auto Europe

Sewage Disposal - 5th floor = up to 4 residential units
1st floor?

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking - None Req. on

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

Will
~~Need~~ Need separate permits for
Tenant Fit-ups

PAD Requirements in effect for ground floor

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Mr. Alex Cecil, President

Applicant
 Alex Cecil, P.O. Box 766 Portland, ME

Mo. 17 1994

Date

Mailing Address
 Business/Industrial

Address of Proposed Site
 Commercial St. Portland, Me.

Proposed Use of Site
 B-3 / 400,000

Site Identifier(s) from Assessors Maps
 B-3

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DFP) Required: () Yes () No

Proposed Number of Floors Five

Board of Appeals Action Required: () Yes () No

Total Floor Area 200,000 sq. ft.

Planning Board Action Required: () Yes () No

Other Comments: Project is continuation of an existing building.

Date Dept. Review Due:

PLANNING DEPARTMENT REVIEW

(Date Received)

Major Development — Requires Planning Board Approval: Review Initiated

Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY					✓					✓		CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: *Conditions of approval: see attached letter of approval*

(Attach Separate Sheet if Necessary)

Note: Performance guarantee not yet Dec'd as of 3/20/95

Project approved by P. Boud 8/23/94

Donna G. Andrews 3/20/95

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

Stephen G. Smith Architects

Harbor Square Post Office Box 720 Camden, Maine 04843 207-236-8064 FAX 207-236-8635

May 17, 1994

Planning Board
City of Portland
Portland, Maine

Re: Final Site Plan Review

Project: The Galt Block

Dear Committee Members,

On behalf of the Owner, we herein present information concerning the proposed development as required by Section 14-525(c).

The owner of the parcel proposed for development, including land and building, is:

Mr. Alex Cecil
President, Auto Europe
27 Pearl St., P.O. Box 7006
Portland, Maine 04112

The proposed development consists of renovation of the above named Galt Block, an existing five story brick building. The renovation will include the exterior of the building, the second, third, fourth and fifth floors, as well as construction of an entrance, elevator and stair on the first floor. Proposed uses are as follows: second, third and fourth floors will be office space for Auto Europe. The fifth floor will contain up to four residential units.

The estimated construction cost for this development is: \$1.1 million.

The total land area of the site is 18,788 square feet, (.43 acres), of which 8100 square feet is covered by the existing building, 353 square feet is covered by an existing attached loading dock to remain, for a total ground coverage of 8453 square feet.

The remainder of the site, 10,335 square feet, is a gravel surfaced parking lot.

The ground coverage area will remain unchanged by this development.

As noted above, the proposed development will result in no change in ground coverage area. The existing gravel parking lot will also remain unchanged, and existing catch basins and other provisions for storm water management will not be affected by the proposed development.

29 Commercial St

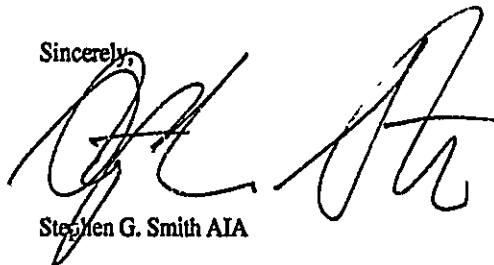
May 17, 1994
Galt Block
Page 2

Sebago Technics, retained by the Owner to survey the parcel, has verified that it is free from easements and other burdens.

The proposed development is not subject to any State or Federal regulatory approvals. There are no natural areas or habitats on the site, and there is no indication of any archeological site.

Based on the past experience of the business proposed for the second, third and fourth floors, the amount of solid waste it will expect to generate, together with the solid waste generated by the residential units, can be stored in an on site dumpster, which will be serviced once a week. The dumpster shall be located at the rear of the building.

Sincerely,

A handwritten signature in black ink, appearing to read "S.G. Smith". The signature is written in a cursive, flowing style with a large initial "S" and "G".

Stephen G. Smith AIA

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

PROPERTY ADDRESS

Town Or Plantation: Portland Me

Street Subdivision Lot #: 29-35 Commercial Street

PROPERTY OWNERS NAME

Last: Auto Europe

Applicant Name: Schson + Sorden

Mailing Address of Owner/Applicant (if different): PO Box 1585 Scarborough Me 09076

DATE OF LAND: 579

Date Permit Issued: 11/16/95

FEE: 100.00 Double Fee Charged:

LPL #: 21

Local Plumbing Inspector Signature: [Signature]

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: CHRISTOPHER JORDAN Date: 11-16-95

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: Merle Jean

Date Approved: 4-4-96

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input checked="" type="checkbox"/> NEW PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING	1. <input checked="" type="checkbox"/> MASTER PLUMBER
2. <input type="checkbox"/> RELOCATED PLUMBING	2. <input type="checkbox"/> MODULAR OR MOBILE HOME	2. <input type="checkbox"/> OIL BURNERMAN
	3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING	3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC
	4. <input type="checkbox"/> OTHER - SPECIFY <u>office Bldg</u>	4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE
		5. <input type="checkbox"/> PROPERTY OWNER
		LICENSE # <u>1021100</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathub (and Shower)
	2	Floor Drain		Shower (Separate)
OR	3	Urinal	6	Sink
		Drinking Fountain	1	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system		Indirect Waste	9	Water Closet (Toilet)
OR		Water Treatment Softener, Filter, etc		Clothes Washer
		Grease / Oil Separator		Dish Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	1	Water Heater
TRANSFER FEE (\$6.00)	5	Fixtures (Subtotal) Column 2	17	Fixtures (Subtotal) Column 1
			5	Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixtures Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE