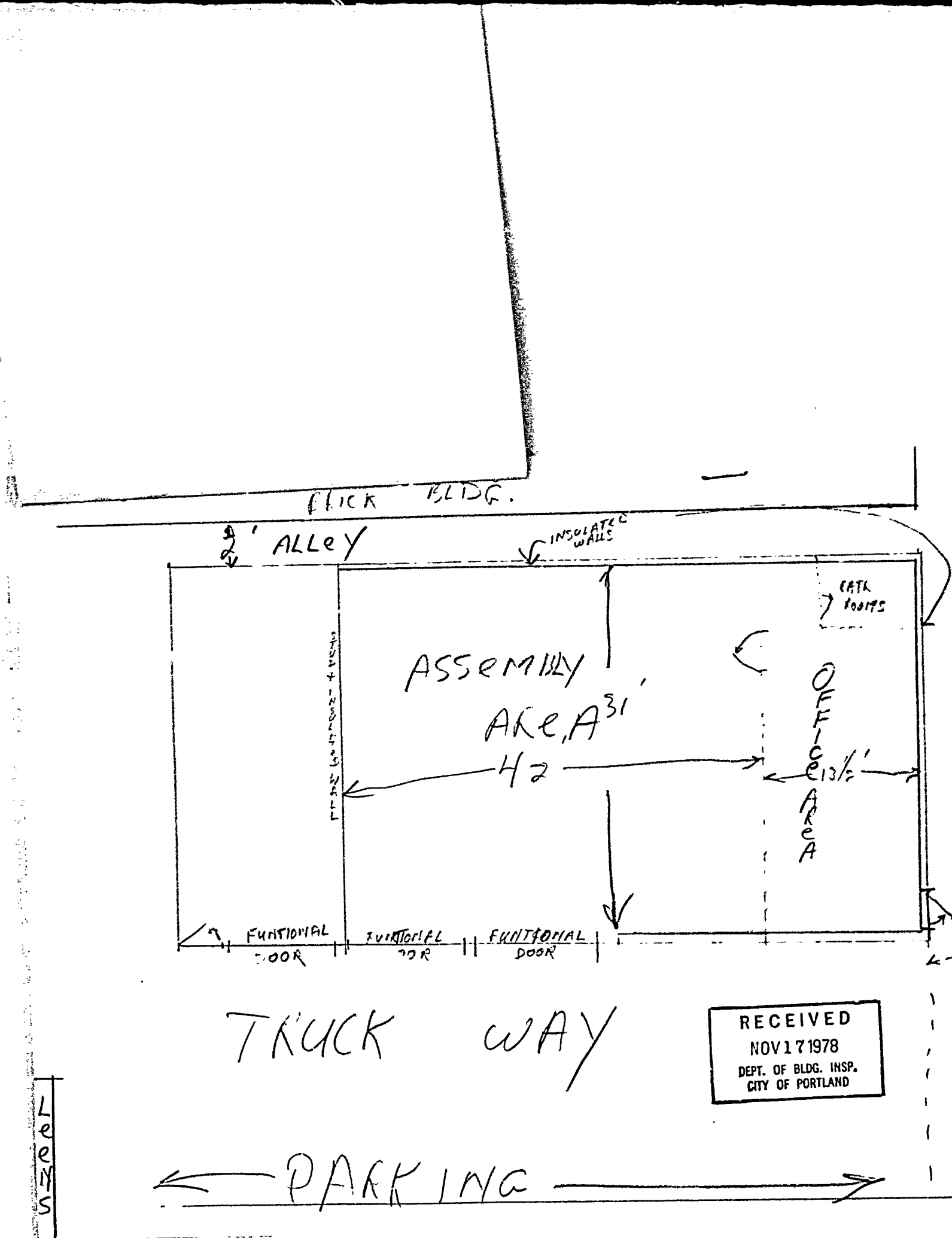


53-55 CROSS STREET

SHAW-WALKER

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



LOCATION
1. Owner's name and address Stanley J. Leen - 448 52 Union St.
CROSS STREET
Telephone

RECEIVED
NOV 17 1978
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

LOBBY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

001001

NOV 21 1978

ZONING LOCATION

PORTLAND, MAINE, Nov. 17, 1978

CITY of PORTLAND

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

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

LOCATION 53 Cross Street

1. Owner's name and address Stanley J. Leen - 52 Union St. Fire District #1 ☐ #2 ☐
2. Lessee's name and address Telephone 774-6266
3. Contractor's name and address Majestic Bldg. & Remodeling - 1 Zion Telephone 647-2896
4. Architect Specifications Plans Hill Bldg. 04009
Proposed use of building office & assembly area No. of sheets
Last use 5 car garage No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 12,000 Fee \$ 48.00

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for:

@ 775-5451

Dwelling

Ext. 234

Garage

Change of use from 5 car garage
and to office and assembly area
with alterations as per plans.
1 sheet of plans.
Stamp of Special Conditions

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

HOLD: Mr. Smith will pick up permit from Majestic Bldg.

Other

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING: 012

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

BUILDING CODE: 012 & 11/22/78

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant

Phone # same

Type Name of above Majestic Bldg. & Remodeling

Other

and Address

FIELD INSPECTOR'S COPY

INSPECTOR

License

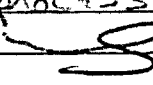
d in this office by

ng Inspector to act on

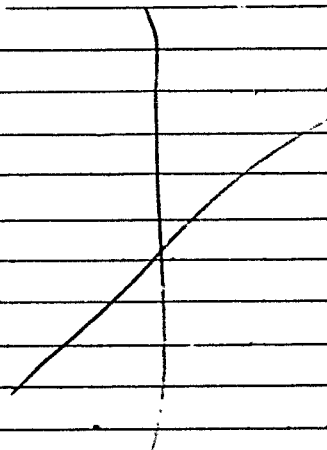
e to you. The renewal

er should be sent to:

R. GOODWIN, R.S.
BUILDING INSPECTOR
CITY HALL
PORTLAND, MAINE 04111

NOTES
12-20-78 Work started - No 20 completed
1. not work installed in Assembly Area -
offices does not require solid core door between
25 Assembly offices - no
1-5-78 Completed in process of installing
vent in bathroom - 

Permit No. 98/101
Location 53 (Fire 4)
Owner Stanley Street
Date of permit 1/18/58
Approved 11-21-78 J. D. Allen
Use from garage
Assembly area



Re: Ventilation requirements

April 24, 1968

Pettingill & Ross
Att: Dale Kirkpatrick
37 Cross Street

Dear Mr. Kirkpatrick:

The ventilation requirements that the City of Portland use
is as follows:

BOCA Building Code - Article 18

City of Portland Building Code 1965 - Section 402.4 -
Section 2003.3 - Appendix A.

(I used Section 130 Automatic Fire Doors and Dampers)

Very truly yours,

A. Allan Soule
Acting Deputy Director of
Building & Inspection Services

AAS:m

DONATO C. PROFENNO, Manager

40-42 Union St. The Fels Co., 42 Union

44-46, 48-54 " Dirigo

56-66 Union Street Portland Savings Bank, 481 Congress St. NO CO.
TORS

47-51 Cross Street, Charles F. Stickney, et al 9 Hastings, MAINE

53-55, 57-59 " Dirigo

63-65 " F. P. Cummings Est. Trs. December 26, 1941
79 Parrott St., So. Portland

Dear Sir:

In compliance with the building code of Portland, Maine Section 3064, we wish to call to your attention that the new garage for the Dirigo Bottling Co. will warrant the excavation of a trench 3' wide, 4' deep, and approximately 12' long adjoining the rear property line of 42 Union St.. The trench is for the purpose of constructing a concrete foundation wall and same to be backfilled as soon as new wall is completed. All care will be executed to avoid any harm to the structure of the present building.

Yours truly,

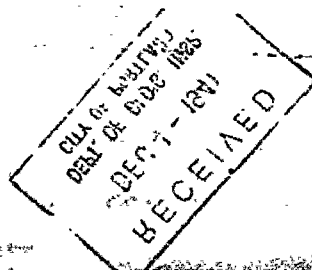
CAMILLO PROFENNO CO.

By *Donato C. Profenno*
Donato C. Profenno
Treasurer

DGP:RMP

cc: Mr. Arthur B. Fels
42 Union Street
Portland, Maine

CC: Dirigo Bottling Co.
62 Cross Street
Miller & Beal, Inc.
485 Congress Street



CAMILLO PROFENNO CO.
 GENERAL CONTRACTORS
 25 FREE STREET
 PORTLAND MAINE

DONATO C. PROFENNO, Manager

December 26, 1941

Mr. Warren McDonald
 City Building Inspector
 Portland, Maine

Dear Sir:

In compliance with the building code of Portland, Maine Section 3084, we wish to call to your attention that the new garage for the Dirigo Bot- tling Co. will warrant the excavation of a trench 3' wide, 4' deep, and approximately 12' long ad- joining the rear property line of 42 Union St.. The trench is for the purpose of constructing a concrete foundation wall and same to be backfil- led as soon as new wall is completed. All care will be executed to avoid any harm to the struc- ture of the present building.

Yours truly,

CAMILLO PROFENNO CO.

By *Donato C. Profenno*
 Donato C. Profenno
 Treasurer

DCP:RMP

cc: Mr. Arthur E. Fels
 42 Union Street
 Portland, Maine

CC: Dirigo Botling Co.
 62 Cross Street
 Miller & Beal, Inc.
 465 Congress Street

RECEIVED
 DEC 27 1941
 CHIEF OF FIRE DEPT.

INSPECTION COPY
 By *Donato C. Profenno*
 CHIEF OF FIRE DEPT.

Miscellaneous
 Unprotected Garage heater
 Attached Garage with
 improper protection
 outside air
 Oil tank unvented to
 Gas hot water heater
 Improper or no vent for
 of combustible material
 Unnecessary accumulation
 Unsafe disposal of ashes
 Unvented or stove too close
 to combustible material
 Leaks in smokepipe
 Chimney opening
 too close to
 combustible material

File in 55-1000

For Original
DONATO C. PROFENNO, Manager

CAMILLO PROFENNO CO.
GENERAL CONTRACTORS
25 FREE STREET
PORTLAND MAINE

December 26, 1941

Mr. Warren McDonald
City Building Inspector
Portland, Maine

Dear Sir:

In compliance with the building code of Portland, Maine Section 3064, we wish to call it to your attention that the new garage for the Dirigo Bottling Co. will warrant the excavation of a trench approximately 80' long, 3' wide, and 4' deep next to the northerly side of the building at 47-51 Cross Street.

Such trench is for the purpose of constructing a concrete foundation wall and same to be backfilled as soon as new wall is completed. All care will be executed to avoid any harm to the structure of the present building.

Yours truly,

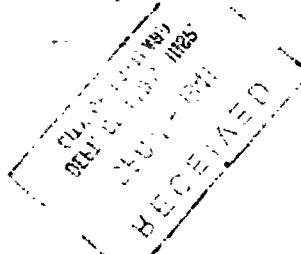
CAMILLO PROFENNO CO.

By *Donato C. Profenno*
Donato C. Profenno
Treasurer

DCP:RMP

cc: Mr. Charles E. Stickney & Others
9 Hastings Street
Portland, Maine

cc: Dirigo Bottling Co.
62 Cross Street
Miller & Beal, Inc.
465 Congress Street



INSPECTION COPY

By *Donato C. Profenno*

CHIEF OF FIRE DEPT.

Rept. 8432-1

December 27, 1941

C. Profenno Co.,
25 Cross Street,
Portland, Maine

Subject: Building permit for construction
of Major Garage for Dirigo Bottling Co.
at 53-55 Cross Street

Gentlemen:

With reference to the above the parapet wall shown on the revised plans on the end wall should be continued far enough along the building so the end of it will be at least five feet from all private property lines.

With reference to paragraph No. 4 in my letter of December 10th, it is understood that all of the old foundation walls are to be removed and new foundation walls are to be provided as shown on the plans.

Please refer to paragraph No. 4 and 3 of my letter of December 10th.

With relation to the paragraph No. 5 of my letter it is understood that no floor drains are contemplated.

With reference to paragraph No. 2, the owners, who are receiving a copy of this letter, being particularly interested, please bear in mind the requirements for a separate permit for the installation of the heater and also the other statements about ducts, etc., not being permitted unless the heater is in a standard enclosed heater room; also the warning about height of the chimney.

