

18 ASHMONT SECRET





R-5 Zone

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location:  
18 Ashmont St.

INSPECTION COPY  
COMPLAINT NO. 73/2

Date Received Jan. 29, 1973

Location 18 Ashmont St. Use of Building Garage  
 Owner's name and address K-Bros. same Telephone \_\_\_\_\_  
 Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Complainant's name and address Ralph Burrill-17 Linden St. Telephone 773-9789  
 Description: Several used and junk cars on property.

ASSESSORS MAP-126:

NOTES: 6 junk cars - drove up of cars - on their sides up  
side down - 2a mess - 16 in the far back yard  
in the yard approx 10 small  
2/15/73 According to assessors map 126 - this  
is a place of business is storing junk cars  
on a proposed street right of way - owned  
by the city of Portland  
Feb-21/73 - I checked this with the corp  
Counsel and public works, the proposed  
St is still the citys -  
6-29-73 Final inspection OK. Hu.

REGISTERED NO. **30388**

Value \$ <u>Nil</u>	Special Delivery \$
Reg. Fee \$ <u>95</u>	Return Receipt \$
Handling Charge \$	Restricted Delivery \$
Postage \$ <u>8</u>	<input type="checkbox"/> AIRMAIL

POSTMASTER (By) \_\_\_\_\_ MAILING OFFICE

FROM City of Portland  
Dept City - Inspo

TO K. Burrill Inc.  
18 Ashmont St  
Portland - Me



H/S

FROM THE DESK OF  
ROBERT LOVELL BROWN

~~Bob~~

I think will better  
check this as to  
who owns the land  
I think there shouldn't  
be any eas but I  
recall before that  
K. Bros owned some of  
that land we thought  
was city

unity with  
city council.

PLEASE FURNISH SERVICE(S) INDICATED BY CHECKED BLOCK(S).  
REQUIRED FEE(S) PAID.

Show to whom, date and address where delivered  
 Deliver ONLY to addressee

REGISTERED NO.  
30788  
CERTIFIED NO.

Received the numbered article described below.  
SIGNATURE OR NAME OF ADDRESSEE (Must always be filled in)

INSURED NO.

*Henry K. Balthasar*  
SIGNATURE OF ADDRESSEE'S AGENT, IF ANY

DATE DELIVERED  
2/28/73

SHOW WHERE DELIVERED (only if requested)

reg. mail

18 Ashmont Street

Feb. 21, 1973

K Brothers  
18 Ashmont Street

Gentlemen:

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, eliminating our constant reminders to you of this violation.

Should this condition continue in the future, 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 of the violation. It is required for you to have the condition corrected immediately, within ten days, not later than March 11th 1973, so that further action by this department will not become necessary.

Very truly yours,

Hugh Irving  
Inspector

HI:sm



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location

FILE COPY

COMPLAINT NO. \_\_\_\_\_

Date Received Jan 29/73

Location 18 Ashmont St Use of Building \_\_\_\_\_

Owner's name and address K - BROS - Same Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address Ralph Burrell 17 Spidey St Telephone 775-9789

Description: Junk Cars

NOTES: 2/14/73

Most of the junk has been removed. I noted a few small pieces sticking out of a snow bank. I would assume this will be cleaned up to improve the snow melts.

How:

*License*  
2550

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

57255  
Permit No. ~~2550~~  
Issued 10/11/68

Portland, Maine Oct. , 1968

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 *R. P. ...* Tel. ....  
 Contractor's Name and Address *Rowland Paquette* Tel. ....  
 Location *18 Abbeville St* Use of Building .....

Number of Families . . . . . Apartments . . . . . Stores . . . . . Number of Stories  
 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. *23* 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 . . . Phase . . . H.P.  
 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 10/15/68  
 Amount of Fee \$ *3.00*

Signed *Rowland Paquette*

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 *F. W. ...*  
(OVER)

LOCATION *Ashmont ST 18*  
 INSPECTION DATE *10/21/65*  
 WORK COMPLETED *10/21/65*  
 TOTAL NO. INSPECTIONS  
 REMARKS:

**FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963**

<b>WIRING</b>		
1 to 30 Outlets	.....	\$ 2.00
31 to 60 Outlets	.....	3.00
Over 60 Outlets, each Outlet	.....	.95
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
<b>SERVICES</b>		2.00
Single Phase	.....	4.00
Three Phase	.....	
<b>MOTORS</b>		3.00
Not exceeding 50 H.P.	.....	4.00
Over 50 H.P.	.....	
<b>HEATING UNITS</b>		2.00
Domestic (Oil)	.....	4.00
Commercial (Oil)	.....	.75
Electric Heat (Each Room)	.....	
<b>APPLIANCES</b>		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	.....	1.50
<b>MISCELLANEOUS</b>		1.00
Temporary Service, Single Phase	.....	2.00
Temporary Service, Three Phase	.....	10.00
Circuses, Carnivals, Fairs, etc.	.....	1.00
Meters, relocate	.....	1.00
Distribution Cabinet or Panel, per unit	.....	2.00
Transformers, per unit	.....	2.00
Air Conditioners, per unit	.....	2.00
Signs, per unit	.....	
<b>ADDITIONS</b>		1.00
5 Outlets, or less	.....	
Over 5 Outlets, Regular Wiring Rates	.....	

*Air compressor  
disposal tank*



1/10/56

For permit for tanks leased  
to Cumb + York Sixth see  
Proposed Street



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Metal

Portland, Maine, Dec. 8, 1955

The undersigned hereby applies for a permit to ~~construct~~ <sup>change use</sup> the following building ~~located~~ <sup>located</sup> 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 18 Ashmont St. Within Fire Limits? no Dist. No. 18

Owner's name and address Cumberland & York Distributors, Inc., 18 Ashmont St. Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address ..... Plans no No. of sheets .....

Architect ..... Specifications .....

Proposed use of building General warehouse for wholesaling of toys, sporting goods, wheel goods, and housewares. No. families .....

Last use wholesale distribution No. families .....

Material metal No. stories 1 Heat ..... Style of roof ..... Roofing .....

Other building on same lot ..... Fee \$ 1.00

Estimated cost \$ .....

*Appeal with drawings 12/30/55*

To change use from wholesale distribution to general warehouse for wholesaling of toys, sporting goods, wheel goods, and housewares. No alterations.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO Dana Childs, 646 Forest Ave.**

### Details of New Work

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

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

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

Material of underpinning ..... Height ..... Thickness .....

Kind of roof ..... Rise per foot ..... Roof covering .....

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

Framing lumber—Kind ..... Sills ..... Girt or ledger board? ..... Size ..... Max. on centers .....

Girders ..... Columns under girders ..... Size .....

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 ..... height? .....

If one story building with masonry walls, thickness of walls? .....

### If a Garage

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

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

### Miscellaneous

Will work require disturbing of any tree on a public street? no

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

APPROVED:  
.....  
.....  
.....

Signature of owner by: Dana Childs  
C16-254-1M-Marka

Cumberland & York Distributors, Inc.

AP 18 Ashmont St.--Change of use to general warehouse for wholesaling of toys,  
sporting goods, wheel goods, and housewares and proposed zoning  
appeal relating 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, office 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 warehouse 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, according 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 business on Thursday, December 15.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMeD/B

Enc: Outline of appeal procedure

Appl. No. 18-147-1000-11

Nov. 6, 1967

cc Lot Corporation Council

Melvin L. Stone  
440 Forest Avenue

Joseph Hamilton  
47 Hillis Street

Gentlemen:

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 zoning ordinance appeal for which you have applied for be sustained, 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 rated 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 egress would need to be provided.

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

Very truly yours,

Gerald E. Payberry  
Director Building & Inspection Services

G:hm



# APPLICATION FOR PERMIT

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

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 18 Ashmont Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Joseph Hamilton, 47 Hillis St. Telephone \_\_\_\_\_  
 Lessee's name and address Mr. Melvin L. Stone, 440 Forest Ave. Telephone 774-6561  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building Dancing (Assembly Hall) No. families \_\_\_\_\_  
 Last use Sale of used furniture No. families \_\_\_\_\_  
 Material metal No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_

### General Description of New Work

To Change Use of building from used furniture shop to Dance Hall (Assembly Hall)

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, give estimated cost and pay legal fee.

*11/1/67 = Other application filed by same @ 450 Forest Ave. 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 Melvin Stone*

### Details of New Work

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

### If a Garage

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

### Miscellaneous

Will work require disturbing of any tree on a public street? no  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes Joseph Hamilton

APPROVED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CS 301 INSPECTION COPY

Signature of owner BY: Melvin L. Stone

PH

Woodsbriar Mt. Change used furniture store and  
 retail sale of construction equipment to a dance hall 11/1/67

zone: B-2  
 Use: Dance Hall not allowed  
 External effects: sound questionable  
 Special walls:  
 Front yards not req'd as rear line  
 does not abut a residence zone  
 lot depth by our records 82.2'  
 this lot is in B2 zone which extends  
 100 feet back from side line of Ashmont St  
 Side yards: not req'd.  
 Front : not req'd.  
 Height : OK.  
 Off street parking:

126-B3  
 $80 \times 28 = 2240$   
 $13 \times 51 = 663$   
 $67 \times 51 = 1708$   
 2 4611

General Use	Special Use
1 Use - Assembly Hall	16 Dancing - Major Assembly
2 - Location & Separation	2 - Less than 57 ft from property line, 2 hrs unprotected walls.
3 Class of Construction	3 - Non-combustible-walls req'd to be protected.
4 - Light & Ventilation Interior toilet rooms req ventilation.	4 - Toilet rooms need ventilation.
5 Egress ? are plans	5 Egress

ES  
me  
AAS

A.T.- 18 Ashmont St.

Nov. 6, 1967

Melvin L. Stone  
440 Forest Avenue

cc to: Corporation Counsel

Joseph Hamilton  
47 Hillis Street

Gentlemen:

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 zoning ordinance appeal for which you have applied for be sustained, 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 rated 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 egress would need to be provided.

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

Very truly yours,

Gerald E. Kayberry  
Director Building & Inspection Services

GEM:m

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION #18 Astor St.

Date of Issue March 4, 1968

Issued to Joseph Hamilton  
47 Hills St.

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

Entire

APPROVED OCCUPANCY

Washing and waxing of  
motor vehicles.

Limiting Conditions:

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

This certificate supersedes  
certificate issued

Approved:

3/4/68  
(Date)

Inspector

G. Allen  
Inspector of Buildings

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





#2 BUSINESS ZONE

### APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, February 27, 1968

PERMIT ISSUED

MAR 4 1968 158

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 18 Ashmont Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Joseph Hamilton, 47 Hillis St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Washing & Waxing motor vehicles No. families \_\_\_\_\_  
 Last use Sale used furniture No. families \_\_\_\_\_  
 Material block \_\_\_\_\_ No. stories 1 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 2.00

#### General Description of New Work

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 heating contractor. PERMIT TO BE ISSUED TO owner

#### Details of New Work

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

#### If a Garage

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

#### Miscellaneous

Will work require disturbing of any tree on a public street? no  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:  
A.K. - 3/4/68 - Allen

CS 301

INSPECTION COPY

Signature of owner

Joseph C. Hamilton

PAH

Ashmont Street: Change of Use Showroom to  
 Amusement Center for Walter Hammett & Kaplan 1/13/65  
 Use: B-2 Business  
 USE: prohibited in section 9-A-3  
 yards OK (Very inside)

Special Use 206	General Use 212	(About 46 parking spaces required)
(a) Use - Minor assembly hall	a - O.K.	
b - Distance from lot line?	b - Separation - Absolute 2 hour separation. Fire garage + assembly hall 2 hrs with 1st fire conditions	$21 \times 27 = 567$ $\frac{567}{15} = 37.8$ 38 persons
c - O.K.	c - Unprotected from combustible combust.	
d - Under ground regulations.	d - Toilet ventilation?	
e - Egress 100 persons. Vestibule with sets threshold at grade	e - O.K.	
f - O.K.	f - O.K.	
g - Under general	g - Separate toilet rooms for each floor one south row + 1 north row for each.	
h - O.K.	h - O.K.	
i - O.K.	i - O.K.	
j - O.K.	j - O.K.	



# APPLICATION FOR PERMIT

Non-Combustible

Class of Building or Type of Structure

Portland, Maine, December 30, 1964

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 18 Ashmont St. W. in Fire Limits? Dist. No.  
 Owner's name and address Joseph Hamilton, 47 Hillis St. Telephone  
 Lessee's name and address Kapco Game Room (Irwin Kaplan) 18 Ashmont St. Telephone  
 Contractor's name and address Telephone  
 Architect Specifications Plans no No. of sheets  
 Proposed use of building Sales, Service, Repair Garage and Amusement Center (Arcade) No. families  
 Last use " " " " " " No. families  
 Material No. stories 1 Heat Style of roof Roofing  
 Other buildings on same lot  
 Estimated cost \$ Fee \$ 2.00

General Description of New Work fee paid 12-30-64

To Change Use of showroom (front of building) to Amusement Center (arcade) no alterations.

*1-21-65 - Rejected - work not being done*

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

### Details of New Work

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

### If a Garage

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

APPROVED:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Miscellaneous

Will work require disturbing of any tree on a public street? no  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

Kapco (Irwin Kaplan)

CS 301

INSPECTION COPY

Signature of owner by: *Irwin Kaplan*

See 2<sup>d</sup> file

Proposed St

=

Complaint about  
used cars

—

18 Ashmont Street

Sept. 20, 1972

cc to: Fire Department

K Bros., Inc.  
18 Ashmont Street

Gentlemen:

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

1. 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 F. Cartwright  
Building Inspector

NFC:m



# APPLICATION FOR PERMIT

Class of Building or Type of Structure \_\_\_\_\_  
Portland, Maine, Sept. 7, 1972

**PERMIT ISSUED**

SEP 20 1972

01109

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 s. ure 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 18 Ashmont St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address K Brothers Inc., same Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building garage - repair No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 5.00

### General Description of New Work

To establish spray paint booth as per plan

**PERMIT ISSUED WITH LETTER**

Sent to Fire Dept. 9/7/72  
Rec'd from Fire Dept. 9/15/72

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** owners

### Details of New Work

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

### If a Garage

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

**PERMIT ISSUED WITH LETTER**

### Miscellaneous

APPROVED:  
Gene C. O'Neil 9-15-72  
O.K. with memo N.F.C.

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

K Brothers Inc.

CS 301

INSPECTION COPY

Signature of owner [Signature]

(COPY)

CS MAINE PRINTING CO., PORTLAND

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 18 Ashmont St.

Date of Issue Dec. 18, 1956

Issued to Joseph Hamilton

This is to certify that the building, premises, or part thereof, at the above location, ~~has~~ altered  
—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  
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES  
Entire

APPROVED OCCUPANCY  
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  
repairing or servicing of vehicles shall be  
done outside of the garage building

This certificate supersedes  
certificate issued

Approved:

12/18/56

(Date)

*A. Allen*

Inspector

*[Signature]*

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.

STEVENS AND SAUNDERS  
ARCHITECTS  
187 MIDDLE STREET · PORTLAND 2, MAINE

Members of the American Institute of Architects  
JOHN HOWARD STEVENS  
JOHN CALVIN STEVENS 2ND  
JAMES COOPER SAUNDERS

August 2, 1956

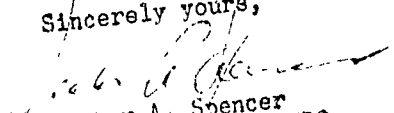
Mr. Warren McDonald  
Inspector of Buildings  
Portland, Maine

Re: Morong Brothers, Inc., alterations

Dear Mr. McDonald:

Enclosed please find copy of Change Order No. 1 re-  
questing changes as required by you.

Sincerely yours,

  
Victor A. Spencer  
STEVENS AND SAUNDERS

VAS:emn  
Enclosure 1

RECEIVED  
AUG 8 1956  
OFFICE OF THE CLERK  
PORTLAND, MAINE



# CHANGE ORDER

AIA  
FORM  
701

CONTRACTOR'S COPY

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

ARCHITECT'S JOB No. 5607

CHANGE ORDER No. 1

ISSUED DATE July 23, 1956

AMOUNT (Plus ~~XXXXXX~~) \$ 85.00

TO C. Galli & Son, Inc. CONTRACTOR

FOR Changes required by Building Inspector IN CONNECTION WITH

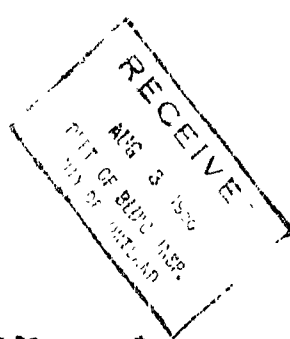
Morong Brothers, Inc., alterations

FOR OWNER Morong Brothers, Inc.

YOUR PROPOSAL FOR MAKING 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

.....\$85.00



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

Eighty-Five and 00/100-

DOLLARS (\$ 85.00)

WITH ~~INCREASE/DECREASE~~ (NO CHANGE) IN THE CONTRACT TIME. ~~XXX~~

OWNER'S APPROVA "H.K. Soules, Jr. Treas  
Morong Brothers, Inc.

STEVENS AND SAUNDERS ARCHITECT

DATE July 24, 1956 by "John Galvin Stevens, 2nd."

**CHANGE ORDER**

AIA  
FORM  
701

~~XXXXXXXX~~  
Building Inspector's Copy

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

ARCHITECT'S JOB No. 5607

CHANGE ORDER No. 2

ISSUED DATE August 2, 1956

AMOUNT (Plus ~~XXXX~~) \$664.76

TO C. Galli & Son, Inc. CONTRACTOR

FOR Additional Work IN CONNECTION WITH

Alterations to Building on Ashmont Street

FOR OWNER Morag Brothers, Inc.

YOUR PROPOSAL FOR MAKING THE FOLLOWING CHANGES HAS BEEN ACCEPTED:

1. Erect 8" cinder block partition across stor. room floor to ceiling, and cut opening floor to ceiling from Boiler Room to newly created fuel storage room.....Add \$254.00
2. a. Extend aluminum ceiling to include office area.
- b. Put wood trim cap on top of 6" high masonry partition between display room and office.
- c. Repair overhead door at rear of building.
- d. Extend asbestos ceiling and wall covering over area occupied by rocks removed using same non-combustible type of construction as on existing walls and ceiling...Add \$410.76

RECEIVED  
AUG 8 1956  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

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

Six Hundred Sixty-Four and 76/100 DOLLARS \$664.76

WITH (INCREASE) ~~XXXXXXXXXX~~ (DECREASE) (NO CHANGE) IN THE CONTRACT TIME OF XX ~~XXXX~~

OWNER'S APPROVAL \_\_\_\_\_ STEVENS & SAUNDERS ARCHIT

DATE \_\_\_\_\_ 19 \_\_\_\_\_ BY John Calvin Stevens



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. # 2
Portland, Maine, August 3, 1956

PERMIT ISSUED

AUG 6 1956

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/928 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 18 Ashmont Street Within Fire Limits? Dist. No.
Owner's name and address Morong Bros., Inc., 530 Forest Ave. Telephone
Lessee's name and address C. Galli & Son, Inc., 46 Portland St. Telephone
Contractor's name and address C. Galli & Son, Inc., 46 Portland St. Telephone
Architect Plans filed yes No. of sheets 1
Proposed use of building Sales, Service & Repair Garage No. families
Last use No. families
Increased cost of work 664. Additional fee x50 1.00

Description of Proposed Work

To provide cement asbestos board ceiling and walls rear left hand corner of shop as per plan
To extend aluminum ceiling to include office area.
Put wood trim cap on top of 6'8" high masonry partition between display room and office

Details of New Work C. Galli & Son Inc.

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

Approved: 011-8/6/56 - ags

Signature of Owner Morong Bros., Inc. C. Galli & Son, Inc.

Approved: 8/6/56 Inspector of Buildings

INSPECTION COPY

C-10-154-1C-Marks



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, July 25, 1956

**PERMIT ISSUED**  
JUL 26 1956  
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/928 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location ..... 18 Ashmont Street ..... Within Fire Limits? ..... Dist. No. ....

Owner's name and address ..... Morong Bros., Inc., 530 Forest Ave. .... Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address ..... C. Galli & Son, Inc., 46 Portland St. .... Telephone .....

Architect ..... Telephone .....

Proposed use of building ..... Sales, Service & Repair Garage ..... Plans filed yes No. of sheets 1

Last use ..... " ..... No. families .....

Increased cost of work ..... No. families ..... Additional fee 50

### Description of Proposed Work

New doors to be provided at openings B and C as per plan submitted today.  
To construct 8" cinder block walls to enclose tank to cut in opening in block wall for entrance to boiler room. No door.

### Details of New Work C. Galli & Son

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

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

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

Material of underpinning ..... Height ..... Roof covering ..... Thickness .....

Kind of roof ..... Rise per foot ..... Dressing or full size? ..... of lining .....

No. of chimneys ..... Material of chimneys ..... Sills ..... Girt or ledger board? ..... Size .....

Framing lumber—Kind ..... Size ..... Columns under girders ..... Size ..... Max. on centers .....

Corner posts ..... Size ..... Joists and rafters: 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

Approved: O.N. - 7/26/56 - ags

Morong Bros., Inc.  
C. Galli & Son  
Signature of Owner: JAMES H. GALLI

Approved: Warren McElmally  
Inspector of Buildings

INSPECTION COPY  
ags

C-10-154-SC-Mark

June 29, 1956

AP 18 Ashmont St.—Alterations of building for wholesale distribution of  
merchandise and change of use to sales, service and repair garage

Stevens & Saunders  
Att: Mr. John Stevens  
187 Middle St.  
C. Galli & Son, Inc.  
46 Portland St.

Copies to Morong Brothers, Inc.  
530 Forest Ave.  
Mr. Joseph Hamilton  
199 Clifton St.

Gentlemen:

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 premises and that no repairing or servicing of motor vehicles shall be done outside of the garage building, and the owner's Building Code 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 permit, and it is deemed best to thus issue a conditional permit rather than to sit further for revision of the plans. 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 be done, the contractor should file application for amendment to the permit now issued with the revised information, and <sup>it is important that</sup> the contractor shall not start any of the work excluded from the permit now issued, until the approved amendment is in his possession.

1. As per architect's letter to contractor of June 25, the two Benis 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 302d2 of the Code.

2. The new partitions around the toilet room are excluded because they are specified to have wooden studs or uprights which are not permitted by the same section of the Code.

3. If any pits exist in the floor of the garage or if any new pits for servicing, greasing or otherwise are intended, they are to be fixed as required by Section 204d2 and f1 of the Code, the proposed arrangements to be indicated and filed with application for amendment.

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 intended, they are to be taken care of in the same manner as the pits and in accordance with Section 204h1 of the Code.

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

June 29, 1956

5. The ordinary sized doors in the wall along the proposed street and near the toilet room, <sup>and</sup> that in the extreme rear of the building opposite the proposed street are considered as required means of egress. 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 veneer 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 asbestos board ceiling and lining—obviously to be a tight job. There are numerous openings in the asbestos board lining 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 block 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 Section 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 lessee 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 we may issue a temporary certificate of occupancy as far as may be consistent with Building Code requirements

June 29, 1956

Stevens & Saunders  
C. Galli & Son, Inc.

for the garage use which he desires before the improvements are completed and the final certificate issued. We shall not be able to issue a certificate which includes any repairs of any character, that is as a temporary measure.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/B

P. S. Ventilation of the new toilet room is a matter for regulation by the Plumbing Inspector, associated with the Health Department. No means of ventilation has been discovered on Sheet 1 of 1, dated June 15, 1956 and architects' specifications dated May 23, 1956.

Enclosure to architect: Building permit card and copy of application. Will the architect be good enough to deliver these to the contractor, the card for display at the job visible from Ashmont St.

9, 1 + 2 B

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

COPY

*True copy  
18/2/56*

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

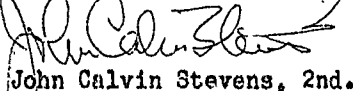
Re: Morong Brothers Alterations

Gentlemen:

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

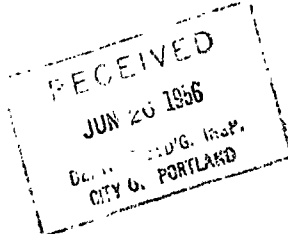
We will, therefore not install the two Bemis Doors specified but will replace same by incombustible door specification for which will be forthcoming. As soon as you receive the modification from us you will notify us of the approximate change in contract price and a Change Order will be issued covering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

Sincerely yours,

  
John Calvin Stevens, 2nd.  
STEVENS AND SAUNDERS

JCS2:emn

cc: Mr. Warren McDonald  
Morong Brothers





June 7, 1956

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

Morong Bros., Inc.  
530 Forest Ave.  
Mr. Joseph Hamilton  
199 Clifton St.

Copies to Edward T. Gignoux, Esq.,  
57 Exchange St.  
Stevens & Saunders  
Att: Mr. Stevens  
187 Middle St.

Gentlemen:

The Building Code 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 bore 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 Municipal 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 made 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 ramp may 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 garage floor to provide a partial stop for gasoline vapor should any be free in the garage. The door to the boiler room is an ordinary wooden door and requires changing out to a self-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 boiler 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

Morong Bros., Inc.  
Mr. Joseph Hamilton

June 7, 1956

check to see that there are sufficient openings in the boiler room for fresh air so that the appliance may operate safely without leaving the fire door to the garage open.

3. In your Building Code appeal, the compensatory feature offered 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 ceiling 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-burnable material. Several of what appear to be steel knee braces of roof trusses were noted projecting below the ceiling 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 appeal was drawn, and these 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 hot 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 or ceilings proposed should be indicated on the plans, these, of course, to be only of incombustible material with allowance for wood doors of ordinary size and a minimum of wooden trim.

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 these doors is not obvious to everyone in the garage, emergency exit signs of a permanent nature should be provided, directional or otherwise as may be necessary, and location of these shown on the plans.

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

When the plans and other information have been received and checked and found to be in compliance, the building 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,

Warren McDonald  
Inspector of Buildings

WMD/B

1 B4.2 B

*File copy*

AP - 18 Ashmont Street  
Change of Use to Sales, Service and  
Repair Garage and Zoning and Building  
Codes Appeals Relating Thereto

May 16, 1956

Copy to: Mr. Gignoux (2)  
Stevens & Saunders  
Att. Mr. Stevens  
Corp. Counsel

Edward T. Gignoux, Esq.  
57 Exchange Street

Dear Mr. Gignoux:

Building permit intended to authorize change of use of the building at 18 Ashmont Street from wholesale distribution of merchandise to sales, service and repair garage is not issuable under the Zoning Ordinance because the property is in a Limited Business Zone where a repair garage, according to Section 5A of the Ordinance, is not an allowable use unless first authorized by the Zoning Board of Appeals after the usual appeal procedure.

The permit is not issuable under the Building Code because the building is not sprinklered and is of Non-Combustible Construction, and Section 302d.1 of the Code provides that repair garages in buildings of Non-Combustible Construction shall be sprinklered.

You have indicated the desire of the owner to seek an exception under the Zoning Ordinance from the Zoning Board of Appeals, and under the Building Code from the Board of Municipal Officers; so, there is enclosed an outline of the Appeal Procedure.

It is understood that in connection with the Building Code appeal you would like to offer as a compensatory feature for lack of a sprinkler system that the steel frame of the building is protected by a ceiling and wall lining of incombustible material. That feature may be mentioned in the Building Code appeal if you so desire.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMD/1  
Enc: Outline of Appeal  
Procedure

P.S. The owner of the property is Mr. Joseph Hamilton of 199 Clifton St. while the lessee is Korong Bros., Inc. of 530 Forest Ave.



**(B) LIMITED BUSINESS ZONE**  
**APPLICATION FOR PERMIT**

Class of Building or Type of Structure.....Non-Combustible.....  
Portland, Maine.....May 16, 1956.....

**PERMIT ISSUED**  
00943  
JUN 29 1956  
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 .....18 Ashmont Street..... Within Fire Limits? ..... Dist. No. ....  
 Owner's name and address ..... Joseph Hamilton, 199 Clifton St. .... Telephone .....  
 Lessee's name and address ..... Morong Bros., Inc., 530 Forest Ave. .... Telephone .....  
 Contractor's name and address ..... C. Galli & Son, Inc., 46 Portland St. .... Telephone .....  
 Architect ..... Stevens & Saunders ..... Specifications yes Plans yes No of sheets 1  
 Proposed use of building ..... Sales, service and repair garage ..... No. families .....  
 Last use ..... Whole distribution of merchandise ..... No. families .....  
 Material ..... No. stories 1 Heat ..... Style of roof ..... Roofing .....  
 Other building on same lot ..... Fee \$ 5.00  
 Estimated cost \$ 5000. ....

**General Description of New Work**

To make alterations in this building of non-combustible construction (present interior wooden partitions to be removed) and to change the use of the building to sales, service and repair of motor vehicles.

*Bldg Code* appeal sustained 6/1/56  
*Plan* appeal sustained conditionally 6/1/56  
*Being* This application is a preliminary one and the applicant is not responsible for the accuracy of the information furnished hereon. The applicant is not responsible for the accuracy of the information furnished hereon. The applicant is not responsible for the accuracy of the information furnished hereon.

**Permit Issued with Letter:**

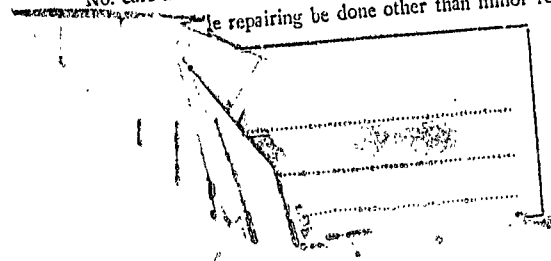
It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO Stevens & Saunders**

**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? ..... For a notice sent? .....  
 Height average grade to top of plate ..... Height average grade to highest point of roof .....  
 Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
 Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
 Material of underpinning ..... Height ..... Thickness .....  
 Kind of roof ..... Rise per foot ..... Roof covering ..... Kind of heat ..... fuel .....  
 No. of chimneys ..... Material of chimneys ..... of lining ..... Dressed or full size? ..... Size .....  
 Framing lumber—Kind ..... Sills ..... Girt or ledger board? ..... Size ..... Max. on centers .....  
 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 ..... height? .....  
 If one story building with masonry walls, thickness of walls? .....

**If a Garage**

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



**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? .....  
observed by .....  
Morong Bros. Inc.