

94 CONGRESS STREET

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 92-94 Congress Street

Issued to Ronald Stultz, 9 Willis Street

Date of Issue July 27, 1971

This is to certify that the building, premises, or part thereof, at the above location, built ~~erected~~
~~changed as to use~~ under Building Permit No. 71/541, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Retail store

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7/27/71 *M. J. Wood*
(Date) Inspector

R. J. Quinn
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

July 14, 1971

Mr. Ronald Stultz,
9 Willis Street

Dear Mr. Stultz:

We are still holding an amendment for framing of the roof of the building at 92-94 Congress Street. We cannot issue the Certificate of Occupancy for this store until the fee of \$3.00 has been paid.

Very truly yours,

A.Allan Soule
Assistant Director

c



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 71
Portland, Maine, July 6, 1971

PERMIT ISSUED

JUL 27 1971

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 71/541 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 92-94, Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Ronald Stultz, 9 Millis St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Roger Vaillancourt, 385 Methodist Rd., Westbrook Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building Retail store No. families _____
Last use _____ No. families _____
Increased cost of work _____ Additional fee 3.00

Description of Proposed Work

Pa 7/27/71

To change from trussed roof to 2x6 ~~rafter~~ rafters, 16" O.C., 10' span.

and for 44'

~~By [Signature] under Seal~~
~~By [Signature] under Seal~~

Details of New Work ^{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 (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: _____

Signature of Owner Ronald Stultz

Approved: A. G. [Signature]

Inspector of Buildings

INSPECTION COPY
CS-105

92-94 Congress Street

May 14, 1971

cc to: Roger Vaillancourt
385 Methodist Road, Westbrook

Ronald Stultz
9 Willis Street

Dear Mr. Stultz:

Building permit to construct a 1-story frame retail store 20' x 24' as per plans filed with the application is being issued with the understanding that any new openings in the exterior walls not shown on the plans (except for the bathroom window) will require an amendment from this department. It is also necessary that the actual installer of gas heat will need to apply for a building permit here at this office.

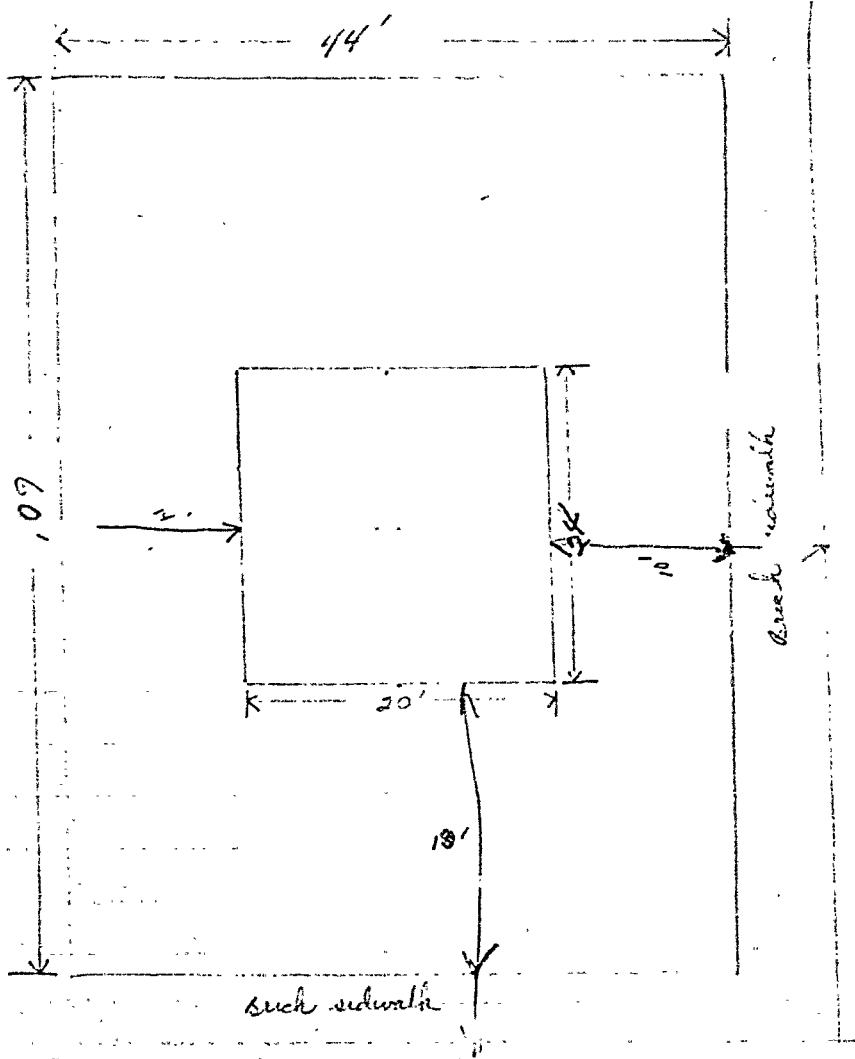
The exterior walls on the studding will need to be covered with 15 lb. felt before Texture 111 is applied.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:km

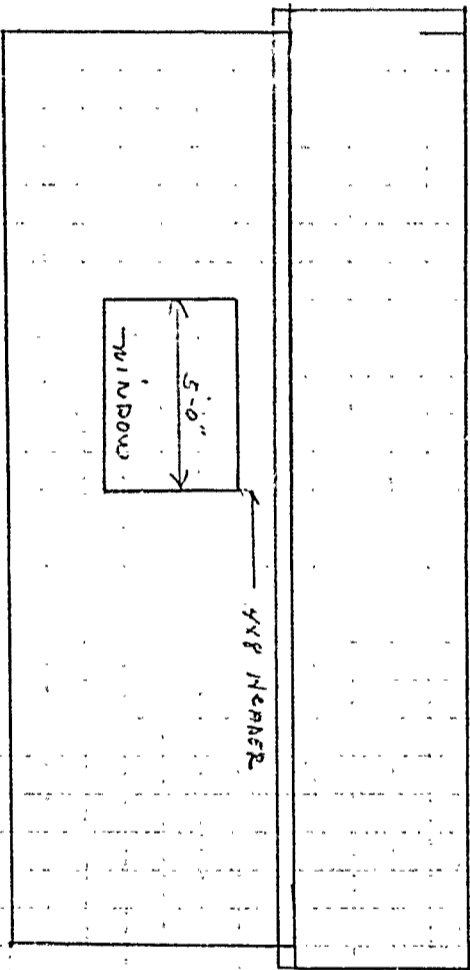
LOT 92-94 CONGRESS ST PORTLAND, ME



ATLANTIC ST.

