

STANDARD
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335-237 ALLEN AVENUE E



APPLICATION FOR PERMIT TO REPAIR BUILDING 18

PERMIT ISSUED

Third Class Building

OCT 1 1936

Portland, Maine, October 1, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Law of Maine, the Building Code of the City of Portland, and the following specifications:

Location 551 Allen Avenue Ward 9 Within fire limits? no Dist. No. _____
 Owner's name and address Mary A. Mann, Murray Street Telephone _____
 Contractor's name and address James H. Jackson, 25 Abbott St. Telephone 4-3396
 Use of building Blacksmith shop
 No. stories 1 1/2 Height _____ ft., Gross area _____ sq. ft., Style of roof pitch
 Type of present roof covering wood

General Description of New Work

No Repair after Fire to r
(Cause - roof fire)

If Roof Covering is to be Repaired or Renewed

When last repaired? _____, Area then repaired _____ sq. ft.
 Are repairs or renewal due to damage by fire? yes If so what area damaged? _____ sq. ft.
 Area of roof to be repaired now? one side _____ sq. ft.
 Type of roofing to be used Asphalt roofing No. plies _____
 Trade name and grade of roof covering to be used Class C Und. Lab.
 Estimated cost \$ _____ Fee \$.50

Signature of owner By Mary A. Mann
J.H. Jackson

INSPECTION COPY

788/15



(L) LOCAL BUSINESS ZONE

Permit No. _____

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, July 6, 1931.

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location: 337 Allen Ave Ward 9 Within Fire Limits? yes Dist. No. _____

Owner of building to which sign is to be attached: Frank L. Fozney, 337 Allen Ave.

Name and address of owner of sign: G. J. Tainsh Sign Co., 16 Free St., Telephone 2 4246

Contractor's name and address: _____
When does contractor's bond expire? Oct. 3-1931.

Information Concerning Building: wood

No. stories: _____ Material of wall to which sign is to be attached: _____

Electric? yes Vertical dimension after erection: 30" Horizontal: _____

Weight: 20 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame: bracket No. advertising faces: two material: porcelain

No. rigid connections: one bracket Are they fastened directly to frame of sign? yes

No. through bolts: _____, Size: _____, Location, top or bottom: _____

No. guys: _____, material: _____, Size: _____

Minimum clear height above sidewalk or street: 8 feet

Maximum projection into street: 12" Fee \$ 1.00

Signature of contractor: G. J. Tainsh Sign Co.,
by [Signature]

INSPECTION COPY

NOTIFICATION BEFORE LATHING
OR CLOSING IN IS WAIVED.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

5285A



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, April 12, 1949

PERMIT ISSUED
0043

APR 12 1949

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ demolish in ~~the~~ the following building ~~structure~~ ~~as shown~~ ~~on~~ ~~the~~ ~~plans~~ ~~and~~ ~~specifications~~, if any, submitted herewith and the following specifications:

Location 335-337 Allen Avenue Within Fire Limits? no Dist. No. _____
Owner's name and address American Oil Co., 142 High Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Not let Specifications _____ Plans _____ No. of sheets _____
Architect _____ No. families _____
Proposed use of building _____ No. families _____
Last use grocery Bakery Style of roof _____ Roofing _____
Material wood No. stories 2 Heat _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish 2-story frame bakery
Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolish, under the supervision and to the approval of the Department of Public Works of the City of Portland? YES

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** American Oil Co.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____ Thickness _____
Material of underpinning _____ Height _____
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? _____ Max. on centers _____
Girders _____ Size _____ 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 J. J. Conannon

American Oil Co.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, April 12, 1949

PERMIT ISSUED
00455
APR 12 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 331 Allen Avenue Within Fire Limits? no Dist. No. _____
Owner's name and address American Oil Co., 142 High Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Not let Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use Garage No. families _____
Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot office
Estimated cost \$ _____ Fee \$ 50

General Description of New Work

To demolish one-story frame garage. No sewer connection.

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 American Oil Co.

Details of New Work

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

If a Garage

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

American Oil Co.

Signature of owner by: J. J. Concannon

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

337 Allen Avenue-Permit for alterations in building owned by Louise R. Mancini and
being done by Ream and Wolf-6/24/47

To Owner & Contractor:

If any part of wall facing Washington Avenue, including eaves, where new window is to be put in is closer than three feet to lot line, window is required to be metal sash and wire glass.

Apparently there is no chimney in this part of building. Any coal, wood or oil burning stove, except one depending entirely upon a wick for combustion, is required to be connected to a masonry chimney, metal smokepipes through walls or roof being illegal. This should be borne in mind if heat is desired in building when cold weather comes.

AJS/J

CC: Louise R. Mancini
52 Summit Street

(Signed) Warren McDonald
Inspector of Buildings

AP 331 Allen Avenue-I

November 20, 1947

Mr. Antonio Marcini
333 Allen Avenue
Portland, Maine

Subject: Building permit for construction of new
foundation and concrete floor in the blacksmith
shop at 331 Allen Avenue and changing use to a
Minor Garage

Dear Sir:

Building permit for the above work is issued, herewith, subject to the following:

1. Neither the building nor the land is to be used for the storage of more than one commercial automobile at any one time and the building is not to be used for the storage or parking of more than three motor vehicles of any kind at one time.
2. There is to be no heating appliance operated in the garage at least for the present, and if it is ever the intention to operate such an appliance there, permits will be applied for and the Building Code complied with.
3. The concrete block foundation walls are to have a concrete footing beneath them no less than 8" in thickness, are to consist of only one unit through the thickness of the wall, are to be laid in cement mortar with only enough lime to make the mortar workable (not more than 15 percent by volume of the cement content). The foundation walls are required to extend at least 6" above the finished grade of the ground outside of the building and the wooden sills to be bolted to the foundation at frequent intervals, filling the concrete blocks where necessary to make the anchorage. If the height of the ground outside of the building is not to be appreciably above the level of the new concrete floor on the inside, these foundation walls could be of 8" blocks instead of the 12" blocks indicated on the application, if desired. However, the owner should make sure that the bearing capacity of the soil is such that the width of footing used under the concrete block foundation wall will be sufficient to support the building uniformly and avoid unequal settlement and distortion.
4. The wood frame building is not now in good condition, and it is likely that parts of the present frame of the structure will have to be replaced. Whenever replaced they are to be made to comply with Building Code requirements. For instance, if any part of the sill is to be replaced or renewed, the new sill must be no less than 4x6, solid lumber in cross-section.
5. The second floor of the building is not to be used for any purpose unless further permits can be secured, but even so, there is a question about the safety of its supports. It is my impression that the second floor is supported by a comparatively small beam or girder running through the center of the building through its depth and that there are few, if any posts, beneath it. It is possible that this girder is supported from the roof, but in any event examination should be made to make sure that the supports of this second floor are thoroughly adequate and safe. If not, they should be made so.

Very truly yours,

Inspector of Buildings

WMCD/S

CC: Mr. Charles W. Casey

APPLICATION FOR PERMIT

03159
NOV 20 1947

Class of Building or Type of Structure Third Class
Portland, Maine, Nov. 14, 1947

INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 333 Allen Avenue Within Fire Limits? No Dist. No.
Owner's name and address Antonio Mancini, 333 Allen Avenue Telephone
Lessee's name and address Telephone
Contractor's name and address Owner Telephone
Architect Specifications Plans No of sheets
Proposed use of building Minor Garage No. families
Last use Blacksmith Shop No. families
Material frame No. stories 1 1/2 Heat None Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 1,000. Fee \$ 2.00

General Description of New Work

To provide 12" concrete block foundation under entire building.
To fill in and provide concrete floor.
To demolish existing brick chimney.

INSPECTED - NOT COMPLETE

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth at least 4' below grade solid or filled land? earth or rock?
Material of foundation concrete block Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys None Material of chimneys of lining Kind of heat None fuel
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor Concrete, 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

Antonio Mancini

Signature of owner By: [Signature]

INSPECTION COPY



(L) LOW RISE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure bird

Portland, Maine, June 23, 1947

PERMIT 155024
01485
JUN 24 1947

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 337 Allen Ave Within Fire Limits? no Dist. No. _____
 Owner's name and address Louise R. Mancini Summit St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Ream and Weir 5 Bishop St. Telephone 3-434
 Architect _____ Specifications _____ Plans _____ No of sheets _____
 Proposed use of building mercantile (OFFICE - CUMBERLAND SAND & GRAVEL Co.) No. families _____
 Last use _____ " _____ No. families _____
 Material fram No. stories 2-1 Heat none (no chimney) Roofing _____
 Other buildings on same lot no _____
 Estimated cost \$ 375 _____

General Description of New Work

Fee \$ 1.00

To make alterations to existing building as per plan filed including 2x4 stud partition right angle to Allen Avenue covered one side with asbestos board, one new non-bearing partition to partition new office.
 To cut in one new window northerly side (at least 5' from side line) using 4x6 header.
 Partition off new toilet and vestibule in rear. Doors to vestibules and toilets to be at least 24" wide and made self-closing in such a way that there will be little chance of both doors being open at the same time.
 To cut in new window for ventilation in this toilet at least 50' to rear line.
 To replace present dirt floor with concrete slab. Existing foundation is concrete and both foundatin and sill are in good condition.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing 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 _____ Kind of heat _____ fuel _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Dressed or full size? _____ Dressed _____
 Framing lumber—Kind Hemlock _____ Girt or ledger board? _____ Size _____
 Corner posts _____ Sills _____ 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: _____
 On centers: 1st floor Concrete, 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: _____

INSPECTION COPY

Signature of owner By: T. S. Ream

Ream & Weir

331 Allen Avenue-I

November 8, 1947

Mr. Antonio Mancini
333 Allen Avenue
Portland, Maine

Subject: Unfavorable action of Board of Appeals
on zoning appeal relating to alterations of
the former blacksmith shop at 331 Allen Ave-
nue and change of use to storage of auto
trucks and other equipment in connection with
sand and gravel business

Dear Mr. Mancini:

I have been notified by the Board of Appeals, as doubtless you have, that the Board has been unable to grant what you want in connection with the above job.

It is reported to me that the building is not only in bad structural shape but that you have already started the work of improving it and providing new foundation although the building permit had not been secured. Thus it appears that you must do something about the building—either to remove it or put it in a good and reasonably permanent condition for some use that conforms with the Zoning Ordinance and Building Code.

To do either, you require a building permit from this department before commencing the work.

You applied for a permit to improve the floor and the foundation and to demolish the existing brick chimney on September 22, paying a building permit fee of two dollars. This application stated that the last use of the building was a repair garage and that you proposed to use the building for the storage of trucks and equipment. On the latter use, the unsuccessful appeal was based.

It is my belief that the repair garage use of the building which you referred to in your application was an unlawful use both under the Zoning Ordinance and the Building Code, having been established from the former blacksmith shop without a building permit and without a certificate of occupancy.

It is to be borne in mind that it is not the intent of either Building Code or Zoning Ordinance to prevent improvement of buildings as to their structure and safety, and no exception appears in this case. Obviously you can improve the building and use it for any purpose allowable under the Zoning Ordinance in the Local Business Zone where the property is located, if in compliance with the Building Code.

