

18-20 COTTON STREET



Full cut • 920R - Half cut • 9202R - Third cut • 9203R - Fifth cut • 9205R

May 16, 1955

GL 18 Cotton St.--Partially completed building and temporary certificate
of occupancy for first story

Mr. Popkins Zakarian
Treas. Security Realty Co.
65 Center St.

Copy to Mr. Zakarian

Dear Mr. Zakarian:

At your request I have examined this partially completed building, the use of which you indicated as a proposed storage warehouse on the application for the building permit when filed.

I found only two departures from requirements of the Building Code, and see no reason why the building cannot be completed and the final certificate of occupancy for a storage warehouse issued as soon as final inspection shows all in order.

At time of inspection there was a temporary arrangement of an interior downspout from the roof so contrived that water from the roof was running upon the public sidewalk of Cotton St.--contrary to the Building Code. You have assured me since that this is a temporary arrangement and that you will care for it without delay so that water will not run upon the public sidewalk.

The first story of the building was in use for the parking of motor vehicles without a certificate of occupancy. Until the building is finished and the second story used for some other purpose, no reason appears why you should not use the first story as a major garage (parking of more than three motor vehicles). To assist you as much as possible, this letter may be considered a temporary certificate of occupancy to use the first story as a major garage on the basis that there is to be no heating or other fire-actuated appliances in the building and that this use will be discontinued before the final certificate of occupancy is requested and before any other use is established in either story.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/D

513

6-9-53

See amendment of
Constructive, in original
drawer. See attached copy
under this date.

JL



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, June 18, 1953

Supersedes Amdt. 9/29/52

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 47/741 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 18 Cotton St. Within Fire Limits? yes Dist. No. 1

Owner's name and address Pt Security Realty Co., 65 Center St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owners Telephone _____

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building Storage of linoleum and asphalt tile No. families _____

Last use _____ No. families _____

Increased cost of work _____ Additional fee. 50

Description of Proposed Work

- To omit parapet wall as per plan filed today.
- To substitute steel stairs for reinforced concrete stairs originally shown. 11" treads, ~~4 1/2~~ 4" risers, 5' wide. Handrails on both sides.
- To omit wood nailing strips in parapet wherever it adjoins property line, using incombustible material.
- There are three wooden frame windows in second story on front of building and two in rear wall in second story instead of steel ~~xxxx~~ frames, as shown on original plan filed in 1947.

1/5/54 - Examination today shows that the work shown above has been practically all completed without issuance of amendment. No point in issuing now. Charge off - [Signature]

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 _____ Is 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 _____

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 _____

Approved: _____

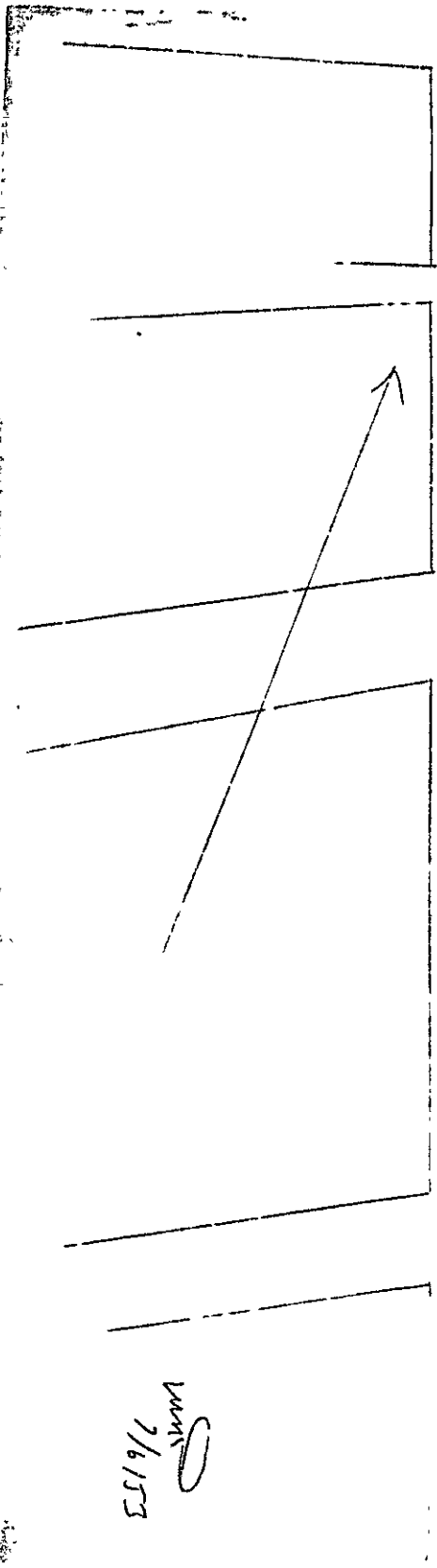
Security Realty Co.

Signature of Owner by: *[Signature]*

Approved: _____

INSPECTION COPY

Inspector of Buildings

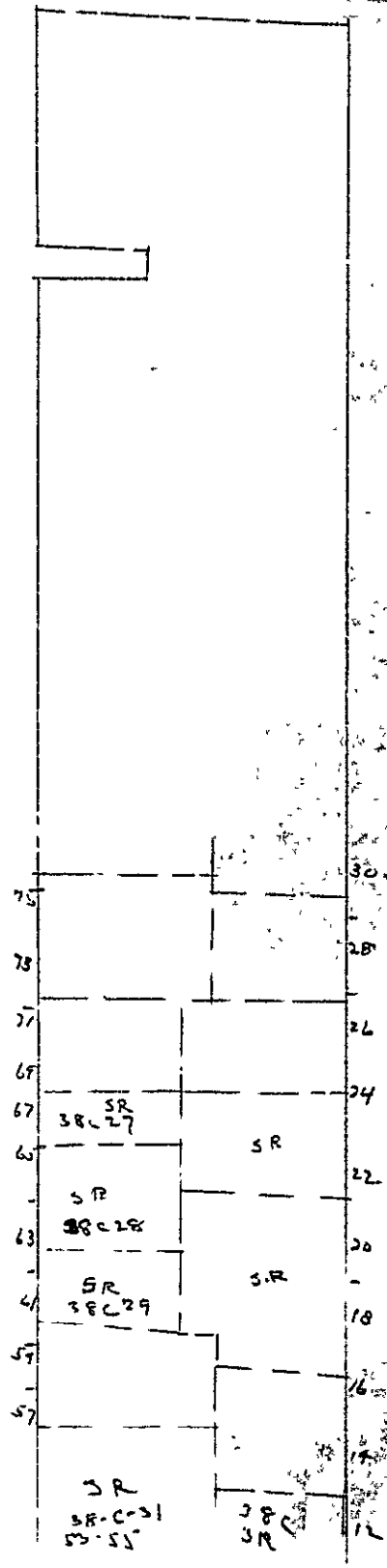


Wants
7/6/53

FREE

CENTER

COTTON



SECURITY REALTY CO., INC.

Incorporated 1934

65 CENTER STREET
PORTLAND 3, MAINE

NOVEMBER 28, 1953

INSPECTOR OF BUILDINGS
CITY OF PORTLAND, MAINE
GENTLEMEN:

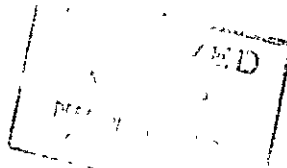
Subject: BP 18-20 Cotton St.

In your letter of July 6, 1953, the first paragraph. "We were about to approve and issue your amendment of the permit issued for the building at 18-20 Cotton St., including the omission of the parapet walls, when it was noted that the plat diagram on your plan dated July 3rd, 1953, does not indicate the type of cornice intended on the side wall of building toward Free St."

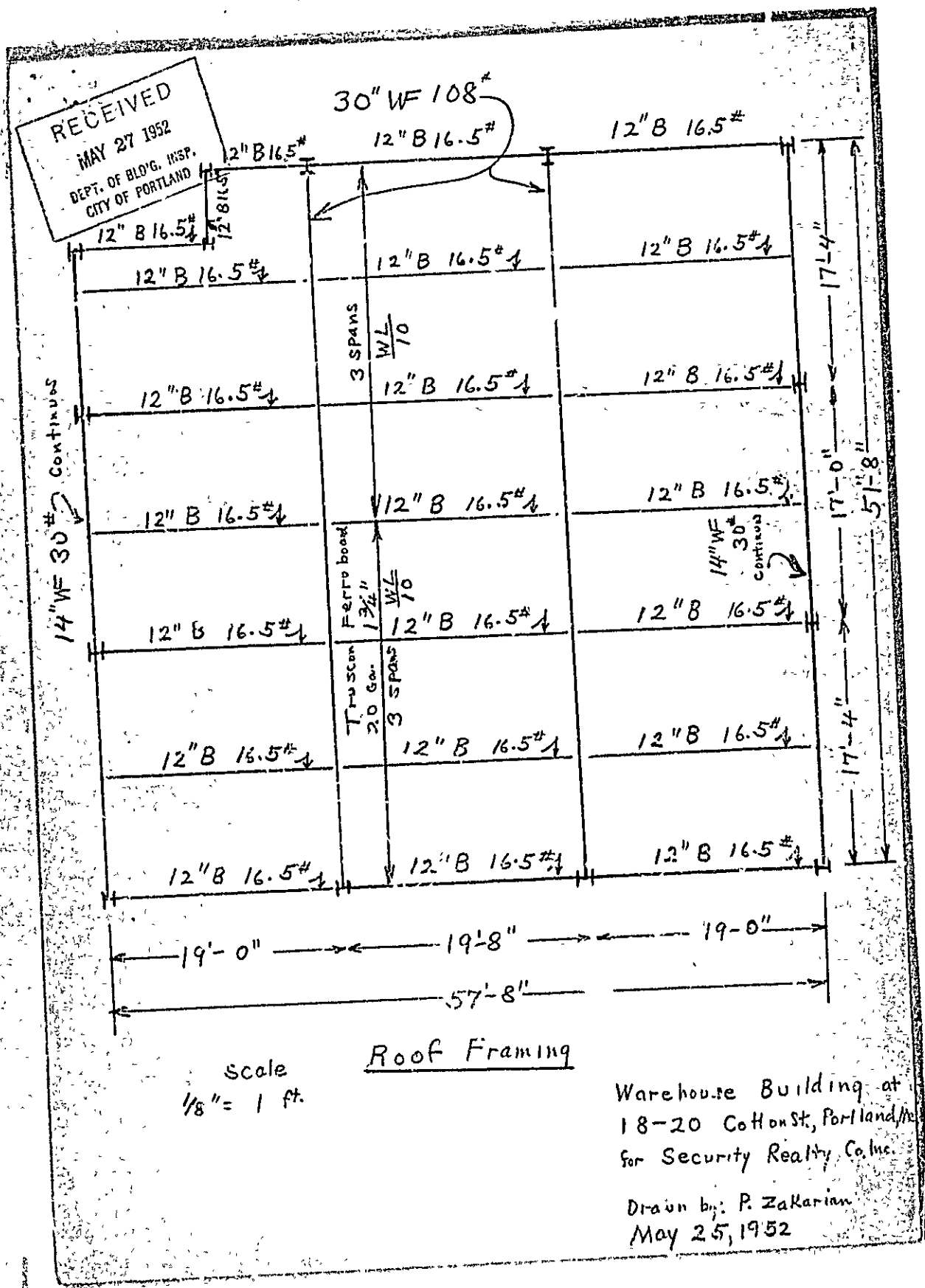
There is no cornice on the North, or Free St. Side.

Yours truly,

Security Realty Co. Inc.
Robert Zakarian
Robert Zakarian



RECEIVED
 MAY 27 1952
 DEPT. OF BLD'G. INSP.
 CITY OF PORTLAND



Scale
 1/8" = 1 ft.

Roof Framing

Warehouse Building at
 18-20 Cotton St, Portland, Me
 for Security Realty Co. Inc.

Drawn by: P. Zakarian
 May 25, 1952

BP 1E Cotton St.
Amendment #1.

July 6, 1953

Mr. Popkins Zakarian, Treas.
Security Realty Company
65 Center St.

Dear Mr. Zakarian:-

We were about ready to approve and issue your amendment of the permit issued for the building at 18-20 Cotton St., including the omission of the parapet walls, when it was noted that the plat diagram on your plan, dated July 3rd, 1953, does not indicate the type of cornice intended on the side wall of building toward Free St.

Despite the fact that your company owns the next lot, it is a separate lot and the building under construction is closer than five feet to the dividing lot line. Therefore the requirements of fire resistance - parapet wall or total incombustible cornice - are the same as though someone else owned the lot above at 22 Cotton St.

So that there will be no misunderstanding, please indicate to us either in writing or by furnishing a revised print that your section of the cornice A-A will be used on this side wall of the building as well as on the other.

Your section A-A is taken to mean that there will be no woodwork whatever in the cornice, and that the portion marked "Sheet Metal Cant 20 Ga." is to be formed without any woodwork or other combustible material, thus to satisfy the last amendment of the Building Code with regard to omission of parapet walls.

Presumably you are aware that all of the welding, when the amendment is approved, must be done by welding operators who carry effective certification - having established their qualifications in this department under the procedure of the American Welding Society.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

18 Cotton St.
Amendment #1

June 19, 1953

Security Realty Company
65 Center St.
Portland, Maine

Gentlemen:-

We are unable to approve the amendment to Permit #47/741 covering omission of the parapet wall where the walls of the building are closer than five feet to the lot lines on the basis that the roof construction is to be of incombustible construction throughout because the detail shown on the plan filed with the application for amendment indicates the use of wood in the construction of a cornice on this wall. Section 503bl of the Building Code specifies that where a parapet wall is omitted, the roof, ceiling, and cornice construction shall be of non-burnable materials throughout. Therefore the use of wood or any other combustible material in construction of such a cornice is not permissible. Incidentally, this type of construction is required to extend along both walls of the jog at the rear corner of the building, as well as at the location indicated on the plan.

We also do not understand clearly what is intended where the roof is to project beyond the other walls of the building as a cornice. While it is permissible to use a limited amount of woodwork at such locations, it is necessary that all such combustible material shall be covered with metal or some other substance of an incombustible nature. The detail should show clearly what the conditions are to be and what you are to use for this covering.

We note that the amendment also calls for the use of steel stairs in place of the concrete stairs originally planned. The width, height of risers, and width of treads of the metal stairs will of course need to meet requirements of the Code relating to stairways. What are they to be?

We are unable to issue the amendment covering the work indicated therein until information has been furnished on a revised plan that all details of construction are to meet Code requirements.

Very truly yours,

Warren McDonald
Inspector of Buildings

*11' treads
7 1/2" risers
5' wide
2nd frame windows
13' front, 2 rear, 3rd floor*

AJS/G

SECURITY REALTY CO., INC.

Incorporated 1934

65 CENTER STREET
PORTLAND 3, MAINE

JUNE 5, 1952

Inspector of Buildings
City of Portland, Me.

Gentlemen:

Att. Mr. McDonald

Subject: File AP 18-20 Cotton St.

We are attempting to eliminate any possible difficulties in our construction at 18-20 Cotton St.

WE ARE TO PLACE 8" CEMENT BLOCK FOR THE ABOVE GRADE WALLS at 18-20 Cotton St. Monday, June 9, 1952.

"Building Code: City of Portland, Me.

Sect. 309-b

13. Panel walls (see definitions, Section 118) in buildings of skeleton construction shall be no less than eight inches thick."

"Section 118.

WALL-- PANEL WALL--a non-bearing wall in skeleton construction, built between columns or piers and wholly supported at each story."

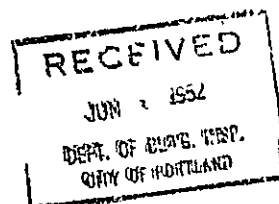
At 18-20 Cotton St. the walls are non bearing, and are wholly supported at each story, so that seems to qualify this 8" block construction, between the steel columns, concrete covered.

If this does not meet with your approval, you will immediately inform us.

Yours truly,

Security Realty Co. Inc.

Popkins Zakarian
Popkins Zakarian



Popkins

SECURITY REALTY CO., INC.

Incorporated 1934

65 CENTER STREET
PORTLAND 3, MAINE

MAY 25, 1952

RECEIVED
MAY 27 1952
INSPECTOR OF BUILDINGS
City of Portland, ME
DEPT. OF PLANNING
Gentlemen: CITY OF PORTLAND

Subject: File A P 18-20 Cotton St.

Your letter MAY 20, 1952

Att. Mr. Mc. Donald

You are absolutely correct. The 20 gauge TRUSCON FERROBORD described in our letter of APRIL 26, 1952, should have been given as 1 3/4" instead of 2 3/4". That was a typing error, that somehow escaped correction. In TRUSCON'S TABLES, in SWEET'S CATALOGUES, 3C-Tr, this roofing is good for 50# per sq. ft. on a span of ~~8'~~ Eight foot six-inches, (8'-6") $\frac{WL}{10}$.

These 6" wide strips of roofing, have been ordered, and paid for, on APRIL 23, 1952, to arrive as 28 ft. long. To cover 3 spans.

In the same paragraph, of the same letter dated April 26, 1952, we made another error in our description.

The steel Beams, in place, some 3 or 4 months, or more, readily visible from the sidewalk, are correctly 12" 16.5# B. Instead of 16.5# JB. Manual American Institute of Steel Construction, Miscellaneous Light Beams, Page 193.

roofing

This steel is in place with the positions absolutely identical with the framing of the 2nd floor steel framing plan in your office. In order to make it clearer to you, I am enclosing a penciled plan so that your staff of inspectors may find it.

This roof frame should easily carry 50# per sq. ft., as each beam is good for 12,300# on 19 ft. span. As to their being second hand, you should know this type of beam has been rolled only recently. And couldn't have been in any building long enough to be second hand.

We will not have parapet walls, which we deem obsolete, out-moded, and actually dangerous.

It is our intention to suitably fireproof the roof construction, and plan to use Vermiculate plaster, if this modern method of fire-proofing does not become obsolete, also, before we get this building completed.

An answer before five weeks, would be appreciated.

Yours truly,
Popkins Zakarian
Security Realty Co. Inc.
Popkins Zakarian

BP 18-20 Cotton Street

May 26, 1952

Mr. Popkin Zakarian, Treas.
Security Realty Co., Inc.
65 Center Street
Portland, Maine

Dear Mr. Zakarian:

Replying to your inquiry of April 25 concerning the building under construction at 18-20 Cotton Street, as to whether or not the parapet walls shown on the plans could be omitted in view of the fact that you are substituting for the roof to be framed of wood, a roof to be framed entirely and covered entirely with steel.

If the roof construction which you are now proposing is made truly "as required for First Class Construction", the parapet walls may be omitted.

However, by reference to Section 302-4-1 and Section 303-4-2 of the Code, we find that the steel beams and girders in the roof would have to be fireproofed with material providing 2-hour fire-resistance (see schedule C) and the columns supporting the roof steel fireproofed with assemblies affording 2-hour fire-resistance—in order to qualify the roof as required for First Class Construction.

If you find it worthwhile to eliminate the parapet walls at the expense of providing this fireproofing, please file a revised plan showing not only the new roof framing and how the cornice will be formed without the parapet walls, but also the materials and assemblies that you will use in fireproofing the steel.

Since schedule C of the Building Code was adopted, there has been quite a lot of progress in working out new methods of fireproofing steel. We are allowed to accept these new methods if tested and approved by authorized agencies. The latest Building Code recommended by the National Board of Fire Underwriters contains the most up to date list of these approved assemblies, and, if interested, you may examine the appendix containing this information at this office. Perhaps the foremost advance has been established by the use of a suspended ceiling of Vermiculite plaster.

If you should decide to construct the parapet walls, but still change the materials of the roof framing, we need a designed plan of that change, bearing upon it the signed statement of design of the designer, to be filed with application for amendment to the permit already issued.

We have been unable to find the Fruscon 20 gauge 1 3/4" Ferrobord in the data which we have here, but we do find 20 gauge 1 3/4" deep which would evidently meet the need if on the same spans as the wooden sheathing—6'-6".

If this design is used, it is necessary to be more explicit than the designation 16.5# JB. Presumably the JB refers to junior beams but the data which we have shows no junior beams as heavy as 16.5 pounds per foot.

Mr. Popkins Zakarian-----2

May 20, 1952

We do find in an old hand book a miscellaneous light beams, 12" x 4" at 16.5 pounds per foot. This no longer appears in the later hand books, however. It may be that you plan on used steel, in which case, we would need a signed statement from the seller establishing where the steel came from and certifying that it had not been through a wreck or a fire.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

Handwritten notes:
OK
File 18-20
Cotton St.
18-20
Cotton St.
WNT 4/25/52

SECURITY REALTY CO., INC.

Incorporated 1934
65 CENTER STREET
PORTLAND 3, MAINE

RECEIVED
APR 26 1952
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

INSPECTOR OF BUILDINGS
CITY OF PORTLAND, ME.

APRIL 26, 1952

Subject: File AP 18-20 Cotton St.

Gentlemen:

The long sentences of the BUILDING CODE of the City of Portland, Me. are ridiculous, confusing, and senseless.

Six, or Seven lines without a period.

Here is a sample.

" BUILDING CODE CITY OF PORTLAND, ME. PAGE 84
Revised Sheet MAY 1, 1950.

SECT. 303 b. PARAPET WALLS:

1. (3/4/46) Unless the roof is as required for First Class Construction, all party wall of masonry, all fire resistive separation walls required to limit areas, and all exterior walls required to be constructed of a certain fire resistance on account of the closeness to the property lines in Business and Industrial establishments, Garage and Hangars, and in buildings of all other uses more than three stories high, shall project above the roof as parapet walls."

The sense of the paragraph above is in the words in red.

Unless the roof is as required for First Class Construction, all exterior walls shall project above the roof as parapet walls.

Does this mean what it says? Is this how you understand it?

Then the building at 18-20 Cotton St., under construction, will not require parapet walls.

For the Building Codes definition for First Class Construction Follows: CHAPTER LII Pa. 73
SECTION 302 CLASSES OF CONSTRUCTION: Buildings of First Class Construction shall be of incombustible materials throughout-----

If I am reading the CODE properly will you kindly inform me so that the Permit No. 00741 may be amended to eliminate the PARAPET WALL showing in the plans filed with your office.

The wood roof timbers which were to have been 6"x14" have been changed to the installed 16.5# AB. The 2" wood sheathing has been ordered as Truscon 2Cga. (2 3/4") Ferrobord. In other words the wood roof has been changed all to Steel. ~~Should be~~ - 1 3/4" (9/27/52)

Have we conformed to the CODE, so as to eliminate the Parapet Wall? By removing all incombustible materials.

