

ST. JAMES STREET 79-C-7

A.P.- 105 St. James St.

May 6, 1968

Maine State Builders, Inc.
181 Craigie Street
% Steven Skoolicas

cc to: P. S. Chick & Son
30 St. James Street

Dear Mr. Skoolicas:

Permit to construct 1-story concrete block addition 14' x 65' x 12' high on side of building at the above named location is being issued as per plans received with application and in compliance with Building Code and Zoning Ordinance restrictions as follows:

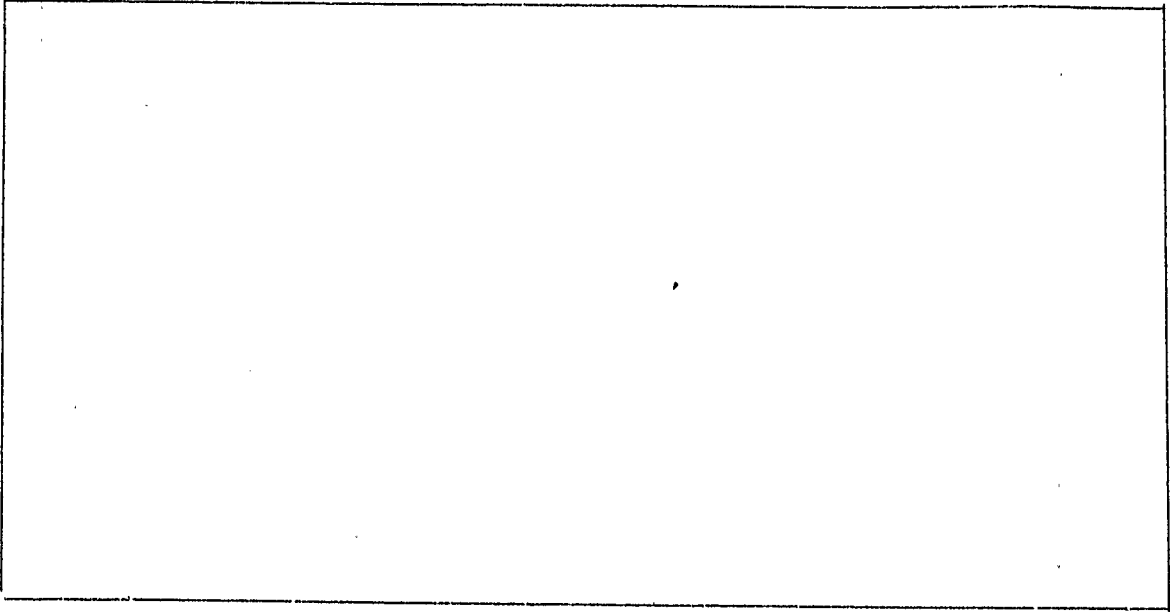
One row of cross-bridging or block bridging shall be installed at the mid-span of the roof rafters. Cross-bridging shall not be less than 2" x 3", nominal dimension, mitre cut and snugly driven with two nails at each end or metal bridging of equivalent stiffening capacity.

Block bridging shall: (a) be no less than two inches thick nominal dimension, (b) have a depth of no less than one inch less than the depth of the joists, and (c) be snugly fitted and well nailed.

Very truly yours,

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

AAS:m



1-275
gallon tank

~~ST JAMES ST~~



1-275 gallon tank



St. James St



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 21, 1966

PERMIT ISSUED 01084 OCT 24 1966 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 105 St. James St. Use of Building Warehouse No. Stories 1 Building Existing Name and address of owner of appliance P. H. Chick & Sons, 105 St. James St. Installer's name and address Easternoil & Equip. Co., 27 Portland St. Telephone

General Description of Work

To install oil-fired hot water boiler in place of gas-fired boiler; to install 3 oil-fired Unit Heaters in place of 3 gas-fired unit heaters.

IF HEATER, OR POWER BOILER

Location of appliance 1st floor Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 15' 30" U. Heaters From top of smoke pipe 13' From front of appliance 4' From sides or back of appliance 3' Size of chimney flue 7" boiler existing Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Sent to Fire Dept. 10/21/66 Rec'd from Fire Dept. 10/21/66

Name and type of burner American Standard & General Automatic Labeled by underwriters' laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top Type of floor beneath burner concrete Size of vent pipe 1 1/2" each Location of oil storage outside - above ground Number and capacity of tanks 2-275 gals Low water shut off xx Make No Will all tanks be more than five feet from any flame? yes How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Unit Heaters 15' above floor all connected to 7" flue existing (formerly used for gas burners) Metal vent flues

Amount of fee enclosed? 5.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

10/21/66 J.R. Green Fire Chief 10-24-66 O.K.

