

63-67 CENTER STREET

SHAW-WALKER



001153

PERMIT ISSUED

OCT 26 1981

APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

CITY OF PORTLAND

Portland, Maine, Oct. 23 1981

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 65 Center St. Within Fire Limits? _____ Dist. No. _____
Owner of building to which sign is to be attached H. G. Gideon - same
Name and address of owner of sign Erebus, Inc. - same
Contractor's name and address Sign Center - 41 Middle St. Telephone _____
When does contractor's bond expire? Dec. 31, 1981

Information Concerning Building

No. stories 2 Material of wall to which sign is to be attached brick wood molder

Details of Sign and Connections

Building owner's consent and agreement filed with application yes
Electric? no Vertical dimension after erection 16" ~~16'3" approx~~ Horizontal 48"
Weight 25 lbs., Will there be any hollow spaces? no Any rigid frame? yes
Material of frame steel No. advertising faces 2 material MDO 1/2"
No. rigid connections 2 Are they fastened directly to frame of sign? yes
No. through bolts 4 Size 3" x 5/6 Location, top or bottom both
No. guys none material _____ Size _____
Minimum clear height above sidewalk or street 13'
Maximum projection into street 48" Fee \$ ~~16.00~~
Width of sidewalk 11 1/2' Signature of contractor [Signature] 16.60

INSPECTION COPY 3

B-3 201116 OR MGD 10/26/81

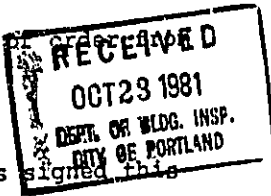
WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED
TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 125 Center St. IN PORTLAND, MAINE

H. G. Gideon being the owner of the premises
at 125 Center St. in Portland, Maine hereby
gives consent to the erection of a certain sign owned by
Erebus Inc. projecting over the public
sidewalk from said premises as described in application to the
Inspector of Buildings of Portland, Maine for a permit to cover
erection of said sign;

And in consideration of the issuance of said permit
H. G. Gideon, owner of said premises,
in event said sign shall cease to serve the purpose for which
it was erected or shall become dangerous and in event the owner
of said sign shall fail to remove said sign or make it permanently
safe in case the sign still serves the purpose for which it was
erected, hereby agrees for himself or itself, for his heirs,
its successors, and his or its assigns, to completely remove
said sign within ten days of notice from said Inspector of
Buildings that said sign is in such condition and
him to remove it.

In Witness whereof, the owner of said premises has
consent and agreement this 23rd day of
October 1981.

Juanita Kelly [Signature]





APPLICATION FOR AMENDMENT TO PERMIT

Amendment No.

Portland, Maine, June 10, 1981

PERMIT ISSUED

JUN 17 1981

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 81/297 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 specification:

Location 67-69 Center St. Within Fire Limits? Dist. No.
Owner's name and address J. G. Andrew Telephone
Lessee's name and address Erebus, Inc. same Telephone 774-3961
Contractor's name and address Telephone
Architect Plans filed No. of sheets
Proposed use of building fast food concession No families
Last use No families
Increased cost of work 950. Additional fee \$5.50

Description of Proposed Work

To amend permit 81/297 and increase size from 12'x 10' to 16'x16' also moving to another location

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
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:

Zoning Ordinance 6/15/81

3

re of Owner Michael Kelly

W. W. H. Inspector of Buildings

INSPECTION COPY

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Joseph Gray, Jr., Dir. of Planning & Urban Development
FROM: Walter Hilton, Chief of Inspections
SUBJECT: 67-71 Center Street

DATE: 6-24-81

This office issued a building permit on April 16, 1981 to Michael Kelly for the construction of a 10'x12' fast food take out service at the above named address. The permit was amended on June 10, 1981 to increase the size of the structure to 16'x16'.

The following conditions must be met with the approval after the required minor site plan review process:

- (1) Landscaping and grass areas will be extended to the new location of the building.
- (2) A physical encumbrance be installed to protect grass areas from vehicles.
- (3) ⁶⁻²⁵⁻⁸¹ Building setback to be a minimum of 16 feet from Spring Street. *per Walter & Knowlton in planning → is no longer required*
- (4) Lighting to be no higher than building, deflected downward and away from adjacent property.
- (5) Whereas, this structure is located in Fire District Number 2, this structure cannot be located within (30) thirty feet of another structure unless.
 - (A) The wall directly adjacent to the structure within (30) thirty feet is a two-hour rated assembly with no openings. This structure is of heavy timber construction which meet this 2 hr. requirement.
 - (B) Or, the wooden structure within (30) thirty feet can be demolished allowing the use of doors and windows on the wall directly adjacent to the wooden structure. *Demanded*



CITY OF PORTLAND

DEPARTMENT OF URBAN DEVELOPMENT
BUILDING INSPECTION DIVISION

April 16, 1981

Mr. Michael Kelly
52 Center Street
c/o Erebus
Portland, Maine 04111

Re: 67-71 Center Street

Dear Mr. Kelly:

Your permit application to construct a construct a 10x12 fast food take-out service, at the above named address, is hereby approved subject to the following conditions:

Landscaping and grass areas will be extended to the new location of the building.

Recommend a physical encumbrance to protect grass areas from vehicles.

*6-22-81
only needed*
max 16 ft
~~Building set-back to be a minimum of 16 ft. from Spring-St. property line. See ~~Approved~~ ~~Approval~~ ~~Extra!~~~~

Lighting to be no higher than building, deflected downward and away from adjacent property.

If I may be of any further assistance, please feel free to contact me at 775-5451, extension 350.

Yours truly,

Walter Hilton
Chief of Inspections Services

cc: File
Inspector
Lt. James Collins, Fire Prevention Bureau

APPLICATION FOR PERMIT

PERMIT ISSUED

A. USE GROUP ... 297
C.A. TYPE OF CONSTRUCTION ...
LOCATION ... PORTLAND, MAINE, March 17, 1981

APR 16 1981

CITY OF PORTLAND

DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 67- 69 Center Street Fire District #1 [], #2 []
1. Owner's name and address Zabus, Inc. - 52 Center St. Telephone 774-9149
2. Lessee's name and address Telephone 774-0044
3. Contractor's name and address Pending Telephone
4. Architect Specifications Plans No. of sheets 11
Proposed use of building commercial use - fast food take out No. families Bldg
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$2,500.00 Fee \$ 14.50

FIELD INSPECTOR - Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

To construct wooden bldg. 12' x 10'
to be used for fast food take out
as per plans. 1 sheet of plans.
to set on 4x4 sona tubes, 4 ft. below
grade. 10" Stamp of Special Conditions

P.O. Box 502 04112
Send permit in c/o Michael Kelly

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [] 4 []

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filler land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging 1/4 every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

PERMIT ISSUED WITH LETTER

Applicant Michael Kelly Phone # same
Name of above Michael Kelly 1 [] 2 [] 3 [] 4 []
Other and Address

FIELD INSPECTOR'S COPY

APPROVED 3

McKenna Foods 774-0944 Michael Kelly

NOTES

4-17-81 No work started yet → VAC Form
 requires no set back, but
 planning Dept requires 16'
 set back & I, Son, etc →

5-2-81 same

6-17-81 SEE Amendment for REAL
 PLANS - will check with
 Elmer on his plumbing question
 Verne Aleby notified owner

6-25-81 TALKED to Michael Kelly
 The contractor - Walter
 Now says bldg (No Deck)
 must be 16' from street
 measured 12 1/2' - Needs
 to widen part of wood where
 its too close to earth -
 Needs to double the
 outside sill & Needs
 to use joist hangers -
 owner willing to do -

6-25-81 MR Knowland
 from planning agreed
 that 12' from the bldg
 to the sidewalk - That
 is actually 12 1/2' as per
 measurement -

6-29-81 Spoke to owner
 told him - About the
 line that Walter
 wants

6-30-81 HAS hangers on
 the joists - Now a few
 not

07-1-81 Spoke with
 discussed needs & (in)
 requirements - reminded
 M. Kelly that also needed
 a permit

7-8-81 LA Sand shed
 Pick up - in with
 for load → hanger
 servant job

7-16-81 Hood installers but
 not enclosed on 2nd floor
 TALKED to A-1 local metals
 Go to take out permit -

7-20-81 with use of
 7-24-81 HAS duct enclosed
 (just needs taping
 plumbing & elec. work
 OKS - I'm ready for C.O.
 Run to get 2 knowledge
 old street (temp board)

8-7-81 Spoke to Mike Kelly
 on landscaping & Parker St
 requirements - Old
 a Aceto to be doing work
 (next 30 days) - told him
 to push on this to get done
 as soon as possible -

9-4-81 Still no work
 on outside requires AS -
 JM Kelly said they were
 to have started this week -
 still pushing -

9-29-81 Elmer - Joint
 in
 face of

11-23-81 HAS some Shubbery
 in, checked with Rick Knowland
 to get his ok -

12-7-81 See ok from P Knowland

Approved: 7-16-81
 Date of permit: 8-17-81
 No. 81/897
 67-69
 Volume One

774-0944

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **1476**



Date Issued **3-24-78**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

Address **65 Center St.**
 Installation For **Business & dwelling**
 Owner of Bldg **Linoleum Floors, Inc.**
 Owner's Address **same**
 Plumber **Easton Oil Corp.** Date **3-24-78**

App. First Insp.
 Date
 By
 App. Final Insp.
 Date
 By

MAR 28 1978
ERNOLD R GOODWIN
 Chief Plumbing Inspector

Type of Bldg.
 Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
	*	TANKLESS WATER HEATERS	1	2.00
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		Base Fee		3.00
		TOTAL		5.00

Building and Inspection Services Dept.: Plumbing Inspection





001153 PERMIT ISSUED

APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

OCT 26 1981

CITY OF PORTLAND

Portland, Maine, Oct. 23 1981

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 65 Center St. Within Five Limits? _____ Dist. No. _____
Owner of building to which sign is to be attached H. G. Gideon - same
Name and address of owner of sign Erebus, Inc. - same
Contractor's name and address Sign Center - 41 Middle St. Telephone _____
When does contractor's bond expire? Dec. 31, 1981

Information Concerning Building

No. stories 2 Material of wall to which sign is to be attached brick wood molder

Details of Sign and Connections

Building owner's consent and agreement filed with application yes
Electric? no Vertical dimension after erection 16" 16.88" approx Horizontal 48"
Weight 25 lbs, Will there be any hollow spaces? no Any rigid frame? yes
Material of frame steel No. advertising faces 2, material MDO 1/2"
No. rigid connections 2 Are they fastened directly to frame of sign? yes
No. through bolts 4, Size 3" x 5/6, Location, top or bottom both
No. guys none, material _____, Size _____
Minimum clear height above sidewalk or street 13'
Maximum projection into street 48"
Width of sidewalk 11k' Fee \$ 16.00
Signature of contractor [Signature] 16.60

FILE COPY (3)



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Mar. 24, 1978, 19
 Receipt and Permit number A10515

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

LOCATION OF WORK: 65 Center
 OWNER'S NAME: Linoleum Floors, Inc. ADDRESS: same

OUTLETS: (number of)
 Lights _____
 Receptacles _____ FEES
 Switches _____
 Plugmold _____ (number of feet)
 TOTAL _____

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes _____
 Temporary _____

METERS: (number of) _____

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) 1 3.00
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Con factors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE 3.00
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE.
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) 3.00
 TOTAL AMOUNT DUE.

INSPECTION:
 Will be ready on _____, 19____, or Will Call

CONTRACTOR'S NAME: Easternoil Corp.
 ADDRESS: 63 Preble St.
 TEL.: 772-8337

MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____
 INSPECTOR'S COPY B. F. Teller



FILL IN AND BE WITH INK 0189

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Mar. 24, 1978

PERMIT ISSUED

MAR 27 1978

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 65 Center St. Use of Building Business & dwell No. Stories 2 Building Existing "
Name and address of owner of appliance Linoleum Floors, Inc.
Installer's name and address Easternoil Corp. 63 Preble St. Telephone 772-8337

General Description of Work

To install replacement steam boiler - Mobil

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace 3' all around
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue 10x12 Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Mobil Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner Size of vent pipe 1 1/2
Location of oil storage basement Number and capacity of tanks 1-275
Low water shut off yes Make McM No 67
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? height of legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed \$5.

APPROVED:

OK McC. Co. 3/24/78

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

CS 300

INSPECTION COPY

Signature of Installer

Easternoil Corp B.F. Fillion



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION .. 0028

JAN 12 1978

ZONING LOCATION B-3 PORTLAND, MAINE, Jan. 11, 1978

CITY of PORTLAND

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

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

LOCATION 65 Center Street Fire District #1 [], #2 []
1. Owner's name and address Herbert Gideon - same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Maine Sign & Display-29 Portland St. Telephone 773-9784
4. Architect Specifications Plans No. of sheets
Proposed use of building retail sales No. families
Last use SAME No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 8.20

FIELD INSPECTOR-Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 To erect wall sign 2 x 8, 2 signs to be on same wall.
Garage
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other signs

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

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []

Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: O.R. M.C.O. 11/11/78
BUILDING CODE: O.R.C.E. 11/11/78 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant [Signature] Phone # same
Type Name of above Jack Reckitt 1 [] 2 [] 3 [x] 4 []

FIELD INSPECTOR'S COPY

Other and Address

NOTES

1-25-78 Not up yet - *[Signature]*
2-21-78 *[Signature]*

Handwritten notes on a set of horizontal lines.

Permit No. 78/0028
Location *[Handwritten]* 65 Center
Owner *[Handwritten]*
Date of permit 1-11-78
Approved 1-12-78 *[Signature]*

Main body of the document consisting of two large columns of horizontal lines. A large 'X' is drawn across the left column.

From the desk of -
A. Allan Soble

9/30/74

65-67 Center St.
| File G.L.



I-26

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: 65-67 Center Street

INSPECTION COPY

COMPLAINT NO. 70/1

Date Received January 5, 1970

Location 65-67 Center Street

Use of Building

Owner's name and address Popkins Zakarian, 65 Center St.

Telephone

Tenant's name and address

Telephone

Complainant's name and address 24 hour Club, 59 Center St.

Telephone

Description: Fence 9' high runs along side line of property -

NOTES:

letter A.A.S. 1-6-70

Multiple horizontal lines for notes, with a large 'X' drawn across the middle section.

65-67 Center Street

Jan. 6, 1970

24 Hour Club
59 Center Street

Gentlemen:

A check of the zone in which this building is located reveals it to be located in the I-2b zone and therefore we have no control over the height of fences located within this zone.

The Zoning Ordinance states under Section 602.19E in residential zones no wall or fence along a street line or within 25' of a street line shall be more than 4' in height, subject to provision in paragraph M of this section. (Paragraph M applies to, corner clearance only where a lot would have frontage on two streets which would not be the case here).

Very truly yours,

A. Allan Soule
Assistant Director Building Inspection Dept.

AAS:m



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, February 20, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

New plans 3/30/48

Permitting Plans

The undersigned hereby applies for a permit to erect alter repair ~~and~~ ~~and~~ ~~and~~ 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 22-24 Cotton Street 61-67 Center St. Within Fire Limits? yes Dist. No. 1
 Owner's name and address Security Realty Co., Inc., 65 Center St. Telephone _____
 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 Store and dwelling No. families _____
 Last use " No. families _____
 Material concrete block No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot frame _____
 Estimated cost \$ 800. Fee \$ 2.00

General Description of New Work

- To remove existing rear wall of building and support with 15" 42.9 lbs steel beam - 2nd story on 4" steel columns - 30' O.C.
- To construct 8" concrete block addition 1 story high - extension of existing 1 story side entrance.
- To construct concrete block wall 1st story and frame above.
- To cut in new door 5' wide in existing 12" brick rear wall of building at 22-24 Cotton St. 4" angles.

Denied! See letter from 3/20

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

Details of New Work

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

If a Garage

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

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.

APPROVED:

Signature of owner —By: *Prof. J. J. J. J.*

INSPECTION COPY

AP 61-67 Center Street-I

August 28, 1948

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

Subject: Application for building permit
intended to cover construction of addition
to existing store and dwelling
house at 61-67 Center Street

Dear Mr. Zakarian:

Your letter of August 6 adds nothing of consequence to the information which we had when my letter of July 13 was written.

With reference to one of the latter paragraphs of your letter of August 6, I must assure you that we are not awaiting any particular formality or ideal draftsmanship. It is only necessary that you file clear information to show compliance with Building Code requirements in the simple manner which is used everywhere, together with the supporting design data of the steel and reinforced concrete details.

If you are unwilling to do this I have no alternative under Section 10-6 of the Building Code but to refuse to issue the permit, and you may so consider this letter, the reason being that you have not shown sufficient information to establish compliance with the Building Code.

If you will return the receipt for the fee paid to this office within ten days of the date hereof the money will be refunded by voucher.

Very truly yours,

Inspector of Buildings

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

August 6, 1948

Inspector of Buildings
City of Portland, Me.

Gentlemen:

Att. Mr. McDonald

Subject : File AP 61-67 Center St.

Your letter of July 13, 1948.

RECEIVED

AUG 6 1948

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

In the last paragraph of your letter of July 13, 1948, with respect to the windows in the second story 30" from the property line, you were kind enough to consider you had leeway under the Building Code to grant those windows without requiring appeal. We do appreciate this very much, since it saves us the necessity of a long winded explanation on our part why we think our request to be reasonable.

To save myself as much effort as possible, I lifted the Left Side Elevation of the building, now existing at 65 Center St. from the plans submitted when we put in a Sprinkler System, here some four years ago. To which we added a 12 ft. extension of this building to an unpierced masonry wall of the building at 22-24 Cotton St. to which we back up. We now own said building at 22-24 Cotton St. That wall will be the back wall of the Center St. Building, the existing back wall of wood will be removed.

At that time, when we submitted plans for the sprinkler system, we submitted floor plans of this 65 Center St. building. Why can't they be used by you for reference, instead of cluttering up your files with more plans, of this same structure?

With reference to statement of design.

The concrete floor slab extending the first, or store floor to the wall above mentioned. We have recently submitted to you a slab plan for a 9 ft. center to center span, with no more steel in it, and no more thickness of concrete, for a 150 lb. per sq. ft. floor load, that was approved. How in the world a floor slab 7ft. 2" center to center with the same amount of steel and thickness of concrete won't do is more than I can understand. On Page 184 of "Concrete Design and Construction" W. Herbert Gibson, B. S. C. E. Consulting Engineer, Member American Society of Civil Engineers, American Concrete Institute, and Walter Loring Webb, B. C. E., C. E. Formerly Assistant Professor of Civil Engineering, U. of Penn. etc. Published by American Technical Society there is a detail of a floor slab, from which any bonehead can detail such a simple floor slab. Incidentally I had one of our local practicing engineers check the slab, to eliminate any possible errors.

As to the stairs of concrete construction, I believe I "Lifted" in all details, from "Horse and Kinney", I'll bring in the book if necessary. If the local code requires 100# per sq. ft. I believe these stairs will carry them, altho they will be private stairs, and not public stairs, replacing wooden stairs, of far inferior quality. The stairs are in my judgment in accordance with the best practice of concrete construction. Support of the slab, at the 2nd floor level was not covered completely, t

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

RECEIVED

AUG 6 1948

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

2

August 6, 1948

be sure.

By no means, am I infallible, but I do believe, that in all the years I have been interested in building, I have gone far beyond the requirements of good practice and the Building Code.

A completely isolated furnace room, beneath the floor slab 5" thick, of concrete, over fireproofed steel, with one existing wall of concrete 14" thick, another of Portland Cement Stone masonry 16" at the top, and 24" and more at the bottom, with a new set of reinforced, for temperature, at least, 12" concrete side walls, to be sprinklered, as well as have a door, of Class A construction, leading outdoors, should not be difficult to understand.

Mr. Sears did suggest that the ~~2~~ 2 x 8's supporting the ^{2nd} floor and roof should be closer together than shown in the plans submitted, to which we are, of course, agreeable.

I am not a professional engineer, but in my many years of observation of the building trades, I believe I have gained enough practical experience to warrant confidence that I can build a reasonably substantial, and at the same time fireproof building, far beyond the minimum requirements of the Building Code.

These plans may not have beautiful formality, and graceful printing, but I do believe they show enough to warrant the issuance of a permit.

Thanking you for past favors, we remain,

Yours truly,

Security Realty Co. Inc.

Popkins Zakarian
Popkins Zakarian

61-67 Center Street-1

July 13, 1948

Mr. Popkins Zakarian, Treas.
Security Realty Co., Inc.
65 Center Street
Portland 3, Maine

Subject: Application for building
permit intended to cover con-
struction of one or more one or
two-story additions to the com-
bined store and dwelling house
at 61-67 Center Street.

Dear Mr. Zakarian:

To relieve Mr. Sears of some of the too great volume of work that he is trying to complete, I have taken over the above job and find that I am unable to issue the permit because the application, the several plans and your letters are so contradictory, confusing and incomplete that I cannot establish from them reasonable prospect of compliance with Building Code requirements.

There is far more work in your plans than is necessary, but they are set forth in such a peculiar manner that I cannot understand them. I can find no plan view of either first or second floor and no plan which could be termed the usual framing plan.

You have signed the statement of design required by the Building Code, but if I am to accept it, it will have to be accompanied by the computations showing the design of both structural steel, the reinforced concrete floor and the concrete stairs. These computations should be after the usual manner showing the theoretical load to be carried and the investigation of the proposed members to carry the loads. There are several points in the reinforced stair design which do not appear correct.

Show masonry walls extending to underside of roof boarding, anchorage of plates, anchorage of second floor and roof joists to masonry walls, that any overhang of eaves is to be covered with metal, etc.

We have talked over the matter of the windows in the second story 30" from the side property line, and I have concluded that I have enough leeway in Section 212j of the Code to allow these windows without appeal. The windows being in living quarters are not required to be of metal sash and wire glass.

Very truly yours,

Inspector of Buildings

VMcD/S

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

June 28, 1948

Inspector Buildings
City of Portland, Me.

Gentlemen:

Att. Mr. Sears

Subject: 63-67 Center St. Building permit, applied for.

File AP

In April 1948 we furnished plans for an extension of the present building at 65-67 Center St. to meet the brick wall of the building still standing at 22-24 Cotton St., and incorporate it with the Center St. building. To be the back wall, of brick, 12 inches in overall thickness.

The question came up as to the necessity of two windows in that wall on the second floor, to overlook the roof of the contemplated extension of the steel frame at 18-20 Cotton St., to include the area at 22-24 Cotton St., now occupied by the frame building, for which a permit has been issued by your office, to demolish said frame building. By frame building we mean the wooden one, now existing.

We have never been reluctant to spend money for real improvements. We want fireproof structures, if possible. And whether fireproof, or not, we do install sprinkler systems, to make them safe, as far as human effort can do so.

By no means do we feel that we are infallible. We do consider all suggestions from your department, and find them worthy of long consideration, and have adopted some of them to our benefit.

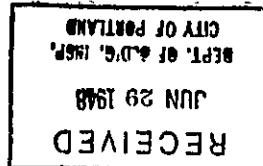
However, after long consideration, especially with regard to shifting conditions in the neighborhood, for example, the small lots in the neighborhood are being incorporated into larger ones because of economic conditions. We ourselves own what were seven separate parcels of land in this block.

We therefore feel that we wish to appeal the requirements of the Building code, with respect to having two windows in the North side, (towards Congress St.) of the present building, to be in a concrete block wall with wire glass, 30" or more from our lot line. The next building above ours is approx. 9 or 10 ft. away. Where the windows will be is adjoining the back yard of our neighbor.

Will you therefor enter our appeal for a hearing on the matter of the two windows.

Thanking you, we remain,

Yours truly
Security Realty Co., Inc.



SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

April 20, 1948

Inspector of Buildings
City of Portland, Me.

Gentlemen:

Att. Mr. Sears

Subject File A. P. 31-67 Center St.

Application for permit for addition
to building at 61-67 Center St.

We are submitting details of the concrete floor slab, which is
to lengthen the first floor, and details of the concrete stairs,
having added them to the sheet originally dated March 1948.

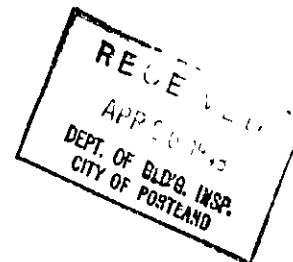
We have changed the date of the amended sheet to April 1948,
having added those details to it.

Hoping this meets with your approval, we remain,

Yours truly

Security Realty Co. Inc.

Joseph Zekarian
Joseph Zekarian



SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

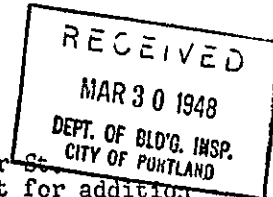
March 29, 1948

Inspector of Buildings
City of Portland, Me.

Gentlemen:

Att. Mr. Mc. Donald

Subject: File AP 6 1-67 Center St.
Application for permit for addition
to building at 61.67 Center St.



Supplementing our plan acknowledged in your letter of February 26, 1948, we are submitting, for your records a right side elevation, showing details of the excavated space, to be used for heating the new building at 18-20 Cotton St, which will be completely enclosed by 12 inch solid concrete side walls, a five inch re-inforced concrete slab, which will serve as the floor of the first floor, the front wall of which will be the 18" , at top, masonry wall, and the back wall will be the existing 14" concrete wall, which will be carried deeper by underpinning. The floor slab will be carried on fireproofed steel beams. The steel re-inforcing plan will be the same as filed for the 18-20 Cotton St. building, allowing for the shorter span, from any two dollar book on construction schedules.

All the walls of the existing building bordering on the addition will be removed. Incidentally the additional basement space will be sprinklered, from the existing system. As will all the additional space.

We will use Class A. Doors, for both the access to the new basement space, and thru the back wall, on the first floor.

The left side elevation shows the footing details, and the wall construction, on that side.

Even now some details are left out. The re-inforcing of the stairs, is to be according to the horizontal span, according to any good concrete handbook. We most certainly will furnish you with re-inforcing details before concreting. What bothers us is, this is an alteration job. It is sometimes hard to foresee every contingency.

Hoping this meets with your approval, we remain,

yours truly,
Security Realty Co. Inc.

Popkins Zakarian
Popkins Zakarian

61-67 Center Street-I

February 26, 1948

Security Realty Co., Inc.
65 Center Street
Portland 3, Maine

Subject: Application for permit for addition
to building at 61-67 Center Street

Gentlemen:

The plan and letter filed with the above application fall far short of furnishing the information needed to enable us to determine whether the work you propose will meet Building Code requirements in all respects, as we are required to do by law before issuance of any permit. Without any attempt being made to make a check of your proposal against Building Code requirements because of this lack of needed information, following are some of the questions which immediately arise:

1. Is a cellar to be provided beneath addition? If so, what is construction of floor to be and how is it to be framed?
2. Is the addition to be more than one story high? If a second story of wood frame construction is planned similar to that of existing building, there is considerable doubt as to whether a permit could be given for such construction due to Fire District regulations. If a second story is planned, what is second floor framing to be?
3. Of what slaps and construction is roof of addition to be constructed and how is it to be framed?
4. Are all the walls of the existing building that border on the addition to be removed? If so, how are the existing walls above to be supported?
5. Are there to be any windows in addition? Closeness of walls in which they occur to lot lines and openings in other buildings will determine whether or not they must be metal mesh and wire glass.
6. What size and material are lintels for doors and windows in the concrete block walls to be? How high are these walls to be constructed?
7. How is the addition to be used? If for enlargement of sales space, it is likely that certain questions as to swing and hardware of store doors will arise?

These are by no means all of the details which must be known before we can issue a permit for the work. The plan which you have filed is fine as far as showing location goes, but it does not show the construction details needed. It is extremely doubtful if you can furnish these details clearly enough by letter as you have attempted to do. There would seem to be no substitute for the usual method of showing this information on plans from which blueprints may be made to file for checking.

Very truly yours,

Inspector of Buildings

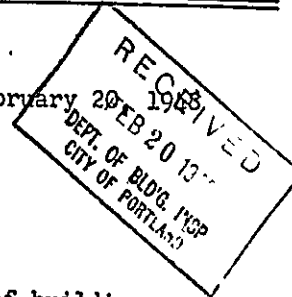
3-6359

AJS/S

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

February 20, 1948



Building Inspector
City of Portland, Me.

Gentlemen:

Att. Mr. McDonald

Subject: Enlargement by lengthening of building
at 65-67 Center St.

We are submitting a plan, dated February 15, 1948.

It shows the foundation in place at 18-20 Cotton St., for the new warehouse, under construction, for some time.

It shows the building now in place at 65-67 Center St.

It is this building which it is proposed to lengthen.

It shows the foundation, etc., at 22-24 Cotton St.

It shows all the surrounding boundary lines of lots 27, 28, 29, on Center St., and the boundary lines of lots 10, 11, Cotton Sts.

To enable you to visualize the situation as now existing, we are attaching a camera snapshot dated February 15, 1947.

On the plan, drawn to approx. 1/8" scale, we have marked in red the proposed addition to 65-67 Center St.

We plan to use a concrete wall 12" at the top, 14" at the bottom, substantially below the frost line, possibly 8' below grade, over a footing 2 ft. wide, 1 ft. high, reinforced by 3-3/4" rods.

Using the same procedure as used at 22-24 Cotton St.

The first floor will be 8" cement concrete block wall to be covered with cement stucco to harmonize with the existing first floor wall.

The back wall of this 65-67 Center St. building will be the now existing 12 1/2" solid brick wall, shown in the plan, and picture, as having been the wall of the building at 22-24 Cotton St. for which we have been granted a permit to demolish, which brick wall is in perfect condition, over a concrete foundation, the footing of which we intend to make more substantial with a reinforced concrete footing, as mentioned above.

The upper wall of the building at 65-67 Center St. we would like to maintain as it is now. It is insulated with rock wool which is non-combustible. The boundary side of this building is protected with outside sprinklers, which we have voluntarily installed in the recent past.

VETER STREET

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

February 20, 1948

continued

As indicated in red pencil on the plan submitted, we have marked the location of a five foot wide opening in the brick wall to serve as a means of access to the new building at 22 18-20 Cotton St.

The side door, as now existing at 65-67 Center St. will be maintained in the new propose side wall, creating a more comfortable means of entrance and exit.

In the brick wall mentioned we propose to consult our fire underwriters with the intent to purchase the best fire-resistant door we can buy. We believe you are familiar with the fact that over the last several years we have probalby done more to remove fire hazards, by the removing of combustible building materials in buildings that could have remained for years. We have an existing sprinkler system in the building at 65-67 Center St. We will of course, enlarge that to cover the new propose section.

We will shortly submit an additional plan with respect to 22-24 Cotton St.

That will probably be a one story and basement building.

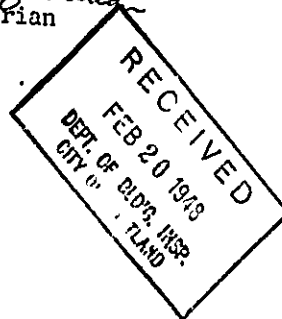
Concrete and steel , attached to 18-20 Cotton St.

However we are trying to do one thing at a time.

If we can get things planned before April 1, 1948, we will try to have the building at 22-24 Cotton St. demolished before that time, which is tax assessment time.

Yours truly,

Security Realty Co. Inc.
Popkins Zakarian
Popkins Zakarian

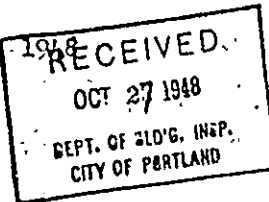


SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

Inspector of Buildings
City of Portland, Me.

October 25, 1948



Gentlemen: Att. Mr. McDonald

Subject: Permit for alterations at 65-67 Center St. File AP
Your letters of July 13, 1948 and August 23, 1948.
Our letter of August 6, 1948.
Enclosures; Two sets of Photostats.

With further reference of your letter of July 13, 1948.

1. Design of the re-inforced concrete stair leading to second floor, at 65 Center St., as per plans dated August 1948, plans properly filed with your office.

I am enclosing photostats of Pages 381 and 382, "Hool & Kinne" "Re-inforced Concrete and Masonry Structures", dealing specifically with the design and computations of concrete stairs. Kindly note the "Table of Slab Thickness and reinforcement For Stairs". Our design for the stairs is from that table. Do you desire to question their accuracy. The computations and formulas are there, in the photostats.

2. Design of the reinforced concrete floor slab at 65 Center St. Same plans. Taken from "Concrete Design and Construction" by W. Herbert Gibson, B. S. C. E., Member of American Society of Civil Engineers, and Walter Loring Webb, B. C. E., C. E., Formerly Assistant Professor of Civil Engineering University of Penn. 1942 Edition.

Photostat of Page 180 of said book in enclosed for your use.

Table xi, Working Loads on floor slabs.

We have underlined the line that affects this exact slab we have detailed, 5 inches thick, 2,500 lb. concrete, etc. etc. which would, according to these engineers not 150 lbs. per sq. ft. net load, for which the slab was designed for, but 408 lbs. per sq. ft. for a 7 ft. span, not including weight of the slab. Which slab weight would be about 60 lbs. per sq. ft.

Incidentally W. O. Hutchins designed the floor slab for the building we now have under construction at 16-20 Cotton st., for which 150 lbs. per sq. ft. load was figured, in addition to the weight of the slab. He figured to use no more concrete in slab thickness, namely 5 inches, and no more reinforcing steel, than we did. He designed for a nine foot span, and ours is for seven feet two inches. If you approved of his plan, which you did by granting the permit, why isn't the plan we submitted for a span approximately 2 ft. less good. Incidentally designing a simple slab like that is kids stuff, which can be taken from simple tables. Paralleling that situation, when you can buy a book for two dollars, like American Institute of Steel Constructions, and book, only a moron would go to the trouble to compute steel beams when the book lists them, only for the trouble of looking at them.

SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

October 25, 1948

Continued

3. Floor plans. Again permit us to remind you that you have floor plans, filed when we installed a fire sprinkler system. Room by Room. Side elevations, etc. etc. I don't know where you find room to file the plans we send you.
4. Your letter of July 13, 1948. "There are several points in the re-inforced stair design which do not appear correct". Please be kind enough to point them out.
5. After reading "Section 106-b of the Building Code, mentioned in your letter of August 23, 1948, we wish you to comply with the requirements of said section, and state the reason for said refusal," quoting from the code.

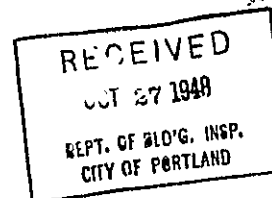
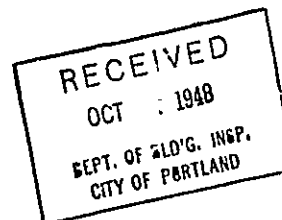
An early reply will be appreciated. Saw in ten days.

Thanking you in advance, we remain,

yourstruly

Security Realty Co., Inc.

Popkins Zakarian
Popkins Zakarian



SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

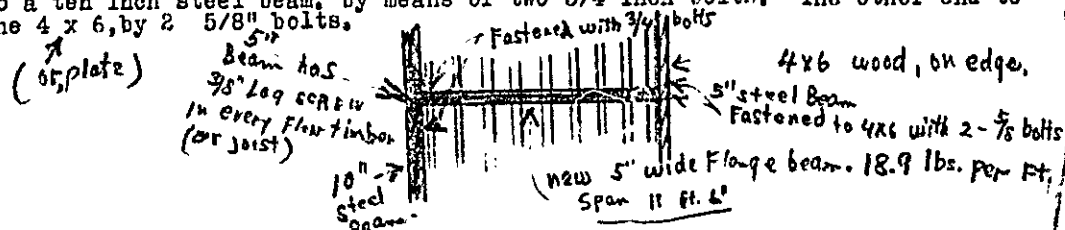
July 14, 1945

City of Portland, Maine
Dept. of Building Inspection
Portland, Maine

Dear Mr. McDonald:

Subject: File A P 65Center St.-I.

1. There is a sound 4x6, on edge, supporting the 2nd story studs. Which will rest on an 8" block wall. Which 8" block wall will rest on a stone foundation about 20" wide at the top, and is about 30" wide on the bottom. The wooden plate is anchored already, since your recent visit by means of a 5 inch wide flange steel I-beam, thru holes in the top flange. Every floor timber has a 3/8" lag screw, 2 3/4 inches long in it. One end of the 5" beam is bolted in the center of the building to a ten inch steel beam, by means of two 3/4 inch bolts. The other end to the 4 x 6, by 2 5/8" bolts.



This 5" beam is under the living room floor, with no bearing walls upon it. In fact the writer was somewhat amazed to find absolutely no sag in the existing floor timbers, which were obviously able, in spite of their shape, to carry such a long length, about 15 ft. But the beam is in, nevertheless. The beam should, Meggier and Jones Co.'s engineer says carry 9,500 lbs.

3. Covered in above explanation.

2. The top of the new concrete wall, if anchored to the existing 4 x 6, will certainly be anchored, as the above explanation in Section 1c will show. Especially, as the floor boards of the entire front of the house are continuous thruout the full width.

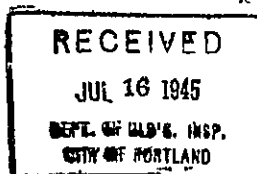
The 4 x 6, or wooden, plate shall certainly be anchored to to new block wall by irons.

4. The new 5" wide flange I-Beam is an 18.9 lbs. to the ft. There is no intended change of use, now, or in the future.

The writer regrets he must missed you on your call, & welcomes any suggestion you feel advantageous to him.

Yours truly,

Security Realty Co. Inc.
Robbin Zakarian
Robbins Zakarian



AP 65 Center Street-I

July 11, 1945

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

Subject: Building permit to cover alterations in
the combined store and dwelling at 65 Center
Street

Gentlemen:

Above permit is herewith subject to the following:

1. Presumably a wooden plate no less than four inches thick will be used on the top of the concrete block wall to support the second story frame wall which may also support part of the roof. This plate ought to be anchored to the concrete block wall by means of bolts embedded in the joints of the wall or built into concrete masonry filled into the voids of the blocks.

2. The top of the new concrete block wall ought to be anchored to the second floor system (the joists in this floor run at right angles to Center Street) by means of flat iron bars no less than one and one-half by three-eighths inches in cross-section and long enough to engage or be spiked to the bottom edge of at least three of the floor joists and to be bent down and built into the joints between the blocks or in concrete built into the voids of the concrete blocks, these anchors to be spaced not more than eight feet from center to center. Depending upon the level of the top of the new concrete block wall with relation to the level of the floor joists, it may be possible to accomplish this anchoring process by anchoring the plate above mentioned to the wall and then anchoring the plate to the floor joists but the anchors to the floor joists should engage at least three joists and should be fastened to the bottom of the joists.

3. Presumably you have thickness enough of foundation wall so that the 8-inch concrete block wall will get bearing for full thickness on the present wall—otherwise a new foundation wall or substantial increase in thickness would be required.

4. You have not stated the weight per foot of the 5-inch I beam to be used on the 11-foot span. I estimated this span from center to center of bearings of the beam to be 12 feet. If that should turn out to be correct, then the heaviest weight 5-inch I beam ought to be used if you are to really take the maximum load on living room floor above assigned by the Building Code for a dwelling of 40 pounds per square foot. Ordinarily we would require a plan of this steel work bearing the statement of design signed by the actual designer. Since this, however, is merely to stiffen an existing wooden floor, the permit is being issued without this statement of design. Should you have changes in mind, which might add to the load on this I beam that I am not aware of, then it would be best to furnish a plan and the statement of design of the actual designer on it before proceeding with that part of the work. At the exterior wall bearing, presumably a metal bearing plate will be used and depending upon where the bearing comes with relation to the voids in the concrete block wall, perhaps some of the voids should be filled with concrete.