Apparently the criticism of the thickness of masonry piers in the postscript of my letter is taken care of by increasing the thickness of the piers to 16 inches. There has been an attempt at a change in the size of the foundation piers under these brick piers on the revised plans. I presume it is intended to make the foundation piers at least 16 inches thick, although it is not clearly shown on the plans.

I have not yet issued the permit because I have received no assurance that the adjoining property owner has been notified of excavation close to his property line (see paragraph No. 6 of my letter). Mr. Mayo of the architect's office said that he would telephone you and advise you to write a letter to the adjoining property owner telling him of the excavation and to give me a copy of that letter. As soon as that copy is received the building permit will be issued.

Very truly yours,

WCD/H

Inspector of Buildings

CC: Dirigo Bottling Co.
62 Cross Street
Miller & Seal, Inc.
465 Congress Street

INSPECTION COPY

By *Donald C. Profenno*

CHIEF OF PLUMBING

Rept. 645K-1

December 19, 1941

C. Profenna Co.
25 Free Street,
Portland, Maine

Subject: Application for building permit to
cover construction of a Major Garage for Bridge
Bottling Co. at 53-55 Cross St. References thus
(203-a-1) are sections and paragraphs of the
Building Code

Gentlemen:

Apparently the street number on the plans is in error, being shown as
62 Cross Street while the proposed building appears to be on the other side of
the street at 53-55 Cross Street.

1. The masonry and wall (the wall along the rear property line) is required
to have a parapet wall extending at least two feet above the surface of the roof
at the base of the wall, as well as the rear wall. All windows in this end wall
are required to be glazed with wire glass. (204-b-1 and 4)

2. I am not familiar with the size or type of heater indicated as a garage
heater, but if this is any of or than the commonly known space heater, in other
words if the heater has anything in the way of a fan to force the circulation
of air, or if it has anything in the way of ducts to distribute the warm air
over the building, it is not allowable to heat the building. In any event the
installation of the heater requires a permit from this department separate from
the general construction permit, such a permit being issuable only to the
actual installer. Care must be exercised as to the height of the top of the
new chimney so that it will not afford hazard to surrounding buildings or be
offensive in any way to windows in surrounding buildings.

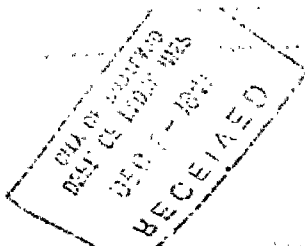
3. If any floor drain is contemplated (none is shown), approved oil separator
is required as provided in Section 204-i-1 of the Building Code.

4. Apparently there existing foundation walls at approximately the
same location as indicated the two end walls and the rear wall of the new
building, and it may be the intention to use these existing walls. Apparently
they consist of a 12 inch brick wall resting below grade from 18 inches to
24 inches and resting upon a stone foundation wall which is from 12 inches to
18 inches thick with the bottom of this stone wall only about 38 inches below
grade. If this information is correct, it is not allowable to use these walls
since they are less than four feet in depth below the grade of the ground (306-
c-2)

4. Fire cuts and metal anchors from roof beams to masonry walls are required.
(301-b-2)

5. The roof planking is required to be dressed four sides. (301-b-5)

6. Please note requirements as to protecting adjoining land, protection
for the public sidewalk and notice of intention to excavate to the owners of
adjoining property. (306-a-2, 3 and 4)



INSPECTION COPY

By Donald C. Profenna

CITY OF PORTLAND

Memorandum 2

December 10, 1941

Both owner and architect are receiving a copy of this letter, and it is desirable that the plans be revised as above wherever it is possible to do so and a new print be filed with the application for the permit to show compliance with the Building Code. With regard to the use of the existing foundations, the intention to replace it may be indicated either on the plans or in a letter. You will note that we must be satisfied of the fact that notice has been given to the adjoining property owners as to the intention to excavate. Perhaps this evidence can best be supplied by filing here copies of letters from your company or the owner to the adjoining property owners. I realize that Section 3-1-4 of the Building Code contains the clause relating to this affect upon the adjoining ground, which seems to limit these requirements for notice to instances where such excavation would endanger the safety of a building or structure on adjoining ground, it would seem to me that it would be best for the owner of the proposed building to give this notice to the two affected property owners and thus avoid any difficulties in the future.

Very truly yours,

T. D/H

Inspector of Buildings

CC: Dirigo Bottling Co.
62 Cross Street

P.S. If the masonry piers between doors are meant to be only 12 inches in thickness they are not allowable as they are 12 feet in unsupported height (500-2-11)

CC: Miller & Best, Inc.
465 Congress St.

RECEIVED
DEC 11 1941
BUILDING DEPT.

INSPECTION COPY

CHIEF OF

By Donald C. Hopkins

RECEIVED
DEC 11 1941

PERMIT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Major Water Date 12/3/41
at 62 Cross Street

- In whose name is the title of the property now recorded? Dirigo Bottling Co.
- Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? adjoining property & bldg.
- Is the outline of the proposed work now staked out upon the ground? no. If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? yes
- What is to be maximum projection or overhang of eaves or drip? none
- Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
- Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
- Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Camillo Profenna Co.
Donato C. Profenna

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 hemlock depth dressed No. stories 1 Height average grade to top of plate 12'
To be erected on solid or filled land? solid Height average grade to highest point of roof 12'
Material of foundation concrete Thickness, top bottom no cellar
Material of underpinning concrete Height Thickness
Kind of Roof flat Rise per foot 1" Roof covering tar and gravel & ply
No. of chimneys 1 Material of chimneys brick of lining tile
Kind of heat garage heater Type of fuel gas Is gas fitting involved? yes
Corner posts Sills Girt or ledger board? Size Max. on centers Size
Material columns under girders Size Max. on centers Size
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 1x8 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? 12" height? 12'

If a Garage

No. cars now accommodated on same lot 1, to be accommodated 1
Total number commercial cars to be accommodated 1
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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

INSPECTION COPY

Signature of owner Dirigo Bottling Co.
By Donato C. Profenna

CHIEF OF THE DEPT.

432

APPLICATION FOR PERMIT

Permit No. _____

PERMIT 735

Class of Building or Type of Structure _____

Portland, Maine, December 3, 1941 DEC 29 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 55 1/2 Cross Street Ward 4 Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Dirigo Bottling Co., 62 Cross Street Telephone _____

Contractor's name and address C. Profenno Co., 25 Free Street Telephone 3A 771

Architect Miller & Beal, Inc., 165 Congress St. Plans filed yes No. of sheets 1

Proposed use of building Major Garage No. families _____

Other buildings on same lot _____ Fee \$ 1.00

Estimated cost \$ 7500.

Description of Present Building to be Altered

Min. height _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Lat. _____ No. families _____

General Description of New Work

To erect one story brick building 34' x 20'

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____

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

Material of foundation concrete Thickness, top _____ bottom no cellar

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof flat Rise per foot 1/4 Roof covering Tar and gravel 4 ply

No. of chimneys 1 Material of chimneys brick of lining tile

Kind of heat garage heater Type of fuel _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 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? 12" height? 13'

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

INSPECTION COPY

Signature of owner

By

Dirigo Bottling Co.
C. Profenno Co.

Donato C. Profenno

CHIEF OF FIRE DEPT.

743D

Permit No. 35
 Location 35 Cross St
 Owner Design Build
 Date of permit 12/29/81
 Notif. closing-in (1980)
 Inspn. closing-in
 Final Notif.
INSPECTION NOT COMPLETED
 Final Inspn.

Cert. of Occupancy issued
 NOTES
 10/4/41 -
 I noted that there are
 cracks in foundation
 wall at the location
 of the door and window
 and the rear wall.
 OK. no action is to
 be taken to remove or
 replace the wall and
 foundation. The
 wall is extending from
 18" to 24" in thickness
 and is in contact with
 foundation wall
 from 18" to 12" in thick-
 ness. The bottom of the
 wall is about 36"

around to use these
 for a foundation. As
 they are adjacent to
 the existing wall, the
 grade is about 2' and
 should be made more

11/10/42 - Examined
 and parties found
 1/20/42 - Foundation wall
 poured. 12"
 1/27/42 - Siding on wall
 OK.
 3/10/42 - Wall
 completed. OK
 5/30/42 - Windows not
 framed. Floor not poured.