Will you be kind enough to let me know what your decision is as regards the future of the building? The building permit fee will be adjusted accordingly. The Building Code provides that I must either issue the building permit or refund the fee money if the applicant will return the receipt for the fee paid within ten days. If you should decide to demolish the building, the fee for that operation is one dollar, and upon application and return of the two-dollar receipt, we will refund one dollar by voucher. If you intend to improve the building somewhat as before, and use it for a conforming use, please file new application stating those purposes and the details and the building permit fee will be adjusted in accordance with the estimated cost of the total work then furnished.

Very truly yours,

Inspector of Buildings

WACD/S

*Allen Ave
Horse Shoeing and Jobbing
managed*

HORSE SHOEING AND JOBBING

H. T. BERRYMAN

331 ALLEN AVENUE

AUTO BLACKSMITHING

RECEIVED
OCT 6 1947
DEPT. OF BUILDINGS
CITY OF PORTLAND

Portland, Me. Oct. 6, 1947

Warren McDonald

Inspector of Buildings

Dear Mr. McDonald,

I'm reply to yours of Oct. 2.
I am advising you in one
of my old bill heads that you may
see what I advertised to do
I did blacksmithing such as trailer
hitches, & bump brackets. But did not
do any mechanical work of any kind.

Very Truly yours,

H. T. Berryman

AP 331 Allen Ave.-2

October 13, 1942

Mr. Antonio Mancini
333 Allen Avenue
Portland, Maine

Subject: Application for building permit to provide new foundations for and concrete floor in the former blacksmith shop at 331 Allen Avenue and use the building for the storage of auto trucks and other equipment in connection with sand and gravel business

Dear Sir:

The above building permit is not issuable under the Zoning Ordinance because the property is located in a Local Business Zone where, according to Section 6A of the Ordinance, not more than one commercial motor vehicle may be parked or stored except as authorized by the Board of Appeals after the usual appeal procedure.

Mr. Casey says that you desire to seek such authorization from the Board of Appeals. Accordingly, there is enclosed an outline of the appeal procedure.

As explained to Mr. Casey it would be well to file your appeal immediately at the office of Corporation Counsel if you would like to have the public hearing held by October 31.

Very truly yours,

Inspector of Buildings

WMD/S

Enclosure: Outline of appeal procedure

CC: Edward T. Gignoux
Assistant Corporation Counsel

October 3, 1947

Mancini

Please advise what will be done under these circumstances. If you desire to seek an appeal to the Board of Appeals for an exception in this specific case, please notify this office and you will be advised of the appeal procedure in writing.

Very truly yours,

Inspector of Buildings

WCD/s

AP 331 Allen Avenue-I

October 2, 1947

Mr. Hollingsworth T. Berryman
Cumberland Center, Maine

Dear Mr. Berryman:

With reference to the building which you used at 331 Allen Avenue for many years as a blacksmith shop, it becomes desirable and necessary for me to establish as definitely as possible how the building was being used in December 1938.

Knowing that you were using the building at that time, it is certain that you can tell me better than anyone else just what the character of the work was which you carried on.

I am particularly interested to know whether or not you did blacksmith work or any other kind of repair work on motor vehicles within the building as a common practice.

It will be much appreciated if you will reply as soon as possible, using the enclosed stamped envelope, and tell me if it was your practice to do work on any type of motor vehicles within the building in December 1938 or before that time.

Very truly yours,

Inspector of Buildings

WMD/J

Enclosure: Stamped Envelope



(L) LOCAL RESIDENTS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Sept. 22, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
The undersigned hereby applies for a permit to effect alterations, repairs, or improvements to all the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 331 Allen Avenue
Owner's name and address Antonio Mancini, 333 Allen Avenue Within Fire Limits? no Dist. No. _____ Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Plans no Telephone _____
Architect _____ No. of sheets _____
Proposed use of building Storage of trucks and equipment Specifications _____
Last use Garage (repair) No. families _____
Material Frame No. stories 1 1/2 Heat none Style of roof _____ No. families _____
Other buildings on same lot _____ Roofing _____
Estimated cost \$ 1000. Fee \$ 2.00

General Description of New Work

12"
To provide concrete block foundation under entire building.
To fill in and provide concrete floor.
To demolish existing brick chimney.

INSPECTOR NOT COMPLETED

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

Details of New Work

Is any plumbing 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 _____ earth or rock? _____
Material of foundation concrete block at least 4" below grade _____
Material of underpinning " " Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Height _____ Thickness _____
No. of chimneys none Material of chimneys _____ Roof covering _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ of lining _____
Corner posts _____ Sills _____ Girt or ledger board? _____
Girders _____ Size _____ 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: _____ Max. on centers _____
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? _____
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? _____

If a Garage

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:

INSPECTION COPY

Signature of owner By: Antonio Mancini

City of Portland, Maine
Board of Appeals

—ZONING—

October 15, 1947

*Appeal
Demand
10/31/47
17/177*

To the Board of Appeals:

Your appellant, Antonio Mancini, who is the owner of property at 331 Allen Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to provide new foundations and concrete floor in the former blacksmith shop at 331 Allen Avenue and use of the building for the storage of auto trucks and other equipment in connection with sand and gravel business is not issuable under the Zoning Ordinance because the property is located in a Local Business Zone where, according to Section 6A of the Ordinance, not more than one commercial motor vehicle may be parked or stored except as authorized by the Board of Appeals.

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

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

Antonio Mancini
Appellant

City of Portland, Maine
Board of Appeals

--ZONING--

Decision

Public hearing was held on the 31st day of October, 1947,
on petition of Antonio Mancini, owner of property at
331 Allen Avenue, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Building permit to provide new foundations and concrete floor in the former
blacksmith shop at 331 Allen Avenue and use of the building for the storage
of auto trucks and other equipment in connection with sand and gravel busi-
ness is not issuable under the Zoning Ordinance because the property is located
in a Local Business Zone where, according to Section 6A of the Ordinance,
not more than one commercial motor vehicle may be parked or stored except
as authorized by the Board of Appeals.

A majority of the Board finds that an exception is not necessary in this
case so as to grant reasonable use of property and avoid unnecessary
hardship and can not be granted without substantially departing from the
intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted
in this specific case.

Edwin J. Callery
.....
Robert A. Clifton
.....
Gerald A. Cole
.....
.....

Board of Appeals

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ANTONIO MANCINI
AT 331 Allen Avenue

Public hearing on above
appeal was held before
the BOARD OF APPEALS
today.

Present for City

Board of Zoning Appeals members:-

Edw. T. Colley
Helen C. Frost
Robert L. Getchell
B. William Holbrook
Gerald A. Cole

VOTE

	Yes	No
Mr. Colley	()	(x)
Mrs. Frost	(x)	()
Mr. Getchell	()	(x)
Mr. Holbrook	(x)	()
Mr. Cole	()	(x)
	()	()
	()	()

Municipal Officers:-

For: Charles Casey for Mr. Mancini

Against: Mr. Carl M. Jordan

Mrs. Thomas K. Donovan - no storage of trucks and equipment - wants to keep
it a local business zone.

City officials:-



(L) LOCAL BUSINESS FORM
APPLICATION FOR PERMIT

PERMIT ISSUED
MAY 00 1946
00725

Class of Building or Type of Structure Third Class
Portland, Maine, April 30, 1946

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

Location 335-337 Allen Avenue Louise R. Mancini, 52 Summit Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address _____ Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Antonio Mancini, 52 Summit Street Telephone 3-6385
Architect _____ Plans no. _____ No. of sheets _____
Proposed use of building Stores Specifications _____ No. families _____
Last use _____ No. families _____

Memorandum from Department of Building Inspection, Portland, Maine
Re: foundation under mercantile building for Louise R. Mancini
by Antonio Mancini, Contractor--5/1/46

To Owner:

Note that new concrete foundation is required to extend at least six inches above the finished grade of the ground around the building so that the bottoms of the sills will be that far above the ground.

(Signed) Warren McDonald
Inspector of Buildings

Memo

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

Details of New Work

Is any plumbing work involved in this work? _____, 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 _____ at least 4' below grade _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete _____ Thickness, top 10" bottom 12" cellar yes _____ Thickness _____
Material of underpinning _____ Rise per foot _____ Height _____ Roof covering _____ Kind of heat _____ fuel _____
Kind of roof _____ Material of chimneys _____ of lining _____ Dressed or full size? _____ Size _____
No. of chimneys _____ Sills _____ Girt or ledger board? _____ Size _____ Max. on centers _____
Framing lumber—Kind _____ Columns under girders _____ O. C. Bridging in every floor and flat roof span over 8 feet. _____
Corner posts _____ Size _____ 1st floor _____, 2nd _____, 3rd _____, roof _____
Girders _____ 1st floor _____, 2nd _____, 3rd _____, roof _____
Studs (outside walls and carrying partitions) 2x4-16" _____, 2nd _____, 3rd _____, roof _____
Joists and rafters: _____ 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: _____ 1st floor _____, 2nd _____, 3rd _____, height? _____
Maximum span: _____
If one story building with masonry walls, thickness of walls? _____
If a Garage _____ number commercial cars to be accommodated _____
No. cars now accommodated on same lot _____, 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 Antonio Mancini

INSPECTION COPY



(L) LOCAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 30, 1946

PERMIT ASSUED

MAY 00725
1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ 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 335-337 Allen Avenue
 Owner's name and address Louise F. Mancini, 52 Summit Street Within Fire Limits? _____ Dist. No. _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Antonio Mancini, 52 Summit Street Telephone _____
 Architect _____ Telephone 3-6385
 Proposed use of building Stores Specifications _____ Plans no No. of sheets _____
 Last use _____ No. families _____

Memorandum from Department of Building Inspection, Portland, Maine

335-337 Allen Avenue--New foundation under mercantile building for Louise R. Mancini by Antonio Mancini, Contractor--5/1/46

To Owner:

Note that new concrete foundation is required to extend at least six inches above the finished grade of the ground around the building so that the bottoms of the sills will be that far above the ground.

(Signed) Warren McDonald
Inspector of Buildings

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

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete at least 4" below grade _____ Thickness, top 10" bottom 12" cellar yes _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber--Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet. _____
 Joists and rafters: _____
 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? _____

Is 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:

INSPECTION COPY

Signature of owner Antonio Mancini



LOCAL BUSINESS ZONE
APPLICATION FOR PERMIT
 Class of Building or Type of Structure Third

NOT ISSUED
 1878

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
 The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:
 Portland, Maine, June 18, 1937

Location 229-331 Allen Avenue Ward 9 Within Fire Limits? no Dist. No. _____
 Owner's or contractor's name and address Estate Oliver A. Mann, 25 Murray St. Telephone 2-7808
 Contractor's name and address James Jackson, 25 Abbott St. Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building Blacksmith Shop No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 300. Fee \$.75

Description of Present Building to be Altered
 Material wood No. stories 2 Heat _____ Style of roof pitch Roofing wood and asphalt
 Last use Blacksmithshop No. families _____

General Description of New Work
To Repair after Fire -
To put on new pitch roof over entire building which will be made lower as a one story building (side walls to be 5' lower)

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

Details of New Work
 Size, front aprice depth full size Height average grade to top of plate _____
 To be erected on solid or filled land? _____ Height average grade to highest point of roof 12'
 Material of foundation _____ earth or rock? _____
 Material of underpinning _____ Thickness, top _____ bottom _____
 Kind of Roof pitch Rise per foot 9" Roof covering Asphalt roofing Class C Und. Lab. Thickness _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section. _____
 Joists and rafters: _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2x6
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 2'
 If one story building with masonry walls, thickness of walls? _____, roof _____, height? _____

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

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

INSPECTION COPY
 Signature of owner By Estate Oliver A. Mann

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

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October 27, 1947.

Mr. Antonio Mancini
333 Allen Avenue
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, October 31, 1947 at ten-thirty o'clock in the forenoon to hear your appeal under the Zoning Ordinance relating to use of building at 331 Allen Avenue for the storage of auto trucks and other equipment in connection with sand and gravel business.

Please be present or be represented at this hearing in support of your appeal.

Yours truly,

BOARD OF APPEALS

Edward T. Colley
Chairman

Appeal of Antonio Mancini at 329-331 Allen Avenue
10/15/47

Cypress Street - Assess. Lot Nos 344-G - 27, 28, 29, 30 ✓
344-E - 9, 10, 29, 30, 31, 32, 33, 35 ✓
61 ✓

Allen Avenue - 283 to 373 ✓
288 to 380 ✓

August Ave. - Assess. Lot Nos 344-E - 11, 12 ✓

Maplewood Street - 1 to 47 ✓
2 to 44 ✓

Albert Streets - entire ✓

Jones Street - 1 to 21 ✓

Washington Ave. - 1325 to 1400 ✓
1326 to 1422 ✓

Auburn Street - 1 to 25 ✓

Newster Street - Assess. Lot Nos 344-G - 34 ✓

WALTER MCDONALD, JR.
INSPECTOR OF BUILDINGS

copy

On reply refer
to File AP 331 Allen Ave.-1

CITY OF PORTLAND, MAINE
Department of Building Inspection

FU

October 13, 1947

C
O
P
Y

Mr. Antonio Mascini
339 Allen Avenue
Portland, Maine

Subject: Application for building permit to provide new foundations for and concrete floor in the former blacksmith shop at 331 Allen Avenue and use the building for the storage of auto trucks and other equipment in connection with sand and gravel business

Dear Sir:

The above building permit is not issuable under the Zoning Ordinance because the property is located in a Local Business Zone where, according to Section 6A of the Ordinance, not more than one commercial motor vehicle may be parked or stored except as authorized by the Board of Appeals after the usual appeal procedure.

Mr. Casey says that you desire to seek such authorization from the Board of Appeals. Accordingly, there is enclosed an outline of the appeal procedure.

As explained to Mr. Casey it would be well to file your appeal immediately at the office of Corporation Counsel if you would like to have the public hearing held by October 31.

Very truly yours,

(Signed) WALTER MCDONALD, JR.

Inspector of Buildings

WMD/s

Enclosure: Outline of appeal procedure

CC: Edward F. Cignaux
Assistant Corporation Counsel

801 Lunkin Donut 337 Allen Ave Portland, Maine

PERIOD FROM ~~10/1/82~~ ~~10/1/82~~ TO ~~10/1/82~~ ~~10/1/82~~ 9/17/83

ITEMS	CONTRACT	PREVIOUS PAYMENTS	CURRENT ESTIMATE	BALANCE
1 Demolition	6,540.00		4,440.00	2,100.00
2 Sitework	2,400.00			2,400.00
3 Concrete work	7,320.00			7,320.00
4 Rough Carpentry	5,250.00			5,250.00
5 Finish Carpentry	3,360.00			3,360.00
6 Insulation	2,160.00			2,160.00
7 Doors and Frames	3,360.00			3,360.00
8 Hardware	4,600.00			4,600.00
9 Sheetrock	2,640.00			2,640.00
10 Painting	1,105.00			1,105.00
11 Trusses and Sheathing	6,720.00			6,720.00
12 Mansard Work	6,540.00			6,540.00
13 Ceilings	3,900.00			3,900.00
14 Finish Walls	3,600.00			3,600.00
15 Exterior walls	3,420.00			3,420.00
16 Other	960.00			960.00
17 Bond	250.00			250.00
		NONE	720.00 250.00	

RECEIVED
SEP - 1 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND