

57-59 CENTER STREET

APR 2 1951
STANFORD

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10

APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 12 1982

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 01.885
 ZONING LOCATION PORTLAND, MAINE Oct 7, 1982

CITY of PORTLAND

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

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

LOCATION 57 Center Street Fire District #1 #2
 1 Owner's name and address Richard Hatan - 24 Lawson Rd. Cape Elizabeth Telephone 799-0506
 2 Lessee's name and address Thomas St. John - 37 Main St. Ogunquit Telephone 646-8974
 3 Contractor's name and address Lessee Telephone
 Proposed use of building restaurant No of sheets
 Last use health food - retail store No families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ 2,000

FIELD INSPECTOR—Mr. @ 775-5451

Annual Fees \$
 Base Fee \$ 25.00
 Late Fee
 TOTAL \$ 45.00

Change of use from health food store to restaurant with alterations as per plans. 1 sheet of plans. no structural changes. 2

Stamp of Special Conditions

send permit to # 2 P. O. Box 2286- Box Ogunquit 03907

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

Signature of Applicant Phone # same
 Type Name of above Thomas St. John xx

3

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



Date Issued **12-15-78**
 Portland Plumbing Inspector
 By ERNOLD R. GODWIN

App. Final Insp. *[Signature]*
 Date *[Signature]*
 By *[Signature]*
 App. Final Insp. *[Signature]*
 Date *[Signature]*
 By *[Signature]*
 Type of Bldg.
 Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

PERMIT TO INSTALL PLUMBING

Address 59 Center St. PERMIT NUMBER **1789**
 Installation For _____
 Owner of Bldg Richard Hatem
 Owner's Address same
 Plumber Deuben Katz-173 Neal St. Date 12-15-78
 NEW REP NO FEE
 * SINKS 1 2.00
 LAVATORIES
 TOILETS
 BATH TUBS
 SHOWERS
 DRAINS FLOOR SURFACE
 HOT WATER TANKS
 TANKLESS WATER HEATERS
 GARBAGE DISPOSALS
 SEPTIC TANKS
 HOUSE SEWERS
 ROOF LEADERS
 AUTOMATIC WASHERS
 DISHWASHERS
 OTHER **Base Fee** 3.00
 TOTAL 5.00

Building and Inspection Services Dept: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Address **59 Center Street;** PERMIT NUMBER **1940**

Date Issued **9-7-79**
 Portland Plumbing Inspector
 By ERNOLD R GOODWIN

Installation For
 Owner of Bldg **Richard Hosen**
 Owner's Address **same**
 Number **Reuben Katz-173 Noal St.** Date **9-7-79**

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

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

NEW	REPL.		DATE	TYPE	PRICE
		SINKS			
	XX	LAVATORIES	1		2.00
		TOILETS	1		2.00
		BATH TUBS	1		2.00
		SHOWERS			
		DRAINS FLOOR SURFACE			
		HOT WATER TANKS			
		TANKLESS WATER HEATERS			
		GARBAGE DISPOSALS			
		SEPTIC TANKS			
		HOUSE SEWERS		base fee	3.00
		ROOF LEADERS			
		AUTOMATIC WASHERS			
		DISHWASHERS			
		OTHER			
				TOTAL	9.00

Building and Inspection Services Dept. Plumbing Inspection



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date July 15, 19 75
 Receipt and Permit number A 2070

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: 59 Center St.
 OWNER'S NAME: Mrs. Louise Smith ADDRESS: 127 Hicks st.

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

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

SERVICES:
 Permanent, total amperes 100 amp
 Temporary _____ 3.00

METERS: (number of) 1 .50

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

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

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

APPLIANCES. (number of)
 Ranges _____
 Cook Tops _____
 Wall Ovens _____
 Dryers _____
 Fans _____
 Water Heaters _____
 Disposals _____
 Dishwashers _____
 Compactors _____
 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 _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE.
 FOR REMOVAL OF A "STOP ORDER" (204-16.b) DOUBLE FEE DUE:
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9)
 TOTAL AMOUNT DUE: 3.50

INSPECTION:
 Will be ready on _____, 19__; or Will Call XX

CONTRACTOR'S NAME: Woods Elec
 ADDRESS: Bremen, Me.
 TEL.: 529-5443

MASTER LICENSE NO.: _____
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR
Donald Woods #795
 FOR DOUG WOOD MASTER #
 INSPECTOR'S COPY

59 Center Street

April 20, 1971

Erebus, Inc.
52 Center Street
Att: Mr. H. G. Gideon

cc to: Mrs. Louise Smith
127 Hicks Street

Dear Mr. Gideon:

Permit to change use of first floor from 24 hour club to retail book and tool store with no alterations is issued herewith with the following Building Code requirements:

1. Timber hangers are needed on about 12 of the floor joists in basement, where they make up against carrying timbers.
2. The oil line leading to furnace from oil tank should be grouted. (cover with cement)
3. In the large opening between front room and middle room, change single step to two risers with hand rails, side and center.
4. Exit signs are needed over doors leading to side door.
5. Will the oversize rear side door be made operable?

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m



I-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, April 16, 1971

PERMIT ISSUED

APR 22 1971 393

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 59 Center Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Mrs. Louise Smith, 127 Hicks Street Telephone _____
Lessee's name and address Erebus, Inc., 52 Center Street Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Retail store No. families 1
Last use R Club No. families _____
Material brick No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To Change Use of 1st floor from 24 hour Club to retail book and tool store, no alterations

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 Lessee

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

If a Garage

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

APPROVED: Permit Issued with Memo
E. S. S. 4/20/71

Miscellaneous

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

Erebus Inc.

CS 301

INSPECTION COPY

Signature of owner

By:

A. S. GIBSON, PRESIDENT

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #59 Center St.

Issued to Clyde Smith
1032 Sawyer Road, Cape Elizabeth Me.

Date of Issue December 9 1968

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 69/886, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First floor

APPROVED OCCUPANCY

Club

Limiting Conditions:

This certificate supersedes
certificate issued

Approved: *Nelson F. Cartwright*

(Date)

Inspector

[Signature]
Inspector of Buildings

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

A.P.- 59 Center St.

August 29, 1968

Martin E. Greeley
Twenty-four Hour Club
160 Massachusetts Avenue

cc to: John H. Smith
127 Hicks Street

Dear Mr. Greeley:

Permit to change use of front room, first floor to meeting room for alcoholic club is being issued subject to the following requirements:

1. The front door to this assembly room and side exit doors shall be so equipped that all fastenings which would keep the doors from opening will be released instantly, without special knowledge or ability, merely by turning the customary knob or by pressure on a plate or lever.
2. Exit sign no less than 6 inches high with letters either red or green and on a light colored background shall be provided over the side exit door of the assembly room.
3. A white light shall be provided outside the exit door on the side.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection

AAS:m

24 Hour Club, Inc.
~~77 Oak Street~~ 59 Center St.
Portland, Maine 04101
772-9396

Dear Members and Friends:

The 24-Hour Club, Inc., in its endeavor to assist alcoholics who want to help themselves is unique in its operation and policy and different from any other agency, group, or organization now existing in the State of Maine.

During the four and a half years of our operation we have had approximately 450 individual alcoholics as members and rendered services to another 300 or more.

The 24 Hour Club is an alcoholic social rehabilitation club that acts as a referral service not only to A.A. but to the Milestone Foundation, Inc.; hospitals for both, out-patients and in-patient treatment. Group therapy, a primary function of the 24 Hour Club is beneficial to the active and inactive alcoholic.

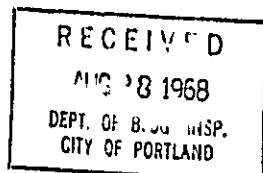
Other agencies do not render the same services as the 24 Hour Club, the club is open a minimum of 12-hours a day, 7 days per week, Sundays and Holidays included where as others coincide with most alcoholics working hours of 9:00 A.M. to 5:00 P.M., five days per week.

For the past four and a half years the 24-Hour Club has been a Home-Away-From-Home, a genuine need for the alcoholic. This is the place to come when he is despondent and has the compulsion to take that first drink and needs association with other alcoholics.