When we receive your reply, we will make the formal amendment to the permit at your office. Yours truly, Security Realty Co. Inc.
Portland, Maine

3-6359

SECURITY REALTY CO., INC.

65 CENTER STR-LF
PORTLAND 3, MAINE

Building Inspector
City of Portland, Me.

Gentlemen:

Att. Mr. McDonald

Subject: Reply to your letter of June 27, 1950
File BP 18-20 Cotton St.

RECEIVED
JUL 12 1950
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Handwritten notes:
e p 2. Please check that we will countersign from 5/4/50
July 11, 1950
This is for
with
Rich
7/12/50

Quoting from the "Building Code, City of Portland, Me."
"Section 106- PERMITS -ISSUANCE - LIMITATION - REVOCATION.

e. After a permit has been issued----- or if no work thereunder is done for a continuous period of five montns, the permit shall become void, etc. etc. " has been firmly kept in mind by the writer.

With respect to some work having been done we submit the following information. On November 3, 1949, we poured the third section of the second floor slab, at 18-20 Cotton St. The records of the Blue Rock Quarry will show that. Of course, we had to take down the forms, after a proper interval and store them.

On November 29, 1950, we accpeted a price for ~~two~~ two steel beams, 53 ft.long, 30"-108# WF, which were delivered in Portland in March 1950, by Megquier & Jones Co.

On April 2, 1950, Popkins Zakarian took some fifty-five readings with a transit borrowed from the Camillo Profenno Co. thru Alfred Iovine, the Const. Supt. at the new Deering Ave. Junior High School, with Miriam Zakarian on the rod.

On May 4, 1950, according to our corporate redords, Charles Meserve used 1/2 gal. of red lead paint, as well as doing other work about the job.

The elevator, used for hoisting purposes, has always had the "power on" according to the records of the Central Maine Power Co.

If we do not hear from you within ten days, we will assume that the Building Permit, on this building at 18-20 Cotton St. is in full force. We did write a letter, dated July 1, 1950, which we did not mail, due to inability to find time to get into the Post Office under their new time schedule of six o'clock closing. We are therefore writing this letter over, to make the above a matter of formal record, notwithstanding it is, only a matter of courtesy on our part, to do your detective work for your department, which finds itself unable to show any speed on anything that would expedite matters, and shows a remarkable aptitude when it comes to slowing them down. Such as this present instance indicates.

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

Subject: File B. P 18-20 Cotton St. July 11, 1950
Continued

If further information is required, Please do not hesitate to call
on us.

Thanking you for past courtesies, we remain, yours truly,

Security Realty Co. Inc.
Popkins Zakarian
Popkins Zakarian, Treas.

BP 18-20 Cotton Street-I

June 27, 1950

Security Realty Company
Attn: Mr. Popkins Zakarian, Treasurer
65 Center Street
Portland, Maine

Gentlemen:

Our inspector reports that, as far as he can determine, no work has been done over a period of more than five months upon your proposed building at 18 Cotton Street, the building permit therefor having been issued on April 21, 1947.

If that is true, the building permit has lapsed, and should you wish to resume work upon the building, it will be necessary to file application for a new permit in much the same manner as for the original permit.

It is possible that you can establish that some work has been done within this next prior five month period. We have no desire to void the permit, and if you can establish that fact, please do so in writing indicating what has been done within that five month period; and see to it that no future five month period elapses without some work being done on the project unless you are willing to have the permit voided.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

August 5, 1948

Inspector of Buildings
City of Portland, Maine

Gentlemen:

RECEIVED

AUG 6 1948

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND, File AP 18-20 Cotton St.

Concrete reinforcing for fire coating steel
columns.

With respect to the fireproofing details of columns 1,2,3,4
on sheet #3, by Joseph Depeter. Architect, it is unfortunate that
the dimensions on the detail are obviously incorrect.

Columns
1,2,3,4



The columns 1,2,3,4, are in size 16 inches by 18 inches, as
per sketch to the left, here. On Sheet #1, of the same plans,
the columns scale correctly, but on the details the error
occurred.

We would be pleased to have you inspect the concrete re-in-
forcing steel, now in place on those columns. We double wrapped them
with #10 wire, 6x6. We then wrapped them again with #5 wire, 6x6. The
corners have 3/8" deformed rods, rising twenty feet without a break.
Four, (4) rods to the beam column.

Note:
attached
sketch

The result is that on all sides but the front we have three (3)
inches of concrete, reinforced with steel mesh, and on the front five (5)
inches of concrete. Your letter of March 21, 1947 mentioned Section 303d2
requiring concrete 2" thick for four hour fireproofing. We have put in
twice the amount of mesh required and 50% and more concrete than the code
calls for. In addition to overlapping the wire, we have in excess of
the requirements put in four 3/8" rods from the base to the top, and at
the same time tied such reinforcing mesh to the foundation by lapping
by the rods, 1/2" in diameter from the foundation base, well beyond the
40 diameters called for by general concrete construction practice.

Columns 5, 6, 7, etc. to 14 inclusive are shown on said plans,
with the 3/8" rods in the corners, using #5 mesh, but the slight change
that their size is now 12"x 14", instead of 12"x 12" as shown on Page 3
of said plans.

We regret exceedingly that error, or oversight of Mr. De Peters
plans, with respect to the 10"x10" columns, #1, 2, 3, 4, and hope that
this letter will correct any misunderstanding.

Incidentally, as a matter of record, altho this building was
designed as a bolted structure, it was finally rivetted. And then all
the diagonal bracing, or knee braces, were welded, after fastening by
rivets, to further stiffen the structure, by Williams Bros. welders.

Thanking you for your interest, we remain,
Yours truly,

Popkins Zakarian
Security Realty Co. Inc.
Popkins Zakarian

AP 18-20 Cotton Bureau-1

March 21, 1947

ATH
ESS
X RMT
X AJS
PH
DC
DJ
BS

Security Realty Company, Inc.
Popkins Zakarian, Pres. & Treas.
65 Center Street
Portland 3, Maine

Subject: Application for building permit to construct superstructure of 2-story storage building at 18-20 Cotton Street

Gentlemen:

The following additional Building Code requirements for this building at 106b of the Code:

It is necessary to show compliance with Building Code requirements for this building at 106b of the Code.

1. In the matter of parapet walls which shows parapet walls 32 inches high, supersedes the plan filed here last April, the latter showing no parapet walls. Show distance from rear wall of building to the lot line dividing this lot from the lot which you own on Center Street, and if this distance is less than five feet, show parapet wall on the rear wall of the new building also. Show metal sash and wire glass to be used throughout in north side wall and in rear wall if closer than five feet to the line dividing this lot from your Center Street lot; and if this distance is less than five feet, show also the doors in rear wall to be no less than Class C or " (Labelled) fire doors. I take it from the 20-foot to the inch drawing that there are to be no window or other openings in southerly side wall. Reference Section 205b1.
Presume the plan dated February 21, 1947, the roof on both side walls including two feet vertical at least the 20-foot to the inch drawing.
2. No handrail shown on stairs--required full length on both sides because stairs are more than 40 inches wide. Section 212e5.2.
3. With reference to Section 205f3 of the Code indicate some arrangement either door or window opening by which firemen could gain access to second story. This access ought to be such that firemen could actually get in on second floor if necessary through the opening provided. The usual metal sash windows do not provide such an opening and wire glass does not permit of breaking by firemen even to get a hose pipe through.
4. With reference to Section 2121 show roof scuttle with ladder permanently fixed in place leading thereto.
5. While erection and amount of roof pitch and of roof drainage are not generally controlled by the Building Code, they are involved in the height and thickness of parapet walls which are required on both side walls, on walls of rear jog and perhaps on rear wall of building. With reference to Section 303b and assuming that all parapet walls are intended 8 inches thick, the provision that parapet walls without reinforcement shall not exceed in height 4 times their thickness would not be complied with unless the roof were actually flat with no very appreciable pitch for drainage purposes.
6. Only the steel beams and columns supporting masonry walls are required to be fireproofed, but with reference to Section 303d2 fireproofing of 4-hour resistance is required. Entering Schedule C of 303d3 it is evident that such fireproofing of concrete is required to be no less than 2 inches thick. Columns 1, 2, 3 and 4 are shown to be 10-inch H columns but overall dimension of typical column fireproofing is shown as only 12 inches--2 inches less in gross dimension.
With reference to Sections 303d1.2, 1.6, 1.7 and 1.9 show size and location of reinforcing mesh or wire.

March 21, 1947

Typical overall dimensions only of steel beams and encasement shown as 20 inches deep and 12 inches wide. Maximum dimension of beams is to be 16 inches deep which works all right for 2-inch fireproofing but $8\frac{1}{2}$ inches wide which is $\frac{1}{2}$ inch short. If this same typical depth of fireproofing is to be used irrespective of depth of steel beam, the 10-inch deep beams would have 3 inches of concrete, 12 inches wide, projecting below bottom flange of the 10-inch steel beams and this projection requires special reinforcing which is to be shown on the plan.

7. I have statement of design by Mr. Hutchins which covers checking only of all of the structural steel and covers the design of typical detail of second floor slab dated April 13, 1946. There is no detail to show support of 3-foot width of second floor slab at stair well, the well being only 6 feet wide but span from nearest steel beam parallel to stairs to rear wall being 9 feet. This is to be detailed and covered by someone's statement of design.

I can find no indication of vertical supports of edge of stairway and platform slab toward Cotton Street, but it is obvious that some must be intended since the span would otherwise be about 23 feet or more. Design of these stairs and platforms with sufficient detail so that the structure may be built from the plan is to be shown on the original and blueprint furnished here without supplementary markings--the design to be supported by the signed statement of design of the designer.

8. Cross-section is needed through the building taken parallel with the wooden roof joists to show relative level of the 30-inch roof beams, the 12-inch spandrel beams in outside walls, the tops of the 6x14 roof joists, the method of supporting the roof joists upon the steel beams and the method intended of supporting laterally the top flange of the 30-inch steel roof beams, the latter with reference to the last paragraph of Mr. Hutchins' letter of February 23 and to Section 310b2 of the Building Code.

Very truly yours,

Inspector of Buildings

WMOB/S

CC: Mr. Wilbury O. Hutchins
57 Exchange Street

Storage Bldg for Security Party 18 East Street
3/12/47

Post 205
 ? a Storage Bldg.
 X b. metal curb + some
 glass in 2 side
 walls in job -
 How far from wall
 from rear lot line
 also for a jet
 32" high.

Post 212
 OK a
 OK b
 OK c
 OK d
 X e 2 handrails
 both sides of stairs

X f 3 access for fire
 OK g
 OK h
 OK i

OK f
 OK g
 OK h
 X i show roof structure

Roof
 $6 \times 14 \text{ DF on } 19' \text{ span} = 8793$
 $6.75 \times 19 \times 40 + 10 + 6 = 7182$

875
 19
 6075
 675
 12825
 576
 76950
 64125
 718200

WILBURY O. HUTCHINS
STRUCTURAL ENGINEER

57 Exchange Street · Portland 3 · Maine

TELEPHONE 3-4507

February 28, 1947

Linoleum Floors Co., Inc.,
65 Center Street,
Portland, Maine.

Attn: of Mr. Zakharian.

Gentlemen:

In regard to the use of a 7 $\frac{1}{2}$ " x 109 lb. W.F. steel girder in the roof framing of your building, on a span of 52' 0" without intermediate supports, please be advised that this will come within the limits of safe design.

