

R-5 Zone



CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

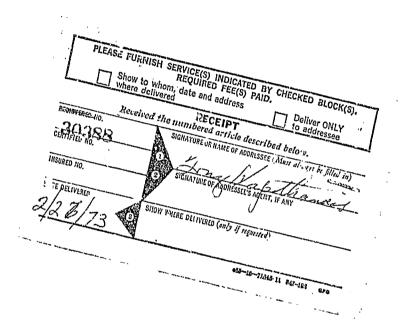
COMPLAINT

INSPECTION COPY
COMPLAINT NO. 73/2

Date Received Jan. 29, 1973

Location 18 Ashmont St. Use	of Building Garage
Location	Telephone
Owner's name and address K-Bros. same	Telephone
Tenant's name and address	5 and 9
Complainant's name and address Ralph Burrill-17 Line	den St. Insphere
Description: Several used and junk cars on pro	MISSES SOKS MAP-126:
	712
NOTES: 6 finite cars - grave years	frais on their judes up
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2/15/73 Alconding to ask	ephora man 126 - 1120
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by the city of fortland	<u>i</u> <u>Q</u>
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Feb-21/73 - Cottlecke	that the hoodself
Counsel and fullete	E UBLES TIPE AFTER
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	Value \$ Aut Special belivery \$
	Reg. Fee \$ G Return
	Handling Restricted Delivery
	Postage \$ AIRMAIL
	FROM MAILING OFFICE
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	- Lept 141-7 - Wipoc
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FROM THE DESK OF ROBERT LOVELL BROWN



reg. mail

18 Ashmont Street

Feb. 21, 1973

K Brothers 18 Ashmont Street

It has come to the attention of this department that you are storing junk dilapidated vehicles and parts of, on this property.

This is a violation of the City Ordinance, Sec. 602.7A, and the State Ordinance, Sec. 2451 to 2458 of Chapter 215.

I must reiterate the absolute necessity of removing and avoiding this condition now and in the future, illiminating our constant reminders to you of this violation.

should this condition continue in the fiture, it will be necessary for this department to initiate legal action that could result in fines of \$50.00 or more per day for each day could result in fines of the you to have then March 11th of the violation. It is required for you to have then March 11th corrected immediately, within ten days, not later than become 1973, so that further action by this department will not become necessary.

Very truly yours,

Hugh Irving Inspector

HI:M



CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING It. PECTION

COMPLAINT

FILE COPY
CCMPLAINT NO Date Received Jan 29/15
Location 18 Thompson St Use of Building
Owner's name and address 6-151203-9867124 Telephone
Tenant's name and address
Tenant's name and address Layer Turking This Telephone 175 - 9789
Description: Tech Cario.
NOTES: 2/14/7.3
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License 2550

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

		AA 11 @9
		57255
	Perm	it No. 7.3.36
	Issue	d 10/11/68
rn	Portland, Maine Got.	
To the City Electrician, Portland, Maine:		, 19 <i>6 &</i>
The undersigned hereby applies for a perr tric current, in accordance with the laws of M and the following specifications:	3 manage	or the City of Portland,
(This form must be complete,	ly filled out - Minimum r	41.0
	47.7 V	
Contractor's Name and Address Rev	clared Conquette	Tel
Number of Families Apartments	Use of Building	
Description of Wiring: New Work	Azlelie!	r of Stories
Pipe Cable Motel Mark		,
No. Light Outlets Plage	BX Cable Plug Moldin	ig (No. of feet)
- 14g3		g Circuits
TIM UKES: No. 20	Fluor, or Strip Lighting	~ (Man Communication)
SERVICE: Pipe Cable Und	derground No. of Wire	
ME ERS: Relocated Added	The state of the s	OILC ,
MOTORS: Number Phase H P.	Total No. M	eters
HEATING UNITS.	No. 34	Starter
Com I I		H.P.
Electric Heat (No. of Room	No. Motors Phase	H.P
APPLIANCES: No Dames	ins)	
Elec Heaters Watts	. Brand Feeds (Size	and No.)
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Mis-clianeous Watts	Extra Cabinets or	Panala
Transformers Air Conditioners (No.	T1 **	•
Will commence 19 Ready to cov	3 (110	
Amount of Fee \$ 3.	Horne as &	7' '' Z. 1 '
	Signed a ser conce	Daguette
DO NOT WRITE E	ELOW THIS LINE	
SERVICE METER		
VISITS: 1 2 3	GROUND	
7	4 . 5	6
REMARKS:	16 . 11	12
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	J7	<i>-11</i> ~
LE 203	NSPECTED BY	Helina

LOCATION ASL MONT ST 18
INSPECTION DATE COLOLIC ST
WORK COMPLETED COLOLIC ST
FOTAL NO. INSPECTIONS
REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

viring		\$ 2.00
1 to 30 Outlets		3.00
1 to 30 Outlets		.05
Over 60 Outlets, each Outlet	C. Ducreycent lighting or	
any type of plug molding will be class	ised as one outlery.	
		2.00
SERVICES		4.60
Single Phase		4,00
Three Phase		
MOTORS		3.00
Not exceeding 50 H.P.		4.00
Over 50 H.P.	•	
HEATING UNITS		2 00
Domestic (Oil)		00
ainl (Oil)		,
Electric Heat (Each Room)		
APPLIANCES Ranges, Cooking Tops, Ovens, W	Inter Heaters, Disposals, Buil	t-in
Ranges, Cooking Tops, Ovens, W	anent built-in appliance — e	ach
Ranges, Cooking Tops, Ovens, W Dishwashers, Dryers, and any perm	lanche ba seem 11	. 1.50
Dishwashers, Dryers, and any perm unit	• • • •	
	and the second of the second o	2.00
Temporary Service, Single Phase Temporary Service, Three Phase		10.0
Temporary Service, Three Phase Circuses, Carnivals, Fairs, etc.		. 1.0
		1.0
Meters, relocate Distribution Cabinet or Panel, per	unit	2.0
		2.0
Air Conditioners, per unit	•	2.0
Signs, per unit		
ADDITIONS		1.6
5 Outlets, or less Over 5 Outlets, Regular Wiring R	s tes	
Over 5 Outlets, Regular Wiring R		

Our Land real ranks

1/10/56 How gerned for tanks & a. to current york seed Proposed Street



Class of Building or Type of Structure Building Structure Bu		TON FOR PERMIT	
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Signature of owner by: Dawn M. Childs		observed: VankeDistbibutors,	Inc.
Signature of owner by: Dawn n. Child		Cumberland & Tolk	***************************************
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Signature of Clease in man Cle	<u> </u>	- June of owner by: Warn	· .
		Signature of Cleasting	·In

AP 18 Ashmont St.—Change of use to general warehouse for wholesaling of toys, sporting goods, wheel goods, and housewares and proposed zoning appearelating thereto

December 13, 1955

Dana W. Childs, Esq., 646 Forest Ave.

Copy to Corporation Counsel

Dear Mr. Childs,

Building permit intended to authorize change of use of the building at 18 Ashmont St. from the non-conforming use for storage, of Mee and general headquarters of wholesale business of distribution of malt beverages granted by appeal sustained conditionally by the Board of Appeals on April 15, 1949, to use for general werehouse for wholesaling of toys, sporting goods, wheel goods, and housewares is not issuable under the Zoning Ordinance because the property is located in a Limited Business Zone where, recording to Section 5A of the Ordinance a wholesale business is not allowable.

You have indicated the desire of the owners, Cumberland & York Distributors, Inc., to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure. If consideration by the Board is desired at the earliest possible date, the appeal should be filed at the office of Corporation Counsel before the close of tusiness on Thursday, December 14.

Very truly yours,

WMcD/B

Warren McDonald Inspector of Buildings

Enc: Outline of appeal procedure

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Antes Is notuneth the

70v. 6, 1967

to ter Corporation Counsel

Kelvin L. Stone 440 Ferest Arame

Joseph Hamilton 47 Milia Stract

(ientlemen:

The State of the S

In processing your perkit application to change use of the building at the above location from a used furniture store to a dames building at the above location from a used furniture of the desired section of the location o hall (major assembly hall) we find several including Code deficiencies. chould the zoning ordinance appeal for which you have applied for be mount the zoning ordinance appear for which you have applied for be matained, the fullding Gode deficiencies would need to be corrected before this use could be allowed.

one of the major descrapancies is that a 2-hour fire rated wall and parapet would be needed wherever this building is closer than 5 feet to the lot lines. This in essence would mean mesonry walls being provided at these locations.

Other requirements such as adequate tollet rooms properly vented, proper door burdware and mouns of egrees would need to be provided.

Should you decide to so shead with this project then building plans would need to be provided to show those necessary alterations.

yery truly yours,

Gerald E. Repberry Director milding & Amopsulation dervices



APPLICATION FOR PERMIT

- A Commence of the Commence o

Class of Building or Type of Structure Metal
October 30, 1967

TATIS 98	Portland, Maine, October		
THE PROPERTY OF BILL	TARICE POPTIAND MAINE		huilding structure equipment
the INSPECTOR OF BOL	LDINGS, PORTIMILE) Applies for a permit to erect alter repair The State of Maine, the Building Code therewith and the following specification	demolish install the following	City of Portland, plans and
accordance with the Laws of	the State of Maine, the Building Code	ns:	
ecifications, if any, submitted	the State of Maine, the Ditter of the herewith and the following specification reet Joseph Hamilton, 47 Hillis	Within Fire Limits?	Dist. No
			Telephone 4567
essee's name and address	Joseph Hamilton, 47 Hillis Alix Melvin I. Stone, 440 I		Telephone
ontractor's name and addre	Specification Dancing (Assembly	ons Plansno	No. of sheets
rchitect	Design (Assembly	Hall)	No. families
Vaterial_metalNo. st	Sale of used furnit ories l Heat St	The second secon	and a state of the
Other buildings on same lot	and the second s		Fee \$
Estimated cost \$	General Description	of New Work	
	General Depart		
	building from used furnitu	Dames Wall	(Assembly Hall)
and the state of t	building from used furnitu	re shop to Dance has	-
To Change use ''	0		
This application	is preliminary to get settlis sustained the applicant and pay legal fee.	led the question of a will furnish complete	zoning appeal. In the te information,
event the appeal	is sustained the opposit and pay legal fee.		
give estimated c	OSC alla post and		-1 /
	, .	/ 13.#	cry freet Clase.
6 1	110. A Seles	for Dune Wish is to	be taken out separately by and in
11/67 = () there	A BUILDIUM IN A	Line abborotus willen to to	OC TOROGO
	Land does not include installation of	enting appointment	
It is understood that this p	ernfu does not include installation of the ractor. PERIVIT TO BE ISSUE	D TO Melvin Stone	
It is understood that this p the name of the heating con	pholication felled from does not include installation of he ractor. PERMIT TO BE ISSUE	D TO Helvin Stone	yes
the name of	Details of N	New V. ork s any electrical work involve	ed in this work? yes
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ES na na

A.T. 18 Ashmont ot.

Nov. 6, 1967

Melvin L. Stone 440 Forest Avenue

cc to: Corporation Counsel

Joseph Hamilton 47 Hillis Jorect

Centlomen:

In processing your permit application to change use of the building at the above location from a used furniture store to a dance hall (major assembly hall) we find several building Code deficiencies. Should the soning ordinance appeal for which you have applied for be custained, the building Code deficiencies would need to be corrected before this use could be allowed.

One of the major discrepancies is that a 2-hour fire reted wall and parapet would be needed wherever this building is closer than 5 feet to the lot lines. This in essence would mean masonry walls being provided at these locations.

Other requirements such as adequate toilet rooms properly vented, proper door hardware and means of agrees would need to be provided.

Should you decide to go shead with this project then building plans would need to be provided to show these necessary alterations.

Very truly yours,

Gerald L. Flyberry Exector building & Inspection Services

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(COPY)



CITY OF PORTLAND, MAINE Department of Building Inspection

Certificate of Occupancy LOCATION #18 Ashmont St.

sued to Joseph Hamilton

Date of Issue March 4, 1.968

This is to certify that the building, premises, or part thereof, at the above location, built—altered —changed as to use under Building Permit No. 68/158, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Washing and waxing of motor vehicles.

Limiting Conditions:

All work on wehteles to be done completely within the building.

This certificate supersedes certificate issued

Approved:

3/4/4x...(Date)

Inspector of Buildings

Imprisor of Dutaings

Notice: This certificate identifies lawful use of building or premises, and o ight to be transferred from

Owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

36 B.12. (583 SOM



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class Portland, Maine, February 27, 1968

MAR 4 1968 158 CITY of PORTLAND

PERMIT ISSUED

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE The undersigned hereby applies for a permit to erect alter repair demolish instance accordance with the Laws of the State of Maine, the Building Code and Zoning (in accordance with the Laws of the State of Maine, the Building Code and Zoning (in accordance with the Laws of the State of Maine, the	all the following building structure equipment Ordinance of the City of Portland, plans and
specifications, if any, submitted herewith and the following specifications:	t . T turita 2 Diet No.
Location 18 Ashmont Street Within F	ire Limitsr Dist. 140 Dist.
Owner's name and address <u>Joseph namilton</u> , 47 Hillis St.	Telephone
Lessee's name and address	Telephone
Contractor's name and address .	Telephone
Specifications	PlansNo. of sheets
Proposed use of building Washing & Vlaxing motor Venicus	No. families
Last use Sale used furniture	No. families
Material block No. stories HeatStyle of roof	Roofing
Other buildings on same lot	Fee \$ 2.00
Estimated cost \$	• • • • • • • • • • • • • • • • • • • •
General Description of New Wo	ork

To Change Use of building from sale of used furniture to washing and waxing of motor vehicles entirely inside of building. No alterations

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the healing contractor. PERMIT TO BE ISSUED TO owner Details of New 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? __ Size, front______depth _____No. stories _____solid or filed 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 .____ 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. 1st floor....., 2nd...., 3rd..., roof ..., Joists and rafters: 1st floor....., 2nd...., 3rd ..., roof ..., On centers: 1st floor....., 2nd..., 3rd ..., roof ..., Maximum span: If one story building with masonry walls, thickness of walls?_____height?_____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 APPROVED: Will work require disturbing of any tree on a public street? no **SE* 0.K-3/4/68- allen Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are

INSPECTION COPY

Signature of owner Joseph C. Handlitten

observed? __yes

Thurset Street Shary of Ise Showrounto ashment Street gone B-Z business 105E: perchinited in sitting 9-4-3 yards Oak (Vivoy incade) MUSE! CAbout 46 Pertis spaces (a) Ise - Thenor assuring hack a - 0.K b - Distance from not line? 21x27=567 6- Infaration - absolute 2 hour 5c7 37.8 Shration Twengary + 38 porsons C - G.K. 2 hors with 1std fire windows C- Vapratice Ed bron Condustile d under good region 12. d- Notet weitelation? e - Egresi vestibile lite sets Herstold of grade e- o-K, ff ok. f- 045. 9- Vader goveral g- Separate toilet rooms for such soul freely such sould such received h- 0-x i o.k. 1.1- O-K-1 o.K.



12 blocker works APPLICATION FOR PERMIT Non-Combustible

Class of Building or Type of Structure

Portland, Maine,

December 30, 1964

in accordance with the Laws of the S	State of Maine, the 1		e of the City of Portland, plans a
specifications, if any, submitted here			•
Location 18 Ashmont St.			s? Dist. No
Owner's name and address	seph Hamilton,	47 Hillis St.	Telephone
Lessee's name and address			
Contractor's name and address			Telephone
Architect	Δ T) T)	. Specifications Plans	no No of sheets
Architect Proposed use of building Sales, Itast use	, Service, Repa	ir Garage and Amusement C	No. families
Last use			No. families
MaterialNo. stories			-
Other buildings on same lot			
Estimated cost \$			Fee \$ 2.00
	General Des	scription of New Work	fee paid 12-
To Change Use of showrd	oom(front of bu	milding) to Amusement Cent	er(arcade)
12110		d-work not	
1-21-60-1	1 e gemile	of - work her	neugance.
It is understood that this permit doe	es not include install	arian of keating apparatus which is	(= 1 - (=1
		arron of nearing apparains without is i	io oe iaken oiii separaiely oy and
the name of the heating contractor.	PERMIT TO BE	ISSUED TO lessee	to ve taken out separately by and
the name of the heating contractor	<i>PERMIT TO BE</i> Detai	ISSUED TO lessee	
the name of the heating contractor	<i>PERMIT TO BE</i> Detai	ISSUED TO lessee	
the name of the heating contractor. Is any plumbing involved in this we have to public	Detai	ISSUED TO lessee Is of New Work Is any electrical work involv If not, what is proposed for	ved in this work?r sewage?
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Is any plumbing involved in this w Is connection to be made to public Has septic tank notice been sent? Height average grade to top of pla Size, front	Detailor TO BE Detailor TO BE Or Sewer? Thick Thick Thick The Sewer Thick T	Is of New Work Is any electrical work involvement of the sent? Form notice sent? Height average grade to highest solid or filled land? Exhress, top bottom Roof covering Kinesize? O. C. Bridging in every floor and part of the sent of the sen	t point of roof earth or rock? cellar d of heat fuel Sills Max. on centers flat roof span over 8 feet. roof height? cial cars to be accommodated he proposed building? aneous y tree on a public street?
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Is any plumbing involved in this w Is connection to be made to public Has septic tank notice been sent? Height average grade to top of pla Size, front	Detai vork?	Is of New Work Is any electrical work involved. Is any electrical work involved. If not, what is proposed for the property of the property	t point of roof earth or rock? cellar d of heat fuel Sills Max. on centers flat roof span over 8 feet. roof height? cial cars to be accommodated he proposed building? aneous y tree on a public street?

See 2ª fili
Groposed Sh

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Complaint about
used cars

18 Ashmont Street

sept. 20, 1972

co to: Fire Department

K Bros., Inc. 18 Ashmont Street

Gentleren:

Permit to change front room at above location to spray booth is hereby issued with the following provisions.

- i. Explosion proof lights only be installed.
 - 2. Masonry partition beside small office completed with 5/8" sheetrock tight to ceiling.
 - 3. Overhead heating fan be stopped.
- 4. Sheetrock over wood doors enclosing electric service compartment.
 - 5. Explosion proof motor on exhaust fan.
 - 6. Air compressor to be outside spray room.
 - 7. Door to small office be changed to fire door.

Very truly yours.

Nelson P. Cartwright Building Inspector

npc in



APPLICATION FOR PERMIT

PERMIT ISSUED

SEP 20 1972 01109

Class of Building or Type of Structure ... Portland, Maine,

To the INSPECTOR OF BUILDINGS, FORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building so unreequipment 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:

specifications, if any, submilled herewith and the journal of	Within Fire Limits? Dist. No
specifications, if any, submitted herewith and the joint of a personal Location 18 Ashmont St. Owner's name and address K Brothers Inc., same	
Lessee's name and address	Telephone
Contractor's name and address Specification Architect Specification	PlansNo. of sheets
Architect	No. families
Architect Specification Proposed use of building Garage - repair Last use Specification	No. families
Last use	of roofRoofing
Material	
Other buildings on same lot	Fee \$ 5.00
Estimated cost \$	

General Description of New Work

To establish spray paint booth 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 healing contractor. PERMIT T() BE ISSUED TO owners

Details	of	New	Work
---------	----	-----	------

ny plumbing involved in this work?
onnection to be made to public sewer?Form notice sent?
septic tank notice been sent?
e, front depthto-to-to-to-to-to-to-to-to-to-to-to-to-t
e, frontdepth
S COLCOVETILE
raming Lumber—Kind Dressed of turn size Size Max on centers Be Girder Columns under girders Size Max on centers
ge Girder
uds (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
786
2nd 2nd 3rd
254 374 374 374 374 374 374 374 374 374 37
Maximum span: 1st floorheight?height?height?
Maximum span: 1st floor
T. C

If a Garage

accommodated Enumber commercial cars to be accommodated........ No. cars now accommodated on same lot y stored in the proposed building?... Will automobile repairing be done other that Rublice

Miscellaneous

APPROVED:

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 cbserved? _____yes

K Brothers Inc.

CS 301

INSPECTION COPY

Signature of owner My

(COPY)

CITY OF PORTLAND, MAINE Department of Building Inspection



Certificate of Occupancy

LOCATION 18 Ashmont St.

Date of Issue Dec. 18, 1956

This is in certify that the building, premises, or part thereof, at the above location, builtie-altered Issued to Joseph Hamilton —changed as to use under Building Permit No. 56/928, 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 approved for the city of the limited or otherwise as indicated below. occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

Sales, Service and Repair of Motor vehicles

CCF Morong Bros. Inc.
Limiting Conditions: Appeal sustained 6/1/56
provided that no painting or body work shall be
done anywhere on these premises and that no
done anywhere or servicing of vehicles shall be
repairing or servicing of vehicles shall be
done outside of the garage building

This certificate supersedes certificate issued

Approved:

(Date)

Inspector of Buildings

Imperior
Notice 'Linis 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.

. STEVENS AND SAUNDERS ARCHITECTS 187 MIDDLE STREET . PORTLAND & MAINE Members of the American Institute of Architects INC AMERICAN INSTITUTE OF AFFRICACE
JOHN HOWARD STEVENS
JOHN CALVIN SIEVENS 2ND
JAMES COOPER SAUNDERS

August 2, 1956

Mr. Warren McDonald Ins. Ator of Puildings Pr. Land, Maine

Re: Morong Brothers, Inc., alterations

Enclosed please find copy of Change Order No. 1 required by you. Dear Mr. McDonald:

Sincerely yours,
Victor A. Spencer
STEVENS AND SAUNDERS

VAS:emn Enclosure 1



CHANGE ORDER

· CONTRACTOR'S COPY

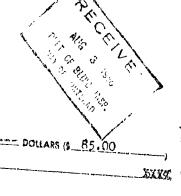
if this order is satisfactory, the aware to requested to please sign and return Contrac-tor's and Architect's capies to the Architect

ARCHITECT'S JUST No. SECT CHANGE ORDER No. 1 ISSUED DATE JULY 23, 1956

To C. Galli & Son, Inc. FOR Changes required by Building Inspector IN CONNECTION WITH Morong Brothers, Inc., alterations FOR OWNER Morong Brothers, Inc.

YOUR PROPOSAL FOR 'MIXING THE FOLLOWING CHANGES HAS BEEN ACCEPTED:

- 1. Eliminate Bemis Door
- 2. Eliminate Wood Toilet Partition
- 3. Install New Aluminum Door w/steel angles
- 4. Construct New Cinder Block Toilet Partition
- 5. Furnish Steel Angle to hang door track on
- 6. Necessary Painting on Door



THE AMOUNT OF THE CONTRACT WILL BE (INCORNSEL) (ACEXXXXXX IN THE SUM OF:

WITH ANGREX XEET AND (NO CHANGE) IN THE CONTRACT TIME CONTRACT TIME

OWNER'S APPROVA

"H.K. Soules, Jr. Treas

Morong Brothers, Inc. STEVENS AND SAUNDERS

ARCHITECT DATE July 24, 12.56" or "John Calvin Stevens, 2nd." CONSTRORT 1/49 TO AMERICAN PASTITUTE OF ARTHUEETS

CHANGE ORDER

AND TORM Building Inspector's Copy 701

If this order is satisfactory, the owner is requested to plec a sign and return Contractor's and Architect's copies to the Architect.

CHANGE ORDER No. 2 1

ISSUED DATHAUGUST 2 1956

TO C. Galli & Son, Inc. CONTRACTO
FOR Additional Work IN CONNECTION WITH

Alterations to Building on Ashmont Street

FOR OWNER MOTING Brothers, Inc.

YOUR FRIDPOSAL FOR MAKING THE FOLLOWING CHANGES HAS BEEN ACCEPTED:

- 2. a. Extend aluminum ceiling to include office area.
 - b. Put wood trim cap on top of 5000 high masonry partition between display room and office.
 - c. Repair overhead door at rear of building.
 - d. Extend asbestes ceiling and wall covering over area occupied by rooms removed using same non-combustible type of construction as on oxisting walls and ceiling...Add\$410.76



THE AMOUNT OF THE CONTRACT WILL BE (INCREASED) (DECREASED) IN THE SUM OF:

31x Hundred Sixty-Four and 76/100 DOLLARS \$64.76

WITH (INCREASE) (DECREASE) (NO CHANGE) IN THE CONTRACT TIME OF STEVENS & SAUNDERS

OWNER'S APPROVAL

DATE 19 By Thun Collins Slevens

CONTRIBUTE 1847 THE AMERICAN INSTITUTE OF APPRICATE.

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APPLICATION FOR AMENDMENT TO PERMIT

AUG 6 1956

Amendment No. # 2

CITY of PORTLAND

PERMIT ISSUED

Portland, Maine, August 3, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MA	rmit No. 56/928 pertaining to the building or structure comprised of the State of Maine, the Building Code and Zoning Ordinance of omitted herewith, and the following specifications: Within Fire Limits?
The undersigned hereby applies on the original application in accordance with the Laws in the original application in accordance with the Laws in the original application and specifications, if any, substitute of Portland, plans and specifications, if any, substitute of Portland.	of the State of Manny of the following specifications: mitted herewith, and the following specifications: Dist. No
18 Ashmont Street	Within Fire Limits?
Location Morong Bros., Inc.	Telephone
Lessee's name and address	, 530 Forest Ave. Telephone , Inc., 46 Fortland St. Plans filed yes No. of sheetsl. vice & Repair Garage No. families
Contractor's name and address	No families
Architect	vice & Repair Garage No. families No. families Additional fee
Proposed use of building	×58 1.00
Increased cost of work 664. Descriptio	n of Proposed Work

Description of Proposed Work

To provide cement asbestos board ceiling and walls rear left hand corner of shop

Put wood trim cap on top of 6'8" high masonry partition between display room and office

Height average grade to top of Size, front	Details of N	s any electrical work at average grade to h solid or filled land? pp bottom ight	cellar	
Kind of roof No. of chimneys Framing lumber—Kind Corner posts Girders Size Studs (outside walls and carr Joists and rafters: On centers: Maximum span:	Material of chimneys Girt or ledger be Columns under girders rying partitions) 2x4-16" O. C. 1st floor 2nd 1st floor 3nd 1st floor 3nd	Dressed or full size oard?	?	centers r 8 feet.
INSPECTION COPY	C-10-154-5C-Mark	3.		

APPLICATION FOR AMENDMENT TO PERMIT Amendment No.....#1

PERMIT ISSUED

JUL 26 1956

IND

No. 1	Description of Proposed Work	Additional fee50
ncreased cost of work	Sales, Service & Repair Garage	No. fan.mes
Last use	Sales, Service & Repair Garage	rians filed yes 16 of sheets 1
Proposed use of building	C. Galli & Son, Inc., 46 Portland St	• Telephone
4 11 CHILECT	THE LANGE THE LANGE TO THE PARTY OF THE PART	Telephona
Contractor's name and address	0.0.33	Telephone
Lessee's name and	The state of the s	list No
Owner's name and address	Warner D. Within Fire t	forwing specifications:
Location 18 Ashmont S	specifications, if any, submitted herewith, and the bit	uilding Code and Zoning Onding
the City of Portland, plans and	ILDINGS, PORTLAND, MAINE plies for amendment to Permit No. 56/928 pertainin cordance with the Laws of the State of Maine, the B specifications, if any, submitted herewith, and the foll threet Within Fire L	a to the builty
The undersigned hereby ap	Plies for guard	
To the INSPECTOR OF BU	ILDINGS, PORTLAND No. 1996	CITY of PORTLA

Description of Proposed Work

New doors to be provided at openings the G as per plan submitted today.

To construct 5° circler block walls to enclose tank to fo cut in opening in block walls for entrance to boiler room. No door.

Is any plumbing involved in this	Details of New Work C. Galli & Son work?	
Height average grade to top of	Work	
Size, frontdenth	Height average and the involved in this work?	
reacting of foundation	Solid or Strate	
Tatelial Of Underningian	Thekness, top	
Mind of roof	Height Conar	
110. Of Chimneys	Roof govern	
Training lumber—Kind	The state of the s	
Corner posts	Dressed on the	
onders	of ledger board?	*****
Stud's (outside walls and and	Dressed or full size? Girt or ledger board? Columns under girders Size Manual 107 Oct.	••••
Maximum span	, 2nd , roof ,	
Approved	floor, 2nd, roof, roof	••
U.N-7/26/5		
• •	Signature of Orman Galli & Sop. // //	••
INSPECTION COPY	Approx. 7.1	•
	C-10-154-5C-Marks Approved:	H
	Duitings	: 1

June 29, 1956

AP 18 Ashmont it. -- Alterations of building for wholesale distribution of merchandice and change of use to sales, service and ro, air garage

Stevens & Jauniers Att: Mr. John Stevens 187 Middle St. C. Galli & Son, Inc. 45 Portland St. Co; ies to Morong Brothers, Inc. 530 Forest Ave. Mr. Joseph Hamilton 199 Clifton St.

Gentlement

The owner's zoning appeal having been granted on June 1 to allow the use of this building as a repair garage subject to the conditions that no painting or body work shall be done anywhere on the remises and that no repairing or servicing of - motor vehicles shall be done outside of the garage tuilding, and the owner's Building Gode appeal having been granted on the same date, the building permit with copy of the application is issued to the architects as requested on the application subject to certain exclusions and conditions. The pressure of work in this department has delayed issuance of the parait, and it is deemed best to thus issue a conditional permit rather than to ait further for revision of the plane. As soon as the details which may be in conflict with the Code and those in question have been worked out as to what will to done, the contractor should file application for accordent to the permit now issued with the revised information, and the contractor shall not start any of the work excluded from the permit now issued, until the approved amendment is in his possecsion.

1. As per architect's letter to contractor of June 25, the two Bernis Doors (at openings B and C) are excluded from the permit because they are not made of incombustible material as required for such large doors by Section 30262 of the Code.

2. The new partitions around the toilet room are excluded because they are provided to have wooden study or uprights which are not permitted by the same sec-Vition of the Code.

3. If any pits exist in the floor of the garage or if any new rits for servicing, greating or otherwise are intended, they are to be fixed as required by Section 20142 and fl of the Code, the proposed arrangements to be indicated and filed with application for amanimont.

4. If there are any floor drains in the part of the garage exposed to the areas where motor vehicles would be or if any such floor drains are intervied, they are to be taken care of in the same manner as the pits and in accordance with Section 20411 of the Code.

The following items are not excluded from the permit, but are recited to produce compliance with Gode requirements so that the certificate of occupancy, required before the building may logally be occupied as a repair garage, may be issued when the alterations and improvements have been made:

- 5. The ordinary sixed doors in the wall along the proposed streat am near the toilet room,/that in the extreme rear of the building opposite the proposed street are considered as required means of ogress. They should be equipped with such fastenings that any person on the inside can quickly open them and each door is required to be indicated by standard exit signs (See Section 212e4 of the Code) directional or otherwise and illuminated if necessary, so that their location will be plainly evident to all persons in the large service and repair area.
- 6. Explicit instructions about anchoring the inside concrete block veneer to existing masonry walls and to the existing frame of the metal building, and especially at the top of the walls and partitions to the roof frame, have not been discovered. Obviously great care must be used in this anchorage if owner and lessee are to enjoy a permanent safe and satisfactory condition, especially where the masonry veneer is to be used above window and door openings supported on loose lintels and anchored only to the light metal frame of the building, and also where the vencer beneath the openings is to be supported upon the floor of the garage while the concrete wall to which it will be anchored has a foundation of its own presumably extending below the surface of the ground. The contractor should go over these details with our field inspector before starting this part of the work.
- 7. For the benefit of our field inspector and the contractor, it is desirable to repeat some of the matters taken up with the architect prior to issuing the permit. The allowance of this metal frame repair garage without a sprinkler system was made by the Board on the basis of the assurance from owner and lessee that the structural metal in the building would be protected from a fire by assectos board ceiling and liming—obviously to be a tight job. There are numberous openings in the asbectos board liming of the walls and perhaps some in the ceiling, which the architect has specified to be completely and tightly closed with similar material. The structural steel columns against the outside walls are presently exposed to the building, and the architect has specified protecting these columns with 4-inch cinder clock which should, of course, be carried up tight to the asbestos board ceiling and satisfactorily anchored. Several structural steel knee braces, a part of the roof construction, project down through the asbestos board ceiling. No objection is raised to leaving these knee braces exposed in the garage, provided the asbestos board ceiling is fitted tightly around them in some satisfactory manner.
- 8. Owner and lessee, who are receiving copies of this letter, are warned that there are definite limitations upon the use of any type of forges, vulcanizing or other heat generating apparatus within the building as stipulated in Jection 204f3 of the Code and separate permits, issuable only to the installers, are required before any such equipment is installed.
- 9. All concerned should bear in mind that it is not lawful to use the building for the garage use until a certificate of occupancy has been issued from this department. As soon as all work controlled by the Building Code is completed, notice is required to this department of readiness for final inspection whereupon, if all is found in order, the certificate of occupancy will be issued bearing upon it the same limitations as were imposed by the Board of Zoning Appeals in granting the zoning appeal for the new use.

It is noted that the leases is apparently already using the building to some extent as a garage and for his purposes. That is understandable, but if he desires to continue that use while the construction work is going on, it would be well for him to contact this office and explain what he desires so that us may issue a temporary certificate of occupancy as far as may be consistent with Building Code requirements

silatanuk karba seringan bana

Juno 29, 1956 for the garage use which he desires before the improvements are completed and the for the garage use which he desires before the improvements are completed and includes a certificate which includes final certificate issued. We shall not be able to issue a certificate which includes final certificate issued. We shall not be able to issue a certificate which includes final certificate issued. We shall not be able to issue a certificate which includes final certificate issued. We shall not be able to issue a certificate which includes final certificate issued. We shall not be able to issue a certificate which includes final certificate issued. Apenene & Sanniere C. Galli & Son, Inc. Harran McDonald Ventilation of the new toilet room is a matter for regulation by the Flumbing No means of ventilation has No means of ventilation has Inspector, associated with the Health Department. 1956 and Erchitects specification discovered on Sheet 1 of 1, dated June 15, 1956 and Erchitects specifications dated May 23, 1956. Inspector of Buildings $^{g}\backslash _{GONN}$ Enclosure to architect: Duilding p rmit card and copy of application. Will the architect to the contractor, the card for be good enough to deliver these to the contractor, the card for be good enough to deliver these from Ashmont St. STEVENS AND SAUNDERS

ARCHITECTS

187 MIDDLE STREET · PORTLAND 3, MAINE

Members of the American Institute of Architects

JOHN HOWARD STEVENS

JOHN CALVIN STEVENS 2ND

JAMES COOPER SAUNDERS

June 25, 1956

G O P

C. Galli & Son, Inc. 46 Portland Street Portland, Maine

Re: Morong Brothers Alterations

Gentlemen:

We have been informed that the Bemis Door specified is not allowable under the Building Code.

We will, therefore not install the two Bemis Doors specified but will replace same by incombustible door specification for which will be forthcoming. As soon as you receive the modification from us you will notify us of the approximate change in contract price and a Change Order will be issued covering this work.

Sincerely yours,

John Calvin Stevens, 2nd. STEVENS AND SAUNDERS

JCS2:emn

cc: Mr. Warren McDonald Morong Brothers

JUN 20 1966

OCTY O. PORTLAND

Chief of

June 7, 1956

A: 18 Ashmont St. -- Alterations to mercantile building and change of use to sales, service and retain garage

Morong Bros., Inc. 536 Forest Ave. Mr. Joseph Hamilton 199 Clifton St. Copies to Edward T. Gignoux, Esq.,
57 Exchange St.
Stevens & Saunders
Att: Hr. Stavens
187 Middle St.

NEW BELING FOR THE SECURITY OF THE SECURITY OF

Centlemen:

The Exilding Gode appeal has been granted and the Zoning Appeal has been granted conditionally for the above project, the condition under the zoning appeal being that no painting or body work shall be done anywhere on the premises and that no repairing or servicing of vehicles shall be done outside of the garage building.

The application for the building permit was preliminary to get settled the question of appeals and hore the statement that in event the appeal is sustained the applicant will furnish complete plans to show compliance with the Building Code. It is now in order to furnish the detail plans preferably by way of a blue print with all of the information on it printed from the original. A quick examination of the building discloses at least the following matters to be cleared up, bearing in mind that except for the variations allowed by the Hunicipal Officers, the building is to comply with requirements of the building Code for a repair garage before the required certificate of occupancy can be issued.

1. The masonry walls of the heater room are to be unde tight especially around the doorway, using masonry, and a threshold of masonry provided under the door extending at least six inches above the level of the garage floor. If this appears to be an accident hazard a concrete rampmay be provided on the garage side of the doorway, but the threshold under the door must be at least six inches above the level of the marge floor to provide a partial stop for gasoline vapor should any be free in the garage. The door to the bodler room is an ordinary wooden door and requires changing out to a solf-closing fire door bearing Underwriters' laboratories label identifying it as Class B to be set in a structural metal frame rather than a metal covered frame. The term "self-closing" means a door equipped with a suitable self-closing device such as a liquid door closer, designed to keep the door normally closed.

There is some type of trolley beam running from the garage into the boiler room over the doorway. If this is not needed, it should be removed and the masonry restored. If the beam is needed in that location, it will be necessary to work out some special arrangement in connection with the fire door so that the best possible protection will be afforded.

2. There is no heating appliance in the toller room, and a separate permit, to be applied for by and issuable only to the actual installers, is required to cover the installation of the heating appliance. The installer of your choice should

A Part

Morong Bros., Inc. Hr. Joseph Hamilton June 7, 1956

check to see that there are sufficient organings in the tollor room for fresh air so that the appliance may operate safely without leaving the fire door to the

3. In your sailding Code appeal, the compensatory feature effered for omission of the sprinkler system was the incombustible lining of walls and ceiling —this to protect the steel frame in case of fire in the garage. A few openings in the incombustible relies were coted and outle a number of places where the lining garage open. the incombustible coiling were noted and quite a number of places where the lining of the walls had been broken. Examination should be made to make sure that all of the board on the ceiling and walls is non-burnable, and all openings in all of these surfaces should be tightly and permanently closed with similar non-turneble materials. Several of what appear to be steel knee braces of roof trusses were noted projecting below the coiling and also one or more steel columns are exposed in the garage. This exposing of steel to the garage area was not contemplated when your Building Code exposing of accest to one garage area was not contemplated when your cultuing code appeal was drawn, and those discrepancies should be taken care of now in the best manner possible. It is hardly possible to cover the knee braces, but care should be taken to see if the ceiling fits closely around them so that sufficient but air in taken to see if the ceiling fits closely around them so that sufficient but the contemplated when your culture to access the ceiling the contemplated when your culture to the contemplated when your contemplated when your culture to the contemplated when your contemplated caken to see it the certing itts closely arount them so that sufficient mot air in case of a quick hot fire would not reach the space above the ceiling to affect the steel frame of the roof. It is practicable to cover the steel columns with material similar to that on the walls and that should be done, the method being shown on the plans which you are to file.

4. The application says that all of the turnable partitions and ceilings are to be removed. This should be shown on the plans and any additional partitions are to be removed. July should be shown on the plane and any additional partitions or ceilings proposed should be indicated on the plane, there, of course, to be only of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of incombustible material with allowance for wood doors of ordinary size and a minimum of the plane of mus of wooden trim.

Two doors of ordinary size were noted—one in the front wall of the build-5. Two doors of ordinary size were noted—one in the front wall of the building and one in the rear (out through the present offices). Both of these must be maintained for safe exit on the part of employees or others who might be in the building in case a quick emergency took place. In case location of those doors is not ing in case a quick emergency took place. In case location of those doors is not obvious to everyone in the garage, emergency exit signs of a personent nature should be provided, directional or otherwise as may be necessary, and location of these shown on the plans. shown on the plans.

It will be well for you to have the plan propored by some party accustomed to work with the Building Code who will carefully examine Section 204 of the Code to work with the unliding tode who will carginity examine decide kot of the tode relating to garages to see for himself that all required improvements are shown on the plan except those features allowed to be emitted by the appeal.

When the plane and other information have been received and checked and found when the plane and other information have been received and enecked and found to be in compliance, the tuilding permit will be issued, and the work of improvement may proceed. When the work is completed, it is important that you notify this office of readiness for inspection, whereupon, if all is found in order, the certificate of occupancy will be issued without which it is not lawful to occupy the building for the new use. Very truly yours, new uso.

Warren McDonald Inspector of Bulldings

WMoD/B

1134.2B

AP - 16 Palmont Street

Change of the to Sales, Jorrice and Repair Carage and Zoning and Euilding Codes Appeals Relating Thereto

May 16, 1956

The state of the s

Copy to: Mr. Gignoux (2) Stevena & Saunders Att. Kr. Stevens Corp. Coursel.

Edward T. Algnosis, Eng. 57 Exchange Street

heilding rousit intended to authorize change of use of the building at 18 Ashmont Atreet from shelesale distribution of nerchandise to sales, service and requir garage is not issuable ander the Zoning Ordinance because service and requir garage is not issuable after a repair garage, according to property is in a Limited Euriness force where a repair garage, after the property is in a Limited Eurinese, is not an allocable use unless first ing to Section 5A of the Ordinance, is not an allocable usual appeal procedure, authorized by the Yording Found of Appeals after the usual appeal procedure.

The permit is not issuable under the building Code because the building is permit is not issuable under the building Code because the building in an isotion ing is not eprintered and is of Non-Combustible in buildings of Non-Combustible 1021.1 of the Gode provides that repair compage in buildings of Non-Combustible Construction aball be sprinklesed.

You have indicated the desire of the owner to seek an exception under the Earlie Evening Criticence from the Woming Continence from the Woming Criticens, so, there is enclosed an ing Code from the Board of Municipal Officers, so, there is enclosed an outline of the Appeal Procedures

It is understood that in connection with the Building Cods appeal you would like to offer an a compensatory feature for lack of a applicular you would like to offer an a compensatory feature for lack of a applicular and protected by a coiling and expert that the stool frame of the building is protected by a coiling and in the feature may be mentioned in small lining of incombustible meterials. That feature may be mentioned in the building Code appeal if you so desire.

Warren MoDonald Inspector of Mildings

Ero: Outline of Appeal inicd/1

i. The owner of the property is Mr. Joseph Hamilton of 199 Clifton St. while the lesses is Morong Prose, Inc. of 530 Forest Ave.

(B) LIMITED BUSINESS ZOFFE

PERMIT ISSUED
OOSAS
JUN 29 1950



APPLICATION FOR PERMIT

sole ·	APPLICATION FO	JUN 29 1981
	Class of Building or Type of Structure	Non-Combustible
	Partland, Maine,	
THAT !	OR OF BUILDINGS, PORTLAND, MAINE	the following building structure
To the INSPECT	signed hereby applies for a permit to erect range with the Laws of the State of Maine ecifications, if any, submitted herewith and the ecifications, if any, submitted herewith and the ecifications.	alter repair demolish install the following building structure the Building Code and Zoning Ordinance of the City of Porter following specifications: Dist. No
equipment in acco	rdance with the Luces of the herewith and the ecifications, if any, submitted herewith and the	the following specifications: Within Fire Limits? Clifton St. Telephone Telephone Telephone
land, plans and sp	Ashmont Street	Mifton St. Telephone
Location	daddress Joseph Hamilton 127	Clifton St. Telephone 30 Forest Ave. Telephone c., 46 Fortland St. Telephone No of sheets
Owner's name at	A address Morong Bros Inc	30. Forest Ave. Telephone 6., 46. Fortland St. Telephone No of sheets . 3 No. families
Lessee's name ar	on and address C. Galli & Son,	terstions ves Plans Ves . No of sheets
Contractor's name	sucre & Saunders Spo	cifications yes Plans yes No of sheets
Architect 5	building Sales, service and	cifications yes Plans yes No. families .repair garage No. families
Proposed use o	Whole distribution	repair garage No. families
Last use	No. stories Heat	n. of merchandise Roofing Roofing Fee \$ 5.00
Material		
Other building	¢ 5000	ription of New Work
		on-combustible construction (present interior to change the use of the building to sales,
m 2	Iterations in this building of he	to change the use of the bullians
NOOC	en partitions to be removed,	3. 6/1/56
ser	ten partitions to be removed, and ten partitions to be removed, and the partitions to be removed, and the code, and	Appoil bectained conditionally 6/1/56 Appoil bectained conditionally 6/1/56 Appoil bectained conditionally 6/1/56
	1384	Appoil best and sold beauty 6/1/56. Satisfaction of the state of the
	Timio Color	atkkaticherquestterioreranningrandraties
hisapp	kinatian isopa kampa kisosustan	(FOR ALTER A PROPERTY AND A PROPERTY
Pranackia	Permit	to labor our suparately by and in
	in the does not include installa	ion of heating apparatus and Saunders
It is unders	tood that this permit does not include installa f the heating contractor. PERMIT TO BE Det	ISSUED TO
the name of	Det	ails of New Work
		Is any electrical work involved in the
Is any plui	nbing involved in this work?	Is any electrical work involved in this work? If not, what is proposed for sewage? Form notice sent? Height average grade to highest point of roof earth or rock?
Te connect	ion to be made to part	For a notice sense.
Has subtic	tank notice been some	Height average grade to the
II sight 21	prage grade to top o. P	solid or filled lands.
Cina froi	it gopur	hickness, top gottom
Material	of foundation	Height
3.fatorial	of underpinning	Roof covering
Wind of	r001	of lining
f.	Limneys	Tressed of the original and the contract of th
Teamin	o lumber—Kille	or ledger board: May on centers
Corner	noels	des giriers
Girders	JIZC IIII	10" O C. Bridging in 2.22
Studs	Contaide Walls and Control	210
To	pists and fatters.	2nd roof
C	on centers:	s of walls? height? If a Garage
V.	aximum cparty walls, thicknes	s of waits
If one	story building with mason y	If a Garage
		be accommodated number commercial cars to be accommodated
N-	ears now accommodated on same lot, to	be accommodated number commercial cars to be accommodated inor repairs to cars habitually stored in the proposed building?
MO.	le repairing be done other than m	
· •		A AMERICA DISTRICT CONTRACTOR OF THE PROPERTY
•		Will there be in charge of the above work a person competent to Will there be in charge of the above work a person competent to an example of the requirements pertaining the total and the competence of the requirements.
	The second second second second	Will there be in charge of the above work a pertaining there is are see that the State and City requirements pertaining there is are