DATE: NOVEMBER 14, 1952

HEARING ON APPEAL UNDER THEZONING ORDINANCE OF DAVID FELDMAN

AT 109-113 CONGRESS STREET.

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

Board of Appeals	VOTE Yes	VOTE No	Municipal Officers
H. MERRILL LUTHE	✓	( )	
ROBERT L. GETCHELL	✓	( )	
HELEN C. FROST	✓	✓	
WILLIAM H. O'BRION	✓	( )	
EDWARD T. COLLEY	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of Hearing:

OPPOSED:

DAVIS W. NORRIS - 7 Lafayette Street

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 4, 1952

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, November 14, 1952 at 10:30 a. m. Eastern Standard Time to hear the appeal of David Feldman requesting exception to the Zoning Ordinance to authorize construction of a one-story addition, 16' x 30', at the rear of the retail store at 109-113 Congress Street, corner of Lafayette Street.

This permit is presently not issuable under the Zoning Ordinance because a doorway is proposed in the wall of the addition facing Lafayette Street, contrary to Section 15E of the Ordinance, which provides in such a case that entrance doors to the building shall face only upon the main business street of the business zone, which in this case is Congress Street.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property when necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 law.

BOARD OF APPEALS

H. MERRILL LUTHE

Chairman

Dear Sirs
am not able to attend the appeal, but I am not against this appeal.

Estate of Mr Karlin
By Harold Karlin
26 Merrill St

November 5th, 1952.

TO WHOM IT MAY CONCERN:

Due to state of health of Mr. Frank D. Vartanian property owner of 90 Congress St., Portland, Maine he will be unable to attend this meeting.

It is, however, Mr. Frank D. Vartanian's intention that Mr. David Feldman is NOT opposed in his appeal.

Frank D Vartanian

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 10, 1952

Mr. David Feldman
92 Clifton Street
Portland, Maine

Re:109-113 Congress Street

Dear Mr. Feldman:

The Board of Appeals will hold a public hearing in t the Council Chamber at the City Hall, Portland, Maine on Friday, November 14, 1952 at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

Very truly yours,

H. Merrill Luthe

Chairman

K

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file P 111 Congress Street

FU

CITY OF PORTLAND, MAINE

Department of Building Inspection

October 29, 1952

Mr. David Feldman
92 Clifton Street
Portland, Maine

Copies to: Mr. Frank Caposza
27 Arlington Street
Corporation Counsel

COPY

Dear Mr. Feldman:

Building permit intended to authorize construction of a one story addition 16'x30' at the rear of the retail store at 109-113 Congress Street, corner of Lafayette Street, is not issuable under the Zoning Ordinance because a doorway is proposed in the wall of the addition facing Lafayette Street, contrary to Section 15B of the Ordinance, which provides in such a case that entrance doors to the building shall face only upon the main business street of the business zone, which in this case is clearly Congress Street.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

If you desire to get a decision from the Board at the earliest possible date, it is important that you file your appeal at the office of Corporation Counsel before the close of business on Thursday, October 30—otherwise you would not receive your decision until early December.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Enc: Outline of appeal procedure

(G) LIMITED BUSINESS ZONE

PERMIT ISSUED
00550
APR 29 1952
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, April 21, 1952

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 109 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's name and address Munjoy Drug Co., 109 Congress Street Telephone

Lessee's name and address Telephone

Contractor's name and address H. P. Hood & Sons, 135 Walton Street Telephone

Fire Dept.

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Store No. families

Last use " No. families

Material cinder block No. stories 1 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

General Description of New Work

To install refrigeration equipment as per plan. Compressors in basement. Freon 12

Sent to Fire Dept. 4/24/52

Rec'd from Fire Dept.

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*** H. P. Hood & Sons

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?

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED:

Olin T. Sanborn

CHIEF OF BUREAU

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

Munjoy Drug Co.
H. P. Hood & Sons

Signature of owner by: Frank J. Martyn

INSPECTION COPY

Permit No. 82/550

Location 109 Congress St.

Owner Munjoy Drug Co

Date of permit 4/29/82

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 4/29/5

Cert. of Occupancy issued

NOTES

4/29/82 - window down 2 [illegible]

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

ISSUED
A00355
CITY of PORTLAND

Portland, Maine, March 31, 1952

A-REC

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 109 Congress Street Use of Building store No. Stories 1 ~~New~~ ~~Existing~~ Building

Name and address of owner of appliance David Feldman, 92 Clifton Street

Installer's name and address Philip Lourie, 57 Moody Street Telephone 4-8898

General Description of Work

To install forced hot water heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete

If wood, how protected? Kind of fuel oil

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 18"

From top of smoke pipe 12" with shield From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 12x12 Other connections to same flue none

If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Koven manufactured by D. H. Whitehead Labelled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete

Location of oil storage basement Number and capacity of tanks 1-275 gal.

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or combustible material from top of appliance

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented?

If gas fired, how vented? 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. L. S. 3/31/52

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

Signature of Installer Philip Lourie

INSPECTION COPY

Permit No. 52/358

Location 109 Congress St.

Owner David Feldman

Date of permit 4/1/52

Approved 4/23/52

NOTES

1 Fill Pipe ✓

2 Vent Pipe ✓

3 Kind of Heat ✓

4 Burner Fitting & Supports ✓

5 Name & [illegible] ✓

6 Stack Overhead ✓

7 High Limit Control ✓

8 Remote [illegible] ✓

9 Piping [illegible] ✓

10 Valve [illegible] ✓

11 Gas Stop [illegible] ✓

12 Tank Hold Down Supports ✓

13 Tank Distance ✓

14 Oil Gauge ✓

15 Inspection Card ✓

16 ✓

4/23/52 - left word at Louis to have instructions can't found with O.B.

E.S.

109 Congress St.

Bldg Inspector

1. On Plan ✓
2. On Plan (No footing) ✓
3. Storage ✓
4. To be put on between to lock room + our door that open to outside of Bldg in rear ✓
5. Will use locks that always are open from inside ✓
6. Sheet Rock ✓
7. Steam ✓
8. On Plan
9. Metal Strips to be applied on ends of all Stopping ✓
10. On Plan ✓
11. On Plan ✓
12. On Plan (Concrete) ✓
13. On Plan

(2)

14. On Plan
15. Male Only (2 Clerks)
16.

David M. Feldman

AP 109-111 Congress Street,
Corner of Lafayette Street-I

November 27, 1951

Mr. David M. Feldman
92 Clifton Street
Portland, Maine

Copy to: Mr. Fred S. Huston
c/o H. T. Fox Company
24 Morrill Street

Dear Mr. Feldman:

A check of the plans filed with your application for a building permit for construction of a cinder block addition 16' x 65' to the building at 109-111 Congress Street, corner of Lafayette Street, raises the following questions as to compliance with Zoning Ordinance and Building Code requirements:

1. Section 5C of the Zoning Ordinance applying to the Limited Business Zone where the property is located specifies that the corner clearance shall extend five feet along each street line instead of the four feet shown on the plans. — O.K.

2. Apparently the Lafayette Street wall of the building at least is to be built right on the street line. This being the case the brick veneer at the corner entrance will project beyond the street line, which is not permissible. The footing supporting the foundation wall will also project beyond the street line in such a case, but since it will be below grade instead of above ground, it is possible that the Municipal Officers would be willing to approve such a projection. However, if you wish to proceed on this basis, please let us know as soon as possible so that we may be able to present the matter to the Municipal Officers for action at the earliest opportunity. In such a case, we shall be unable to issue a permit for construction of the addition until this approval has been secured. — O.K.

✓ 3. Is the basement to be used for other than storage or for habitual occupancy by more than two persons? If so, a second means of egress therefrom is required. See Section 205e1.1 of Building Code. — O.K.

✓ 4. An exit sign is required to indicate the rear means of egress from the building. See Section 205e4. — O.K.

✓ 5. Vestibule latchsets without bolts, bars or locks of any other kind are required on both front and rear exit doors. See Section 212e2.5. — O.K.

✓ 6. How are walls and ceilings of addition to be finished? Section 205g2 of the Code specifies that no undressed wood or other absorbent material shall be exposed on walls or ceilings where food or drink is to be manufactured or prepared. — O.K.

✓ 7. How is the building to be heated?

✓ 8. Anchorage of girders and floor and roof joists to the masonry walls and fire cuts on the ends of all such timbers as specified in Section 302c1 of the Code is not indicated. ?

✓ 9. If wood strapping is to be used on any of the masonry walls for fastening of finish material, incombustible firestopping is required between the strapping at floor and ceiling levels as specified by Section 306e2. — O.K.

✓ 10. What is material and spacing of ties for brick veneer to be? See Section 308b8.4 (c). ?

✓11. What is to be used for lintels over door and window openings? A statement of design is required to cover such lintels. — No statement of design

✓12. The voids in the cinder blocks are required to be filled with concrete (not mortar) for the full height of the wall at the locations where the roof girders are supported. See Section 308b1.2. — O.K.

✓13. If the 10x12 girders in first floor framing are to be of dressed Douglas Fir and are to extend from wall to wall without intermediate supports, the two girders nearest the rear of the building will not figure out to provide the required live load of at least 75 pounds per square foot on the basis of the clear spans at their locations. The same will apply to the 10x10 girders in the roof framing at similar locations. ?

✓14. The 2x12 floor and roof joists on spans of about 13' are larger than is needed to provide the required live load capacity for floor and roof, even though they were to be of dressed spruce or hemlock lumber. However, there is no objection to this oversize lumber being used if desired. ?

✓15. We note that only one toilet is shown for the store. While requirements for toilet facilities in mercantile buildings are not regulated by the Building Code, they do come under State Law. It seems likely that if women are to be employed in the store, separate toilets for each sex may be required. The City Plumbing Inspector should be consulted concerning this matter. — O.K. — ?

It is necessary that information showing how the above details are to be cared for in compliance with Zoning Ordinance and Building Code requirements be furnished on revised plans before a permit may be issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

MJS/G

LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
No. 11754
SEP 22 1950
CITY of PORTLAND

Class of Building or Type of Structure Installation

Portland, Maine, September 19, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect, 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 111 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's name and address First National Stores, Inc., 111 Congress Street Telephone

Lessee's name and address Telephone

Contractor's name and address Bay State York Co., 100 Brookline Ave., Boston, Mass. Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Store No. families

Last use " No. families

Material masonry No. stories 1 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $

Fee $ 1.00

General Description of New Work

To install refrigeration equipment as per sketch. Compressor in basement. Freon 12—refrigerant.

Fire Dept. 9/20/50
9/21/50

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*** Bay State York Co.

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED:

Alan F. Lewis Chief

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

First National Stores, Inc.
Bay State York Co.

INSPECTION COPY

Signature of owner by: Robert R. Bish

Permit No. 51/1254

Location [illegible]

Owner [illegible]

Date of Permit [illegible]

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 9/22/53

Cert. of Occupancy issued none

883

NOTES

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
01628
SEP 8 1950
CITY of PORTLAND

Portland, Maine, September 7, 1950

N-ESS

To the INSPECTOR OF BUILDINGS, 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 111 Congress Street Use of Building Store No. Stories 1 New Building x ~~Existing~~ "

Name and address of owner of appliance First Nat'l Stores, Inc., 111 Congress Street

Installer's name and address Kelley Fuel Co., Arlington, Mass. 27 Mystic St. Telephone

General Description of Work

To install Oil burning equipment in connection with existing steam heat.

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance

If wood, how protected? Kind of fuel

Minimum distance to wood or combustible 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

IF OIL BURNER

Name and type of burner Kelomic Labelled by underwriter's laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner Concrete

Location of oil storage Cellar Number and capacity of tanks ~~xx~~ 1-275 Gal.

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or combustible material from top of appliance

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented?

If gas fired, how vented? 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. LRS 9/7/50

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

Kelley Fuel Company

Signature of Installer By: Kelomac

DOT

Permit No. 50/1628

Location 111 Congress St.

Owner First National Stores

Date of permit 9/8/50

Approved 9/20/50

NOTES

1 Fill Pipe ✓

2 Vent Pipe ✓

3 Kind of Heat ✓

4 Burner Rigidity & Supports ✓

5 Name & Label ✓

6 Stack Control ✓

7 High Level Control ✓

8 Remote Control ✓

9 Piping Support & Protection ✓

10 Valves on Supply Line ✓

11 Capacity of Tanks ✓

12 Tank Rigidity & Supports ✓

13 Tank Distance ✓

14 Oil Gauge ✓

15 Instructon Card ✓

16

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

ISSUED
SEP 21 1950
CITY of PORTLAND

Portland, Maine, Sept. 18, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

N-ESS
18-ESS

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 109-111 Congress Street Use of Building Store No. Stories 1 New Building ~~Existing~~ "

Name and address of owner of appliance First National Stores, Inc., 5 Middlesex Ave., Somerville, Mass.

Installer's name and address Thomas F. Nolan, 6 Oak Street, Waltham, Mass. Telephone

General Description of Work

To install steam heating system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete

If wood, how protected? Kind of fuel oil

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace ~~24~~ 20"

From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 12x12 Other connections to same flue none

If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner by others 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

Location of oil storage Number and capacity of tanks

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? How many tanks fire proofed?

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or combustible material from top of appliance

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

There is a tankless hot water heater connected to steam boiler.

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:
6.15 E S S 9/20/50

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

Signature of Installer Thomas F Nolan

INSPECTION COPY

Permit No. 50/1725

Location 109-111 Congress St.

Owner First National Stores Inc.

Date of permit 9/21/50

Approved 9/22/50

NOTES

LIMITED BUSINESS ZONE

PERMIT ISSUED
00858
JUN 7 1950
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Cinder Block

Portland, Maine, x May 3, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following building 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 109-113 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's name and address David Feldman, 107 Congress Street Telephone

Lessee's name and address Telephone

Contractor's name and address DiMillo Construction Co., 78 Read Street Telephone 4-0915

Architect Specifications Plans yes No. of sheets 2

Proposed use of building Super Market No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 15,000. Fee $ 15.00

General Description of New Work

To construct 1-story cinder block super market 30' x 80', as per plans.

Mr O. Hare

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 DiMillox Construction Co.

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?

APPROVED:
with letter AJS

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

David Feldman
DiMillo Construction Co.

Signature of owner by: Lorenzo DiMillo

INSPECTION COPY

No. 50/785

On 109-113 Congress St.

Owner David Goldman

Date of permit 6/7/50

Notif. closing-in 7/27/50 (9.10) DOT

Inspn. closing-in 7-27-50. BT.

Final Notif.

Final Inspn

Cert. of Occupancy issued 9/20/50

NOTES

5/8/50 - Building staked out as shown on revised location plan and is O.K. as to cellar & front wall, must be left 6" back off line as shown. Building occupied & used for habitation. Un-[illegible]

7-14-50. Contractor will drive driveway from W.P. West over brick & beyond in attached letter as well as concreting of toilet floor.

7-27-50. [illegible]

[illegible]
7th [illegible]
[illegible]
Lift C. Tank [illegible]
[illegible] electrical
inspection [illegible]

9/11/50 I No permit for heater installation.
II No permit for refrigeration
III Door also on both front doors.
IV Locks on vestibule door leading to rear exit door.
V Rear stairs leading to cellar have no handrail on side nearest wall or as close as 2' of the open side to prevent tripping.
Eng. on electrical [illegible]
E.S.S.

9/12/50 - Better admit drive [illegible]
MW

9/20/50 - Certificate to be issued [illegible]

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to David Feldman Date of Issue September 20, 1950

This is to certify that the building, premises, or part thereof, indicated below, and built—altered—changed as to use at 109-113 Congress Street under Building Permit No. 50/858 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, limited or otherwise, as indicated below.

Portion of Building or Premises	Approved Occupancy
Entire Building	Retail Store

Limiting Conditions:

This certificate supersedes certificate issued

Approved 9/20/50:

Earle S. Smith
Inspector

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.

109-113 Congress Street-I

9/16/50/233

September 12, 1950

Mr. David Feldman
107 Congress Street
DiMillo Construction Company
75 Reed Street

Copy to: Owner for prospective tenant

Kelley Fuel Company, 27 Mystic Street
Arlington, Massachusetts

Gentlemen:

Attempt to make final inspection of the new business building at 109-113 Congress Street, to find if we were in position to issue the certificate of occupancy required before the building may be lawfully occupied, discloses the following features in non-compliance with the Building Code and to be corrected immediately before the building is occupied so that the required certificate may be issued:

1. Remove the padlocks from both front doors so that operation of the vestibule latchsets on the doors will let persons on the inside at any time leave the building quickly without requiring a key or any special knowledge.

2. Remove the lock operated by a key on the vestibule door inside the rear exit door for the same reasons as in paragraph above. If this door is to have any lock at all, it must be of the kind which will perform the same function as a vestibule latchset.

3. You were told in my letter of June 7 with the permit that handrails were required on both sides of the cellar stairs, since they were to be more than 40" wide. Handrails have not been provided on both sides, but some type of electric conveyor has been installed taking up about 2' of the width of the stairway on the wall side. While we shall not insist upon it, and depending largely upon the action of the conveyor, it seems likely that some type of guard should be provided to protect persons from accident who may be walking up or down the stairs, the absence of which may affect the tenant's liability insurance as well.

4. The heater has been installed without a permit, and whoever employed the heating contractor should notify him to come to the office and file the belated application immediately, and to notify this office who that party is with address.

5. Installation of oil burning equipment was made by Kelley Fuel Company of 27 Mystic Street, Arlington, Massachusetts which company applied for and secured a permit for the installation. The emergency remote control switch has been located, however, at the foot of the cellar stairs while it should be located at the top of the cellar stairs where it will be readily accessible from first floor without necessity of entering the stairway at all. Whoever employed the oil burner installer should notify him to relocate this emergency switch and to see to it that it is suitably marked so that it will not be mistaken for a light switch.

6. The required permit for installation of the mechanical refrigeration (all installed without a permit) has not been applied for. Whoever is employing this installer should notify him of that fact and violation of the law, and to come to this department and file application for the belated permit, and with the application a diagram to scale showing the location of the refrigeration equipment relative to the balance of the building, the location of shutoff and safety valves and the type of refrigerant. This permit has to be approved by the Chief of the Fire Department before issuance, and this diagram is lodged in his files.

Very truly yours,

LMcD/G

Inspector of Buildings

AP 109-113 Congress Street

June 7, 1950

DiMillo Construction Co.,
73 Read Street
Mr. David Feldman
107 Congress Street

Copy to: Mr. Fred C. Seidlauder,
98 Preble Street

Gentlemen:

The permit for construction of a one story concrete block store building 50'x80' at 109-113 Congress Street corner of Lafayette Street is issued herewith on the basis of the revised plans filed showing the door at the rear of the building in the rear wall and not in the Lafayette Street wall. The permit is also issued subject to the following:

1. It is understood that the cellar is to be used only for storage and on this basis a second means of egress therefrom is not required.

2. The hardware on front entrance and rear exit doors need not be anti-panic as indicated on plans unless you so desire. However, vestibule latch sets so arranged that the doors may be opened from the inside at any time, even though locked against entrance from the outside, by merely turning the usual knob or by pressure on the ordinary thumb lever are required.

3. Treads of cellar stairs are required to have a width of not less than 9" and risers a height not exceeding 8½". Because the stairway is to be more than 40" wide, handrails are required on both sides of it.

4. A separate permit issuable only to the installer is required for the installation of the heating plant.

5. We suggest for the good of the building that some way of getting fresh air into the cellar at the front of the building be worked out so that adequate ventilation of this space may be obtained.

6. The doors to toilets and vestibules are required to be made self-closing by suitable devices.

7. We understand that the floor joists are to be supported on the girder on 2x4 nailing strips spiked to the sides of the girder instead of supported on top of the girder as shown on the plans. This will be satisfactory.

P. S. Certificate of occupancy from this department is required before goods may be moved into store and store opened for business.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

PERMIT ISSUED
JUN 28 1950
CITY of PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, June 27, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 50/858 *pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:*

Location 109-113 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's name and address David Feldman, 107 Congress Street Telephone

Lessee's name and address Telephone

Contractor's name and address DiMillo Construction Co., 78 Read Street Telephone 4-0915

Architect Plans filed yes No. of sheets 2

Proposed use of building Super Market No. families

Last use No. families

Increased cost of work Additional fee .25

Description of Proposed Work

To relocate stairway and change 10x14 girder to wide flange beam as per plan.

Permit Issued with Letter

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

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

Approved: with letter by RJS

David Feldman
DiMillo Construction Co.

Signature of Owner by: [signature]

Approved: 6/28/50 [signature]

INSPECTION COPY

AP 109-113 Congress Street

June 7, 1950

First National Stores, Inc.,
217 Read Street
Portland, Maine

Copy to: Mr. David Feldman
107 Congress Street

Gentlemen:

We have been informed that you are to be the lessee for a building at 109-113 Congress Street for construction of which a building permit is being issued. No final layout plan of partitions and fixtures for the store has been furnished with the plans filed with the application for the permit, presumably because it is not yet available. We shall appreciate receiving from you such a layout plan well in advance of the installation of such features so that a check may be made against Building Code requirements relating to them. In this way it is hoped that difficulties regarding them may be avoided after they have been all installed.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

[illegible] as Threadl-I

June [illegible], 1959

[illegible] Construction Company
[illegible] Street
Portland, Maine

Applicant:
[illegible] L. David Baldwin, 147 Congress Street
First National Stores, Inc., [illegible] Street

Gentlemen:

[illegible] permit 5/65 [illegible] of timber girders supporting roof framework to steel and in location of cellar stairs for new building under construction at 109-113 Congress Street is issued hereunder subject to the following:

1. Handrails are to be provided on both sides of the cellar stairs since they are to be more than 44" wide.

2. It is understood that you have secured the approval of the Health Department for providing one instead of [illegible] the toilet rooms originally shown. Self-closing devices are to be provided on both the door to vestibule [illegible] to the toilet room. Doors should preferably be made to swing outward towards the store space, but in any case should be swung in such a manner as not to interfere with each other.

3. The exit door in the rear wall is required to swing outward instead of in as shown. The door in the partition at the rear of the store is required to be at least three feet wide and 6' 4" high. If there is to be any lock on this door, it is required to be a vestibule latchset so installed that anyone may open the door from inside the building at any time, even though it is locked against entrance from the outside, by merely turning the usual knob or by pressure on the customary thumb lever. Locks of a similar nature are required for the front and rear outside doors and all other doors involved in a means of egress.

4. Unless an emergency exit panel at least 3' wide is to be provided in the vestibule partition at the front of the store, the aisle spaces between the check stands as shown on the plan do not meet Building Code requirements.

5. Exit signs with letters at least six inches high are required over the rear exit door and the door in the partition at the rear of the building.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

Put in file

A. 109-113 Congress Street-I

May 12, 1950

Gillillo Construction Company
76 Pond Street
Mr. Fred G. Fischlander
97 Prescott Street

Copy to: Mr. David Fulham
107 Congress Street

Gentlemen:

A check of the plans filed with the application for a permit for construction of a store building 20' x 80' at 109-113 Congress Street, corner of Lafayette Street, discloses the following omissions and questions as to compliance with Building Code requirements:

1. Is the cellar to be used for other than storage or will there be more than two persons habitually employed there? If so, a second means of egress therefrom is required. See Section 212-a-1.1 of the Building Code. -Storage

2. An exit sign with letters at least six inches high is required over the rear exit door. See Section 103-a-4.

3. Vestibule latchsets, so installed that the doors may be opened at any time from inside the building, even though they are locked against entrance from the outside, by merely turning the usual knob or by pressure on the ordinary thumb lever, are required on front entrance doors and the exit door in the rear wall of the building. See Section 212-a-2.5.

4. What is the rise and tread of cellar stairs to be? See Section 212-a-5.3.

5. How is the building to be heated? -Steam

6. Front elevation of building is needed to show construction there. Are there to be any window openings beneath the show windows? It is doubtful if the two small windows in the rear wall will provide adequate ventilation for the cellar.

7. Indication should be made on plans that where the rafters run parallel to the masonry walls, the strap anchors are to be long enough to engage three roof joists.

8. The statement of design to cover the steel lintels as specified by Section 104-b-3 of the Code has not been attached to the plans.

9. A floor layout plan showing location of counters and any partitions other than shown is needed.

10. Doors to toilets and vestibules are required to be made self-closing with suitable devices.

Information showing that all of the above details are to be taken care of in accordance with Building Code requirements must be furnished before the permit for construction of the building can be issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

AP 109-113 Congress Street-I

May 25, 1950

Mr. Fred C. Weislander
92 Preble Street
Mr. David Feldman
197 Congress Street

Copy to:
LiMillo Construction Company, 7a Read Street

Gentlemen:

A check of the revised plans filed with the application for construction of a store building 50' x 80' at 109-113 Congress Street discloses that the location of the rear service entrance and exit door has been changed from the rear wall of the building as shown on the plans on which the issuance of an advance permit for excavation and construction of foundation only was issued to the side wall of the building facing Lafayette Street. Section 15-B of the Zoning Ordinance provides that since the Local Business Zone where the store is to be located is only 100' in depth from Congress Street, the main business street, and abuts an Apartment House Zone, no entrance door to the store building shall face upon Lafayette Street, the side street. Under these circumstances we are unable to issue a permit for construction of the building on the basis of the revised plans filed here. Therefore it is necessary that the plans be further revised to show compliance with Zoning Ordinance requirements if we are to be able to issue the permit.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

AP 109-113 Congress Street-I

May 9, 1950

DiMillo Construction Company
78 Read Street
Mr. David Feldman
107 Congress Street

Gentlemen:

The advance permit for excavation and construction of foundation only for a new store building at 109-113 Congress Street is issued herewith on the basis that the front wall of the new building will be built no closer to the line of Congress Street than is the corner of the existing building used for habitation on the adjoining lot toward North Street. This will call for a setback from the street line of about six inches. After the form work has been completed and before any concrete is poured, notification is to be given this department for an inspection, at which time a careful check of the location of the front wall and the northwesterly corner of the building, which is planned very close to the lot line, will be made.

Incidentally, the location as staked on the ground varies considerably from the location plan because the angle of Lafayette Street with Congress Street and the angle of the westerly lot line with Congress Street is not ninety degrees as shown on the plan. However, the permit is issued on the basis of the location as staked, but moved 6" back from Congress Street, since this position of the building on the lot will comply with Zoning Ordinance requirements.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for store
at 109-113 Congress Street Date 5/3/50

1. In whose name is the title of the property now recorded? David Feldman

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes

3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

4. What is to be maximum projection or overhang of eaves or drip?

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Hungerford W. Mills

LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

00644

Class of Building or Type of Structure Excavation

Portland, Maine, May 3, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter repair demolish use~~ 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 109-113 CongressStreet Within Fire Limits? yes Dist. No. 3

Owner's name and address David Feldman, 107 Congress Street Telephone

Lessee's name and address Telephone

Contractor's name and address DiMillo Construction Co., 78 Read Street Telephone

Architect Specifications Plans No. of sheets

Proposed use of building Super Market No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

General Description of New Work

To excavate and construct foundation only for proposed super market 30' x 80'.

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*** DiMillo Construction Co.

Details of New Work

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

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

Size, front 30' depth 80' No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation concrete at least 4' below grade Thickness, top 12" bottom 12" cellar yes

Material of underpinning " to sill 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:
with letter by AJS

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

David Feldman
DiMillo Construction Co.

Signature of owner by: Thomas De Metto

INSPECTION COPY

Permit No. 50/6444

Location 109 Congress St

Owner Ralph Williams

Date of permit 5/9/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5/31/50

Cert. of Occupancy issued none

NOTES

5/8/50 - Location O.K'd - front wall kept 6' from Congress Street - EAL

5/18/50 - Ralph excavation caving - called E.A.L.

5/31/50 - Room checked. EAL

6/12

APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

00643

Class of Building or Type of Structure Third Class

Portland, Maine, May 3, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to Move *the following building* ~~[illegible]~~ *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 109-113 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's name and address David Feldman, 107 Congress Street Telephone

Lessee's name and address Telephone

Contractor's name and address DiMillo Construction Co., 78 Read Street Telephone 4-0915

Architect Specifications Plans yes No. of sheets 1

Proposed use of building 2-car garage No. families

Last use " " No. families

Material wood No. stories 1 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ .50

General Description of New Work

To relocate 2-car frame garage on same property, as per plan.

Permit Issued with Letter

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. ***PERMIT TO BE ISSUED TO*** DiMillo Construction Co.

Details of New Work

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

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

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

Material of foundation flat rocks 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 2, to be accommodated 2 number commercial cars to be accommodated 0

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

APPROVED:

with letter by O.J.S.

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

David Feldman
DiMillo Construction Co.

INSPECTION COPY

Signature of owner by: Virginia A. Wells

Permit No. 50/643

Location 109-113 Lafayette

Owner Abraham Feldman

Date of permit 5/9/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5/17/50

Cert. of Occupancy issued

NOTES

6/5/50 Receipt of [illegible]

5 from lot line. Lack of [illegible]

2 1/2' from [illegible]

in front Lafayette Street. Garage 22'x20'.

5/8/50 Mr. Feldman says that he

lets out the two stalls of garage to

separate tenants one [illegible]

a passenger car there and the other

a truck, so that use is minor garage.

He says that [illegible] in garage

are his own property, but not [illegible] any business

purpose. He will have location of garage staked

out. - OK

5/8/50 Location O.K. E.S.

5/17/50 - Work done E.S.

5/16

AP 109-113 Congress Street

May 9, 1950

Mr. David Feldman
107 Congress Street
DiMillo Construction Co.,
78 Read Street

Gentlemen,

The permit for moving of existing garage on rear of lot at 109-113 Congress Street to a location 5' from the rear line of the lot is issued herewith. Mr. Feldman has stated that the building is not being used in connection with any business, but is rented out to two different parties for the storage of their motor vehicles only and thus is a minor garage. The permit is therefore issued on the basis that the building is now being and will continue to be used in a manner lawful in the Limited Business and Apartment House Zones where it is located.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

Put with file copy

AF 109-11[illegible] Congress Street-I

May 6, 1950

Mr. Louis Coleman
107 Congress Street
Portland, Maine

Copies to:
Barnett I. Shur, 119 Exchange Street
CiMillo Construction Company, 78 Read Street

Dear Sir:

A question arises under the Zoning Ordinance concerning the use of this building on the rear of your lot at 109-111 Congress Street, which you propose to move closer to the rear line of the lot than its present position thus placing it partly in a Limited Business Zone and partly in an Apartment House Zone. It appears that the building is not being used at least partially for storage of equipment in connection with a business use as well as possibly for the storage of one motor vehicle. As explained to you at the time a permit for moving the building was issued in 1947, any business use in the building is unlawful under the Zoning Ordinance even in the Limited Business Zone because the entrance doors of the building face on Lafayette Street rather than on Congress Street, the main business street of the business zone. This permit, now lapsed because the building was never moved, was then issued on word from your attorney that you agreed that the building would be used for nothing but a Minor Garage (storage of not more than three motor vehicles) and that no more than one commercial motor vehicle would be stored either in the building or on the property at a given time.

It is evident that the use of this building must be cleared up before we shall be able to issue a permit for moving it to a new location. If you desire to continue the business use in the building, you have the right to ask the Board of Zoning Appeals for a variation from the regulations in this particular instance, but in such a case no time should be wasted in notifying us that you wish to do so if you are to have the appeal considered at as early a date as possible. Because the proposed store building on the front of the lot for which an application for permit has been filed will occupy some of the space now occupied by the building you wish to move, issuance of a permit for the store building will necessarily be delayed until the question of use of the small building has been settled.

Incidentally, an inspector from this department reports that he was unable to find that the new location of the existing building has been staked out on the ground for checking. Since the new location is proposed the minimum distance of five feet from the lot line, it is necessary that careful checking be made to ensure its location in the proper position on the lot. Please have the location staked out and the rear line of the lot plainly marked on the ground and then notify this office when it is ready for checking.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJC/G

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for garage

at 109-113 Congress St. Date 5/3/50

1. In whose name is the title of the property now recorded? David Feldman

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes

3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

4. What is to be maximum projection or overhang of eaves or drip?

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Nunzio W. Mills

City of Portland, Maine
Municipal Officers
—BUILDING CODE APPEAL—

May 2, 19 47

To the Municipal Officers:

Your appellant, David M. Feldman, who is the owner of property at 109-113 Congress Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided in Section 115, Paragraph a of the Building Code, on the ground that the enforcement of the Code in this case involves practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Building Code.

Permit to construct 2-story concrete block and wood frame building 80' x 50' at 109-113 Congress Street has been denied by the Building Inspector because the two means of egress from the second story apartment at the corner of Congress and Lafayette Streets are not sufficiently separated so that a hazard involving one of them would not be likely to make any others impassable or inaccessible. The provision of a fire door between that section of the main hall parallel with Lafayette Street and that parallel with Congress Street will not overcome this difficulty.

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

Enforcement of this Code would involve practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of this Code.

.....

Appellant

AP 109-113 Congress St.-I

April 29, 1947

Mr. David M. Feldman
107 Congress Street
Portland 3, Maine

Subject: Application for permit to construct 2-story concrete block and wood frame building 30' x 50' at 109-113 Congress Street

Dear Sir:

Reference to the plans filed with the application indicates that the two means of egress from the second story apartment at the corner of Congress and Lafayette Streets are not sufficiently separated so that a hazard involving one of them would not be likely to make any others impassable or inaccessible. The provision of a fire door between that section of the main hall parallel with Lafayette Street and that parallel with Congress Street will not overcome this difficulty. It would seem that about the only solution to the problem will be a re-arrangement of the apartments in the front part of the building.

The plans filed with the application are woefully lacking in needed information as to compliance with the requirements of the Building Code for such a building. Aside from there being little or no framing information, few, if any, of the details in regard to fire separations between the stores and apartments, light and air requirements for the apartments, dimensions of stairs including width, rise and tread, exit arrangements from the stores in the first story and many other details of a similar nature are shown. All required details for the apartment house use may be found in Section 203, those for the store uses in Section 205 and the general requirements covering both uses in Section 212 of the Building Code. In revising the plan the architect should check with these sections of the Code and indicate on the plans how compliance is to be provided.

It is noted that the outside stairway from the first story roof at the rear of the building is proposed to be built directly on the side lot line. While apparently there is nothing in either the Zoning Ordinance or the Building Code to prevent its being so located, it would not be permissible to enclose it at a later period if so desired in such a location. We recommend that it be located so that no part of it will be closer than three feet to the lot line as would be permissible for any part of a wood frame building in such a location.

Very truly yours,

Inspector of Buildings

AJH/S

CC: Mr. Barnett I. Shur
119 Exchange Street

Mr. Arthur Griggs
83 Gilman Street

The Diamond Match Company
Attn: L. Dearborn
Biddeford, Maine

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure ~~Third and Second~~

Portland, Maine, April 21, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 109-113 Congress Street corner Lafayette Street Within Fire Limits? yes Dist. No. 3

Owner's ~~or Lessee's~~ name and address David Feldman, 107 Congress Street Telephone 2-4557

Contractor's name and address Arthur Griggs, 83 Gilman Street Telephone

Architect Plans filed yes No. of sheets 2

Proposed use of building Stores (2) and apartments No. families 3

Other buildings on same lot

Estimated cost $ 25,000. Fee $ 12.50

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

Health Notices to Health Officer and thus

General Description of New Work

To construct 2 story concrete block and frame building 80'x50' first story and 37'x80' for second story, as per plans.

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? yes

Is any electrical work involved in this work? yes Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

To be erected on 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 Type of fuel Is gas fitting involved?

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 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

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner David M. Feldman

ORIGINAL

Permit No. 471

Location 109-113 Congress St.

Owner David Feldman

Date of permit 4/ 147

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

AP 109-113 Congress St.-I

ATH
ESS
RMT
AJS
PH
DC
DJ
BS

April 3, 1947

Mr. David Feldman
107 Congress Street
Portland, Maine

Subject: Application for building permit to cover relocation of 2-car garage on the lot at 109-113 Congress Street, corner of Lafayette Street

Dear Sir:

While I have been unable to reach a final decision in the matter, it looks very much as though the Zoning Ordinance would not allow me to issue this building permit to cover moving this building about 12 feet closer to the rear property line of the lot than it is at present, thus placing it about 8 feet from the rear line of the lot.

The permit issued for the construction of the building in 1944 was issued for the building to be used as a 2-car garage, the same as asked for in the application for the permit, and nothing else. It appears now, however, that the building for some time has been used not only as a garage but to some extent as the headquarters of a roofing company with some storage of their materials and equipment either in the building or outside on the lot. We have had at least one complaint in the past about difficulties arising from some materials stored on the land outside of the building in connection with the roofing business, and today I find that there is not only some equipment (probably in connection with the roofing business) stored in the garage but there is a number of sacks of roofing gravel and several drums probably formerly used for pitch and asphalt, lying on the open land at the rear of the building.

All of this has a definite bearing upon application of the Zoning Ordinance to the granting of permit now applied for because a zone line between a Limited Business Zone on Congress Street and the Apartment House Zone in back along Lafayette Street is parallel to Congress Street and 100 feet from it. Under such circumstances, the Zoning Ordinance places special limitations upon entrance doors to buildings used for uses which would not be allowable in the Apartment House Zone, saying that such entrance doors shall not face upon any other street than the main business street of the Business Zone (in this case clearly Congress Street).

We have had inquiry about construction of a much larger building on this corner lot, and it appears quite possible that the purpose of relocating the present building is to make way for that new project.

That I may get to a clearer understanding of what my duty is in connection with the permit now applied for in the light of the Zoning Ordinance, please explain more fully the reason for relocating the present building and what the entire development will consist of.

Even though I find myself unable to issue the permit now applied for, you would have appeal rights under the Zoning Ordinance if you cared to exercise them. I would be unable to certify the proposition to the Board of Appeals as being ready for appeal procedure, however, until I knew more about the entire proposal as to this lot and had it clearly established precisely what use the present building was to be put to.

Very truly yours,

WMcD/S

Inspector of Buildings

AP 109-113 Congress St.-I

April 5, 1947

Mr. David Feldman
107 Congress Street
Portland 3, Maine

Subject: Building permit for relocating 1-car garage on the same lot at 109-11 Congress Street, corner of Lafayette Street

Dear Sir:

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

I understand that you propose to move this building to make way for a new building to occupy a considerable part of this otherwise vacant corner lot. The permit for this relocation is being issued at your own request, but I strongly recommend that you do not relocate the building actually until you have secured the permit for the new construction work.

The application of the Zoning Ordinance to this corner lot, where the Business Zone only extends 100 feet along Lafayette Street, is fairly complicated. If we should issue a permit here in error or without knowing your full plans, there would still be nothing to prevent anyone, in the neighborhood or anywhere else, compelling compliance with zoning regulations. We have answered some inquiries relating to your proposal for a new building and the nature of the inquiries indicates that the one who is making your plans may not have been very sure of the application of Building Code and Zoning Ordinance to the new proposition. I trust you will understand the good intentions of calling your attention to those matters--merely to try and make sure that you will not spend some money and then wish that you had done things in a little different way.

It is understood from your attorney that you are agreeing that the building involved in this permit will be used for nothing but a Minor Garage (not more than three motor vehicles), and that no more than one commercial vehicle will be stored either in it or on the property at a given time. The permit is given on that basis because it is clearly evident that the permit would not be issuable under the Zoning Ordinance if the building were to be used for any business use or any other use not allowable in the Apartment House Zone along Lafayette Street in which a part of the building will now be located--this because the entrance doors to the building face on Lafayette Street rather than on Congress Street.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: Mr. Barnett I. Shur
119 Exchange Street

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Moving of Garage

at 1092 113 Cayeux Date 4/2/43

1. In whose name is the title of the property now recorded? David Goldman

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Stake

3. Is the outline of the proposed work now staked out upon the ground? Yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

4. What is to be maximum projection or overhang of eaves or drip?

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? Yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

David Goldman

(A) APARTMENT HOUSE ZONE
(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00596
APR 9 1947

Class of Building or Type of Structure Third

Portland, Maine, April 2, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to move *the following building* 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 109-113 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's name and address David Feldman, ~~119~~ 107 Congress Street Telephone

Lessee's name and address Telephone

Contractor's name and address Chase Transfer Corp., 25 Commercial St. Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building 2 car garage No. families

Last use " No. families

Material frame No. stories 1 Heat Style of roof Roofing

Other buildings on same lot none

Estimated cost $

Fee $ .50

General Description of New Work

To relocate 2 car frame garage on same property, 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.

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 flat rocks 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 2, to be accommodated 2 number commercial cars to be accommodated ~~none~~

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

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

INSPECTION COPY

Signature of owner David Feldman

Permit No. 47/596

Location 109-113 Congress Street

Owner David Feldman

Date of permit 4/5/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5/4/47

Cert. of Occupancy issued

NOTES

4/2/47 - C & S says location of K. White this permit will be were moving the garage on adjacent lot about 12' etc the apartment - now here, they are in the while we are in the room start to remove rear and is permitted to extend not more than 30' into the rear - structure - see sec. 16 Bd. of Appeals in minutes for March 1 [illegible]

5/11/47 - Work started. EJS

6/2/47 - Same EJS

8/21/47 - Same EJS

8/4/47 - Same EJS

Rcpt. 4991D-I

August 7, 1944

Mr. David M. Feldman
113 Congress Street
Portland 3, Maine

Subject: Building permit for construction of two car garage (storage of more than one commercial automobile not allowed therein or on the property) at 111 Congress St., corner Lafayette St.

Dear Sir:

While looking over this property, I noticed that there is considerable depression at the edge of the public sidewalk on Congress Street where the former building, partially destroyed by fire was removed and the area not filled in.

Thus persons on the public sidewalk are more liable to injury than would otherwise be the case, and it seems quite likely that you might be liable in case of such injury. Whether or not the Commission of Public Works has authority to require fencing in the inside edge of the sidewalk, I do not know, but he is receiving a copy of this letter. At any rate for your own protection, I suggest that you build a substantial and presentable fence along such parts of the street line where depression exists, or better still fill the land up to the grade of the sidewalk.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: Commission of Public Works

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 2 car garage
at [illegible] Congress Street Date 7/21/[illegible]

1. In whose name is the title of the property now recorded? David M. Feldman

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Yes, P to excavation on lot

3. Is the outline of the proposed work now staked out upon the ground? Yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?

4. What is to be maximum projection or overhang of eaves or drip? 8 inches

5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? Yes

6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes

7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

David M. Feldman

(B) LIMITED BUSINESS ZONE

PERMIT ISSUED

APPLICATION FOR PERMIT

Permit No. 07

AUG 7 1944

Class of Building or Type of Structure Third Class

Portland, Maine, July 31, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 111 Congress Street corner Forest Lafayette Street Within Fire Limits? yes Dist. No. 2

Owner's or Lessee's name and address David M. Feldman, 119 Congress St. Telephone

Contractor's name and address H. Albert Bean, 50 Tessner Street Telephone

Architect Plans filed yes No. of sheets 1

Proposed use of building 2 car garage No. families

Other buildings on same lot none

Estimated cost $ 300. Fee $ 1.00

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To construct 2 car frame garage 22' x 20'

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

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? no

Is any electrical work involved in this work? no Height average grade to top of plate 8'

Size, front 20' depth 22' No. stories 1 Height average grade to highest point of roof 13'

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation flat rock Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof pitch Rise per foot 5" Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys none Material of chimneys of lining

Kind of heat none Type of fuel Is gas fitting involved?

Framing lumber—Kind hemlock Dressed or full size? dressed

Corner posts 4x4 Sills 4x6 Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor dirt, 2nd, 3rd, roof 2x6

On centers: 1st floor, 2nd, 3rd, roof 24"

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 none, to be accommodated 2

Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner David M. Feldman

INSPECTION COPY

Permit No. 44/771

Location 111 Congress St.

Owner David M. Freedman

Date of permit 8/7/44.

Notif. closing-in

Inspn. closing-in

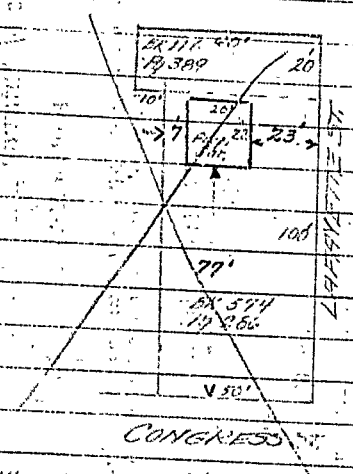
Final Notif.

Final Inspn. 10/4/44

Cert. of Occupancy issued None

NOTES

8/14/44 Contractor present
41 Pinetree St.



8/2/44 Met on the with Mr. Feldman. Cement in according to decision Bd. to stand OK

8/14/44 No work started

8/21/44 - Same - OK

8/22/44 - Same - OK

9/5/44 - Same - OK

9/12/44 - Lumber on job OK

9/20/44 - No change - OK

10/4/44 - Walls & roof framed & boarded - OK

INQUIRY BLANK

ZONE B

FIRE DIST. B

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
~~Telephone~~

Date 3/13/47

LOCATION 109-111 Congress Street corner of Lafayette OWNER [illegible]

MADE BY David Feldman TEL. 2-4557

ADDRESS 119 Congress Street

PRESENT USE OF BUILDING

CLASS OF CONSTRUCTION NO. OF STORIES

REMARKS: This is proposed new building with three small stores in first story and four apartments in second story.

INQUIRY: 1- Can the second story wall of a combination store apartment building (concrete block wall in first story and wood frame wall in second story) be built on lot line of wood frame construction? (Building 50'x80').

2- Can the second story wall be built on lot line if of 8" masonry.

ANSWER: 1- No, under the B.C the wood frame wall in second story would have to be kept at least 5' from lot line and under the Z.O., since second story is to be used for apartments, a distance of 13' from lot line would have to be maintained (10' + 1' for every 10' in excess of 50' of length of side yard).

2- Not as long as second story is used for apartment house use, but it would be permissible if

DATE OF REPLY 3/13/47 REPLY BY 8

(over)

second story used for mercantile uses only.

Note:- The floor plan of second story shows the only windows in this wall to be in two kitchens. Mr. Feldman asked about appeal rights and I told him that he had such rights, and perhaps the fact that none of the required windows in the living quarters would be in this wall might have some bearing in consideration by the Appeal Board.

I also criticized exit arrangements from 2nd story and told him I did not think they were adequate under B.C. requirements.

INQUIRY BLANK

ZONE "B"

FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

~~Verbal~~
By Telephone

Date 2/27/47

LOCATION 111 Congress St. cor. Lafayette St. OWNER David Feldman

MADE BY - TEL. 2-4557

ADDRESS 107 Congress St.

PRESENT USE OF BUILDING Vacant lot.

CLASS OF CONSTRUCTION NO. OF STORIES

REMARKS:

INQUIRY: Could 2 story bldg 50'X10' be constructed on this lot? 1st story concrete blocks and 1 outside wall of bldg will to be fire concrete. Stores in 1st floor and 4 apts on 2d floor.

ANSWER: Said he knew about city regulations but wanted to know about basement regulations.

DATE OF REPLY 2/27/47 REPLY BY P. H.

File

INQUIRY BLANK

ZONE B.

FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

~~Verbal~~
By Telephone

DATE 11/[illegible]

LOCATION 109-113 Congress cor Lafayette OWNER Feldman.

MADE BY Owner. TEL. 2-4557

ADDRESS

PRESENT USE OF BUILDING

CLASS OF CONSTRUCTION NO. OF STORIES

REMARKS:

INQUIRY: Can he conduct in this bldg a retail business of selling lumber?

ANSWER: Yes in the B zone front (100 ft from Congress St or on Lafayette) & continued his cabinet sawing & manufacturing and suggested he contact Fire Dept about it before he starts.

DATE OF REPLY 11/17/45 REPLY BY [illegible]

APPLICATION FOR PERMIT

PERMIT ISSUED

JAN 10 1942

Class of Building or Type of Structure Third Class

Permit No. 0020

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, January 10, 1942

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

Location 109-113 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's ~~or Lessee's~~ name and address H. F. Mansfield Estate Telephone

Contractor's name and address Segee & Son, 20 Brackett St. Telephone no

Architect Plans filed No. of sheets

Proposed use of building No. families

Other buildings on same lot

Estimated cost $

Fee $ 1.00

Description of Present Building to be Altered

Material wood No. stories 3 Heat Style of roof Roofing

Last use Stores and tenements and stable No. families 2

General Description of New Work

To demolish building app. 125 x 50

Do you agree to tightly and permanently close all sewers or drains ~~drains~~ connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Department of Public Works of the City of Portland? Yes

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

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

Size, front depth No. stories Height average grade to highest point of roof

To be erected on 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 Type of fuel Is gas fitting involved?

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and span over 8 feet. Sills and corner posts all one piece in cross section.

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

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner H. F. Mansfield Estate
Segee & Son
Segee

INSPECTION COPY

Permit No. 42120

Location 109-113 Congress St.

Owner N. E. Mansfield Est.

Date of permit 1/10/42

Notif. closing-in

Inspn. closing-in

Final Notif.

~~INSPECTION NOT COMPLETED~~

Final Inspn.

Cert. of Occupancy issued

Comp C-41-64

NOTES

Not properly cleaned up on
protection provided for
pedestrians. C.O.

December 29, 1937

File: P.37/2085-I
R. 1-6-38

Mr. L. G. Learned,
284 Congress Street,
Portland, Maine

Dear Sir:

Upon examination of the alterations which you have made for Howard E. Mansfield at 113 Congress Street, an inspector from this office reports that the doors to the toilet room and vestibule of the toilet have not been made self-closing; and that the window evidently intended to ventilate the toilet room is a stationary sash which cannot be opened and is so located that the toilet room and vestibule partitions are not tight. The vestibule partitions are sheathed on only one side though they are required to be sheathed on both sides.

It will be necessary to make the sash ventilating the toilet room operative so that fresh air may be let in. If any of the partitions meet the outside walls of the building at the window opening, it will be necessary to change the arrangements so that there will be a mullion where this partition meets the outside wall. The Health Department requires that the vestibule and the toilet rooms be completely and tightly separated by a partition.

Please have these matters fully taken care of on or before January 8, 1938.

Very truly yours,

Inspector of Buildings

WMcD/H

LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. 2085 ISSUED DEC 2 1937

Class of Building or Type of Structure Third Class

Portland, Maine, December 1, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 113 Congress Street Ward 1 Within Fire Limits? yes Dist. No. 5

Owner's ~~or Lessee's~~ name and address Howard W. Mansfield, 117 Congress St. Telephone

Contractor's name and address L. G. Learned, 234½ Congress St. Telephone no

Architect Plans filed No. of sheets

Proposed use of building Stores and tenements (Bakery) No. families

Other buildings on same lot

Estimated cost $ 25. Fee $ .25

Description of Present Building to be Altered

Material brick No. stories 2 Heat Style of roof Roofing

Last use Stores and tenements No. families

General Description of New Work

To put in new partitions (2x3 studs 16" OC, to ceiling) to provide toilet room and vestibule, each about 3' x 5', existing window at least three square feet to be left open for ventilation of same. Doors to vestibules and toilets to be at least 2'4" wide and to be made self-closing in such a way that there will be little chance of both doors being open at the same time.

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.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Details of New Work

Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness, top bottom

Material of underpinning Height Thickness

Kind of Roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 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

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner Howard W. Mansfield

By Leon G. Learned

INSPECTION COPY

W B Bunting

By E A Smith

Ward 1 Permit No. 37/2085

Location 113 Congress St.

Owner Howard E. Mansfield

permit 12/2/37.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. INSPECTION NOT COMPLETED

Cert. of Occupancy issued

NOTES

12/4/37 - Plumber work done O.K.

12/27/37 Plumber not well closing. Cutting window which is not specified. Toilet Partition built & closing not completed. Testimonials signed on the back side. Spoke to girl clerk. Inspector about these matters & she said she would tell the owner. O.K.

Stillmann

12/27/37 - Bath room done

1/11/38 - Some work done here since last insp. - Inspection Report - not well closing and window arrangement has not been changed - O.K.