The tabular safe load for this beam is 77,000 lbs. and the deflection under this load would be 1.87", which is perhaps a little excessive. Our figured load, however, at 65 lbs. per square foot of roof, is less than the tabular safe load, or 67,000 lbs. Under this load we will have a deflection of 1.655". Furthermore, actual loading would seldom reach this figure, and would generally be not more than half as much, under which condition the deflection would be only 0.83".

I believe that these figures indicate that you can use this beam for the clear span of 52' with safety, provided, of course, that your roof framing is such that the top flange of the girder has adequate lateral support.

Yours very truly,

W. O. Hutchins
W. O. Hutchins.

But

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

FEBRUARY 24, 1947

Inspector of Buildings
City of Portland, Maine

Att. Mr. McDonald

Subject: File AP 18 Cotton St.-I

Gentlemen:

On May 1, 1946 you acknowledged three sheets of plans with an "application amount practically to steel framing plans only." You expressed a desire for the steel erections companies own shop and erection drawings.

On February 24, 1947, your office stamped the following sheets:

Megquier & Jones Co.	Job 1137	Sheets 1,2,3,4.	Dated July 27, 1946
"	"	"	"
"	"	Job 1309	Sheets 1,2
			Dated Dec. 5, 1946
			3
			" Dec. 8, 1946
			4
			" Dec. 10, 1946
"	"	Job. 1330	Sheets 1,2,3,4.
			" Jan. 18, 1947
			Revised Jan. 21, 1947
"	"	Job. 1353	Sheets 1,2
			Dated. Feb. 18, 1947

It is intended to rivet the building in a workmanlike manner.

With respect to the "strangth", the building has been very closely checked by the writer as well as Mr. W. O. Hutchins, the Engineer. It is over ample to the point of being ridiculous.

The concrete slab of the first floor will be reinforced with $\frac{1}{2}$ " rods, the slab resting on the ground over 8" of gravel, six inches of concrete.

The concrete slab of the second floor will be reinforced as per the detail plan in your office, as of May 4, 1946, as designed by W. O. Hutchins the Engineer. 5" thick. The supporting steel beams will be covered by concrete fireproofing according to the best practice.

The concrete for the foundations was 1-244 concrete, 6 bag mix, 5 1/2 gals. of water per yard. The remaining concrete will certainly be as good.

If necessary we will get you sworn statements and affidavits from Cook and Co. We have their delivery slips in our possession.

The walls are to be curtain walls, supported by both the foundation wall for the first story, and by the fireproofed steel beams for the second floor, and parapet. The curtain walls to be 8" concrete blocks.

The stairs leading to the second floor will be of concrete, for the steel detailing of which a sheet will be made for you now. The general arrangement of the stairs is shown in the original plans, which were good enough for a commercial company like Megquier & Jones to make a price upon, risking good money, and sufficiently clear for us to spend ours upon without fear. But if your office wishes to be senselessly cluttered with details that is your business. We will see that you get them.

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

February 24, 1947

continued.

About "no competent architectural floor plan of either first or second floor."

That puzzled me for awhile; it was hard to see why a wide open space without even a post needed "an architectural plan" "There is not even a post on the interior of the first floor. To the layman that seems both simple and adequate. Even a bonehead can see that the steel is adequate support. And that interior bearing walls or supports are superfluous.

If we did use two posts in the middle of the 300# per foot, 36 3/4" girders, to help support the roof, which we still hope to avoid, the girder is ample to carry the load. We hope to avoid the two posts yet, however. Do we need an "architectural floor plan" to show that?

If you still think that we are incompetent to properly reinforce the fireproofing around the steel frame, which we can copy out of any catalogue, such as Sweet's, we will trace out a pretty picture, have it blueprinted and give it to you to file away. If we had ever done any skimpy building we would expect you to feel that we should exercise every picuyane requirement that the letter of the law requires. No regulation can make anyone honest. We feel that we have as much skill as is required of any contractor, and most certainly to conform to all intelligent and honest regulations.

When we look around us and see all the criminal ^{delinquencies involving} ~~evasions of agency,~~ ~~law,~~ ~~the~~ sacredness of human life itself, we find it hard to take with composure a sneering letter such as the one of May 1, 1947, relative to our competence. In our business we have managed to take care of those who are delinquent with criminal intent, instead of wasting good time on those whose record in the building business is unimpeachable.

May we make the suggestion that if you cannot issue a permit for a building in the usual fashion, or custom, that you issue one for the shell that we plan to erect. The interior furnishings will have to be by your "permits" anyway. We don't want to build a palace in order to get up a usable shell.

If we don't plan to heat it at the beginning, or to install a sprinkler system immediately, we don't feel that it is a matter of compulsion from your office. Let's get started.

If you have any more questions, please let us have them.

Since the issuance of a permit does not give us irrevocable privileges, why not get this thing started and then, by inspection, keep an eye on things. Surely an application for a permit, accompanied by a multiplicity of drawings does not guarantee any adherence to the building code.

May we hear from you immediately?

Yours truly,

Security Realty Co. Inc.
Popkins Zakarian
Popkins Zakarian

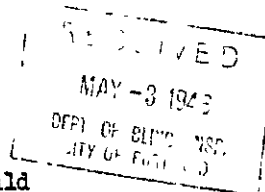
SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE
May 3, 1946

Inspector of Buildings
City of Portland, Maine

Att: Mr. McDonald

Subject: Application of SECURITY REALTY CO. INC.
for building permit for new steel framed
building at 18-20 Cotton St.



Gentlemen:

In reply to your letter of May 1, 1946.

Your long and rambling letter was noted. We will attempt to answer.

ITEM I PLAT LINES

YOU MENTIONED THIS AS A MAJOR OMISSION. LACK OF A
PLAT PLAN SHOWING REDATION OF BUILDING TO PROPERTY LINES.

On October 12, 1945, the Inspector of Buildings of the City of
Portland issued a permit "to construct concrete foundation
under entire building" PERMIT #1356. We intend to place
the building on the foundation.

ITEM II. PROPERTY LINES. THEY HAVEN'T SHIFTED SINCE THE FOUNDATION WAS
POURED.

It is true that the walls are close to the property lines.
Namely, approx. eight (8) inches. Kindly refer to the permit
mentioned above. We haven't heard that "concrete blocks are
combustible. That should cover "fire protection in the walls."

ITEM III QUALITY OF CONSTRUCTION. FREE STANDING STEEL FRAME.

People in public office apparently haven't heard we have had
a War. An that there have been rumors of material shortages.
We are trying to get a first-class type of steel building up,
conforming to the Building code and then some. If we cannot
get 10" 49# columns, we are not going to sulk, but may use
54# ones, if available. Why should we go to a lot of trouble
with details for stuff we may not get. We are now enclosing
copies of details, namely columns, 1, 2, 3, 4 which are so
numbered on the schematic plan by Megquier & Jones, Zakarian
and the cooperation of Mr. W. O. Hutchins. We try hard to
please.

Megquier & Jones Co. Job NO. 1137 Apr. 25, 1946

Also Beams B & E. " " " " " 1137 May 1, 1946

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

RECEIVED
CITY OF PORTLAND
BUDG. DEPT.

ITEM IV FLOOR SLAB.

Support of structural concrete floor on steel beams. We are enclosing blueprint of 5" steel reinforced concrete floor slab, for second floor, by Mr. W. O. Hutchins, with his signature dated April 18, 1946. That should cover your remarks about negative tension, bending bars, etc. Cook & Co. furnished 3,000 lb. concrete for the foundation, where we could have used a poorer mix. We therefore feel our record will give us the benefit of the doubt. We plan to use the same floors, etc. We happen to own a book too.

ITEM V SECTIONS 205 AND 212. MEANS OF EGRESS, etc.

With two 17ftx14ft doors in the front of the building plus a 12x12 ft loading door, etc., plus two doors in the rear at least 42"x7' each etc. we think we will cover the requirement better than some you know but do nothing about on complaint. We have a sprinkler system both indoors and out in our Center Street building. We do so plan but cannot install now due to conditions beyond our control. steel sash and wire glass will be used where necessary whether the so-called building code calls for them or not. Incidentally the stairs will be of steel with a concrete wearing surface. How can we detail it when we don't know what we can get. An we don't intend to sit down and cry about it wither.

AND SO ON

We will if you so request it continue to send you a multitude of prints both potential and as they finally result with all possible alternates.

Unfortunately the usual type of plans under normal conditions is somewhat ridiculous, under present conditions. We shall attempt to erect a substantial building that far exceeds the building code requirements. Your co-operation will be appreciated.

We are certain our past record of construction is far above reproach. We see no reason why we are now suspect. We will forward details to you when they become obviously sensible, and not just guesses. Which they would have to be at this time.

It may be that this letter sounds a little sour, but it should when such questions are asked, such as how far we are from a lot line. Let us say again the building will be on the foundation.

Yours truly
Joseph J. Sullivan
Security Realty

P.S. We are enclosing a print dated December 1, 1945, showing FOUNDATION ACTUALLY IN PLACE.

AP 18 Cotton Street-I

ATH
✓ESS
✓RMT
✓PH
✓AJS
✓HL
✓BS

May 1, 1946

Security Realty Company
65 Center Street
Portland 3, Maine

Subject: Application for building permit to construct superstructure of 2-story steel frame and reinforced concrete building at 18 Cotton Street

Gentlemen:

The three sheets of plans filed with this application amount practically to steel framing plans only. Even the steel framing is shown in an unusual manner so that it is not just certain what is intended, but presumably the steel erection company will have their own shop and erection drawings, and we would like a copy of those print.

The omissions as to architectural details are so many as to prevent mention in detail here and make it impossible for us to check the proposition against the requirements of Sections 205 and 212 of the Building Code relating to business and industrial establishments and also as regards many details of design for strength and for fire protection. Among the major omissions, besides many minor ones, are: no plat plan showing relation to the property lines. It is my recollection that the walls are very close to the property lines, and if so, I can discover no fire protection in the walls thus close to the property lines.

No details of fitting masonry walls around structural steel columns, spandrel beams or lintels.

No details of fireproofing and reinforcement of same where columns and spandrel beams support masonry walls.

I have discovered no details of design or material of stairs. In fact there is no competent architectural floor plan of either first or second floor. No competent details of reinforcement of second floor or roof slabs. Nothing to show support of slabs upon steel beams, precise placement of reinforcement bars, provisions for taking care of negative tension, bending bars etc. Nothing is shown as to the mix of concrete, and though it may be on the plan somewhere I have been unable to discover so far the thickness of reinforced concrete slabs.

This list comes far from enumerating the omissions on the plans, and it is not the function of this office to coach anyone as to how to make the architectural plans or the design plans. If hoped-for speed in examination of the plans against Building Code requirements is to come to pass, I recommend that the plans be made by the usual methods.

Very truly yours,

Inspector of Buildings

WMO/S

CC: Mr. W. O. Hutchins
37 Exchange Street



GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Permit No.

Class of Building or Type of Structure MILL Construction

PERMIT ISSUED
00741

Portland, Maine, April 23, 1946 **APR 21 1947**

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:

*Plan 5/2/46
2/24/47
Plans 4/10/47*

Location 18 Cotton Street Ward YES Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Security Realty Co., 65 Center Street Telephone 3-6359

Contractor's name and address owners Telephone _____

Architect owner Plans filed yes No. of sheets 16

Proposed use of building Storage of linoleum and asphalt tile No. families _____

Other buildings on same lot _____

Estimated cost \$ 10,000. Fee \$ 4.00

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 construct 2 story steel frame and concrete floors 54'x60' as per plans.

INSPECTOR NOT COMPLETE

Permit issued with letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out by the heating contractor. Framing Lumber _____

Kind? _____ Details of New Work

Dressed or Full Size? _____ Height average grade to top of plate _____

Size, front _____ depth _____ No. stories 2 Height average grade to highest point of roof 28'

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

Material of foundation existing Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof flat Rise per foot 1" Roof covering tar and gravel 5 ply

No. of chimneys no Material of chimneys brick of lining tile

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

Corner posts no Girt or ledger board? _____ Size _____

Material columns under girders _____ Max. on centers _____

Studs (outside walls and carrying partitions) 3x4 Joists 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 existing, 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? 8" height? 28'

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner By: Stephen Johnson Security Realty Co.

Official _____

mit No. 49 741

18-20 Cotton St.

owner Security Realty Co

Date of permit 4/21/49

notif. closing-in

Inspn closing-in

Final Notif

Final Inspn

Cert of Occupancy issued

INSPECTION NOT COMPLETED 11/16/57

NOTES

11/29/47. Scaffolding
 has been removed
 only inside work
 12/24/47. No work
 1/10/48. A little steel
 has been placed, which
 progress slowly etc
 1/15/48. Working on
 steel etc
 1/17/48. Working on
 steel etc
 1/18/48. Working on
 steel etc
 1/19/48. Working on
 steel etc
 1/20/48. Working on
 steel etc
 1/21/48. Working on
 steel etc
 1/22/48. Working on
 steel etc
 1/23/48. Working on
 steel etc
 1/24/48. Working on
 steel etc
 1/25/48. Working on
 steel etc
 1/26/48. Working on
 steel etc
 1/27/48. Working on
 steel etc
 1/28/48. Working on
 steel etc
 1/29/48. Working on
 steel etc
 1/30/48. Working on
 steel etc

inspired last inspection 11/17/50 - a couple
 roof beams have been
 7-17-48. Men - by
 and 2 large 6x6's
 which would be
 satisfactory substitute
 for 1 1/2" x 5"
 for 1 1/2" x 5"
 7-12-49. L. K. B. B. B.
 which would be
 through
 slowly
 8-25-49. Little if any work
 done since last inspection
 10/25/49 - Forms & steel
 in place for left hand
 12/3/49 - Concrete
 + forms struck
 1/7/50 - No apparent
 change
 1/18/50 - Same E. S. S.
 2/23/50 - Same E. S. S.
 4/25/50 - Same, no
 E. S. S.
 5/18/50 - Same E. S. S.
 6/23/50 - Same E. S. S.

11/17/50 - a couple
 roof beams have been
 greatest E. S. S.
 No further
 E. S. S.
 11/27/51 - insert beam
 1 1/2" x 5"
 5/12 - K. B. B.
 changes -
 6/20/52 - K. B. B.
 about
 8-25-49. Little if any work
 done since last inspection
 10/25/49 - Forms & steel
 in place for left hand
 12/3/49 - Concrete
 + forms struck
 1/7/50 - No apparent
 change
 1/18/50 - Same E. S. S.
 2/23/50 - Same E. S. S.
 4/25/50 - Same, no
 E. S. S.
 5/18/50 - Same E. S. S.
 6/23/50 - Same E. S. S.

REG. 11/16/57

BP 18 Cotton Street
(Amendment #1)

October 6, 1952

Mr. Popkins Zakarian, Treas.
Security Realty Company
65 Center Street
Portland, Maine

Dear Mr. Zakarian:

The details of the cornice proposed at the top of your building under construction at 18 Cotton Street, as seems to be indicated by the pencil sketch on your application for Amendment to the original permit, would not allow omission of the parapet wall because of the 2x6 used above the insulation at the edge of the roof and the fact that the insulation, if of burnable material, would extend clear to the edge of the roof where you presumably would use metal.

In the several months between my letter of June 20, concerning the omission of parapet wall and suggesting that you file application for amendment to that end, and your application for that amendment on September 29, an Amendment to Section 203b of the Building Code has been enacted which affects your situation. A copy of page 83-84 of the Code, with this amended paragraph marked, is enclosed. You will note that if the roof, ceiling and cornice construction is of non-burnable materials throughout, but with tar and gravel roofing and combustible insulation above roof sheathing allowed, not only the parapet wall may be omitted, but the fire proof ceiling, which we talked about, may be omitted, if you do not desire a ceiling in the building. However, the cornice and everything about it would have to be incombustible.

Please file a revised sketch with your application for amendment so that we can issue it. With reference to my letter of June 20, if you really do intend to substitute steel stairs for reinforced concrete stairs originally shown, that fact should be included in this amendment, or a later amendment would be necessary.

Also please note the last paragraph of my letter of June 20, and if you take exceptions to it or do not mean to follow it, please express yourself now so that when the amendment is issued, all of the questions will be cleared up.

Very truly yours,

Warren McDonald
Inspector of Buildings

W McD/B

Enc: Pages 83-84 of the Building Code

BP 19 Cotton Street

June 20, 1952

Mr. Popkins Zakarian, Treas.
Security Realty Company, Inc.
65 Center Street
Portland, Maine

Dear Mr. Zakarian:

Replying to your letters of May 25 and June 5, 1952, relating to details of construction of the building at 13-20 Cotton Street, you still need to file application for amendment to the permit issued April 21, 1947 to cover the changes which you now propose, this to be done over the counter upon our application for amendment forms. With the application we will file your sketch as to change in roof framing, but we will need a detailed plan of the proposed cornice, as asked for in my letter of May 20.

The general description on the application for the amendment would read about as follows:

"To change roof construction to steel sheathing, To provide fire-proofing for the steel frame of the roof by way of ^{ceiling} 3/4 inch thick gypsum-vermiculite plaster (thickness measured from face of lath) on metal lath fastened to the steel beams or suspended by non-burnable material—the plaster mix to be approximately one hundred pounds fibered gypsum to 2 1/2 cubic feet vermiculite. To eliminate the masonry parapet wall and substitute a cornice as shown on sketch attached!

Any other changes which you contemplate from the original plans on which the permit was issued, could well be included in the application for amendment. For instance, our inspector says that it looks much as though you were to substitute steel stairs for reinforced concrete stairs. If that is the case that feature ^{should} be indicated in the application for amendment.

I had understood that you intended to use fire-proofed steel beams all around the outside walls at second floor level from the beginning, and that you intended to use 8" concrete block panel walls from the beginning. Of course, the panel walls will have to be anchored in suitable fashion to the ^{fire-proofed} beams above and below each panel and to the fire-proofed columns.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/E

AP 13-20 Cotton Street-I

April 21, 1947

Security Realty Company, Inc.
Popkins Zakarian, Pres. & Treas. Subject: Building permit for construction
65 Center Street of superstructure of 2-story storage
Mr. Joseph DePeter building at 13-20 Cotton Street
551 Congress Street

Gentlemen:

Building permit for the above work is issued to the owner, herewith, subject to the following:

Architect should notify this office in writing with copy to owner what type of concrete the reinforced concrete stairs are designed for—if by fixed volume, show the proportions; if "controlled" concrete, show assumptions as to compressive strength. The owner should then see to it that he gets that kind of concrete for which the stairs were designed.

To be of any value the steel bars from roof beams to top flange of steel beams must be securely bolted to the top flange of the steel beam. It is not apparent why it is necessary or desirable to bend the ends of these bars so far down. It appears that the more nearly straight these bars are put in, the better the bracing action on the top flange. All of this with reference to detail at "A" on Sheet 9 of the plans.

Note that the 3-inch thick parapet walls are not to exceed 32 inches above the roof level at the base of the parapet in any case.

A handrail is required on the north side of the four steps at the foot of the stairs from second floor.

Architect should also specify in his letter with copy to owner what size and grade of mesh is to be used for reinforcing concrete fireproofing of columns and beams.

Note requirement for notification when all features controlled by the Building Code are completed and requirement that the building shall not be occupied until a certificate of occupancy has been issued from this department.

At the request of the Federal Housing Expediter, there is enclosed a notice of Federal Government controls.

Very truly yours,

Inspector of Buildings

WKC/S

Encl: Notice of Federal Government Controls

P.S. Note that permanent floor load signs are required to be in place in second story showing allowable live load per square foot, when final inspection is made.

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

October 31, 1945

Inspector of Buildings
City of Portland, Maine

Dear Mr. McDonald,

On October 29, 1945, we left a new blueprint showing the planned building at 18-20 Cotton St.

This became necessary due to the elimination of plans for a basement.

It was impossible to find the necessary steel beams to support the main floor, or street floor, so the change became necessary in order to have any building at all.

You will note also that the plans are dated October, in place of the original plans, dated September, which plan will not be used.

There is also a small reduction in area, at one corner, due to inability to change the lot lines.

Hoping this is satisfactory to you, we remain,

Yours truly,

Security Realty Co. Inc.
Popkins Zakarian
Popkins Zakarian

RECEIVED

NOV - 1 1945

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND



Original **PERMIT** 1916

Amendment No. 21

AMENDMENT TO APPLICATION FOR PERMIT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, 45/1356

The undersigned hereby applies for an amendment to Permit No. 45/1356 pertaining to the building or structure con-
prised in the original application 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 18-20 Cotton Street

Within Fire Limits? Yes

Dist. No. 1

Owner's or Lessee's name and address Security Realty Co., Inc., 65 Center St.

Contractor's name and address owner

Plans filed as part of this Amendment: Yes

No. of Sheets 1

Is any plumbing work involved in this work?

Is any electrical work involved in this work?

Increased cost of work _____

Additional fee 25

Framing Lumber: Kind? _____

Dressed or Full Size? _____

Description of Proposed Work

To change out existing brick floor with concrete floor 4" thick - not excavated.
Building to be size given in blueprint of October 29th.

Approved: _____

Chief of Fire Department

Security Realty Co., Inc.

Signature of Owner Rolphie Johnson
By: _____

Imp
ORIGINAL

Commissioner of Public Works

Approved: 11/9/45 W.M.D.

Inspector of Buildings

XATH
YRUT
H
VATS
HE
BS

AP-12-20 Cotton St.-I

October 12, 1945

Security Realty Company, Inc.
85 Center Street
Portland 3, Maine

Subject: Building permit to cover excavation and construction of foundations and first story reinforced concrete and structural steel floor at 18-20 Cotton Street preparatory to constructing later, under a separate permit, the superstructure of the building

Gentlemen:

Building permit for the above work is herewith, subject to the following:

1. The letter of H. O. Hutchins to your company of October 2 is being relied upon as his statement of design as structural engineer to cover details of reinforced concrete and structural steel design, it being understood that you are to provide the work according to his recommendation wherever he found an increase in strength necessary. The discussion of the reinforcement of the concrete in your letter to me of October 10, however, is some indication that you are not fully aware of the purpose of the reinforcement which Mr. Hutchins refers to in his letter as being required to take care of "negative moment". Type of reinforcement is required by the Building Code in both reinforced concrete beams and slabs where either pass over supports in such a way that tension will be developed in the top of the concrete member, rather than in the bottom where tension normally occurs in the central part of a span. To provide this type of reinforcement properly, reinforcing bars should be bent at the proper point, should run up at the proper angle and be bent to a horizontal position below the top of the concrete member at the right point, also should be thoroughly anchored to the concrete at the end of the bars. I have talked with you showing revised cross-sections of the slabs on your plan and indicate these details but you have not provided that information so far. Obviously these details like all others must comply with the Building Code whether you have shown the information with the application for the permit or not.

