



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure: Second Class

Portland, Maine, March 24, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 175 Neal Street Within Fire Limits? yes Dist. No. 5
 Owner's name and address Thomas Kane, 37 Danforth Street Telephone 2-0377
 Lessee's name and address The Best Foods, Inc., 21 Chapman Street Telephone 3-7990
 Contractor's name and address lessee Telephone _____
 Architect _____ Specifications _____ Plans yes No of sheets 1
 Proposed use of building Repair and Major Garage and wholesale distribution No. families _____
 Last use Repair and Major Garage with storage of more than one commercial vehicle No. families _____
 Material brick No. stories 1 Heat steam Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 200. Fee \$ 1.00

General Description of New Work

To partition off stock room about 23'x45' and office 15'x30' as included on sketch-- partitions to have 2x3 studs, upright, 16" O.C. covered with insulating board one side only. The present building is used and has been used for many years as a repair garage and as a major garage with numerous commercial vehicles habitually stored there. This permit is intended to include change of use of part of the building for storage and distribution of packaged foods, the parts to be so used to include the stockroom, office and storage space for 4 trucks. Balance of the building, including wash stand and one adjacent repair stall in the corner toward Congress Street and toward Neal Street to be used as repair and service garage as at present.

Appeal denied 4/16/48

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. Thomas Kane

Details of New Work

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

If a Garage

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

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 see that the State and City requirements pertaining thereto observed? yes

INSPECTION COPY

Signature of owner

Thomas Kane



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, March 16, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 175 Neal Street Within Fire Limits? yes Dist. No. 3
 Owner's name and address Thomas Cain, 37 Danforth Street Telephone 7-5377
 Lessee's name and address The Best Foods, Inc., 21 Chapman Street Telephone 3-7990
 Contractor's name and address ex lessee Telephone _____
 Architect _____ Specifications _____ Plans yes No of sheets 1
 Proposed use of building Storage of packaged foods No. families _____
 Last use Garage No. families _____
 Material brick No. stories 1 Heat steam Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 200. Fee \$ 1.00

General Description of New Work

To partition off stockroom 23'x45' and office 15'x30' as per plan. Studs 2x3, 16" O.C., insulating one side.

Approved

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 Carl F. Wood, 21 Chapman Street

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 _____
 Site, 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
The Best Foods, Inc.

INSPECTION COPY

Signature of owner

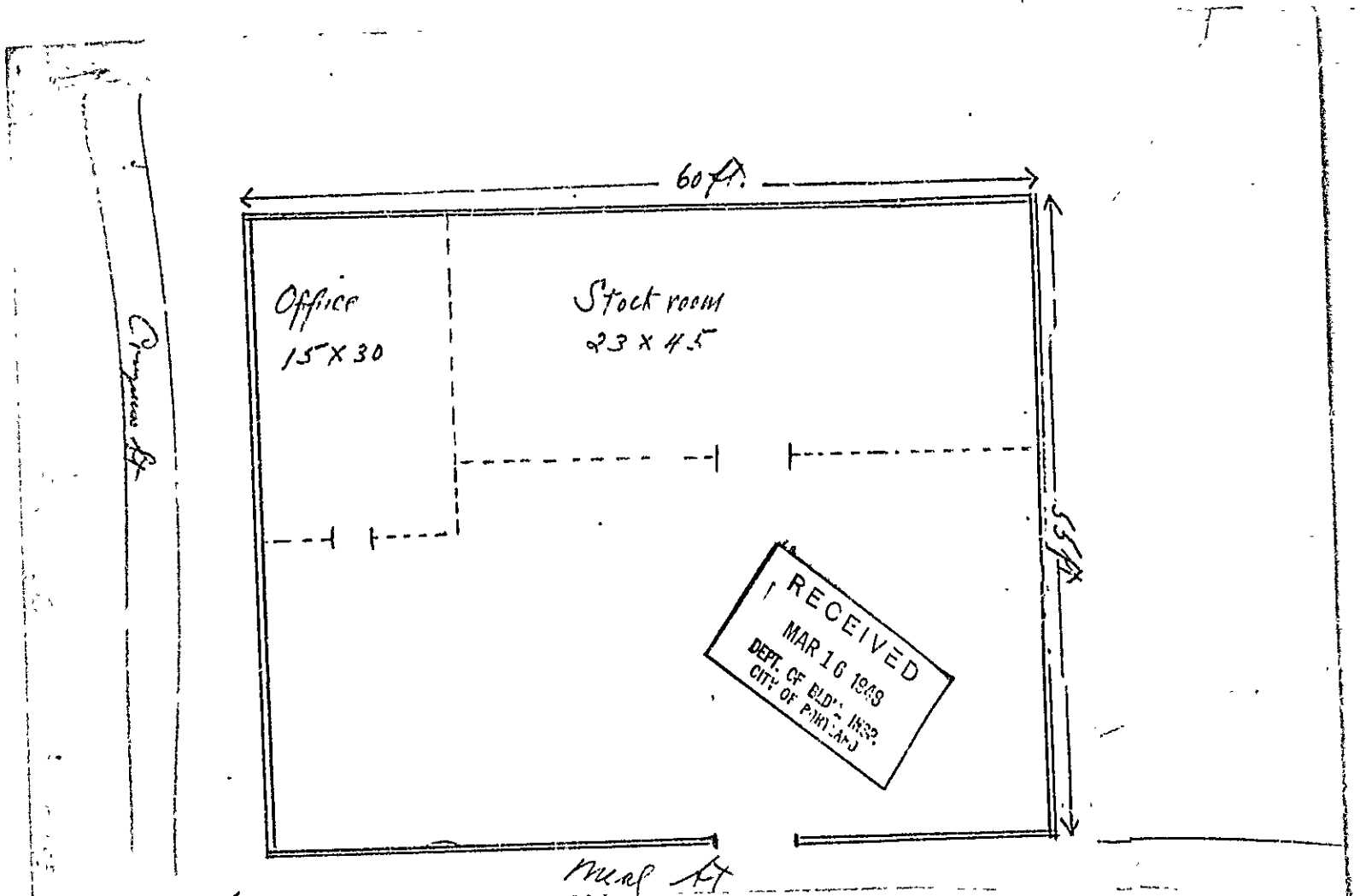
By:

Carl F. Wood

Permit No. _____
Location _____
Owner _____
Date of permit _____
Notif closing-in _____
Inspn. closing in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

David



175 Neat Street

Proposed partition { insulating board 8 ft high, wire 3 ft high = total 11 ft height
 { frames 2" x 3" studs 24 in apart

Memorandum from Department of Building Inspection, Portland, Maine

May 13, 1948

Mr. Thomas Kane,
37 Danforth Street,
Portland, Maine

Dear Sir:

The Board of Appeals having denied your appeal at 175 Neal Street, if you will return the receipt for the fee paid to this office soon, your money will be refunded by voucher.

(Signed) Warren McDonald
Inspector of Buildings



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second

Portland, Me., February 18, 1947

00339
MAR 6 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~reconstruct~~ ~~the~~ following building ~~structure~~ ~~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 145 Neal Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address James McVicar, 291 St. John Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Govne Brothers, 50 C Street, So. Portland Telephone 3-4377
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Garage No. families _____
 Last use _____ No. families _____
 Material brick No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 350 Fee \$ 1.00

General Description of New Work

To enlarge existing front entrance door 4 x 10' to 10' x 10' 6"
L-shaped I-beam 12' long

Permit Issued with Letter to designer

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? _____

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:

James McVicar

Signature of owner by: Thomas N. Coyne

Permit No. 47/339

Location 175 Neal St

Owner James McVicker

Date of permit 2/ 14/7

Notif. closing-in 3/ 5 147

Inspn. closing-in

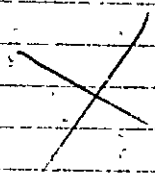
Final Netif

Final Inspn. 3/27/47

Cert. of Occupancy issued now

NOTES

3/27/47 - W. H. ...
E. S. D.





FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 1818

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

DEC 30 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, December 18, 1945

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 77 1/2 Neal Street Use of Building Garage No. Stories 1 New Building

Name and address of owner of appliance James A. MacVicar Existing

Installer's name and address Portland Gas Light Company Telephone 2-8321

General Description of Work OK 12.21.45 FOR CLOSING

To install 2 Unit Heaters

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? No If not, which story 1st Kind of Fuel Gas

Material of supports of appliance (concrete floor or what kind) Suspended from rafters by metal hangers 8' from floor.

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 15"

from top of smoke pipe 15" from front of appliance 6' from sides or back of appliance 6'

Size of chimney flue 12x12 Other connections to same flue Coal fired boiler

IF OIL BURNER

Automatic shutoff

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? \$1.50 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of Installer Portland Gas Light Company

CHIEF OF FIRE DEPT.

Carl M. Morgan

17/18/45
Sec. 2 Exam Fire Dept.
17-2/45

Permit No 45/1818

Location 175 Neal St.

Owner James A. MacVicar

Date of Permit 12/22 1945

Post Card sent _____

Notif. for insp. _____

Approval Exp. issued 4-16-46 P.M.

Oil Burner Check List (date) _____

1. Kind of heat _____

2. Label _____

3. Anti-siphon _____

4. Oil storage _____

5. Tank Distance _____

6. Vent Pipe _____

7. Fill Pipe _____

8. Gauge _____

9. Rigidity _____

10. Fuel safety _____

11. Pipe sizes and material _____

12. Control valve _____

13. Ash pit vent _____

14. Temp. / pressure safety _____

15. Instruction card _____

16. _____

NOTES

Am
INQUIRY BLANK

G, B, A
ZONE G Zone central
FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

DATE 7/23/45

LOCATION 175 Nash St OWNER _____
MADE BY Charles S. Slocum TEL. 4-3487
ADDRESS 35 St. Elizabeth St
PRESENT USE OF BUILDING Office
CLASS OF CONSTRUCTION 2nd floor NO. OF STORIES 1
REMARKS: _____

INQUIRY: Learn this - structure is a
he used for use as of flying shop?