As a further community need we can be valuable to many existing agencies which are confronted with alcoholics in their particular field, e.g., social service, child welfare and welfare recipients.

The 24 Hour Club, Inc., is a non-profit organization but seeks to be self-supporting through the alcoholics that have been helped, abiding by the motto of the Club, "Help us to Help others". The 24 Hour Club is financed by monthly dues of members and rent offerings paid by A.A., Al-Anon, and Teen groups using the meeting room facilities.

Contributions Are Tax-Deductible



A Non-Profit Organization



Y-20 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure second class

Portland, Maine, August 28 1968

PERMIT ISSUED

AUG 30 1968 886

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 59 Center St. Clyde Smith Sawyer Within Fire Limits? Dist. No. 799-6670

Owner's name and address John H. Smith, 127 Hicks St. Telephone _____

Lessee's name and address Twenty-four Hour Club, 59 Center St. Telephone 772-9396

Contractor's name and address _____ Telephone _____

Architect _____ Specifications yes Plans _____ No. of sheets _____

Proposed use of building Private Club (Rehabilitation Center) & Dwelling No. families 1

Last use Cleaning shop & Dwelling No. families 1

Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To change use of first floor from "cleaning shop" to "Alcoholic meeting club"-no alterations.

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 Martin E Greeley-160 Massachusetts Ave.

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 plat _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber-Kind _____; Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

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

If a Garage

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

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

APPROVED: O.K. - 8/30/68 - Allen w/alt

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

Twenty-four Hour Club

CS 301

INSPECTION COPY

Signature of owner by:

Martin E Greeley

NOTES

10-25-68
C/let locks not
changed etc.

High.

11-26-68 Phoned son
of owner - to change
locks at once

12-9-68 Completed

X

Permit No. 68/896

Location 59 Quaker Street

Owner, Timothy James Brown, LLC

Date of permit 12/30/68

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 12/10/68 - R. Donald Freeman

Staking Out Notice

Form Check Notice

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 9991

Date Issued: **4/17/61**

Address: **57 Center Street**

Installation For: **Mrs. Myrtle D. Estabrook**

Owner of Bldg.: **Mrs. Myrtle D. Estabrook**

Owner's Address: **57 Center Street**

By: **J. P. Welch**

Plumber: **Portland Gas Light Company** Date: **4/17/61**

APPROVED FIRST INSPECTION
Date: **4-21-61**
By: *[Signature]*

APPROVED FINAL INSPECTION
Date: **4-21-61**
By: **JOSEPH P. WELCH**

TYPE OF BUILDING
 COMMERCIAL
 RESIDENTIAL
 SINGLE
 MULTI-FAMILY
 NEW CONSTRUCTION
 REMODELING

NEW	RFP	PROPOSED INSTALLATIONS	NUMBER	TEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
	1	HOT WATER TANKS	3	\$ 2.00
		TANKLESS WATER HEATERS		
		WASTE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			1	\$ 2.00
Total				

SA 12 53 PORTLAND HEALTH DEPT. PLUMBING INSPECTION

C52/90 59 Center Street

June 5, 1952

Mr. Fred V. Muccino
16 Cotton Street
Portland, Maine

Dear Mr. Muccino:-

Replying to your letter of June 4th, relating to features obnoxious to you in and about the Dry Cleaning Plant at 59 Center Street, after consulting our Legal Department, we will try to get some relief with regard to the odors. Whether or not we can compel a change, under the Zoning Law, is a question, but we will try. Do not expect too quick results.

With regard to the matter of the steam from a pipe striking your building and doing damage, the City has no control over this situation. While I can appreciate what it is most aggravating to you, the only remedy I know of is for you to consult your attorney to see if the trouble cannot be eliminated by his persuasion or by some type of civil action, if his persuasive efforts do not work.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHD/G

1952/90 - 59 Center Street

6/13/52 WMcD

June 5, 1952

Mr. John H. Smith
57 Center Street
Portland, Maine

Dear Mr. Smith:-

It appears that odors are coming from your Dry Cleaning Plant at 59 Center Street, which are obnoxious and offensive to the neighborhood, particularly that part of the neighborhood in the rear of your plant having frontage on Cotton Street.

Even in the General Business Zone where your property is located, the Zoning Ordinance provides in Section 43 that there shall not be any use of property injurious, noxious or offensive to a neighborhood by reason of the emission of odor.

If our report be true, then this feature of your operations is in violation of the Zoning Ordinance. When a violation of the Zoning Ordinance is found, I am directed by Law to report it to the Corporation Counsel who is authorized and directed to determine what shall be done to place the situation in compliance with the Law. As a practical matter, however, this department tries to get the situation cleared up before reference to the Legal Department becomes necessary.

It is important, however, that the situation be cleared up quickly. To that end will you not look into the situation and see if these odors cannot be collected together in your plant and discharged through a duct or pipe into the open air well above the habitations in the neighborhood. No doubt, you will need to consult a ventilation engineer in this connection.

Having done so please report to this office what solution you have found before June 13th, 1952.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/C

Fred V. Muccino
16 Cotton St.
June 4, 1952

Building Inspector
City of Portland
Atten: Mr. McDonald,

Dear Sir;

Writing this letter has taken me some time but finally the Gaseous Odor has the best of me and feel that something should be done about same. The situation is simply this; I live at 16 Cotton St. with the back of my house not more than two feet away from a dry cleaning plant (Elite) which naturally emits the obnoxious smell that I referred to earlier.

In asking you to handle this matter, I do not feel that I am being unfair as a Property owner in this vicinity because of the fact that I approached the Owner of the Dry Cleaning Plant several times in reference to shooting this harmful odor straight up into the air out of the reach of the nostrill.

Another annoying factor in my argument is a Steam Pipe hitting Directly on my building causing the Cement between the bricks to decay, of which I have also spoken to them about to no obvious avail.

An examination of this in your behalf will prove without a doubt that this is a legitimate Complaint and there should be something done about immediately.

Awaiting your reply I remain,



Yours truly,
Fred V. Muccino

Fred V. Muccino
16 Cotton St.



(C) GENERAL BUSINESS ZONE
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
 59 Center Street

INSPECTION COPY

COMPLAINT NO. 52/90

Date Received 6/5/52

Location 59 Center Street Use of Building _____
 Owner's name and address Mr. John H. Smith, 57 Center Street Telephone _____
 Tenant's name and address Elite Cleaners Inc. Telephone _____
 Complainant's name and address Mr. Fred V. Muccino, 59 Center Street Telephone _____

Description: Odor objectionable to the property at 16 Cotton Street is being discharged from the rear of this Dry Cleaning Plant. (See letter of June 4th from the owner at 16 Cotton St.)

NOTES: 6/5/52 - Letter to Mr. Muccino

Mr. Smith
6-23-52. I talked to Mr. Lawrence Smith, 71 1/2
Smith Street the owner John H. Smith. The owner
said he did not see cause the letter about
odor coming from his plant upon inquiry,
his men had the letter on the said, they were
chloroform (this maybe the wrong spelling), a
liquid which weighs about 13 lbs. to the gallon.
It evaporates about 1 1/2 minutes in every thing
and cannot be detected if not from
four feet in the range solution
that they used, which they were in
the street and they have used it
for sixty years. He also said, it
would not be advisable to build a
high stack, please due to the character of
the material or what ever is thrown
off from this operation, it would
be better to try - ground. (Print)

GENERAL BUSINESS ZONE APPLICATION FOR PERMIT



Class of Building or Type of Structure Second Class
Portland, Maine, May 10, 1950

PERMIT NO. 00663
MAY 1950
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 59 Center Street Within Fire Limits? yes Dist. No. 1
Owner's name and address John H. Smith, 59 Center St. Telephone
Lessee's name and address Telephone
Contractor's name and address Joseph Rossetti, 365 Warren Ave. Telephone
Architect Specifications Plans no No. of sheets
Proposed use of building Cleaning and pressing and 1 apt. No. families
Last use No. families
Material brick No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 200. Fee \$ 2.00

General Description of New Work

To construct inside and outside brick chimney - portion of chimney to be inside of addition used for cleaning and rest of chimney to be outside of main building.