2. It is my understanding that you propose to shore up the present two-story wooden frame building on the site, construct the new floor, and then support the present building upon it, and upon the new foundation walls wherever possible, the present building not occupying as much area as the proposed foundation and floor will cover.

3. On the application for the permit you have given the use of the present building as storage of three trucks and mercantile storage and proposed use of building as the same uses as the last one. I presume this proposed use you mean the proposed use of the present building between the time you get the foundation and floor constructed and the time you finish the superstructure of the new building. On this basis I am not sure just what you do propose for the new building. If the new building were intended to be used for the storage of motor vehicles combined with mercantile storage, it is likely that the Building Code would require fire resistive walls for separations between the part used for the motor vehicles and the part used for the mercantile storage.

4. Your plan indicates that the footings of the foundation wall and of the piers in front will project a foot or less beneath the public sidewalk of Cotton Street (beyond the street line). Let this be your notice that the public as represented by the City has an easement in Cotton Street not only for travel but for various uses both over and under the surface. It is to be borne in mind, therefore, that should the needs of the public at some later date require the removal of these footings, the then owner of the building will no doubt have to make the adjustment in footings and building foundations at his own expense.

October 12, 1945

5. Your plan indicates a proposed building with 53-foot frontage on Cotton Street and a depth of about 52 feet from Cotton Street, thus evidently to place the new excavation and foundation walls very close to the land of others on both sides and for a part of the rear, and especially on the south side very close to the foundation wall of a brick dwelling on the adjoining lot.

6. On account of this situation your attention is again called to the provisions of Section 306 of the Building Code as it pertains to excavations affecting adjoining property. Paragraph 3 of this Section provides: "Every owner who shall make or cause to be made an excavation in connection with construction operations coming within the scope of this Code shall protect from damage any adjoining ground and all buildings, structures or other improvements thereon affected or likely to be effected by such an excavation." Paragraph 4 requires that you give notice of your intentions in some detail to the owners of such adjoining property and that the permit covering the excavation shall not be issued until this office has evidence that requirements as to notice have been complied with. In this connection you have filed here copies of notices to John E. Frates, Francesco Marcucci and John H. Smith, represented to be owners respectively of the lot at 22 Cotton Street, at 16 Cotton Street and at 57 Center Street. From a casual examination of the land map, I am puzzled to know how you can build a building 52 feet deep on the south side without encroachment upon the land at 57-53 Center Street; but I suppose you have thoroughly looked into this matter, it being your lookout anyway.

7. Of particular importance is the closeness to the foundation wall of the brick dwelling on the south side of your property. On the basis of your plans it becomes likely that this existing foundation wall may have to be "underpinned". Under the Building Code it appears that you are compelled to bear the burden for the safety of this wall and building during your entire operations, and presumably you will have to do underpinning if underpinning is needed. We have no details of such proposed underpinning, and before this adjoining foundation wall is uncovered or placed in such a situation that it must receive immediate attention for safety, and if underpinning is needed, you should file here a detailed plan of how you propose to underpin the wall and should also seek the approval of the owner of the adjoining building on the proposition.

Very truly yours,

Inspector of Buildings

WMC/S

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

RECEIVED

DEPT OF BLD'G INSP.
CITY OF PORTLAND

October 10, 1945

City of Portland, Maine
Building Inspector
City Hall
Portland, Maine.

Subject: Proposed alteration at
18-20 Cotton St.

Dear Mr. McDonald,

I am enclosing a copy of a letter to Security Realty Co. Inc., relative to checking plans made by Popkins Zakarian, for proposed alterations at 18-20 Cotton St., from Mr. Wilbury O. Hutchins, Structural Engineer, for your records.

The masonry walls and footings seem to be beyond question as to adequacy, and compliance with the local building code.

Mr. Hutchins states "I have checked the structural design --and find it apparently adequate in strength for the purpose for which it is intended."

As a matter of fact, Mr. Hutchins, proposes lighter steel beams than Mr. Zakarian, namely a 12" x 8" W. F. 45#, instead of the 12" x 8" W. F. 50# that Mr. Zakarian shows in the plans submitted with the application for the permit. And a 8" x 5 1/2" W.F. 17# beam, instead of the 8" x 5 1/2" W. F. 21# shown in the plans mentioned.

The capacity of the larger, or rather, heavier beams shown on the plans totals exactly 75,000 lbs. on the safe side, above the requirements, and just about twice that required by the building code of the City of Portland for the projected use.

Seeking the exact, minimum, size beam can be more costly, due to lost time due to delay, than the extra first cost of any beam.

Since, as a matter of expediency, the above facts are obvious, we are taking a 45#, 50#, or 53# beam whichever, we can get.

Therefore there would be no sense in making changes in the submitted plans until the beams materialize, since they all are more than adequate.

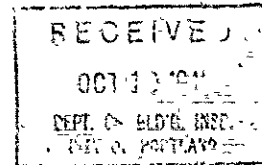
Regarding the concrete slab, we are in agreement with Mr. Hutchins letter, regarding a change from 4" slab of concrete to a 4 1/2" one. Using a second wire mesh for the negative moment, by "lifting the upper layer to within 1/2" of the top of the slab over the 8" beams".

Since the accepted New York City Code permits the load shown on the plans, of 250# per sq. ft., with one wire mesh using 4" x 16" mesh, #6 & #10 wire, we believe we are showing a reasonable degree of co-operation in attempting to achieve a decent speed of progress. We feel that it is good economy to be on the decidedly safe side than on the, however slight, questionable side.

On this basis, we would appreciate it if you would expedite the issuance of this permit.

Yours truly,
Popkins Zakarian, Inc.

WILBURY O. HUTCHINS
STRUCTURAL ENGINEER
57 Exchange Street - Portland 3 - Maine
TELEPHONE 3-4507



October 9, 1945

Security Realty Co., Inc.,
85 Center Street,
Portland, Maine,

Attn: of Mr. Popkins Zakarian.

Gentlemen:

I have checked the structural design as shown on your drawing dated September 1945 for ground floor and foundations walls for a building at 18-20 Cotton Street, and find it apparently adequate in strength for the purpose for which it is intended.

The masonry walls and footings comply with the Code, provided the soil conditions are hard clay, as you have informed me.

A little saving in steel can be effected by using 8" @ 17# W.F. beams in place of 8" @ 21#, and 12" @ 45# W.F. beams in place of 12" @ 50#, as the lighter weight beams figure good for the proposed loads.

The reinforced concrete slab is not quite up to what I would like to see for this loading. The reinforcement is not quite heavy enough. I would suggest that you use a 4-1/2" slab and, if you prefer to use wire mesh for reinforcement, rather than bars, use two layers of 4" x 16" mesh, #6 & #10 wire, lifting the upper layer to within 3/4" of the top of the slab over the 8" beams to take negative moment and give you the benefit of continuity in the slab also to prevent cracks in the slab over the beams.

Yours very truly,

W. O. Hutchins
W. O. Hutchins.

SECURITY REALTY CO., INC.

65 CENTRAL STREET
PORTLAND 3, MAINE

August 3, 1945

Copy to *Buildy Joseph*
Sept. 10, 1945

John L. Frates,
7 Gray St.,
Portland, Maine.

Dear Mr. Frates:

Subject: Excavation adjoining to
premises occupied by you
at 23 Cotton St.

We are the owners of the land and building at 10-20 Cotton St.,
and we are planning to erect a building on that lot which will
require excavating right up to your lot line.

This projected building will have a cellar and first floor,
for the immediate future. Ultimately it will have a second floor.

Excluding the apparently necessary parapet wall, required
by the building code, it will be about 25 feet high, more or less.

The excavation for the foundation wall will be about 9 feet deep.

This letter is our notice in accordance with the requirements
of the local building code.

This letter is addressed to you as the owner to whom the
property is assessed and taxed by the City of Portland, at 23 Cotton St.

Yours truly,

Security Realty Co. Inc.

Jopkins Zakarian.



SECURITY REALTY CO., INC.
65 CENTER STREET
PORTLAND 3, MAINE

August 9, 1945

*Copy to City Inspector
Sept. 19, 1945*

Francesco Marcucci
16 Cotton St.
Portland, Maine

Dear Mr. Marcucci,

Subject: Excavation adjoining to
premises occupied by you,
at 16 Cotton St.

We are the owners of the land and building now at 18-20 Cotton St.
We are planning to erect a building on that lot which will require
excavating right up to your lot line.

This projected building will have a ^{cellar} basement and first floor, for
the immediate future. Ultimately it will have a second floor.

Excluding the apparently necessary parapet wall, required by the
building code, it will be about 25 feet high, more or less.

The excavation for the foundation wall will be about 9 ft. deep.

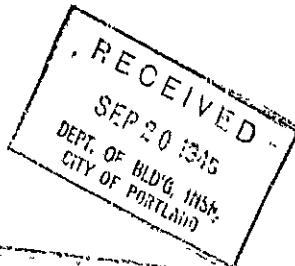
This letter is our notice in accordance with the requirements of
the local building code.

This letter is addressed to you as the owner to whom the property
is assessed and taxed by the City of Portland, at 16 Cotton St.

Yours truly,

Security Realty Co. Inc.

Peppine Zakaria n



SECURITY REALTY CO., INC.

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

August 9, 1945

Francesco Marcucci
16 Cotton St.
Portland, Maine

*Copy to Bldg. Inspector
Sept 10, 1945*

Dear Mr. Marcucci,

Subject: Excavation adjoining to
premises occupied by you,
at 16 Cotton St.

We are the owners of the land and building now at 18-20 Cotton St.

We are planning to erect a building on that lot which will require excavating right up to your lot line.

This projected building will have a ^{cellar} basement and first floor, for the immediate future. Ultimately it will have a second floor.

Excluding the apparently necessary parapet wall, required by the building code, it will be about 20 feet high, more or less.

The excavation for the foundation wall will be about 9 ft. deep.

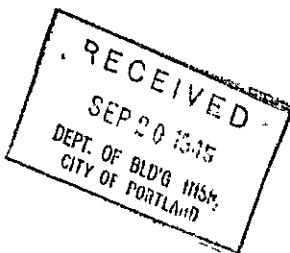
This letter is our notice in accordance with the requirements of the local building code.

This letter is addressed to you as the owner to whom the property is assessed and taxed by the City of Portland, at 16 Cotton St.

Yours truly,

Security Realty Co. Inc.

Popkins Zakaria n



SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

John H. Smith
57 Center St.
Portland, Maine

mailed
September 27, 1945

Care of Elite Cleaners
Free St.
Portland, Maine

*Copy to Bldg. Inspector
Sept 25, 1945*

Dear Mr. Smith,

Subject: Excavation adjoining to
premises occupied, or owned,
by you, at 57 Center St.

We are the owners of the land and building now at 18-20
Cotton St.

We are planning to erect a building on that lot which will
require excavating right up to your lot line.

This projected building will have a cellar and first
floor, for the immediate future. Ultimately it will have a second floor.

Excluding the apparently necessary parapet wall, required
by the building code, it will be about 25 ft. high, more or less.

The excavation for the foundation wall will be about 9 ft.
deep.

This letter is our notice in accordance with the require-
ments of the local building code.

This letter is addressed to you as the owner to whom the
property is assessed and taxed by the City of Portland, at 57 Center St.

Yours truly,

Security Realty Co. Inc.

Logkins Zakarian



GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 20, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Plan received 9/28/45

PERMIT ISSUED

1356
OCT 12 1945

Permit Issued with Letter

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

Location 18-20 Cotton Street Within Fire Limits? Yes Dist. No. 1
 Owner's name and address Security Realty Co., Inc. 65 Center Street Telephone 3-6359
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building same No. families _____
 Last use Storage of 3 trucks and mercantile storage No. families _____
 Material metal covered No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 2000. Fee \$ 3.75

General Description of New Work

To change out existing brick floor (not excavated) with concrete floor 4" thick
 To construct concrete foundation under entire building 52'x59'.

wnms 38-C-31
 38-C-29
 38-C-11
 39-C-27-28

INSPECTION NOT COMPLETED
 CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED

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

Details of New Work

any plumbing work involved in this work? no Is any electrical work involved in this work? no
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? solid earth or rock? earth
 Material of foundation concrete at least 4' below grade Thickness, top 12" bottom 12" cellar yes
 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 concrete, 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 3, to be accommodated 3 number commercial cars to be accommodated 3
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

Miscellaneous

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

Security Realty Co., Inc.

INSPECTION COPY

Signature

By: Robert Johnson

Permit No 457 1.356

Location 18-20 Cotton Street

Owner Security Realty Co. Inc.

Date of permit 9/12/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

11/19/45 - (Contract) issued
for 18-20 Cotton Street

11/14/46 - Foundation wall
found that it is better
to sink lower - (Coff)

INSPECTION NOT COMPLETE
4/16/51



Original Permit No. 84/1538

PERMIT ISSUED

Amendment No. 2

AMENDMENT TO AP

PLICATION FOR PERMIT
MAY 8 1935

Portland, Maine, May 3, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 84/1538 pertaining to the building or structure comprised in the original application 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 18-20 Cotton Street Ward 4 With the Fire Limits? YES Dist. No. 1

Owner's or lessor's name and address Popkins Zakarias, 65 Center Street

Contractor's name and address Angelo Giobbi, 24 Chatham Street

Plans filed as part of this Amendment _____ No. of Sheets _____

Increased cost of work _____ Additional fee \$5

Description of Proposed Work

To build one inside brick chimney, foundation stone pier, brick chimney with tile lining, and a concrete foundation for a stove in garage. Since this building is in use as a garage, all connections to this chimney will consist of heating appliances which comply with Building Code requirements for use in garages.

Signature of Owner Popkins Zakarias

Approved _____

Approved: 5/6/35

515



PERMIT ISSUED

Original Permit No. 1

Amendment No. 1

MAY 9 1935

AMENDMENT TO APPLICATION FOR PERMIT

April 28, 1935

Portland, Maine,

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

34,1558

The undersigned hereby applies for an amendment to Permit No. 34,1558 pertaining to the building or structure comprised in the original application 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 18-20 Cotton Street Ward 4 With the Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Popkins Zakarian 85 Center St.

Contractor's name and address Owner

Plans filed as part of this Amendment 20 No. of Sheets _____

Increased cost of work _____ Additional fee .25

Description of Proposed Work

To cut in three new windows, two in existing office on second floor, and one to light stairway, first to second floor

side wall of building is at least 10' from side lot line

Signature of Owner Popkins Zakarian

Approved: D. J. Sanborn
Chief of Fire Department.

Approved: 5/5/35

November 26, 1934

File Permit No. 34/1553B-I

Mr. Hopkins Zakarian,
65 Center Street,
Portland, Maine.

Dear Sir:

With reference to your building at 18-20 Cotton Street for which you secured a permit on October 8, 1934, an inspector from this office reports that you have cut in one or more windows in the outside walls of the building which are not mentioned in your application for the building permit. Although this should have been mentioned in your application for the permit, it is not such a serious matter as the fact that you have seen fit to install a tile chimney extending through the roof and supported upon wood blanks across the stairway. Your application states that no chimney is contemplated and that no heat is to be provided for the present.

Please have this chimney removed on or before December 1, 1934; also have an amendment filed to your application for the permit to cover the construction of a floor for this second story, the building of the windows, and, if you desire to provide a chimney, the construction of a new masonry chimney with flue lining, cleanout, etc.

Very truly yours,

KcD/H

Inspector of Buildings.

October 3, 1934.

File Rec. 28502-I

Mr. Popkins Zakarian,
85 Center Street,
Portland, Maine.

Dear Sir:

With reference to your application for a permit to make alterations to the building at 18-20 Cotton Street, we are unable to find that this building has any legal right to be used as a garage.

Please furnish without delay any information that you may have which will substantiate the right of this building to be used as a garage at all, and also its rights as regards the number of cars, or trucks, that have been kept there habitually.

Please furnish this information without delay.

Very truly yours,

Inspector of Buildings.

McD/W.



3) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT-ISSUED
1558
OCT 6 1934

Class of Building or Type of Structure _____

Portland, Maine, Oct. 1 1934

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 12-20 Cotton St. Ward 4 Within Fire Limits? Yes Dist. No. 1
Owner's or lessee's name and address Polina Zabala 65 Center St. Telephone 3-6859
Contractor name and address Owner Telephone _____
Architect's name and address _____ Telephone _____

Proposed use of building Storage of trucks and office
Other buildings on same lot: no No. families _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 200. 75.00 Fee \$ 50

Description of Present Building to be Altered
Material Frame No. stories 1 Heat _____ Style of roof Flat Roofing Tar & Gravel
Use Storage Of Trucks No. families _____

General Description of New Work
To partition off section 12' x 18' to be used for office,
to close present 12' opening in rear, and cut new 11' opening in front wall, 4x8 header,
carries 3' of outside wall, no roof load
The Owner hereby agrees that this building will never be used for storage of more than three
motor vehicles in live storage at any one time.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WANTED

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
Material of foundation _____ earth or rock? _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys none Material of chimneys _____ of lining _____
Kind of heat none at present Type of fuel _____ Is gas fitting involved? _____
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 3 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? _____
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 Polina Zabala
Oliver I. Sandborn
CHIEF OF DEPT. OF PERMITS

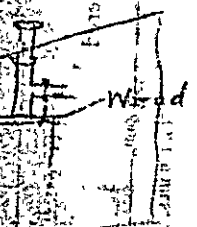
2572 B

Work 4 Permit No. 34/1558
 Location 18-20 Cotton St
 Owner Popham Zakarian
 Date of permit 10/8/34
 Notif. closing-in
 Insp. c.osing-in
 Final Notif.
 Final aspn 10/1/36
 Cert. of Occupancy issued. None

NOTES

10/1/34 Access to Rear
 side of house
 work done
 10/1/34 Final
 10/1/34 Final
 10/1/34 Final
 10/1/34 Final
 10/1/34 Final

10/11/34 Work not
 yet started. O.K.
 10/23/34 same
 11/16/34 - A tile chimney
 now supported on
 wood planks across
 stairway has been
 installed. Room
 for office has been
 made by flooring
 over upper front
 portion of part of
 building nearest
 Free Street and
 partitioning of
 space in what
 becomes a second
 story. Two new
 windows have
 also been cut in
 in second story. O.K.



3/27/35 Nothing done -
 A sign has been placed
 at a garage ^{side of} building
 4 projects 2 or more
 over sidewalks. In all
 the truckman where
 A.D.
 5/7/35 - Want to see you about
 chimney down
 5/25/35 Chimney
 completed. The
 chimney not yet
 in work. A.D.

11/21/34 Better
 12/3/34 Nothing done
 O.K.
 1/15/35 Nothing done



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 TO BUILD

(3D CLASS BUILDING)

Portland, Me., August 3, 1921 19

To THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location 20 Colton Wd. 4

Name of owner is? John Zakarian Address 65 Center

Name of mechanic is? owner

Name of architect is? "

Proposed occupancy of building (purpose)? coal shed (wood covered with metal on whole exterior)

If a dwelling or tenement house, for how many families? "

Are there to be stores in lower story? "

Size of lot, No. of feet front? "; No. of feet rear? "; No. of feet deep? "

Size of building, No. of feet front? 40ft; No. of feet rear? 40ft; No. of feet deep? 50ft

No. of stories, front? 1; rear? "

No. of feet in height from the mean grade of street to the highest part of the roof? 15ft

Distance from lot lines, front? " feet; side? " feet; side? " feet; rear? "

Firestop to be used? yes

Will the building be erected on solid or filled land? "

Will the foundation be laid on earth, rock or piles? "

If on piles, No. of rows? " distance on centres? " length of? "

Diameter, top of? " diameter, bottom of? "

Size of posts? 4x6 Studding 2x4 16 O C Sills 4x8 Roof Rafters 2x6 24 O C Girders 6x8

" girts? 4x4

" floor timbers? 1st floor 2x8, 2d ", 3d ", 4th "

O. C. " " " " 16 " " " "

Span " " " " not over 13 ft " " " "

Braces, how put in? "

Building, how framed? "

Material of foundation? " thickness of? " laid with mortar? "

Underpinning, material of? posts height of? " thickness of? "

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? tin

Will the building be heated by steam, furnaces, stoves, or grates? " Will the flues be lined? "

Will the building conform to the requirements of the law? yes

No. of brick walls? " and where placed? "

Means of egress? "

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

If the building is to be occupied as a Tenement House, give the following particulars

Is the height of cellar or basement? "

Will be the clear height of first story? " second? " third? "

What means of egress is to be provided? "

Scuttle and step ladder to roof? "

CITY OF PORTLAND OREGON

Cost, "

Signature of owner or authorized representative, John Zakarian

Address, "

Received by? "

PERMIT # _____

CITY OF North

BUILDING PERMIT APPLICATION

MAP # _____

LOT# _____

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

Owner: _____

Address: _____

LOCATION OF CONSTRUCTION: 26 COTTON ST.

CONTRACTOR: _____ **SUBCONTRACTORS:** 849-2552

ADDRESS: _____

Est. Construction Cost: 600 **Type of Use:** Residential

Prop. Use: _____

Building Dimensions: 1 Width _____ Sq. Ft. _____ # Stories _____ Lot Size _____

Is Proposed Use: Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain (New/ish Building Structure): _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units: _____ **# Of New Dwelling Units:** _____

Foundations:

1. Type of Soil: _____
2. Set Backs: Front _____ Rear _____ Side(s) _____
3. Footing 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: _____ 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 Exposure _____
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: 7/1/88 Subdivision: Yes / No _____

Inside Fire Limits: _____ Name: _____

BlDG Code: _____ Loc: _____

Third Party: _____

Estimated Cost: \$ 100,000

Value Structure: _____ Ownership: _____

Fee: \$ 20.00

JUL 9 1988

Ceiling:

1. Ceiling Joists Size: _____ Spacing _____
2. Ceiling Strapping Size: _____
3. Type Ceiling: _____
4. Insulation Type: _____ Size: _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size: _____ Spacing _____
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: _____

Condition of Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shoreland Floodplain Mgmt: _____ Special Exception _____

Other: (Explain) _____

Date Approved: _____

Permit Received By: J. C. V. I.

Signature of Applicant: _____ Date: 7/1/88

Signature of CEO: _____ Date: _____

Inspection Dates: _____

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

© Copyright GPCOG 1987

PERMIT #

CITY OF PORTLAND

BUILDING PERMIT APPLICATION

MAP #

LOT #

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

Owner: FINCHAM CORPORATION

Address: 150 COMM. WAY SE. PORTLAND, ME 02014

LOCATION OF CONSTRUCTION: 20 Cotton St.,

CONTRACTOR: SEE PARTNERS SUBCONTRACTORS: 839 2552

ADDRESS: Box 111, Gorham 04038

Est. Construction Cost: 7,000 Type of Use: d 1 c 1

Part Use: _____

Building Dimensions: _____ W. _____ H. _____ Stories _____ Lot Size: _____

Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain On Other Side of Structure: _____

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: _____

Of Dwelling Units: _____ # Of New Dwelling Units: _____

Foundations:

- 1. Type of Soil: _____
- 2. Set Backs - Front _____ Rear _____ Side(s) _____
- 3. Footings Size: _____
- 4. Foundation Size: _____
- 5. Other: _____

Floor:

- 1. Sills Size: _____ Sills must be anchored.
- 2. Girder Size: _____
- 3. Lally Column Spacing: _____ Size: _____
- 4. Joists Size: _____ Spacing 16" O.C.
- 5. Bridging Type: _____ Size: _____
- 6. Floor Sheathing Type: _____ Size: _____
- 7. Other Material: _____

Exterior Walls:

- 1. Studding Size: _____ Spacing: _____
- 2. No. windows: _____
- 3. No. Doors: _____
- 4. Header Size: _____ Spans: _____
- 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: _____ Spans: _____
- 3. Wall Covering Type: _____
- 4. Fire Wall if required: _____
- 5. Other Materials: _____

For Official Use Only

Date: _____	Division: Yes / No _____
Incident File Limits: _____	Name: _____
Bltg Code: _____	Lot: _____
Time Limit: _____	Permit Expiration: _____
Estimated Cost: _____	Ownership: _____ Public _____ Private _____
Value Structure: _____	
Fee: _____	

Ceiling:

- 1. Ceiling Joists Size: CITY
- 2. Ceiling Strapping Size: _____ Spacing: _____
- 3. Type Ceiling: _____
- 4. Insulation Type: _____ Size: _____
- 5. Ceiling Height: _____

Roof:

- 1. Truss or Rafter Size: _____ Size: _____
- 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: _____

Review Required:

Required Setbacks: Front _____ Back _____ Side _____ Side _____

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance: _____ Site Plan: _____ Subdivision: _____

Share and Floodplain Mgmt: _____ Special Exception: _____

Other (Explain): _____

Date Approved: _____

Permit Received By: _____

Signature of Applicant: [Signature] Date: 7/1/89

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: Fineberg Companies

Address: 150 Causeway St., Boston, Mass. 02014

LOCATION OF CONSTRUCTION 150 Causeway St., Boston, Mass. 02014

CONTRACTOR: Shaw-Hutchins SUBCONTRACTORS: 839-2554

ADDRESS: Box 511, Gorham 04036

Est. Construction Cost: \$7,000 Type of Use: demolition

Past Use: _____

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

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Demolish entire structure.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundations:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding S² _____ 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 Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. S² dding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
6. Other Materials _____

For Official Use Only	
Date: <u>July 1, 1988</u>	Subdivision: _____ No. _____
Inside Fire Limits: _____	Name: _____
Blq Code: _____	Lot: _____
Time Limit: _____	Block: _____
Estimated Cost: <u>\$7,000</u>	Permit Expires: _____
Valid Structure: _____	Public: _____
Fee: <u>\$55.00</u>	Private: _____

Calling: JUL 3 1988

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size: _____
3. Type Ceilings: _____
4. Insulation Type: _____
5. Ceiling Height: _____

Roof: 000810

1. Truss or Rafter Size: _____ Span _____
2. Sheathing Type: _____ Sheat _____
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 PC No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures 00.00

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 _____ 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 L. Dzema

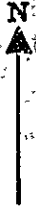
Signature of Applicant [Signature] Date 7/1/88

Signature of CEO _____ Date _____

Inspection Dates _____

88/1/r

PLOT PLAN



FEES (Breakdown From Front)	Type	Inspection Record	Date
Base Fee \$ 25.00			
Subdivision Fee \$			
Site Plan Review Fee \$			
Other Fees \$ 30.00			
(Explain)			
Late Fee \$			

COMMENTS

Jan 9/88 still waiting on a decision from the historical society as to whether it will stand or fall.
 May 1988 appears the building is not going to be demolished because of its historic value - will hold on file until its restored or demolished - whatever.
 May 1990 - Building is still vacant. In fact it is going to be restored to its original status.

Signature of Applicant Phil [unclear]

Date 7/1/88

SEALING SEWER DRAINS
PRIVATE DISPOSAL SYSTEMS
PERMIT FEE \$50.00 \$250.00

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS

PERMIT NO.

S 0018

DATE: June 30, 19 88

PERMISSION IS HEREBY GIVEN TO Shaw Brothers Construction, Inc.

NAME

ADDRESS

TO (Seal drain of ~~1055 PINE STREET~~) at 20 Cotton Street

ADDRESS

Seal Sewer @ Main

SAID WORK SHALL BE PROPERLY DONE ACCORDING TO Chapter 369, Plumbing Code, and Section 24-57, Sewer Use Ordinance, of the Municipal Code of the City of Portland, Maine.

THE WORK IS BEING DONE BY:

CONTRACTOR: Shaw Brothers Construction, Inc.

NAME

ADDRESS

THE PROPERTY OWNER IS Fineberg Companies

NAME

ADDRESS

George A. Flaherty

GEORGE A. FLAHERTY,
Director of Public Works

SKETCH OF LOCATION OF WORK:

Date Completed _____

Authorized Sewer Division Inspector

Date of Seal _____

PERMITTEE'S COPY

045011

SEALING SEWER DRAINS
PRIVATE DISPOSAL SYSTEMS
PERMIT FEE \$50.00 \$250.00

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS

PERMIT NO.

S 0018

DATE: June 30, 1988

PERMISSION IS HEREBY GIVEN TO Shaw Brothers Construction, Inc.
NAME ADDRESS
TO (Seal drain or other private disposal system) at 20 Cotton Street
ADDRESS
seal Sower @ Main

SAID WORK SHALL BE PROPERLY DONE ACCORDING TO Chapter 303, Plumbing Code, and Section 24-57, Sewer Use Ordinance of the Municipal Code of the City of Portland, Maine.

THE WORK IS BEING DONE BY:

CONTRACTOR: Shaw Brothers Construction, Inc.
NAME ADDRESS

THE PROPERTY OWNER IS Pineberg Companies
NAME ADDRESS

George A. Flaherty
GEORGE A. FLAHERTY,
Director of Public Works

SKETCH OF LOCATION OF WORK: _____ Date Completed _____

Authorized Sewer Division Inspector
Date of Seal _____

STREET EXCAVATION AND SEWER CONNECTION PERMIT

CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS

PERMIT NO. P 2354

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: June 30, 1988

PERMISSION IS HEREBY GIVEN TO Shaw Brothers Construction, Inc.

NAME

ADDRESS

TO OPEN 20 Cotton Street

STREET/AVENUE

FOR THE PURPOSE OF Demolition - Seal Sewer @ Main, SAID WORK SHALL BE PROPERLY

DONE ACCORDING TO The Excavation Ordinance, Chapter 712 of the Municipal Code, "EXCAVATIONS IN PUBLIC PLACES" and abide by all provisions of Chapter 306, Plumbing Code and Chapter 309, Sewer Use Ordinance, of the Municipal Code of the City of Portland, Maine.

THE WORK IS BEING DONE BY:

CONTRACTOR: Shaw Brothers Construction, Inc/

NAME

ADDRESS

PLUMBER: Same

NAME

ADDRESS

THE PROPERTY OWNER IS: Fineberg Companies

NAME

ADDRESS

STREET EXCAVATION PERMIT \$20.00
SEWER CONNECTION PERMIT \$25.00
COMBINATION PERMIT \$45.00

George A. Flaherty
GEORGE A. FLAHERTY, Director of Public Works

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purpose of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

KIND OF PAVEMENTS:

STREETS

SIDEWALKS

"PERMIT MUST BE DISPLAYED AT JOB SITE BY CONTRACTOR"

STREET MEASURED:

SQ. YDS. @ \$

Must Pre-Schedule Inspection with Sewer Division during connect/re-run.

SQ. YDS. @ \$

797-5302

SIDEWALK MEASURED:

SQ. YDS. @ \$

SQ. YDS. @ \$

OTHER CHARGES:

TOTAL AMOUNT TO BE PAID \$

*CHARGE INCLUDES INSPECTION AND CONNECTION FEE 045610

CITY OF PORTLAND, MAINE
DIVISION OF INSPECTION SERVICES

DEMOLITION CALL LIST

Shaw Bros. Construction hereby requests permission to open
20 + OLD Parking Garage beginning on the following date _____
for the following work as described: Demolition

UTILITY APPROVAL

CITY OF PORTLAND

CENTRAL MAINE POWER CO.
Meter Department
772-7411, ext. 290, 291, 292
Date: 4-22-88

DEPARTMENT OF PARKS/PUBLIC WORKS
Sewer Division
775-5451, ext. 463
Date: 4-22-88

NEW ENGLAND TELEPHONE CO.
Dig Safe Center
1-800-225-4977
Date: 4-22-88

DEPARTMENT OF PARKS/PUBLIC WORKS
Traffic Division
775-5451, ext. 468, 469
Date: _____

NORTHERN UTILITIES
Distribution Department
797-8002
Date: 4-22-88

DEPARTMENT OF PARKS/PUBLIC WORKS
Forestry Division
775-5451, ext. 333, 350, 351
Date: 4-22-88

PORTLAND WATER DISTRICT
John Libby
774-5961, ext. 205
Date: 4-22-88

DEPARTMENT OF PLANNING/URBAN DEVELOPMENT
Inspection Services Division
775-5451, ext. 374 (rodent/vermin/asbestos)
Date: _____

PUBLIC CABLE CO. (T.V.)
George Grisby
775-2381
Date: _____

FIRE DEPARTMENT
Communications - Sam Allen
775-6361, ext. 321, 322,
Date: 4-22-88

ASBESTOS NOTIFICATION:

United States Environmental Protection Agency
Region I, Air Management Division
Room 2310
J.F.K. Federal Building
Boston, MA 02203

Maine Department of Environmental
Protection
Bureau of Air Quality Control
State House Station 17
Augusta, ME 04333
Attn: Catharine Clayton-Richardson

I have contacted all of the above utility companies and/or necessary City
departments.

DATE: _____

SIGNED: _____

the
fineberg companies

john l. sherman

(617)227-0150

150 causeway street
boston, ma 02114

FINEBERG COMPANIES
50 CAUSEWAY STREET
BOSTON, MA 02114

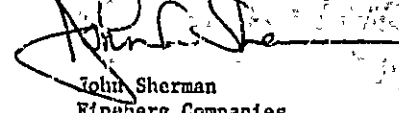
June 30, 1988

City of Portland, Maine
389 Congress Street
Portland, Maine 04103

To Whom it May Concern:

Please accept this letter as permission allowing Shaw Brothers Construction, Inc. to demolish five (5) separate buildings located on Fore, Center, Cotton and Springs Streets in Portland, Maine.

Sincerely,



John Sherman
Fineberg Companies

cc: File
Shaw Brothers Construction