

86-88 CONGRESS STREET

STANDARD

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **2355**

Date Issued **6-29-81**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **JUL 15 1981**
 By **ERNOLD R. GOODWIN**

App. Final Insp.
 Date **AUG 5 1981**
 By

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

Address 86 Congress St.		PERMIT NUMBER 2355	
Installation For multifam family		Date: 6-29-81	
Owner of Bldg. John Peggia		Plumber Reuben Katz-173 Neal St.	
Owner's Address Same		NO. 6-29-81	
NEW	REPL		
	<input checked="" type="checkbox"/>	SINKS	6
		LAVATORIES	6
		TOILETS	6
		BATH TUBS	6
		SHOWERS	6
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		WINKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL			54.00

Building and Inspection Services Dept.; Plumbing Inspection



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 18, 1981
 Receipt and Permit number A 67274

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
 LOCATION OF WORK: 86 Congress St.
 OWNER'S NAME: John Breggia ADDRESS: same

OUTLETS:		Receptacles	Switches	Plugmold	ft. TOTAL	<u>90</u>	FEES	
FIXTURES: (number of)								
Incandescent		Flourescent	(not strip) TOTAL					
Strip Flourescent		ft.						
SERVICES:		Overhead <input checked="" type="checkbox"/>	Underground	Temporary	TOTAL amperes	<u>200</u>	<u>3.00</u> xx5.00 <u>3.00</u>	
METERS: (number of)		<u>6</u>						
MOTORS: (number of)								
RESIDENTIAL HEATING:								
Oil or Gas (number of units)								
Electric (number of rooms)								
COMMERCIAL OR INDUSTRIAL HEATING:								
Oil or Gas (by a main boiler)								
Oil or Gas (by separate units)								
Electric Under 20 kws		Over 20 kws						
APPLIANCES: (number of)								
Ranges	<u>6</u>	Water Heaters						
Cook Tops		Disposals						
Wall Ovens		Dishwashers						
Dryers		Compactors						
Fans		Others (denote)					<u>9.00</u>	
TOTAL								
MISCELLANEOUS: (number of)								<u>6.00</u>
Branch Panels		<u>6</u>						
Transformers								
Air Conditioners Central Unit								
Separate Units (windows)								
Signs 20 sq. ft. and under								
Over 20 sq. ft.								
Swimming Pools Above Ground								
In Ground								
Fire/Burglar Alarms Residential								
Commercial								
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under								
over 30 amps								
Circus, Fairs, etc.								
Alterations to wires								
Repairs after fire								
Emergency Lights, battery								
Emergency Generators								
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT		INSTALLATION FEE DUE:						
FOR REMOVAL OF A "STOP ORDER" (304-16.b)		DOUBLE FEE DUE:						
		TOTAL AMOUNT DUE:						<u>29.00</u>

INSPECTION: Will be ready on _____, 19____; or Will Call
 CONTRACTOR'S NAME: Mancini Electric
 ADDRESS: 179 S. Meridan St.
 TEL.: _____
 MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

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

ELECTRICAL INSTALLATIONS

Permit Number 67274

Location 86 Congress St.

Owner J. B. Regan

Date of Permit 6-18-81

Final Inspection 11-17-81

By Inspector Kelly

Permit Application Register Page No. 91

INSPECTIONS: Service by Kelly
Service called in 10-1-81
Closing-in see below by

PROGRESS INSPECTIONS: 8-31-81
9-10-81
11-17-81

DATE: 11-17-81

REMARKS:

6-18-81 Close-in 1st floor.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 398

MAY 14 1981

ZONING LOCATION R-1 PORTLAND, MAINE, April 6, 1981

CITY OF PORTLAND

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

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

LOCATION 86 Congress St. Fire District #1 , #2
1. Owner's name and address John D. Breggia P.O. Box 1018 Telephone 772-4631
2. Lessee's name and address Telephone
3. Contractor's name and address owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building five families No. families 5
Last use 4 " No. families 4
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 10,000 Fee \$ 25

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451 five families
Dwelling Ext. 234 To change use from four to six families
Garage as per plan six
Masonry Bldg. Special sustained 4-30-81 Stamp of Special Conditions PD.
Metal Bldg. 12850
Alterations 5-5-81
Demolitions
Change of Use This application is preliminary to permit the question of zoning appeal. In the event a zoning appeal is sustained the applicant shall furnish complete information, estimated cost and zoning fees.
Other

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..
ZONING: O.K. M.A.W. 4/14/81
BUILDING CODE: 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
Fire Dept.:
Health Dept.:
Others:
Signature of Applicant John D. Breggia Phone #
Type Name of above John D. Breggia 1 2 3 4
Other and Address

OFFICE FILE COPY (2)

Information needed to
do Financial Analysis

Present (Budget Before Conversion)

Amount of Mortgage, term, interest rate	\$30,000.00	@ 16%	for 15 Years
Yearly Debt Service	\$ 5,288.40		
Taxes	app 900.00		
Insurance	464.00		
Water	265.00		
Fuel Oil	4,653 gals. @ 1.26	\$5,862.78	
Electricity			
Legal			
Audit			
Trash Removal			
Maintenance			
Repairs			
Snow Removal	\$1,500.00		
Lawn Care			
Supplies			
Payroll			
Reserve for replacement			
Reserve for vacancy			
Advertising			
Management & Bookkeeping			
Total Gross Income	\$9,000.00		

app. total 5280.18

Total net 1428.18

Proposed Expenses After Conversion

Total Amount of cost of Conversion	\$39000.00
Debt Service on loan to convert	\$39000.00 @ 16% -15 years \$6874.92 year
Original Mortgage debt service	\$5288.40 per year
Taxes	\$1,500.00
Insurance	1,000.00
Water	500.00
Fuel Oil	4,000.00
Electricity	300.00
Legal	
Audit	
Trash Removal	
Maintenance	3,000.00
Repairs	
Snow removal	
Lawn Care	
Supplies	
Payroll	
Reserve for replacement	
Reserve for vacancy	
Advertising	
Management & Bookkeeping	
Total Gross Income	\$18337.00

net 3216.68

25680.00

John D. Breggia
86 Congress St.
Portland, ME 04101

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS J. MURPHY
Chairman

GAIL D. ZAYAC
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
MERRILL S. SELTZER
MICHAEL E. WESTORT

All persons interested either for or against this Dwelling Unit Conversion Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, April 30, 1981 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting and directly across a street or alley from the subject property, as required by Ordinance.