This chimney to serve high pressure boiler and will be fire brick lining extending at least 2' below smoke pipe connection and 15' above. Existing brick wall of building (12" thick) to serve as inside wall of chimney and fire brick laid inside this

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. PERMIT TO BE ISSUED TO owner

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
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 concrete at least 4' below grade Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys 1 Material of chimneys brick of lining fire brick Kind of heat fuel
Framing lumber-Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:
[Signature lines]

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

INSPECTION COPY

Signature of owner

John Holmick

PH

NOTES

7/5/50 - *Walden Lodge*

Permit No. 501663

Location Walden Lodge

Owner Walden Lodge

Date of Permit 5/12/50

Notif. closing-in

Inspn. closing-in

Final Insp. 7/3/50 10:20 AM

Final Insp. 7/5/50

Cert. of Occupancy issued none

7/14

Walden Lodge

INSPECTION COM.



GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, April 5, 1949

PERMIT ISSUED
APR 6 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~or~~ ~~construct~~ ~~the~~ following building ~~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 59 Center Street Within Fire Limits? yes Dist. No. 1
Owner's name and address Elite Cleaners, 59 Center Street. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Not let Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Cleaning establishment & dwelling house No. families 1
Last use _____ " " " " No. families 1
Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 2.00
Estimated cost \$ 150

General Description of New Work

To construct one new outside chimney. Concrete foundation. The brickwork of the chimney is to be corbelled so as to pass through the outside wall of the building at the point where the smokepipe enters so as to obviate the need of carrying the smokepipe through the outside wall.

CERTIFICATE OF OCCUPANCY
REQUIREMENTS SATISFIED

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
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 brick of lining tile Kind of heat Steam fuel Oil
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.
Joist 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

APPROVED:

Elite Cleaners

Signature of owner by: John Holmilt

INSPECTION COPY

NOTES

8/22/99 No work started yet

LAPSED

Aug. 99

Permit No. 49/397

Location 59 Center St

Owner City of Lowell

Date of permit 4/5/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

100 - 100

John Reynolds

SECTION ONLY



APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED

Amendment No. 1

OCT 9 1946

Portland, Maine, October 8, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 16/1285 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 57 Center Street Within Fire Limits? yes Dist. No. 1
Owner's name and address John Smith, 57 Center Street Telephone
Lessee's name and address Telephone
Contractor's name and address Preston H. Pennell, 16A South Street Telephone
Architect Plans filed no No. of sheets
Proposed use of building Dry Cleaning & Dyeing and dwelling No. families 1
Increased cost of work 50. Additional fee .25

Description of Proposed Work

To partition off vestibule inside of front entrance door - 2x3 studs, 16" O.C., covered with Upsomboard -

Details of New Work

Is any plumbing work 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: _____

John Smith

Signature of Owner By Preston H. Pennell

Approved: 10/9/46 Inspector of Buildings.

INSPECTION COPY



(G) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure. Second Class

Portland, Maine, July 15, 1946

01285
MIL 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~reconstruct~~ ~~and~~ 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 57 Center Street Within Fire Limits? Yes Dist. No. 1
 Owner's name and address John Smith, 57 Center Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Preston H. Pennell, 16A South Street Telephone 4-1844
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Dry Cleaning and Dyeing add dwelling No. families 1
 Last use _____ No. families 1
 Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 150. Fee \$ 1.00

General Description of New Work

To partition off one end of rear hallway on second floor to provide small room for refrigeration - will not interfere with stairway.
 To cut in new door in closet partition and erect small non-bearing partition to provide two closets in place of one large closet on second floor -
 Studs 2x4, 16" O.C., upsomboard on both sides.

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

If a Garage

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

APPROVED:

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

John Smith

Signature of owner By: Preston H. Pennell

INSPECTION COPY

Permit No. 46/1285

Location 57 Center Street

Owner John Smith

Date of permit 7/16/46

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

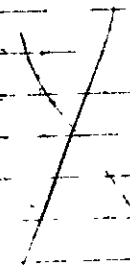
Final Inspn. 2/28/47

Cert. of Occupancy issued None

NOTES

2/28/47 - OK E.S.

FOR
RECORD





(G) GENERAL BUSINESS ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Permit No. 105
JAN 23 1946

Portland, Maine, January 23, 1946 19

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 59 Center Street Within Fire Limits? Yes Dist. No. 1

Owner of building to which sign is to be attached John H. Smith

Name and address of owner of sign " " 59 Center Street

Contractor's name and address John Donnelly & Sons, 17 Main St., So. Portland Telephone 2-0050

When does contractor's bond expire? January 1, 1947

Information Concerning Building

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

Details of Sign and Connections

Electric? Yes Vertical dimension after erection 2' Horizontal 4'

Weight 120 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2, material metal

No. rigid connections 4 Are they fastened directly to frame of sign? yes

No. through bolts 1, Size 3/4", Location, top or bottom top

No. guys 1, material angle iron, Size 2x2 1/2"

Minimum clear height above sidewalk or street 11'11"

Maximum projection into street 4'6"

John Donnelly & Sons

Fee \$ 1.00

Inspector
ORIGINAL

Signature of contractor By: H. Meier

CHIEF OF FIRE DEPT.

APPL. TO FIRE DEPT. 1/23/46
REQ. FROM FIRE DEPT. 1/23/46
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

INSPECTION NOT COMPLETED

Permit-No. 46/105

Location 59 Center St

Owner John Smith

Date of permit 1/26/46

Sign Contractor

Final Inspn.

NOTES

Reading for inspection
1/29/46 J. K. Kell

INSPECTION COMPLETED

NO.	DESCRIPTION	DATE	BY	REMARKS
1	Reading for inspection	1/29/46	J. K. Kell	
2	INSPECTION COMPLETED			
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AP 59 Center Street-I

January 5, 1945

Mr. John H. Smith
59 Center Street
Portland 3, Maine

Subject: Permit for installation of high pressure
steam boiler in connection with pressing machine
at 59 Center Street

Dear Sir:

Above permit is herewith, subject to the following:

I am told that this high pressure boiler is to be connected to an existing chimney flue eight inches by twelve inches with a tile lining. It is not considered good and safe practice to connect the high pressure boiler to a chimney flue unless the flue is lined with fire brick laid in fire clay from a point at least two feet below the smokepipe connection to a point no less than 15 feet above the connection. As a matter of fact if a chimney is now to be built under the Building Code for a high pressure boiler, that type of lining is required by the law. Building Code does not precisely forbid connecting such a high pressure boiler to such an existing flue, however, even if the flue is not lined with fire brick.

Should the high pressure boiler develop such temperatures in the existing flue that a dangerous condition is evident from the fact that undue heat is being transmitted through the walls of the chimney, or if this condition should cause a fire, it would become my duty under the State Law to require that you correct the situation permanently. If at the present time, you should decide to alter this chimney so as to have the fire brick lining, as above, you should have your mason apply for a building permit for that work or for amendment to the construction permit which you already have.

It is also noted that you indicate in the application for the permit that an oil fired stove will also be connected to this same flue. Difficulties may also arise over this extra connection and should danger become evident from this situation, I would again be compelled to require a change.

Our inspector says there were some evidences of also connecting the gas-fired hot water heater to this same flue. Before that is done, a permit is required from this department to cover that installation and the permit is to be applied for and is issuable only to the one who installs the hot water heater (in the case of a gas-fired appliance we hold that the one who connects the gas to the appliance is the installer). The connection of the hot water heater may also add difficulties, but in any event the gas-fired heater which, no doubt would be automatically controlled, is required to be equipped with an automatic device which would shut down all gas supply to the appliance in event the pilot light or low flame were extinguished--this to prevent raw gas being discharged into the chimney flue whenever fire actuated appliances are connected.

Very truly yours,

Inspector of Buildings

WMod/s

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 00017

JAN 5 1946

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 2, 1946

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 59 Center Street Use of Building Smelting No. Stories 1 New Building Existing "Existing"

Name and address of owner of appliance John H. Smith, 159 Center St. Telephone _____

Installer's name and address _____ OWNER General Description of Work OK - CERTIFICATE OF DEMERGENCY - REQUIREMENT IS WAIVED

To install oil-fired pressing machine (moved from 41 Free Street) steam boiler (high pressure) in connection with pressing machinery NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? _____ If not, which story 1st 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, 2'

from top of smoke pipe 12" from front of appliance Over 4' from sides or back of appliance Over 3'

Size of chimney flue 8x12 Other connections to same flue stove (oil-fired)

IF OIL BURNER Permit Issued with Letter

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.)

Signature of Installer John H. Smith

ORIGINAL

Permit No. 46/17
 Location 59 Center St
 Owner John H. Smith
 Date of Permit 1/5/46
 Post Card ser# _____
 Notif. for insp. _____
 Approval Tag issued 2/08/47
 Oil Burner Check List (date) 2/28/47
 1. Kind of heat ST
 2. Label ✓ Eastern
 3. Anti-siphon ✓
 4. Oil storage ✓ 100 gal
 5. Tank Distance ✓
 6. Vent Pipe ✓
 7. Fill Pipe ✓
 8. Gauge NONE
 9. Rigidity ✓
 10. Feed safety ✓
 11. Pipe sizes and material ✓
 12. Control valve ✓
 13. Ash pit vent _____
 14. Temp. or pressure safety ✓
 15. Instruction card NONE
 16. _____

NOTES

2/28/47 - Mr. Smith
has had work done
when was installed

when he bought the
 place + had it
 as a new job
 would another
 phnt - 2' in case
 first of all
 J.H.S.
 2/28/47 - 120' work done
 boiler + stove converted
 to gas
 2/28/47 - FINAL

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CERTIFICATE OF OCCUPANCY

This is to certify that the building at 99
Centre Street, built altered under Building Permit No.
45/1605 has been finally inspected and may now be oc-
cupied for the purpose of cleaning & drying in first
floor.

Date: 2/24/47

Issued to John H. Swift

Inspector of Buildings

Secretary of the Board of Building Commissioners

Temporary Certificate only
Final to be furnished

DA 45/1636-2nd. 11-1

ATH
RMT
PH
AIS
H
ES

December 10, 1945

Mr. John H. Smith
41 Free Street
Portland, Maine

Subject: Approved amendment relating to alterations
under building permit at 53 Center Street.

Dear Sir:

Approved amendment is herewith, subject to the following:

1. The wooden posts now in place and supporting the wooden girder under second floor in the back part of the store are not wide enough to pick up the flange of the two 6-inch channels to be used to reinforce the wooden beam. As we talked over on the job, it would be well to provide no less than a 2-inch plank on each side of the present wooden posts to afford bearing of the channels themselves, these additional supports to extend clear down to the masonry pier in the cellar, or at least to be securely fastened to the existing posts; that there will be no doubt that they will transmit the loads from the channels all right.

2. You told us that you do not intend the large garage size doors in the new addition but that you will use a smaller doorway, perhaps about 4' wide. As nearly as I can tell there are no openings (window or door openings) in the exterior walls of other buildings within 30 feet of this large door in the addition and the proposed window in the rear wall of the addition. If there should be such window or door openings in the exterior walls of other buildings closer than 30' to either of these openings, then the openings would have to be protected by standard fire windows (not cash and wire glass) and in the large opening a fire door labeled no less than Class F.

3. If the inside of the exterior walls of the addition are to be finished off—strapped and wallboard or plaster applied, then the space between the strap and the side walls is required to be "firestopped" where the new finished ceiling abuts the finish of the walls so that any fire occurring behind the wallboard or plaster on the walls would not pass quickly up into the space beneath the roof—between roof and ceiling. These firestops to be of incombustible material.

Very truly yours,

Inspector of Buildings

H/cD/S

P.S. Notifying that you have a carpenter contractor and a masonry contractor on the job, I am enclosing a copy of this letter for each in case you wish to explain them with the needs.



Original Permit No. 45/160

Amendment No. 1

DEC 20 1945

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, December 4, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 45/160 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 59 Center Street Within Fire Limits? Yes Dist. No. 1
 Owner's or Lessee's name and address John E. Smith, 41 Free Street
 Contractor's name and address " " see below
 Plans filed as part of this Amendment Yes No. of Sheets 1
 Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Increased cost of work _____ Additional fee 25
 Framing Lumber: Kind? _____ Dressed or Full Size? _____

Description of Proposed Work

To make alterations to building as per plans filed today. Charles E. Morse, 348 Warren Ave
 carpenter work and John Vance to do concrete work. Westbrook, Maine

Approved:

 Chief of Fire Dept.

 Commissioner of Public Works
ORIGINAL

Signature of Owner

John E. Smith

Returned with Letter
12/20/45

Inspector of

ATH
RMT
PA
AJS
AL
BS

AP 53 Center Street-I

November 10, 1945

C. Albano Company
28 Monument Square
Mr. Joseph DePater
118 Monument Street
Mr. John H. Smith
41 Free Street

Subject: Building permit to cover alterations in
the building at 57-53 Center Street

Gentlemen:

Knowing something of the urgency to get this work started, I am departing from our usual practice and issuing the building permit though there are a number of features which would not comply with the Building Code and a number of details that require clearing up and indication on revision of the plans. Will the architect proceed at once to go into the matters indicated below, alter the plans accordingly and let me have revised prints without delay so that our records may be complete and so that our inspector may have reliable information on the job as well as providing the contractor and owner with the same information that we have?

The building permit is issued, therefore, to the contractor herewith, subject to the following:

1. New foundation wall should extend up to the finished grade of the ground as a brick wall is not permitted below the surface of the ground unless at least 12 inches in thickness. Size of concrete piers beneath new outside stairs should be shown and the fact that the tops of the piers will be at least six inches above the surface of the ground. A good way to do this at the bottom of the stairs is to make the foundation pier high enough and thick enough to form the lowest tread of the steps, at the same time support the wooden stringers well up above the ground. For size of piers see Section 300c.3 of the Code.

2. A parapet wall no less than eight inches thick and no more than 10 inches than 32 inches high above the surface of the roof is required on the north side of the addition and the new window in that wall is required to be a standard fire window-metal sash and wire glass. Reference, Section 207B1 and 207B2.

3. If the window in new rear wall or the large doors in addition would be closer than 20 feet to any opening such as a window or a door in any other existing building, the window would have to be metal sash and wire glass, or protection by a standard fire shutter; the large doors would have to be Class F fire doors set in structural metal frame. Whether these openings will be closer than 20 feet to similar openings in existing buildings can be quickly told on the ground. This requirement applies because the property is within the limits of Fire District No. 1. See section 404a5.

4. The fascia board around the top of the new walls of addition is required to be covered with metal as well as the edge strip. Firestops of non-burnable material are required where the ceiling of the addition joins the existing walls to prevent any fire travelling from the space between the strapping on the walls up into the space between the roof joists.

November 10, 1935

6. I am assuming the persons will not be in the collar habitually. If the maximum number of persons including employees, on the first story would be 20 or more, a rear exit door with standard exit sign is required and a vestibule which is not without dead bolt would be required on both the entrance door and the rear door. In determining the capacity the owner should add his maximum number of employees on duty at one time three persons as that is the theoretical capacity of the public space in the new establishment. Thus, he would hardly need the rear exit unless he had as many as 17 employees in the place at one time which hardly seems possible.

New
with
on
plans

8. There is no mention of the kind of hoist or hoisting plant shown on the plans or in the application. It would be well to indicate this feature, and if a new hoist is intended, a separate permit to cover its installation is required for this department to be applied for by the insured only to the actual installer.

7. The plans and application have been checked on the basis of the requirements that while this is to be a garment cleaning shop, no inflammable solvents of any kind are to be used on the premises, and, therefore, the special requirements for dry cleaning operations which would apply if the use of inflammable liquid solvents are involved do not apply in this case.