ANSWER: Explained at length and it was
if built in 1900 - 1910 - 1920 - 1930 - 1940 - 1950 - 1960 - 1970 - 1980 - 1990 - 2000 - 2010 - 2020 - 2030 - 2040 - 2050 - 2060 - 2070 - 2080 - 2090 - 2100 - 2110 - 2120 - 2130 - 2140 - 2150 - 2160 - 2170 - 2180 - 2190 - 2200 - 2210 - 2220 - 2230 - 2240 - 2250 - 2260 - 2270 - 2280 - 2290 - 2300 - 2310 - 2320 - 2330 - 2340 - 2350 - 2360 - 2370 - 2380 - 2390 - 2400 - 2410 - 2420 - 2430 - 2440 - 2450 - 2460 - 2470 - 2480 - 2490 - 2500 - 2510 - 2520 - 2530 - 2540 - 2550 - 2560 - 2570 - 2580 - 2590 - 2600 - 2610 - 2620 - 2630 - 2640 - 2650 - 2660 - 2670 - 2680 - 2690 - 2700 - 2710 - 2720 - 2730 - 2740 - 2750 - 2760 - 2770 - 2780 - 2790 - 2800 - 2810 - 2820 - 2830 - 2840 - 2850 - 2860 - 2870 - 2880 - 2890 - 2900 - 2910 - 2920 - 2930 - 2940 - 2950 - 2960 - 2970 - 2980 - 2990 - 3000 - 3010 - 3020 - 3030 - 3040 - 3050 - 3060 - 3070 - 3080 - 3090 - 3100 - 3110 - 3120 - 3130 - 3140 - 3150 - 3160 - 3170 - 3180 - 3190 - 3200 - 3210 - 3220 - 3230 - 3240 - 3250 - 3260 - 3270 - 3280 - 3290 - 3300 - 3310 - 3320 - 3330 - 3340 - 3350 - 3360 - 3370 - 3380 - 3390 - 3400 - 3410 - 3420 - 3430 - 3440 - 3450 - 3460 - 3470 - 3480 - 3490 - 3500 - 3510 - 3520 - 3530 - 3540 - 3550 - 3560 - 3570 - 3580 - 3590 - 3600 - 3610 - 3620 - 3630 - 3640 - 3650 - 3660 - 3670 - 3680 - 3690 - 3700 - 3710 - 3720 - 3730 - 3740 - 3750 - 3760 - 3770 - 3780 - 3790 - 3800 - 3810 - 3820 - 3830 - 3840 - 3850 - 3860 - 3870 - 3880 - 3890 - 3900 - 3910 - 3920 - 3930 - 3940 - 3950 - 3960 - 3970 - 3980 - 3990 - 4000 - 4010 - 4020 - 4030 - 4040 - 4050 - 4060 - 4070 - 4080 - 4090 - 4100 - 4110 - 4120 - 4130 - 4140 - 4150 - 4160 - 4170 - 4180 - 4190 - 4200 - 4210 - 4220 - 4230 - 4240 - 4250 - 4260 - 4270 - 4280 - 4290 - 4300 - 4310 - 4320 - 4330 - 4340 - 4350 - 4360 - 4370 - 4380 - 4390 - 4400 - 4410 - 4420 - 4430 - 4440 - 4450 - 4460 - 4470 - 4480 - 4490 - 4500 - 4510 - 4520 - 4530 - 4540 - 4550 - 4560 - 4570 - 4580 - 4590 - 4600 - 4610 - 4620 - 4630 - 4640 - 4650 - 4660 - 4670 - 4680 - 4690 - 4700 - 4710 - 4720 - 4730 - 4740 - 4750 - 4760 - 4770 - 4780 - 4790 - 4800 - 4810 - 4820 - 4830 - 4840 - 4850 - 4860 - 4870 - 4880 - 4890 - 4900 - 4910 - 4920 - 4930 - 4940 - 4950 - 4960 - 4970 - 4980 - 4990 - 5000 - 5010 - 5020 - 5030 - 5040 - 5050 - 5060 - 5070 - 5080 - 5090 - 5100 - 5110 - 5120 - 5130 - 5140 - 5150 - 5160 - 5170 - 5180 - 5190 - 5200 - 5210 - 5220 - 5230 - 5240 - 5250 - 5260 - 5270 - 5280 - 5290 - 5300 - 5310 - 5320 - 5330 - 5340 - 5350 - 5360 - 5370 - 5380 - 5390 - 5400 - 5410 - 5420 - 5430 - 5440 - 5450 - 5460 - 5470 - 5480 - 5490 - 5500 - 5510 - 5520 - 5530 - 5540 - 5550 - 5560 - 5570 - 5580 - 5590 - 5600 - 5610 - 5620 - 5630 - 5640 - 5650 - 5660 - 5670 - 5680 - 5690 - 5700 - 5710 - 5720 - 5730 - 5740 - 5750 - 5760 - 5770 - 5780 - 5790 - 5800 - 5810 - 5820 - 5830 - 5840 - 5850 - 5860 - 5870 - 5880 - 5890 - 5900 - 5910 - 5920 - 5930 - 5940 - 5950 - 5960 - 5970 - 5980 - 5990 - 6000 - 6010 - 6020 - 6030 - 6040 - 6050 - 6060 - 6070 - 6080 - 6090 - 6100 - 6110 - 6120 - 6130 - 6140 - 6150 - 6160 - 6170 - 6180 - 6190 - 6200 - 6210 - 6220 - 6230 - 6240 - 6250 - 6260 - 6270 - 6280 - 6290 - 6300 - 6310 - 6320 - 6330 - 6340 - 6350 - 6360 - 6370 - 6380 - 6390 - 6400 - 6410 - 6420 - 6430 - 6440 - 6450 - 6460 - 6470 - 6480 - 6490 - 6500 - 6510 - 6520 - 6530 - 6540 - 6550 - 6560 - 6570 - 6580 - 6590 - 6600 - 6610 - 6620 - 6630 - 6640 - 6650 - 6660 - 6670 - 6680 - 6690 - 6700 - 6710 - 6720 - 6730 - 6740 - 6750 - 6760 - 6770 - 6780 - 6790 - 6800 - 6810 - 6820 - 6830 - 6840 - 6850 - 6860 - 6870 - 6880 - 6890 - 6900 - 6910 - 6920 - 6930 - 6940 - 6950 - 6960 - 6970 - 6980 - 6990 - 7000 - 7010 - 7020 - 7030 - 7040 - 7050 - 7060 - 7070 - 7080 - 7090 - 7100 - 7110 - 7120 - 7130 - 7140 - 7150 - 7160 - 7170 - 7180 - 7190 - 7200 - 7210 - 7220 - 7230 - 7240 - 7250 - 7260 - 7270 - 7280 - 7290 - 7300 - 7310 - 7320 - 7330 - 7340 - 7350 - 7360 - 7370 - 7380 - 7390 - 7400 - 7410 - 7420 - 7430 - 7440 - 7450 - 7460 - 7470 - 7480 - 7490 - 7500 - 7510 - 7520 - 7530 - 7540 - 7550 - 7560 - 7570 - 7580 - 7590 - 7600 - 7610 - 7620 - 7630 - 7640 - 7650 - 7660 - 7670 - 7680 - 7690 - 7700 - 7710 - 7720 - 7730 - 7740 - 7750 - 7760 - 7770 - 7780 - 7790 - 7800 - 7810 - 7820 - 7830 - 7840 - 7850 - 7860 - 7870 - 7880 - 7890 - 7900 - 7910 - 7920 - 7930 - 7940 - 7950 - 7960 - 7970 - 7980 - 7990 - 8000 - 8010 - 8020 - 8030 - 8040 - 8050 - 8060 - 8070 - 8080 - 8090 - 8100 - 8110 - 8120 - 8130 - 8140 - 8150 - 8160 - 8170 - 8180 - 8190 - 8200 - 8210 - 8220 - 8230 - 8240 - 8250 - 8260 - 8270 - 8280 - 8290 - 8300 - 8310 - 8320 - 8330 - 8340 - 8350 - 8360 - 8370 - 8380 - 8390 - 8400 - 8410 - 8420 - 8430 - 8440 - 8450 - 8460 - 8470 - 8480 - 8490 - 8500 - 8510 - 8520 - 8530 - 8540 - 8550 - 8560 - 8570 - 8580 - 8590 - 8600 - 8610 - 8620 - 8630 - 8640 - 8650 - 8660 - 8670 - 8680 - 8690 - 8700 - 8710 - 8720 - 8730 - 8740 - 8750 - 8760 - 8770 - 8780 - 8790 - 8800 - 8810 - 8820 - 8830 - 8840 - 8850 - 8860 - 8870 - 8880 - 8890 - 8900 - 8910 - 8920 - 8930 - 8940 - 8950 - 8960 - 8970 - 8980 - 8990 - 9000 - 9010 - 9020 - 9030 - 9040 - 9050 - 9060 - 9070 - 9080 - 9090 - 9100 - 9110 - 9120 - 9130 - 9140 - 9150 - 9160 - 9170 - 9180 - 9190 - 9200 - 9210 - 9220 - 9230 - 9240 - 9250 - 9260 - 9270 - 9280 - 9290 - 9300 - 9310 - 9320 - 9330 - 9340 - 9350 - 9360 - 9370 - 9380 - 9390 - 9400 - 9410 - 9420 - 9430 - 9440 - 9450 - 9460 - 9470 - 9480 - 9490 - 9500 - 9510 - 9520 - 9530 - 9540 - 9550 - 9560 - 9570 - 9580 - 9590 - 9600 - 9610 - 9620 - 9630 - 9640 - 9650 - 9660 - 9670 - 9680 - 9690 - 9700 - 9710 - 9720 - 9730 - 9740 - 9750 - 9760 - 9770 - 9780 - 9790 - 9800 - 9810 - 9820 - 9830 - 9840 - 9850 - 9860 - 9870 - 9880 - 9890 - 9900 - 9910 - 9920 - 9930 - 9940 - 9950 - 9960 - 9970 - 9980 - 9990 - 10000

DATE OF REPLY 7/23/45 REPLY BY Wm

LOCATION 175 Neal Street

DATE 7/23/45

NOTES



City of Portland, Maine

Appeal sustained conditionally
12/4/36

35/56

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by Anderson & Johnston at 177 Neal Street

December 3, 1935

To the Municipal Officers:

Your appellant, Anderson & Johnston

who is the owners of property at 177 Neal 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 Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies the right to erect and maintain a sign at 177 Neal Street because such a sign is not ordinarily permissible in the Apartment House Zone where the sign is located.

The reasons for the Board's decision are as follows: This appeal is an amendment to the original appeal filed November 6, 1935. The appellants have a garage at the rear of 178 Neal Street and find it imperative on account of the hidden location of the garage to have this sign be visible from Congress Street for directing prospective customers to the garage. The appellants hereby agree that they will not illuminate this particular sign and that as a consideration of sustaining this appeal they will remove completely the large sign attached to the building at 150 Congress Street and they further agree that they will not in the future erect any additional signs on either Congress Street or Neal Street unless specifically authorized so to do by the Board of Municipal Officers

Anderson & Johnston

By:

177-183
4-2871

35/56

Appeal File

March 9, 1936

Mr. R. E. Johnston,
c/o Anderson & Johnston,
177 Neal Street,
Portland, Maine:

Dear Sir:-

Referring to your appeal of December 3, 1935 concerning the sign owned by Anderson & Johnston at 177 Neal Street and to our telephone conversation this morning on this subject, due to the fact that I thought you understood fully the situation concerning this appeal and the sign, I did not officially notify you of the action taken by the Board of Municipal Officers. Presumably you assumed in the absence of any official notification, the signs could remain as they were.

On December 4, 1935 the Board of Municipal Officers voted to sustain your appeal subject to the condition that the large sign attached to the building at 750 Congress Street and advertising the same business as the one on Neal Street, be completely removed; that no additional signs advertising this business be erected in this vicinity in the future unless specifically authorized in each case by the Board of Municipal Officers; and that the sign on Neal Street shall not be illuminated.

This means that you are permitted to retain the sign on Neal Street, which was the subject of the appeal, provided you removed completely the sign attached to the building at 750 Congress Street. In other words you are legally entitled to only one of these two signs. If you prefer the sign on Neal Street, then the one at 750 Congress Street should be entirely removed on or before March 17, 1936. If you prefer the sign on Congress Street, then the sign on Neal Street should be completely removed on or before March 17, 1936.

Please see to it that this matter is fully adjusted according to the requirements of law on or before the above date, or I shall find it necessary to take the necessary steps as directed by law to see that the law is complied with.

Very truly yours,

W McD/H

Inspector of Buildings

85/56

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the amended appeal, dated December 5, 1935 of Anderson & Johnston with relation to a sign at 177 Neal Street, reports as follows:

It is the belief of this Committee that failure to have the legal right to establish and maintain this sign involves unnecessary hardship and that desirable relief may be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is recommended, therefore, that the appeal be sustained and that the sign be allowed subject to the conditions as set forth in the amended appeal, that the large sign attached to the building at 750 Congress Street and advertising the same business will be completely removed; that no additional signs advertising this business will be erected in this vicinity in the future by the appellants unless specifically authorized so to do by the Board of Municipal Officers; and that the sign on Neal Street shall not be illuminated.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman



City of Portland, Maine

35/36

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by Anderson & Johnston at 177 Neal Street

November 5, 1955

To the Municipal Officers:

Your appellant, Anderson & Johnston

who is the Lessee of property at 177 Neal 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 c, of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to erect a sign at 177 Neal Street because this is in an Apartment House Zone where, under the Zoning Ordinance, such signs are not ordinarily permissible.

The reasons for the appeal are as follows: The garage of the appellant is situated in the rear of 175 Neal Street, about 125', and wishes to have a sign which would be visible both from Neal and Congress Streets showing the kind of business conducted by the appellant.

PUBLIC HEARING ON THE APPEAL OF ANDERSON AND JOHNSTON

35/56

AT 177 NEAL STREET

November 15, 1935

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

Mr. A. E. Johnston appeared for Anderson and Johnston in support of the appeal as did Richard K. Gould, attorney, representing the Casco Bank and Trust Company who have an interest in the property and a lady, whose name was not secured, representing the owner. They all represented that this sign was necessary to maintain the business of the garage in that it indicated the approach of the garage which is not easily recognized by persons not acquainted with the situation.

Mr. Albert Hobbs represented the Portland Savings Bank, which owns or controls some property across the street from the sign in question. Mr. Hobbs stated that they were not strenuous opponents of the proposition but they did feel that perhaps an illuminated sign and surely a flashing sign in this location would be detrimental to their property.

Inspector of Buildings.

35/53

November 18, 1935

Anderson & Johnston,
177 Neal Street,
Portland, Maine.

Gentlemen:

With relation to your appeal filed with the Municipal Officers with regard to a sign which is already erected at 177 Neal Street, the Committee before which the hearing was held has asked me to give you its conclusion concerning the matter.

In the opinion of the Committee the advertising sign in connection with your garage is one problem of which the sign in question at 177 Neal Street is only one part, and this problem must be considered from the viewpoint of the best good of the entire neighborhood. Besides the sign on Neal Street which bears your name, you have three signs of about the same size, - one is flat against the building on Congress Street, another is touching another building on Congress Street but placed at an angle with the wall of the building, and the third is the sign in question under the appeal on Neal Street. This office has had objections raised to the second sign named, that one which stands at an angle with the building to which it is attached. The Committee believes that you have more signs than are necessary and that the one complained of is superfluous and more objectionable to the neighborhood than the sign for which you have appealed.

Under these circumstances if you will entirely remove the sign which is placed at an angle with the wall of the building on Congress Street and then come to this office and revise your appeal indicating that you will erect no more signs and that you will not illuminate the large sign on Neal Street, the Committee have indicated that they will consider favorable action upon your revised appeal at the Council meeting of December 4, 1935.

In other words if you go through with this plan and the revised appeal is finally sustained you would have one large sign flat against the wall of the building on Congress Street and one large sign where it is now located on Neal Street, this latter sign not to be illuminated in any way.

Please notify me as soon as convenient as to what you propose to do under these circumstances.

Very truly yours,

Inspector of Buildings

McD/H

25/56

Anderson and Johnston,
177 Neal Street,
Portland, Maine

Gentlemen:-

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 55, City Hall, Friday, November 15, 1935 at 11:00 o'clock in the forenoon upon your appeal with relation to the erection of an advertising sign at 177 Neal Street.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Philip J. Daering, Chairman

35/56

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at Room 35, City Hall, Friday, November 15, 1935 at 11:00 o'clock in the forenoon upon the appeal of Anderson and Johnston with relation to the erection of a detached advertising sign board about 5' x 11' at 177 Neal Street.

This advertising sign is not ordinarily permissible under the precise terms of the Zoning Ordinance in the Apartment House Zone where the property is located.

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

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Philip J. Deering, Chairman

File C-35-175-I

November 4, 1935

Anderson & Johnston,
177 Neal Street,
Portland, Maine.

Gentlemen:

I find that a sign about 5'x11' intended to advertise your garage has been erected at 177 Neal Street.

Unfortunately, this sign has been erected in an Apartment House Zone, where, under the Zoning Ordinance, such signs are not ordinarily permissible.

Under these circumstances it is necessary for me to require that you have the sign removed on or before November 8, 1935.

You do have under the Zoning Ordinance appeal rights concerning the sign, and under those rights, the Municipal Officers may grant special permission to erect and maintain this sign if they believe it to be for the public interest. If you desire to know more about this appeal proposition, it will be explained to you if you will get in touch with the undersigned sometime between the hours of one and three any day but Saturday at this office.

Very truly yours,

McD/H

Inspector of Buildings.



(A) APARTMENT HOUSE ZONE

Complaint No. C-85-175

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Date received November 4, 1935

Location 177-168 Neal Street

Ward 7

Owner's name and address Walter G. Kay, 749 Congress Street

Telephone _____

Tenant's name and address Anderson & Johnston, 177 Neal Street

Telephone _____

Use of building _____

General Description

Large sign 5' x 11' erected on Neal Street in Apartment House Zone

Complainant's name and address McD

Telephone _____

Conditions found _____

Action taken _____

INSPECTION COPY

(A) APARTMENT HOUSE ZONE

Ward 11 Complaint No. C-35-175

Location 177-183 Neal St.

Date Received 11/4/35

Date Disposed of

NOTES

11/5/35 - at hand
filed - dry-hand

Sustained Condition
12/4/35

175



Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the Inspector of Buildings: Portland, August 22, 1921. 192

The undersigned applies for a permit to alter the following described building:—

Location 175 Neal st., 52. Ward, 6 in fire-limits? no
 Name of Owner or Lessee, Seaman S Aldrich Address 231 Oxford st.
 " " Contractor, owner, " "
 " " Architect _____ " _____
 Material of Building is wooden Style of Roof, pitch Material of Roofing, shingles
 Size of Building is 60 ft. feet long; 50 ft. feet wide. No. of Stories, 2¹
 Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top
 Underpinning is brick is _____ inches thick; is _____ feet in height.
 Height of Building, 52 ft. Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th,
 What was Building last used for? dwelling No. of Families? 5
 What will Building now be used for? demolished

Descrip-
tion of
Present
Bldg.

DETAIL OF PROPOSED WORK

To demolish present building.
all to comply with the building ordinance.
 Estimated Cost \$ 350.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
 No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____
 Of what material will the Extension be built? _____ Foundation? _____
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inch
 How will the extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? _____ Proposed Foundations _____
 No. of feet high from level of ground to highest part of Roof to be? _____
 How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative: S. Seaman
 Address 231 Oxford St.

175 Neal St.

FINAL REPORT

.....102.....
Has the work been completed in accordance with
this application and plans filed and approved?

.....
Law been violated?.....Doc. No.....of 102.....

Nature of violation?.....

.....
.....
.....
.....
.....
.....
.....
.....
.....

PERMIT GRANTED

August 22, 1921.....102.....

Permit filled out by.....

Permit number.....

Location..... 175 Neal St.....

Violation removed, when?..... 192.....

Estimated cost of alterations, etc., \$.....

Inspector of Buildings