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

Easternoil & Equip. Co.

Signature of Installer By: Bernard F. Filson

NOTES

1	Fill Pipe	
2	Vent Pipe	
3	Kind of Heat	✓
4	Burner Rigidity & Supports	
5	Name & Label	
6	Spec: Control	
7	High Limit Control	
8	Remote Control	
9	Pip Ins Support & Height	
10	Valves of Control Line	
11	Control of Tanks	
12	Tank A	
13	Tank B	
14	Oil Control	
15	Intrinsic Safety	
16	Low Water Shut-off	

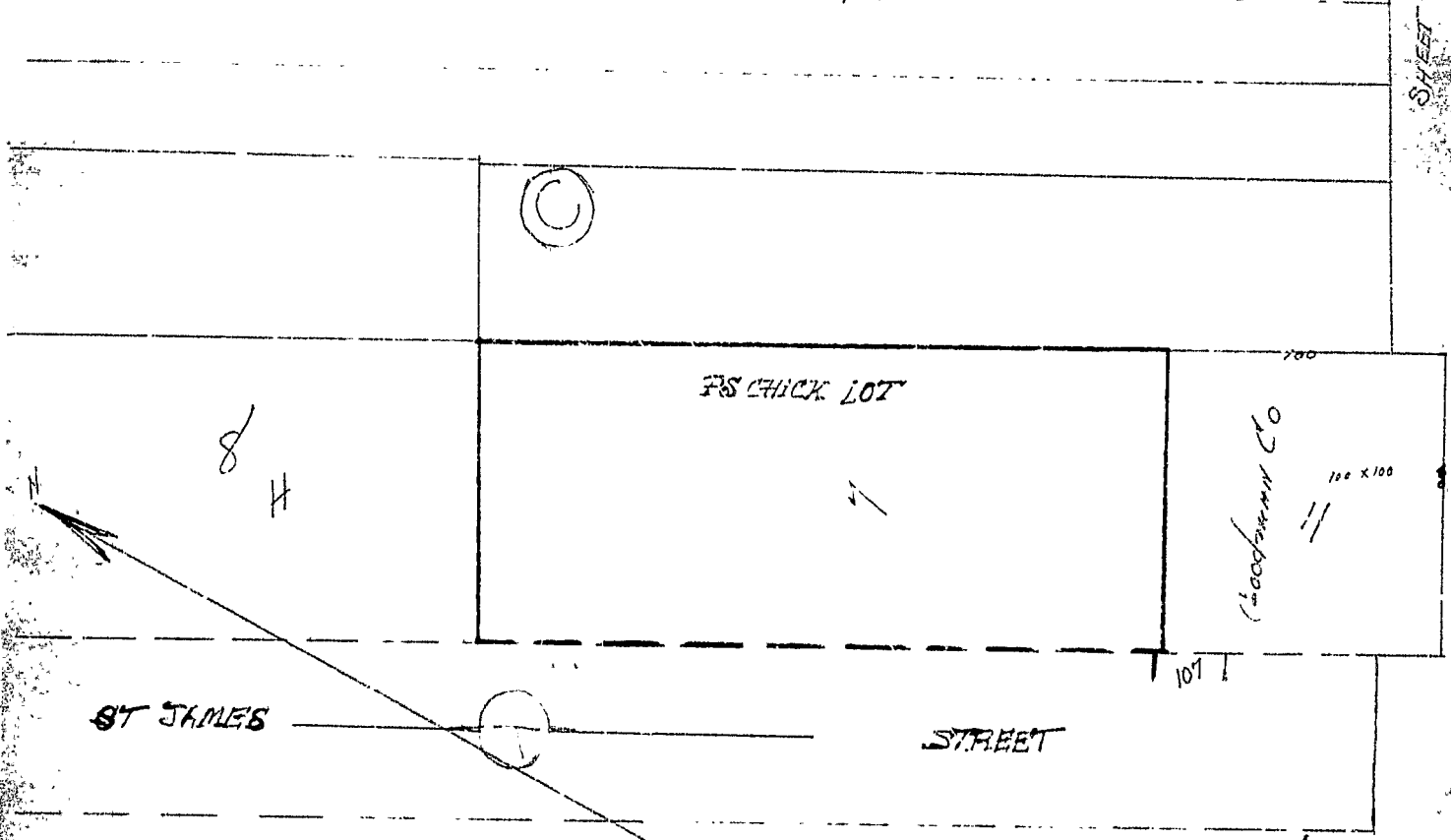
12-2-66 Completed

Permit No. 66/1084
 Location 105th Ave W
 Owner P. Chubb & Sons
 Date of permit 12/24/66
 Approved _____

PORTLAND

TERMINAL

SHEET 6



ST JAMES

STREET

107

3/4 city.

VIEW NORTH SIDE OF STREET

1/4 IN = 30 FEET
5/6/19

A.P.- 105 St. James St.

May 6, 1968

Maine State Builders, Inc.
181 Craigie Street
% Steven Skoolicas

cc to: P. S. Chick & Son
80 St. James Street

Dear Mr. Skoolicas:

Permit to construct 1-story concrete block addition 14' x 65' x 12' high on side of building at the above named location is being issued as per plans received with application and in compliance with Building Code and Zoning Ordinance restrictions as follows:

One row of cross-bridging or block bridging shall be installed at the mid-span of the roof rafters. Cross-bridging shall not be less than 1" x 3", nominal dimension, mitre cut and snugly driven with two nails at each end or metal bridging of equivalent stiffening capacity.

Block bridging shall: (a) be no less than two inches thick nominal dimension, (b) have a depth of no less than one inch less than the depth of the joists, and (c) be snugly fitted and well nailed.

Very truly yours,

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

AAS:m



I-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, April May 3, 1968

PERMIT ISSUED

MAY 7 1968 399

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 105 St. James St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address P.S. Chick & Son, 80 St. James St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Maine State Builders Inc 181 Craigie St. Telephone 773-3504
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Auto Parts & Storage Garage No. families _____
 Last use _____ " " _____ No. families _____
 Material conc. blk. No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 2,000 Fee \$ 6.00

General Description of New Work

To construct 1-story concrete block addition 14' x 65' x 12' high on side of building as per plan.

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** _____ contractor

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? 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 concrete at least 4' below grade 10" Thickness, top _____ bottom 10" 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

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:

0.4-51614x- all with

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

P.S. Chick & Son
Maine State Builders Inc.

Signature of owner: [Signature]

INSPECTION COPY

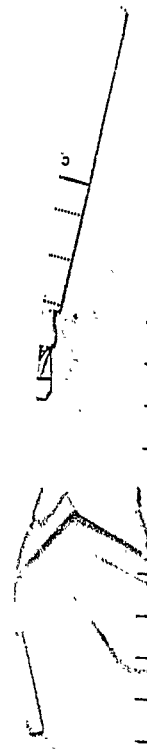
[Handwritten mark]

NOTES

5-29-68 Not started *JAD*

7-17-68 Forms OK
to pour *JAD*

8-5-68 Completed *JAD*



Permit No. 68/399
 Location 105th Street
 Owner J.M. Miller & Son
 Date of permit 7/1/68
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

A large section of the page consisting of numerous horizontal lines, intended for additional notes or a detailed log. The lines are mostly blank, with a large, faint scribble or signature overlapping the top portion of this section.

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55320

Issued 10/20/66

Portland, Maine Oct 20, 1966

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address O. S. Leitch & Sons Tel. _____

Contractor's Name and Address Coastal Oil & Equip Co Tel. 773-6495

Location 105 St James St Use of Building Warehouse

Number of Families _____ Apartments _____ Stores _____ Number of Stories 1

Description of Wiring: New Work _____ Additions _____ Alterations _____

Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____

No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____

FIXTURES: No. _____ Light Switches _____ Fluor. or Strip Lighting (No. feet) _____

SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____

METERS: Relocated _____ Added _____ Total No. Meters _____

MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____

HEATING UNITS: Domestic (Oil) No. Motors 5 Phase 1 H.P. 1/6

Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____

Electric Heat (No. of Rooms) _____

APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____

Elec. Heaters _____ Watts _____

Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____

Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____

Will commence _____ 19____ Ready to cover in _____ 19____ Inspection _____ 19____

Amount of Fee \$ 2.00

Signed Coastal Oil & Equip Co

DO NOT WRITE BELOW THIS LINE

SERVICE _____ METER _____ GROUND _____

VISITS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____

REMARKS:

INSPECTED BY J. W. Fisher
(OVER)

LOCATION ST. James ST 105

INSPECTION DATE 11/14/66

WORK COMPLETED 11/14/66

TOTAL NO. INSPECTIONS 1

REMARKS:

210
30
1200
3
1600

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	(including switches) \$ 2.00
31 to 60 Outlets	(including switches) 3.00
Over 60 Outlets, each Outlet	(including switches) .05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit	1.59
TEMPORARY WORK (limited to 6 months from date of permit)	
Service, Single Phase	1.00
Service, Three Phase	2.00
Wiring, 150' Outlets	1.00
Wiring, each additional outlet over 50 Circuits, Carnivals, Fairs, etc.	.02
MISCELLANEOUS	
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT,

Portland, Maine, Oct. 14, 1957

RECEIVED 01596 OCT 15 1957 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location St. James St. (79-C-7) Use of Building Warehouse No. Stories 1 New Building "Existing" Name and address of owner of appliance P.S. Shick & Son, 34 Portland St. Installer's name and address Portland Gas Light Company, 5 Temple St. Telephone 2-8321

General Description of Work

To install (1) GKWE National US hot water boiler with baseboard radiation and (3) model USF 175 Reznor Unit heaters.

Boiler-first FIRE HEATER, OR POWER BOILER

Location of appliance Unit heaters Any burnable material in floor surface or beneath? none If so, how protected? suspended from ceiling Kind of fuel? gas Minimum distance to burnable material, from top of appliance or casing top of furnace 14" From top of smoke pipe going thru roof with type "B" gas vent (metalbestos) From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue Other connections to same flue If gas fired, how vented? thru roof Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? YES

IF OIL BURNER

Permit Issued with Letter

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

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Heaters are equipped with device which will automatically shut off all gas supply in case pilot flame is extinguished.

Amount of fee enclosed? \$2.50 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 10-19-57 MJC

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

Portland Gas Light Co.

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by: Guy H. Spurling Jr.

F.M.

NOTES

10-24-57 Not started *NE*

11-1-57 *5 4* *DP*

11-26-57 Completed *NE*

X

Approved

Date of permit 10/15/57

Owner *D. J. White & Son*

Location *W. 1st St. (99.07)*

Permit No. *57/1596*

October 15, 1957

80 St. James Street - Assrs. Lot 79-C-7

Portland Gas Light Company
5 Temple Street

Mr. P. E. Chick & Son
34 Portland Street

Gentlemen:

In connection with venting of the gas-fired appliances at the above location, it is to be borne in mind that any combination of appliances connected to a single type "B" vent must not exceed flue-gas temperature of 550°, otherwise the type "B" vent is not allowable.

Also, at least an inch clearance is required by the type "B" vent and burnable material. It is necessary that the type "B" vent be used at every point outside of the room in which the appliance it vents, is located.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD:K

Enc: Portland Gas Company
Permit card and copy of application



1-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure 2nd Class

Portland, Maine, June 21, 1957

00991
JUL 16 1957

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 St. James St. (79-C-7) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address P.S. Chick & Son, 34 Portland St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Wiley Construction Co., Scarborough MA. Telephone TU-3-4883
 Architect _____ Specifications yes Plans yes No. of sheets 5
 Proposed use of building Warehouse and sales room (WHOLESALE AUTO SUPPLIES) No. families _____
 Last use _____ No. families _____
 Material cinder block No. stories 1 Heat gas Style of roof flat Roofing Asphalt
 Other buildings on same lot none
 Estimated cost \$ 42,000 Fee \$ 42.00

General Description of New Work

To construct warehouse and sales room 65' x 140' 1-story high as per plans.

Permit Issued with Letter

7/12/57

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 contractor

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? No If not, what is proposed for sewage? SEPTIC TANK
 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 concrete at least 4' below grade Thickness, top 12" bottom 12" cellar no
 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? _____
 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:

with letter by ajs

Miscellaneous

Will work require disturbing of any trees 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
 P.S. Chick & Son
 Wiley Construction Co.

Signature of owner by: *Raymond E. Wiley*

NOTES

- 7-30-57 Drilling ledge
half the area
along tracks. *ME*
- 8-8-57 Footings
poured - No insp
off ledge. *ME*
- 8-14-57 Bldg set 25 ft
back from St. James St
ME
- 8-22-57 Foundation
Completed - Grading
ME
- 9-9-57 Walls well
along. *ME*
- 9-21-57 Planes of Eings
to design bearing
plates for each
main steel Roof Beam
- 9-26-57 Steel Bearing
plates 6" x 18" x 3/4"
put under beam
ME
- 10-24-57 Not ready
for final
Parking & loading not graded
No heating system
No office partitions
South wall not closed
- 10/25/57
Permit C.O. by
Ritter - V.M.D.
- 10-1-57 Framing
going in for offices
ME
- 11-4-57 Needs firestop
bearing over bearing
office partitions *ME*
- 11-5-57 Left Green Tag
to close in offices
ME
- 11-26-57 Completed
ME

Permit No.	571
Location	St. James St.
Order	Check of plan
Date of permit	7/16/57
Notif. closing-in	
Inspn. closing-in	
Final Notif.	10/23/57
Final Inspn.	
Cert. of Occupancy issued	11/26/57
Staking Out Notice	
Form Check Notice	11/15/57

9-2-57
 9-3-57
 9-7-57
 9-14-57

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to P. S. Chick & Son

LOCATION 80 St. James Street (Assessors Lot 79-c-17)

Date of Issue November 26, 1957

This is to certify that the building, premises, or part thereof, at the above location, built—~~erected~~
—changed as to use under Building Permit No. 57/991, 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

Entire building
Premises

Limiting Conditions:

APPROVED OCCUPANCY

Warehouse and office for wholesale
Auto Supplies, parking and loading
as indicated on plot plan dated
6/26/57

Zoning Appeal granted 7/12/57

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F. Cartwright
Inspector

W. W. ...
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.

October 25, 1957

BF- 60 St. James Street-Agurs.Lot 79-C-7

F. J. Chick & Son
34 Portland Street

cc to: Wiley Construction Company
Scarboro, Maine
Engineering Services, Inc.
84 1/2 Stevens Avenue

Gentlemen:

This letter may be considered as a temporary Certificate of Occupancy so that you may use certain parts of the building as you desire for storage only, thus to accommodate your need for moving your stock from the Portland Street storage building.

When all features controlled by the Building Code, and when the off-street parking, the off-street loading arrangements have been completed please notify this office for final inspection, whereupon, if found in order the final Certificate of Occupancy covering the entire premises will be issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcM:K

37203

July 16, 1957

App. - St. James Street (Assessors' Lot No. 79-C-7)

Copies to P. S. Chick & Son
34 Portland Street
Engineering Services, Inc.
644 Stevens Avenue

Wiley Construction Co.
Scarborough, Maine

Gentlemen:-

The appeal under the Zoning Ordinance having been sustained, building permit for construction of a one story masonry building for warehouse and sales room at the above named location is issued herewith based on plans filed with application for permit, but subject to the condition that before notification is given for check of forms and location prior to pouring of concrete for foundation walls confirmation is to be given this office that the following details are to be cared for as outlined below or in such a manner as to provide compliance with Building Code requirements:-

1. If there will ever be more than 20 people in the building at any one time, vestibule latchesets are required on front entrance and side exit doors and an exit sign is required over side exit door.

2. Wherever wood strapping is to be used on inside of masonry walls for attachment of wall covering, incombustible fire-stopping is to be provided between strapping at ceiling level.

3. What is material and spacing of bridging for long span joists to be? *3 rows 1 1/4 x 1 1/4 x 1/8*

4. What make of metal roof decking is to be used? From any data we have available it appears that decking of the depth and weight indicated will need to be continuous over three spans in order to figure out on the 7-foot spacing of joists indicated. Is this to be the case? *mesh 20 gauge / labor over 3 spans*

5. How is anchorage to be provided from masonry walls to steel joists where they run parallel to wall? *flat bar anchor at each row of bridging*

A separate permit issuable only to the actual installer is required for the installation of the heating equipment. The usual "closing-in" inspection is required before lath or wall board is applied to walls, partitions or ceilings. A certificate of occupancy is required from this department before the building is put into use.

Both the Zoning Ordinance and the Building Code have many regulations relating to signs, which must be followed whether or not they are of a type requiring a permit. The revised Zoning Ordinance has many restrictions in addition to those in the former ordinance. Therefore, it is important and necessary that before any signs are erected, or even before they are constructed, inquiry be made

100

Wiley Construction Co. - - - - #2

July 16, 1957

at this office as to requirements applying to them.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/R

City of Portland, Maine
Board of Appeals
—ZONING—

Granted 5/16/61
7/12/57

To the Board of Appeals:

June 26, 1957

Your appellant, P. S. Chick & Son, Inc., are owners of property at St. James St. (Assessors' Lot No. 795) respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section ~~XXXXXX~~ of said Zoning Ordinance.

Building permit for a warehouse and wholesale sales building is not issuable under the Zoning Ordinance because the wholesale business proposed there is not included in the list of allowable uses in the I2 Industrial Zone where the property is located, according to Section 12A of the Ordinance; and because the depth of rear yard would be 10 feet instead of the 20 feet required according to Section 12C4 of the Ordinance; and because the location of the loading platform is in the front of the building where the requirements of Section 15 of the Ordinance would not be met in that the loading bay, 45 feet long, would project beyond the street line of St. James St.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

P. S. Chick & Son, Inc.

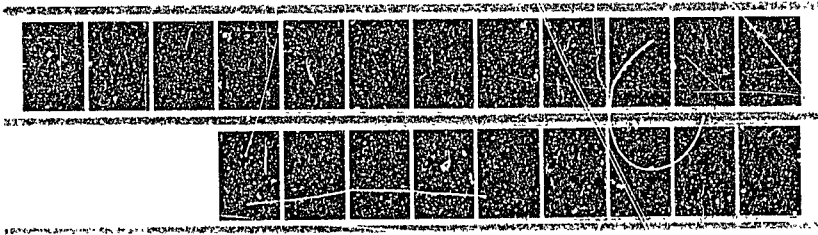
By: Raymond L. Chick
Appellant's Treasurer

After public hearing held on the 12 day of July, 1957, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

James B. O'Keefe
J. H. Clark
W. G. Curtis
James L. Curtis
James L. Curtis
BOARD OF APPEALS

115 - 119 79 - C _ 7 ST JAMES ST.



115 - 119 79 - C _ 7 ST JAMES ST.

115 - 119 79 - C _ 7 ST JAMES ST.

115 - 119 79 - C _ 7 ST JAMES ST.

115 - 119 ST. JAMES ST.



115-119 St. James Street

April 6, 1979

Steven Skoolicas
181 Craigie Street
Portland, Maine

Dear Mr. Skoolicas:

60' x 72'
MINIMUM
Building Permit and Certificate of Occupancy to construct a
67'x72' masonry building, at the above named location, are
not issuable under the Zoning Ordinance for the following
reasons:

- REASON*
8' 3"
1. The distance between the left side of the building, and
the lot line will be about 7' rather than the 14'8"
minimum required, and the right side yard will be about
3' rather than the 14'8" minimum required by Section
602.12.C.1.
2. The distance between the proposed building, and the rear
lot line will be about 3' rather than the 14'8" minimum
required by Section 602.12.C.4 of the Ordinance applying
to the I-2 Industrial Zone in which this property is
located.

We understand that you would like to exercise your appeal
rights in this matter. Accordingly, you or your authorized
representative should come to this office, Room 113, City
Hall, to file the appeal on forms which are available here.
A fee of \$25.00 for a Space and Bulk Appeal shall be paid at
this office at the time the appeal is filed. If fee has
been paid, and appeal filed prior to this letter, then con-
sider this letter as a matter of formality. Section
602.24.C.3.b.1.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r

- 115-119 St. James Street



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Aug. 1, 19 79
 Receipt and Permit number A 28901

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: 115-119 St. James Street
 OWNER'S NAME: ~~Loing Acoustics~~ ADDRESS: same
Loing Acoustics

OUTLETS:	FEES
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	<u>3.00</u>
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. _____	
SERVICES:	
Overhead <u>X</u> Underground _____ Temporary _____ TOTAL amperes <u>100</u>	<u>3.00</u>
METERS: (number of) <u>1</u>	<u>.50</u>
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 Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:
 TOTAL AMOUNT DUE: 6.50

INSPECTION:
 Will be ready on ready, 19 79; or Will Call _____
 CONTRACTOR'S NAME: Charles Masteroluca
 ADDRESS: 168 Veranda St.
 TEL.: 775-2760
 MASTER LICENSE NO.: 2387 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

171

Applicant Steven Skoolicas
 Mailing Address 181 Craigie St.
warehouse
 Proposed Use of Site 7700 sq. fr. / 4824 sq. ft.
 Acreage of Site / Ground Floor Coverage _____

Date 4-5-79
 Address of Proposed Site 115-119 St. James St.
79-C-12
 Site Identifier(s) from Assessors Maps I-2
 Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 1
 Total Floor Area _____

Other Comments: _____
 Date Dept. Review Due: 4-10-79

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation SIDE & REAR LOT LINES

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	90 FT. SETBACK AREA (SEL. 24)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES	✓	✓			✓				✓	✓	✓						✓	✓	
COMPLIES CONDITIONALLY							✓	✓											CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT — ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant: Steven Shalibart
 Mailing Address: 181 Franklin St.
 Proposed Use of Site: 7700 sq. ft. /
 Acreage of Site: 7700 sq. ft. / Ground Floor Coverage
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: 4-16-79

Date: 4-17-79
 Address of Proposed Site: 79-C-13
 Site Identifier(s) from Assessors Maps: _____
 Zoning of Proposed Site: _____
 Proposed Number of Floors: 1
 Total Floor Area: _____

FIRE DEPARTMENT REVIEW

4-17-79
 (Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	✓	✓	✓		✓		✓	
APPROVED CONDITIONALLY								
DISAPPROVED								

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

James P. Collins

 (SIGNATURE OF REVIEWING STAFF/DATE)

FIRE DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

171

Steven Skolicas

4-5-79
Date

Applicant: _____

Mailing Address: 181 Granite St.

115-119 St. Lawrence St.
Address of Proposed Site

warehouse

79-C-12
Site Identifier(s) from Assessors Maps

Proposed Use of Site: _____

1-2
Zoning of Proposed Site

Acreage of Site: 1.0824 sq. ft.

Ground Floor Coverage _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: 4-10-79

PUBLIC WORKS DEPARTMENT REVIEW

APRIL 6, 1979
(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY												✓			
DISAPPROVED															

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: sewers - to meet plumbing code

(Attach Separate Sheet if Necessary)

John P. Royce 4-6-79
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

S:
S:
F:

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

171

Applicant: Steven Skoolicas
 Mailing Address: 181 Orange St.
 Proposed Use of Site: warehouse
 Acreage of Site: 7700 sq. ft. / 4824 sq. ft. Ground Floor Coverage
 Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: 4-10-79

Date: 4-5-79
 Address of Proposed Site: 115-119 St. James St.
 Site Identifier(s) from Assessors Maps: 79-C-12
 Zoning of Proposed Site: I-2
 Proposed Number of Floors: 1
 Total Floor Area: _____

PUBLIC WORKS DEPARTMENT REVIEW

APRIL 6, 1979
 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
APPROVED CONDITIONALLY												✓				CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: Sewers - to meet plumbing code

(Attach Separate Sheet if Necessary)

John P. Rogers 4-6-79
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Applicant _____ Date _____
 Mailing Address _____ Address of Proposed Site _____
 Proposed Use of Site _____ Site Identifier(s) from Assessors Maps _____
 Acreage of Site / Ground Floor Coverage _____ Zoning of Proposed Site _____
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: 4-10-79

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval; Review Initiated
 Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY								✓				
DISAPPROVED												

REASONS: CONDITIONAL UPON FAVORABLE ACTION BY ZONING BOARD OF APPEALS.

(Attach Separate Sheet if Necessary)

Donald E. Olsen 5/7/79
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

May 7, 1979

Steven Skoolicas
181 Craigie Street
Portland, Maine

Re: 115-119 St. James Street

Dear Mr. Skoolicas:

Following is the decision of the Board of Appeals regarding your petition to permit construction of a 67'x72' masonry bldg. Please note that your appeal was granted with the conditions the building will be 62'x72', and the right side yard will be 8' rather than 3'.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/r



APPLICATION FOR PERMIT

PERMIT ISSUED

MAY 8 1979

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

000326

ZONING LOCATION I-2 PORTLAND, MAINE, April 5, 1979

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 115-119 St. James Street Fire District #1 [], #2 []
1. Owner's name and address Steven Skoolicas - 181 Craigie St. Telephone 773-5504
2. Lessee's name and address Telephone
3. Contractor's name and address Maine State Builders - same Telephone same
4. Architect Specifications Plans No. of sheets
Proposed use of building warehouse for Bldgs. No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 38,000 Fee \$ 172.00
25.00 appeal fee
4-5-79

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

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

To construct 1 story warehouse, 72 x 57, as per plans. 4 sheets of plans.

63' AMENDED up permit. Mr. Skoolicas will pick up Stamp of Special Conditions

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal sustained conditionally 5-3-79

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 lanc? 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: O.K. A.P.P.E.R.L.E.R.
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 Steven Skoolicas Phone # same

Type Name of above Steven Skoolicas 1 [] 2 [] 3 [] 4 []

Other and Address

NOTES

6-5-79 HAS PEPDS IN THE DODGE -
NO FORMS YET - W

6-6-79 FORMS ARE BEING CREATED -
WORKING ON DODGE - WILL REMOVE
PUBBL FROM DODGE BEFORE POURING
1st LINES OK - W

6-22-79 Masonry NEAR COMPLETION -
NO ROOF SYSTEM YET - W

7-11-79 BOY FENCES ARE UP (Airt Roof)
HASNT Poured floor yet - W

7-25-79 Couldn't get
in - No one working - W

7-30-79 Got inside &
spoke with owner - is
moving his stock in - floor
is poured & structural part
Near completion - NO

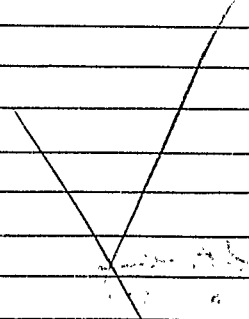
electricity yet - to be started
shortly - W

8-21-79 - HAS elec + poured
floor up to plate - but
couldn't get in for 2 hrs?
resp - W

10-19-79 SAME NO CIG
until final resp - W

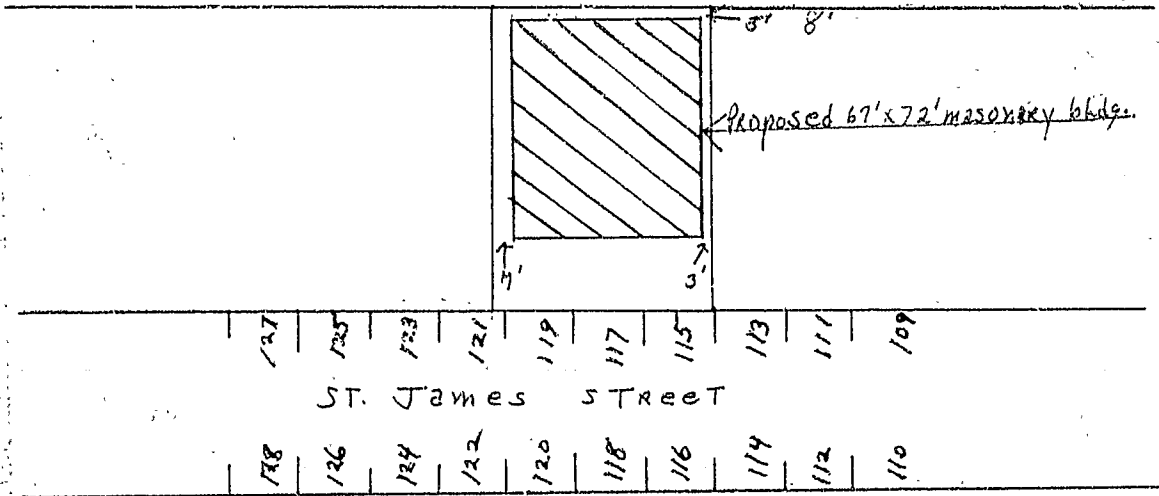
Permit No. 79/326
 Location 115-119
 Owner *[Signature]*
 Date of permit 4-5-79
 Approved *[Signature]*

[Handwritten notes in margin]
 115-119
 In
 115-119
 115-119



115-119 ST. James STREET (79-c-12)

Random Map # 87



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
DEWEY MARTIN

115 St. James St.

April 13, 1990

Mr. Neal K. Stillman, Attorney
97a Exchange Street
Portland, Maine 04101

Dear Mr. Stillman:

At the meeting of the Board of Appeals on Thursday evening, April 12th, 1990, the Board voted by a unanimous vote of six members present and voting to deny the application for a space and bulk variance for the front yard setback for the building belonging to Loring Acoustics, Inc. at 115 St. James Street in the I-2 Industrial Zone.

The purpose of this letter is to notify you of the Board's decision and to forward to you for your records and those of your client a copy of the Board's decision concerning this application for a variance.

The Board received a memorandum from Public Works to the effect that the first nine (9) feet beyond the curb belong to the City of Portland as the City's sidewalk reservation area. This would reduce the area in front that was indicated as available for offstreet parking. The Board found that the land can yield a reasonable return without the granting of a variance for the proposed two story office addition, that the granting of a variance would alter the essential character of the locality, and that the hardship may be considered a result of action taken by the applicant or a prior owner.

A copy of the Board's decision is enclosed.

Sincerely,

Warren J. Turner
Warren J. Turner
Administrative Assistant

Enclosure: Copy of the Board's Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
P. Samuel Hoffses, Chief, Inspection Services
William D. Giroux, Zoning Enforcement Officer
Kathleen Lowe, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel