



Size of plastic face sign - 24 sq. ft.
Each piece has trade name on it.
Flexiglass - Und. Label.

B1 BUSINESS ZONE

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
01289
SEP 23 1959
CITY OF PORTLAND

Portland, Maine, Sept. 21, 1959

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 73-113 Auburn St.

Within Fire Limits? NO Dist. No. _____

Owner of building to which sign is to be attached Northgate Shopping Center

Name and address of owner of sign Boone's Restaurant, 16 Custom House Wharf

Contractor's name and address United Neon Display, 71 Elm St. Telephone 2-0695

When does contractor's bond expire? Dec. 31, 1959

Erected on pole

Information Concerning Building

No. stories 1 Material of wall to which sign is to be attached Appeal sustained 9/23/59

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 3'2" Horizontal 8'4"

Weight 150 lbs. Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material plastic

No. rigid connections 4 Are they fastened directly to frame of sign? yes

No. through bolts 4 Size 3/8" Location, top or bottom top and bottom

No. guys _____ material _____ Size _____

Minimum clear height above sidewalk or street 10'

Maximum projection into street 2'

Fee \$ 2.00

INSPECTION COPY

Signature of contractor [Signature]

F.M.

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 73-113 Auburn St. IN PORTLAND, MAINE

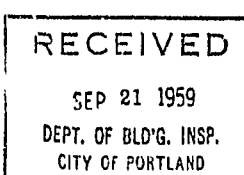
Shaw's Realty Co., being the owner of the
premises at 73 Auburn St. in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Boone's Cafeteria
projecting over the public sidewalk from said premises as described in applica-
tion to the Inspector of Buildings of Portland, Maine for a permit to cover
erection of said sign;

And in consideration of the issuance of said permit Shaw's
Realty Co., owner of said premises, in event said sign shall cease
to serve the purpose for which it was erected or shall become dangerous and in
event the owner of said sign shall fail to remove said sign or make it perman-
ently safe in case the sign still serves the purpose for which it was erected,
hereby agrees for himself or itself, for his heirs, its successors, and his or
its assigns, to completely remove said sign within ten days of notice from
said Inspector of Buildings that said sign is in such condition and of order
from him to remove it.

In Witness whereof the owner of said premises has signed this consent
and agreement this 18th day of September 1959

George M. Ford
Witness

Shaw's Realty Co.
H H Davis
Owner



PERMIT TO INSTALL PLUMBING

11440
PERMIT NUMBER

Date Issued: 5-16-62
 Address: Auburn Street
 Installation For: Perry's Restaurant
 Owner of Bldg: Northgate Realty
 Owner's Address: Auburn Street
 Plumber: Wilbur F. Blake, Inc. Date: 5-16-62

By: J. P. Welch
 PORTLAND PLUMBING INSPECTOR

| APPROVED FIRST INSPECTION | NEW | | PROPOSED INSTALLATIONS | NUMBER | FEE |
|---------------------------|-----|-------|-----------------------------------|--------|---------|
| | NEW | REP L | | | |
| | | | SINKS | | |
| | 1 | | LAVATORIES | 1 | \$ 2.00 |
| | | | TOILETS | | |
| | | | BATH TUBS | | |
| | | | SHOWERS | | |
| | | | DRAINS | | |
| | | | HOT WATER TANKS | | |
| | | | TANKLESS WATER HEATERS | | |
| | | | GARBAGE GRINDERS | | |
| | | | SEPTIC TANKS | | |
| | | | HOUSE SEWERS | | |
| | | | ROOF LEAKS (Conn. to house drain) | | |

Date: 5-16-62
 By: [Signature]
 APPROVED FINAL INSPECTION

Date: _____
 By: JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ \$ 2.00

Northgate Pharmacy
93-113 Auburn St.



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date July 29, 1976, 19____
 Receipt and Permit number 4 1912

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: ~~Northgate Pharmacy~~ 77 Auburn
 OWNER'S NAME: Northgate Pharmacy ADDRESS: Northgate Shopping Center, ME

OUTLETS: (number of)
 Lights _____
 Receptacles 1-30 _____ FEES
 Switches _____
 Plugmold _____ (number of feet)
 TOTAL _____

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes _____
 Temporary _____

METERS: (number of) _____

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
 TOTAL AMOUNT DUE: \$3.00

INSPECTION:
 Will be ready on July 30, 1976; or Will Call _____

CONTRACTOR'S NAME: Dick Milton
 ADDRESS: 63 East Bridge Street, Portland, ME
 TEL.: 8549164

MASTER LICENSE NO.: 2223 SIGNATURE OF CONTRACTOR:
 LIMITED LICENSE NO.: _____ Richard A. Milton

INSPECTOR'S COPY J. S.

Granted 9/15/60
60/113

DATE: Sept. 15, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SHAW'S REALTY COMPANY

AT 73-112 Auburn Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

VOTE

Franklin G. Hinckley
Harry M. Schwartz
Ralph L. Young

| Yes | No |
|---|-----|
| (<input checked="" type="checkbox"/>) | () |
| (<input checked="" type="checkbox"/>) | () |
| (<input checked="" type="checkbox"/>) | () |

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE A PEAL

August 31, 1960

Shaw's Realty Company, owner of property at 73-113 Auburn Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: Erection of a sign approximately 3 feet high by 17 feet long flat against the parapet wall on front of section of building at this location, occupied by drug store. This permit is presently not issuable because the sign would be in violation of the Zoning Ordinance in the following respects: (1) Goods are to be advertised by trade name, contrary to the provisions of Section 16-a of the Ordinance applying to the B-1 Business Zone in which the property is located. (2) The total area of signs now located on the premises is already about 600 square feet, far in excess of the maximum area of 200 square feet specified by Section 16-a, and the proposed sign would increase the excessive area by about 50 square feet.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Shaw's Realty Co.
George M. Ford
APPELLANT *vice pro.*

DECISION

After public hearing held September 15, 1960, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

[Signature]
[Signature]
[Signature]
BOARD OF APPEALS

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

73-113 Auburn St.

Aug. 25, 1960

Shaw's Realty Company
Att: George M. Lord
585 Congress Street

cc to: Corporation Counsel

Gentlemen:

Authorization cannot be given for erection of a sign approximately 3 feet high by 17 feet long flat against the parapet wall on front of section of building at above named location occupied by drug store because the sign would be in violation of the Zoning Ordinance in the following respects:

1. Goods are to be advertised by trade name, contrary to the provisions of Sec. 16-a of the Ordinance applying to the C-1 Business Zone in which the property is located.
2. The total area of signs now located on the premises is already about 600 square feet, far in excess of the maximum area of 200 square feet specified by Sec. 16-a, and the proposed sign would increase the excessive area by about 50 square feet.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal. It would be well to have plans and full details of the sign to be erected available for examination by the Appeal Board at the public hearing.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

COPY

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

September 2, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, September 15, 1960, at 4:00 p.m. to hear the appeal of Shaw's Realty Company requesting an exception to the Zoning Ordinance to permit erection of a sign approximately 3 feet high by 17 feet long flat against the parapet wall on front of section of building at 73-113 Auburn Street occupied by a drug store.

This permit is presently not issuable because the sign would be in violation of the Zoning Ordinance in the following respects: (1) Goods are to be advertised by trade name, contrary to the provisions of section 16-a of the Ordinance applying to the B-1 Business Zone in which the property is located. (2) The total area of signs now located on the premises is already about 600 square feet, far in excess of the maximum area of 200 square feet specified by section 16-a, and the proposed sign would increase the excessive area by about 50 square feet.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance will result in undue hardship to the development of property which is consistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of the Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

September 12, 1960

Shaw's Realty Company
585 Congress Street
Portland, Maine

Att: Mr. George M. Lord

Gentlemen:

September 15, 1960,

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

September 2, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, September 15, 1960, at 4:00 p.m. to hear the appeal of Shaw's Realty Company requesting an exception to the Zoning Ordinance to permit erection of a sign approximately 3 feet high by 17 feet long flat against the parapet wall on front of section of building at 73-113 Auburn Street occupied by a drug store.

This permit is presently not issuable because the sign would be in violation of the Zoning Ordinance in the following respects: (1) Goods are to be advertised by trade name, contrary to the provisions of section 16-a of the Ordinance applying to the B-1 Business Zone in which the property is located. (2) The total area of signs now located on the premises is already about 600 square feet, far in excess of the maximum area of 200 square feet specified by section 16-a, and the proposed sign would increase the excessive area by about 50 square feet.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of the Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

AP- 73-113 Auburn St.

Sept. 16, 1960

Shaw's Realty Company
Att: Mr. George H. Lord
585 Congress Street

Gentlemen:

The appeal under the Zoning Ordinance for erection of a sign approximately 3 feet high by 17 feet long flat against the front wall of building above the canopy on that part of the building occupied by a drug store at the above named location has been sustained. Since no permit is required for the erection of this type of sign, it may be put in place without further authorization by this department.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

73-113 Auburn St.

Aug. 25, 1960

Shaw's Realty Company
Att: George A. Lord
585 Congress Street

cc to: Corporation Counsel

Gentlemen:

Authorization cannot be given for erection of a sign approximately 3 feet high by 17 feet long flat against the parapet wall on front of section of building at above named location occupied by drug store because the sign would be in violation of the Zoning Ordinance in the following respects:

1. Goods are to be advertised by trade name, contrary to the provisions of Sec. 16-a of the Ordinance applying to the E-1 Business Zone in which the property is located.
2. The total area of signs now located on the premises is already about 600 square feet, far in excess of the maximum area of 200 square feet specified by Sec. 16-a, and the proposed sign would increase the excessive area by about 50 square feet.

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal. It would be well to have plans and full details of the sign to be erected available for examination by the Appeal Board at the public hearing.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

OFFICES
585 CONGRESS STREET
DIAL SPRUCE 3-0211

ESTABLISHED
1860

GEORGE C. SHAW COMPANY
Super Markets
PORTLAND, MAINE

August 24, 1960

City of Portland
Portland, Maine

Attention: Building Inspector

Gentlemen:

One of our tenants in the North Gate Shopping Center wants to install a sign on the parapet above the canopy in front of his store. The store is the North Gate Pharmacy, and the sign would read:

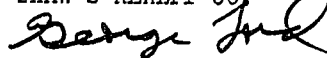
Prescriptions REXALL Drugs

The sign would be 17' long and 34" high, of vitreous porcelain enamel, orange with blue lettering.

The building on which the sign would go is 200 feet long, and the store involved is 33 feet wide. We do not believe the sign would be a detriment to the area, and would appreciate approval of the sign.

Very truly yours,

SHAW'S REALTY CO.



George M. Lord, Vice President

RECEIVED

AUG 25 1960

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Associated with Brockton Public Market, Inc.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 24, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, September 3, 1959, at 4:00 p.m. to hear the appeal of Shaw's Realty Company requesting an exception to the Zoning Ordinance to permit establishing a cafeteria restaurant in Section #3 of the Northgate Shopping Center at 73-113 Auburn Street and for advertising signs in connection therewith.

This permit is presently not issuable under the Zoning Ordinance in the B-1 Business Zone where the property is located for the following reasons: (1) The restaurant use is among those excluded by Section 8-A-3. (2) Area of new signs to be erected, including those on the edge of the canopy and an addition to an existing detached sign on the property, will be about 100 square feet, thus increasing by that amount the area of signs already located on the property amounting to over 500 square feet, the allowable total area of signs on the premises being limited to 200 square feet by Section 16-A-4a of the Ordinance. (3) The proposed signs are not allowable under Section 16-A-4a since they are not to be attached to the wall of the building. (4) The existing detached sign to which the addition is to be made is non-conforming under Section 16-A-4a in that detached signs are not allowable in the B-1 Business Zone and is located within the 40 foot setback area required to be kept free and open by Section 21 of the Ordinance, any increase in the degree of non-conformity of an existing non-conforming use being forbidden by Section 17-B of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

PERMIT TO INSTALL PLUMBING

| | | | | | |
|-----------------------------|--|--|--|-------------------------------------|--|
| Date Issued: 7/12/68 | | Address: 73-113 Auburn Street | | PERMIT NUMBER 18193 | |
| Portland Plumbing Inspector | | Installation For: Laundromat | | Date: 7/12/68 | |
| By ERNOLD R. GOODWIN | | Owner of Bldg.: Shawn - Northgate | | Plumber: Fred R. Miller, Jr. | |
| Date: JUL 12 1968 | | Owner's Address: 73-113 Auburn Street | | NEW | |
| By ERNOLD R. GOODWIN | | Type of Bldg.: | | REPL | |
| Date: JUL 12 1968 | | <input type="checkbox"/> Commercial | | NO. | |
| By ERNOLD R. GOODWIN | | <input type="checkbox"/> Residential | | FEE | |
| Date: JUL 12 1968 | | <input type="checkbox"/> Single | | SINKS | |
| By ERNOLD R. GOODWIN | | <input type="checkbox"/> Multi Family | | LAVATORIES | |
| Date: JUL 12 1968 | | <input type="checkbox"/> New Construction | | TOILETS | |
| By ERNOLD R. GOODWIN | | <input type="checkbox"/> Remodeling | | BATH TUBS | |
| Date: JUL 12 1968 | | | | SHOWERS | |
| By ERNOLD R. GOODWIN | | | | DRAINS FLOOR SURFACE | |
| Date: JUL 12 1968 | | | | 1 | |
| By ERNOLD R. GOODWIN | | | | HOT WATER TANKS | |
| Date: JUL 12 1968 | | | | 1 | |
| By ERNOLD R. GOODWIN | | | | 2.00 | |
| Date: JUL 12 1968 | | | | TANKLESS WATER HEATERS | |
| By ERNOLD R. GOODWIN | | | | GARBAGE DISPOSALS | |
| Date: JUL 12 1968 | | | | | |
| By ERNOLD R. GOODWIN | | | | SEPTIC TANKS | |
| Date: JUL 12 1968 | | | | HOUSE SEWERS | |
| By ERNOLD R. GOODWIN | | | | ROOF LEADERS | |
| Date: JUL 12 1968 | | | | 32 | |
| By ERNOLD R. GOODWIN | | | | AUTOMATIC WASHERS | |
| Date: JUL 12 1968 | | | | 32 | |
| By ERNOLD R. GOODWIN | | | | 25.00 | |
| Date: JUL 12 1968 | | | | DISHWASHERS | |
| By ERNOLD R. GOODWIN | | | | OTHER | |
| Date: JUL 12 1968 | | | | | |
| By ERNOLD R. GOODWIN | | | | TOTAL 33 | |
| Date: JUL 12 1968 | | | | 26.00 | |
| By ERNOLD R. GOODWIN | | | | | |

Building and Inspection Services Dept.; Plumbing Inspection

B1 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, May 9, 1960

PERMIT ISSUED
00523
MAY 13 1960
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 73-113 Auburn St. Within Fire Limits? no Dist. No. _____
Owner's name and address Shaw's Realty Co. 585 Congress St. Telephone _____
Lessee's name and address Northgate Pharmacy Auburn St. Telephone _____
Contractor's name and address Haley's Metal Shop, 529 Elmwood St. Biddeford Me Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets _____
Proposed use of building Store 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

To install air-conditioning system in Northgate pharmacy to be connected to existing air-conditioning system, as per plan

Sent to Fire Dept. 5-12-60
Rec'd from Fire Dept. 5-13-60

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ 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:
OR-5/13/60-agg
Carl P. Johnson
CHIEF OF FIRE DEPT.

Northgate Pharmacy
Haley's Metal Shop
by: Thomas Haley

INSPECTION COPY
Signature of owner

CS 201

7.00

LOCATION 73-113 Auburn

DATE 9/23/18

PERMIT

INQUIRY

COMPLAINT

Culter Drive
letter of 9/23/18
flp file in 9 10

mm

/

Sept. 23, 1958

AP- 41-109 Auburn St.--Roof sign for Northgate Pharmacy

cc to: Corporation Counsel

Mr. H. Halsey Davis, Pres
Shaw's Realty Company
585 Congress Street

Dear Mr. Davis:

Having heard nothing whatever from Mr. Maurice E. Kimball or his firm, Kimball Neon Company, in answer to our letter of August 6th, concerning the signs erected on the roof of the canopy at Northgate Shopping Center for Northgate Pharmacy and for Wellwood Five & Ten Cent Store, I asked the Corporation Counsel of the City in taking legal steps against Mr. Kimball for violation of the Building Code in that the signs were erected without securing the required building permits and also failure to comply with the Building Code as to details of construction.

Because Mr. Kimball and his company are located in Dover, N. H.-- he is a resident of another state--our Legal Department advises me that there are no practicable legal steps which may be taken to compel Mr. Kimball or his company to comply with our city ordinance.

The Corporation Counsel also advises that both the owner of the building and the owners of the signs (presumably Northgate Pharmacy and Wellwood Five & Ten Cent Store) are liable in such a case under the penalty clause of the Building Code. It seems unlikely that the City will take any steps in connection with such liability under the circumstances; but, no changes will thus be affected in the framing and supports of the signs and the effect upon the roof of the method of support.

From my letter of August 6th to Mr. Kimball, copy of which you have, you will note the defects of the situation as far as we have been able to determine them. Had Mr. Kimball followed a lawful procedure, filing application for the permit and the suitable plans required by the Building Code as to details of construction of the sign and the proposed fastenings and supports to and on the roof--before manufacturing the signs--all would have been well, his plans would have been made to comply with the requirements, and the signs would have been erected properly long ago. Whether or not the owners of the building and the owners of the signs have legal recourse against Mr. Kimball and his company, is not known. If you or your tenants should contemplate such steps, you may be assured of the availability of whatever information this department has.

Very truly yours,

Warren McDonald
Inspector of Buildings

WKC:d:m

Enc: copy of letters to Northgate Pharmacy and Wellwood Five & Ten Cent St

Sept. 23, 1958

AF- 41-109 Auburn Street- roof sign for Northgate Pharmacy

Northgate Pharmacy
73-119 Auburn Street

cc to: Shaw's Realty, 585 Congress St.
cc to: Corporation Counsel

Gentlemen:

Having heard nothing from Mr. Maurice A. Kimball or his Kimball Neon Company of Dover, N. H. in reply to my letter of August 6th concerning the sign which he erected unlawfully for your company on the roof of the canopy at Northgate Shopping Center, we requested the assistance of the Corporation Counsel of the City in starting legal proceedings against Mr. Kimball to compel compliance with the Building Code. However, because both Mr. Kimball and his company are located in Dover, N. H., thus are being residents of another state, our legal Department advises me that there are no legal steps which can be taken on the part of the City to compel compliance with the city ordinance. The legal Department also advises that under the terms of the penalty clause of the Building Code, the owner of the building and the owner of the sign are liable for violation of the Building Code in such an instance; but, it seems unlikely that the City will take any legal steps in this connection under the circumstances.

All of this has no practical effect on correcting the defective conditions of your sign and its supports, the condition of which were set forth, as far as we know them, in my letter to Mr. Kimball of August 6th, copy of which you have. Whether or not you, as owner of the sign, or the owners of the building have any legal recourse against Mr. Kimball or his company, is not known at the moment. However, if you should decide either individually or collectively, to proceed against him or his company, the records and information in this department will be available to you.

It is no doubt clear to you that, had Mr. Kimball proceeded in a legal fashion from the outset, filing application for the required building permit and with the application detail plans of the sign and its supports--before manufacturing the sign--the entire matter would have been straightened out in advance, and no doubt the sign would have been properly constructed and properly erected months ago.

Very truly yours,

Warren McDonald
Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class

Portland, Maine, March 27, 1958

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 73-113 Auburn St. Within Fire Limits? no Dist. No.
 Owner's name and address Shaw's Realty Co., 585 Congress St. Telephone
 Lessee's name and address Northgate Pharmacy, Auburn St. Telephone
 Contractor's name and address Kimball Neon Co., 35 Locust St., Dover N.H. Telephone Dover 1922
 Architect Specifications Plans yes No. of sheets
 Proposed use of building store to be mailed No. families ..
 Last use " " No. families ..
 Material No. stories 1 Heat Style of roof Roofing
 Other building on same lot
 Estimated cost \$ Fee \$ 2.00

General Description of New Work

To erect sign on marquee as per plan.

Appeal sustained 4/4/58

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Is connection to be made to public sewer? 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 fuel
 Framing lumber—Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor , 2nd , 3rd , roof
 On centers: 1st floor , 2nd , 3rd , roof
 Maximum span: 1st floor , 2nd , 3rd , roof
 If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no ..
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Northgate 1
Kimball Neon

INSPECTION COPY

Signature of owner by: Maurice Kimball

C16-234-1M-Mark

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert W. Donovan, Assistant of Corporation Counsel DATE September 16, 1958

FROM: Warren McDonald, Inspector of Buildings

SUBJECT: Violation of Building Code by Maurice E. Kimball, Proprietor of Kimball
Necron Company of Dover, New Hampshire and with reference to your memo of
September 12th.

It had not occurred to me that we would try to proceed against Mr. Kimball on the charge of a misdemeanor which I understand, is really a criminal charge which must be started in the Municipal Court.

Is it not possible to proceed against him under Section 116-B of the Building Code, a procedure which would not seem to require Mr. Kimball's return to this City except on his own initiative. To proceed on the basis of a misdemeanor charge against the owner or person having control of the signs would be repugnant to everyone concerned, and could hardly be successful. The owners of the signs are three different tenants at Northgate who hired Mr. Kimball to put up the signs in good faith, and who looked to him to comply with the requirements as a part of his service to them. The owner of the building is Shaw's Realty of which Mr. Halsey Davis is the controlling party. It is difficult to imagine any successful results from procedures against these people. We are both aware of the embarrassment to the Court and everyone whom such upstanding citizens are brought before the Court on the basis of a criminal charge.

I am at a loss to know what is to be done to "look to" these people for correction of the violations with the threat of punitive action in the background.

Since we have now formally reported the violation to you, would it not be the part of the Legal Department to take over from here whatever the procedure may be?

WMcD/jg

Inspector of Buildings

cc to: City Manager

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren McDonald, Inspector of Buildings DATE Sept. 12, 1958
FROM: Robert W. Donovan, Assistant Corporation Counsel
SUBJECT: Violation of Building Code by Maurice E. Kimball, Proprietor of
Kimball Neon Company of 35 Locust Street, Dover, N.H.

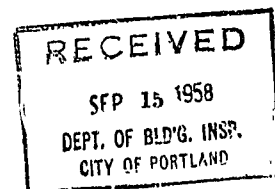
Enforcing a Building Code violation against a person who is not a resident of the State will prove to be a very unsatisfactory undertaking. The courts are reluctant to seek the return of a non-resident when the charge is merely a misdemeanor.

We suggest that you look to the "owner" or "person having control of" the signs for correction of the violations and possibly for punitive action. Such action is authorized by Section 116 to which you made reference.



Robert W. Donovan
Assistant Corporation Counsel

RWD:s



CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Barnett A. Shaw, Corporation Counsel
FROM: Warren McDonald, Inspector of Buildings
SUBJECT: Violation of Building Code by Maurice W. Kimball, Proprietor of Kimball Neon Company of 35 Locust Street, Dover, N. H.

DATE: Sept. 5, 1958
FU-100-7/22/58

Realizing the difficulties because the culprit is outside of both city and state, will you be good enough to help to bring to account under the penalty section of the Building Code (Sec. 116) Maurice W. Kimball, who is the proprietor of Kimball Neon Company of 35 Locust Street, Dover, N. H.

Mr. Kimball is in violation of the Building Code in that his company erected two roof signs (one for Northgate Pharmacy, the other for Wellwood Five and Ten Cent Store) on the roof of the long canopy in front of Northgate Shopping Center without securing the required building permit and with details of design contrary to the requirements of the Building Code.

These were two of seven signs erected in much the same manner contrary to both Zoning Ordinance and Building Code. The zoning violations came to light last spring when a permit was properly applied for to erect still another sign on this canopy. This sign properly applied for and these unlawfully erected were the subject of a single zoning appeal (with regard to the maximum area of signs allowed in that zone) by Shaw's Realty Company, and the appeal was granted on April 4, 1958.

On last March 19th Kimball Neon was notified in writing of the violation and directed to file a belated application for the two signs with detailed plans showing the design of the signs, the supports and bracing of the signs upon the roof and sufficiently of the structure of the roof to determine whether or not the situation satisfied Building Code requirements.

That letter brought Mr. Kimball to the office on March 27th. He applied for permits for both signs but had with him only approximate sketches which meant practically nothing as regards structural capacity. He said that he would procure some competent designer to work out an adequate design plan so that the application could be processed. The next day on April 28th, the gist of our conference was brought to his attention in writing with a copy to the stores owning the signs and Shaw's Realty Company. That letter gave him until May 7th to produce the plans. The plans were received on that date, but were thoroughly incompetent to show compliance with the Building Code.

In examining the situation on the ground, it became evident that, irrespective of requirements of the Building Code, the signs had been fastened to the roof in a manner which promised deterioration of the roof sheathing—a matter which certainly is of considerable importance to the owners of the building. Thinking to understand the situation thoroughly before we went further, I phoned Mr. Davis, who heads Shaw's Realty Company, as well as the George C. Shaw Company, explained the situation to him and asked what he thought we should do from the standpoint of the owner. He said that he thought we should proceed to get the matter straightened out in accordance with the law.

Barnett J. Shur, Corporation Counsel

(2)

Sept. 5, 1918

On August 6th, I again wrote to Mr. Kimball, explaining to him the inadequacy of his design plans, and told him that we should expect him to have suitable plans filed here before August 25th.

Nothing has been heard from him since.

Inspector of Buildings

WHD:W

Reg. Mail
Ret. Rec.

August 6, 1958

FD- 8/25/58

AP 41-109 Auburn Street - Roof sign for Northgate Pharmacy

Mr. Maurice J. Kimball
Kimball Mason Company
35 Locust Street
Dover, N. H.

cc to: Northgate Pharmacy, 73-113 Auburn St.
cc to: Shaw's Realty, 585 Congress St.
cc to: Mr. Kimball, for designer

Dear Mr. Kimball:

The pressure of work in this office has prevented examination of your plan of the frame and support of the above sign which is on the roof of the canopy at Northgate Shopping Center. It is disturbing indeed to find that you either did not understand our conversation and my letters of March 19th, and April 26th, or have ignored the requirements as to design plans as I tried to describe them to you in our conversation and my letters.

Mr. Kimball we can neither forget this violation of the building law on your part, nor can we let it drift for much longer.

We shall expect you to file in this office before August 25th a design plan of this sign, worked out in the manner followed all over the world, to show the frame of the sign itself, the method of supporting the bracing of that frame to the roof structure, the relative location of the structural members of the roof, and the method of transmitting the wind load (either on the face or the back of the sign at 20 pounds per square foot) to the structural members of the canopy frame. This plan must bear upon it the statement of design (called for by Sec. 104b3 of the Building Code--copy attached) signed by a competent designer who should also give his qualifications as a designer--perhaps his license seal of some state. A copy of this letter is enclosed for you to give to your designer.

The plan filed is apparently ^{not} strictly to scale. Judging from the meager information given on it, the rectangular metal box has no structural frame whatever. The individual letters (at least in the word "PHARMACY") each has two braces at the top of the back, but these braces are supported merely on the top of the 24 gauge metal base.

The rectangular metal base is fastened to the roof by means of four 1" by 3" by 5" braces (width of these braces not given). These braces apparently are fastened to the vertical back of the base and the horizontal leg bolted down through a metal covered 2x4 wooden strip and down through merely the 24 gauge metal of the canopy roof deck -- by 1 3/8" bolt. As far as the plan goes there is no connection whatever between the sign and structural members of the canopy roof.

Even without any structural analysis, this arrangement seems most inadequate, not only from the standpoint of existing high winds but from the standpoint of deterioration of the roof deck and consequently early ^{and} extensive maintenance cost.

It seems to me that your designer must not only provide a simple but adequate

Mr. Maurice A. Mintall

(2)

August 6, 1958

structural frame for the base of this sign, but he must also devise some means of supporting the frame of the base on the truly structural members of the roof frame. He may choose to introduce additional structural members, such as angles or channels beneath the canopy, thus, transmitting the wind load through these auxiliary members to the existing channels of the roof frame; or he may choose to relocate entire sign slightly lengthwise of the canopy so that the fastenings of the supports of the base of the sign will be directly over existing beams of the roof, perhaps introducing an additional member above and lengthwise of the roof to accommodate the desired fastening from the sign base to the roof.

The primary responsibility of this department lies to the owners of the properties and to your customer, Northgate Pharmacy. As soon as your design plan is completed, we shall expect you, prior to filing in this office, to get the approval of Shaw Realty Company as regards the present and the future effect upon their building.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC:am

Enc: Copy of this letter for designer and blank statement of design.

FU- Mr. L. 5/7/58

April 28, 1958

AP (2) 73-113 Auburn Street
Roof signs for Wellwood Five and Ten Cent Store and for Northgate Pharmacy in violation of Building Code

Mr. Maurice L. Kimball
Kimball Neon Company
35 Locust St., Dover, N. H.

cc to: Wellwood 5 & 10 Cent Store
73-113 Auburn St.,
Northgate Pharmacy
73-113 Auburn St.,
Dunham's Realty Company
365 Congress St.,

Dear Mr. Kimball:

Following our letter of March 19th on the above subject, you came and talked with me on March 27th, and filed related applications for Building Permits for these two roof signs. You had some approximate sketches of the signs with you. We went over these briefly, and it was found that they were inadequate to show the way the signs are framed and supported. In fact, from your description, it appeared most doubtful if the Wellwood sign was framed and supported in any way adequate to meet the requirements of the Building Code.

You told me that you would procure some competent designer to work out an adequate design plan of both signs showing not only the frame of the signs but the method of support and fastenings on the canopy as well as the location on the canopy with relation to the framing members of the canopy itself, these design plans to bear upon these the statement of design required by the Building Code for such structural work. We have heard nothing from you since.

In an effort to save embarrassment to the owners of the property and/both of your customers, appeals for the two signs which were also in violation of the Zoning Ordinance, were allowed to go forward; and, as far as the Zoning Ordinance is concerned, appeal for the two signs was granted on April 14th.

The action under the Zoning Ordinance has nothing to do with the matter of compliance with the Building Code, as I tried to explain to you when you were in the office. This long delay on your part is a matter of considerable concern, especially because it involves in the situation, not only the company owning the property but your two customers, all of whom, as far as we can determine, are without fault in this matter.

Unless these plans are forthcoming and all other possible steps to clear up this matter are taken before May 7, 1958, we shall seek the cooperation of the Legal Department of the city to compel compliance with the Ordinance.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD:m

March 19, 1958

Subject: 73-113 Autumn Street

FU- McD- 3/27/58

Signs for Northgate Pharmacy and Wellwood Five and Ten Cent Store

Kimball Heon
Dover
New Hampshire

cc to: Northgate Pharmacy
Wellwood Five & Ten Cent Store

Gentlemen:

It is understandable that you did not know that building permits are required by the Building Code of Portland from this department before erection of any sign is commenced upon or above any roof. It appears that your company did erect a sign for Northgate Pharmacy and another for the Wellwood Five and Ten Cent Store at Northgate Shopping Center upon the roof of the canopy which runs along the front of the Shopping Center building.

It is necessary that you have filed at this office belated application for the signs (one for each sign) before March 27th. These applications are filed on our forms by giving information to our permit clerk over the counter, and with the application is required a plan by way of a blueprint with all of the information on it printed from the original showing the materials of the face, materials and sizes and design of the framing members of each sign, the precise location of the sign on the roof, and the material and framing and fastenings of all braces and supports. We figure the wind load on such signs at 20 pounds per square foot.

A number of other signs on the same roof have been erected without first securing the permits by a local sign people, and they are being called in to file their belated applications also.

Several of these signs including those you have erected turn out to be contrary to the Zoning Ordinance of the city, and the owner of the property is asking the right from the Zoning Board of Appeals to leave in place those already erected and be permitted to have erected another sign application for which has been filed in good order before erection is started.

If you should have occasion to erect signs within the city of Portland again, it is hoped that you will make sure in advance that both the Building Code and Zoning Ordinance are observed.

Very truly yours,

Warren McDonald
Inspector of Buildings

January 14, 1958

AP - 73-113 Auburn Street

Portland Gas Light Company
5 Temple Street

cc to: Northgate Pharmacy
73-113 Auburn Street

Gentlemen:

Permit for installation of a gas-fired hot plate and grillo in Northgate Pharmacy at the above named location is issued herewith. Since we are unable to establish that this is a listed appliance, permit is issued on the condition that a metal shield set out one inch on incombustible spacers, similar to that to be installed in connection with hood and vent, shall be provided at the rear of appliance where a minimum clearance of six inches from combustible material is indicated.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS:IM



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 7, 1958

PERMIT ISSUED

JAN 14 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 73-113 Auburn St. Use of Building Store (retail) No. Stories 1 New Building Existing " Name and address of owner of appliance Northgate Pharmacy, Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas-fired grille Garland Model 330-2

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

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

IF COOKING APPLIANCE

Location of appliance on counter Any burnable material in floor surface or beneath? yes covered with formica Height of Legs, if any yes 2" Skirting at bottom of appliance? no Distance to combustible material from top of appliance? yes over 3" From front of appliance over 3" From sides and back 3" 6" From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? yes If so, how vented? thru roof Forced or gravity? forced If gas fired, how vented? thru roof Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

11/13/57 - Carl ... 4" ... counter ... Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: with letter by AGS

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

Portland Gas Light Co.

MAINE PRINTING CO.

DITION COPY

Signature of Installer By: Rebecca Lane

January 14, 1958

AP - 73-113 Auburn Street

Jordan And Haley
82 Alfred Street
Biddeford, Maine

cc to: Northgate Pharmacy
73-113 Auburn Street

Gentlemen:

Permit for installation of a hood and mechanical system of ventilation to serve a gas-fired grille in Northgate Pharmacy at the above named location is issued herewith based on plan filed with application for permit and subject to condition that any combustible roof felts in roof covering are to be cut away far enough from duct where it passes through roof to preclude the possibility of fire hazard should duct be filled with flame in case of a fire on the appliance which it vents.

Spacers used for keeping metal shields one inch away from wood construction are to be of incombustible material

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS:M



APPLICATION FOR PERMIT

Class of Building or Type of Structure Concrete & Steel Block

Portland, Maine, January 6, 1958

PERMIT NO. 000000
JAN 14 1958
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 73-113 Auburn St. Within Fire Limits? Dist. No.

Owner's name and address George B Shaw Co, 585 Congress St. Telephone

Lessee's name and address Northgate Pharmacy, 73-113 Auburn St. Telephone

Contractor's name and address Jordan & Haley, 82 Alfred St. Biddeford Me. Telephone 4-8571

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Stores No. families

Last use No. families

Material No. stories 1 Heat Style of roof Roofing

Other building on same lot

Estimated cost \$ Fee \$ 2.00

General Description of New Work

To install ventilation fan and hood as per plan, for Pharmacy Drugstore.

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

Details of New Work

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

Is connection to be made to public sewer? 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 fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor , 2nd , 3rd , roof

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

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

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

If a Garage

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

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

APPROVED:

with letter by JGH

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

Northgate Pharmacy
Jordan & Haley

INSPECTION COPY

Signature of owner

by:

Jordan & Haley

F.M.

PERMIT TO INSTALL PLUMBING

Date issued **August 4, 1969**
 Portland Plumbing Inspector
 By ERNOLD R. GOODWIN

App. First Insp.
 Date **AUG - 6 1969**
 By ERNOLD R. GOODWIN
 CHIEF PLUMBING INSPECTOR

App. Final Insp.
 Date **AUG - 6 1969**
 By ERNOLD R. GOODWIN
 CHIEF PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address **73-113 Auburn Street** PERMIT NUMBER **580**
 Installation For: **Shopping Center, Northgate Pharmacy**
 Owner of Bldg.: **George C. Shaw Company**
 Owner's Address:
 Plumber: **Franklin Blake** Date: **August 4, 1969**

| NEW | REPL. | Plumber | NO. | FEE |
|-----|-------|------------------------|-------|------|
| | 1 | SINKS | | |
| | | LAVATORIES | 1 | 2.00 |
| | | TOILETS | | |
| | | BATH TUBS | | |
| | | SHOWERS | | |
| | | DRAINS FLOOR SURFACE | | |
| | | HOT WATER TANKS | | |
| | | TANKLESS WATER HEATERS | | |
| | | GARBAGE DISPOSALS | | |
| | | SEPTIC TANKS | | |
| | | HOUSE SEWERS | | |
| | | ROOF LEADERS | | |
| | | AUTOMATIC WASHERS | | |
| | | DISHWASHERS | | |
| | | OTHER | | |
| | | | TOTAL | 2.00 |

Building and Inspection Services Dept.; Plumbing Inspection

Photo Mat Corporation



BUILDING PERMIT AUTHORIZATION

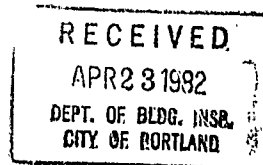
TO WHOM IT MAY CONCERN:

The undersigned certifies that he is the authorized Lessor of a shopping center located at
Northgate Shopping Center, Auburn Street
in Portland, Maine

This will serve as authorization for a representative of the FOTOMAT CORPORATION to be my agent in obtaining a building permit, for a FOTOMAT UNIT on our site, and all matters related thereto.

Fred J. Harrison for
LESSOR
Shaw's Realty Co.
April 23, 1982
DATE

FCRM 701-4 (Rev. 3/75)



RESTROOM LETTER

Date April 23, 1982

TO WHOM IT MAY CONCERN:

The undersigned, representing Shaw's Realty Co.
hereby agrees to permit Fotomat Corporation employees use of the men's and women's restroom facilities during working hours at:

Shaw's Supermarket
Company Name

Auburn St.
Street Address

Portland Me.
City State

Fotomat's working hours are from 10:00 a.m. to 7:00 p.m. and the Shaw's
restrooms will be available to the Fotomat employees from 10:00 a.m. to 7:00 p.m.

Lease No. _____ By: Fred Robinson
Signature

Shaw's Northgate S/C
Shopping Center Name

Real Estate Representative
Title

Auburn St
Inter

P.O. Box 3566
Address

Allen Ave Ext. Portland, ME
Intersection

Susan Radwin
Leasing Agent

Portland, Me.
City State



3

APPLICATION FOR PERMIT

PERMIT ISSUED

APR 28 1982

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0.0.2.33

ZONING LOCATION PORTLAND, MAINE .. APR 11 23, 1982

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 91 Auburn Street
1. Owner's name and address Shaw's Realty Co., Inc. Mall Plaza Telephone 773-0211
2. Lessee's name and address
3. Contractor's name and address Foto Mat Corporation -64 Danbury Rd. Telephone 203-762-8621
Proposed use of building foto mat retail kiosk
Estimated contractual cost \$ 4,600
FIELD INSPECTOR-Mr. @ 775-5451

Appeal Fees \$
Base Fee 35.00
Late Fee
TOTAL \$ 35.00

To erect 4' x 9' foto mat kiosk as per plans
8 sheets of plans.

send permit to Susan Cadieux (Care Foto Mat Corp)
996 Great Plain Ave. Needham, Mass. 02194

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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?

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

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

Signature of Applicant Susan Cadieux for Phone # 617-444-3780
Type Name of above Foto-Mat Corporation 1 2 3 4
Other and Address

3

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

PIGGY BANK _ ERNEST LABELLE



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date March 27, 1980
 Receipt and Permit number A45481

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 15-113 Auburn St.
 OWNER'S NAME: Piggy Bank Restaurant ADDRESS: _____

| | FEES |
|--|-------|
| OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>30</u> .. ✓ | 3.00 |
| FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____ Strip Fluorescent _____ ft. _____ | |
| SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ | |
| METERS: (number of) _____ | |
| MOTORS: (number of) Fractional _____ 1 HP or over <u>1</u> .. ✓ | 1.00 |
| RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) _____ | |
| COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____ Oil or Gas (by separate units) _____ Electric Under 20 kws _____ Over 20 kws .. ✓ | |
| APPLIANCES: (number of) | |
| Ranges _____ Water Heaters <u>1</u> | |
| Cook Tops _____ Disposals <u>1</u> | |
| Wall Ovens _____ Dishwashers _____ | |
| Dryers _____ Compactors _____ | |
| Fans _____ Others (denote) <u>1 hot water booster</u> <u>1 steam table</u> 6.00 | 6.00 |
| TOTAL _____ | |
| MISCELLANEOUS: (number of) | |
| Branch Panels _____ | |
| Transformers _____ | |
| Air Conditioners Central Unit _____ Separate Units (windows) .. ✓ | 2.50 |
| Signs 20 sq. ft. and under <u>1</u> .. ✓ Over 20 sq. ft. _____ | |
| Swimming Pools Above Ground _____ In Ground _____ | |
| Fire/Burglar Alarms Residential _____ Commercial _____ | |
| Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ over 30 amps _____ | |
| Circus, Fairs. etc. _____ | |
| Alterations to wires _____ | |
| Repairs after fire _____ | |
| Emergency Lights, battery _____ | |
| Emergency Generators _____ | |
| INSTALLATION FEE DUE: _____ | 12.50 |
| FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____ | |
| FOR REMOVAL OF A "STOP ORDER" (304-16.b) ... | |
| TOTAL AMOUNT DUE: _____ | |

INSPECTION:

Will be ready on _____, 19__; or Will Call

CONTRACTOR'S NAME: Royal River Elec.

ADDRESS: Bennett Rd. New Gloucester

TEL.: 926-4547

MASTER LICENSE NO.: 3713 SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

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

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

USE VARIANCE

Findings of Fact

The applicant is Ernest LaBelle and he is interested in the property located at 73-113 Auburn St. as restaurant. The owner of the property is Shaw's Realty and his address is 220 Payne Rd., So. Portland. The property is located in a B-1 Zone. The present use of the property is vacant.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.8.A.8 of the Ordinance to permit change of use of the building at the above named location, formerly Maine Savings Bank, to restaurant which is not issuable under the Zoning Ordinance because such a use is not permitted under Section 602.8.A.8 of the ordinance applying to the B-1 Business Zone in which this property is located.

Further Findings of Fact

no liquor to be served. hours 8-8, 6 days a week

Appearances

The names and addresses of those appearing in support of the application are: Jack Thornton, Shaw's Real Estate, 11111
LaBelle

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:

photo

REASONS FOR DECISIONS

The subject property (~~is~~/is not) capable of yielding a reasonable return if used for its present use or any other use permitted in the zone in which such a lot or parcel is located as demonstrated by the following: _____

Place vacant for 1/2 yr.

(Such inability to yield a reasonable return must be shown by specific facts and the unsupported opinion of the owner or those appearing for him shall not be accepted as establishing such inability.)

The hardship (does/~~does not~~) result from unique circumstances peculiar to the subject lot or parcel which generally apply to or effect the general vicinity of the subject property, as evidenced by: Proppery. Vacate

The aforesaid inability to yield a reasonable return (~~is~~/is not) the result of any action or inaction by the owner or his predecessors in title as demonstrated by:

(Acquisition or improvement of the subject lot or parcel at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of his own actions.)

The variance (~~would~~/would not) result in a use or development of the lot or parcel in question which would be contrary to the general purpose and intent either of Section 602.24 or of the Land Development Plan of the City as evidenced by:

The variance (~~would~~/would not) result in a use or development on the lot or parcel in question which would be materially detrimental to the public welfare or materially injurious to the enjoyment, use or development of property or improvements permitted in the vicinity or which would materially impair an adequate supply of light and air to properties and improvements in the vicinity, substantially increase

congestion in the public streets due to traffic or parking, increase the danger of flood or fire, unduly tax public utilities and facilities in the area or endanger the public health or safety all as demonstrated by the following facts: _____

There (~~is~~/is not) means other than the requested variance by which the hardship can be avoided or remedied to a degree sufficient to permit the economic use of the subject lot or parcel, because of the following: _____

SPECIFIC RELIEF GRANTED

After public hearing held on Feb. 28, 1980, the Board of Appeals find that all of the conditions required by the Ordinance (~~do~~/do not) exist with respect to this property and that a use variance should _____ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should _____ be granted in this case.

Marshall A. Helges

Cyril W. Snow

Richard E. Utter

James E. Hahn

Thomas J. [Signature]

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S SELTZER
Chairman

GAIL D. SNOW
Secretary

W FARLE ESKILSON
TIMOTHY E FLAHERTY
JAMES F O'MALLEY
THOMAS J MURPHY
MICHAEL E WESTORT

All persons interested either for or against this Use Variance Appeal will be heard at a public hearing in room 209, City Hall Portland, Maine on Thursday, Feb. 28, 1980 at 3.30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Shaws' Realty, owner of property at 73-113 Auburn St, under the provisions of Sec.602.24 C of the Zoning Ordinance of the City of Portland hereby respectfully petitions the Board of Appeals to permit: change of use of building at the above location, formerly Maine Savings Bank, to restaurant which is not issuable under the Zoning Ordinance because such a use is not permitted under Sec.602.8.A.8 of the ordinance applying to the B-1 Business zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(3) of the Zoning Ordinance have been met.

Gail D. Snow
Secretary

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A USE VARIANCE

Shaw's Realty, owner of property at 73-113 Auburn St.
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:
change of use of the building at the above named location, formerly
Maine Savings Bank, to restaurant which is not issuable under the
Zoning Ordinance because such a use is not permitted under Section
602.8.A.8 of the ordinance applying to the B-1 Business Zone in
which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds
that the conditions imposed by Section 602.24 C(3)(b)(3) of the Zoning Ordinance have
been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan
approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Jack C. Thornton Jr.
APPELLANT
Shaw's Realty Co.

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION **73-113 Auburn Street**

Date of Issue **May 19, 1980**

Issued to **Shaw's Realty**

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. **80/116**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Restaurant

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/19/80
(Date)

J. H. Pruning
Inspector

W. J. H. O.
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.

March 3, 1980

Ernest Labelle
55 Hillside Avenue
Falmouth, Maine

cc to: Shaw's Realty
220 Payne Road
South Portland, Maine

RE: Appeal at 73-113 Auburn Street

Dear Mr. Labelle:

Following is the decision of the Board of Appeals regarding your petition to permit change of use from bank to restaurant at the above named location. Please note that your appeal was granted.

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

Very truly yours,

Malcolm G. Ward
Building Inspection Supervisor

MGW/t

February 14, 1980

Shaw's Realty
220 Payne Rd.
South Portland, Me.

73-113 Auburn St.

c.c. Ernest LaBelle
55 Hillside Ave.
Falmouth, Maine

Building permit and certificate of occupancy to change the use of the building at the above named location, formerly Maine Savings Bank, to restaurant are not issuable under the Zoning Ordinance because such a use is not permitted under Sec. 602.8.A.2 of the ordinance applying to the B-1 Business Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, room 317, City Hall to file the appeal on forms which are available here. A fee of \$25. for a Use Variance Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. Sec. 602.24.C.3.b.3

Yours truly,

Malcolm G. Ward
Building Inspection Supervisor

MGW:k