John D. Breggia, owner of property at 86-88 Congress St., under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: to change use of 4 family apt. house at above named location to a 6 family apt. house with 2 apts. on each floor which is not issuable under Zoning Ordinance because area of lot on which this bldg. is located is only about 5000 sq. ft. rather than 6000 sq. ft. min. required by Sec. 602.7.B.8 of the Ordinance applying to the B-1 Business Zone where property is located. (R-6 requirements - 1000 sq. ft. per dwelling Unit)

Gail D. Zayac
Secretary

16-A-1 Augustine R. Breggia - 84 Congress St.
16-A-2 repeat
16-A-5 Vincent L & Lorraine Marcisso - 1 Monument St.
16-A-6 Ezekiel Rich - 46 Prospect St.
16-A-8 Willard H. Viola - 95 Atlantic St.
16-A-9 Robert L Haley - 91 Atlantic St.
14-D-12 John O Breggia - PO Box 1018 - 84 Congress St.
14-D-11 Fannie & Merton Collar, Jr. - 91 Congress St.

Pp
4-6-81

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

John D. Breggia, owner of property at 86-88 Congress St.

under the provisions of Section 602.24 C of the Zoning Ordinance of the City of
Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of use of 4 family apt. house to 6 family apt. house with
2 apts. on each floor which is not issuable under Zoning Ordinance be-
cause area of lot on which this bldg. is located is only about 5000
sq. ft. rather than 6000 sq. ft. min. required by Sec.602.7.B.8 of
the Ordinance applying to the B-1 Business Zone in which this pro-
perty is located. (R-6 requirements - 1000 sq. ft. per dwelling
unit)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds
that the conditions imposed by Section 602.24 C(3)(b)(2) of the Zoning Ordinance have
been met. (See reverse hereof for said conditions.)

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


APPELLANT

86-88 CONGRESS STREET

SHEET 3-C

MUNJOY

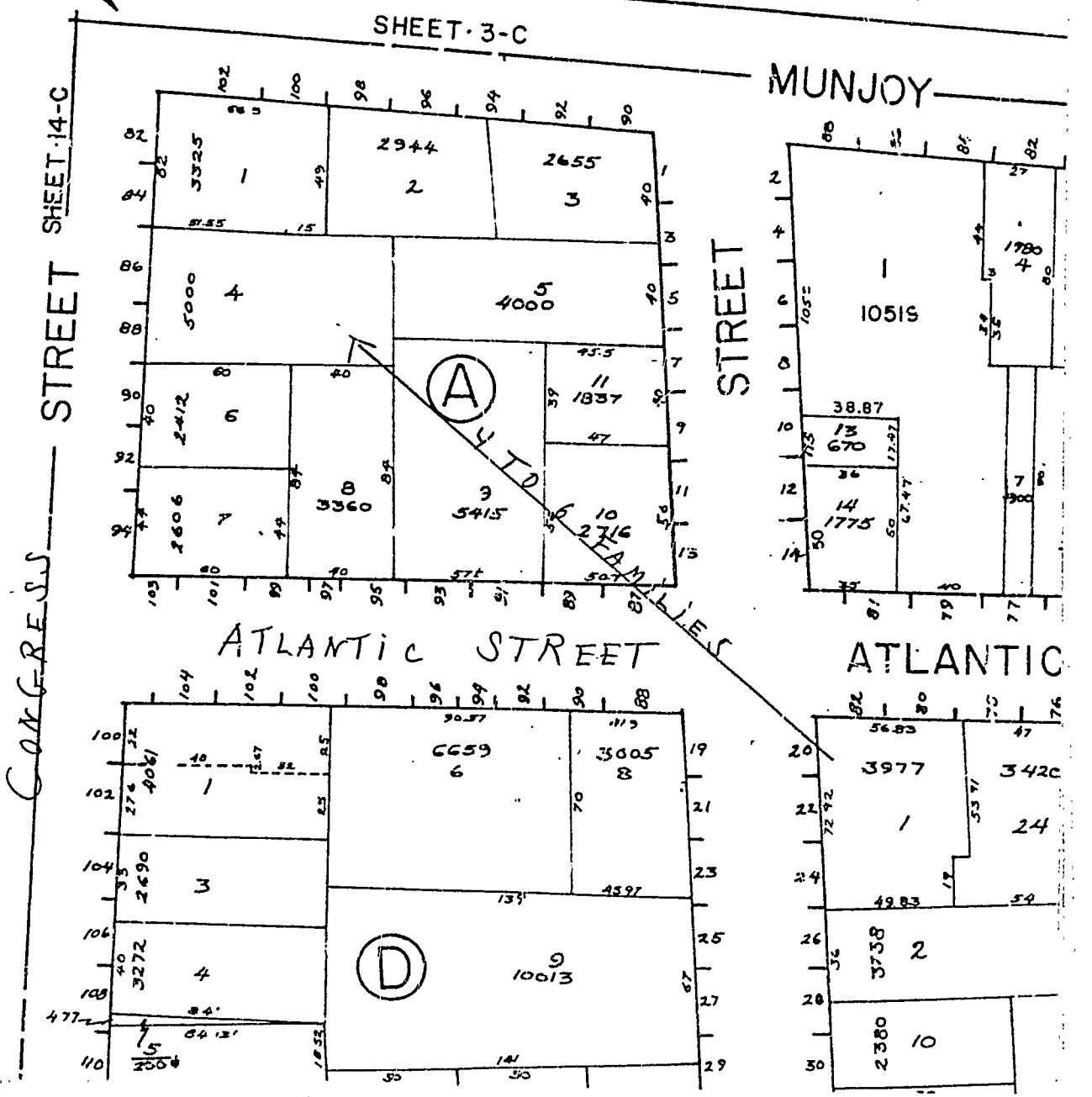
SHEET 14-C

CONGRESS STREET

STREET

ATLANTIC STREET

ATLANTIC



602.24 C(3)(b)(2) Variance for Dwelling Unit Conversions.

- (a) The subject property consists of a structure which by reason of its size or the size of the lot on which it is located could legally accommodate more dwelling units than are permitted in the residential zone where it is located.
- (b) By reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located.
- (c) The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property.
- (d) Adequate provision has been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply with all other provisions of this ordinance and all other codes or ordinances of the City or meets the requirements for a variance of those provisions.
- (e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity.
- (f) None of the foregoing conditions have been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors in title, or any user of the property in order to bring the subject property within the standards of this section and no alternative available to the owner other than a variance to permit an increase in the permitted number of dwelling units would suffice to permit the economic use and maintenance of the subject property.