Very truly yours,

Inspector of Buildings

McD/S



(G) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT INSITED
734
1945

Class of Building or Type of Structure Third Class
Portland, Maine, July 10, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~work~~ ~~with~~ ~~work~~ 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 65 Center Street Within Fire Limits? Yes Dist. No. 1
 Owner's name and address Security Realty Company, Inc., 65 Center St. Telephone 3-6359
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Owner Telephone _____
 Architect _____ Specifications _____ Plans no. _____ No. of sheets _____
 Proposed use of building Store and dwelling No. families 1
 Last use _____ " " _____ No. families 1
 Material WOOD-CON. No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$.50
 Estimated cost \$ 100.

General Description of New Work

To change out existing frame wall 13' long on southwesterly side of building with
9" concrete blocks - 9' high.
no strengthen second floor with 5" I-beam-11' long.

11.5	9.0	6.7
11	11	11
126.5	99.0	73.7
↓	↓	↓
5670 ²	4200 ²	3670 ²

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

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

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person who has observed? yes
 see that the State and City requirements pertaining to _____

APPROVED:

Security Realty Co.,

Signature of owner By: Pophi. Johnson

Permit No 45/734

Location 615 Center Street

Owner Security Realty Co, Inc

Date of permit 7/11/45

Notif. closing-in

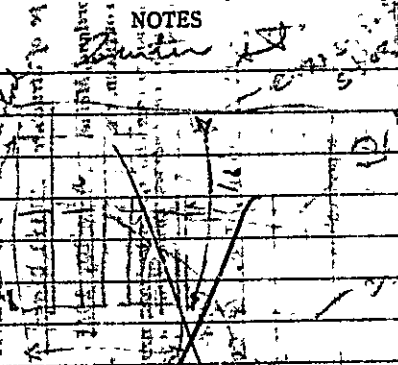
Inspn. closing-in

Final Notif.

Final Inspn 1/4/46

Cert. of Occupancy issued None

NO
INS
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8 x 12 x 53 = 5088

7/17/45 Work underway

7/24/45 Little progress

made - A

8/1/45 Same - A



APPLICATION FOR PERMIT

Class of Building or Type of Structure third

Permit No. 76

Portland, Maine, Feb. 5, 1945

FEB 7 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to alter the following building with the following 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 65 Center St. Within Fire Limits? yes Dist No. 1
 Owner's or Lessee's name and address Security Realty Co. 65 Center St. Telephone _____
 Contractor's name and address Owens Telephone 3-6359
 Architect _____ Plans filed yes No. of sheets 4
 Proposed use of building mercantile and dwelling No. families 1
 Other buildings on same lot none
 Estimated cost \$ _____ Fee \$ 1.00

Description of Present Building to be Altered

Material frame No. stories 2 Heat steam Style of roof flat Roofing _____
 Last use mercantile and dwelling No. families _____

General Description of New Work

To install sprinkler system as per plans

NO GRADE OF OCCUPANCY
EQUIPMENT IS WAIVED

NO PAYMENT BEFORE LATER

sent to Fire Dept. 2/5/45
and to Fire Dept.

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

Details of New Work

Is any plumbing work involved in this work? no
 Is any electrical work involved in this work? no Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? 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 Security Realty Co. Inc.
Joseph Gabriel Sen
 CHIEF OF FIRE DEPT.

5731 D

Permit No. 45/76

Location 65 Center Street

Owner Security Quality Co. Inc.

Date of permit 2/7/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 2/21/45

Cert. of Occupancy issued None

NOTES

2/21/45 - P.I.P. - A.G.E.

~~THIS PERMIT IS VOID~~

copy of [unclear] 10/14/44
SECURITY REALTY CO., INC.

65 CENTER STREET
PORTLAND 3, MAINE

October 13, 1944

Inspector of Buildings
City of Portland, Maine

Gentlemen;

Subject: Building permit for front alterations,
issued Oct 5, 1944.

Attention Mr. McDonald

The total space of our store is, by actual measure 1333 sq. ft. It does not therefore, by your definition of October 5, 1944, require the door to swing outward, since it is below the 1750 ft. minimum you declared in that letter.

We have purchased, and installed, in the door a "vestibule" lockset, whereby any person on the inside can quickly open the door at any time by pressing on the thumb latch, and, or, turning the knob on the lock.

We have ready to install two four inch H columns, 13.8 lbs. which will carry 16,000 lbs each, to replace the dou led 2 x 4 's, which are now in place on both sides of the present front door. They will be supporting, directly, a 5" H column, used as a beam, over the door opening of five feet.

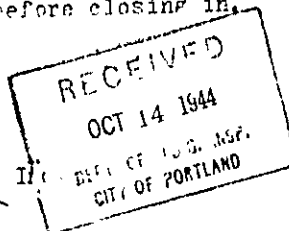
Actually used a 6x8 → Mr. Sears suggested a 4 x 8 wood beam over the window opening that is 8 ft. wide. We plan to do so. If impossible, we will reinforce it with a 2 x 8 nailed to the present 4 x 6, which is directly under another 4 x 6, both of which run across the front of the building.

The load over the window opening is minor, no bearing wall, or roof load being carried thereon. The space supported is used for living quarters.

It is planned to have Mr. Sears approve it before closing in.

Yours truly,

Security Realty Co. Inc.
R. Zakarian
Rogkane Zakarian



Rept. 5257D-I

October 5, 1944

Security Realty Company
65 Center Street,
Portland, Maine

Subject: Building permit for alterations in the
building at 65-67 Center Street

Gentlemen:

If the space in the store to which the public might be admitted exceeds 1750 square feet, the new front door is required to swing outwards and to be set in such a way that no part of it would swing over the public sidewalk. If the space in the store to which the public is likely to be admitted either now or in the future exceeds 700 square feet a so-called "vestibule" lockset is required on the new front door and all other locks and fastenings eliminated. This lockset being of the type whereby any person on the inside can quickly open the door at any time merely by turning the usual knob or pressing on the usual thumb latch without requiring a key and without any special knowledge.

There is not sufficient information in the application to show whether or not the 4x12 beam indicated as existing over the six foot wide front window now to be made eight feet wide is strong enough to support the loads from above on the enlarged span of eight feet. It is likely that it is strong enough for a 4x12 will hold a very sizeable load on an eight foot span. You must be sure about it, however. Before closing in the new opening either at top, sides or bottom you are required to notify this office of readiness for closing-in inspection. At that time the inspector will undertake to find out whether or not this 4x12 is strong enough. The only way you can find out in advance of starting the work whether or not the beam is strong enough is either to employ some person who can figure it out for you, or to make or have made sufficient of a framing plan to show all loads both live and dead which would be likely to come upon this 4x12 beam, including the spans between supports and any floor, roof and ceiling joists which may get their bearing over this eight foot opening, and the height of eight foot wall which is obviously to be supported over new opening. Then file this plan down here for checking.

Very truly yours,

RMcD/H

Inspector of Buildings

GENERAL BUILDING ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Third Class

Permit No. 09-4
OCT 5 1944

Portland, Maine, October 2, 1944

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 65-67 Center Street Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Security Realty Co., 65 Center St. Telephone 3-6359
Contractor's name and address Owner Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building Store and tenement No. families 1
Other buildings on same lot _____
Estimated cost \$ 100. Fee \$.50.

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use Store and tenement No. families 1

General Description of New Work

To close up one existing front door (two stores on first floor at one time)
To change front door from ~~21~~ 30" to 3' opening
To enlarge one front window making it 8' wide from 6', and existing ~~4x8~~ ^{4x12} header
To make both front windows 12" ~~ix~~ more above sidewalk (narrower)

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

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section



GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 0544

Class of Building or Type of Structure Third Class **OCT 5 1944**

Portland, Maine, October 2, 1944

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 65-67 Center Street Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Security Realty Co., 65 Center St. Telephone 3-6359
Contractor's name and address Owner Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building Store and tenement No. families 1
Other buildings on same lot _____
Estimated cost \$ 100 Fee \$ 50

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use Store and tenement No. families 1

General Description of New Work

To close up one existing front door (two stores on first floor at one time)
To change front door from ~~31~~ 30" to 3' opening
To enlarge one front window making it 8' wide from 6', and existing ~~4x8~~ ^{4x12} header
To make both front windows 12" ~~or~~ more above sidewalk (narrower)

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

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joints 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? 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

ORIGINAL

Signature of owner Security Realty Co.
By [Signature] 5257P

Permit No. 44/994

Location 65-67 Center St.

Owner Security Realty Co.

Date of permit 10/15/44

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 7/0/31/44

Cert. of Occupancy issued None

NOTES

10/7/44 - Went over job
with Mr. Makarian AGJ
10/17/44 - Work will under
way. Bearings place off
10/27/44 - Work about com-
pleted. Lead bolts used on
front door together with
horizontal lock set, but
since alterations do
not change processes
of store he did not to
make issue of it. AGJ



PERMIT ISSUED
11021

GENERAL BUILDING ZONE
APPLICATION FOR PERMIT

Permit No. 24-1912

Class of Building or Type of Structure Third Class

Portland, Maine, August 27, 1912

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 67 Center Street Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Security Realty Co., 67 Center St. Telephone 26359
Contractor's name and address Herbert Cull, 52 Newland St. Telephone _____
Architect _____ Plans filed no No. of sheets _____
Proposed use of building store and tenement No. families 1
Other buildings on same lot _____
Estimated cost \$ 25. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use store and tenement No. families 1

General Description of New Work

To relocate one window in side of building, second floor (bath room)

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

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber--Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on center _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls _____ height? _____

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? 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 Security Realty Co.

INSPECTION COPY

P.39/178-I

December 8, 1959

Security Realty Co.
65 Center Street,
Portland, Maine

Gentlemen:

I am unable to issue the amendment to a building permit issued to cover construction of a small addition at 65 Center Street, because I find that the stone foundation wall (this wall has already been built without a permit), is only 12 inches thick, at least at the top of the ground, and the Building Code in such a case requires a minimum thickness for a stone wall of 16 inches.

Please advise what you propose to do now.

Very truly yours,

W McD/H

Inspector of Buildings

65 Center St. -----Security Realty Co. 12/11/39

Mr. Zakarian:

I am accepting your statement that the foundation wall which you have laid without first securing a permit at the above location, consists practically entirely of dressed stone rather than rubble; and because there is to be no cellar, I am approving the attached amendment to cover construction of concrete block wall on it. Please see that each concrete block is branded with the mark of the manufacturer previously registered in this office and that the roof joists are anchored to the wall at intervals not exceeding 8 feet by metal anchors fastened to the bottoms of the joists and built into the masonry.

(Signed) Warren McDonald,

Inspector of Buildings.



Original Permit No. 711
 Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT 1939

Portland, Maine, December 6, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 39/2178 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 65 Center Street Ward 4 Within Fire Limits? yes Dist. No. 2

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

Contractor's name and address Ormer 7-6359

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

Increased cost of work _____ Additional fee .25

Description of Proposed Work

To make enclosure 5' x 5' and also existing basement entrance 5' x 13' of concrete
 h. and of frame covered with metal, 10' to highest point, stone in mortar 16"
 t. at roof 1/2" rise to foot, tar and gravel, four ply, same roof framing as before,
 concrete block wall 8" thick not more than 10' in unsupported height

Security Realty Co.

Signature of Owner Joseph Sabina

Approved: _____

Approved: 12/11/39

 Chief of Fire Department.

 Commissioner of Public Works.

INSPECTION COPY

Inspector of Buildings 6/44C

65 Center St.

Security Realty Co.

To Owner and Builder:

Since this enclosure in Fire District No. 1 is more than two feet wider than the outside door which it serves, all woodwork, except window sash and doors, otherwise exposed in the open air, is required to be covered with metal or other approved non-burnable material.

Please be governed accordingly.

(Signed) Warren McDonald,

Inspector of Buildings



(2) GENERAL BUILDING APPLICATION FOR PERMIT

Permit No. 2478

PERMIT ISSUED

Class Building or Type of Structure third

Portland, Maine, Nov. 27, 1939 NOV 29 1939

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: 55 Center St. Within Fire Limits? yes Dist. No.
Owner's or Lessee's name and address: Security Realty Co. 65 Center St. Telephone 3-6359
Contractor's name and address: Omar Telephone
Architect: Plans filed: No. of sheets
Proposed use of building: No. families
Other buildings on same lot:
Estimated cost \$ 25 Fee \$ 25

Description of Present Building to be Altered

Material: frame No. stories: 2 Heat: steam Style of roof: flat Roofing: T. & C.
Last use: Store and Dwelling No. families

General Description of New Work

To build 1 story vestibule entrance to rear side stairs

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

Is any plumbing work involved in this work? no
Is any electrical work involved in this work? no Height average grade to top of plate: 10
Size, front 5 depth 5 No. stories 1 Height average grade to highest point of roof: 11.6
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation: Stone Thickness, top 12 bottom cellar
Material of underpinning: brick Height 21 Thickness 6
Kind of Roof: flat Rise per foot 2 Roof covering: asphalt roofing
No. of chimneys: none Material of chimneys: of lining
Kind of heat: none Type of fuel: Is gas fitting involved?
Framing: Lumber—Kind: hemlock Dressed or Full Size? full size
Corner posts: 4x4 Sills: 4x6 Girt or ledger board? Size
Material columns under girders: Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor: 2x8 2nd: 3rd: roof: 2x6
On centers: 1st floor: 16" 2nd: 3rd: roof: 24"
Maximum span: 1st floor: 5' 2nd: 3rd: roof: 5'

If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Signature of owner: Security Realty Co. J. J. Johnson, Treas.

INSTRUCTION COPY

6107C



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
2743
NOV 23 1939

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, Nov. 23, 1939

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

Location: 65 Center St. Use of Building: Mercantile & Dwelling House No. Stories: 2 1/2 ~~New Building~~ Existing "Existing"

Name and address of owner of appliance: Zakarioua Popkins 65 Center St.

Installer's name and address: Harold Ireland 617 Washington Ave. Telephone: 4-3822

General Description of Work

To install Steam heating system & ~~oil-burning equipment~~ (Steam) for store and dwelling

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel oil

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

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 3'

from top of smoke pipe 10" shield over from front of appliance 8" from sides or back of appliance 8"

Size of chimney flue 10"x12" Other connections to same flue, stop

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____

Location oil storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of Installer _____

20812



FILL IN COMPLETELY AND SIGN WITH INK

STEAM

Permit No. **2130**
PLANT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

NOV 23 1939

Portland, Maine, Nov. 23, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 65 Center St. Use of Building Business & Residence

Name and address of owner Popkins Zakarin, 65 Center St. Ward _____

Contractor's name and address Easternoil, Inc. 133 Marginal Way Telephone 3-6195

General Description of Work

To install Oil Burner

NOTIFICATION BEFORE LATENT
OR CLOSING-IN IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Is heater or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel Oil

Material of supports of heater or equipment (concrete floor or what kind) Concrete.

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____

from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Easternoil Model A Labeled and approved by Underwriters' Laboratories? Yes

Will operator be always in attendance? No Type of oil feed (gravity or pressure) Pressure

Location oil storage Basement No. and capacity of tanks One-275

Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? _____

Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

EASTERNOIL INC.

Signature of contractor By W.C. Nichols

INSPECTION COPY

OK
W.C. Nichols



PERMIT ~~ISSUED~~
Permit No. 0031
JAN 23 1939

APPLICATION FOR PERMIT TO REPAIR BUILDING

Third Class Building

Portland, Maine, January 23, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 85 Center Street Ward 4 Within fire limits? yes Dist. No. 1
Owner's name and address Security Realty Co., 65 Center Street Telephone _____
Contractor's name and address William Vassar, 109 Sheridan Street Telephone _____
Use of building Shop and dwelling
No. stories 2 Height _____ ft. Gross area _____ sq. ft., Style of roof flat
Type of present roof covering tar and gravel

General Description of New Work

To Repair ^{after} ~~and~~ Fire to former condition. No alterations.
(Cause - chimney)

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED.

If Roof Covering is to be Repaired or Renewed

When last repaired? _____, Area then repaired _____ sq. ft.
Are repairs or renewal due to damage by fire? yes If so, what area damaged? _____ sq. ft.
Area of roof to be repaired now? _____ sq. ft.
Type of roofing to be used _____ No. plies _____
Trade name and grade of roof covering to be used _____
Estimated cost \$ 5.00 Fee \$.25
Signature of owner by: Lora Johnson Security Realty Co.

INSPECTION COPY

Ward 4 Permit No. 39/54

Location 65 Center St.

Owner Security Realty Co.

Date of permit 1/23/39

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/25/39. OTC

Cert. of Occupancy issued P. P. P.

NOTES

1/23/39. Faulty connection
of smoke pipe to outside
chimney cap & pipe
now has 72" double
inches of cement
applied outside between
building and chimney
to make tight. OK

SEB 111 311 DIV 1



Original Permit No. ~~151938~~
PERMIT ISSUED
 Amendment No. 2

AMENDMENT TO APPLICATION FOR PERMIT 15 1938

Portland, Maine, ~~June 25, 1938~~

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 85/332 *Completed 9/14/38* 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 87 Center Street Ward 4 Within Fire Limits? yes Dist. No. 1

Owner's or lessee's name and address Security Realty Co. 87 Center Street

Contractor's name and address O-102

Plans filed as part of this Amendment 756 No. of Sheets 2

Increased cost of work 500. Additional fee .25

Description of Proposed Work

To put in new steel for support of first floor as per ~~specifications~~ plan submitted. To eliminate existing iron columns.

Security Realty Co.

Signature of Owner By: *Robert J. Gahara*

Approved: 9/15/38

Department.

[Signature]
 Inspector of Buildings.

220622

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class JUL 9 1935

Portland, Maine, MAY 1, 1935

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 67 Center Street Ward 4 Within Fire Limits? YES Dist No. 1
Owner's or Lessee's name and address Security Realty Co., 65 Center Street Telephone 2-6889
Contractor's name and address Owner Telephone
Proposed use of building stores and dwelling No. families 1
Plans filed as part of this application? YES No of sheets 1
Estimated cost \$ 500. Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 2 Heat stove Style of roof flat Roofing
Last use stores and dwelling No. families 1

General Description of New Work

To construct new stone in mortar foundation in location as shown on plan submitted, and to move building from 65-67 Center Street onto this new foundation. Because the north wall is closer than five (5) feet to the northerly side line of the property, the first story of this wall will be made with concrete blocks to satisfy Building Code requirements as to branding, etc. and with the frame of the existing building properly anchored to it, and the second story will have the space between the studs from girt to roof boards filled with cement mortar. The existing window in the north wall will be changed out to metal sash and wire glass and any new windows that are provided

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 heating contractor. In this north wall will be metal sash and wire glass.
Special assistance with granted by Special Order of Board of Municipal Officers 7/7/35

CERTIFICATE OF OCCUPANCY
DEFERRED PAYMENT IS WAIVED

Height average grade to top of plate
Size, front depth No. stories Height average grade to highest point of roof
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation stone in mortar Thickness, top 16" bottom 10"
Material of underpinning brick Height 8" Thickness 8"
Kind of Roof Rise per foot Roof covering
No of chimneys Material of chimneys of lining
Kind of heat Type of fuel Is gas fitting involved?
Corner posts Sills Girt or ledger board? Size
Material columns under girders Size Max on cente
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet Sills and corner posts all one piece in cross section.
Joists and rafters 1st floor 2nd 3rd roof
On centers 1st floor 2nd 3rd roof
Maximum span 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? 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 Security Realty Co., Inc.
Inspector Robert Zakarias

INSPECTION COPY



City of Portland, Maine

Denied
7/6/55
35/19
of local
reconsideration
and petition
can not make
7/1/55 - see
committee
7/1/55
1/1/55

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by Security Realty Co. Inc. 67 Center Street

April 23, 19 55

To the Municipal Officers:

Your appellant, Security Realty Co. Inc.

who is the owner of property at 67 Center Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of
the Inspector of Buildings relating to this property, as provided by Section 54 b
of the ~~Zoning Ordinance~~ Building Code, on the ground that the enforcement of the ordinance in this case
involves unnecessary hardship and because relief may be granted without substantially der-
ogating from the intent and purpose of the ~~Zoning Ordinance~~ Building Code.

The decision of the Inspector of Buildings denies a permit to move an
existing building to be used in part as a dwelling house to this lot on
the ground that the building is proposed closer to the side property line
than is ordinarily permissible for a dwelling house under the terms of
the Building Code.

The reasons for the appeal are as follows: The appellant has recently
demolished a building which was in a dilapidated and dangerous condition
and which was located approximately on the property line. The appellant
feels that moving this building to that location and building it upon a
proper foundation will be a substantial improvement over the former situation
and is desirous of placing the building approximately three inches from this
property line because the general attitude toward property in this
neighborhood is such that by this means and by this means only the property
can be kept in a respectful and sanitary condition.

Security Realty Co. Inc.

By:

5/22/55
4/22/55

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

July 1, 1935

To the Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was originally referred the appeal of the Security Realty Co., Inc. with relation to relocation of an existing building at 87 Center St., which received unfavorable action on May 6, 1935, recommends that, on account of further investigation of the matter, the appeal be reconsidered.

It is the belief of this Committee that failure to grant this permit involves unnecessary hardship and that desirable relief may be given without substantially departing from the intent and purpose of the Building Code, provided that the north wall of the building is set at least two feet from the north property line instead of three inches as prayed for in the original appeal.

It is further recommended, therefore, that the appeal be sustained and that the permit be granted subject to compliance with all terms of the Building Code not involved in this appeal and also subject to the conditions that the north wall of the building to be relocated shall not be placed closer than two feet to the north line of the property and that the type of construction to be used in that wall shall be approved by the Chief of the Fire Department before the permit is issued.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

35/4

April 30, 1935

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Friday, May 3, 1935 at 11:00 o'clock in the forenoon upon the appeal of the Security Realty Co., Inc. with relation to relocation of a building on the property at 65-67 Center Street.

A building at 67 Center Street has been recently demolished and the appellant desires the right to construct a foundation and move the remaining building on this property to a new location on the part of the lot numbered 67. After relocation it is proposed to use the building for a store in the first story and make living quarters for a single family in the second story. The appellant desires to locate the building approximately three inches from the property line, and the Inspector of Buildings was unable to issue the building permit because the Building Code requires ~~at least~~ at least four feet in such a case.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Philip J. Deering, Chairman

35/19

April 30, 1935

Mr. Popkin Zakarian,
Near 65 Center Street,
Portland, Maine.

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Friday, May 3, 1935 at 11:00 o'clock in the forenoon upon the appeal of the Security Realty Co., Inc. with relation to the relocation of the building at 65-67 Center Street.

You are expected to be present or to be represented at this hearing in support of your appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Philip J. Deering, Chairman

3519

PUBLIC HEARING ON THE APPEAL OF THE SECURITY REALTY CO., INC.
AT 67 CENTER STREET

May 1, 1935

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the City were Councilors Desring and Carleton and the Inspector of Buildings.

Mr. Popkins Zakarian appeared in support of the appeal and there were no opponents present.

Mr. Zakarian based his appeal on the proposition of protecting his property from dumping of garbage, rubbish and other nuisances and on his intentions to clean up and beautify all this property.

INSPECTOR OF BUILDINGS

85/19

May 6, 1935

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of the Security Realty Company, Inc. with relation to the location of a building at 87 Center Street, reports as follows:

It is the belief of this Committee that this work may not be done without substantially derogating from the intent and purpose of the Zoning Ordinance.

It is recommended that the appeal be denied.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