#92-94 CONGRESS ST.

PROPOSED BUILDING
RONNIE STULTZ



RECEIVED
MAY 14 1971
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
Department of Building Inspection

92-94 Congress Street

May 10, 1971

cc to: Roger Vaillancourt
385 Methodist Road
Westbrook

Ronald Stultz
9 Willis Street

Dear Mr. Stultz;

We will need more information before we can continue checking your application to construct a 1-story frame retail store, 20' x 20' at the above location.

1. Will this building as required be located 10' from the street line of Atlantic Street? *yes*

2. We will need a layout plan. This plan will need to show the arrangement of the store, such as; shelves for canned goods or counters freezer units or anything else you might have so that we will have a basis for calling this a retail store. Due to the fact you have asked for a Dairy Joy at this location which has been denied by the Appeal Board, if we are to call it a retail store, we will need some basis for doing this.

3. We will need a floor plan showing the floor joists, girders, etc. as well as a roof plan showing rafters and how these members are to be supported. *o.k.*

4. What will the foundation be for this building? *Concrete Frost wall 8" thick*

5. What will the pitch of this roof be? *5/12 pitch*

6. How will this building be heated? *gas fan*

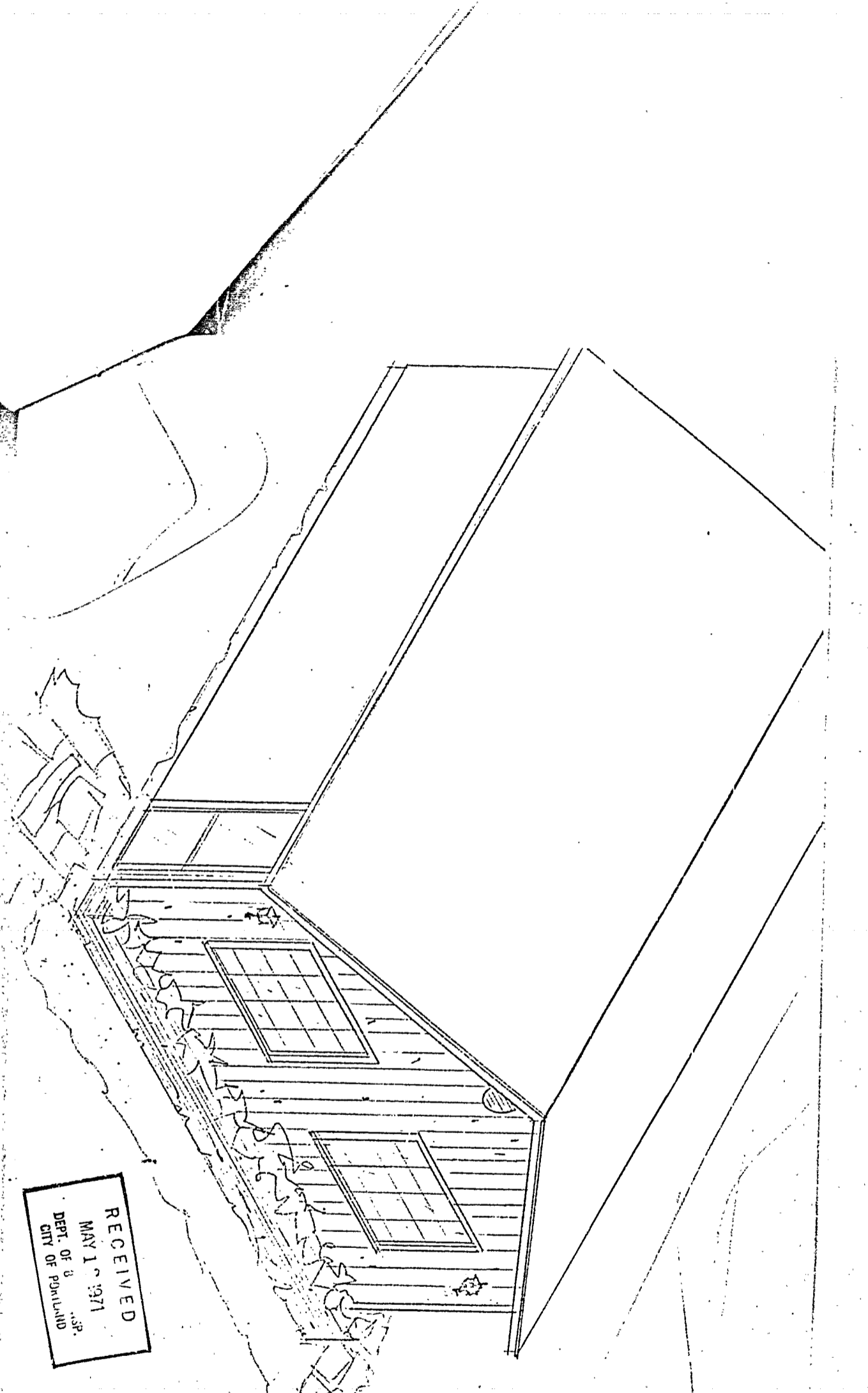
7. We will need to know the type of sill that will be used, the size, etc. *4x4"*

8. How is this building to be sheathed? What is the spacing of the floor joists? *TEXTURE III - Concrete floor 4" thick SUB*

