

197 CONGRESS STREET

199

SWANSON
PAPER CO.

/99 Congress St.

January 29, 1975

Lena Belle Ogens
81 Quebec St.
Portland, Maine

Dear Mrs. Ogens:

An inspector from this department reports that the above property reportedly owned by you is being used as a parking lot. This property is located in a B-2 Business Zone where a parking lot use is allowable. If you desire to park motor vehicles at this location, it will be necessary for you or your agent to come to this office in Room 113 at City Hall and file for a Certificate of Occupancy with a plot plan showing the location of each car, curb cuts and bumper guards or fencing that you may provide. Parking spaces are required to be at least 8'x18'. We will be able, after you have signed the application, to ask other departments for their requirements for this use at this location.

Until a Certificate of Occupancy is issued, it is not allowable to park automobiles or trucks at this location and this use must cease until proper approval is given. If you have any questions on the above please do not hesitate to call me here at this office in City Hall.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:k



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: 199 Congress St.

FILE COPY

COMPLAINT NO. 75/9

Date Received Jan 21 1975

Location 199 Congress St. Use of Building

Owner's name and address Lena Belle Ogens- 81 Quebec St. Telephone

Tenant's name and address Telephone 773-1756

Complainant's name and address Sidney P. Levine-201 Congress St. Telephone

Description: Parking lot - No certificate of occupancy
Truck with rubbish

NOTES:

1-21-75 One car today
Rough graded - 1 drive in
1/24/75 - Photos - John James 2-6-75 2 vehicles
Feb 7th, 75. Two vehicles 1-TRUCK 1-CAR
Feb 11, 75 " "
Feb 14, 75 " "
It appears there is continuous parking here
Feb 18th - 10:30 AM 2 cars 1-TRUCK on lot
Feb 20/75 - Same
Mar 3 - 7 PM One car on lot
Mar 7 - 3 PM " " " " Not registered
Mar 10, 3 PM " " " " " "
Mar 24, 75 " " " " " "
MAR 24 AM - Two cars (2 pictures attached)
Some washing machine parts & a refrigerator
dumped on the lot - a metal roof to
a utility shed lying on ground in pic-2.

CITY OF PORTLAND, MAINE
Building & Inspection Services

/ 99 Congress St.

January 29, 1975

C Lena Belle Ogens
31 Quebec St.
Portland, Maine

Dear Mrs. Ogens:

O
P
Y
An inspector from this department reports that the above property reportedly owned by you is being used as a parking lot. This property is located in a B-2 Business Zone where a parking lot use is allowable. If you desire to park motor vehicles at this location, it will be necessary for you or your agent to come to this office in Room 113 at City Hall and file for a Certificate of Occupancy with a plot plan showing the location of each car, curb cuts and bumper guards or fencing that you may provide. Parking spaces are required to be at least 8'x18'. We will be able, after you have signed the application, to ask other departments for their requirements for this use at this location.

Until a Certificate of Occupancy is issued, it is not allowable to park automobiles or trucks at this location and this use must cease until proper approval is given. If you have any questions on the above please do not hesitate to call me here at this office in City Hall.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:k

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

July 18, 1968

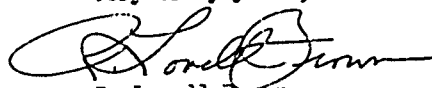
City of Portland

With relation to permit applied for to demolish a building or portion of building at ~~24~~ 197 Congress St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspection Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

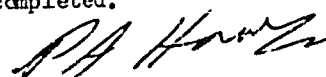
The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,


R. Lovell Brown
Director

h

Eradication of this building has been completed.



Contractor: _____





APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, July 1, 1968

PERMIT ISSUED
JUL 22 1968
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 225-197 Oak Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address _____ Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Ralph Romano, Jr., 55 Frederick Street Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use _____ Apartments and store No. families 6
Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 5.00
Estimated cost \$ _____

General Description of New Work

To be an existing 3-story apartment house and store.

Located on Oak Street

Sent to Health Dept. 7/18/68
Rec'd. from Health Dept. 7/22/68

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** Ralph Romano, Jr.

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:

UIC 7/22/68 RLS

CS 301

INSPECTION COPY

Signature of owner

Ralph Romano Jr. Inc.
Ralph Romano

PH

NOTES

Permit No. 681108
Location 197 Casco St.
Owner W. H. H. H. H.
Date of permit 8/17/68
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice

8/2/68
[Signature]

[Large grid area for notes, mostly crossed out with a large X]

Granted 6/15/61
6/1/48

DATE: June 15, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF AZNIVE SERUNIAN

AT 19th Congress Street

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

BOARD OF APPEALS

VOTE

Franklin S. Hinckley
R-1th L. Young
Harry M. Schwartz

Yes	No
()	()
()	()
()	()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

CONDITIONAL USE APPEAL

May 29, 1961

Aznive Srnjanian, owner of property at 199 Congress Street, under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: Changing use of portion of first story of building at this location from a retail grocery store to a shop for the retailing and wholesaling of clams. This permit is presently not issuable because the wholesale portion of the business is not allowable without authorization of the Board of Appeals in the B-2 Business Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

Aznive Srnjanian
APPELLANT

DECISION

After public hearing held June 15, 1961, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that permit should be issued in this case.

Franklin D. Hinckley
Harry H. [unclear]
[unclear]
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 5, 1961

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, June 15, 1961, at 4:00 P.M. to hear the appeal of Aznive Serunian requesting an exception to the Zoning Ordinance to permit changing use of a portion of the first-story in the building at 199 Congress Street from a retail grocery store to a shop for the retailing and wholesaling of clams.

This permit is presently not issuable because the wholesale portion of the business is not allowable without authorization of the Board of Appeals in the B-2 Business Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and 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

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Graham A. Watt, City Manager

DATE: Oct. 5, 1966

FROM: Gerald E. Mayberry, Director of Building & Inspection Services

SUBJECT: Dangerous building at 199 Congress Street

In answer to a complaint that clapboards were in danger of falling onto the public sidewalk, Mr. Smith of this department and Mr. Gordon Martin, Housing Director inspected the premises on Tuesday P. M. October 4, 1966 and found that loose clapboards and windows were being moved by high winds which might dislodge them completely so as to endanger people on Congress Street.

An attempt was made to find the owner of this property, Mrs. Azniw Serunian and require her to take corrective measures. Both Mr. Martin and Mr. Smith were unable to contact this owner.

The treasurer's office was contacted and John DePalma informs us that the taxes on this property have been delinquent since 1959 and that the City has a tax deed on this property. Mr. Smith then informed North Landers, Deputy Director of Public Works of the danger to persons on Congress Street.

Gerald E. Mayberry

cc to: North Landers
cc to: Gordon Martin



FREE COPY

B2 BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:

199 Congress St.

COMPLAINT NO. 61/39

Date Received June 7, 1961

Location 199 Congress Street

Use of Building Apartments & Store

Owner's name and address Mrs. Aznive Sarunian, 199 Congress St.

Telephone _____

Tenant's name and address _____

Telephone _____

Complainant's name and address _____

Telephone _____

Description: Portion of shed on rear of building in danger of collapse. Loose clapboards and corner board on front of building which is on street line. Portions of three story side entrance platform in dangerous condition. -- AJS

NOTES: 12/14/61 - Letter to owner about shed - AJS

1/21/63 - Roof removed. - Four walls still standing. - Front of building not yet fixed. - Allen

1/22/63 - Meas. around - Allen

1/25/63 - Meas. around - Allen

1/31/63 - Meas. around - Allen

2/4/63 - Meas. around - Allen

2/8/63 - See letter about permit - AJS

1/23/64 - Same as above P.I.B. - See Hansen Consideratory Letter.

FU-A.A.S.- 1/5/61

Opit. 61/39- 199 Congress Street

Dec. 14, 1961

Mrs. Aznive Serunian
199 Congress Street

Dear Mrs. Serunian:

It has been brought to the attention of this department that the northeasterly end of the shed on the rear of your property at the above named location is in such bad structural condition as to be in danger of collapse. As authorized and directed by Section 109-a of the Building Code of the City of Portland (copy enclosed herewith) you are hereby required to have made before January 5, 1962 such changes or repairs as are necessary to correct this dangerous condition. The condition of this part of the shed is such that its demolition appears to be the most feasible way of correcting the unsafe conditions. If this is to be done, a permit is required from this department before work is started.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

A.J.S.- 2-15-63

Cplt. 61/39 199 Congress St.

Feb. 8, 1963

Mrs. Aznive Serunian
199 Congress Street

Dear Mrs. Serunian:

An inspector from this department reports that work of demolition of shed on rear of your property at the above named location has been started. A permit for such work is required from this department. Will you please inform the person who is doing the work of this requirement and instruct him to file an application for such a permit.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

Third Class

May 1, 1961

PERMIT ISSUED

JUN 20 1961

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 199 Congress Street

Owner's name and address

Mrs. A. Serunian, 199 Congress St.

Within Fire Limits?

Dist. No.

Lessee's name and address

Josephine Ashby, 199 Congress St.

Telephone

Contractor's name and address

Telephone 3-9733

Architect

Telephone

Proposed use of building

Stores, restaurant and stores and wholesale and retail clam shop

Specifications

Plans no

No. of sheets

Last use

Stores, restaurant and apts.

No. families

Material frame

No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated cost \$

Fee \$ 1.00

General Description of New Work

To Change Use of grocery store to wholesale and retail clam shop. 60% retail

Appeal sustained 6/15/61

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

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? 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

Mrs. A. Serunian

APPROVED:

INSPECTION COPY

Signature of owner by:

Josephine Ashby

Permit No. 611/683
Location 199 Congress St
Owner The Josephine Ashby
Date of permit 6/20/61
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 199 Congress St.

Issued to Josephine Ashby
199 Congress St.

Date of Issue June 20, 1961

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. 61/683, 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

Large store in first story

APPROVED OCCUPANCY

Wholesaling and Retailing
of Clams.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Albert J. Sears
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.

AP- 199 Congress Street

May 2, 1961

Mrs. Josephine Ashby
199 Congress Street
Mrs. Agnive Serunian
199a Congress Street

cc to: Corporation Counsel

Dear Mesdames:

A certificate of occupancy for changing use of portion of first story of building at the above named location from a retail grocery store to a shop for the retailing and wholesaling of clams is not issuable under the Zoning Ordinance because the wholesale portion of the business is not allowable without authorization of the Board of Appeals in the B-2 Business Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. 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. The appeal will need to be made out in the name of and signed by the owner of the property.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

*Appeal sustained for wholesale egg business
in small store next door on 9/17/54*



B2 BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

INSPECTION COPY

COMPLAINT NO. 61/21

Date Received April 20, 1961

Location:
199 Congress Street

Location 199 Congress Street

Use of Building Clam shop (wholesale)

Tenants

Owner's name and address Portland Clam Co., 199 Congress St. Telephone 3-9733

Owners

Tenant's name and address Mrs. Agnes J. Senneker Telephone _____

Complainant's name and address neighbor Telephone _____

Description: Change of use from wholesale egg business to wholesale clam shop

NOTES:

Wholesale egg business was established under rights of appeal 9/17/59/

4/21/61 - All of first floor except 2 small stores on either side are being used for retail & wholesale of clams. This number in 199 Congress St. they tell me. 1992 I understand is the small vacant store in the lower corner. - All.

4/24/61 - Letter to tenants - AGS

5/1/61 - Application for certificate of occupancy filed and certification letter for a zoning appeal sent. - AGS

4/2/61 - Appeal resumed 6/15/61 - AGS

Cplt. 61/21 - 199 Congress Street

April 24, 1961

Portland Glam Company
199 Congress Street

cc to: Mrs. Armine Serunian
199a Congress Street

Gentlemen:

It has been brought to the attention of this department that you are conducting a wholesale business in the former grocery store at the above named location. The property at this location is located in a B-2 Business Zone where a wholesale use is not allowable unless authorized by the Board of Appeals. Therefore, if the business you are conducting on the premises involves any wholesale use, it is in violation of the Zoning Ordinance.

Under such circumstances it is necessary that you correct this violation without delay, either by ceasing the unlawful operations or by securing the approval of the Board of Appeals if that is possible. I shall be glad to explain the appeal procedure upon request, but shall expect word from you on or before May 1, 1961 as to which course you are to pursue.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings

Granted 9/17/59
59/76

DATE: Sept. 17, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF AZNIVE SERUNIAN

AT 199 Congress Street

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley
~~XXXXXXXXXXXXXXXXXXXX~~ Ralph L. Young
Harry M. Shwartz

Yes	No
(✓)	()
(✓)	()
(✓)	()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

September 1, 1959

Aznive Serunian, owner of property at 199 Congress 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 change of use of retail grocery store in the first story of three-story building used for stores and apartments to a business called "wholesale egg service". This permit is presently not issuable under the Zoning Ordinance because a wholesale business is not allowable, according to Section 9A of the ordinance, in a B-2 Business Zone where this property is located.

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.

Aznive Serunian
APPELLANT

DECISION

After public hearing held September 17, 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.

Franklin D. Hambley
Harry W. Hambley
Edith J. Hambley
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEAL

September 4, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, September 17, 1959 at 4:00 p. m. to hear the appeal of Aznive Serunian requesting exception to the Zoning Ordinance to permit change of use of retail grocery store in the first story of three-story building at 199 Congress Street to a wholesale egg service business.

This permit is presently not issuable under the Zoning Ordinance because a wholesale business is not allowable, according to Section 9A of the ordinance, in a B-2 Business Zone where this property is located.

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 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

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

AP-199 Congress St.
Proposed change of use of 1st story from Retail Grocery Store to Wholesale
Egg Service, and Zoning appeal relating thereto:

August 25, 1959

Mrs. Arvivo Serunian
199A Congress Street
Mr. Jack Y. Miles
199 Congress Street

cc to: Corporation Counsel

Dear Mrs. Serunian and Mr. Miles:

The building permit which Mr. Miles, as tenant, applied for intended to authorize change of use of the retail grocery store in the 1st story of this 3-story building used for stores and apartments, to a business called "wholesale egg service", is not issuable under the Zoning Ordinance because a wholesale business is not allowable, according to Sec. 9A of the ordinance applying in the B-2 Business Zone where the property is located.

Mrs. Serunian, as owner of the property, has indicated her desire to seek a variance from the zoning Board of Appeals. Application for such an appeal must be in the name of Mrs. Serunian, as owner, and she must sign the application. For that purpose, Mrs. Serunian should go without delay to the office of Corporation Counsel, Room 208, City Hall, where she will find a copy of this letter so that she can be assisted in filing the appeal.

Very truly yours,

Albert J. Sears
Inspector of Buildings

VMCD:m

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Loc. 199 Congress St.
Loc. w/1 S. 11th.
Bldg. Fire X Elec X Other
Issued Oct. 10, 1937
Expires Oct. 10, 1938

Sanjiv Venkatesh
199 Congress Street
Portland, Maine

Dear Sir:

On September 21, 1937

an examination was made of the premises located at 199 Congress Street, Portland, Maine. Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 220. kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

1. Structure

1. Structure - Repair or replace the loose, worn, dilapidated, and missing parts of the structure as follows:

- a. Repair or replace the loose, worn, dilapidated, and missing parts of the structure as follows:
- b. Determine the reason and remedy the condition which causes the left side porch to sag.
- c. Replace the missing bricks and point up the loose joints on all sides of the foundation.
- d. Repair or replace the loose, worn, and missing cliffoards.
- e. Repair or replace the loose, worn, and missing parts of the fire escape stairs.
- f. Put the loose cliffoards, tighten the loose nuts, washers in the kitchen and bathroom of the 3rd floor apt., in the kitchen, living room, and bathroom of the 3rd floor rear apt., in the bathroom, kitchen, and living room of the 4th floor front apt., and throughout the 4th floor rear apt., and entire 4th floor rear apt.
- g. Replace the broken doors throughout the 4th floor rear apt., and throughout the 4th floor front apt.
- h. Replace the covered corns throughout the 4th floor rear apt.
- i. Repair or replace the loose, worn, missing, broken, and deteriorated corner boards on the structure.
- j. Repair or replace or demolish the rear sheds.
- k. Repair or replace the loose, worn, missing, broken, and deteriorated corner boards on the structure.
- l. Repair or replace the broken and deteriorated parts of the corner walls on the left side.
- m. Replace the missing corner pieces on the structure.
- n. Determine the reason and remedy the condition which causes the rear foundation to sag outward.
- o. Repair or replace the cracks, loose, peeling, or missing plaster on the walls of the kitchen in the 3rd floor apt., throughout the entire 3rd floor rear apt., in the rear porch, living room, and front porch of the 3rd floor front apt., throughout the entire 4th floor rear apt., and throughout the entire 4th floor front apt., and throughout the entire 4th floor rear apt.

VIOLATIONS & SPECIFICATIONS -2-

NUISANCES AND PESTICIDAL CONDITIONS:

- a. Did the premises of all infestation (rats)? If you are unable to do it yourself, we suggest that you procure the services of a pest control operator registered with this Department to do the work.

The above mentioned conditions are in violation of the City Ordinance, MINIMUM STANDARDS FOR CONTINUED OCCUPANCY, and AUTHORITY TO VACATE BUILDINGS, and NOBILITY AND VARIOUS CONTROL, and must be corrected on or before October 31, 1958.

AP-199 Congress St.
Proposed change of use of 1st story from Retail Grocery Store to Wholesale
Egg Service, and Zoning appeal relating thereto:

August 25, 1959

Mrs. Aznive Serunian
199A Congress Street
Mr. Jack I. Niles
199 Congress Street

cc to: Corporation Counsel

Dear Mrs. Serunian and Mr. Niles:

The building permit which Mr. Niles, as tenant, applied for intended to authorize change of use of the retail grocery store in the 1st story of this 3-story building used for stores and apartments, to a business called "wholesale egg service", is not issuable under the Zoning Ordinance because a wholesale business is not allowable, according to Sec. 9A of the ordinance applying in the B-2 Business Zone where the property is located.

Mrs. Serunian, as owner of the property, has indicated her desire to seek a variance from the zoning Board of Appeals. Application for such an appeal must be in the name of Mrs. Serunian, as owner, and she must sign the application. For that purpose, Mrs. Serunian should go without delay to the office of Corporation Counsel, Room 208, City Hall, where she will find a copy of this letter so that she can be assisted in filing the appeal.

Very truly yours,

Albert J. Sears
Inspector of Buildings

WMC:dm

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Jack Y. Miles
199 Congress St.

LOCATION 199 Congress St.

Date of Issue September 23, 1959

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. 59/1276, 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

Front portion of first story

APPROVED OCCUPANCY

wholesale egg business

Limiting Conditions:
None

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Albert J. Sears
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.



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, August 24, 1959

PERMIT ISSUED

SEP 23 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 199 Congress Street Within Fire Limits? Dist. No.
Owner's name and address Mrs. Azoula Jernigan, 199 Congress St. Telephone
Lessee's name and address Miles Egg Service, Jack Miles, 199 Congress St. Telephone
Contractor's name and address Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Stores and apartments No. families
Last use No. families
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 1.00

General Description of New Work

To Change Use of store from grocery store (retail) to wholesale egg service, no alterations

Appeal sustained 7/17/59

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

Jack Miles

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:

012-9/23/59-agv

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
Miles Egg Service

INSPECTION COPY

Signature of owner By:

Jack Miles

P/H

Permit No. 59/1376
Location 199 Engen St
Owner Thiles Edg Qernice
Date of permit 9/23/19 Jack Thile
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES



B2 BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

INSPECTION COPY

COMPLAINT NO. 59/51

Date Received August 19, 1959

Location: 109 Congress Street

Location 109 Congress Street

Use of Building _____

Owner's name and address Geniva Company, 109 Congress St.

Telephone _____

Tenant's name and address Miles Egg Service

Telephone _____

Complainant's name and address Archie Levine, 201 Congress St.

Telephone _____

Description: Wholesale egg business started here about 1 month ago. Trucks come early hours of morning and load. Very noisy.

NOTES: Name of business: Miles Egg Service

8-19-59 Sign in window

Miles Egg Service

Wholesale & Retail

Hours delivery call after 7 PM.

Light - midnight

Several metal board cartons

containing eggs stored in this store

8/20/59 - Letter to tenant - AJS

W. R. E. - 9/3/59

9/17/59 Appeal granted for this case.

Cplt. 59/54-199 Congress St.

FU-R.H.T.-9/3/59

August 20, 1959

Miles Egg Service
199 Congress Street

cc to: Mrs. Annive Serunian
199A Congress Street

Gentlemen:

It has come to the attention of this department that you are conducting a wholesale business in the store at the above named location. Under the zoning Ordinance in the R-2 Business Zone where the property is located, a wholesale business is not an allowable use unless it is authorized by the Board of Zoning Appeals. Therefore it is necessary that this unlawful use be discontinued at once or else that you proceed without delay to seek approval of the Appeal Board for such a use, realizing of course that there is no assurance that the Board would act favorably on the appeal.

In order to exercise your appeal rights it is necessary that you file at this office an application for a permit to change the use of the area of the building involved from a retail to a wholesale use. We will have to deny issuance of such a permit and will write you a letter stating the reasons for denial and telling you to go to the office of the Corporation Counsel in City Hall to file the appeal. Should you have any questions as to the application of the zoning Ordinance to the situation or in relation to the appeal procedure, we shall be glad to go further into the matter upon request.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

DEC 8 1936
December 8, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine,

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 199A Congress Street Use of Building Restaurant
Name and address of owner George Brennan, 199A Congress St. Ward 1
Contractor's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8521

General Description of Work

To install gas range

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? no If not, which story 1 Kind of Fuel gas
Material of supports of heater or equipment (concrete floor or what kind) wood 12" above floor
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace 6'
from top of smoke pipe 2' from front of heater 15' from sides or back of heater 12"
Size of chimney flue 8x8 Other connections to same flue ster heater, gas circulating heater
hood to be provided over range

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor Stanley W. Brown

746B

Ward 1 Permit No. 36/2085
Location 1991 Congress St.
Owner George Brennan
Date of permit 1/21 3/36

Post Card sent _____
Notif. for insp. None
Approval Tag issued 2/6/37 JH

Oil-Burner Check List (date)

1. Kind of heat Gas Range
2. Label _____
3. Anti-siphon _____
4. Oil storage _____
5. Tank distance _____
6. Vent pipe _____
7. Fill pipe _____
8. Gauge _____
9. Rigidity _____
10. Feed safety _____
11. Pipe sizes and material _____
12. Control valve _____
13. Ash pit vent _____
14. Temp. or pressure safety _____
15. Instruction card _____
16. _____

NOTES



FILL IN COMPLETELY AND SIGN WITH INK

(C) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Permit No.

0054

Jan. 24, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine

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 Moses K. Serunian 199 Congress St.

Name and address of owner Owner

Ward 1

Contractor's name and address

Telephone

To install gas hot water heater (General Description of Work vented to masonry chimney)

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? 1st. If not, which story wood Kind of fuel gas
Material of supports of heater or equipment (concrete floor or what kind) heater above floor
Minimum distance to wood or combustible material, from top of boiler casing top of furnace 48"
from top of smoke pipe 8x8 from front of heater none from sides or back of heater 12"
Size of chimney flue 8x8 Other connections to same flue

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?
Will operator be always in attendance? Type of oil feed (gravity or pressure)
Location oil storage No. and capacity of tanks
Will all tanks be more than seven feet from any flame? How many tanks fireproofed?
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor

Arthur Adolphson

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
NOTIFICATION BEFORE LATENT
OR CLOSING IN IS NOT

Ward 1 Permit No. 36/54
Location 199A Congress St.
Owner Moses K. Serunian
Date of permit 1/24/36

Post Card sent

Notif. for insp.

Approval Tag issued 1/30/36, C.B.

Oil Burner Check List (date)

1. Kind of heat gas hot water heater
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent pipe
7. Fill pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTES

1/29/36, water heater
installed. Vent and
connected on protection
on. C.B.

1/30/36. Vent connected
& chimney and shield
will be provided. C.B.



(G) GENERAL BUSINESS PERMIT ISSUED

Permit No. 0053

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, January 20, 1936 19

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 199 Congress Street Ward 1 Within Fire Limits? yes Dist. No. 1
Owner of building to which sign is to be attached Miss H. Seaman
Name and address of owner of sign Castle Lunch, 199 Congress St.
Contractor's name and address Flynn, The Painter, 245 Middle St. Telephone 4-4923
When does contractor's bond expire? M. Y. 1938

Information Concerning Building

No. stories 4 Material of wall to which sign is to be attached wood

Details of Sign and Connections

Electric? no Vertical dimension after erection 5'2" Horizontal 5'2"
Weight 60 lbs. Will there be any hollow spaces? yes Any rigid frame? yes
Material of frame wood No. advertising faces 2 material iron
No. rigid connections 4 Are they fastened directly to frame of sign? yes
No. through bolts no Size _____ Location, top or bottom _____
No. guys 1 material cable Size 1/8"
Minimum clear height above sidewalk or street 15'
Maximum projection into street 5'3"

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Clara T. Seaman

Flynn, The Painter

Fee \$ 1.00

CHIEF OF FIRE DEPT.
INSPECTION COPY

Signature of contractor

By James Doyle

W 1 Permit No. 36/53

Location 199 Congress St.

Owner Castle Church

Date of permit 1/24/36

Sign Contractor

Final Inspn. 1/30/36. O.C.C.

Sticker

NOTES

Elect Insp.	None
Shop Insp.	Required
Sign file plan made	1/23/36
Distance above side walk	2/3/36
Ornament under side	1/30/36
Through Bolt	None
	Required



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

APPLICATION FOR PERMIT TO BUILD (3D CLASS BUILDING)

Portland, Me., October 13, 1922 19

TO THE

INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:--

Location 199 Congress Street Ward 1 Fire Limits? no
Name of owner is? Noses K. Serunian Address 199 Congress Street
Name of mechanic is? owner Address _____
Name of architect is? _____ Address _____
Proposed occupancy of building (purpose)? woodshed
If a dwelling or tenement house, for how many families? _____
Are there to be stores in lower story? _____
Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____
Size of building, No. of feet front? 12ft; No. of feet rear? 12ft; No. of feet deep? 18ft
No. of stories, front? 1; rear? _____
No. of feet in height from the mean grade of street to the highest part of the roof? 8ft
Distance from lot lines, front? _____ feet; side? _____ feet; side? _____ feet; rear? _____
Firestop to be used? yes
Will the building be erected on solid or filled land? _____
Will the foundation be laid on earth, rock or piles? _____
If on piles, No. of rows? _____ distance on centres? _____ length of? _____
Diameter, top of? _____ diameter, bottom of? _____
Size of posts, 4 x 6 Studding 2 x 4 16 O. C. Sills 4 x 8 Roof Rafters 2 x 6 24 O. C. Girders 6 x 8
Size of girts 4 x 4
Size of floor timbers? 1st floor 2x8, 2d _____, 3d _____, 4th _____
O. C. " " " 16, 2d _____, 3d _____, 4th _____
Span " " " not over 16 ft., 2d _____, 3d _____, 4th _____
Will the building be properly braced? _____
Building how framed? _____
Material of foundation? _____ thickness of? _____ laid with mortar? _____
Underpinning, material of? posts height of? _____ thickness of? _____
Will the roof be flat, pitch, mansard or hip? pitch Material of roofing? asphalt
Will the building be heated by steam, furnaces, stoves or grates? _____ Will the flues be lined? _____
Will the building conform to the requirements of the law? yes
Means of egress? _____

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? _____
What will be the clear height of first story? _____ second? _____ third? _____
State what means of egress is to be provided _____
Scuttle and stepladder to roof? _____

Estimated Cost,

\$50.

Signature of owner or authorized representative,

Address,

Plans submitted?

Received by?

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

CITY OF PORTLAND, MAINE

BOARD OF APPEAL

September 4, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Thursday, September 17, 1959 at 4:00 p. m. to hear the appeal of Azuive Serunian requesting exception to the Zoning Ordinance to permit change of use of retail grocery store in the first story of three-story building at 199 Congress Street to a wholesale egg service business.

This permit is presently not issuable under the Zoning Ordinance because a wholesale business is not allowable, according to Section 9A of the ordinance, in a B-2 Business Zone where this property is located.

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 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- 197 Congress St.

May 17, 1960

Garry's Luncheonette
197 Congress Street

cc to: Portland Gas Light Company
5 Temple Street

Gentlemen:

Application for permit for installation of gas fired cooking equipment in luncheonette at the above named location has been filed by the Portland Gas Light Company. Application states that these appliances are to be vented into an existing hood. However, this hood and its venting arrangements does not comply with Building Code requirements and is thus unlawful.. Therefore it is necessary before permit is issued that information be furnished this office as to the manner in which the hood is to be installed and vented in a lawful manner. You should select a qualified contractor to do this work and have him furnish the necessary information and secure the permit required for the installation if a system of mechanical ventilation is to be involved.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 16, 1960

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 197 Congress Street Use of Building Restaurant No. Stories 1 New Building
Name and address of owner of appliance Gerry's Luncheonette, 197 Congress St. Existing "
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas-fired restaurant range (Garland Dinette F38-2-A) and gas-fired friolator
(Model 10 Picto)

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? yes
If so, how protected? Height of Legs, if any 3"
Skirting at bottom of appliance? no Distance to combustible material from top of appliance? 3"
From front of appliance 4" From sides and back back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? existing If so, how vented? Forced or gravity?
If gas fired, how vented? into existing hood Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

*shield of non-burnable spreaders with 1" air space

10/21/60 - Permit never issued and I understand that
restaurant has gone out of business - AGS

Amount of fee enclosed? 2.50 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same
building at same time.) PA 2/14/60

AF APPROVED:

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.

Signature of Installer

By:

Arthur R. Fane

INSPECTION COPY

CS 300

B2 BUSINESS ZONE

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 19, 1960

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 197 Congress St. Use of Building Restaurant No. Stories 1 New Building Existing "
Name and address of owner of appliance Helene I. White, 197 Congress St.
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas-fired domestic range and gas-fired friolator (Anets Fryer Model No. 11-11)
Slattery range (replacement)

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 1st floor Any burnable material in floor surface or beneath? yes
If so, how protected? 4" hollow tile under floor Height of Legs, if any 4"
Skirting at bottom of appliance? yes no Distance to combustible material from top of appliance? 3"
From front of appliance 4" From sides and back 3" 14" From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? existing If so, how vented? Forced or gravity? gravity
If gas fired, how vented? into hood Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Existing hood is not connected to outside air.

Existing fan in window near hood

Friolator Model P.G.A. 11-11 P.M.T.

Amount of fee enclosed? 2.50 (\$2.00 for one heater, etc.; 50 cents additional for each additional heater, etc., in san building at same time.)

APPROVED:

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.

CS 300

INSPECTION COPY

Signature of Installer By: *Helene I. White*

Approved

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 1, 1861. It is a very important document, as it is the first official communication from the President to the Congress.

2. The second part of the document is a report from the Secretary of the Treasury, dated January 1, 1861. It is a very important document, as it is the first official communication from the Secretary of the Treasury to the Congress.

3. The third part of the document is a report from the Secretary of the Interior, dated January 1, 1861. It is a very important document, as it is the first official communication from the Secretary of the Interior to the Congress.

4. The fourth part of the document is a report from the Secretary of the War, dated January 1, 1861. It is a very important document, as it is the first official communication from the Secretary of the War to the Congress.

5. The fifth part of the document is a report from the Secretary of the Navy, dated January 1, 1861. It is a very important document, as it is the first official communication from the Secretary of the Navy to the Congress.

6. The sixth part of the document is a report from the Secretary of the State, dated January 1, 1861. It is a very important document, as it is the first official communication from the Secretary of the State to the Congress.

7. The seventh part of the document is a report from the Secretary of the Agriculture, dated January 1, 1861. It is a very important document, as it is the first official communication from the Secretary of the Agriculture to the Congress.

8. The eighth part of the document is a report from the Secretary of the Commerce, dated January 1, 1861. It is a very important document, as it is the first official communication from the Secretary of the Commerce to the Congress.

9. The ninth part of the document is a report from the Secretary of the Education, dated January 1, 1861. It is a very important document, as it is the first official communication from the Secretary of the Education to the Congress.

10. The tenth part of the document is a report from the Secretary of the Public Works, dated January 1, 1861. It is a very important document, as it is the first official communication from the Secretary of the Public Works to the Congress.

[illegible][illegible]

March 10, 1958

AP - 197 Congress Street

Portland Gas Light Company
5 Temple Street

cc to: Helen B. Murphy
195 Congress Street

Gentlemen:

Permit for installation of a gas-fired grille in restaurant
at above named location is issued herewith subject to the following
conditions:

1. Surface of wooden counter beneath appliance is
to be protected by one-quarter inch milliboard
covered with 28 gauge sheet metal.
2. It is understood that the grille to be installed
has a solid top and a low temperature heating
element which allows it to be installed without
a protective hood.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS:M



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 6, 1958

PERMIT ISSUED

00203
MAR 11 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 197 Congress Street Use of Building Restaurant - No. Stories 1 New Building
Name and address of owner of appliance Helen B. Murphy, 195 Congress St. Existing "
Installer's name and address Portland Gas Light Co., 5 Temple Street Telephone 2-8321

General Description of Work

To install gas-fired grille #3 Vulcan Hart Permit Issued with Letter

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 1st floor - counter Any burnable material in floor surface or beneath? Yes
If so, how protected? Metal Height of Legs, if any 4"
Skirting at bottom of appliance? no Distance to combustible material from top of appliance?
From front of appliance 4' From sides and back 3' From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? no If so, how vented? Forced or gravity?
If gas fired, how vented? none Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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:

O.K. E.S. 3/6/58

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.

C17 MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer By: [Signature]

PH

3/25/58 - *Albizia* L. f. S.



Permit No. 38/209

Location 197 Mercedes 44

Owner William B. Brown

Date of permit 3/1/89

Approved 3/22/5

Fire Escape on Building of Moscow K. Serunian at 197499 Cong. 11/12/46

1- No location plan furnished, but see plan attached.

2- No framing of wood brackets to be used in place of steel brackets or wood posts.

3- Stairway and passage at side of stairs must be at least 30" wide. Section 303-g-4 and Sect 212-e-5.1. Scale only about 2'.

4- Platforms must extend at least 9" beyond window opening. Apparently they do. Sect 303-g-1.

Check List without issuance of Permit.

1- Location plan furnished showing distance to lot lines from proposed fire escape.

2- If wood brackets are to be used as indicated by note in application under date of 10/31/42 instead of 6x6 posts or metal brackets, a design of these should be shown.

3- Sections 212-e-5.1 and Sections 303-g-4. The stairway and passage at side of stairs is required to be at least 30" wide instead of the 24" indicated.

4- Section 303-g-1. Although plan shows a proper distance by scaling, it would be well to indicate in figures the fact that the platforms in each case are to extend at least 9" beyond the window opening.

5- No size of stair stringers given. The great distance from platform at second floor level to ground may require an intermediate support for these stringers.

AP 197-199 Congress St.-I

May 7, 1947

Mr. Moses R. Sarunian
197-199 Congress Street
Portland 3, Maine

Subject: Permit for construction of wooden
balcony and stairways for fire escape on
apartment house at 197-199 Congress Street

Dear Sir:

No work having been started upon the above fire escape for a period of more than three months since the date of issuance of the permit, the permit has become void and before any operation contemplated thereunder is commenced, a new permit must be applied for, the fee paid and the permit issued in the same manner as provided for the original permit, all this being as provided for by Section 106e of the Building Code.

Presumably this fire escape has been ordered on by the Chief of the Fire Department to provide a second means of egress from the upper floors of the building where only one exists at present. Therefore until a fire escape is provided, the safety of the occupants of the building is in jeopardy and we are reporting this matter to the Chief of the Fire Department for whatever action he deems necessary.

Very truly yours,

Inspector of Buildings

AJB/s

CC: Mr. Donald Currie
1695 Broadway
So. Portland, Maine

Mr. Joseph DePoter
551 Congress Street

Oliver T. Sanborn, Chief
of the Fire Department

197-199 Congress St.-I

December 11, 1946

ATH
ESS
RMT
AJS
PH
DJ
HD
BS

Mr. Moses E. Serunian
197-199 Congress Street
Mr. Donald Currie
1695 Broadway
C. Portland, Maine
Mr. Joseph DePater
116 Monument Street

Subject: Building permit for construction of wooden
balconies and stairways or fire escape on apart-
ment house at 197-199 Congress Street

Gentlemen:

Permit for the above work is issued, herewith, to the owner, subject to the following:

1. I am unwilling to assume the responsibility of approving the use of brackets under these balconies of either wood or of steel because of the height of the structure, the uncertainty of the condition of the frame of the present building and the results of those added concentrated loads upon a single group of studs the entire height of the building, and the great difficulty in supporting these brackets adequately according to the detail shown on the plan and the difficulty of knowing that the building may be cut open in so many places and see the true condition of the present frame to make sure that all will be in order. I see no advantage of the steel brackets over the wooden brackets except that they would be less cumbersome; but if the steel brackets were to be used, there would be a question about the welded joints.
2. The permit is issued then on the basis of using outside wooden posts as shown on sheets 1 and 2 of the plans, and if the owner is unwilling to go along with this general scheme of construction, he should refrain from starting the work and return the building permit, but that action cannot be taken as reason for not complying with the order of the Chief of the Fire Department which I understood requires an emergency means of egress from the building.
3. I believe a better structural job would be provided if the 18 inches long lap splices indicated in the posts were made just above one of the floor levels and as close as possible to the floor level without interfering with the floor framing connections.
4. The plan calls for six new windows to give access to the three balconies at the apartment floor levels. I only entered one of the rooms where access would be to the fire escape platform. There is an existing window in that particular room, but the window as it is would not afford an opening high enough to satisfy the requirement of no less than 28 inches high, when the bottom half of the sash were way up. A casement or swinging sash would meet the needs if at least 24 inches wide and 3 feet high. See Section 212e3 of the Building Code. Perhaps this information may make possible some economy on the part of the owner.

Very truly yours,

Inspector of Buildings

RMCD/S

CITY OF PORTLAND DEPT. OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

November 12, 1946

Job Location 197-199 Congress Street Owner James K. Serunian
Contractor Donald Currie Architect Joseph DePeter

We are unable to issue permit for the above work because Section 106b of the Building Code requires that applicant must show on application and plans compliance with Building Code and Zoning Ordinance before a building permit is issued, and application and plans of this job do not show compliance with the law as indicated below. References at left are to sections of Building Code where applicable (pending publication of revised Code, old Section numbers are used). If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

1. No location plan furnished showing distance to lot lines from proposed fire escape.
2. If wood brackets are to be used as indicated by note in application under date of 10/31/46 instead of 6x6 posts or metal brackets, a design of these should be shown.
3. Sections 212-a-5.1 and Sections 303-a-4. The stairways and passage at side of stairs is required to be at least 30" wide instead of the 24" indicated.
4. Section 303-a-1. Although plan shows a proper distance by scaling, it would be well to indicate in figures the fact that the platforms in each case are to extend at least 9" beyond the window opening.
5. No size of stair stringers given. The great distance from platform at second floor level to ground may require an intermediate support for these stringers.

Inspector of Buildings

AJS/S

Original to: Mr. Joseph DePeter
116 Monument Street

CC: Mr. Donald Currie
1595 Broadway
South Portland, Maine

Mr. James K. Serunian
197 Congress Street



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

RECEIVED 1946
02438
OFC 11 1946

Class of Building or Type of Structure Third

Portland, Maine, October 21, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Completed 10/23/46 10/31/46 New plan 11/19/46

The undersigned hereby applies for a permit to ~~erect~~ alter ~~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 197-199 Congress Street Within Fire Limits? yes Dist. No. 3
Owner's name and address Moses K. Serunian, 197 Congress Street Telephone 2-9106
Lessee's name and address _____ Telephone _____
Contractor's name and address Donald Currie, 1695 Broadway, So. Portland Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 3
Proposed use of building Tenement existing house No. families 6
Last use _____ No. families 6
Material wood No. stories 4 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot one car garage
Estimated cost \$ 100 125.00 Fee \$ 1.00

General Description of New Work

To erect wood fire escape on rear of building with access from second, third and fourth floors as per plan.

10/31/46 - To use 4x6 wood brackets in place of iron brackets shown on plan.

11/27/46
Sent to Fire Dept.
Rec'd from Fire Dept.

Permit Issued with Letter

NOTIFICATION BEFORE LATING
OR CLOSING-IN IS WAIVED
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ 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? _____

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: Chas. W. Serunian
CHIEF OF FIRE DEPT.

Signature of owner M. K. Serunian

INSPECTION COPY

Location	197-199 Congress St
Owner	Mose K. Serenian
Date of permit	10/11/46
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	17/32/47
Cert of Occupancy issued	

NOTES:

~~2/20/46 No rods, etc. but~~
~~3/1/47~~
~~3/15/47~~
~~3/17/47~~
~~4-8~~
~~4-10~~

At 157-199 Congress St.-I

May 19, 1947

Mr. Moses A. Serunian
157-199 Congress Street
Mr. Donald Currie
1695 Broadway
Co. Portland, Maine
Mr. Joseph Baffetor
551 Congress Street

Subject: Building permit for construction of wooden
balconies and stairways or fire escape on apart-
ment house at 157-199 Congress Street

Gentlemen:

Permit for the above work is issued, herewith, to the owner, subject to the following:

1. I am unwilling to assume the responsibility of approving the use of brackets under these balconies of either wood or of steel because of the height of the structure, the uncertainty of the condition of the frame of the present building and the results of these added concentrated loads upon a single group of studs the entire weight of the building, and the great difficulty in supporting these brackets adequately according to the detail shown on the plan and the difficulty of knowing that the building may be cut open in so many places and see the true condition of the present frame to make sure that all will be in order. I see no advantage of the steel brackets over the wooden brackets except that they would be less cumbersome, but if the steel brackets were to be used, there would be a question about the welded joints.
2. The permit is issued then on the basis of using outside wooden posts as shown on sheets 1 and 2 of the plans, and if the owner is unwilling to go along with this general scheme of construction, he should refrain from starting the work and return the building permit, but that action cannot be taken as reason for not complying with the order of the Chief of the Fire Department which I understood requires in emergency means of egress from the building.
3. I believe a better structural job would be provided if the 15 inches long lap splices indicated in the posts were made just above one of the floor levels and as close as possible to the floor level without interfering with the floor framing connections.
4. The plan calls for six new windows to give access to the three balconies at the apartment floor levels. I only entered one of the rooms where access would be to the fire escape platforms. There is an existing window in that particular room, but the window as it is would not afford an opening high enough to satisfy the requirement of no less than 25 inches high, when the bottom half of the sash were way up. A casement or swinging sash would meet the needs if at least 21 inches wide and 3 feet high. See Section 212-3 of the Building Code. Perhaps this information may make possible some economy on the part of the owner.

Very truly yours,

Inspector of Buildings

WHCD/S



LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

01030
MAY 19 1947

Class of Building or Type of Structure Third Class
Portland, Maine, May 17, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ ~~which~~ 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 197-199 Congress Street Within Fire Limits? yes Dist. No. 2
Owner's name and address Moses A. Serunian, 197 Congress Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Donald Currie, 1695 Broadway, So. Portland Telephone _____
Architect _____ Specifications _____ Plans yes No of sheets 2
Proposed use of building Flat Tenament No. families 6
Last use _____ No. families 6
Material Frame No. stories 4 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot 1 car garage Fee \$ 1.00
Estimated cost \$ 100.

General Description of New Work

To erect wood fire escape on rear of building with access from second, third and fourth floors as per plan. (except for post foundations)

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete piers at least 4' below grade Thickness, top 12" bottom 18" 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
Moses Serunian

Signature of owner By: Donald Currie

INSPECTION COPY

Permit No. 47/1036
Location 197-199 Congress St.
Owner Moses K. Serunian
Date of permit 5/19/47
Notif. closing-in
Inspn. closing-in
Final Notif. 7/21/47
Final Inspn. 7/22/47
Cert. of Occupancy issued none

NOTES

5/31/47 - Holes for foundation
appear to have been dug. E.S.S.
6/11/47 - Foundation seems in.
7/12/47 - No progress E.S.S.
7/14/47 - Holes is about completed
except for making a few more
windows opening larger. E.S.S.
7/22/47 - Fire escape done.
Have ordered in paint section
and put in asphalt, masonry,
hardware on the job. Fire chief
said O.K. E.S.S.