

185-193 COMMERCIAL STREET

CHAMBERLAIN  
LITHOGRAPH CO. CHICAGO, ILL.

MAY. 13, 82

BUILDING INSP DEPT

RE: PERMIT TO CONSTRUCT 3 STORY  
BUILDING AT 159 COMM. ST,  
PORTLAND,

I WOULD LIKE A 90 DAY  
EXTENTION FROM JUNE 28<sup>TH</sup> TO  
GIVE ME AMPLE TIME TO FINISH  
THE WORK I NOW HAVE IN  
PROGRESS

THANK-YOU

David DePinto

As per section 111.9 of the 1981 edition of the  
BOCA Basic Building Code (Time limitation  
of application) I will approve one 90 day  
extension good until Sept, 26, 1982. \$



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE May 13, 1982

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 189 Commercial Street
1. Owner's name and address Frank Akers - 386 Fore St.
2. Lessee's name and address
3. Contractor's name and address David DiPietro - 2221 Virginia St.
Proposed use of building mercantile
Last use same
Material No. stories Heat Style of roof Roofing
Estimated contractual cost \$
FIELD INSPECTOR-Mr. @ 775-5451
Appeal Fees \$ N/A
Base Fee
Late Fee
TOTAL \$ N/A

To request 90 day extension of permit applied for on Dec. 28, 1981, to extend date to Sept. 28, 1982 Stamp of Special Conditions

send permit to # 3
NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? 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
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant David DiPietro Phone # 7979571
Type Name of above David DiPietro for Frank Akers 1 2 3 4
Other and Address

Permit No. 19

Location 189 Commercial St

Owner

Date of permit issued

Approved Extension 10 Sept 1982

Dwelling

Garage

Alteration

NOTES

10-7-82 No work started at all - permit expires soon - [Signature]

Large ruled area for notes, with a large 'X' drawn over the top portion.

07/25/2024

189 Commercial St.

Applicant: David Di Pietro  
Address: 221 Virginia St.  
Assessors No.: 32-V-3

Date: Dec 21, 1981

For Owner: Frank Akers  
386 Fore St.

CHECK LIST AGAINST ZONING ORDINANCE

Date - For New Bldg at 189 Commercial St. (formerly Friendship Hill)

Zone Location - ~~Zone~~ B-3

Interior or corner lot -

40 ft. setback area (Section 21) - N.A.

Use - Mercantile

Sewage Disposal O.K.

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height - 3 story or 8,250 sq ft Total Floor area

Lot Area - 3991 sq ft

Building Area - 50' x 55' = 2750 sq ft (Nearly 100% Bldg coverage) at front of lot

Area per Family - N.A.

Width of Lot - 50.92'

Lot Frontage 50.92'

Off-street Parking - Not required in B-3 (39' x 38' at rear) of Bldg.

Loading Bays - Rear door - No loading Bay indicated

Site Plan -

Shoreland Zoning -

Flood Plains -

In Fire District 2

Use of Aluminum siding planned in place of vinyl.

No setbacks Required



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

December 21, 1981

Mr. David DiPietro  
221 Virginia St.  
Portland, Me. 04103

Dear Mr. DiPietro:

There was no site plan submitted with your application for a building permit for construction of a 50'x55' building at 189 Commercial Street for Frank Akers.

Please show us the contemplated location of the building on the lot which contains an area of 3991 sq. ft. Also indicate number of offstreet parking spaces if available on site.

You also neglected to sign the application. There is a site plan review fee of \$35.00 for a minor development.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Zoning Specialist

Enc: Site Plan Ordinance

c.c. P.S. Hoffses, Chief of Inspection Services



## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

December 28, 1981

David DiPietro  
221 Virginia St.  
Portland, Me.

Re: 189 Commercial St.

Dear Mr. DiPietro:

Your permit application to construct a 50'x50' three story building at the above named address, is hereby approved subject to the following conditions.

- Office Code No.      4. Internally lit exit signs and emergency lighting shall be provided for all exits and paths to reach same.
10. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge, or ability, but by merely turning the usual knob or by pressure on a plate or lever.
11. The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceiling, and fire doors with self-closers.
14. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire door with self-closers.
17. An approved manual fire alarm system shall be provided with pull stations at each exit, on each floor, connected to horn and flashing light sounding devices placed throughout as required.
27. All storage areas shall be enclosed with construction having a fire rating of at least one hour including fire door with self closers.

Yours truly,

*Lt. James P. Collins*

Lt. James P. Collins  
Fire Prevention Bureau

JPC:k



## CITY OF PORTLAND

JOSEPH E. McDONOUGH  
FIRE CHIEF

December 28, 1981

David DiPietro  
221 Virginia St.  
Portland, Me.

Re: 189 Commercial St.

Dear Mr. DiPietro:

Your permit application to construct a 50'x50' three story building at the above named address, is hereby approved subject to the following conditions.

- Office Code No. 4. Internally lit exit signs and emergency lighting shall be provided for all exits and paths to reach same.
10. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge, or ability, but by merely turning the usual knob or by pressure on a plate or lever.
11. The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceiling, and fire doors with self-closers.
14. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire door with self-closers.
17. An approved manual fire alarm system shall be provided with pull stations at each exit, on each floor, connected to horn and flashing light sounding devices placed throughout as required.
27. All storage areas shall be enclosed with construction having a fire rating of at least one hour including fire door with self closers.

Yours truly,

*Lt. James P. Collins*

Lt. James P. Collins  
Fire Prevention Bureau

JPC:k



189 Commercial St.

Dec. 23, 1981

Mr. David DiPietro  
221 Virginia St.  
Portland, Mo.

Dear Mr. DiPietro:

Your permit to construct a 50'x55' three story building to be used for mercantile as per plans at 189 Commercial Street is being issued with the following conditions.

1. Planning Dept. An off street loading area should be designated on the plan.
2. Building must be suitably elevated per Shoreland Zone Regulation.
3. Exterior wall design as per Underwriters Laboratories Design No U322. (Assembly Rating 2 hr.) bearing wall.
4. Exterior siding will be aluminium.
5. Plumbing and Electrical permits will be taken out by Masters of their trade. No plan for plumbing has yet been received in this office. A plan is required.
6. Floor design minimum uniformly distributed live load of 100 PSF.

If you have any questions on these matters, please call.

Sincerely,

P.S. Hoffses  
Chief of Inspection Services

PSH:k



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION B-3 PORTLAND, MAINE, Dec. 21, 1981

DEC 28 1981
001347

CITY of PORTLAND

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 189 Commercial Street
1 Owner's name and address Frank Akers - 386 Fore St. Telephone 774-8300
2 Lessee's name and address
3 Contractor's name and address David DiPietro - 221 Virginia St. Telephone 797-9531
4 Architect Specifications Plans No of sheets
Proposed use of building mercantile No. families
Past use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 93,000 Fee \$ .475.00

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 construct 50' x 55' building, 3 story to be used for mercantile as per plans. # 5 sheets of plans. building to be Stamp of Special Conditions set on existing foundation.

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? 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?
Height average grade to top of plate 30' 33' Height average grade to highest point of roof 39' 11"
Size, front 50 depth 55 No. stories 3 solid or filled land? earth or rock?
Material of foundation cement & rock Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys none Material of chimneys of lining Kind of heat elec fuel
Framing Lumber-Kind spruce Dressed or full size? 3 Corner posts 6 x 6 Sills 2 x 6
Size Girder wall support 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 truss, 2nd, 3rd, roof truss
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? no
ZONING O.K. S.H.T.
BUILDING CODE Will there be in charge of the above work a person competent
Fire Dept. P. Collins to see that the State and City requirements pertaining thereto
Health Dept. are observed? yes.
Others:

Signature of Applicant David DiPietro Phone # same

Type Name of above David DiPietro 1 2 3 4

FIELD INSPECTOR'S COPY

3

PERMIT ISSUED WITH LETTER

Other and Address

NOTES

1-6-82 No work started yet  
4-13-82 Still no work yet - permit  
good for 6 mo from date of issuance  
6-14-82 Still NO work started yet  
10-7-82 permit & permit extension  
expired - checked with Am - in way of submission  
No work at all has been started

Permit No. 81/1347  
Location 189 Commercial St  
Owner Frank Opera  
Date of permit 12-28-81  
Approved M. J. ...

Table with multiple rows and columns, mostly blank or crossed out.



## CITY OF PORTLAND

DEPARTMENT OF URBAN DEVELOPMENT  
BUILDING INSPECTION DIVISION

January 28, 1982

Mr. Frank Akers  
386 Fore St.  
Portland, Me.

c.c. David DiPietro  
221 Virginia St.  
Portland, Me.

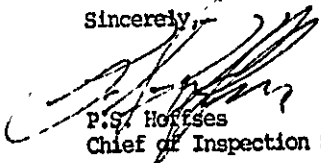
Dear Sir:

*FILE*  
It has been brought to the attention of this office that your property at 189 Commercial Street use to share a common wall on the westerly side of your property. I would like at this time to clarify that your permit to construct a 50'x55' building at 189 Commercial Street was issued with the understanding that it would have four (4) 2 hr. exterior walls of its own, not sharing a common wall as before.

Also, Corporation Counsel has brought it to our attention that Mr. David DiPietro signed the application without stating he was acting in your behalf. Therefore, would either yourself, as owner of the property, or Mr. DiPietro come to our office within the next five (5) days and amend this permit application.

If I can be of any future help on this matter, please call.

Sincerely,

  
P.S. Hoffses  
Chief of Inspection Services

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

274

12-22-81

Applicant: David DiPietro  
 Mailing Address: 101 Virginia St. mercantile  
 Proposed Use of Site: 3991 sq. ft. / 2750 sq. ft.  
 Acreage of Site / Ground Floor Coverage

Date: 12-22-81  
 Address of Proposed Site: 189 Commercial St. 32-U-3  
 Site Identifier(s) from Assessors Maps: B-3  
 Zoning of Proposed Site:

Site Location Review (DEP) Required: ( ) Yes (x) No  
 Board of Appeals Action Required: ( ) Yes (x) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors: 3  
 Total Floor Area: \_\_\_\_\_

Other Comments: \_\_\_\_\_

Date Next Review Due: Dec. 24, 1981

PUBLIC WORKS DEPARTMENT REVIEW

12/22/81  
 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER		
APPROVED																CONDITIONS SPECIFIED BELOW	
APPROVED CONDITIONALLY																	REASONS SPECIFIED BELOW
DISAPPROVED																	

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

[Signature] 12/22/81  
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

*Rick Knowlton*  
2/11

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

12-22-81

Applicant David DiPietro  
 Mailing Address 321 W. Main St.  
mercantile  
 Proposed Use of Site  
 Acreage of Site 3491 sq. ft. / Ground Floor Coverage 2750 sq. ft.

Date 12-22-81  
 Address of Proposed Site 129 Commercial St.  
 Site Identifier(s) from Assessors Maps 32-U-3  
 Zoning of Proposed Site B-3

Site Location Review (DEP) Required: ( ) Yes (  ) No  
 Board of Appeals Action Required: ( ) Yes (  ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors 3  
 Total Floor Area \_\_\_\_\_

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: Dec. 24, 1981

**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													CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY	X												
DISAPPROVED													

REASONS: ① AN OFF STREET LOADING AREA SHOULD BE DESIGNATED ON THE PLAN

② BUILDING MUST BE SUITABLY ELEVATED PER SHINGLAND ZONE REGULATIONS

(Attach Separate Sheet if Necessary)

WILL LETTER

*Rick Knowlton* 12-23-81  
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

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

274

Applicant David DiPietro  
 Mailing Address 221 Virginia St.  
mercantile  
 Proposed Use of Site 3991 sq. ft. / 2750 sq. ft.  
 Acreage of Site / Ground Floor Coverage

Date 12-22-81  
 Address of Proposed Site 189 Commercial St.  
32-U-3  
 Site Identifier(s) from Assessors Maps B-3  
 Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes (  ) No  
 Board of Appeals Action Required: ( ) Yes (  ) No  
 Planning Board Action Required: ( ) Yes (  ) No

Proposed Number of Floors 3  
 Total Floor Area 8250 sq. ft.

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: Dec. 24, 1981

**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. 211)	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		B-3	✓	NA	✓	✓	✓	✓	✓	✓	✓	✓	✓	NA	✓	✓	✓	✓	CONDITIONS SPECIFIED BELOW
COMPLIES CONDITIONALLY																			REASONS SPECIFIED BELOW
DOES NOT COMPLY																			

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Harold J. Turner 12/22/81  
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

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

**Processing Form**

Applicant David DiMastro  
201 Virginia St.  
 Mailing Address mercantile  
 Proposed Use of Site 3991 sq. ft. / 2750 sq. ft.  
 Acreage of Site / Ground Floor Coverage

Date 12-22-81  
189 Commercial St.  
 Address of Proposed Site 32-U-3  
 Site Identifier(s) from Assessors Maps 3-3  
 Zoning of Proposed Site \*

Site Location Review (DEP) Required: ( ) Yes (x) No  
 Board of Appeals Action Required: ( ) Yes (x) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_  
 Total Floor Area \_\_\_\_\_

Other Comments: \_\_\_\_\_

Date Dept. Review Due: Dec. 24, 1981

**FIRE DEPARTMENT REVIEW**

12/22/81  
 (Date Received)

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

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

*[Handwritten Signature]*

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

12-22-81



**CERTIFICATE OF APPROVAL  
FOR INTERNAL PLUMBING**

TOWN/CITY CODE  
**05170**

LPI NUMBER  
**00123**

DATE ISSUED  
**12 18 80**  
Month Day Year

THE TOWN/CITY OF **Portland**  
Certificate of App. Number  
**51105 IC**

Installer's Name  
**LUNDGREN**  
Last Name F.I.M.I.

Owner **Orange Restaurant**  
Address **193 Commercial Street**  
St./Lot Number Street/Road Name Subdivision  
(Location where plumbing was done and inspected)

- Installer Code **2**
- 1. Owner
  - 2. Licensed Master Plumber
  - 3. Licensed Oil Burnerman
  - 4. Employee of Public Utility
  - 5. Manufactured Housing Dealer
  - 6. Manufactured Housing Mechanic
  - 7. Limited License

THE INTERNAL PLUMBING, INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

*Frank J. Goodwin*  
Signature of LPI

**OWNER'S COPY**

Date Inspected **DEC 9 1980**

**INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF**

Town/City Code  
**03170**

LPI Number  
**00123**

Date Issued  
**12 18 80**  
Month Day Year

INSTALLER'S  
License No **119123** **51105 IP**

Address of Where Plumbing is Done  
**193 COMMERCIAL STREET**  
St./Lot Number Street/Road Name Subdivision

Name of Owner  
**AMIGOS**  
Last Name F.I.M.I. Mailing Address Zip Code

- PERMIT NUMBER
- 1. Owner
  - 2. Licensed Master Plumber
  - 3. Licensed Oil Burnerman
  - 4. Employee of Public Utility
  - 5. Manufactured Housing Dealer
  - 6. Manufactured Housing Mech
  - 7. Limited License

Type of Construction  
1 New 2 Remodeling 3 Addition 4 Remodeling & Addition 5 Replacement of Hot Water Heater 6 Hook-up of Mobile Home 7 Hook-up of Modular Home 8 Other (Specify) **7**

Plumbing To Serve  
1 Single (Res) 2 Multi-Fam (Res) 3 Mobile Home 4 Modular Home 5 Commercial 6 School 7 Other (Specify) **5**

Number of Fixtures or Hook-Ups  
Sink(s) **2** Toilet(s) **4** Bathtub(s) **0** Lavatory(s) **6** Shower(s) **0** Urinal(s) **0**  
Clothes Washer(s) **0** Dish Washer(s) **0** Hot Water Heater(s) **1** Floor Drain(s) **0** Hook Ups **0**

**TOWN'S COPY**

**IMPORTANT Note the following conditions**  
1 This Permit is non-transferable to another person or party  
2 If construction has not started within 6 months from the date of issue, this Permit becomes invalid

Fixture Fee **36.00**  
Hook Up Fee **00.00**  
Total Fee **36.00**  
If Double Fee Check Box

Dept of Human Services  
Div of Health Engineering

Signature of LPI

December 2, 1980

Frank Akers  
Akers Associates, Inc.  
286 Fore St.  
Portland, Me. 04111

Re: 189-193 Commercial St.

Sir:

I have received and reviewed your plans for a temporary parking lot at the above named location. The City's Public Works Department has also reviewed them and have sited the following problems:

Section 602.14 Para. A of the City's Municipal Code  
Requires that parking spaces be not less than 18 feet by 8 feet.

Section 423 of the BOCA Building Code requires a substantial bumper of masonry, steel or heavy timber shall be placed near all interior lot lines. A bumper must be provided to protect the Pine State Elevator Company building.

I would suggest that you revise your drawing to show these requirements and resubmit them to this office for approval. You must come in and apply for a change of use permit and pay the \$15. permit fee.

If I may be of any further assistance, please feel free to call.

Yours truly,

Walter Hilton  
Chief Building Inspector

WH:k

Public Works Att: Bill Bray

ROUTING SLIP FROM:  
DEPARTMENT OF BUILDING AND INSPECTION SERVICES

ADDRESS 189-193 Commercial Street

Date 12/1/80

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

PUBLIC WORKS

HEALTH

OTHERS

*Permitting lot approval requested*

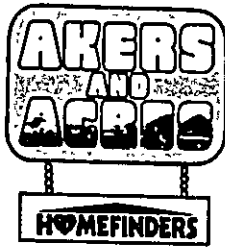
APPROVED

DISAPPROVED BY REASON OF:  
(quote section of pertinent ordinance or other governing factors)

*Section 602.14 PARA. A states that dimensions should be  
18' x 9', therefore, plan is disapproved*

SPECIAL COMMENTS:

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING & INSPECTIONS



# AKERS ASSOCIATES, INC. REALTORS

386 Fore Street, Portland, Maine 04111 - Telephone: (207) 774-8300  
Branch Office - 6 Wood Street, Camden, Maine 04843 - Telephone: (207) 236-3893

November 26, 1980

City of Portland  
Bldg. Inspection Div.  
389 Congress St.  
Portland, Maine 04101

Att: Walter W. Hilton  
Chief Bldg. Inspector

Subj: 189-193 Commercial St.

Dear Sir,

In response to your letter of November 3, 1980 and our recent telephone discussion, we are enclosing a print of the temporary additional parking use for the above lot on Commercial Street.

Please note we do not need any curb cuts or special ready means of entrance since autos pass over our property prior to entrance to the lot.

We have allowed sufficient space for access to each space as one side has been limited to small autos only.

All autos are parked parallel in order to prevent any possible restrictions to abutting sidewalk.

The lot is below sidewalk grade.

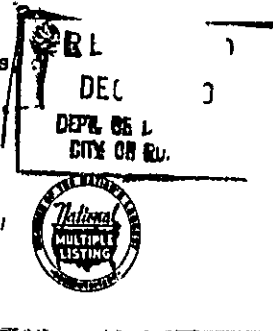
This lot as well as all adjoining parking is reserved exclusively for private parking of our company employees. There will be no parking after 5 PM and or on weekends.

We currently have plans being drawn up for a three (3) story retail and office building to be built on this site.

You will be hearing from us or the architect further as economic conditions permit positive development.

Very Truly Yours  
*Frank G. Akers*  
Frank G. Akers

encl: 1 plan  
FGA/jm



Licensed in Maine and Massachusetts. Members: Realtors Multiple Listing Service, National Multiple Listing Service, Portland Board Realtors, Penobscot Bay Board Realtors.

PS Form 3811, Apr. 1976

SENDER: Complete items 1, 2, and 3. Add your address in the "RETURN TO" space on reverse.

The following service is requested (check one):

- Show to whom and date delivered.
- Show to whom, date, and address of delivery.
- RESTRICTED DELIVERY Show to whom and date delivered.
- RESTRICTED DELIVERY Show to whom, date, and address of delivery.

(CONSULT POSTMASTER FOR FEES)

2. ARTICLE ADDRESSED TO:  
**Frank Akers**

3. ARTICLE DESCRIPTION: REGISTERED NO. **4550365** INSURED NO. \_\_\_\_\_

I have received the article described above. (Always obtain signature of addressee or agent.)

SIGNATURE *[Signature]* Addressee  Authorized agent

4. DATE OF DELIVERY **11/5/80**

5. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: \_\_\_\_\_

Portland, ME  
NOV 5 1980  
U.S. POST OFFICE  
PORTLAND, ME  
RECEIVED

W. Hilton

P14 4550365  
**RECEIPT FOR CERTIFIED MAIL**  
 NO INSURANCE COVERAGE PROVIDED—  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

PS Form 3800, Apr. 1976

SENT TO  
**Frank Akers -Akers**  
 STREET AND NO **Assoc.**  
 PO **336 Fore Street**  
 STATE AND ZIP CODE  
**Portland, Maine**

CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	
	SPECIAL DELIVERY	
	RESTRICTED DELIVERY	
	OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE OF DELIVERY	
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY	
RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		



## CITY OF PORTLAND

DEPARTMENT OF URBAN DEVELOPMENT  
BUILDING INSPECTION DIVISION

November 3, 1980

Mr. Frank Akers  
Akers Associates  
336 Fore Street  
Portland, Maine

Re: 189-193 Commercial Street

Dear Sir:

The use of the above named property as a parking lot is not allowed for the following reasons:

- (1) A Change of Use permit has not been issued for the use of a parking area.
- (2) Parking lots shall be arranged to afford ready means of entrance and exit at sidewalk level; and special permits shall be secured for curb cuts.
- (3) Access lanes not less than twelve (12) feet in width shall be provided for each row of cars; and the parking space shall be not less than eight (8) feet by eighteen (18) feet in area for each motor vehicle.
- (4) A substantial bumper of masonry, steel or heavy timber shall be placed near all interior lot lines to protect structures and property abutting the parking lot.
- (5) Parking lots shall be graded to prevent drainage onto adjoining property or the sidewalk.
- (6) Electric light wiring shall be provided on approved standards to furnish adequate illumination of driveways and lanes.

I would suggest that you apply for a Change of Use permit, and submit a plan showing all the requirements so stated above.

If you do not intend to continue this illegal use, you must provide barriers along the perimeter of the property restricting access.

Failure to abide by this notice on or before November 11, 1980 will necessitate immediate legal action.

Yours truly,

Walter W. Hilton, Chief Building Inspector

History 189-193 Commerical Street

March 3, 1980 Issued demolition permit to demolish 2 story building last used as restaurant. Fire damage extensive  
Issued to: Akers Associates  
336 Fore Street  
Contractor: Richard T. Scribner  
437 Gray Road  
So. Windham, Me. 04032

March 7, 1980 Site visit by Marge Schmuckal, Building Insp - Demolition has been started. No one at site.

March 21, 1980 Site visit by Marge Schmuckal, Building Insp - Demolition continuing - no one at site.

April 29, 1980 Site visit by Marge Schmuckal, Building Insp - More demolition completed.

June 5, 1980 Site visit by Marge Schmuckal, building Insp - Building completely down, large amount of debris in and around site. Large open holes and site not protected or secured. Also, large amount of debris on public sidewalk. Tried to contact Frank Akers, but he was out of office. His office said he would return the call.

June 6, 1990 Received complaints from Brooks Insurance Agency, 179 Commerical Street and Pine State Electrical Company, 195 Commerical Street.

June 6, 1980 Sent certified letter to Akers Associates stating permit dated 3-3 -80 has expired and area presented a dangerous situation ( See sheet # 1 )

June 6, 1980 Demolition permit to extend expired permit dated 3-3-80 by Frank Akers.

June 10, 1980 Reviewed permit extension request and denied same. Talked to Frank Akers on telephone about denial of extension, he asked for 30 days extra and I said I would check it and get back to him. Talked to Charles Lane, Corporation Counsel and he agreed that time had exceeded what could be considered reasonable.

June 11, 1980 Called Frank Akers and informed him that demolition couldn't be extended beyond 6-13-80. Sent out letter covering telephone conversation. Talked to Charles Lane again after Akers had called him (See sheet # 3)

June 16, 1980 Visited site with Lyle Noyes and sent memo to Lyle Noyes instructing the premises be secured by the Parks and Recreation Department. ( See sheet # 3)

June 18, 1980

Parks and Recreation Department at site 9 AM to secure property with wire fence. Was requested to come to site because Frank Akers refused to let fence be installed. I told him, Mr. Akers, we had the right under State Statute 17, MRSA Section 2356. He stated he would tear down as soon as it was completed. Will request Corporation Counsel secure restraining order.



History 189-193 Commerical Street

March 3, 1980 Issued demolition permit to demolish 2 story building last used as restaurant. Fire damage extensive  
Issued to: Akers Associates  
336 Fore Street  
Contractor: Richard T. Scribner  
437 Gray Road  
So. Windham, Me. 04032

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June 10, 1980 Reviewed permit extension request and denied same. Talked to Frank Akers on telephone about denial of extension, he asked for 30 days extra and I said I would check it and get back to him. Talked to Charles Lane, Corporation Counsel and he agreed that time had exceeded what could be considered reasonable.

June 11, 1980 Called Frank Akers and informed him that demolition couldn't be extended beyond 6-13-80. Sent out letter covering telephone conversation. Talked to Charles Lane again after Akers had called him (See sheet # 3)

June 16, 1980 Visited site with Lyle Noyes and sent memo to Lyle Noyes instructing the premises be secured by the Parks and Recreation Department. ( See sheet # 3)

June 18, 1980

Parks and Recreation Department at site 9 AM to secure property with wire fence. Was requested to come to site because Frank Akers refused to let fence be installed. I told him, Mr. Akers, we had the right under State Statute 17, MRSA Section 2356. He stated he would tear down as soon as it was completed. Will request Corporation Counsel secure restraining order.

June 6, 1980

Akers Association  
386 Fore St.  
Portland, Me.

Re: 189-193 Commercial St.

Sir:

Your demolition permit dated March 3, 1980, to demolish the above named property, has expired with part of the structure still remaining.

As owner or agent of this property, you are hereby notified that as a result of its present condition, the structure poses a serious threat to the public health and safety.

Pursuant to State Statute 17, MRSA Section 2356, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing. If you have not complied with this order on or before June 13, 1980. If we do not hear from you by this date, demolition procedures will be commenced.

If you have any questions regarding this action, you may contact this office by calling, 775-5451 ext. 349.

Sincerely,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation &  
Inspection Services

By \_\_\_\_\_  
Walter Hilton  
Chief Building Inspector



## CITY OF PORTLAND

WALTER W. HILTON  
CHIEF BUILDING INSPECTOR

June 11, 1980

Frank Akers  
Akers Association  
386 Fore Street  
Portland, Maine

RE: 189-193 Commercial Street

Sir:

As per our telephone conversation this date concerning the demolition of the structure at the above named address I must reiterate my earlier correspondence to you, dated June 6, 1980, informing you that the area must be cleaned up by June 13, 1980 or the City will secure the perimeter of the lot with a wire fence and commence demolition procedures.

Your application to extend the original demolition permit dated March 3, 1980, beyond the thirty (30) day period allowed for demolitions, cannot be granted because the elapsed time beyond the May 2, 1980 deadline has already exceeded sixty (60) days.

It is still our contention that in its present condition the structure poses a serious threat to the public health and safety and must be eliminated and cleaned up.

Sincerely yours,

Walter Hilton  
Chief Building Inspector

WWH/dmm

cc: Lyle Noyes - Demolition Administrator  
Lt. Collins - Fire Prevention Bureau  
Charles Lane - Corporation Counsel

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Lyle D. Noyes - Demolition Administrator  
FROM: Walter W. Hilton - Chief of Building Inspections  
SUBJECT: 189-193 Commercial Street

DATE: 6/16/80

On June 6, 1980 this office notified Frank Akers, owner of the aboved named property, that the premises in its present condition posed a serious threat to the public health and safety and must be secured no later than June 13, 1980.

A visit to the site today showed it to remain in that same condition. I would therefore recommend that this area be secured immediately.

Walter W. Hilton  
Chief of Bldg. Inspections

WWH/dmm

cc: Lt. Collins - Fire prevention Bureau  
Charles Lane - Corporation Counsel

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::  
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

<b>CITY OF PORTLAND</b>		
<b>BUILDING INSPECTION</b>		
<b>PERMIT</b>		
No. _____		
This is to certify that _____ <u>MAKERS ASSOC.</u>		
has permission to <u>EXTEND EXPIRED PERMIT TO DEMOLISH FORMER RESTAURANT</u>		
AT <u>189-193 COMMERCIAL ST.</u>		
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.		
Apply to Public Works for street line and grade if nature of work requires such information.	Notification for inspection must be given and written permission secured before this building or part thereof is lathed or otherwise closed-in.	A certificate of occupancy must be prepared by owner before this building or part thereof is occupied.
OTHER REQUIRED APPROVALS		
Fire Dept. _____		
Health Dept. _____		
Appeal Board _____		
Other _____		
Department Name _____	Director - Building & Inspection Services	

CS 239

PENALTY FOR REMOVING THIS CARD



# APPLICATION FOR PERMIT

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

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

ZONING LOCATION PORTLAND, MAINE, June 9, 1980

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 189-193 Commercial St. Fire District #1 , #2

1. Owner's name and address Akers Assoc., 386 Fore St. Telephone 774-8300

2. Lessee's name and address .....

3. Contractor's name and address Richard T. Scribner - 487 Gray Rd. So. Windham Telephone 892-2435

4. Architect .....

Specifications .....

Plans .....

No. of sheets .....

Proposed use of building .....

Last use Restaurant No. families .....

Material .....

No. stories .....

Heat .....

Style of roof .....

Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 800 Fee \$ 5.50

### FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To extend expired permit to demolish former restaurant- utilities called from office

Dwelling .....

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

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 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 Frank Akers Phone # 774-8300

Type Name of above .....

FIELD INSPECTOR'S COPY Other and Address .....



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, June 9, 1980

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 189-193 Commercial St. Fire District #1, #2
1. Owner's name and address Akers Assoc. 386 Fore St. Telephone 774-6300
2. Lessee's name and address Telephone
3. Contractor's name and address Richard T. Scribner - 487 Gray Rd. Telephone 892-2435
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use restaurant No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$800 Fee \$5.50

FIELD INSPECTOR-Mc. GENERAL DESCRIPTION
This application is for: @ 775-5451 To extend expired permit to demolish former
Dwelling Ext. 234 restaurant- utilities called from office
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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 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
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Frank Akers Phone # 774-2300
Type Name of above Frank Akers 1 2 3 4
Other and Address

OFFICE FILE COPY





# APPLICATION FOR PERMIT

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

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

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, June 9, 1980

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 189-193 Commercial St. Fire District #1 , #2   
 Akers Assoc. 356 Fore St. Telephone 774-8300

1. Owner's name and address .....

2. Lessee's name and address .....

3. Contractor's name and address Richard T. Scribner - 407 Gray St. Telephone 892-2425  
 So. Portland

4. Architect .....

Specifications .....

Plans .....

No. of sheets .....

Proposed use of building .....

No. families .....

Last use restaurant No. families .....

Material .....

No. stories .....

Heat .....

Style of roof .....

Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 800. Fee \$ 100.00

FIELD INSPECTOR—Mr. ....

GENERAL DESCRIPTION

This application is for: @ 775-5451 To extend expired permit to demolish former  
 Dwelling Ext. 234 restaurant- utilities called from office

Garage .....

Masonry Bldg. .... Stamp of Special Conditions

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

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 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

Fire Dept.: .....

to see that the State and City requirements pertaining to retro

Health Dept.: .....

are observed? .....

Others: .....

Signature of Applicant .....

Phone # .....

Frank Akers

Type Name of above .....

1  2  3  4

Other .....

APPLICANT'S COPY

and Address .....

3-3-80

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTIONS  
DEMOLITION APPLICATION

RICHARD T. SCRIBNER hereby requests  
permission to DEMOLISH - 2 STORY WOODEN BLDG. USED AS RESTAURANT  
beginning on the following date: March 6, 1980  
at: 189-193 Commerical Street

UTILITY APPROVAL:

Central Maine Power Co. Line Dept. 772-7411	<u>Mr. Kenzie</u>	Date <u>3/3/80</u>
New England Telephone Co. Mr. Jones 797-1195/797-1943	<u>Pat Richardson</u>	Date <u>3/4/80</u>
Northern Utilities, Inc. Mr. Gorey 797-8000 ext. 42	<u>Mr. Gorey</u>	Date <u>3/4/80</u>
Portland Water District Mr. McCluskey 774-5961 ext. 31	<u>Mr. Jones</u>	Date <u>1/1/80</u>

CITY OF PORTLAND

Sewer Division 205  
797-5302/775/5451 ext. 225 \_\_\_\_\_ Date \_\_\_\_\_

Have contacted ALL the above Utility Companies and/or City Departments  
for locations of Utilities.

Signature: Richard T. Scribner Date 3/3/80

IF AN EMERGENCY, THE DATE OF THE EMERGENCY: \_\_\_\_\_

REQUIRES DIAGRAM ON BACK

CITY OF PORTLAND, MAINE  
BUILDING & INSPECTION SERVICES

Date March 3, 1980

To: Richard T. Scribner  
(contractor)

487 Gray Road

~~Somerset~~ So. Windham, ME.  
With relation to permit applied for to demolish a 2 story bldg.

at (address) 189-193 Commercial St. belonging to

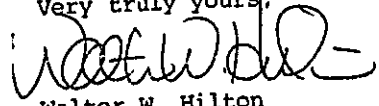
(owner) Akers Associates\*. It is unlawful to  
commence demolition work until a permit has been issued from this  
department.

Section 6 of the Ordinance for rodent and vermin control provides,  
"It shall be unlawful to demolish a 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 and Inspection Services 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 obli-  
gation 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.

NOTICE - PER MUNICIPAL CODE  
A PERMIT TO DEMOLISH OR REMOVE A  
STRUCTURE SHALL EXPIRE THIRTY  
(30) DAYS AFTER THE DATE OF  
ISSUANCE.

Very truly yours,

  
Walter W. Hilton  
chief Building Inspector

Health Department comments: NO EVIDENCE OF  
VERMIN ACTIVITY 3/4/80 (initials)

Copies to:

- 2 - Health - Environ. (Mr. Vandoloski)
- 1 - Health - (Mr. Noyes)
- 1 - Public Works (Phil Mullin)
- 1 - Fire Dept.

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Lyle D. Noyes - Demolition Administrator  
FROM: Walter W. Hilton - Chief of Building Inspections  
SUBJECT: 189-193 Commercial Street

DATE: 6/16/80

On June 6, 1980 this office notified Frank Akers, owner of the aboved named property, that the premises in its present condition posed a serious threat to the public health and safety and must be secured no later than June 13, 1980.

A visit to the site today showed it to remain in that same condition. I would therefore recommend that this area be secured immediately.

Walter W. Hilton  
Chief of Bldg. Inspections

WWH/dmm

cc: Lt. Collins - Fire prevention Bureau  
Charles Lane - Corporation Counsel

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SHEET #3



# CITY OF PORTLAND

WALTER W. HILTON  
CHIEF BUILDING INSPECTOR

June 11, 1980

Frank Akers  
Akers Association  
386 Fore Street  
Portland, Maine

RE: 189-193 Commercial Street

Sir:

As per our telephone conversation this date concerning the demolition of the structure at the above named address I must reiterate my earlier correspondence to you, dated June 6, 1980, informing you that the area must be cleaned up by June 13, 1980 or the City will secure the permitter of the lot with a wire fence and commence demolition procedures.

Your application to extend the original demolition permit dated March 3, 1980, beyond the thirty (30) day period allowed for demolitions, cannot be granted because the elapsed time beyond the May 2, 1980 deadline has already exceeded sixth (60) days.

It is still our contention that in its present condition the structure poses a serious threat to the public health and safety and must be eliminated and cleaned up.

Sincerely yours,

Walter Hilton  
Chief Building Inspector

WWH/dmm

cc: Lyle Noyes - Demolition Administrator  
Lt. Collins - Fire Prevention Bureau  
Charles Lane - Corporation Counsel

**SHEET #2**

June 6, 1980

Akers Association  
386 Fore St.  
Portland, Me.

Re: 189-193 Commercial St.

Sir:

Your demolition permit dated March 3, 1980, to demolish the above named property, has expired with part of the structure still remaining.

As owner or agent of this property, you are hereby notified that as a result of its present condition, the structure poses a serious threat to the public health and safety.

Pursuant to State Statute 17, MRSA Section 2356, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing. If you have not complied with this order on or before June 13, 1980. If we do not hear from you by this date, demolition procedures will be commenced.

If you have any questions regarding this action, you may contact this office by calling, 775-5451 ext. 349.

Sincerely,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation &  
Inspection Services

By \_\_\_\_\_  
Walter Hilton  
Chief Building Inspector

SHEET # 1

June 18, 1980

Parks and Recreation Department at site 9 AM to secure property with wire fence. Was requested to come to site because Frank Akers refused to let fence be installed. I told him, Mr. Akers, we had the right under State Statute 17, MRSA Section 2356. He stated he would tear down as soon as it was completed. Will request Corporation Counsel secure restraining order.

History 189-193 Commerical Street

- March 3, 1980 Issued demolition permit to demolish 2 story building last used as restaurant. Fire damage extensive  
Issued to: Akers Associates .  
336 Fore Street  
Contractor: Richard T. Scribner  
437 Gray Road  
So. Windham, Me. 04032
- March 7, 1980 Site visit by Marge Schmuckal, Building Insp -  
Demolition has been started. No one at site.
- March 21, 1980 Site visit by Marge Schmuckal, Building Insp -  
Demolition continuing - no one at site.
- April 29, 1980 Site visit by Marge Schmuckal, Building Insp -  
More demolition completed.
- June 5, 1980 Site visit by Marge Schmuckal, Building Insp -  
Building completely down, large amount of debris  
in and around site. Large open holes and site  
not protected or secured. Also, large amount of  
debris on public sidewalk. Tried to contact  
Frank Akers, but he was out of office. His  
office said he would return the call.
- June 6, 1980 Received complaints from Brooks Insurance Agency,  
179 Commerical Street and Pine State Electrical  
Company, 195 Commerical Street.
- June 6, 1980 Sent certified letter to Akers Associates stating  
permit dated 3-3 -80 has expired and area pre-  
sented a dangerous situation ( See sheet # 1 )
- June 6, 1980 Demolition permit to extend expired permit dated  
3-3-80 by Frank Akers.
- June 10, 1980 Reviewed permit extension request and denied  
same. Talked to Frank Akers on telephone about  
denial of extension, he asked for 30 days extra  
and I said I would check it and get back to him.  
Talked to Charles Lane, Corporation Counsel and  
he agreed that time had exceeded what could be  
considered reasonable.
- June 11, 1980 Called Frank Akers and informed him that demoli-  
tion couldn't be extended beyond 6-13-80. Sent  
out letter covering telephone conversation.  
Talked to Charles Lane again after Akers had  
called him (See sheet # 3)
- June 16, 1980 Visited site with Lyle Noyes and sent memo to  
Lyle Noyes instructing the premises be secured  
by the Parks and Recreation Department. ( See  
sheet # 3)





# APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ..... 00-1-1

MAR 5 1980

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

ZONING LOCATION ..... PORTLAND, MAINE, ... March 3, 1980

CITY of PORTLAND

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 .. 189-193 Commercial Street

1. Owner's name and address ... Akera Assoc., 386 Fore St. Telephone ... 774-8300  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address ... Richard T. Scribner, 487 Gray Rd., So. Warrham, Me. Telephone .. 892-2435  
 4. Architect ..... Specifications ..... Plans .. 04082 No. of sheets .....

Proposed use of building ..... No. families .....  
 Last use .. restaurant No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ .. 800.00

Fee \$... 25.00 demo  
5.50  
30.50

FIELD INSPECTOR—Mr. ....

GENERAL DESCRIPTION

This application is for: @ 775-5451  
Dwelling ..... Ext. 234

To demolish 2 story bldg. last used as restaurant, utilities called from office.

Stamp of Special Conditions

Garage .....  
Masonry Bldg. ....  
Metal Bldg. ....  
Alterations .....  
Demolitions .....  
Change of Use .....  
Other .....

Sent to Health Dept. 3-3-80  
Rec'd from Health Dept. 2-4-80

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 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 ..... Phone # ..... same

Type Name of above .. Richard T. Scribner ..... 1  2  3  4

FIELD INSPECTOR'S COPY

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

NOTES

3-7-80 ... ripping out fire hood -  
 3-21-80 IS ripping out more - HAS  
 dumpster out front - WQ  
 4-29-80 Appears to be taking down the  
 entire bldg - no more work coz of weather.  
 6-5-80 All bldg is down but most  
 of wood still lying around on  
 site on part of street - has suit  
 protected hole - tried  
 to contact owner -  
 Not in office till tomorrow -  
 6-12-80 are working on  
 removing some of the  
 rubbish -  
 Not long after this it  
 was noticed that the  
 area was all filled  
 in & graded over -  
 Newer specified by  
 saw all the debris  
 removed, asked what  
 he said to hold up  
 & see what's under  
 near there when  
 the start bldg a  
 New bldg -

Permit No. 80/101  
 Location 189-193 Commercial Hill  
 Owner Charles Lewis  
 Date of permit 3-3-80  
 Approved 3-3-80  
 80/101 permit for bldg



FS Form 3800, Nov. 1973

● SENDER Complete items 1 and 2. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one).  
 Show to whom and date delivered..... 15¢  
 Show to whom, date, and address of delivery..... 35¢  
 DELIVER ONLY TO ADDRESSEE and show to whom and date delivered..... 65¢  
 DELIVER ONLY TO ADDRESSEE and show to whom, date, and address of delivery..... 85¢

2. ARTICLE ADDRESSED TO:  
 Frank Akers  
 386 Fore St.  
 Portland, Maine

3. ARTICLE DESCRIPTION:  
 REGISTERED NO. CERTIFIED NO. INSURED NO.  
 704213

(Always obtain signature of addressee or agent)

I have received the article described above.  
 SIGNATURE *[Signature]*

DATE OF DELIVERY POSTMARK  
 22  
 1980

4. ADDRESS (Complete only if requested)

5. UNABLE TO DELIVER BECAUSE: *[Handwritten]*

6. RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

U.S. POSTAL SERVICE

No. 704213

RECEIPT FOR CERTIFIED MAIL  
 NO INSURANCE COVERAGE PROVIDED—  
 NOT FOR INTERNATIONAL MAIL  
 (See Reverse)

SENT TO  
 Frank Akers  
 STREET AND NO.  
 386 Fore St.  
 O. STATE AND ZIP CODE  
 Portland, Me

POSTAGE

CONSULT POSTMASTER FOR FEES	
CERTIFIED MAIL	
SPECIAL DELIVER	
RESTRICTED DELIVER	
OPTIONAL SERVICES	
RETURN RECEIPT SERVICE	
INSURANCE	
POSTAGE AND FEES	
POSTMARK OR DATE	

TOTAL POSTAGE AND FEES \$

FS Form 3800, Apr. 1976

July 18, 1980

Frank Akers  
 386 Fore St.  
 Portland, Me.

Re: 189 Commercial Street

It has been noted that you are beginning to fill in at the above location. Remaining wood from the demolition has not been completely removed from the excavation as required by City Ordinance.

It is necessary to remove all rubbish and debris before solid fill can be used. No other fill can be brought in until the debris has been removed.

If you have any questions regarding this matter, don't hesitate to contact this office.

Very truly yours,

Marge Schmuckal  
 Building Inspector

MS:k

Registered Mail

No. 70428

RECEIPT FOR CERTIFIED MAIL  
NO INSURANCE COVERAGE PROVIDED—  
NOT FOR INTERNATIONAL MAIL  
(See Reverse)

SENT TO		Akers Assoc.
STREET AND NO.		386 Fore St.
P.O. STATE AND ZIP CODE		Portland, Me.
POSTAGE		\$
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	¢
	SPECIAL DELIVERY	¢
	RESTRICTED DELIVERY	¢
	OPTIONAL SERVICES	
	RETURN RECEIPT SERVICE	¢
	SHOW TO WHOM AND DATE DELIVERED	¢
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY	¢	
SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY	¢	
SHOW TO WHOM DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY	¢	
TOTAL POSTAGE AND FEES		\$
POSTMARK OR DATE		

Form 3800, Apr. 1976

PS Form 3811, Nov. 1973

● SENDER: Complete items 1 and 2. Add your address in the "RETURN TO" space on reverse.

1. The following service is requested (check one):

- Show to whom and date delivered..... 15¢
- Show to whom, date, & address of delivery..... 35¢
- DELIVER ONLY TO ADDRESSEE and show to whom and date delivered..... 65¢
- DELIVER ONLY TO ADDRESSEE and show to whom, date, and address of delivery..... 85¢

2. ARTICLE ADDRESSED TO:  
Akers Association  
386 Fore St.  
Portland, Me.

3. ARTICLE DESCRIPTION:  
REGISTERED NO. CERTIFIED NO. INSURED NO.  
704208

(Always obtain signature of addressee or agent)

I have received the article described above.  
SIGNATURE: *J. H. [Signature]*

DATE OF DELIVERY POSTMARK

3. ADDRESS (Complete only if requested)

6. UNABLE TO DELIVER BECAUSE: CLERK'S INITIALS  
B

© GPO: 1974 O-517-843

June 6, 1980

Akers Association  
386 Fore St.  
Portland, Me.

Re: 189-193 Commercial St.

Sir:

Your demolition permit dated March 3, 1980, to demolish the above named property, has expired with part of the structure still remaining.

As owner or agent of this property, you are hereby notified that as a result of its present condition, the structure poses a serious threat to the public health and safety.

Pursuant to State Statute 17, MRSA Section 2356, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing. If you have not complied with this order on or before June 13, 1980. If we do not hear from you by this date, demolition procedures will be commenced.

If you have any questions regarding this action, you may contact this office by calling, 775-5451 ext. 349.

Sincerely,  
Joseph E. Gray, Jr., Director  
Neighborhood Conservation &  
Inspection Services

By \_\_\_\_\_  
Walter Hilton  
Chief Building Inspector

CITY OF PORTLAND, MAINE  
BUILDING & INSPECTION SERVICES

Date March 3, 1980

To: Richard T. Scribner  
(contractor)

487 Gray Road

Amherst So. Windham, ME.  
With relation to permit applied for to demolish a 2 story bldg.

at (address) 189-193 Commercial St. belonging to

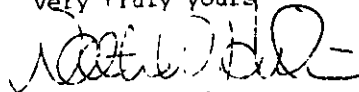
(owner) Akers Associates. It is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides, "It shall be unlawful to demolish a 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 and Inspection Services 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.

NOTICE - PER MUNICIPAL CODE  
A PERMIT TO DEMOLISH OR REMOVE A  
STRUCTURE SHALL EXPIRE THIRTY  
(30) DAYS AFTER THE DATE OF  
ISSUANCE.

Very truly yours,



Walter W. Hilton  
chief Building Inspector

Health Department comments: NO EVIDENCE OF  
VERMIN A (7/11/80) 5/14/80

Copies to:

- 2 - Health - Ervion. (Mr. Vandoloski)
- 1 - Health - (Mr. Noyes)
- 1 - Public Works (Phil Mullin)
- 1 - Fire Dept.



# APPLICATION FOR PERMIT

# PERMIT ISSUED

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

MAR 5 1980

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

00 171

ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, ... March 3, 1980 CITY of PORTLAND

To the DIRECTOR 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 ... ~~189-193 Commercial Street~~ ... Fire District #1  #2   
 1. Owner's name and address .. ~~Akers Assoc. 386 Fore St~~ ... Telephone ... ~~774-8300~~  
 2. Lessee's name and address .. ... Telephone ..  
 3. Contractor's name and address ... ~~Richard T. Scribner, 487 Gray Rd., So. Wingham, Me.~~ Telephone .. ~~892-2435~~  
 4. Architect .. Specifications .. Plans .. ~~04082~~ No. of sheets ..  
 Proposed use of building .. No. families ..  
 Use .. ~~restaurant~~ .. No. families ..  
 Material .. No. stories .. Heat .. Style of roof .. Roofing ..  
 Other buildings on same lot ..  
 Estimated contractual cost \$ .. ~~800.00~~ .. Fee \$ .. ~~25.00 demo~~  
 .. ~~5.50~~  
 .. ~~30.50~~

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 demolish 2 story bldg. last used as restaurant, utilities called from office.

Stamp of Special Conditions

Sent to Health Dept 3-3-80  
 Rec'd from Health Dept 3-4-80

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 walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....  
 On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....  
 Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....  
 If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

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

APPROVALS BY: DATE  
 BUILDING INSPECTION—PLAN EXAMINER .....  
 ZONING: .....  
 BUILDING CODE: .....  
 Fire Dept.: .....  
 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 .. Richard T. Scribner ..... 1  2  3  4

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

OFFICE FILE COPY

City of Portland, Maine  
Fire Department

January 29, 1980

Mr. Frank Akers

386 Fore Street

Portland, Maine

Re: Fire @ 189-193 Commercial Street

Dear Mr. Akers:

On 1/29/80 a fire occurred in the building listed above, of which you are reported to be the owner ( ).

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

Joseph E. McDonough

Chief

Portland Fire Department

cc: Building & Inspection Dept.  
Corporation Counsel  
Health Dept. (Housing Div.)  
City Assessor's (Mr. Lucci)

NOTE: The fire started on first floor, left rear of the building and extended throughout the entire structure also an exterior wall of an adjoining building.



December 2, 1980

Frank Akers  
Akers Associates, Inc.  
286 Fore St.  
Portland, Me. 04111

Re: 189-193 Commercial St.

Sir:

I have received and reviewed your plans for a temporary parking lot at the above named location. The City's Public Works Department has also reviewed them and have cited the following problems:

Section 502.14 Para. A of the City's Municipal Code  
Requires that parking spaces be not less than 18 feet by 8 feet.

Section 423 of the BOCA Building Code requires a substantial bumper of masonry, steel or heavy timber shall be placed near all interior lot lines. A bumper must be provided to protect the Pine State Elevator Company building.

I would suggest that you revise your drawing to show these requirements and resubmit them to this office for approval. You must come in and apply for a change of use permit and pay the \$15. permit fee.

If I may be of any further assistance, please feel free to call.

