



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, October 7, 1959

PERMIT ISSUED

07530
OCT 21 1959

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 Street (Section 3) Within Fire Limits? Dist. No. 585 Congress St.
Owner's name and address North Gate Shopping Center Shaw's Realty Co Telephone
Lessee's name and address (Boone's Restaurant) Eugene A. Boone L. Telephone 4047
Contractor's name and address M. B. Bourne & Son, 56 Cross St. Telephone 2-3907
Architect Specifications Plans yes No. of sheets 2
Proposed use of building Restaurant No. families
Last use " No. families
Material No. stories 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
To install kitchen range hood and exhaust fan as per plan

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 M. B. Bourne & Son

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? or 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: 10/20/59
OK with letter
[Signature]

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

M. B. Bourne & Son

Signature of owner BY: [Signature]

INSPECTION COPY

AP - 73-113 Auburn Street (Northgate Shopping Center)
Installation of Air Conditioning System of Range Hood & Ventilating
System Thereof for Boone's Restaurant by H. B. Bourne & Son

H. B. Bourne & Son,
56 Cross Street

Attention Mr. Bell

Gentlemen:

October 21, 1959

Copy to: Eugene A. Doone,
6 Custom House Wharf

Shaw Realty Co.,
585 Congress St.

Building permit for the above installations are issued, herewith, subject to the following conditions relating particularly to the range hood and its ventilation system:

According to Section 602d2 of the Building Code, the exhaust duct of the hood is to be no less than 18 gage metal, and it is understood that there will be no burnable material within 18 inches of any part of the hood or any part of the duct, except the roofing felts and pitch and perhaps combustible insulation above the roof. If there is to be any burnable material of any character anywhere around the exhaust duct of the hood below the metal roof deck, this office should be consulted before the opening is cut in the roof.

The sketch filed today by Mr. Bell showing the proposed arrangement for protection around the duct at the roof opening, represents a wide departure from the usual procedure indicated by the Building Code; but, if Mr. Doone and the owners of the building prefer it that way, it will be acceptable on the basis that there is no burnable material either in the ceiling of the restaurant or between the surface of the ceiling and the metal deck. In substance the proposed plan substitutes a concrete curb around the roof opening in place of the metal thimble through the roof. The curb if serving as a thimble is required to extend at least nine inches above the roof surface, and of course care must be taken in supporting it for the curb or concrete, even though only nine inches high will produce a dead weight besides that of the duct which evidently is to hang upon it, of about 300 pounds. To this must also be added the weight of the roof fan and housing, all of which must have adequate header and trimmer beams in the roof frame to support it without deflection.

The more usual method which may be followed under this permit, if you desire, would be to use a wooden metal covered curb, in which case the roof opening would be somewhat larger but the curb need not extend so high. In that case there would be a metal thimble extending from the surface of the ceiling to a height no less than nine inches above the roof (the thimble could be flashed to the top of the curb but otherwise would have to be at least one inch from the metal covered curb). The metal thimble would be at least six inches larger all around than the exhaust duct, but the space between thimble and duct could be filled with mineral wool or similar non-combustible insulating material to keep the cold air from the outside drawing down into the building. The weather protective hood necessary in this case over the space between thimble and duct would require a clearance from the top of the thimble of at least three inches.

M. E. Bourne & Son-----2

October 21, 1959

If the sprinkler system in the building is "wet pipe", and the sprinkler pipes run between ceiling and underside of roof deck consideration should be given of course to the possibility of extremely cold weather freezing water in the pipes.

The details of the air conditioning system are to comply with the requirements of Standards of the National Board of Fire Underwriters for the Installation of Air Conditioning and Ventilating Systems (Pamphlet No. 90).

Very truly yours,

Warren McDonald
Acting Deputy Inspector of Buildings

WMCD/H
Enc: Permit Card and
Copy of Application

P.S. If the concrete curb is used certainly it must be securely anchored to the roof frame, and, if very high, the curb itself should be reinforced.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 5, 1959

PERMIT 122000 01516 OCT 21 1959 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. Section Use of Building Restaurant No. Stories 1 New Building Existing " Name and address of owner #3 Boone's Restaurant, 6 Custom House Wharf. Installer's name and address Burbank Douglass, 36-42 Pearl St. & Co. Telephone 3-7511.

General Description of Work

To install (2) electric cooking ranges (HIC-7-Hotpoint) (3) electric fryers (1-HKG-46 Hotpoint) (2-HK-3) (1) electric broiler (HBE17 -Hotpoint).

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 First floor Any burnable material in floor surface or beneath? none If so, how protected? Height of Legs, if any none Skirting at bottom of appliance? none Distance to combustible material from top of appliance? 6' From front of appliance 6' From sides and back 21' sides From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? yes-by others If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

All as per plan

Amount of fee enclosed? 4.50 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Handwritten signature and notes: (S) says the appliance is on non-burnable floor with no burnable material above it.

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.

Burbank Douglass & Co.

INSPECTION COPY

10/20/59

Handwritten signature: William M. Hayes

Granted 9/3/59
59/73

DATE: September 3, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SHAW'S REALTY COMPANY
AT 73-113 Auburn Street

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

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	(5)	()
Joseph T. Gough	(5)	()
Harry M. Shwartz	(5)	()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

August 17, 1959

Shaw's Realty Company, owner of property at 73-113 Auburn St.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for variance from the provisions of said Ordinance to ~~XXXXXX~~

Establishing a cafeteria restaurant in Section #3 of the Northgate Shopping Center at this location and for advertising signs in connection therewith. This permit is presently not issuable in the B-1 Business Zone for the following reasons: (1) the restaurant use is among those excluded in Section 3-A-8. (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 the 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 Sec. 16-A-4a of the Ordinance. (3) The proposed signs are not allowable under Sec. 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 Sec. 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 Sec. 21 of the Ordinance, any increase in the degree of non-conformity of an existing non-conforming use being forbidden by Sec. 17-B of the Ordinance.

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 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 Company
By: [Signature]
APPELLANT

DECISION

After public hearing held September 3, 1959, 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

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-8. (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

August 31, 1959

Shaw's Realty Company
583 Congress Street
Portland, Maine

Att: Mr. H. Halsey Davis

Gentlemen:

September 3

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

AF-73-113 Auburn St.

August 13, 1959

Shaw's Realty Comp
Att: H. Halsey
585 Congress St
Shaw's Restaurant
6 Custom House

cc to: Corporation Counsel

Gentlemen:

Building permits and a certificate of occupancy for establishing a cafeteria restaurant in Section #3 of the Northgate Shopping Center at the above named location and for advertising signs in connection therewith are not issuable under the Zoning Ordinance in the E-1 Business Zone where the property is located for the following reasons:

1. The restaurant use is among those excluded by Section 8-A-8.
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 E-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.

We understand that you would like to exercise your appeal rights concerning all of 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 is understood that if appeal is sustained, the permit application is to be completed by filing a layout plan of the restaurant and its facilities and by paying the permit fee based on the cost of the work. Separate permits will be required for installation of the signs. It is understood that any illumination of the signs is to be by non-flashing or non-intermittent lighting since lighting other than this is not permitted by the Zoning Ordinance.

WMcDm

Very truly yours, Albert J. Sears
Inspector of Buildings

AP-73-113 Auburn St.

August 13, 1959

Shaw's Realty Company
Attn: H. Falvey Davis
585 Congress Street
Boora's Restaurant
6 Custom House Quay

cc to: Corporation Counsel

Gentlemen:

Building permits and a certificate of occupancy for establishing a cafeteria restaurant in Section 23 of the Northgate Shopping Center at the above named location and for advertising signs in connection therewith are 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 16-A-2.
2. Area of new signs to be erected, including signs 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 10 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 15-B of the Ordinance.

We understand that you would like to exercise your appeal rights concerning all of 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 is understood that if appeal is sustained, the permit application is to be completed by filing a layout plan of the restaurant and its facilities and by paying the permit fee based on the cost of the work. Separate permits will be required for installation of the signs. It is understood that any illumination of the signs is to be by non-flashing or non-intermittent lighting since lighting other than this is not permitted by the Zoning Ordinance.

WxcDm

Very truly yours, Albert J. Sears
Inspector of Buildings



R. BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class

Portland, Maine, August 12, 1959

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 Northgate Shopping Center, J. W. L. Realty Co. Telephone _____
 Lessee's name and address Boone's Restaurant, 5 Custom House Wharf Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Cafeteria Restaurant No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To provide cafeteria restaurant in Section #3-Northgate Shopping Center.

This application is preliminary to get settled the question of Zoning Appeal. In event the appeal is sustained the applicant will furnish complete information.

City of Portland 9/3/59

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? _____
 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 center: 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? _____
 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
Boone's Restaurant

INSPECTION COPY

Signature of owner

by:

Signature of Eugene A. Boone
F.M.



BI BUS NISS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Sept. 18, 1959

PERMIT ISSUED

01295

SEP 23 1959

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, repair, or to 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 Northgate Shopping Center, Shaw's Realty Co. Telephone
 Lessee's name and address Boone's Restaurant, 58 Congress St. Telephone
 Contractor's name and address United Neon Display, 74 Elm St. Telephone 2-0695
 Architect Specifications Plans Yes No. of sheets 2
 Proposed use of building No. families
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated cost \$ Fee \$ 2.00

General Description of New Work

To erect 3' x 19' sign on roof as per plan.

9/21/59

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 wall? 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 hereto are observed? Yes

Boone's Restaurant
United Neon Display

APPROVED: 9/21/59

[Signature]

Signature of owner

by:

[Signature]

INSPECTION COPY

For