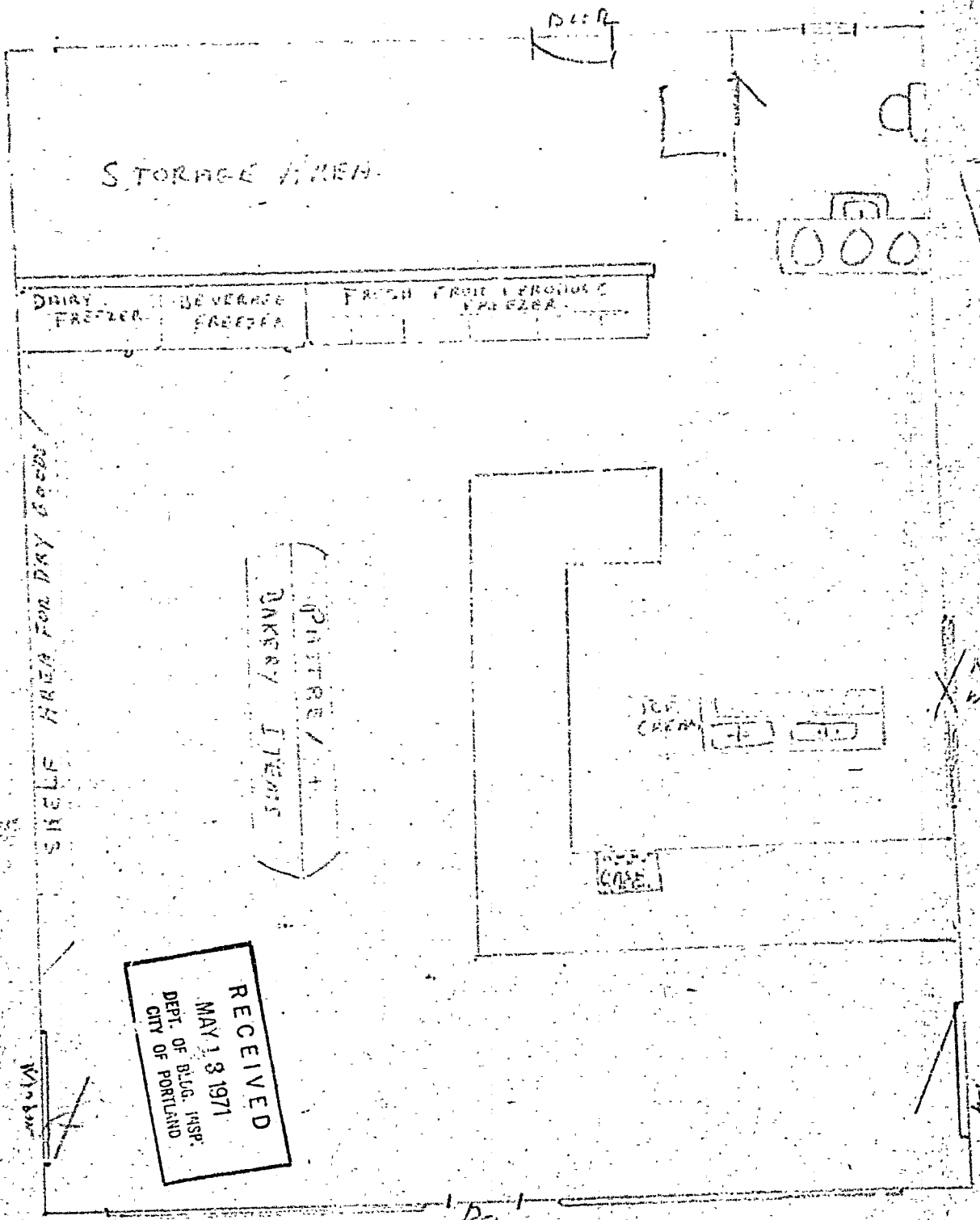
9. Your plans say that the roof will be covered with 15 lb. felt, called 60 lb. Artic, rolled roofing, I assume this is the asphalt type and bears the Underwriters label.

RECEIVED
MAY 12 1971
DEPT. OF B
CITY OF PORTLAND

Very truly yours,
A. Allan Soule
Assistant Director



RECEIVED
MAY 1 1971
DEPT. OF
CITY OF PORTLAND



STORAGE AREA

DAIRY FREEZER BEVERAGE FREEZER FRESH FRUIT & VEGETABLES FREEZER

SHELF AREA FOR DRY GOODS

PASTRY / DAIRY ITEMS

ICE CREAM

CANS

NO. 100

RECEIVED
MAY 13 1971
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

DOOR

d

000

DOOR

DOOR

92-94 Congress Street

May 10, 1971

Ronald Stultz
9 Willis Street

774-3652

cc to: Roger Vaillancourt
385 Methodist Road
Westbrook

Dear Mr. Stultz;

We will need more information before we can continue checking your application to construct a 1-story frame retail store, 20'x20' at the above location.

1. Will this building as required be located 10' from the street line of Atlantic Street?
2. We will need a layout plan. This plan will need to show the arrangement of the store, such as; shelves for canned goods or counters freezer units or anything else you might have so that we will have a basis for calling this a retail store. Due to the fact you have asked for a Dairy Joy at this location which has been denied by the Appeal Board, if we are to call it a retail store, we will need some basis for doing this.
3. We will need a floor plan showing the floor joists, girders, etc. as well as a roof plan showing rafters and how these members are to be supported.
4. What will the foundation be for this building?
5. What will the pitch of this roof be?
6. How will this building be heated?
7. We will need to know the type of sill that will be used, the size, etc.
8. How is this building to be sheathed? What is the spacing of the floor joists?
9. Your plans say that the roof will be covered with 15 lb. felt, called 60 lb. Artic, rolled roofing, I assume this is the asphalt type and bears the Underwriters label.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m



E1 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, May 7, 1971

PERMIT 130173

MAY 14 1971

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 92-94 Congress Street

Owner's name and address Ronald Stultz, 9 Ellis St. Within Fire Limits? _____ Dist. No. _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Roger Vaillancourt, 325 Methodist Rd., Westbrook, Maine Telephone _____

Architect _____ Telephone _____

Proposed use of building Retail store Specifications Westbrook, Maine Plans yes No. of sheets 4

Last use _____ No. families _____

Material _____ Heat _____ Style of roof _____ No. families _____

Other buildings on same lot _____ Roof _____

Estimated cost \$ 3500.

General Description of New Work

To construct 1-story frame retail store 20' x ^{21'}40' 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** owners

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? yes 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 6" Roof covering _____ Kind of heat _____ fuel _____

No. of chimneys _____ Material of chimneys _____ of lining _____

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 floor roof span over 8 feet. _____

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

On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 12

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? yes

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

APPROVED:

R.K. - 511471 - Gilbert W. Keller

CS 301

INSPECTION COPY

Signature of owner Ronald Stultz

NOTFS

Permit No. 71/541

Location 94 Campbell St

Owner Ronald Holtz

Date of permit 5/14/71

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 7/27/71

Staking Over-Notice 2/18/71

Form Check Notice

6/3/71 GAVE PERMISSION
 TO DOA FOUNDATION M&U.
 6/15/71 CONCRETE FLOOR
 POWRED M&U.
 6/24/71 ROILING UP NOT
 CLOSED IN 4x4 SILL S
 USED NO COLLAR GIRTS M&U.
 ADVISED CONTRACTOR TO
 GET AN AMENDMENT AND
 SUBMIT NEW PLANS SHOWING
 LOCATION OF WINDOWS &
 DOORS A/O TRUSSES ^{USED} M&U.
 6/29/71 GAVE PERMISSION
 TO CLOSE IN M&U.

#15 Bd 4/16/71

Revised 4/29/71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Morris Block, owner of property at 92-94 Congress St.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions
of said Ordinance to permit: and certificate of occupancy to construct a one story
building at the above named location for refreshment stand (Dairy Queen). This permit
is not issuable under the Zoning Ordinance because the property is located in a B-1
Business Zone where the proposed use is not allowable under the provisions of
Section 602.8.A.8 of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals
finds that the strict application of the provisions of the Ordinance would result
in undue hardship in the development of property which is inconsistent with the
intent and purpose of the Ordinance; that there are exceptional or unique circum-
stances relating to the property that do not generally apply to other property in
the same zone or neighborhood, which have not arisen as a result of action of the
applicant subsequent to the adoption of this Ordinance whether in violation of the
provisions of the Ordinance or not; that property in the same zone or neighborhood
will not be adversely affected by the granting of the variance; and that the granting
of the variance will not be contrary to the intent and purpose of the Ordinance.

Morris Block
APPELLANT

DECISION

After public hearing held April 29, 1971, the Board of Appeals finds that
all of the above conditions do not exist with respect to this property and that
a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning
Ordinance should not be granted in this case.

Frank S. Hall
Harry M. Alway
W. B. Kucharski
Board of Appeals

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 16, 1971

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, April 29, 1971 at 4:00 p.m. to hear the appeal of Ronald Stultz requesting an exception to the Zoning Ordinance to permit the constructing of a 1-story building for refreshment stand (Dairy Queen) at 92-94 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where the proposed use is not allowable under the provisions of Section 602.8.A.8 of the Ordinance.

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

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

CITY OF PORTLAND, MAINE

Legal Department
209 City Hall
Portland, Maine 04111



Adrienne DiDonato
19 North St.
Portland, Maine 04101

- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

1309

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 16, 1971

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, April 29, 1971 at 4:00 p.m. to hear the appeal of Ronald Stultz requesting an exception to the Zoning Ordinance to permit the constructing of a 1-story building for refreshment stand (Dairy Queen) at 92-94 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where the proposed use is not allowable under the provisions of Section 602.8.A.8 of the Ordinance.

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

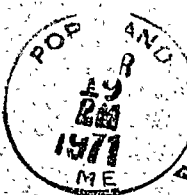
All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

CITY OF PORTLAND, MAINE

Legal Department
208 City Hall
Portland, Maine 04111



RECEIVED BY WRITER
CHECKED
Unclaimed
Unknown
Insufficient address
Moved, left no address
No such post office in state
Do not return in this envelope

Deceased

Bessie G. Feldman Devs.
119 Congress St.
Portland, Maine 04101

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 16, 1971

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, April 29, 1971 at 4:00 p.m. to hear the appeal of Ronald Stultz requesting an exception to the Zoning Ordinance to permit the constructing of a 1-story building for refreshment stand (Dairy Queen) at 92-94 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where the proposed use is not allowable under the provisions of Section 602.8.A.8 of the Ordinance.

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

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

CITY OF PORTLAND, MAINE
Legal Department
208 City Hall
Portland, Maine 04111

RETURNED TO WRITER
REASON CHECKED
Unclaimed Refused
Unknown
Insufficient address
Moved, left no address
No such post office in state
Do not return in this envelope

*No such name
105 name*

Max Brown Devo.
77 Atlantic St.,
Portland, Maine 04101



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 16, 1971

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, April 29, 1971 at 4:00 p.m. to hear the appeal of Ronald Stultz requesting an exception to the Zoning Ordinance to permit the constructing of a 1-story building for refreshment stand (Dairy Queen) at 92-94 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a E-1 Business Zone where the proposed use is not allowable under the provisions of Section 602.8.A.6 of the Ordinance.

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

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

CITY OF PORTLAND, MAINE

Legal Department
208 City Hall
Portland, Maine 04111



- Moved, left no address
 - No such number
 - Moved, not forwarding
 - Addressee unknown
- B107*

Congress Street Methodist Episcopal Church
35 North St.,
Portland, Maine 04101

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 16, 1971

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, April 29, 1971 at 4:00 p.m. to hear the appeal of Ronald Stultz requesting an exception to the Zoning Ordinance to permit the constructing of a 1-story building for refreshment stand (Dairy Queen) at 92-94 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where the proposed use is not allowable under the provisions of Section 602.8.A.8 of the Ordinance.

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

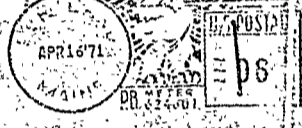
All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

CITY OF PORTLAND, MAINE

Legal Department
208 City Hall
Portland, Maine 04111



Wallace Swall Hill Devs. & Flora Blanche Hrs.
9 Lafayette St.
Portland, Maine 04101

Allowed, but no address
 No such recipient
 Moved, not forwarding
 Addressed incorrectly

R. J. [unclear]
BY [unclear] 4/27/71

Ronald Stultz
9 Willis St.
Portland, Maine 04101

April 26, 1971

April 29, 1971

cc: Roger Vaillancourt

File

92-94 Congress Street

April 15, 1971

Ronald Stultz
9 Willis Street

cc to: Corporation Counsel
cc to: Roger Vaillancourt
385 Methodist Road, Westbrook

Dear Mr. Stultz:

Building permit and certificate of occupancy to construct a one story building at the above named location for refreshment stand (Dairy Queen) is not issuable under the Zoning Ordinance because the property is located in a B-1 Business Zone where the proposed use is not allowable under the provisions of Section 602.8.A.8 of the Ordinance.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time this appeal is filed.

Very truly yours,

Malcolm Ward
Building Inspection Department.

MW:m

1-94 Congress St.
1 story frame bldg.
B-1

5/12/71 NEW

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - NEW
- ✓ Zone Location - B-1
- Interior or corner lot -
- ✓ 40 ft. setback area (Section 21) - NO 5/12/71
- Use - RESTAURANT (Retail Store - O.K)
- ✓ Sewage Disposal - PUBLIC
- ✓ Rear Yards - 30' - 50' REQ.
- ✓ Side Yards - 10' - 14' - 10' REQ.
- ✓ Front Yards - 10' - 10' REQ.
- ✓ Projections - NONE
- ✓ Height - 1 STORY
- ✓ Lot Area - 2640^{sq}
- ✓ Building Area - 400^{sq}
- Area per Family -
- Width of Lot -
- ✓ Lot Frontage - 44'
- ✓ Off-street Parking - 4
- Loading bays -



BI BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, April 14, 1971

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 92-94 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Ronald Stultz, 9 Willis St. Telephone 774-3652
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Roger Vaillancourt, 385 Methodist Road Westbrook Telephone 854-8870
 Architect _____ Specification _____ Plans yes No. of sheets 4
 Proposed use of building Dairy Queen (takeout) and _____ No. families _____
 Last use _____ No. families _____
 Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ _____
 Estimated cost \$ _____

General Description of New Work

To construct 1-story frame building 20' x 20' (Dairy Queen)

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal denied 4/29/71

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 _____
 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 _____
 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

Ronald Stultz

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

by: Ronald Stultz

fm

Permit No. 711
Location 92-94 Angus St
Owner Ronald Stultz
Date of permit _____
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

Vertical lined area for notes.

94 Congress Street

July 6, 1970

cc to: City Manager's Office
cc to: Corporation Counsel

Mr. Morris Block
99annah Avenue

Dear Mr. Block:

Over one and a half years has passed since your fire of December, 1968 at the above address. At the time of the fire, when you were asked to demolish the building and fill the cellar hole, you requested that you would like to leave it cleared but open so that you could possibly build another structure on the same location. This office allowed you to put a temporary barrier around the cellar hole. As no new construction has transpired, and the fence is now deteriorating to the point where the cellar hole is a public nuisance I am requesting that it be filled with solid fill and gravel by July 15, 1970.

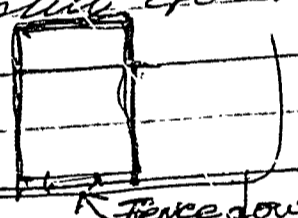
Very truly yours,

R. Lovell Brown
Director, Building & Inspection Services

RLB:m

7-6-70

Gate is still open.
Fence in front is
still down.



High
Si

6/11/70
FROM THE DESK OF
ROBERT LOVELL BROWN

Hu.

KEEP A RECORD ON
94 CONGRESS -

MR. BLOCH SAYS
HE WILL FILE CLAIM
IN BY - 6/16/70 -
IF NOT BY THEN -
GIVE ME A MEMO.

From the desk of —
A. Allan Soule

619176

Bob—

This cellar opening has
not been filled in. — Fence
now falling down says Hugh.
See letter 117170 — Allan

From the desk of —
A. Allan Soule

5/1/70

Hugh —

Check 94 Congress
H. to see if letter opening
is filled in. Report to
me. —
5-4-70 Allen
Not filled - Forward in OK.

94 Congress St.

Jan. 7, 1970

Morris Block
99annah Avenue

Dear Mr. Block:

Your appeal to construct 1-story masonry building (store) 42'4" x 56'4" at the above named location has expired. Sec.602.25L of the Zoning Ordinance states that if work is not commenced within six months of the date (3/13/69) on which the appeal is granted it will expire.

On May 27, 1969 you told this office that you was uncertain of your plans to rebuild. It would seem, due to the length of time since you planned to rebuild that you have probably decided not to erect a building on this lot. If you do not have definite plans we must now consider this cellar opening as an abandoned opening. Section 1101.2.3 of the Building Code states that such an opening shall be filled in with solid, compact, non-cumbustible, non-decaying material to the level six inches below the level of the surrounding grade and the remaining six inches shall be filled with gravel, sand, earth or similar material to the level of the surrounding grade.

We realize that this time of year is not the best for this kind of work but this opening should be filled in at the earliest possible date and certainly before April 30, 1970. Our inspector reports that the fence you have erected around this cellar opening is in good condition on this date which is sufficient for the present.

Very truly yours,

A. Allan Soule
Assistant Director, Building Inspector Dept.

AAS:im

5/6/70 - Mrs. Block said a man was looking at it today & should be done shortly. I will wait 10 more days. Date 4/13/70
stands - Allan

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

November 22, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City of Portland, Maine on Thursday, December 2, 1971 at 4:00 p.m. to hear the appeal of Ron Stultz requesting an exception to the Zoning Ordinance to permit the erecting of a double faced detached pole sign 5' x 6' with the top 15' from the ground to be located at 92-94 Congress Street.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) The property is located in a B-1 Business Zone where detached signs and signs advertising goods by trade name are not allowable. (Section 602.164a). (2) The sign which is to be located about one ft. back from Congress St. would be an unlawful encroachment upon the 10 ft. front yard setback area required by Sec. 602.8C.3 for that part of Congress St. (3) The sign will be located within the corner clearance area contrary to Sec. 602.19M which requires that no obstruction more than 3½' high be located within a triangle formed by a line intersecting the street lines of the intersecting streets at points 25' from the corner.

This appeal is taken under Sec. 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Chairman

BOARD OF APPEALS

Pa 11/18/71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Ron Stults, owner of property at 93-94 Congress St.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals for a variance from the provisions
of said Ordinance to permit the erecting of a double faced detached pole sign
5' x 6' with the top 15' from the ground to be located on the premises. This
permit is presently not issuable under the Zoning Ordinance for the following
reasons: (1) The property is located in a E-1 Business Zone, where detached
signs and signs advertising goods by trade name are not allowable. (Sec. 602.164A
(2) The sign which is to be located about one ft. back from Congress St. would
be an unlawful encroachment upon the 10 ft. front yard setback area required
by Sec. 602.6012 for that part of Congress St. (3) The sign will be located
within the corner clearance area contrary to Sec. 602.19M which requires that
no obstruction more than 4' high be located within a triangle formed by a
line intersecting the street lines of the intersecting street at points 25'
from the corner.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals
finds that the strict application of the provisions of the Ordinance would result
in undue hardship in the development of property which is inconsistent with the
intent and purpose of the Ordinance; that there are exceptional or unique circum-
stances relating to the property that do not generally apply to other property in
the same zone or neighborhood, which have not arisen as a result of action of the
applicant subsequent to the adoption of this Ordinance whether in violation of the
provisions of the Ordinance or not; that property in the same zone or neighborhood
will not be adversely affected by the granting of the variance; and that the granting
of the variance will not be contrary to the intent and purpose of the Ordinance.

Ronald Stults
APPELLANT

DECISION

After public hearing held December 2, 1971, the Board of Appeals finds that
all of the above conditions do not exist with respect to this property and that
a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning
Ordinance should not be granted in this case.

W. B. K... ..
Harry M.
W. Cecil
Board of Appeals

PERMIT TO INSTALL PLUMBING

Address 94 Longwood St. PERMIT NUMBER 682

Installation For: _____

Owner of Bldg.: Ronald Schultz

Owner's Address: Sauk

Plumber: Andrew M. Masiwala Date: 7/28/71

Date Issued 7/28/71
Portland Plumbing Inspector
By ERNOLD R. GOODWIN

App. First Insp. 7/29/71
Date WALTER H. WALLACE
By DEPUTY PLUMBING INSPECTOR

App. Final Insp. 7/29/71
Date WALTER H. WALLACE
By DEPUTY PLUMBING INSPECTOR

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

NEW	REPL	NO.	FEE
		<u>71 Church St. Westbrook</u>	
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
<u>1</u>		HOT WATER TANKS	<u>2.00</u>
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL			<u>2.00</u>

Building and Inspection Services Dept.; Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55044
 Issued 6/17/71
 June 17, 1971

Portland, Maine

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 Ronald Stultz Tel. 774-3652
 Contractor's Name and Address Stultz Elec. - Westbrook Tel. 854-2501
 Location 92-94 Congress St Use of Building Variety Store
 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 6 Plugs 10 Light Circuits 3 Plug Circuits 4
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) 32'
 SERVICE: Pipe 2" Cable _____ Underground _____ No. of Wires 3 Size 3/0
 METERS: Relocated _____ Added _____ Total No. Meters 1
 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 1 Watts 3300 Brand Fee _____ Size and No.) _____
 Elec. Heaters 1 Watts 4500 _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence _____ 19. Ready to cover in _____ 19. Inspection _____ 19. will call
 Amount of Fee \$ 7.00 Signed Stultz Electric Works
R. Stultz

DO NOT WRITE BELOW THIS LINE

SERVICE METER _____ GROUND _____
 VISITS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____
 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____

REMARKS:

INSPECTED BY F. H. [Signature] (OVER)

LOCATION Cong. ST 92-94
 INSPECTION DATE 6/30/77
 WORK COMPLETED 6/30/77
 TOTAL NO. INSPECTIONS 1
 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	

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Fee paid 2/24/69
\$500

Granted 3/13/69
69/14

Morris Block, owner of property at 94 Congress Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: construction of a
one-story masonry building 42'4" x 56'4" for a retail store. This permit is presently
not issuable under the Zoning Ordinance for the following reasons: (1) This building
will abut the front lot line instead of providing the 10' front yard as required under
Section 602.8C.3 of the Ordinance in the B-1 Business Zone in which this property is
located; (2) a minimum side yard of 10' is required along Atlantic Street instead of
only 4' as proposed and a side yard of at least 3' is required along the left side
where it abuts a private lot line instead of the 1'8" as proposed.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find
that enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent and
purpose of the Ordinance.

Morris Block
APPELLANT

DECISION

After public hearing held March 13, 1969, the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent
and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Franklin D. Hinckley
Harry M. Shurt
Edith L. Young

DATE: March 13, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MORRIS BLOCK

AT 94 Congress Street

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

BOARD OF APPEALS

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

	YES	VOTE	NO
	(X)		()
	(X)		()
	(X)		()

Record of Hearing

March 10, 1969

Mr. Morris Block
99 Vannah Ave.
Dear Mr. Block:

March 13, 1969

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 10, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, March 13, 1969 at 4:00 p.m. to hear the appeal of Morris Block requesting an exception to the Zoning Ordinance to construct a one-story masonry building for a retail store at 94 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because: (1) the building will abut the front lot line instead of providing the 10' front yard as required under Section 602.80.3 of the Ordinance in the B-1 Business Zone in which this property is located; (2) the building is proposed only 4" from Atlantic Street instead of a side yard of 10' required under Section 602.80.2 of the Ordinance and a side yard of at least 3' is required along the left side where it abuts private lot line instead of the 1'8" proposed.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

H

cc: Ralph T. Smith
144 Holm Ave.

Portland Renewal Authority
City Hall

94 Congress St.
corner of 99-103 Atlantic Street

Feb. 20, 1969

Korris Block
99annah Avenue

cc to: Kibler & Storer, 74 Main St., Yarmouth
cc to: Corporation Counsel

Dear Mr. Block:

Building permit to construct a 42'4" x 56'4", 1-story masonry building for retail store use on existing foundation at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. This building will abut the front lot line instead of providing the 10' front yard as required under Section 602.8C.3 of the Ordinance in the B-1 Business Zone in which this property is located.

2. Under Section 602.8C.2 of the Ordinance a minimum side yard of 10' is required along Atlantic Street instead of only 4" as shown, and a side yard of at least 3' is required along the left side where it abuts private lot line instead of the 1'8" asked for.

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 in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

It is understood that no part of this building is to project over the street line. Before the appeal date we will need a plan showing the elevation of this building.

Very truly yours,

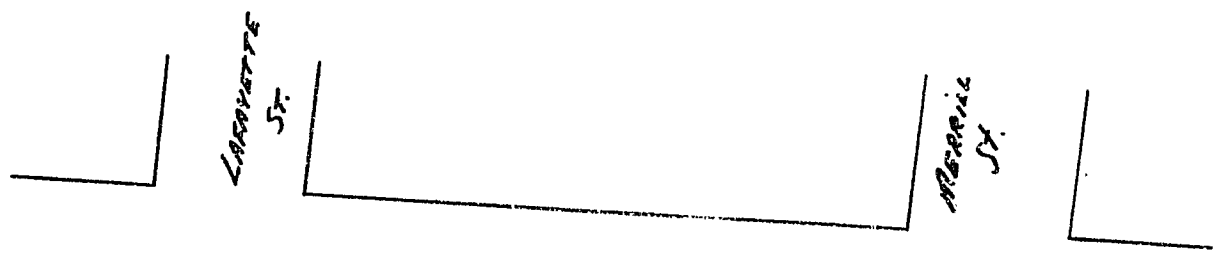
A. Allan Soule
Assistant Director of Building Inspection

AAS:m

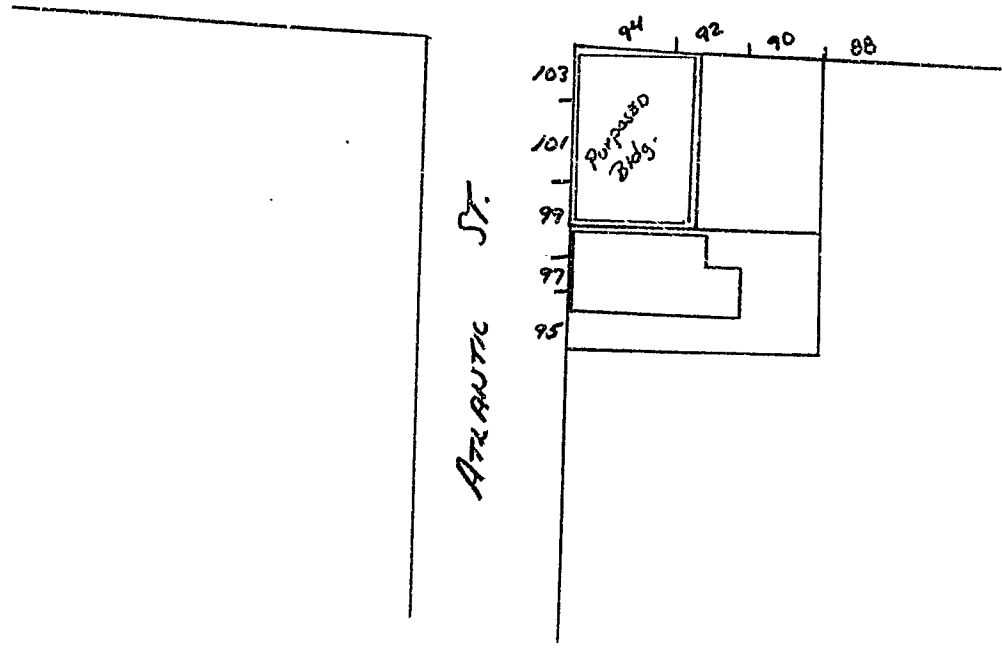
Congress St.

2/20/69

Ed



Congress ST



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Morris Block
94 Congress St.
Portland Maine

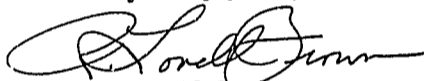
December 16, 1968

With relation to permit applied for to demolish a building or portion of building at #94 Congress St. it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,



R. Lovell Brown
Director

h

Eradication of this building has been completed.

Contractor: Ralph Romano Jr.

55 Frederic St.





BI BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third-Class
Portland, Maine, December 16, 1968

PERMIT ISSUED
1300
DEC 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 94 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Morris Block, 99 Vannah Ave. Telephone
Lessee's name and address David Gillman, 48 Kenwood St. Telephone
Contractor's name and address Ralph Romano Jr., 55 Frederic St. Telephone
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use Store & Apts. No. families 2
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To demolish 3-story frame building.

Sent to Health Dept. 12/16/68
Rec'd from Health Dept. 12/16/68

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

Land to be used for future construction.

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-99 Vannah Ave.

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:

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

Morris Block

CS 301
INSPECTION COPY

Signature of owner by: Morris Block

NOTES

Feb 25, 69
Completed
[Signature]

~~[Lined area]~~

Permit No. *6811300*
Location *94 Oregon St.*
Owner *Merwin W. Black*
Date of permit *12/16/68*
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Saking Out Notice _____
Form Check Notice _____

~~[Lined area]~~

Re: 94 Congress Street
Damage to building by fire

December 13, 1968

Mr. Morris Block:
99 Wannah Avenue

cc: Corporation Counsel
cc: Jack Baxter, Administrative
Assistant to City Manager
cc: Health Department
cc: Fire Department

Dear Mr. Block:

This letter is to notify you that the above building damaged by fire shall be demolished at once and the cellar hole filled with solid fill after debris has been removed.

This is in accordance with the Building Code - Section 206 - "Dangerous Buildings & Structures", which states "Section 206.1 - Whenever any building is deemed to be immediately dangerous to persons or property, the Inspector shall notify the owner of the dangerous condition. Section 206.1.2 The Inspector may order the owner to correct the dangerous condition."

As this is a dangerous condition work should start immediately and a time limit of December 24, 1968 is set for final completion.

Very truly yours,

R. Lovell Brown
Director

RMB/h

Delivered this 13th Day of December, 1968

Stephen M. Rastey
Courier
5-20 P.M.

Colt.67/46 -94 Congress St.

March 29, 1968

Morris Block
99 Vannah Avenue

cc to: David Gilman, 94 Congress Street
cc to: Fire Department
cc to: Carroll Construction, 37 William Street

Dear Mr. Block:

So much controversy has developed over the situation at 94 Congress Street that it seemed best we spelled out the problem up to now.

1. The fire department reports that incinerator must be repaired or replaced.

2. If unsure about leakage of smoke from chimney have a "smoke test" performed.

Very truly yours,

Earle S. Smith
Field Inspector

ESS:m

ES

Cplt. 94 Congress St.
(67/46)

November 20, 1967

Morris Block
99 Vannah Avenue

cc to: Fire Department
cc to: Carroll Construction Company
37 William Street

Dear Mr. Block:

Inspection of the premises at 94 Congress Street reveals that while the chimney has been rebuilt below first floor the cleanout door and frame is not of cast iron which it must be according to Building Code standards.

Also you have used a temporary wooden puncheon on top of two concrete blocks to support section of first floor. This must be made permanent by the use of a 3 1/2 inch diameter lally column or a 4x6 wooden post on a 4 inch masonry foundation.

Very truly yours,

Earle Smith
Field Inspector

ESS:am

94 Congress St.

Nov. 29, 1967

Morris Block
99annah Avenue

cc to: David Gilman, Block Variety Store, 94 Congress
cc to: Carroll Construction, 37 William Street
cc to: Fire Department

Dear Mr. Block:

While you have repaired the chimney below the first floor it is apparent that smoke somehow filters through the bricks above the first floor into the apartments.

Therefore, it is imperative that you do not use the incinerator until these conditions have been corrected.

Very truly yours,

Earle S. Smith
Field Inspector

ESSP:m

P.S. When the condition has been corrected please notify this office for another inspection.

ES
me
ey
A. S.

94 Congress St.
7-1800
(67)

Nov. 29, 1967

Horris Block
99 Vannah Avenue
Dear Mr. Block:

cc to: David Gilman, Block Variety Store, 94 Congress
cc to: Carroll Construction, 37 William Street
cc to: Fire Department

While you have repaired the chimney below the first floor it is apparent that smoke somehow filters through the bricks above the first floor into the apartments.
Therefore, it is imperative that you do not use the incinerator until these conditions have been corrected.

Very truly yours,

Earle S. Smith
Field Inspector

ES5:m

P.S. When the condition has been corrected please notify this office for another inspection.

Cplt. 94 Congress St.
(87/46)

November 20, 1967

Morris Block
99 Vanneh Avenue

cc to: Fire Department
cc to: Carroll Construction Company
37 William Street

Dear Mr. Block:

Inspection of the premises at 94 Congress Street reveals that while the chimney has been rebuilt below first floor the cleanout door and frame is not of cast iron which it must be according to Building Code standards.

Also you have used a temporary wooden puncheon on top of two concrete blocks to support section of first floor. This must be made permanent by the use of a 3 1/2 inch diameter lally column or a 4x6 wooden post on a 4 inch masonry foundation.

Very truly yours,

Earle Smith
Field Inspector

ESS:m

Cplt. 67/46 - 94 Congress St.

Nov. 9, 1967

Morris Block
99 Vannah Avenue

cc to: New England Fire Rating Bureau
482 Congress Street
cc to: Fire Department

Dear Mr. Block:

The bricks in that section of chimney below the first floor are soft and porous. The entire section below the first floor should be replaced, lined and a cast iron cleanout provided near the bottom.

Where the smokepipe from the boiler enters the other chimney, the smokepipe should be well grouted into chimney.

Very truly yours,

Carlo S. Smith
Field Inspector

ESS:m

E.S. Smith
ly
A-45

CITY OF BOSTON
FIRE DEPARTMENT
COMMUNICATIONS SECTION

Cplt. 67/46 - 94 Congress St.

Nov. 9, 1967

Morris Block
99 Vannah Avenue

cc to: New England Fire Rating Bureau
482 Congress Street
cc to: Fire Department

Dear Mr. Block:

The bricks in that section of chimney below the first floor are soft and porous. The entire section below the first floor should be replaced, lined and a cast iron cleanout provided near the bottom.

Where the smokepipe from the boiler enters the other chimney, the smokepipe should be well grouted into chimney.

Very truly yours,

Earle S. Smith
Field Inspector

ESS:m



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

*N E - R B
482
June*

Location:
94 Congress St.

INSPECTION COPY

COMPLAINT NO. 67/46 Date Received November 7, 1967

Location 94 Congress Street Use of Building (927) *Use of Building*

Owner's name and address Morris Block, 94 Congress St. Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address Fire Dept. Telephone _____

Description: Chimney porous where it connects with incinerator

NOTES: *11/9/67 - bails in that*
The section of chimney below
the 1st floor are soft and porous. The entire
section below the 1st floor should be replaced
lined and a cast iron clearest provided near the
bottom.
When the smokepipe passes the
bails enter the attic chimney the smokepipe
should be well gasketed into chimney.
above was done

To Building Department
REPORT OF FIRE

Date November 5, 1967

Location 94 Congress St.

Construction Wood

Height (Stories) 3

Owner Morris Block

Occupant David Gilman (Store)

Floor of origin Cellar

Cause Porous Chimney

Appx. Damage \$ 60.00

Remarks : Where incinerator is used in
cellar, the chimney is porous.

Fire Dept. By *J. R. Cremo*

R.

Memorandum from Department of Building Inspection, Portland, Maine

A.P.- 94 Congress Street

Dec. 12, 1963

Mr. Clifford Guimond
17 Highland Avenue
South Portland, Maine

cc to: Mr. Morris Block
94 Congress Street

Dear Mr. Guimond:

Building permit for constructing non-bearing partitions in rear of first story and to cut a new doorway in Atlantic Street wall of building at the above named location in order to provide a new exit door to serve the apartments in the upper stories of the building is issued herewith subject to the following conditions:

1. New exit door is to be at least 30 inches wide and is to swing into the building.
2. It is understood that existing concrete steps serving the present exit door are to be extended so as to serve the new doorway.

Very truly yours,

Albert J. Sears
Building Inspection Director

CS-27