Yours truly,

Walter Hilton  
Chief Building Inspector

WHrk

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Mr. Eugene Russell


DATE: 6/2/78

FROM: Fire Prevention Bureau

SUBJECT: 193 Commercial St. (Amigo's Restaurant)

Approval is hereby given for a building permit  
from this Department subject to the following requirements/reasons:

- 1) All storage areas are to be enclosed with one hour fire rated partitions and doors with self-closers.
- 2) Emergency lighting shall be provided for all exits and paths to reach same.
- 3) A seating plan shall be provided for this offices approval.
- 4) The approval of this permit is via a waiver of the preasent fire codes. The waiver was granted with the stipulation that an approved detection system be installed to cover all rooms and areas of this establishment. It is also required that you receive approval through the State Fire Marshall's office.

  
Lt. James P. Collins  
Fire Prevention Bureau



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date July 12, 19 78  
 Receipt and Permit number A-12705

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: 193 Commercial St.  
 OWNER'S NAME: Amigos Restaurant ADDRESS: same

OUTLETS: (number of) 1-30

Lights	_____	
Receptacles	_____	
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	<b>3.00</b>

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	_____	
Temporary	_____	

METERS: (number of) \_\_\_\_\_

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 (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
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) ..... \_\_\_\_\_  
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... \_\_\_\_\_  
 TOTAL AMOUNT DUE: 3.00

INSPECTION:  
 Will be ready on after 4:00 p.m., 19 78; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: P. m. today Egery Electric  
 ADDRESS: 22 Devon Street  
 TEL.: 774-2825

MASTER LICENSE NO.: 2708 SIGNATURE OF CONTRACTOR: James J. McHume  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY





CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION **193 Commercial Street**

Issued to **Amigo's Restaurant**

Date of Issue **July 26, 1978**

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. **78/452**, 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

**2nd floor**

**Restaurant & Lounge**

Limiting Conditions

**2nd floor only**

This certificate supersedes  
certificate issued

Approved

7 26 78

(Date)

*Mary Schmitt*  
Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CITY OF PORTLAND, MAINE

MEMORANDUM

TO: Mr. Eugene Russell

DATE: 6/2/78


FROM: Fire Prevention Bureau

SUBJECT: 193 Commercial St. (Amigo's Restaurant)

Approval is hereby given for a building permit

from this Department subject to the following requirements/reasons:

- 1) All storage areas are to be enclosed with one hour fire rated partitions and doors with self-closers.
- 2) Emergency lighting shall be provided for all exits and paths to reach same.
- 3) A seating plan shall be provided for this offices approval.
- 4) The approval of this permit is via a waiver of the preasent fire codes. The waiver was granted with the stipulation that an approved detection system be installed to cover all rooms and areas of this establishment. It is also required that you receive approval through the State Fire Marshall's office.

  
Lt. James P. Collins  
Fire Prevention Bureau

193 Commercial Street

June 5, 1978

Down Home Improvement Co.  
193 Commercial Street  
Portland, Maine

cc: Eugene Russell  
Rte #2  
Cumberland Center, Me.  
cc: Fire Dept.

Gentlemen:

A Building Permit is being issued herewith to renovate a storage area to be used as a lounge in connection with already existing restaurant on 2nd floor, as per plans, subject to the Fire Department and Building Code requirements.

Please find enclosed letter from the Fire Prevention Bureau.

If there is a central heating system in the basement of this building, it is necessary that it be enclosed with a one hour fire rated partition and ceiling, and that fire doors be provided in the openings, and these to be equipped with self-closing devices.

If not already done so, the partitions around the kitchen area are required to be one hour fire rated partitions and any openings in these partitions shall be one hour fire doors equipped with self-closing devices.

Very truly yours,

Earle S. Smith  
Building Inspection Supervisor

ESS/r



APPLICATION FOR PERMIT

PERMIT ISSUED

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

B.O.C.A. TYPE OF CONSTRUCTION ..... 0402

JUN 5 1978

ZONING LOCATION ..... PORTLAND, MAINE, .. March 27, 1978

CITY OF PORTLAND

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 193 Commercial St. Eugene Russell Rt # 2 Cumberland Ct Fire District #1 #2
1. Owner's name and address Amigo's Restaurant Telephone 773-7801
2. Lessee's name and address
3. Contractor's name and address Down Home Improvement Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building restaurant No. families
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$2,000 Fee \$8.00

FIELD INSPECTOR-Mr. @ 775-5451 GENERAL DESCRIPTION
This application is for: Dwelling Ext. 234 To renovate storage area to be used lounge in connection with already existing restaurant on 2nd floor as per plans. 1 sheet of plans.
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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 sq. ft 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) 2x4-1/2" 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: 1015 8/20/78 Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Eugene P. Russell Phone #
Type Name of above Eugene Russell 1 2 3 4

FIELD INSPECTOR'S COPY

Other and Address



NOTES

6-21-78 finished work - fire code  
adjoining kitchen & store room walls  
7-26-78 exit signs up - improve  
lighting up - self-closers on -  
issue C.O.

Permit No. 7860152 Airways  
Location 193 Commercial St.  
Owner Eugene Russell  
Date of permit 3-22-78  
Approved 6-5-78 J. H. [unclear] in best

Handwritten notes at the bottom of the page.



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date May 1 1978  
 Receipt and Permit number A 10651

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: 189 Commerical St.  
 OWNER'S NAME: Stanley Rakosko ADDRESS: same

OUTLETS: (number of) 30

Lights	_____	
Receptacles	_____	
Switches	_____	FEES
Plugmold	_____ (number of feet)	
<b>TOTAL</b>	_____	<b>3.00</b>

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
<b>TOTAL</b>	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	<u>taping onto already existing service</u>	
Temporary	_____	

METERS: (number of) 1 ..... **.50**

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 (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
<b>TOTAL</b>	_____	<u>pizza ovens x 2</u>	<b>3.00</b>

MISCELLANEOUS: (number of)

Branch Panels	<u>x</u>	<b>1.00</b>
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	<u>x</u>	<b>1.00</b>
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) ..... \_\_\_\_\_  
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... \_\_\_\_\_  
**TOTAL AMOUNT DUE: 8.50**

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call xx

CONTRACTOR'S NAME: L & M Electric  
 ADDRESS: 12 Clifton St.  
 TEL.: 774-4137

MASTER LICENSE NO.: 826  
 LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:

INSPECTOR'S COPY

ELECTRICAL INSTALLATIONS —

Permit Number 10651  
 Location 119 Commercial St.  
 Owner Stanley Kaskaske  
 Date of Permit 5-1-78  
 Final Inspection 10-18-78  
 By Inspector Hobby  
 Permit Application Register Page No. 137

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_  
 Service called in \_\_\_\_\_  
 Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: 5-4-78 1 room house \_\_\_\_\_  
5-4-78 \_\_\_\_\_  
5-11-78 1st floor \_\_\_\_\_  
5-22-78 " " \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

CODE  
 COMPLIANCE  
 COMPLETE  
 DATE 10-18-78

DATE:	REMARKS:
<u>5-23-78</u>	<u>Called Larry for READING</u>
<u>10-18-78</u>	<u>No readings given - working O.K. to date.</u>

*[Faint handwritten notes at the bottom of the page]*

189 Commercial St.

May 26, 1977

Richard Pelletier  
189 Commercial St.  
Portland, Maine

Dear Mr. Pelletier:

It has come to the attention of this office that a canvas sign has been erected on your building at the above address.

It is necessary that this sign be removed at once as it is in violation of Section 1414.2 which regulates temporary signs only and Section 113.1 which regulates permits for such uses.

If the sign has not been removed in ten days, legal action will be taken to enforce the provisions of the ordinance.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:k