8. It seems evident that the architect did not have a letter to Mr. Smith of September 6 since a number of suggestions for needed information have not been taken care of. He apparently has not investigated the strength of the existing beam under second floor supported by a post at about the center of the proposed rear exit preceding room. Under the plan a partition is to be removed from under a part of this beam, and from the figures that I have made it appears that the beam is not nearly strong enough to support the second story loads on the spans of 11 feet which would exist after the partition had been removed. The architect should work this out and show what he proposes. Either additional posts, or such heavier beams as steel beam will be necessary. If steel is to be used, the architect should discuss his statement of design.

New
6x10

9. With regard to the conditions in the collar and as to the framing of the first floor, I said in my letter of September 6: "The floor joists under first floor are 2x10's and 2x12's run the way from 13 inches to 24 inches on centers, the width of them being about 12 feet. Whenever these floor joists are found, they would not be overloaded on this span even by the loads designated for stores. But, the center support beneath these floor joists requires a competent design and a rigid-rod strengthening. I think it is the second span of girder in the collar from Center Street which has rotted considerably and is beginning to fail. The front span has been changed at some time not too far back and a very poor splice has been provided at the place in such a way that the front girder is not properly supported. Farther back toward the rear there is no girder at all, but there are some partial brick piers on which a girder could be supported if the tops of these piers were rebuilt to provide a good bearing. The two rear posts which run up through the first story to support the second story are not well supported upon the piers in the collar, and are in a fair, precarious condition."

New
8x10
girders

10. If the collar is likely to be extremely damp, it is not allowable to use wooden posts at all. If wooden posts are used, the base of them is required to be supported on masonry footings extending no less than four inches above the surface of the collar floor instead of as shown on the plans. See Section 2102.17. If the proposition of leaving existing first floor joists in place with the old bases of the bearing cases rotted away is not satisfactory, Mr. Smith's original

Brick
Piers

DiBiase, De'atar, Smith ----- 3

November 10, 1945

suggestion of placing a new joist beside those that are defective, full length from bearing to bearing and splicing them together is far better. If this was done, it appears that most of the 6x6 posts and the 4x6 girder along the north side could be eliminated. The 5x7 girder shown in the second span from Center Street, even though the 7-inch dimension is upright does not work out well to carry the required live and dead load of the store. The architect should also show girders spanning the brick piers and walls at the rear to support the first floor joists there and make them capable of supporting the minimum live load of 75 pounds per square foot plus the dead load. Also, the brick masonry which could act as support for these rear girders and also for the posts which support the second floor beams will have to be built-up and made sound, of course, probably bearing plates and some sort of anchorage ought to be provided where the posts supporting the second floor come down through and rest on the piers.

Very truly yours,

Inspector of Buildings

MECD/S

ATH
RMT
PH
SJS
HL
BS

AP 57-59 Center St.-I

September 6, 1945

Mr. John H. Smith
A/O Elite Cleaners, Inc.
41 Froe Street
Portland 3, Maine

Subject: Application for building permit to cover
alterations in the building at 57-59 Center
Street

Dear Sir:

As I explained to you while we were looking over the building which you own at the above location, it will be necessary for you to have some plans made by a man thoroughly competent to figure out the stress and strain and capacity of structural members, to show the strengthening necessary beneath the first floor under the part now to be converted from an apartment back to a store and probably in the first story under the second floor as well.

The floor timbers under first floor are 2x10's and 2x12's all the way from 10 inches to 24 inches on centers, the maximum span of them being about 12 feet. Whenever these floor joists are sound, they would not be overloaded on this span even by the loads designated for stores. But, the center support beneath these floor joists requires a competent design and considerable strengthening. I think it is the second span of girder in the collar from Center Street which has rotted considerably and is beginning to fail. The front span has been changed at some time not too far distant and a very poor splice has been provided at the pier in such a way that the front girder is not properly supported. Farther back toward the rear there is no girder at all, but there are some partial brick piers on which a girder could be supported if the tops of these piers were rebuilt to provide a good bearing. The two rear wooden posts which run up through the first story to support the second story are not well supported upon the piers in the cellar, and are in a fairly precarious condition.

Your designer should indicate the situation of framing of the first floor as it is and then design a center girder of such size and on such spans that the girder will be good for 75 pounds per square foot on first floor plus the dead load. He should also provide on the plan for building up the tops of the piers where the columns supporting second floor should get a firm bearing on their entire cross-section.

I called your attention also to several of the floor joists where they have very poor bearing at present on the side masonry foundation wall. Also, some of these which were badly rotted at the end. A careful man should go all over these and provide sound timbers with adequate permanent bearings on the foundation wall. Your suggestion that new timbers of the same depth be provided beside the present ones will be satisfactory if they are carried through from bearing to bearing.

Under second floor there was originally a wooden girder with a number of posts under it running down to supports in the cellar. The partitions put in the rear of the first story to make the apartment were not intended as bearing partitions, so that removing theoretically would make no difference in the supports of the second floor. Actually, however, it looks to me as though the supporting girder on the spans as it exists is substantially overloaded by the second floor weight, live and dead, and any load from the second story ceiling and from the roof which may come upon this beam under the second floor. Your designer should carefully estimate the loads upon these beams and if they are not adequate supply strengthening features, having first shown them on the plans for checking here. The live load on the second floor should be taken

Mr. John H. Smith -----

September 6, 1945

as 40 pounds per square foot and allowance for dead loads will be obvious. Investigation should also be made to see if these girders under second floor are intended to support any part of the second ^{story} ceiling and any part of the roof and allowance made accordingly in the design.

You are to use the first story store for dry cleaning and you have told me that a non-inflammable solvent will always be used. On this basis none of the safe guards required around dry cleaning; using an inflammable solvent are required.

I know that you are anxious to get changes made in the building, and I suggest that you select a man to make your plans and give him this letter so that he can know what the situation is. The plan should be filed here by way of blueprints with all of the information on the ^{plans} printed from the original, and with the plans you should enter on the application the name of the contractor who is to do the work, the same party being no doubt experienced in working under the Building Code of Portland so that he would know many of the details which it is not possible to put in a letter or an application for a building permit.

Very Truly yours,

Inspector of Buildings

WHD/S



7) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, November 7, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

New plans 12/4/45

PERMIT ISSUED

1605
NOV 10 1945

The undersigned hereby applies for a permit to ~~erect~~ alter ~~reconstruct~~ ~~demolish~~ ~~repair~~ ~~maintain~~ 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 59 Center Street Within Fire Limits? Yes Dist. No. 1
 Owner's name and address John H. Smith, 41 Free Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address C. DiBiase Company, 22 Monument Sq. Telephone 3-1023
 Architect _____ Specifications _____ Plan Yes No. of sheets 4
 Proposed use of building Cleaning & Dyeing No. families _____
 Last use Dwelling No. families _____
 Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1500. Fee \$ 3.75

General Description of New Work

To Change Use of building from dwelling to mercantile use as per plan submitted.
 To make alterations in basement, first floor as per plan.

Permit Issued with Letter

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

If a Garage

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

APPROVED:

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

John H. Smith
 C. DiBiase Company

Signature of owner *John H. Smith*

INSPECTION COPY

Unit No. 4571605

Location 59 Center St

Owner John H. Smith

Date of permit 1/10/46

Notif. closing-in

Inspn. closing-in

Final Notif.

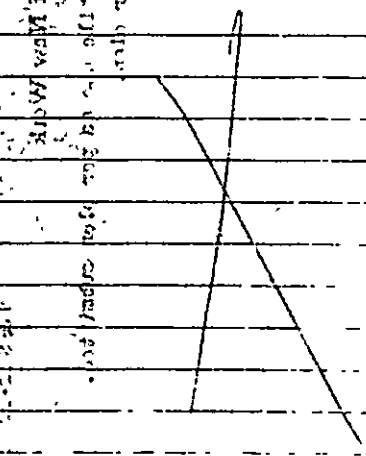
Final Inspn 2/26/47

Cert. of Occupancy Issued 2/28/47

NOTES

1/27/46 - Hotel is moved
 1/4/46 - Work on
 that block wall
 to be replaced
 with brick
 to be 10' high
 with 12" thick
 and 12" wide
 old foundation
 wall to be
 in excavation
 near wall
 then 5' to
 full height
 the wall will
 be per

1/24/46 - Supplement
 to permit
 2/26/47 - Ordinary
 closing in opening of
 wall of addition
 finished off 280



Rept. 3872D-I

October 4, 1943

Mr. John L. Tingley,
57 Center Street,
Portland, Maine

Subject: Application for building permit to cover alterations in the rear of 1st story of combined store and dwelling house at 57-59 Center Street

Dear Sir:

I am unable to issue this permit for the reason that the only window in the bedroom of the proposed apartment shown on the plan opens on a strip of land owned by yourself which is not as wide as required by the Building Code in such a case.

The Code requires that every room used for living purposes shall have a window of suitable size in it opening upon a space on the land of the owner of the building at least three feet wide. I am aware that you have shown on the plan a width of space at this window of three feet, six inches. While I am not attempting to tell you, of course, how much land you own, our inspector reports that it appears on the ground as though you owned less than this width shown on the plan, possibly as little as 18 inches. If you are absolutely sure of the property line location and can point out authoritative marks to our inspector which show conclusively that you do own at least three feet of land opposite this window in the proposed rear bedroom, then I can issue the permit. If this space is less than three feet, perhaps you can satisfy the law by cutting in a window of ordinary size with double hung sash in the rear wall of the bedroom where there is apparently ample space on your own land.

In case you do not have three feet of width on the side or cannot prove it, and cannot cut the window in the rear wall of the bedroom, then the only way that I know of that the permit can possibly be issued is by successful appeal to the Municipal Officers. This appeal amounts to a request upon the Municipal Officers asking them to allow departure from the exact requirements of the law in a case where no harm would apparently be done. I do not have such authority to vary the law in any way.

If you are not sure of your property line and that its certain location affords at least three feet beside this window, but can cut in the window in the rear wall of the bedroom, come to the office and so indicate the new window in the rear wall of the bedroom and I will then be able to issue the permit.

There is also the question about heating the new apartment. You have failed to say anything about that on the application for the permit, and it is important. No doubt there will be a range in the kitchen, but how will the living room be heated and how will sufficient heat be provided in the bathroom to keep the plumbing from freezing. Perhaps you can get along without heat in the bedroom but I do not see how you can get along without heat in the other three rooms. There is a chimney in the kitchen, but the size of the flue will have some bearing on the matter because you no doubt have at least one connection to this flue in your own kitchen up stairs, perhaps more than one if your own apartment is heated by stoves. The Building Code limits the number of connections to a chimney flue and we shall have to know more about the heating and connections to this flue before any permit could be issued anyway. Possibly you have a heater in the cellar which heats the whole building. In that case if the heater is connected to this same chimney there still may be a question of number of connections to the chimney flue and the size of it. While you are getting

301
ap

ord
burning
chase
heater

Mr. John L. Tingley—2

October 2, 1943

the other matter straightened out in the office, will you give full information as to what you propose to do about heat and about chimney flue connections. I presume the chimney flue has a cast iron cleanout door and frame at the bottom of it. If not, one must now be provided.

Very truly yours,

WicD/H

Inspector of Buildings



GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure second class

Permit No. 1356
OCT 18 1943

Portland, Maine, September 28, 1943

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 57-59 Center Street Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address John L. Tingley, 57 Center Street Telephone 2-7259
Contractor's name and address Criss Telephone _____
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building store (vacant) and apartments No. families 2
Other buildings on same lot _____
Estimated cost \$ 200 Fee \$ 1.00

Description of Present Building to be Altered

Material brick No. stories 2 Height store Style of roof hip Roofing asphalt
Last use store and tenement No. families 1

General Description of New Work

To finish off large room in rear of first floor for new apartment of three rooms and bath as per plan submitted 2x3 studs, 16" 00 sheaf rock both sides

38C-30

not sustained 10/18/43

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? yes
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 oil 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 John L. Tingley

INSPECTION COPY



Hearing set for 10/15/43
 City of Portland, Maine

Sustained 10/18/43
 43/76

Chairman Libby Yes
 Mr. Berry _____
 Dr. Leighton _____
 Mr. Harrison Yes
 Mr. Harry Libby Yes

Appeal to the Municipal Officers to Change the Dec

Inspector of Buildings Relating to the Property

by John L. Tingley at 57-59 Center Street

October 8, 19 43

To the Municipal Officers:

Your appellant, John L. Tingley

who is the owner of property at 57-59 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 13, Paragraph 2,

of the ~~Zoning~~ ^{Building} Ordinance, 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~~ ^{Building} Ordinance

The decision of the Inspector of Buildings denies a building permit to make alterations in the rear of the first story of the combined store and dwelling house on the above property and to finish off the rear part of the first story for a new apartment of three rooms and bath because the bedroom of the proposed apartment has only one window in it and that window opens upon land of the owner only about 18 inches in width instead of the 26 inches in width required by the Building Code to provide suitable light and air in the bedroom.

The reasons for the appeal are as follows: The appellant owner is about to be called to the armed forces and desires to make this additional apartment to provide additional income from the property. The lot next door on this side is vacant and has been developed as a lawn with trees on it by the owner who lives in the building on the lot next above the vacant lot; The appellant believes that construction of any building on this landscaped lot is remote thus giving promise of plenty of light and air for the occupants of this bedroom.

*Sent notice for 61 Center to Assembly Realty Co, Inc
 90 Bohannon Johnson,
 65 Center St*

Sustained 10/18/43

43/76

that the appeal under the Building Ordinance of John L. Tingley at 57-59 Center Street, relating to establishing a new apartment in the rear of the first story of a combined store and dwelling house on the property with one required window in the new apartment closer to the side property line than ordinarily allowed, be sustained and that a building permit be granted to said appellant subject to full compliance with all terms of the Building Code now in force in this appeal;

BECAUSE enforcement of the ordinance in this specific case would prevent use of one room in the proposed apartment altogether, thus making the apartment too small to be of any use; and desirable relief may be granted without substantially derogating from the intent and purpose of the ordinance since the adjoining lot is vacant and not likely to be built upon, thus affording plenty of light and air for the room in question.

42/76

Room 21, City Hall
October 12, 1943

Mr. John L. Tingley,
57 Center Street,
Portland, Maine

Dear Sir:

The Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, October 15, 1943 at 11 o'clock in the forenoon upon your appeal under the Building Code relating to conversion of the rear rooms in the first story of the building at 57-53 Center Street to a separate apartment, the window of the proposed bedroom in the apartment being only about 18 inches from the side property line instead of the minimum of 36 inches allowed by the Building Code under such circumstances.

Please be present or be represented at this hearing in support of your appeal.

BOARD OF MUNICIPAL OFFICERS

Herman B. Libby, Chairman

43/76

Room 21, City Hall
October 12, 1943

To Whom It May Concern:

The Board of Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, October 15, 1943 at 11 o'clock in the forenoon upon the appeal under the Building Code of John L. Tingley at 57-59 Center Street relating to minor alterations in the first story and conversion of the rooms in the rear of the first story to a separate apartment.

The Inspector of Buildings is unable to issue a permit to cover these alterations and conversion because the bedroom of the proposed apartment has but one window in it and that window is only about 18 inches from the side lot line in a situation where the Building Code requires a minimum of 36 inches for light and air purposes in the bedroom.

The appellant owner sets forth in his appeal that he is about to be called to the armed forces and desires to make this additional apartment to provide additional income from the property. The lot next door on this side is vacant and has been developed as a lawn with trees on it by the owner who lives in the building on the lot next above the vacant lot. The appellant owner states his belief that the construction of any building on this landscaped lot is remote, thus giving promise of plenty of light and air for the occupants of this bedroom.

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

BOARD OF MUNICIPAL OFFICERS

German B. Libby, Chairman

✓CC: Security Realty Co. Inc.
c/o Popkins Zakarian
65 Center Street

43/76

*Jmy
ajt*

October 8, 1945

Subject: Appeal under the Building Code relating
to insufficient yard width at 57-59 Center St.

Mr. John L. Tingle,
57 Center Street,
Portland, Maine

Dear Sir:

Upon going over the matter as thoroughly as I could I feel sure that you do not own more than 18 inches abreast of this window which would be in the proposed bedroom. On that basis I have made out the appeal form, and there is enclosed the original and one copy. If you desire to go ahead with the appeal, please sign the original, return it by mail or messenger not later than Monday night October 11th, and retain the copy for your own file.

The normal time for the Municipal Officers to hear this matter would be at 11 o'clock, Friday morning, October 15th. To save time, if you file the appeal, will you consider this letter as notice of the Municipal Officers of the hearing with the request that you be present or have someone present at the hearing to support the appeal.

Please do not misunderstand because I am doing so much work in connection with this appeal. The appeal is yours and not mine and the Municipal Officers will receive it on that basis.

Very truly yours,

WICD/H

Inspector of Buildings

PLACING ON THE AIR MAIL UNDER THE PROVISIONS OF THE
AT 0900 HOURS

URGENT 101 1960

URGENT 101 1960
PLACING ON THE AIR MAIL UNDER THE PROVISIONS OF THE
AT 0900 HOURS



Original Permit No. ~~57/987~~ **PERMIT ISSUED**
Amendment No. 2

AMENDMENT TO APPLICATION FOR PERMIT NO. 57/987

Portland, Maine, July 26, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 57/987 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 59 Water Street Ward 4 With the Fire Limits? Yes Dist. No. 1

Owner's or Lessee's name and address Quarland Loan & Building Assoc., 187 Middle St.

Contractor's name and address Walter E. Cooper 846 Broadway, So. Portland 3-6797

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

Increased cost of work _____ Additional fee .25

Description of Proposed Work
To construct a new stairway in open air in rear from second story to ground;
To close up one window in the exterior wall of the second story;
To cut in several new windows and one new door leading to the new stairway in the second story;
To rebuild both chimneys in building;
To rearrange partitions in the second story for a more convenient rent;
To provide new front door for second story apartment in the southerly wall of 1st story

Quarland Loan & Building Assoc.
Signature of Owner by Walter E. Cooper

Approved: _____
Chief of Fire Department

Approved: 7/26/27

INSPECTION COPY Commissioner of Public Works.

[Signature]
Inspector

7/26



Original Permit No. 77/987
PERMIT ISSUED
Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT 8 1937

Portland, Maine, July 6, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 57/987 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 submitted herewith, and the following specifications:

Location 52 Street Ward 3 With the Fire Limits? yes Dist. No. 1

Owner's name and address Cumberland Loan & Building Assoc. 185 Middle St.

Contractor's name and address Walter E. Cooper, 340 Broadway, So. Portland 3-5797

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

Increased cost of work Additional fee .25

Description of Proposed Work

The roof of this building is to made a hip roof, instead of flat as given in original permit, 1/2" rise to foot, Asphalt roofing Class C Und. Lab. Exd rafters 2' 00"
(Building less than 1,000 sq. feet in area)
To demolish two story old 20' x 20' of this building

Cumberland Loan & Building Assoc.

Signature of Owner *Walter E. Cooper*

Approved:

Chief of Fire Department

Commissioner of Public Works

INSPECTION COPY

Approved: 7/8/37

Inspector of Buildings

Inspector of Buildings

3/6

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 69 Center Street Ward 4 Within Fire Limits yes Dist. No. 1
Owner's or Lessee's name and address Cumberland Loan & Building Assn. 186 Middle Telephone _____
Contractor's name and address Walter E. Cooper, 348 Broadway So. Portland Telephone 3-6797
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building Store and tenement No. families 1
Other buildings on same lot _____ Fee \$.75
Estimated cost \$ 200.

Description of Present Building to be Altered

Material brick No. stories 5 Heat stove Style of roof pitch Roofing slate
Last use Store and tenements No. families 6

General Description of New Work

To remove upper story of building and provide tar and gravel roof

Permit issued subject to strengthening girders & posts in cellar, if found necessary. W.E.C.

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

Details of New Work

Size, front apruce depth full size No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ Height average grade to highest point of roof 20'
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof flat Rise per foot 1/2" Roof covering Tar and gravel 5 ply
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 centers _____
Sills (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof 12"
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 11'
If one story building with masonry walls, thickness of walls? _____ corner partition down thru

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 are observed? yes
Signature of owner By Walter E. Cooper Cumberland Loan & Building Assn.

INSPECTION COPY

Ward 4 Permit No. 37/987-I

Location 59 Center St.

Owner Cumberland & B. Co.

Date of permit 7/2/37

Exp. in 5/15/37 - 311

Exp. in 8/5/37

Final Notif.

Permit No. 37/2/37

Cert. of Occupancy issued None

NOTES

7/2/37 - Work of demolition started - A.G.S.

7/13/37 - Re-aligning pit on rear lot - A.G.S.

7/26/37 - New foundation - A.G.S.

7/28/37 - Tear up old foundation on rear lot - A.G.S.

7/28/37 - Tear up old foundation on rear lot - A.G.S.

7/28/37 - Tear up old foundation on rear lot - A.G.S.

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7/28/37 - Tear up old foundation on rear lot - A.G.S.

7/28/37 - Tear up old foundation on rear lot - A.G.S.

7/28/37 - Tear up old foundation on rear lot - A.G.S.

7/28/37 - Tear up old foundation on rear lot - A.G.S.

second abn. 50/100

8/18/37 - Permit issued

on rear tag to clear

in front of the lot

1/19/38 - Unavailable to me

A.G.S.

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 57 Center Street

Date of Issue Dec. 3, 1982

Issued to Thomas St. John

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 82-885, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Restaurant

Limiting Conditions:

This certificate supersedes
certificate issued

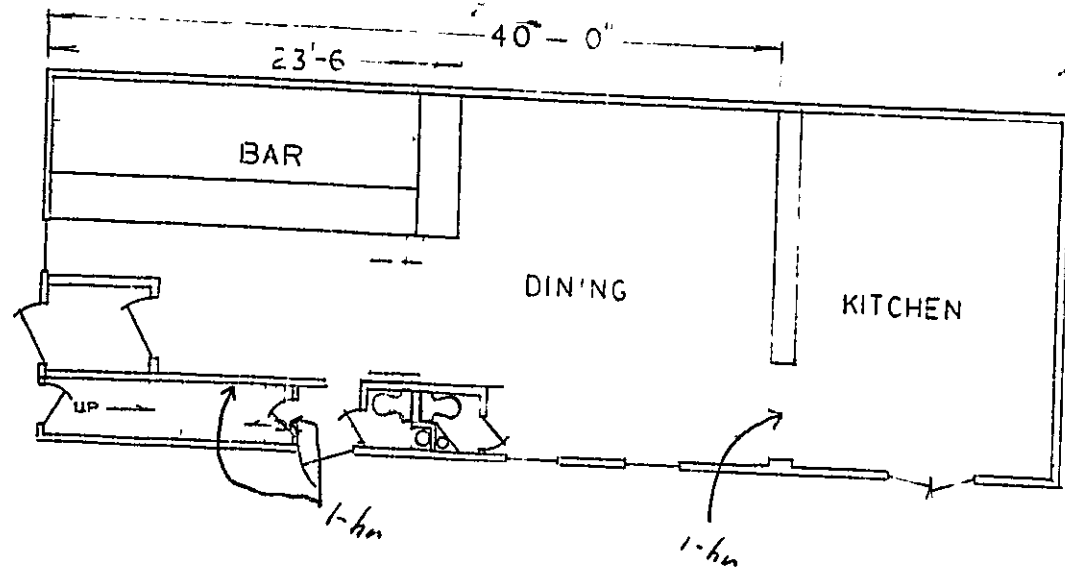
Approved:

12-3-82
(Date)

Mary Schuckel
Inspector

Jama P. Collins, Sr.
Inspector of Buildings

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



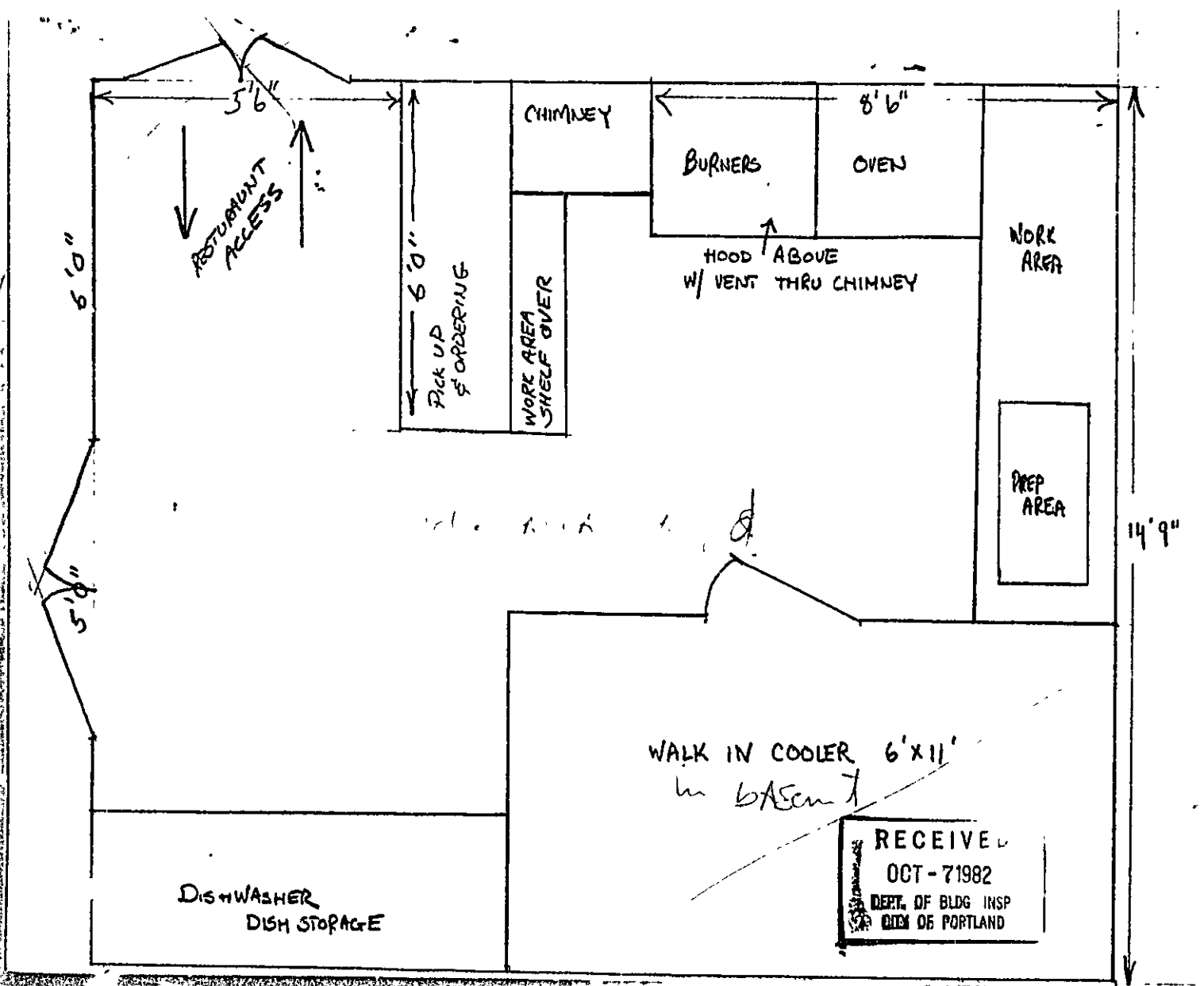
RECEIVED
 OCT-7-1982
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

OWNERS: TOM CORBET
 TOM ST-JOHN

SCALE: $\frac{1}{8} = 1'-0''$
 APPROX.

37 Center St.

SKETCH BY,
 STERLING CONST.
 OGUNQUIT, ME



RECEIVED
OCT-71982
DEPT. OF BLDG INSP
CITY OF PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 12 1982

CITY of PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00885
ZONING LOCATION ... B-3 ... PORTLAND, MAINE .. Oct 7, 1982...

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

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

LOCATION 57 Center Street Fire District #1 [] #2 []
1. Owner's name and address ... Richard Haten - 24 Lawson Rd. Cape Elizabeth ... Telephone 799-0506
2. Lessee's name and address ... Thomas St. John - 37 Main St. Ogunquit ... Telephone 646-8974
3. Contractor's name and address ... Lessee ... Telephone ...
Proposed use of building ... restaurant ... No. of sheets ...
Last use ... health food - retail store ... No. families ...
Material ... No. stories ... Height ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$... 2,000 ...

FIELD INSPECTOR—Mr. ... @ 775-5451

Appeal Fees \$
Change of use Base Fee 25.00
Late Fee
TOTAL \$ 45.00

Change of use from health food store to restaurant with alterations as per plans. 2 sheet of plans. no structural changes. 2

Stamp of Special Conditions

send permit to # 2 P. O. Box 2286- Box Ogunquit 03907

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER

ZONING: ...

BUILDING CODE

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

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

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

Signature of Applicant ... Phone # same

Type Name of above Thomas St. John ... 1 [] 2 [] 3 [] 4 []

Other ... and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

(3) Ms Schmackal

NOTES

11-5-82 Work started ^{Thursday} both
 doors (to kitchen & basement) and
 fine rated (they if need closers)
 with bearing changes -
 11-19-82 No ONE working - all
 closed up -
 11-29-82 closers still needed
 kitchen installed - told them that
 a sign permit was needed -
 12-7-82 Putting on a cash bar on
 mid side door & self closer
 going on basement door -
 ready for C.O. - will check
 with plumb & elec. wsp
 ok with plumb

Garage
 Attention Malwood

Dwelling

Approved

Date of permit 10-7-82

Owner Richard Johnson

Location 37 Maple St

Permit No. 82/885

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE 05170 LPI NUMBER 00123 DATE PERMIT ISSUED 11/30/82 No 67568 IC
Month Day Year

Installer's Name B E E M P Certificate of App Number
Last Name F.I.M.I. Installer Code

Owner James J. ... Code
F.I.M.I. Code

Address 57 Center Street Subdivision
St./Lot Number Street, Road Name Subdivision
 (Location where plumbing was done and inspected)

1. Owner
2. Licensed Master Plumber
3. Licensed Oil Burner
4. Employee of Public Utility
5. Manufactured Housing Dealer
6. Manufactured Housing Mechanic
7. Limited License

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

W. Woodburn
Franklin J. ...

TOWN'S COPY

Signature of LPI _____
 Date Inspected DEC 2 - 1982
 ORIGINAL—To be sent to: Department of Human Services
 Division of Health Engineering

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

Town/City Code 05170 LPI Number 00123 Date Issued 11/30/82 INSTALLER'S License No 21146 No 67568 IP
Month Day Year

Place Where Plumbing is Done 3 CENTER STREET P Installer Code 2
St./Lot Number Street/Road Name Subdivision

Name of Owner R B I T T ... Zip Code _____
Last Name F.I.M.I. Mailing Address

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

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

Number of Fixtures or Hook-Ups

Sink(s) <u>3</u>	Toilet(s) <u>2</u>	Bathtub(s) <u>1</u>	Lavator(s) <u>1</u>	Shower(s) <u>1</u>	Urinal(s) <u>1</u>
Clothes Washer(s) <u>1</u>	Dish-Washer(s) <u>1</u>	Hot Water Heater(s) <u>1</u>	Floor Drain(s) <u>1</u>	Hook-Up(s) <u>2</u>	<u>1</u>

TOWN'S COPY

IMPORTANT: Note the following conditions

1. This Permit is non-transferable to another person or party.
2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Dept. of Human Services
 Div. of Health Engineering

Signature of LPI _____

Fixture Fee	<u>30</u>	<u>00</u>
Hook-Up Fee	<u>00</u>	<u>00</u>
Total Fee	<u>30</u>	<u>00</u>

Double Fee Check Box