

81-83 CONGRESS STREET



1st cut # 9201 - 2nd cut # 9202 - 3rd cut # 9203 - 4th cut # 9204 - 5th cut # 9205

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Michael C. Wing, Asst. to the City Manager  
FROM: A. Allan Soule, Asst. Dir. Building & Inspection Services

DATE: 10-5-76

SUBJECT:

Location: 81-83 Congress Street

Subject : Owner would like a business use at this location.

This property is located in an R-6 Residential Zone where a business use is not allowable under the Zoning Ordinance of the City of Portland. Section 602. 24.C.3.c, states, no use permitted in a business zone shall be permitted in a residential zone.

Mrs. Anna C. Little has asked why she cannot have business in her building when there is business all around her? I told her that across Congress Street and Merrill Street from her property it is a B-1 Business Zone which extends down to St. Lawrence and North Street.

The two stores below her toward Eastern Promenade are grandfathered under the Zoning Ordinance because they have been there as a business use since April 26, 1946.

The only alternative for Mrs. Little is to ask for a zone change from residential to business. If this is what she would desire to do then she should check with the Planning Department for their recommendations and procedure that she should follow.

\_\_\_\_\_  
A. Allan Soule,  
Asst. Dir. Building & Inspection Services

AAS:m





(A) APARTMENT HOUSE ZONE  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT NO. 52-55

COMPLAINT

INSPECTION COPY

Date Received April 21, 1951

Location 81-83 Congress Street Use of Building 2 family dwelling

Owner's name and address Mrs. J. G. Chandler, 81 Congress Street Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address Tenant at No. 83 - M. J. Stanton Telephone \_\_\_\_\_

Description: Cut in new door on second floor in dividing partition without a permit. Keeps door locked.

4-24-51 Alger Flood - 51 Duane St. - cut this  
door in about two new yrs.  
It is a second means of egress for the  
owner who occupies the second floor  
for sleeping quarters and the tenant above  
is now on 1st fl. in the second floor apartment  
this door. The house is a street and a half.  
Owner back rear stair way, front stair way  
only for the tenant. The door in question  
has a hasp on the tenant side and Mrs.  
Chandler says she has a key in the  
side. The way the door is fastened and  
is in use. If this door is not  
considered a means of egress, because

Complaint No. 51-55

Location 21-23 Congress Street

Date Received 4/21/51

Date Disposed of

NOTES

One would have  
 TD to them  
 auditors of machines  
 plasma and the plates  
 were quite clustered  
 after 10-15-1945  
 when I was from  
 but used in a  
 standing period when  
 I had a steel drum  
 the reason for  
 requiring a permit  
 as it would affect  
 a means of access  
 4/26/51 see letter  
 VM

C-51-55-1  
(81-83 Congress Street)

April 26, 1951

Mr. M. J. Stanton  
83 Congress Street  
Portland, Maine

Dear Mr. Stanton:

Our inspector has investigated your report that a new doorway had been cut in the second floor partition of the 2-family house where you live at 81-83 Congress Street, a permit not having been secured and that the owner keeps the door locked. We find that the doorway was cut in quite a while ago, and that actually a permit was not secured for it. We do not wish to condone in any way doing work without a permit, but this is such a minor matter that it is hardly worthwhile to raise the question of the permit at this time.

As to the actual application of the Building Law to the doorway and the matter of keeping the door locked, since this is a 2-family dwelling house only, without living quarters above the second floor, the Building Code does not control the means of egress in the building and therefore more than one means of egress is not required. Thus the owner (I understand this doorway leads from his own quarters on second floor to the public hall) certainly has a right to lock this door.

If the report which I have is correct, however, you have seen fit to provide some kind of a locking device on this door on the side toward the hall. There is nothing in the Building Code which controls this act either, but I certainly must warn you that you could be in serious trouble if you were responsible for locking this door, and in time of need such as fire or otherwise, the occupants of the apartment from which the door leads, could not get out.

If I have a true picture of the situation as regards safety, I strongly recommend that you remove any fastenings which you say have put upon this door.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/G

INQUIRY BLANK

ZONE B  
FIRE DIST. 3

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Verbal  
By Telephone

Date 10/12/48

LOCATION 81 Congress or Merrill OWNER Jacob Lewinsky

MADE BY Jacob Lewinsky TEL. 40972

ADDRESS 278 Congress Street

PRESENT USE OF BUILDING Dwelling

CLASS OF CONSTRUCTION \_\_\_\_\_ NO. OF STORIES \_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INQUIRY: 1- Would it be allowable to erect a building for business purposes on this lot?  
2- What kind of construction would be required?

76  
10/1

ANSWER: 1- Retail store allowable, but no entrance door on side street allowable. Corner entrance of 5' required. Front walls of existing buildings on adjacent lots will govern. Permitted to construct masonry walls.  
2- Kind of wall building allowable is if any of walls are to be constructed in part, to put into masonry walls with parapets will be required on those sides.

DATE OF REPLY 10/12/48 REPLY BY A. J. Sears





FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1106

AUG 15 1941

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 15, 1941.

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 81 Congress Street Use of Building Dwelling No. Stories 1 1/2 New Building Existing

Name and address of owner of appliance Mrs. Ira Chandler, 81 Congress Street

Installer's name and address E. B. Ferguson, 19 Montreal Street Telephone 2-7935

General Description of Work

To install steam heating system in place of stove heat

CERTIFICATE OF OCCUPANCY OR CLOSING-IN IS WAIVED. REQUIREMENT IS WAIVED.

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story Kind of Fuel coal

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 12"

from top of smoke pipe 24" from front of appliance Over 4' from sides or back of appliance 12" from wood side insulated jacket

Size of chimney flue 8 x 10 Other connections to same flue stove

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?

Will operator be always in attendance? Type of oil feed (gravity or pressure)

Location oil storage No. and capacity of tanks

Will all tanks be more than seven feet from any flame? How many tanks fireproofed?

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

Signature of Installer E. B. Ferguson

INSPECTION COPY

32734

Permit No. 41/1166

Location 81 Congress St.

Owner Mrs. Ira Chandler

Date of Permit 8/15/41

Post Card sent \_\_\_\_\_

Notif. for inspection INSPECTION NOT COMPLETED

Approval Issued

Oil Burner Check List (date) \_\_\_\_\_

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

NOTES

Upper portion of chimney at  
first floor level can be cut away  
for clearance without materially

inspecting it. Chimney with inside  
o.k. has had considerable  
framing done. Also  
9/9/41. Talked with Mr. Ferguson  
he will have wood removed  
from chimney, etc.





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

RECEIVED NOV 14 1947

Portland, Maine, November 13, 1947

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 21 Congress Street Use of Building Dwelling house No. Stories 1 1/2 New Building Existing " Name and address of owner of appliance Mrs. I. G. Chandler, 31 Congress Street Installer's name and address Harris Oil Co., 202 Commercial St. Telephone 2-3304

General Description of Work

To install oil burning equipment in connection with existing steam heating system.

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

APPROVED:

Handwritten signature and permit number 11-13-47

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

Harris Oil Co.

Signature of Installer by:

Handwritten signature Andrew R. Sides

INSPECTION COPY

Permit No. 41 3069  
 Location 81 Congress St  
 Owner Ms. J. G. Chandler  
 Date of permit 11/14/47  
 Approved 12-15-47

NOTES

- 1. Fill Pipe
- 2. Vent Pipe
- 3. K no. of Heat 5/20/47
- 4. No. of Ridges & Supports
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.



3) LIMITED BUSINESS ZONE Permit No. 0360

### APPLICATION FOR PERMIT

Class of Building or Type of Structure 3rd

Portland, Maine, June 15/1947  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~within~~ the following building ~~within~~ 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 81 Congress Street Ward 1 Within Fire Limits? yes Dist. No. 3  
 Owner's or ~~lessor's~~ name and address Ira G Chandler, 81 Congress Street Telephone 1155  
 Contractor's name and address ORDER Telephone \_\_\_\_\_  
 Architect's name and address NONE  
 Proposed use of building dwelling house No. families 2  
 Other buildings on same lot garage

#### Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof pitch Roofing asphalt  
 Last use dwelling house No. families 2

#### General Description of New Work

Rebuild hood over front steps 3x5ft

NOTIFICATION REQUIRED  
OR CLOSING IN  
CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS

#### Details of New Work

Size, front 3ft depth 5ft 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 pitch Roof covering asphalt shingles, Class C  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_  
 If oil burner, name and model \_\_\_\_\_  
 Capacity and location of oil tanks \_\_\_\_\_  
 Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_  
 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 6x6 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  
 Plans filed as part of this application? no No. sheets \_\_\_\_\_  
 Estimated cost \$ 15. Fee \$ .25  
 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 \_\_\_\_\_

3796



Ward 1 Permit No. 271866 H  
Location St. Charles  
Owner St. Charles  
Date of permit June 17/27  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. 7/15/27 St. Charles  
Cert. of Occupancy issued \_\_\_\_\_

NOTES

Mr. W. H. ...



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



## Application for Permit for Alterations, etc.

To the *Portland, October 26, 1918* 191  
INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building:—

Location *81 Congress Street*.....Ward, *1*..... in fire-limits? *no*.....  
Name of Owner or Lessee, *Ira G. Chandler*..... Address *81 Congress St*  
" " Contractor, *Owner*..... " " "  
" " Architect, *none*..... " "  
**Description of Present Bldg.** Material of Building is *wood*..... Style of Roof, *flat*.....Material of Roofing, *rubber oil*.....  
Size of Building is *18*..... feet long: *10*..... feet wide. No. of Stories, *one*.....  
Cellar Wall is constructed of ..... is ..... inches wide on bottom and batters to ..... inches on top.  
Underpinning is *posts*..... is ..... inches thick; is ..... feet in height.  
Height of Building, *8*.....ft..... Wall, if Brick; 1st, ..... 2d, ..... 3d, ..... 4th, ..... 5th, .....  
What was Building last used for? *store house*..... No. of Families? .....  
What will Building now be used for? *store house*..... Estimated Cost, \$*30.00*.....

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

### DETAIL OF PROPOSED WORK

*general repairing*.....  
*To comply with the building ordinance*.....  
.....  
.....  
.....

### IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? .....; No. of feet wide? .....; No. of feet high above sidewalk? .....  
No. of Stories high? .....; Style of Roof? .....; Material of Roofing? .....  
Of what material will the Extension be built ..... Foundation? .....  
If of Brick, what will be the thickness of External Walls? ..... inches; and Party Walls ..... inches.  
How will the extension be occupied? ..... How connected with Main Building? .....

### WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? ..... Proposed Foundations .....  
No. of feet high from level of ground to highest part of Roof to be? .....  
How many feet will the External Walls be increased in height? ..... Party Walls .....  
.....  
.....

### IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS . . . REMOVED

Will an opening be made in the Party or External Walls?..... in ..... Story.  
Size of the opening? ..... How protected? .....  
How will the remaining portion of the wall be supported? .....

Signature of Owner or  
Authorized Representative.....  
Address *Ira G. Chandler*.....





CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

Date: 4/26/90

Alan J. Munroe  
86 Middle Rd.  
Falmouth, ME 04105

RE: 81 Congress St.

Dear Sir:

An inspection has been made of the above referenced property. Trash, garbage, junked furniture, etc. provide rodent attraction/harborage, and is a serious violation of the City of Portland Municipal Codes, and must be removed from front, side, and rear areas of the above referenced property and properly disposed of on or before 5/7/90. Trash for collection is not to be placed curbside prior to 6 p.m. on day preceding scheduled pick up. Tenants are to be instructed in this requirement.

Code Enforcement Officer

Burlon MacIsaac -#1

/el  
4/17/90

lec