May 5, 1981

John D. Breggia
P.O. Box 1018
Portland, Me.

Following is the decision of the Board of Appeals regarding your petition to change the use of the 4 family apt. house to a 6 family apt. house with 2 apts. on each floor, with the condition that curb cut for parking be installed. Please note that your appeal was granted.

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

Sincerely,

Malcolm G. Ward
Zoning Enforcement Officer

MGW:k

82-88 Congress St.

April 9, 1981

John D. Breggia
P.O. Box 1018
Portland, Me.

Building permit and certificate of occupancy to change the use of the four family apartment house at the above named location to a six family apartment house with two apartments on each floor, are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 5000 sq. ft. rather than 6000 sq. ft. minimum required by Sec. 602.7.B.8 of the Ordinance applying to the B-1 Business Zone in which this property is located. (R-6 requirements -1000 sq. ft. per dwelling unit)

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, room 317, City Hall to file the appeal on forms which are available here. A fee of \$25. for a Dwelling Unit Conversion Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Sec. 602.24.C.3.b.2

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

STREET EXCAVATION AND
SEWER CONNECTION PERMIT

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS

PERMIT NO.

P 0656

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

DATE: MAY 5, 19 81

PERMISSION IS HEREBY GIVEN TO MAIETTA CONSTRUCTION
NAME ADDRESS
TO OPEN 86/88 CONGRESS STREET STREET/AVENUE,
FOR THE PURPOSE OF REMOVE CURBING, SAID WORK SHALL BE PROPERLY

DONE ACCORDING TO The Excavation Ordinance, Chapter 71; the Municipal Code, "EXCAVATIONS IN PUBLIC PLACES,"
and abide by all provisions of Chapter 308, Plumbing Code and Chapter 309, Sewer Use Ordinance, of the
Municipal Code of the City of Portland, Maine.

THE WORK IS BEING DONE BY:

CONTRACTOR: _____
NAME ADDRESS

PLUMBER: _____
NAME ADDRESS

THE PROPERTY OWNER IS _____
NAME ADDRESS

STREET EXCAVATION PERMIT \$10.00
SEWER CONNECTION PERMIT \$25.00
COMBINATION PERMIT \$35.00

FEE PAID

George A. Flaherty
GEORGE A. FLAHERTY,
Director of Public Works

This permit does not create in the applicant any permission for him to enter or use the land of another property
owner, either temporarily or permanently, for the purpose of connection with the City sewer line. Questions
concerning such permission should be referred to Applicant's attorney.

KIND OF PAVEMENTS:

STREETS _____

SIDEWALKS _____

STREET MEASURED:

_____ SQ. YDS. @ \$ _____ \$ _____

_____ SQ. YDS. @ \$ _____ \$ _____

SIDEWALK MEASURED:

_____ SQ. YDS. @ \$ _____ \$ _____

_____ SQ. YDS. @ \$ _____ \$ _____

OTHER CHARGES: _____ \$ _____

TOTAL AMOUNT TO BE PAID \$ _____

*CHARGE INCLUDES INSPECTION AND CONNECTION FEE

PERMITTEE'S COPY

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Jchn D. Breggia and he is interested in the property located at 86-88 Congress St. as 6 family apt. house. The owner of the property is same and his address is P.O. Box 1018, Portland. The property is located in a B-1 Zone. The present use of the property is 4 family apt. house.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.24.C of the Ordinance to permit change of use from 4 family apt. house to 6 family apt. house with 2 apts. on each floor

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: John Breggia, 62 Hobart St., So. Portland,
ME 04106

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

Exhibits

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

photo, Sanborn Map

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (~~could/could not~~) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: _____

By reasons of its age, condition or marketability, the structure (~~can/can not~~) be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons:

financial statement

The existing uses in the immediate vicinity of the subject property (~~are/are not~~) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: _____

Adequate provision (~~has/has not~~) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires _____ parking spaces.

If the proposed variance should be granted, it (~~will/will not~~) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (~~would/would not~~) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: _____

The foregoing conditions (have/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of this section, as shown by: HAVE 3 / HAVE NOT 4

There (~~is~~/is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following:

SPECIFIC RELIEF GRANTED

After a public hearing held on 4/30/81, the Board of Appeals find that all of the conditions required by the Ordinance (do/~~do not~~) exist with respect to this property and that a variance for dwelling unit conversion should _____ be granted in this case.

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

Condition
Parking shall be developed on the North Street side and a curb cut be obtained for access or equal.

issued
unanimous
J. E. Hays

In Favor Approved
Thomas D. Murphy Michael E. O'Brien
Gaila. Lopez
Edward M. ...
Jacqueline Cohen
AMERICKA ...



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

Location: 86 Congress Street

INSPECTION COPY

COMPLAINT NO. 70/98

Date Received Dec. 11, 1970

Location 86 Congress Street Use of Building _____

Owner's name and address Mrs. Breggia Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address Fire Dept. Telephone _____

Description: smoke pipe knocked out by falling bricks -

NOTES: 12/11/70
 Talked with Mr. Breggia - I told him the chimney was plugged solid
 in the area of the cleanout door. I left the message with him to clean
 this area out and the complete chimney. A letter will follow.
 Mr. Breggia said chimney was repaired in fall of 1970 and checked out from
 top to bottom. Recently an oil stove had a blow back when ignited by a
 a tenant. no fire. just a loose brick fell- checked out O.K. Hugh

12/14/70 - talked with Mr. Lab. Phillips
about pipe on detail - G.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, September 3, 1969

PERMIT ISSUED

SEP 3 1969

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No 68,818... 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 Rear 86 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Augustine R. Breggia, 84 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address owner Breggia Construction Co. 10 Fleetwood St. Telephone 772-4694
Architect Plans filed No. of sheets 772-7159
Proposed use of building Storage Garage (1) sheet No. 3-169
Last use No. families
Increased cost of work 1000.00 Additional fee 2.00

Description of Proposed Work

To remove (1) existing pilaster replacing with 20' door on front of building as per plan.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work? permit to Breggia Construction
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:

Augustine R. Breggia
Signature of Contractor by: Breggia Construction Co.

Approved: Inspector of Buildings

FILE COPY

CS-106

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 58334
 Issued 11/20/69
 Portland, Maine VBU 20, 1969

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee \$1.00)

Owner's Name and Address Broggie & Salvino Tel.
 Contractor's Name and Address Anthony Salvino Tel.
 Location 86 Courten St. Use of Building

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

Pipe . . . Cable . . . Metal Molding . . . BX Cable . . . Plug Molding (No. of feet)
 No. Light Outlets . . . Plugs 3 . . . Light Circuits . . . Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet) 18'

SERVICE: Pipe Cable Underground No. of Wires 3/4 Size 600AMP

METERS: Relocated Added Total No. Meters

MOTORS: Number . . . Phase . . . H. P. . . . Amps . . . Volts . . . Starter

HEATING UNITS: Domestic (Oil) . . . No. Motors . . . Phase . . . H.P. . . .
 Commercial (Oil) . . . No. Motors . . . Phase . . . H.P. . . .
 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges . . . Watts . . . Brand Feeds (Size and No.)
 Elec. Heaters . . . Watts
 Miscellaneous . . . Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence Nov 20 1969 Ready to cover in 11/20 1969 Inspection 11/20 1969

Amount of Fee \$. . . 5.40

Signed Anthony Salvino

DO NOT WRITE BELOW THIS LINE

SERVICE	<input checked="" type="checkbox"/>	METER		GROUND	<input checked="" type="checkbox"/>
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12

REMARKS:

INSPECTED BY JW Herbert
 (OVER)

LOCATION Congress ST 86
 INSPECTION DATE 11/24/69
 WORK COMPLETED 11/24/69
 TOTAL NO. INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

FIRE DEPARTMENT INSPECTION

of

UNDERGROUND TANK

1 - 1000 - FUEL OIL

LOCATION REAR 86 CONGRESS ST

Label YES

Asphalt YES

Anchorage NO

Swing Joint YES

Date 12/3/68

By: Capt S. Leiber

Return to Building Inspection Dept.

RECEIVED
MAR - 6 1969
DEPT. OF BUILDING
CITY OF PORTLAND

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

November 1968

Location: Rear 86 Congress St.

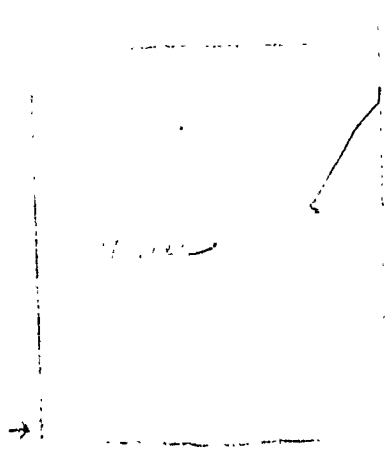
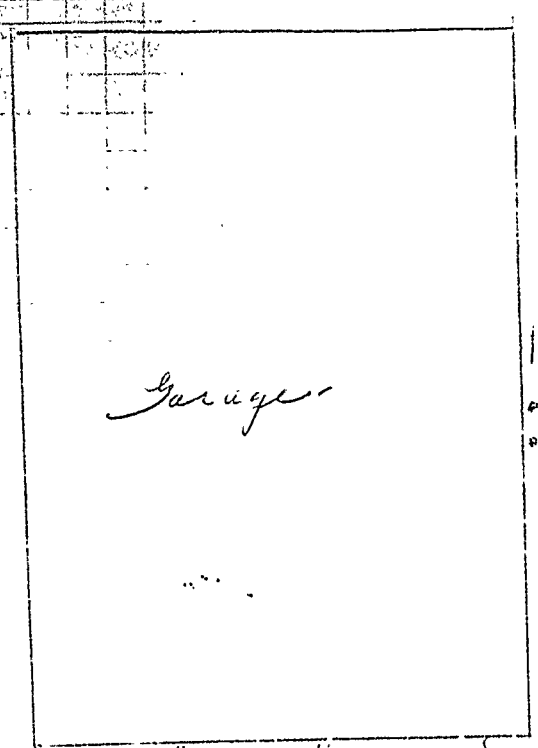
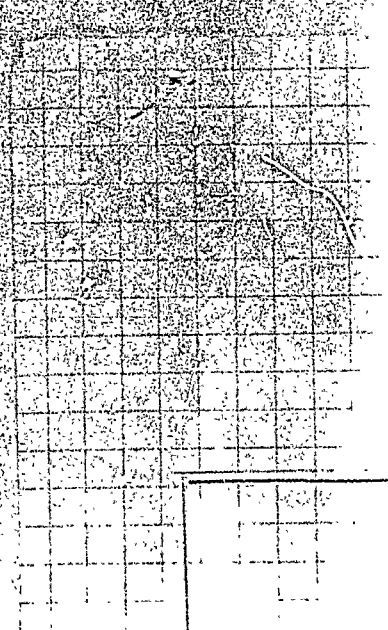
Before tanks and piping are covered from view, installer is required to notify the ~~Fire Dept. Headquarters~~ of readiness for inspection and to refrain from covering up until approved by the ~~Fire Dept. Headquarters~~

(1)
These tanks of 1000 gallons capacity are required to be of steel or wrought iron no less in thickness than # 10 gauge; and before installation are required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe line connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.



Juniper St.

*Redd's Regg Oil
24 Congress St
Portland*



B1 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation-Tank
Portland, Maine, November 15, 1968

PERMIT ISSUED
1206
NOV 16 1968
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Rear 86 Congress St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Breggy Oil Service, 84 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owners Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install (1)-1000 gallon fuel oil storage tank, outside underground. (new installation)

Tanks bears Und. label.
Vent pipe-1 1/2"
Tank will be buried 3' underground and covered with concrete

Sent to Fire Dept. 11/15/68
Rec'd from Fire Dept. 11/19/68

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber-Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

APPROVED:
11/19/68 J.P. Barron
11/19/68 [Signature]

Breggy Oil Service

INSPECTION COPY

Signature of owner by:

[Signature]

NOTES

11/30/64
P. E. F. H.

Form Class Notice

Stamp Out Notice

Card of (Schubert) Notice

Form Notice

Number of () in

Notice: () in

Date of ()

Notice: ()

Location

Serial No. ()

11/30/64
P. E. F. H.

Multiple horizontal lines for notes, with some faint mirrored text visible in the lower half.

A. P. - Rear 86 Congress street

August 15, 1968

Mr. Augustine R. Breggia
84 Congress Street
Portland, Maine

Dear Mr. Breggia:

We are enclosing permit for construction of 6'x36' concrete block addition as per your application and plans submitted with same is being issued subject to the following conditions being met and the requirements of the Building Code:

1. The continuous 83 10 steel beam over the overhead doors should have a continuous plate on the bottom or bracketed lintel angle to support the eccentric masonry above.
2. Toilet and shower area where no windows are available must be mechanically vented.
3. A fence not less than 48 inches in height shall be provided between the parking area for ten cars and the lot line abutting the residential structure on the adjoining lots.

Yours very truly,

R. Lovell Brown
Director of Building Inspection

RLB: kc

Enclosure: (1)

A.P.- Rear 86 Congress Street

July 25, 1968

Augustine R. Breggia
84 Congress Street

Dear Mr. Breggia:

We are in the process of checking your application and drawings submitted with same for a permit at above address. We will require the size of the beam over garage door section. We assume it is continuous.

We will also require a statement of design, Sec.502.3.3a&b for same and other steel plus roof bearing bond beams over windows. When this is received we will continue to process your permit.

Very truly yours,

R. Lovell Brown
Director of Building Inspection

RLB:m

enc.

Garage & Office Bldg.
Ducay Oil Co.
Rear 56 Congress St.

71

L. BROWN
LECTOR
IN SOULE
DIPLOMA

1. TOILETS ^{2 shown.} MUST BE VENTED.
2. GARAGE PILLARS - ? BEAM SIZE OR
MUST BE CONTINUOUS.
3. STATEMENT OF DESIGNER.
4. Lane rigid stream alloy property
line of others.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION



ROBERT L. BROWN
DIRECTOR
A. ALLAN SOULE
DEPUTY DIRECTOR

101 - near 86 Congress street

July 21, 1958

Augustine A. Breggia
84 Congress Street

Dear Mr. Breggia:

We are in the process of checking your application and drawings submitted with same for a permit at above address. We will require the size of the beam over garage floor section. We assume it is continuous.

We will also require a statement of design, Sec. 302.3.3A(b) for same and other steel plus roof bearing bond beams over windows. When this is received we will continue to process your permit.

Very truly yours,

Robert L. Brown
R. Lovell Brown
Director of Building Inspection

RLB:m

enc.

1- Link Beam over Doors = 8B10 Continuous, S Modules Page 3.5

(SEE LETTER)
RLB

These plans (sheets) and the specifications accompanying the same, covering construction work on

GARAGE ADD. - BREGGIA CIVIL SERVICE
have been designed and drawn up by the undersigned according to the latest rules of engineering practice and to comply with the allowable working stresses, floor loads, etc. required by the Building Code of the City of Portland.

(Signature)

by: *William J. ...*

This statement is to be signed by the individual responsible for the design, and he should indicate in the blank provided the particular work to which the statement applies.

Res. 86 Congress St - 7123 165- Allen
Addition - Storage Garage

(B-1)

CHECK AGAINST ZONING ORDINANCE

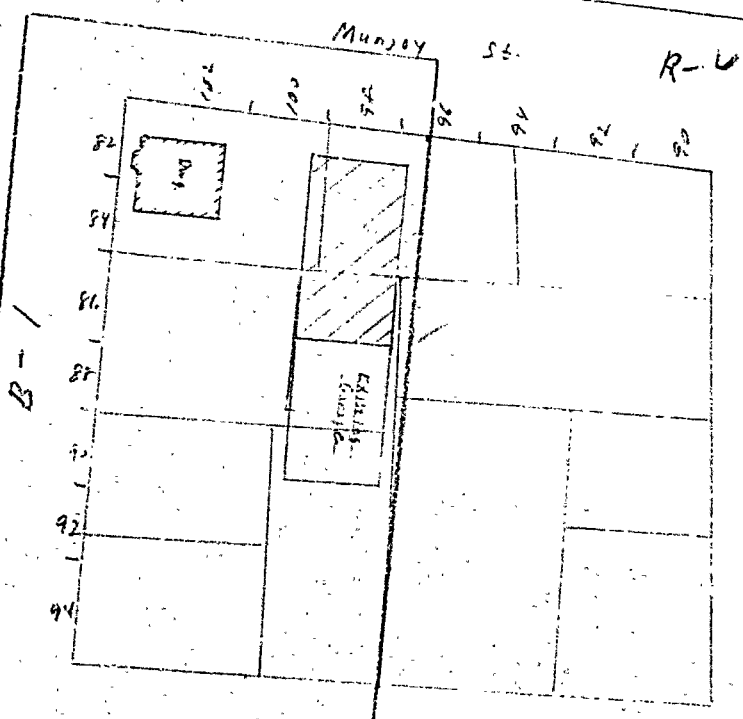
PERMIT ISSUED
818
AUG 15 1959
CITY OF PORTLAND

- Date - Bldg. before 11/5/57
- Zone Location - B1
- Interior or corner Lot - S.A.
- 40 ft setback area? (Section 21) Mandate - No
- Use - Storage Garage - 3 Trucks *Service Garage*
- Sewage Disposal -
- Rear Yards -
- Side Yards - 15' - S.A. - Reg 10'
- Front Yards - 10' - S.A. - Reg 10'
- Projections -
- Height -
- Lot Area -
- Building Area -
- Area per Family -
- Width of Lot -
- Lot Frontage -
- Off-street Parking - Garage
- Parking necessary as shown on plan
- Since
- Any new curb cuts - traffic engineer

Assess. FC Congress St

7/22/41 - 11/12

16



B-1

Atlantic St

Monument St

Munsey St

R-U

82 84 86 88 90 92 94

96 98 100 102

D-1

Exhibit - 1000 sq. ft.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, September 3, 1969

PERMIT ISSUED

SEP 3 1969

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 68/818 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 Rear 86 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Augustine R. Breggia, 84 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address owner Breggy Construction Co. 10 Fleetwood St. Telephone 772-4631
Architect Telephone 772-7169
Proposed use of building Storage Garage Plans filed Yes No of sheets (1) sheet filed 9-3-69 No. families
Last use No. families
Increased cost of work 1000.00 Additional fee 2.00

Description of Proposed Work

To remove (1) existing pilaster replacing with 20' door on front of building as per plan.

Details of New Work permit to Breggy Construction

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: Augustine R. Breggia
Breggy Construction Co.
Signature of Owner by: [Signature]
Approved: [Signature] Inspector of Buildings

B.P.- Rear 86 Congress St.

June 4, 1969

Augustine R. Breggia
84 Congress Street

Dear Mr. Breggia:

A cursory examination of your concrete block addition shows that "straight line bridging" has not been adequately fastened to the ends of the building. Please inform this office as to the method planned to permanently tie these members to the end walls.

Very truly yours,

Earle S. Smith
Plan Examiner I

ESS:m



B1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, July 22, 1968

PERMIT ISSUED
AUG 15 1968
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Rear 86 Congress St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Augustine R Breggia, 84 Congress St. Telephone 772-4631
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Storage Garage No. families _____
Last use _____ " " _____ No. families _____
Material conc. blk. No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 17,500.00 Fee \$ 36.00

General Description of New Work

To construct 1-story concrete block addition 61' x 36' on front of existing garage, 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. **PERMIT TO BE ISSUED TO** owner

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? yes
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber—Kind _____ Dressed or rail size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED: [Signature]
8/15/68

Miscellaneous

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

Augustine R. Breggia

CS 301

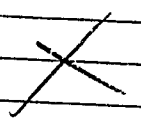
INSPECTION COPY

Signature of owner by: [Signature]

[Signature]

NOTES

7/21/68 - ...
 9/12/68 - No work started. E.S.S.
 11/1/68 - Footing work made. E.S.S.
 11/5/68 - Remainder of footing o.k. to pour. E.S.S.
 12/5/68 - walls ... laid up. E.S.S.
 2/17/69 - Box joints ...
 6/3/69 - Tire straight low bridge
 9/15/69 - O same - bridging not ...
 11/3/69 - Work on Amendment ...
 12/15/69 - Apparently large ...
 12/28/69 - Bridging tied to ends of ...
 Work under Amendment not to be done. E.S.S.



Location: W. C. Ingram Dr
 Owner: W. C. Ingram
 Date of permit: 8/15/68
 Notif. closing-in:
 Inspn. closing-in:
 Final Notif.:
 Final Inspn.:
 Cert. of Occupancy issued:
 Staking Out Notice:
 Form Check Notice:

Permit No. 68117
 Date of permit 8/15/68
 Inspector W. C. Ingram

BP - 66 Congress Street

December 1, 1965

Mr. A. R. Breggia,
84 Congress Street

Dear Mr. Breggia:

Upon inspection of the above job on November 30, 1965, the following omissions or defects were found:

An outside 275 gallon tank is to be provided at the above location as specified in original application or if tank is to remain in garage it is necessary that an outside vent and fill pipe be provided as per Building Code requirements.

A rigid pipe frame or equivalent is to be provided around tank to prevent damage from trucks entering and leaving garage.

It is important that correction of these conditions be made before December 13, 1965, and notification be given this office of readiness for another inspection.

If additional information relative to the above is desired, please phone Inspector Smith at 771-8221, extension 236, any week day but Saturday between 8:00 and 9:00 A.M.

Very truly yours,

ESS/h

Earle S. Smith
Field Inspector

A.P.- 886 Congress St.

Jan. 27, 1965

A. R. Dreggia
84 Congress Street

cc to: Fire Department

Dear Mr. Dreggia:

Permit to install an oil-fired forced hot air suspended heating system at the above location is being issued subject to this unit being mounted not less than 8 feet above the garage floor and installed according to manufacturers clearances to combustible materials.

The outside above ground 275 gallon tank is to be installed on a suitable base and is to be protected from weather and physical damage incident to outside use. The tank shall not block normal means of egress.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEN:m

P.S.:

It is understood from our conversation that arrangements have been made with the Fire Department to temporarily set the tank inside of the building until spring at which time the tank is to be set on a reinforced concrete slab outside of the building in a location approved by the Fire Department.

CITY OF PORTLAND, MAINE

FIRE DEPARTMENT

To: Mr. Albert J. Sears, Building Inspector

DATE: January 19, 1965

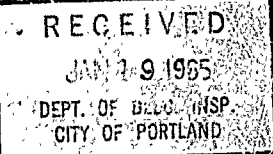
FROM Haswell M. Bruns, District Chief

SUBJECT: Permit to install oil-fired forced hot air suspended heating system at R-86 Congress Street

This application for permit to install the above is approved by this department provided that the heater is installed according to the manufacturers specifications as to clearances.

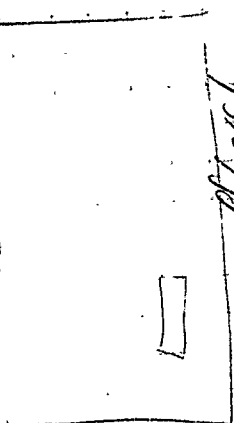
The outside, above ground, 275 gallon tank is to be installed on a suitable base and is to be protected from weather and physical damage incident to outside use. The tank shall not block normal means of egress.

Haswell M. Bruns
Haswell M. Bruns
District Chief



Brygg and Leonard

FRONT



*John
9/17/65*

R. M. Ferguson Jr.

RECEIVED
 JAN 15 1965
 DEPT. OF PBLIC. INSP.
 CITY OF PORTLAND



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Jan. 15, 1965

PERMIT ISSUED

JAN 28 1965

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location R 86 Congress St. Use of Building garage concrete No. Stories 1 New Building Existing "
Name and address of owner of appliance A. R. Breggia, 84 Congress St.
Installer's name and address owner Telephone 772-4631

General Description of Work

To install forced hot air heating system and oil burning equipment (suspended unit)

IF HEATER, OR POWER BOILER

Location of appliance suspended from ceiling Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 20" (metal roof)
From top of smoke pipe From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue pre. fab. chimney Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner American furnace Model 12-OC-1 Labeled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner Size of vent pipe
Location of oil storage outside above ground Number and capacity of tanks 275 gal.
Low water shut off Make No
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to 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? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

To use prefab chimney
Heating unit is located more than 8' from floor.

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

Signature of Chief of Fire Dept. with handwritten name and title

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

A. R. Breggia

CS 500

INSPECTION COPY

Signature of Installer By: [Signature]

Mac

NOTES

Permit No. 65197
 Location P.S. Longwood
 Owner P. P. Burgess
 Date of permit 7/28/65
 Approved: _____

1	Fill	2.00
2	Vent	1.00
3	Cr. J. 1.00	1.00
4		
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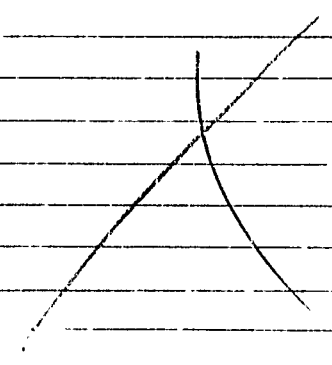
2/9/65 - inspect lining -
 in further work C.S.S.

3/16/65 - inspect covering
 lining (concrete) & check
 Table 2 3 3

4/30/65 - W.D. went on
 full inspection of unit
 tanks.

discovered that there
 was a hole in the
 lining of

2/7/66 - W.D. Burgess
 said this portion of
 garage was not
 the work C.S.S.





APPLICATION FOR PERMIT

Class of Building or Type of Structure cement block bldg.

Portland, Maine, Jan. 15, 1965

PERMIT ISSUED

JAN 28 1965

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location R. 86 Congress St. Within Fire Limits? Dist. No.
Owner's name and address A. R. Breggia, 84 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address owner Telephone
Architect Specifications Plans No. of sheets
Proposed use of building garage No. families
Last use No. families
Material No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 75.00 Fee \$ 2.00

General Description of New Work

To erect prefab chimney forced warm air - oil Metalbestos 7" - Type K To be supported on frame of bldg. Cleanout fitting to be used

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 owner

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED: A. R. Breggia

Miscellaneous

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

A. R. Breggia

C. 301

INSPECTION COPY

Signature of owner BY;

[Signature]

APR 1965

Permit No.

65/111

Location

R. W. Longacre, Inc.

Owner

W. A. Longacre, Jr.

Date of permit

11/28/64

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

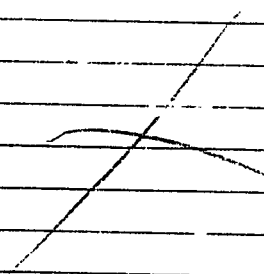
Staking Out Notice

Form Check Notice

NOTES

1/9/65 - Work started
E.H.B.

1/30/65 Work done
E.H.B.



31,1962
Approved 27, 1962

Brooks Eastman, Asst. Director of P.R.A.

Albert J. Sears, Building Inspection Director

Three-car garage at 86 Congress Street

The erection of this building, which is being used for the storage of three fuel oil delivery trucks, while non-conforming in the R-6 Residence Zone in which it was located, was authorized by the Board of Appeals in 1957 shortly after the present Zoning Ordinance became effective. The building replaced an old wood frame structure two stories high and considerably larger in area. Prior to the adoption of the present Zoning Ordinance, the property was located in a Limited Business Zone (similar to the present B-2 Zone) so that use of the building for business purposes was lawful.

The present garage with its masonry walls and noncombustible roof framing and decking is of fire-resistive construction. As far as I have been able to determine, the tank trucks loaded with fuel oil do not present a fire hazard of very great degree when housed in a building of this type of construction. There hardly seems justification for requiring removal of this five year old building. There are two old wood frame buildings on the adjoining lot on the corner of Munjoy Street, which is under the same ownership, that are probably greater fire-hazards and create more crowded conditions than does the concrete block structure. It seems to me that removal of one or both of these latter structures might more justifiably be required.

AJS/H

Director of Building Inspection

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

July 1, 1957

Mr. Augustine R. Breggia
84 Congress St.

Dear Mr. Breggia,

With relation to permit applied for to demolish a building or portion of building at R. 86 Congress St. it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

Walter McDonald

Inspector of Buildings

WMcD/H

Eradication of this building has been completed.

Edward W. Tolby 45
[Signature]



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 14 1957

PERMIT ISSUED

JUL 5 1957

00931
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location R. 86 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Augustine R. Breggia, 84 Congress St. Telephone 5-1882
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other building on same lot Apartment House
 Estimated cost \$ _____ Fee \$.50

General Description of New Work

To demolish 6-car garage 36' x 50'.

No sewer connections.

Permit already applied for new building (garage) on this land.

Evaluation Letter
7/11/57

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** owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ carth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Column under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

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

Augustine R. Breggia

Signature of owner by:

Augustine R. Breggia

F.M.

CITY OF PORTLAND, MAINE

Department of Building Inspection

June 20, 1957

AP 86 Congress St.--Proposed 3-car masonry
wall garage and Zoning Appeal relating
to the location of it

Mr. Augustino R. Breggia
84 Congress St.

Copies to Mr. Philip P. Snow
477 Congress St.
Corporation Counsel

Dear Mr. Breggia:-

Building permit for construction of a 3-car one-story concrete block garage about 28 feet by 36 feet for the storage of three motor vehicles (one of which may be a commercial vehicle) (the proposed garage is intended to take the place of a much larger building which would be demolished) is not issuable under the Zoning Ordinance because:

- the rear wall and the side wall toward Atlantic St. would be only one foot from the rear and side property lines, respectively, instead of the 3 feet stipulated by Section 7B 1 and 2 of the Ordinance;
- the proposed building in the rear yard would occupy about 1000 square feet of that yard instead of the 600 square feet limit imposed by Section 18;
- the proposed building together with the existing apartment house on the lot would occupy an area of about 2540 square feet instead of the maximum allowed area of 2020 square feet, the latter figure representing 40% of the area of the lot stipulated by Section 7B 7;

as applied to the R-6 Residential Zone in which the property is located.

You have indicated your desire to seek an exception from the Zoning Board of Appeals. There is, however, a question under the revised Zoning Ordinance, effective June 6th, as to what the appeal rights are in such a case. It is suggested that you go to the office of Corporation Counsel, where you will find a copy of this letter, and secure information as to what your appeal rights are. If you have them, it would be well to file the appeal then and there if you hope to get consideration by the Board of Appeals at the earliest possible date.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

C
O
P
Y

City of Portland, Maine
Board of Appeals
—ZONING—

Granted
7/1/57
57/60

To the Board of Appeals:

June 21, 19 57

Your appellant, Augustino R. Breggia, who is the owner of property at 86 Congress Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section ~~18~~, Paragraph ~~2~~ of said Zoning Ordinance.

Permit for construction of a 3-car one-story concrete block garage about 28 feet by 36 feet for the storage of three motor vehicles is not issuable under the Zoning Ordinance because: the rear wall and the side wall toward Atlantic Street would be only one foot from the rear and side property lines, respectively, instead of the 3 feet stipulated by Section 7B- 1 and 2 of the Ordinance; the proposed building in the rear yard would occupy about 1000 square feet of that yard instead of the 600 square feet limit imposed by Section 18; the proposed building together with the existing apartment house on the lot would occupy an area of about 2540 square feet instead of the maximum allowed area of 2020 square feet, the later figure representing 40% of the area of the lot stipulated by Section 7B 7; as applied to the R-6 Residential Zone in which the property is located.

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

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

A. Breggia
Appellant

After public hearing held on the 28 day of June, 19 57 the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

B. J. B. Wilson
Frank J. ...
...
...
...
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 25, 1957

Frank Dickran Vartenian, Devs.
90 Congress Street
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 28, 1957, at 10:30 a.m. to hear the appeal of Augustine K. Breggia requesting an exception to the Zoning Ordinance to permit construction of a 3-car one-story concrete block garage at 86 Congress Street. This permit is not issuable under the Zoning Ordinance because the rear wall and the side wall toward Atlantic Street would be only one foot from the rear and side property lines, respectively, instead of the 3 feet stipulated by Section 7B-1 and 2 of the Ordinance; the proposed building in the rear yard would occupy about 1000 square feet of that yard instead of the 600 square feet limit imposed by Section 18; the proposed building together with the existing apartment house on the lot would occupy an area of about 2540 square feet instead of the maximum allowed area of 2020 square feet, the latter figure representing 40% of the area of the lot stipulated by Section 7B 7; as applied to the R-6 Residential Zone in which the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Ben B. Wilson

Chairman

S

Frank B. Vartenian, Estate
Hilda B. Vartenian, Executrix

No objection

I have no objection
of Mr. Peggia build
ing a three car
Garage Thank you
Mrs Rebecca Leman

6-27-57

We grant permission to
Mr. Buggy to build or repair
on his property adjacent
to ours.

signed,

Joseph Naggi

Marilla R. Naggi

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 25, 1957

Mr. Augustino R. Breggia
84 Congress Street
Portland, Maine

Dear Mr. Breggia:

The Board of Appeals will hold a public hearing
in the Council Chamber at City Hall, Portland, Maine, on
Friday June 28, 1957, 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 this appeal.

BOARD OF APPEALS

Ben. B. Wilson

Chairman

S

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

June 25, 1957

Frank L.ckran Vartanian, Devs.
90 Congress Street
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, June 26, 1957, at 10:30 a.m. to hear the appeal of Augustine R. Breggia requesting an exception to the Zoning Ordinance to permit construction of a 3-car one-story concrete block garage at 86 Congress Street. This permit is not issuable under the Zoning Ordinance because the rear wall and the side wall toward Atlantic Street would be only one foot from the rear and side property lines, respectively, instead of the 3 feet stipulated by Section 7B-1 and 2 of the Ordinance; the proposed building in the rear yard would occupy about 1000 square feet of that yard instead of the 600 square feet limit imposed by Section 18; the proposed building together with the existing apartment house on the lot would occupy an area of about 2540 square feet instead of the maximum allowed area of 2020 square feet, the later figure representing 40% of the area of the lot stipulated by Section 7B 7; as applied to the R-6 Residential Zone in which the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Ben B. Wilson

Chairman

S



RG. RESIDENCE ZONE ~~BI BUSINESS ZONE~~

APPLICATION FOR PERMIT

Class of Building or Type of Structure 1-st class
Portland, Maine, June 19, 1957

PERMIT ISSUED

JUL 10 1957

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect after ~~repair~~ ~~demo~~ ~~inst~~ 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 ~~86~~ 86 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Augustine R. Breggia, 84 Congress St. Telephone 5-1882
Lessee's name and address Telephone
Contractor's name and address not let Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building 3-car garage No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot tenement
Estimated cost \$ 4,000 Fee \$ 5.00

General Description of New Work

To demolish existing frame garage 36' x 50'
To construct 3-car concrete block garage 30' x 36'

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

Original plans submitted with application

Permit Issued with Letter

Appeal sustained 7/1/57

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 owner

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work? yes
Height average grade to top of plate Height average grade to highest point of roof 12'
Size, front 36' depth 28' below grade? solid earth or rock? earth
Material of foundation concrete wall 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) 2x4-24" 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 6, to be accommodated 3 number commercial cars to be accommodated 1
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED: *Letter by agj*

Miscellaneous

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

by: *Augustine R. Breggia*



R6 RESIDENCE ZONE

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1
Portland, Maine, Sept. 17, 1957

PERMIT ISSUED

SEP 18 1957

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 57/1042 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 R. 86 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Augustine Breggia, 84 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address Joseph Bowser, Ocean View Road Telephone TU-3-6016
Architect Plans filed Yes No. of sheets 4
Proposed use of building 3-car garage No. families
Last use No. families
Increased cost of work Additional fee .50

Description of Proposed Work

To construct parapet wall as per plan.

Details of New Work permit to owner

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 (60% side 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: Albert J. Sears Deputy Inspector of Buildings

Signature of Owner by Augustine R. Breggia

Approved: 9/18/57 Inspector of Buildings

INSPECTION COPY CS. 105

AP - 86 Congress St.

July 25, 1957

Mr. Augustine R. Breggia,
84 Congress Street

Copy to: Mr. Philip P. Snow,
477 Congress St.

Dear Mr. Breggia:

Appeal under the Zoning Ordinance having been sustained, building permit for demolition of existing wood frame garage and construction of a concrete block garage in its place is issued herewith based on plans filed with application for permit but subject to condition that before notification is given for check of forms and location prior to pouring of concrete for foundation walls, the following information is to be furnished on revised plans:

1. Show parapet walls at least 12 inches high on walls of building which are to be only one foot from lot line.
 2. Indicate how roof is to be drained and where water from roof is to be deposited.
- } O.K.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/H



APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure

JUL 26 1957

61042

Portland, Maine

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Within Fire Limits? Dist. No.
Owner's name and address Telephone
Lessee's name and address Telephone
Contractor's name and address Telephone
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$

General Description of New Work

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size?
Corner posts Sills 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:
[Signature lines]

Miscellaneous

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

INSPECTION COPY

Signature of owner

NOTES

9/21/57 - Talked over
 drawing problem and
 got it with foreman
 S.S.
 10/7/57 - wall up
 roof trusses in
 S.S.
 11/5/57 - nearly finish
 S.S.
 11/27/57 - m. in case
 except for hanging doors
 S.S.

Permit No. 57/1042
 Location P. H. Corporation
 Owner Augustus Bergman
 Date of Permit 7/26/57
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice