

106-108 CONGRESS STREET



Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Vincent Dahlfred, Director of Business & Industrial Development DATE: Feb. 11, 1964
FROM: Albert J. Sears, Building Inspection Director
SUBJECT: Inquiry about Proposed Nursing Home at 106-118 Congress Street, corner of St. Lawrence Street

I will try to summarize in a general way some of the more important requirements of the Zoning Ordinance and Building Code which would be applicable to this proposition. Without more specific information as to size, location, and position of the building on the lot it is impossible, of course, to furnish exact information in this respect.

Under the Zoning Ordinance the major portion of the property in question is in a B-1 Business Zone with the 50 by 100 foot lot at the rear fronting on St. Lawrence Street in an R-6 Residence Zone. A nursing or convalescent home use is an allowable use in both of these types of zones.

B-1 Zone specifications require a minimum setback of 10 feet from the street line (inside edge of sidewalk) of each street and a setback from rear lot line of 20 feet where such line abuts a residential zone. Provision for off-street parking is required on the property at the rate of one space for each 500 square feet or major fraction thereof of the total floor area in building exclusive of cellar.

Under the Building Code, requirements for a Type A Hospital Use would need to be met. This means that any wall closer than 5 feet to a lot line dividing lots of private ownership would need to be constructed for four-hour fire resistance without any openings in it. A solid brick wall at least 8 inches thick or a 12-inch concrete block wall would be needed to meet this requirement. If any wall were to be between 5 and 25 feet from such a property line, it would need to have at least a two-hour fire-resistive rating (8 inch concrete blocks), with fire-resistive windows (metal sash and wire glass) and doors installed on any openings.

If not over two stories high, building could be of Second Class Construction if partitions and floors were to be so constructed as to have at least a one-hour fire-resistive rating, with solid core wood doors 1-3/4 inch thick being used; or it also could be of Unprotected Non-combustible Construction or better. Second Class Construction in general consists of masonry walls and wood joisted floor and roof construction with wood stud partitions. Unprotected Non-combustible Construction may consist of walls of masonry or other incombustible materials, with partition, floor, and roof construction incombustible in nature.

Building would need to be equipped with an automatic sprinkler system and with such a system could not exceed 21,000 square feet in ground area if more than one story high. It would also be necessary for the building not to occupy or cover more than 80 per cent of the area of the lot on which it is located.

While there are numerous other requirements of the Building Code which would need to be met, they are not likely to be of such a nature as to be difficult or unduly expensive to meet.

Albert J. Sears

AJS:m

INQUIRY BLANK

ZONE B-1 + R-6
FIRE LIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date February 10, 1964

Letter
Verbal
By Telephone

LOCATION 106-118 Congress Street,
corner of St. Lawrence St OWNER _____

MADE BY Vincent Blahut, Director of B.I.D. TEL. _____

ADDRESS City Hall

PRESENT USE OF BUILDING _____ NO. STORIES _____

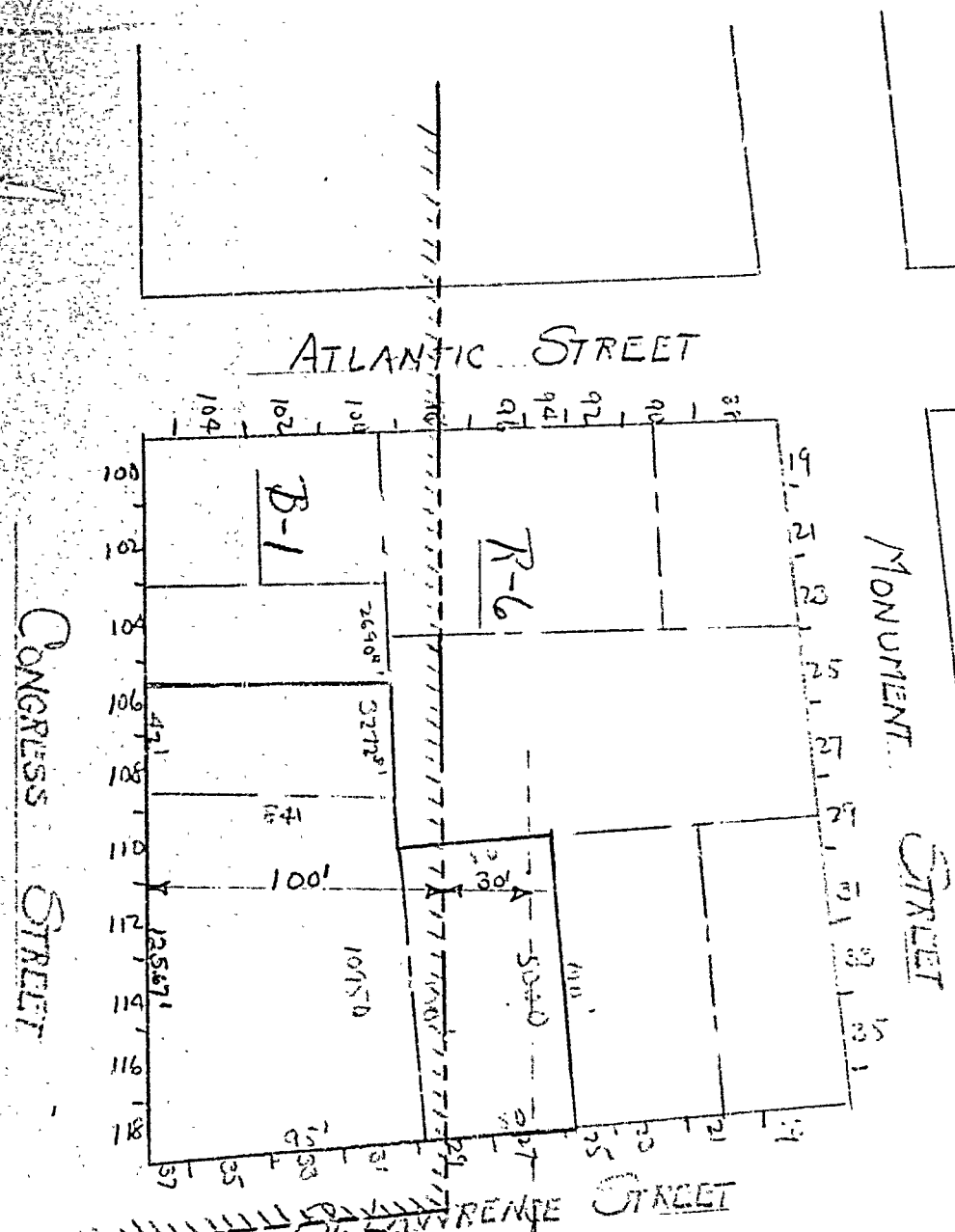
LAST USE OF BUILDING _____ CLASS OF CONSTRUCTION _____

REMARKS _____

INQUIRY 1- How would requirements of zoning Ordinance and Building Code apply to construction of an 80-bed Convalescent or Nursing Home at above named location as shown on attached plan

ANSWER 1- See letter.

DATE OF REPLY 2/11/64 REPLY BY agf



109500'

 50000'

 32772'

 192222'

NURSING HOME IS

 ALLOWABLE IN BOTH

 THE R-6 + B-1 ZONES

Proposed Nursing Home at 106-118 Congress Street, corner
Inquiry by [unclear] & [unclear] 2/10/64

D-1 + R-6 Zones - Use allowable.
Rear yard of 20' required
Front yard of 10' required
Side yard on side street of 10' required
Other side yard not required but if provided must be 3'

Entire lot may take 10-1 provisions
Off street parking - One space 8' x 8'
500 sq ft or major fraction
 thereof of floor area, exclusive of
cellar.

2 - Building Code

Type A Use
Walls closer than 5 ft to lot ^{including lots of private ownership} must
have 4-hr fire resistance without openings
Walls closer than 25 feet to lot lines shall have
2-hr fire resistance with fire resistant windows
allowed.

Building if not over two stories high
and sprinklered may be of 2nd Class
construction if partitions and floors
are made of one-hr fire resistance
using solid core wood doors 1 3/4" thick

Building may not occupy more
than 50 per cent of adjacent lot.
Building must have automatic
sprinkler system
Second Class or Unprotected
non Combustible Const. is limited
to $3 \times 6000 + \frac{6000}{3} = 21,000$ sq ground
area

INQUIRY BLANK

Aug 2

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

ZONE B

FIRE DIST. _____

Date 10/1/52

Verbal
By Telephone

LOCATION 106 Congress OWNER Mrs. Warner + sister

MADE BY Mrs. Fred Warner TEL. 3-5117 2-1158

ADDRESS 12 Pitt

PRESENT USE OF BUILDING 4 apartments

CLASS OF CONSTRUCTION 3rd class NO. OF STORIES 3

REMARKS: Mrs. Warner established in 1938 a beauty parlor in the second floor ^{apt.} front room

and maintained it until about 1947. She lived in the apartment at the time and since
the room has reverted to a living room.

INQUIRY: Can the living room at the front of the second floor apartment be converted
back to a beauty parlor, and what would be the requirements, all hot water to be supplied
from the existing plant in the building?

ANSWER: Research shows this beauty parlor
was there in 1941. Planned then
that it could be reestablished in
same room as far as Bldg. Code
is concerned - Mrs. D

DATE OF REPLY 10/1/52

REPLY BY WMT



APPLICATION FOR PERMIT

Class of Building or Type of Structure. Metal

Portland, Maine, August 21, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 106 Congress Street Within Fire Limits? yes Dist. No. 3
 Owner's name and address B. Kroot, 106 Congress Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use 1 car garage No. families _____
 Material metal No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Tenement? _____ Fee \$.50
 Estimated cost \$ _____

General Description of New Work

To demolish existing 1 car garage

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

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

APPROVED:

Signature of owner

B. Kroot

INSPECTION COPY

Permit No. 46/1531
Location 106 Congress St
Owner B. Kibler
Date of permit 8/21/46
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued

NOTES

9/20/46 - Ins. work
completed
11/25/46 - Work done
2/1

Lined area for notes and signatures, mostly blank.

AP 106 Congress Street-1

August 3, 1946

ATH
ESS
RLT
PF
AJS
HL
DJ
ES

Mr. Benjamin Kroot
106 Congress Street
Portland 3, Maine

Subject: Building permit for construction of outside
wooden stairway at 106 Congress Street

Dear Mr. Kroot:

I have been unable to fully understand the plan, and no time is afforded to look the job over on the ground;--so your good judgement will have to be relied upon to get it built right and in accordance with the Building Code.

No doubt this escape has been ordered on by the Chief of the Fire Department, and we have not checked to see how well it will serve the occupants of the third floor. Presumably there is only one apartment up there and the occupants of it would have ample chance to reach the new fire escape if fire should travel the inside stairs.

The window leading to the roof from third floor is required to afford an opening at least 28 inches high when lower half of sash is way up. If not, the window must be made a swinging casement window.

It is extraordinary that the sloping roof is just the right pitch to accommodate the new outside stairs. Of course the rise and tread of the entire run must be uniform.

It is not clear what the post arrangement is to be at the landing next above the first story piazza floor, nor just what is to be done above the existing roof over the end of existing piazza. Presumably part of the roof is to be removed in order to give the required 6 feet, 4 inches clearance over the lower run of new stairs. Neither is it clear what is to support the remaining portion of the roof.

Though not shown on the plan, the new foundation piers are required to extend at least 6 inches above the ground and the wooden posts are to be anchored to piers by metal dowels or equivalent. Size of piers is not shown, but they are required to be no less than 8 inches by 8 inches at the surface of the ground and no less than 10 inches by 10 inches at the bottom of the pier.

Very truly yours,

Inspector of Buildings

W McD/S

AP 108 Congress Street

July 16, 1916

Mr. Benjamin Kroot
108 Congress Street
Portland 3, Maine

Subject: Application for building permit to build
outside wooden stairway for fire escape at
108 Congress Street and disapproval thereof
by the Chief of the Fire Department.

Dear Sir:

Presumably this proposed means of egress has been ordered by the Chief of the Fire Department under the State Law regulating means of egress in existing tenement houses, at any rate Section 301g4 of the Building Code provides that any device of incombustible material may only be used in lieu of standard metal fire escapes if approved by the Chief of the Fire Department.

Chief Sartom has returned your permit with the notations: "Wooden ladder not approved. Must be wooden stairs to the ground or metal fire escape with metal ladder."

Even though you are able to change the plan to show the wooden stairway to go way to the ground considerably more detailed information will be necessary on the plans as to how the upper landing of the fire escape is to be supported, how the stairway is to be actually run along what appears to be on the plan an existing sloping roof, rise in tread of stairs in figures and details as to support of new platform above what is apparently a piazza and short run of steps from that platform to intermediate landing.

It is also necessary to show on the plan that the window leading from third floor to the roof and thence to the outside stairway would provide an opening when bottom half of sash is way up at least 28 inches in height. Otherwise the window would have to be made into a casement sash and swing or be made so that the lower half of sash would afford an opening no less than 28 inches high for egress.

Very truly yours,

Inspector of Buildings

Wich/L

CC: Mr. Albert R. Farrington
178 Dartmouth Street

Oliver S. Sanborn
Chief of the Fire Department

✓ BS
✓ TB
✓ LSS
✓ RMT
✓ PH
✓ LJS
✓ HL

1916
1752
2/33/07
1654

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT



Class of Building or Type of Structure... Third Class

Portland, Maine, July 13, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

new plan 7/15/46

The undersigned hereby applies for a permit to erect alter... all 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: 105 Congress Street Within Fire Limits? YES Dist. No. 3
Owner's name and address: B. Kroot, 105 Congress Street Telephone: 3-7072
Lessee's name and address: Telephone:
Contractor's name and address: owner Telephone:
Architect: Specifications: Plan: YES No. of sheets: 1
Proposed use of building: Tenement No. families: 4
Last use: " No. families: 4
Material: frame No. stories: 2 1/2 Heat: Style of roof: Roofing:
Other buildings on same lot: Fee: 50
Estimated cost \$: 100

General Description of New Work

To construct outside wooden fire escape on rear of building from third floor to ground as per plan. Platform 2x6 floor joists, 16" O.C.,

Permit issued with letter
Sent to Fire Dept. 7/15/46
Recd from Fire Dept. 7/26/46 NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED
Sent to Fire Dept. 7/13/46
Recd from Fire Dept. 7/15/46 CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing work involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof.
Size, front depth No. stories solid or filled land? earthen or rock?
Material of foundation Thickness, top bottom cellar.
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber-Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet:
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

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

APPROVED: [Signature] CHIEF OF FIRE DEPT.

Signature of owner

INSPECTION COPY

Permit No. 46/1413
 Location: 106 Congress St
 Owner: 03. K... ..
 Date of permit: 8/3/46
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 11/7/46
 Cert. of Occupancy issued None

Removal of door frame
 & window to provide
 2nd floor entrance - 26
 11/3/46 - done. E.S.D.

NOTES:

8/7/46 - Work done
 on 2nd floor
 door frame removed - has
 been 57' opening
 E.S.D.
 9/7/46 - Work done
 on 2nd floor window
 frame to the extent
 another window permit
 required. Court says
 on a separate job.
 11/7/46 - Work done
 on 2nd floor window
 frame permit being
 a set will have to
 be filed in court.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. _____

MAY 5 1942

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 4, 1942

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 106 Congress Street Use of Building Tenement house No. Stories 2 1/2 Existing "New Building"

Name and address of owner of appliance R. Kroot, 106 Congress Street

Installer's name and address W. Cohen, 116 Middle Street Telephone 3-6991

General Description of Work

To install steam heating system (new location)

IF HEATER, POWER BOILER OR COOKING DEVICE

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

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

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 2 1/2"

from top of smoke pipe 30" from front of appliance over 4' from sides or back of appliance over 3'

Size of chimney flue 8x10 Other connections to same flue none

IF OIL BURNER

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

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

Location oil storage _____ No. and capacity of tanks _____

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

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

INSPECTION COPY Signature of Installer W. Cohen 57414-070 1522D

See 42/66

Permit No. 42/487

Location 106 Congress St.

Owner B. Hart

Date of Permit 5/5/42.

Post Card sent _____

Notif. for insp. _____

Approval Tag issued 5/15/45

Oil Burner Check List (date)

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

NOTES

5/11/42 - Plumber not returned
in driveway - A.J.



City of Portland, Maine

Sustained
1/19/42 42/3

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by Benjamin Kroot at 106 Congress Street

January 14, 1942

To the Municipal Officers:

Your appellant, Benjamin Kroot,

who is the owner of property at 106 Congress Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph 2 of the ~~Zoning~~ Ordinance, on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the ~~Zoning~~ Ordinance.

The decision of the Inspector of Buildings denies a permit to cover alterations of the first story of the building on this property to make in this first story two three-room apartments because the required windows in certain rooms of these apartments on the easterly side of the building open upon a side yard less in width than required by the Building Code.

The reasons for the appeal are as follows: This first story has been used as a store for many years, but the appellant now finds he cannot rent the store and is unable to acquire any income whatever from this space. While the side yard is not wide enough on his own land there is considerable open space on the next adjoining with little likelihood that it will ever be built upon.

0 41

Action of Appeals Committee on Appeal of
Benjamin Kroot-106 Congress St.

42/3

January 16, 1942

Chairman Leighton-----

Edward C. Berry-----

George A. Harrison-----

Herman B. Libby-----

Harry E. Martin-----

Sustained 1/20/42

*AJS
C.C.
D.W.
4/2/42*

, that the appeal under the Building Code of Benjamin Kroot, relating to conversion of the first story of the combined store and dwelling at 106 Congress Street for two three-room apartments, required windows in the easterly wall of the first story, opening upon open spaces on the land of the appellant less in width than required by the precise terms of the Code, be sustained and that a building permit be granted to said appellant subject to full compliance with all terms of the Building Code not involved in this appeal;

BECAUSE enforcement of the ordinance in this specific case involves unnecessary hardship by needlessly depriving the appellant owner of the right to improve the property and make it suitable for rental; and desirable relief may be granted without substantially derogating from the intent and purpose of the ordinance in that there is little likelihood of construction work in the future close enough to the windows in question to prevent their functioning with the purposes of light and air to the apartments.



APPLICATION FOR PERMIT

Class of Building or Type of Structure TRUNK WAREHOUSE

PERMIT 1886
Permit No. 1056

JAN 20 1942

Portland, Maine, December 29, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 106 Congress Street Within Fire Limits? yes Dist. No. 3
 Owner's or Lessee's name and address Benjamin Kroot, 106 Congress St. Telephone 2-7072
 Contractor's name and address OK Telephone _____
 Architect _____ Telephone _____
 Proposed use of building Tenement Plans filed yes No. of sheets 1
 Other buildings on same lot garage No. families 3
 Estimated cost \$ 500. 1,000 Fee \$ 1.00 addl

Description of Present Building to be Altered

Memorandum from Department of Building Inspection, Portland, Maine

106 Congress St.-- Alterations for and by Benjamin Kroot-----1/20/42

To Owner:

Your appeal having been sustained on Jan. 19, 1942, the building permit is herewith.

It is understood that you will check to make sure that the window frame opening in Kitchen No. 1 equals at least 10 per cent of the floor area of that room, and if it does not you will make it so. Also that you are to remove the metal pipe now serving in first story as a part of the chimney to which the heater is connected; the the part of the chimney in the cellar is lined; and that you will build in a section of lined masonry chimney between section now in cellar and upper section above first story to make a continuous lined masonry chimney with cast iron cleanout door and frame at the bottom of the flue.

(Signed) V. McDonald
Inspector of Buildings

Details of New Work:

Is any plumbing work involved in this work? yes Appeal sustained 1/17/42
 Is any electrical work involved in this work? yes Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber--Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____
If a Garage
 No. cars now accommodated on same lot _____ to be accommodated _____
 Total number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

INSPECTION COPY

Signature of owner B Kroot

970 234
912 234

Rept. 3493-I

CPW/
A.T.H.
A.S.S.

December 30, 1941

Mr. Benjamin Kroot,
106 Congress Street,
Portland, Maine

Subject: Alterations of building at 106
Congress Street to make the existing combined
store and dwelling into a three-family tenement
house

Dear Sir:

A better plan is needed before the building permit can be issued for this project, and it would be well to file the plan as a blueprint on which all of the information has been printed from the original.

Since the use of this building is now to be changed to that of a tenement house, full information as to the alterations and as to the intended arrangement of the first story should be shown competent to show that the work when finished will comply with the Building Code, especially the requirements for tenement houses contained in Section 203 of the Code. Whoever makes the plan ought to go over this section in particular to satisfy himself that the work will comply with it before the plans are filed. Among other necessary information is that showing the headroom (distance from floor to ceiling) in the first story, the location of stairs and public halls, the location of both side property lines and the rear property line with relation to the outside walls of the building, and the overall size of window frame openings so that the percentage of outside window area can be checked against the floor area of each room, and all other essential details. Sufficient sections should be shown to show the foundations that exist or will be provided for the new outside walls, and it would be well to show the framing of the first floor in sufficient detail so that we can check its strength.

If there are not two separated stairways from second and third floors leading to the first story in such a way that persons on second and third floors can reach the outside without passing through private rooms of the proposed apartments, then it is likely that such stairways will have to be provided.

Very truly yours,

WMcD/H

Inspector of Buildings

P. S. Please check up on the estimated cost and if it is not correct furnish the true total cost of the work including all labor and material at fair market prices whether any or all of it may be donated or secured at reduced prices, also including electrical work, plumbing including fixtures and all other parts and appliances and equipment actually to be built into the structure or permanently installed therein.

FILL IN COMPLETELY AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
JUN 21 1940

Portland, Maine, June 20, 1940

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 110 Congress Street Use of Building Restaurant No. Stories 1 New Building Existing
Name and address of owner of appliance Frank D. Vartanian, 110 Congress St.
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas fired water heater - This gas fired appliance will be automatically controlled and in maximum production of heat will not exceed 10 BTU per hour per cubic foot of volume of the room in which it is installed, or a total of 5,000 BTU per hour

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no If not, which story 1st Kind of Fuel gas
Material of supports of appliance (concrete floor or what kind) wood - 4" legs
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 6"
from top of smoke pipe 4" from front of appliance 4" from sides or back of appliance 4"
Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

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

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

INSPECTION COPY Wm. B. [Signature] Signature of Installer By Walter Lane

71950

Permit No. 40/300
 Location 110 Congress St.
 Owner Frank D. Vignawan
 Date of Permit 6/21/40.
 Post Card sent _____
 Notif. for insp. _____
 Approval T. & issued 8/6/40. M.K.
 Oil-Burner-Check-List (date) _____

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

NOTES

8/26/40. To be installed
next week. M.K.
7/5/40. just starting work
M.K.

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

PERMIT ISSUED 0335

Class of Building, on Type of Structure This Class APR 8 1940

Portland, Maine April 8, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 106 Congress Street Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address E. Kroot, 106 Congress Street Telephone 3-7072
Contractor's name and address Owner Telephone
Architect Plans filed No. of stories
Proposed use of building Store and dwelling No. families 1
Other buildings on same lot
Estimated cost \$ 25. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat Style of roof Roofing
Last use store and dwelling No. families 1

General Description of New Work

To glass in existing second story side piazza 6' x 18'
Piazza existing with roof over same prior to 1938 - Renewal Permit 39/737

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

Details of New Work

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

Is any plumbing work involved in this work?
Is any electrical work involved in this work? Height average grade to top of plate
Size, front depth No. stories Height average grade to highest point of roof
To be erected on solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of Roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Kind of heat Type of fuel Is gas fitting involved?
Framing Lumber-Kind Dressed or Full Size?
Corner posts Sills Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-10" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

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

Signature of owner B Kroot

INSTRUCTION COPY

66412



PERMITTED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
0787

Class of Building or Type of Structure Third Class

Portland, Maine, June 2, 1939 JUN 3 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 106 Congress Street Within Fire Limits? Yes Dist. No. 1
Owner's or Lessee's name and address B. Kroot, 106 Congress St. Telephone 3-7
Contractor's name and address Owner Telephone _____
Architect _____ Telephone _____
Proposed use of building store and dwelling Plans filed NO No. of sheets _____
Other buildings on same lot _____ No. families 1
Estimated cost \$ 25 Fee \$ 25

Description of Present Building to be Altered

Material wood No stories 2 Heat _____ Style of roof _____ Roofing _____
Last use store and dwelling No. families 1

General Description of New Work

To glass in existing second story side piazza 6' x 18'
Piazza existing with roof over same prior to Dec. 5, 1938

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.

CONTRACTOR'S RESPONSIBILITY IS WAIVED

Details of New Work

Size, front no depth _____ No. stories _____ Height average grade to top of plate no
To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
Material of foundation _____ earth or rock? _____
Material of underpinning _____ Thickness, top _____ bottom _____ cellar _____
Kind of Roof _____ Rise per foot _____ Roof covering _____ Thickness _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing Lumber—Kind _____ Dressed or Full Size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Signature of owner B. Kroot

44762

Permit No. 39/737

Location 106 Congress St.

Owner B. K. Hart

Date of permit 6/3 /39.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 9/18/39 Saperd

Cert. of Occupancy issued None

NOTES

- 6/9/39 - Work started
- 6/22/39 - Same - A.G. J.
- 6/30/39 - Same - A.G. J.
- 8/10/39 - Same - B. J. J.
- 9/18/39 - Same - A.G. J.
- 9/27/39 - Lett. O.R. C.

Saperd



APPLICATION FOR PERMIT TO REPAIR BUILDING

Third Class Building

PERMIT ISSUED

APR 10 1935

Portland, Maine, April 10, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 106 Congress Street Ward 1 Within fire limits? Yes Dist. No. 5

Owner's name and address B. Kroot, 106 Congress St. Telephone 3-7077

Contractor's name and address JAGER Telephone _____

Use of building Pool room and two family tenement

No. stories 2 1/2 Height _____ ft., Gross area _____ sq. ft., Style of roof _____

Type of present roof covering _____

General Description of New Work

To Repair after Fire to former condition. No alterations
(Cause - Unknown, basement fire)

CERTIFICATION BY CITY ENGINEER
OR CLOSING IN IS REQUIRED

CERTIFICATE OF COMPLIANCE
REQUIREMENT 1.

If Roof Covering is to be Repaired or Renewed

When last repaired? _____ Area then repaired _____ sq. ft.

Are repairs or renewal due to damage by fire? Yes If so, what area damaged? _____ sq. ft.

Area of roof to be repaired now? _____ sq. ft.

Type of roofing to be used _____ No. plies _____

Trade name and grade of roof covering to be used _____

Estimated cost \$ 15. Fee \$ _____, 25

Signature of owner B. Kroot

INSPECTION COPY

4095B

Ward / Permit No. 35/435

Location 106 Congress St.

Owner B. Kurtz

Date of permit 4/10/35

Notif. closing-in

Inspn. closing-in

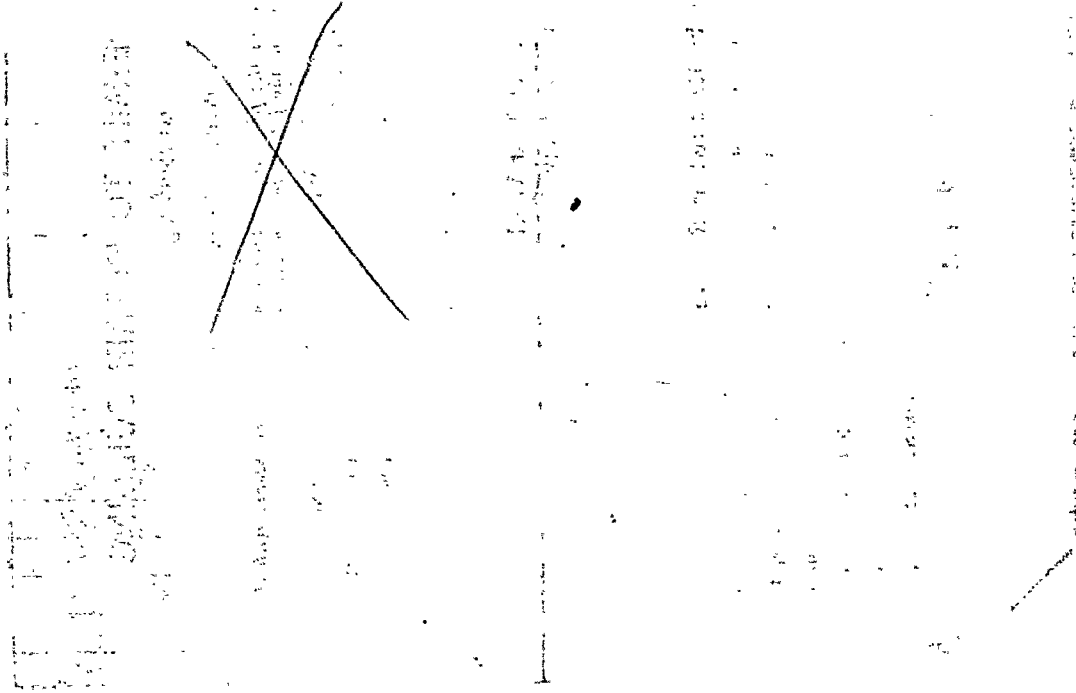
Final Notif.

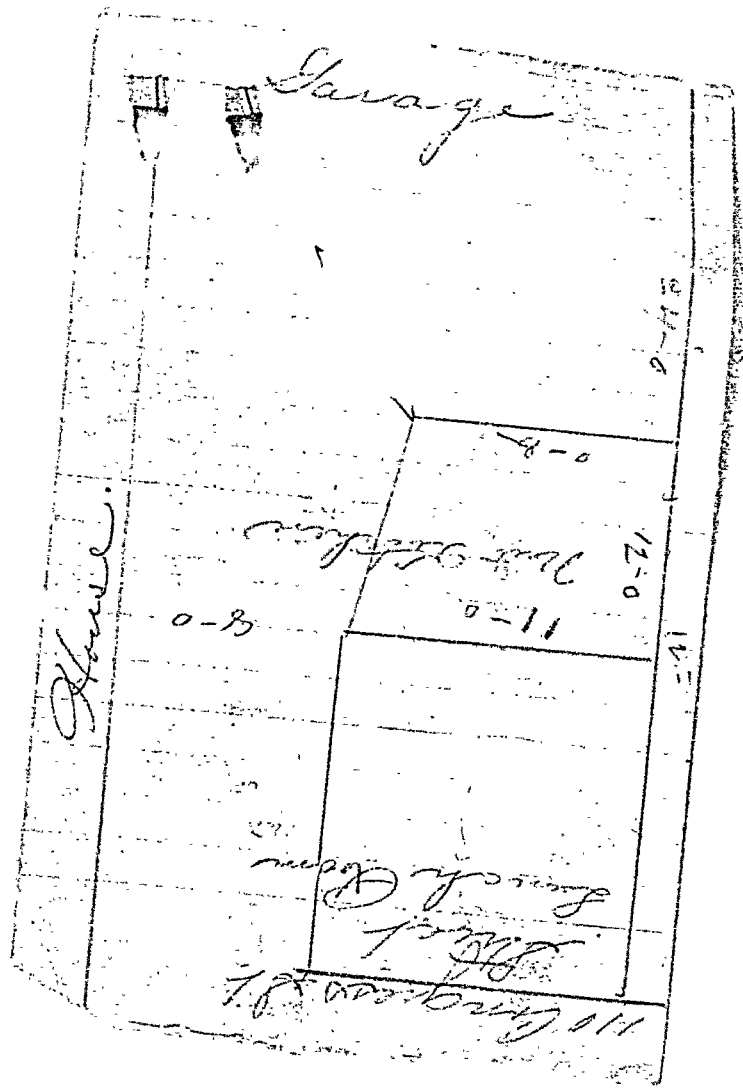
Final Inspn. 4/23/35

Cert. of Occupancy issued None

NOTES.

4/12/35 - No chains
made - all







GENERAL BUSINESS Permit No. _____
APPLICATION FOR PERMIT **PERMIT ISSUED**

Class of Building or Type of Structure _____ **11-12** _____

Portland, Maine, **JUN 29 1934**

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 110 Congress Street (See 106-108 Congress St. Cell) Ward 1 Within Fire Limits? yes Dist. No. 3
 Owner's or lessee's name and address D. Sprot, 106 Congress Street Telephone 7-7072
 Contractor's name and address Ormer Telephone _____
 Architect's name and address Lunch Room
 Proposed use of building Lunch Room No. families _____
 Other buildings on same lot yes 2 car garage
 Plans filed as part of this application? yes No. of sheets 1
 Estimated cost \$ 200. Fee \$.75

Description of Present Building to be Altered

Material wood No. stories 1 Heat _____ Style of roof shed Roofing is built
 Last use Lunch room No. families _____

General Description of New Work

To build one story frame addition app 11' x 12'

This original building is located partially on two different lots of land

CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED.

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

Details of New Work

Size, front 11' rear 8' depth 12' No. stories 1 Height average grade to top of plate _____
 Height average grade to highest point of roof 11'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation cedar posts Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof flat Rise per foot 1" Roof covering Asphalt roofing Class C Unf. Lab.
 No. of chimneys 2 Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts 4x4 Sills 6x6 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross-section.
 Joists and rafters: 1st floor 2x8 2nd _____ 3rd _____ roof 2x8
 On centers: 1st floor 16" 2nd _____ 3rd _____ roof 16"
 Maximum span: 1st floor 10' 2nd _____ 3rd _____ roof 10'
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

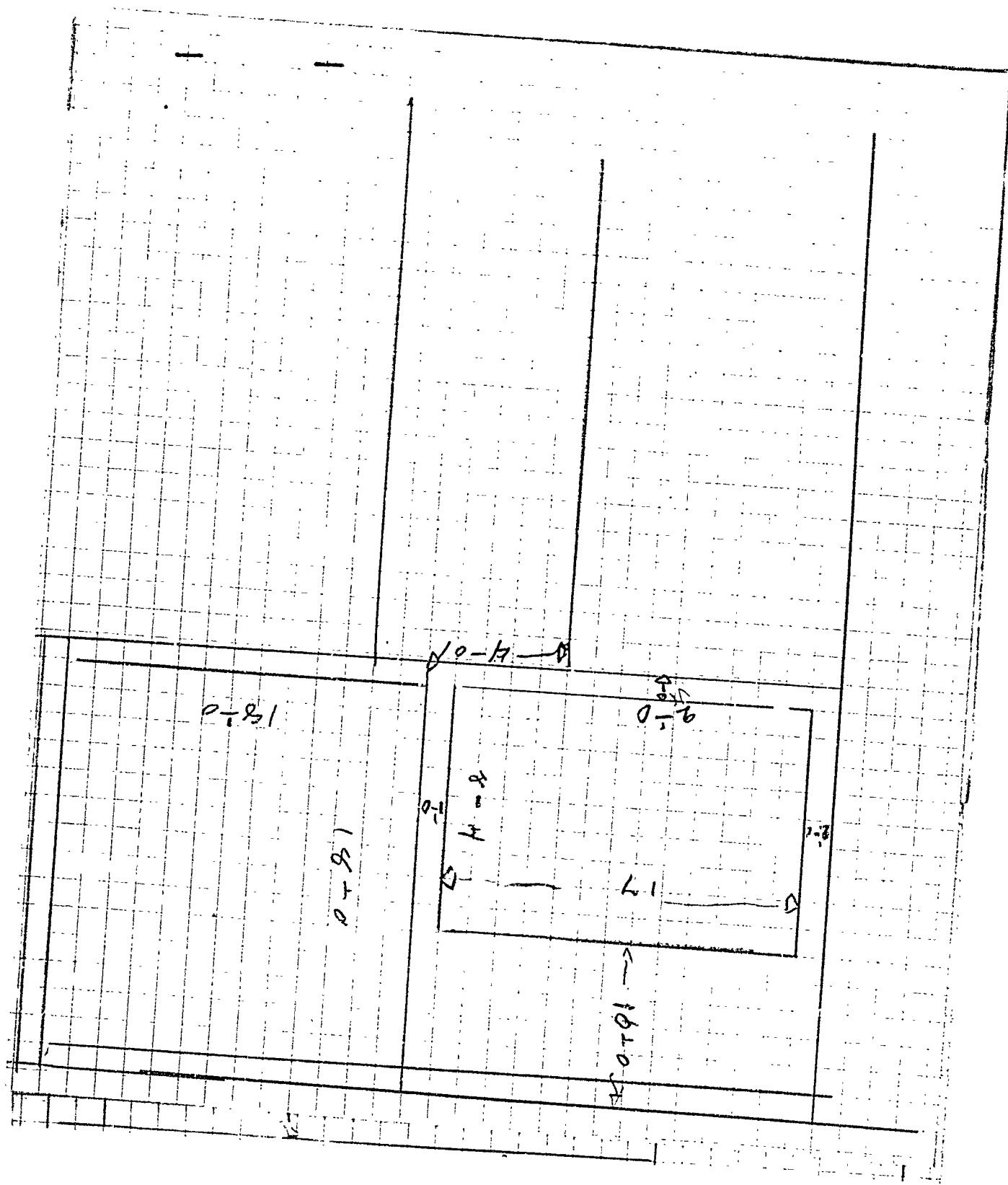
INSPECTION COPY

Signature of owner B. H. Wood

2/17/34

Ward 1 Permit No. 34/867
Location 110 Congress St.
Owner B. Murt
Date of permit 6/29/34
Notif. closing-in 7/31/34 - 11:53/11
Inspn. closing-in 8/1/34 G.T. clo.
Final Notif.
Final Inspn. 8/20/34. clo.
Cert. of Occupancy issued None

NOTES - Check full
7/1/34 work not started. clo.
7/5/34 same. clo.
7/9/34 same. clo.
7/17/34 same. clo.
7/16/34 same. clo.
7/16/34 same. clo.
7/23/34 frame started
7/28/34 roof finished, not
covered. clo.
7/31/34 no work being
done. framing complete.
clo.
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Original Permit No. 51/207
Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, Apr 11 1, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 51/207 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 108 Congress Street Ward 1 With the Fire Limits? yes Dist. No. 8

Owner's or Lessee's name and address F. Frost 708 Congress St.

Contractor's name and address Owner

Plans filed as part of this Amendment yes No. of sheets 1

Description of Proposed Work

Existing garage 8'4" x 17' which was to be demolished under original permit, the owner now wishes to relocate on the rear of his lot to be used for the storage of contractor's equipment. location as per plan submitted.

Signature of Owner B. Frost

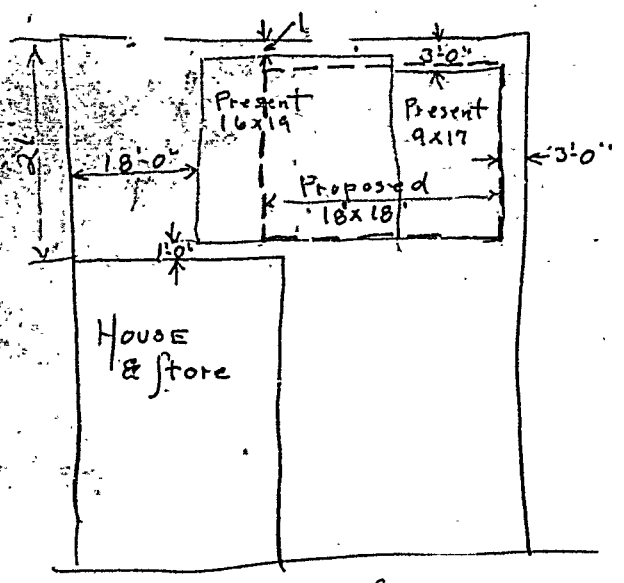
Approved _____
Chief of Fire Department

Approved 5/20/51

Commissioner of Public Works

Warren McDonald
Inspector of Buildings

INSPECTION COPY



CONGRESS St.

5/24/31
CDB

A. 2/15

How about % of
occupancy of rear
yard now and
if change is
made.

~~used~~
~~20/31~~

True brief.

3/24/31.

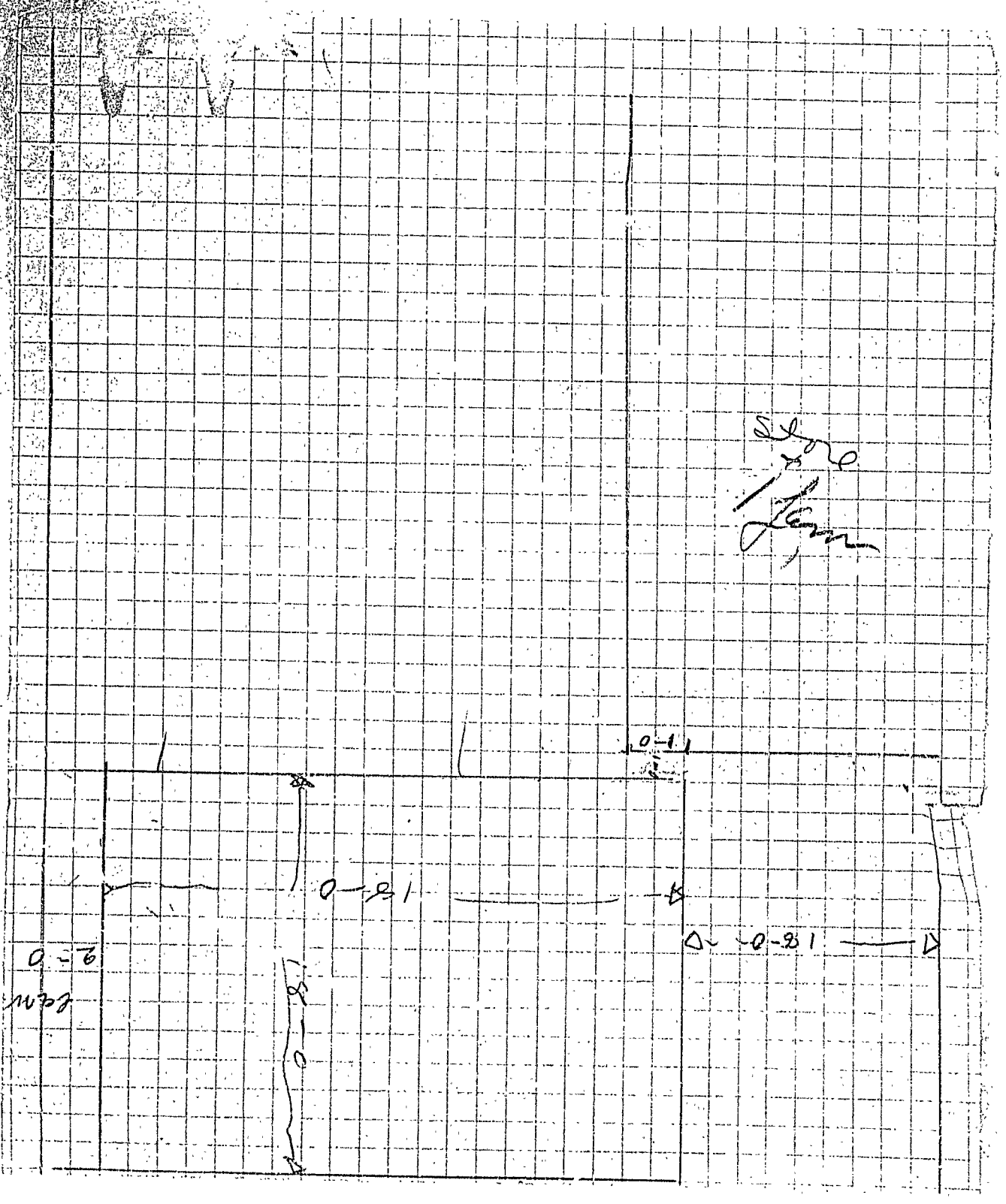
From Kror to rear yard is about
 $40 \times 21 = 840$ sq ft. $30\% = 252$ sq ft
proposed garage is 324 sq ft.
Invent garage is 457 sq ft

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 1 car frame garage
at 106 Congress Street

Date 3/25/31

1. In whose name is the title of the property now recorded? B. Root
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? fence - hdy.
3. Is the outline of the proposed work now staked out upon the ground? will check with T.H. If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
4. What is to be maximum projection or overhang of eaves or drip? 6"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes B. Root





(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT NO. 0307
MAR 25 1931

Portland, Maine, March 25, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 106 Congress Street

Ward 1

Within Fire Limits? yes

Dist. No. 1

Owner's or lessee's name and address B. Knott, 106 Congress St.

Telephone P 1074

Contractor's name and address Genex

Telephone

Architect's name and address

Proposed use of building 2 car garage

Other buildings on same lot store and tenement (1)

No. families

Plans filed as part of this application? yes

No. of sheets 1

Estimated cost \$ 300.

Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____

Style of roof _____

Roofing _____

Last use _____

No. families _____

General Description of New Work

To demolish one car metal garage 10' x 17', and two car wooden garage 16' x 19', and
To build 2 car frame garage 18' x 18'

The inside of the garage will be covered, where required by law, with sheets of combined asbestos and cement not less than 1/8" in thickness with all joints filled with cement mortar.
It is understood that this permit does not include installation of heating apparatus, which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front 18' depth 18' No. stories 1 Height average grade to top of plate 10'

To be erected on solid or filled land? solid Height average grade to highest point of roof 14'

Material of foundation concrete slab earth or rock? earth

Material of underpinning _____ Thickness, top _____ bottom _____

Kind of Roof hip Rise per foot 5 1/2" Roof covering Asphalt shingles Class C Und. Lab.

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

Kind of heat no Type of fuel _____ Is gas fitting involved? _____

Corner posts 4x4 Sills 3x4 bolted to concrete Girt or ledger board? _____ Size _____

Material columns under girders _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger Bridging in every floor and flat roof

span over 8' feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor concrete, 2nd _____, 3rd _____, roof 2x8 hips

On centers: 1st floor _____, 2nd _____, 3rd _____, roof 20"

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

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

If a Garage

No. cars now accommodated on same lot 2 to be accommodated _____

Total 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

Miscellaneous

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

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

INSPECTION COPY

Signature of owner

Oliver T. Sanborn

CHIEF OF FIRE DEPT.

B. Knott

4246A

Ward 1 Permit No. 31/307

Location 106 Congress St.

Owner B. P. P. P.

Date of permit 3/25/31

Notif. closing-in

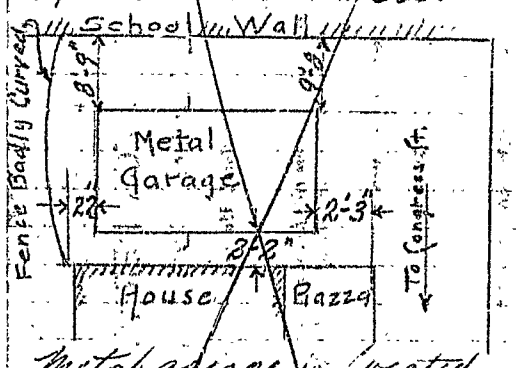
Respons. closing-in

Final Notif.

Final Inspn. 5/22/31 - O.B.

Cert. of Occupancy issued None

NOTES
3/24/31 Works not started
4/6/31 - O.B.



Metal garage located as above. O.B.

5/22/31 This appears to be correct regarding location.

2400

100x



Location, Ownership and detail must be correct, complete and legible.

YOU! Separate application required for every building.

Plans must be filed with this application.

Application for Permit for Alterations, etc.

READ!

To the INSPECTOR OF BUILDINGS:
Get All Questions Settled
BEFORE COMMENCING WORK.

Portland, Me., Nov. 6, 1921

This Application and

The undersigned applies for a permit to alter the following described building:—
Location 110 Congress St. (See 106-108 Congress Street) Ward 1 in fire-limits? No.

Description of Present Bldg.

Name of Lessee, Edward A. Jenian Address 108 Congress St.
Contractor, Jack Seger 104 Salem St.
Architect, _____

Material of Building is Wood Style of Roof, Flat Material of Roofing, T. & G.
Size of Building is _____ feet long; _____ feet wide. No. of Stories, 1
Collar Wall is constructed of _____ is _____ inches wide on bottom and batters to _____ inches on top.
Underpinning is _____ is _____ inches thick; is _____ feet in height.
Height of Building _____ Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
What was Building last used for? Restaurant No. of Families 1
What will Building now be used for? Same

NO. OF FAMILIES
before
LATHING OR CROSTING
is
WAIVED

Detail of Proposed Work

Build brick chimney lined with flue lining on the outside of
of building, smoke pipe connection through outside wall to be provided
with ventilated thimble, outside collar to be at least 4" larger in
diameter than smoke pipe; chimney to be at least three feet above
the flat roof, all to comply with the building ordinance.
Estimated Cost \$ 35.00

If Extended On Any Side

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

When Moved, Raised or Built Upon

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

If Any Portion of the External or Party Walls Are Removed

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

Signature of Owner or Authorized Representative *Edward A. Jenian*
Address *by Jack Seger*

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

25



YOU!

are responsible for complying with the details of the plans. Location, ownership and details must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application.

READ!

APPLICATION FOR PERMIT TO BUILD

(For CLASS BUILDING)

Portland, Me., March 11, 1925 19

To THE INSPECTOR OF BUILDINGS

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

Location 108 Congress Street Ward 1 Fire Limits? no
 Name of owner is? B Kroot Address 106 Congress St
 Name of mechanic is? owner Address _____
 Name of architect is? _____ Address _____
 Proposed occupancy of building (purpose)? shoe shine parlor
 If a dwelling or tenement house, for how many families? _____
 Are there to be stores in the lower story? _____
 Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____
 Size of building, No. of feet front? 8ft; No. of feet rear? 8ft; No. of feet deep? 12ft
 No. of stories, front? 1; rear? _____
 No. of feet in height from the mean grade of street to the highest part of the roof? 10ft
 Distance from lot lines, front? _____ feet; side? _____ feet; side? _____ feet: rear? _____
 Firestop to be used? yes
 Will the building be erected on solid or filled land? _____
 Will the foundation be laid on earth, rock or piles? _____
 If on piles, No. of rows? _____ distance on centers? _____ length of? _____
 Diameter, top of? _____ diameter, bottom of? _____
 Size of posts, 4 x 6 Studding 2 x 4 16 O. C. Sills 4 x 8 Roof Rafters 2 x 6 24 O. C. Girders 6 x 8
 Size of girts 4 x 4
 Size of floor timbers? 1st floor 2x8, 2d _____, 3d _____, 4th _____
 O. C. " " " " 16, 2d _____, 3d _____, 4th _____
 Span " " " " not over 16ft, 2d _____, 3d _____, 4th _____
 Will the building be properly braced? yes. Bridging in every floor span over 8ft
 Building, how framed? _____
 Material of foundation? _____ thickness of? _____ laid with mortar? _____
 Underpinning, material of? posts height of? _____ thickness of? _____
 Will the roof be flat, pitch, mansard or hip? pitch Material of roofing? asphalt
 Will the building be heated by steam, furnaces, stoves or grates? no Will the flues be lined? _____
 Will the building conform to the requirements of the law? yes
 Means of egress? _____

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK

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

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

Estimated Cost, \$ 150.
 Signature of owner or authorized representative, _____

Address, _____

Plans submitted? _____ Received by? _____

B Kroot
1074 W



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

APPLICATION FOR PERMIT TO BUILD
A PRIVATE GARAGE

Portland, Me., October 10, 1923 19

TO THE
INSPECTOR OF BUILDINGS

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

Location 106-108 Congress Street Fire Districts no Ward 1

Name of owner is? B Kroot Address 106 Congress Street

Name of mechanic is? owner Address _____

Proposes occupancy of building (purpose)? _____ Private garage for one

cars only, and no space to be let.

Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.

A Pyrene fire extinguisher to be kept in garage.

Size of building, No. of feet front? 10ft; No. of feet rear? 10ft No. of feet deep? 18ft

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be? concrete

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt

Will there be a chimney? no Will the flues be lined? _____ No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? no

If so, state the particulars _____

Estimated Cost,
\$ 200.

Signature of owner or authorized representative,

B Kroot

Address,



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

APPLICATION FOR PERMIT TO BUILD

(3D CLASS BUILDING)

Portland, Me., April 6, 1921 19

To the
INSPECTOR OF BUILDINGS

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

Plans must be submitted in duplicate, one set to be filed with the Department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

Location 106 Congress Wd. 2

Name of owner is? Browne & Serunian Address 106 Congress

Name of mechanic is? Halverson Bros " 187 Federal

Name of architect is? _____ " _____

Proposed occupancy of building (purpose)? private garage (steel)

If a dwelling or tenement house, for how many families? _____

Are there to be stores in lower story? _____ No. _____

Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____

Size of building, No. of feet front? 9ft; No. of feet rear? 9ft; No. of feet deep? 17ft

No. of stories, front? 1; rear? _____

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Distance from lot lines, front? _____ feet; side? _____ feet; side? _____ feet; rear? _____ feet

Firestop to be used? two feet from lot line, pyrene fire extinguisher

Will the building be erected on solid or filled land? _____

Will the foundation be laid on earth, rock or piles? _____

If on piles, No. of rows? _____ distance on centres? _____ length of? _____

Diameter, top of? _____ diameter, bottom of? _____

Size of posts? _____

" girts? _____

" floor timbers: 1st floor concrete, 2d _____, 3d _____, 4th _____

O. C. " " " " _____ " _____ " _____ " _____

Span " " " " _____ " _____ " _____ " _____

Braces, how put in? _____

Building, how framed? _____

Material of foundation? posts thickness of? _____ laid with mortar? _____

Underpinning, material of? _____ height of? _____ thickness of? _____

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? steel

Will the building be heated by steam, furnaces, stoves or grates? _____ Will the flues be lined? _____

Will the building conform to the requirements of the law? yes

No. of brick walls? _____ and where placed? _____

Means of egress? _____

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

What is the height of cellar or basement? _____

What will be the clear height of first story? _____ second? _____ third? _____

State what means of egress is to be provided? _____

Scuttle and stepladder to roof? _____

Estimated Cost,
\$ 300.

Signature of owner or authorized representative, Halverson Bros

Address, 187 Federal St

Plans submitted? _____ Received by? _____



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

Application for Permit for Alterations, etc.

To the
 INSPECTOR OF BUILDINGS:

Portland, December 23, 1920 191

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

Location..... 106 Congress Ward, 1 in fire-limits? no
 Name of Owner or Lessee, Browne Serunian Address 106 Congress
 " " Contractor, C. B. Hovatt & Son 192 Brackett
 " " Architect,

**Descrip-
 tion of
 Present
 Bldg.**

Material of Building is wood Style of Roof, pitch Material of Roofing, shingle
 Size of Building is 60ft feet long; 26ft feet wide. No. of Stories, 2 1/2
 Cellar Wall is constructed of stone inches wide on bottom and batters to inches on top.
 Underpinning is brick inches thick; is feet in height.
 Height of Building, 40ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
 What was Building last used for? store & dwelling No. of Families? 2
 What will Building now be used for? same

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

DETAIL OF PROPOSED WORK

Build outside stairway, interior alterations
 to comply with the building ordinance

Estimated Cost \$ 400.

IF EXTENDED ON ANY SIDE

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

WHEN MOVED, RAISED OR BUILT UPON

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

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

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

Signature of Owner or
 Authorized Representative

C. B. Hovatt & Son
 Address 192 Brackett St



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

Application for Permit for Alterations, etc.

Portland, 12-11-13. 191

To the
 INSPECTOR OF BUILDINGS:

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

Location, Rear 108 Congress St. Wd. 1
 Name of owner is? L. C. Fowler Address, 106-9 Congress St.
 Name of mechanic is? W. H. Pollard "30 Turner St
 Name of architect is?
 Material of building Wood Style of roof? Pitch Material of roofing? Shing.
 Size of building, feet front?; feet rear?; feet deep?; No. of stories?
 Size of L, feet long?; feet wide?; feet high?; No. of storeis?; roof?
 No. of feet in height from sidewalk to highest point of roof? Material of foundation?
 Thickness of external walls? Party walls? Distance from line of street? Width of street?
 What was the building last used for? Dwelling & St. xg How many families? 1 Number of stores? 1
 Nature of egress? Size of lot front?; rear?; deep?
 Building to be occupied for Same after alteration. Estimated cost?

DETAIL OF PROPOSED WORK.

To build an addition. Sills 4-8" 4-8" center; Posts 4-6" studs 2-4"
 16 in. on centers; floor timbers to be 2-6" and to be spaced 16 in. on centers.
 Roof rafter same as floor timbers. ALL SMOKE FLUES TO BE LINED WITH
 BURNT CLAY FLUE LINING OR BRICK
 EDGEWAYS AND PROVIDED WITH A 10 IN.
 OUTSIDE COLLAR AND AN INSIDE COLLAR
 INSIDE OF FLUE.

IF EXTENDED ON ANY SIDE.

Size of extension, No. of feet long? 20; No. of feet wide? 15; No. of feet high above sidewalk?
 No. of stories high? Two; style of roof? Flat; material of roofing? Roofing
 Of what material will the extension be built? Wood Foundation? Posts
 If of brick, what will be the thickness of external walls? inches; and party walls inches.
 How will the extension be occupied? How connected with main building? Doors
 Distance from lot lines:— Front?; side?; side?; rear?

WHEN MOVED, RAISED OR BUILT UPON.

Number of stories in height when moved, raised or built upon? Proposed foundations?
 Number of feet high from level of ground to highest part of roof to be?
 Distance back from line of street? Distances from lot lines when moved?
 Distance from next buildings when moved?; front?; side?; side?; rear?
 How many feet will the external walls be increased in height? Party walls?

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

Will an opening be made in the party or external walls? in story.
 Size of the opening? How protected?
 How will the remaining portion of the wall be supported?

Signature of owner or
 authorized representative,

Address,

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Nov. 12, 1985
 Receipt and Permit number D05207

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: 106 Congress St - 1st Fl.
 OWNER'S NAME: James Cloutier ADDRESS: same

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>1-30</u>	FEE: <u>3.00</u>
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____	
METERS: (number of)	_____				
MOTORS: (number of)	Fractional _____				
	1 HP or over _____				
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 _____	Water Heaters _____			
	Cook Tops _____	Disposals _____			
	Wall Ovens _____	Dishwashers _____			
	Dryers _____	Compactors _____			
	Fans _____	Others (denote) _____			
	TOTAL _____				
MISCELLANEOUS: (number of)	Branch Panels _____				
	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 <u>x</u> _____				<u>2.00</u>
	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: 5.00 Min.

INSPECTION:
 Will be ready on 11-12, 1985; or Will Call _____
 CONTRACTOR'S NAME: J. Robert Gallant
 ADDRESS: 36 Irving St., Portland 04103
 TEL: 761-087
 MASTER LICENSE NO.: 761-0837 SIGNATURE OF CONTRACTOR: J. Robert Gallant
 LIMITED LICENSE NO.: 07758

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



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

12/22/86 DK

Date December 17, 19 86
 Receipt and Permit number D 09807

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: 106 Congress Street
 OWNER'S NAME: Jim Cloutier ADDRESS: same

	ft. TOTAL	FEEES
OUTLETS:		
Receptacles _____		
Switches _____		
Plugmold _____		
FIXTURES: (number of)		
Incandescent _____		
Strip Fluorescent _____		
Flourescent _____ (not strip) TOTAL		
SERVICES:		
Overhead <input checked="" type="checkbox"/> _____		
Underground _____		
Temporary _____		
METERS: (number of) <u>5</u>		
MOTORS: (number of)		
Fractional _____		
1 HP or over _____		
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 _____		
Cook Tops _____		
Wall Ovens _____		
Dryers _____		
Fans _____		
Water Heaters _____		
Disposals _____		
Dishwashers _____		
Compactors _____		
Others (denote) _____		
MISCELLANEOUS: (number of)		
Branch Panels _____		
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 _____		
INSTALLATION FEE DUE:		
DOUBLE FEE DUE:		
TOTAL AMOUNT DUE:		<u>5.50</u>

PERMIT REMOVAL OF A "STOP ORDER" (304-16.b) _____
 SECTION: _____
 Will be ready on 12/22 1:00 P.M., 19 86; or Will Call _____
 CONTRACTOR'S NAME: Scott Robinson
 ADDRESS: Route 6 Box 370B Windham 04062
 TEL: 892-5058
 CONTRACTOR LICENSE NO.: 9886
 INSPECTOR LICENSE NO.: _____

SIGNATURE OF CONTRACTOR: _____

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

ELECTRICAL INSTALLATIONS -

Permit Number C9807
 Location 166 Linden St
 Owner John Cavaliere
 Date of Permit 12/27/86
 Final Inspection 12/29/86
 By Inspector A. J. [Signature]
 Permit Application Register Page No. 133

INSPECTIONS: Service 200 Amp by A. J. [Signature]
 Service called in 12/22/86
 Closing-in by [Signature]

PROGRESS INSPECTIONS

DATE:

REMARKS:

PERMIT # 102839 TOWN OF BUILDING PERMIT APPLICATION MAP # LOT#

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Robert Gilman & Jerry Thibault
 Address: 120 Mason St. Westbrook

LOCATION OF CONSTRUCTION 106 Congress Street

CONTRACTOR: David Dardano SUBCONTRACTORS:

ADDRESS: 16 West Lynn Drive, Portland 04103

Est. Construction Cost: 83,000 Type of Use: 4-family -interior

Past Use: same renovations and repair

Building Dimensions: W Sq. Ft. # Stories: Lot Size:

In Proposed Use: Seasonal Condominium Apartment

Conversion - Explain

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil:

2. Set Backs - Front Rear Side(s)

3. Footings Size:

4. Foundation Size:

5. Other

Floor:

1. Sills Size: Sills must be anchored.

2. Girder Size:

3. Lally Column Spacing: Size:

4. Joists Size: Spacing 16" O.C.

5. Bridging Type: Size:

6. Floor Sheathing Type: Size:

7. Other Material:

Exterior Walls:

1. Studding Size Spacing

2. No. windows

3. No. Doors

4. Header Sizes Span(s)

5. Bracing: Yes No

6. Corner Posts Size

7. Insulation Type Size

8. Sheathing Type Size

9. Siding Type Weather Exposure

10. Masonry Materials

11. Metal Materials

Interior Walls:

1. Studding Size Spacing

2. Header Sizes Span(s)

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

10/10/89 For Official Use Only

Date Subdivision: Yes / No
 Inside Fire Limits Name
 Bldg Code Lot
 Time Limit Block
 Estimated Cost Permit Expiration:
 Value/Structure 435,000 Ownership: Public Private
 Fee

Ceiling:

1. Ceiling Joists Size:
 2. Ceiling Strapping Size:
 3. Type Ceilings:
 4. Insulation Type:
 5. Ceiling Height:

Roof:

1. Truss or Rafter Size Span
 2. Sheathing Type Size
 3. Roof Covering Type
 4. Other

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No
 2. No. of Tubs or Showers
 3. No. of Flushes
 4. No. of Lavatories
 5. No. of Other Fixtures

Swimming Pools:

1. Type:
 2. Pool Size: Square Footage
 3. Must conform to National Electrical Code and State Law.

Zoning:

District B-1 Street Frontage Req. Provided
 Required Setbacks: Front Back Side Side

Review Required: No increase in footprint
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shore and Floodplain Mgmt. Special Exception
 Other (Explain)
 Date Approved: 10/11/89

Permit Received By cat

PERMIT ISSUED WITH LETTER

Signature of Applicant Date
 Signature of Inspector Date 11-3-89
 Inspection Dates

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
FIRST	10/17/89
INTERMEDIATE	12/1/89
FINAL THIRD	2/8/90
	1/1

COMMENTS

2-8-90 Roof railing + exterior fire stairs remain to do.
 2-12-90 OK, inside C of O.

~~_____

 _____~~

Signature of Applicant _____ Date _____



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

November 7, 1989

Mr. David Dardano
16 West Lynn Drive
Portland, Maine 04103

Re: 106 Congress Street, Portland, Maine

Dear Sir:

Your application to make interior renovations and to repair after fire has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy will be issued until all requirements of this letter are met.

- 1.) 2nd means of egress for third floor unit presently over a roof may continue provided a 44" wide path of travel is provided with guards 42" high and maximum opening between intermediate rails shall prevent the passage of a 6" sphere.
- 2.) Exterior stairway and bridge to stairway must be maintained clear of snow.
- 3.) Exterior fire escape stairway must be continuous to the ground and provide access to the public way.
- 4.) Please read and implement items 3,4,5,6 and 7 of the attached Building Permit Report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. Garroway, Portland Fire Department

BUILDING PERMIT REPORT

ADDRESS: 106 Congress St. DATE: 6/16/89
REASON FOR PERMIT: To make interior ~~changes~~ renovations
and to repair after fire
BUILDING OWNER: Gilman & Thibault
CONTRACTOR: Dordano
PERMIT APPLICANT: Li
APPROVED: *3 *4 *6 *7 *5 DENIED: _____

CONDITION OF APPROVAL OR DENIAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- *3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- *4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- *5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- *7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.
- 10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el
11/16/88

Proposal

Page No. 9 of Page 10



DAVID DARDANO
GENERAL CONTRACTOR

16 WEST LYNN DRIVE
PORTLAND, MAINE 04103
Telephone (207) 878-3922

PROPOSAL SUBMITTED TO <i>FERRY THIBEAULT + ROBERT GILMAN</i>		PHONE	DATE <i>9-29-89</i>
STREET		JOB NAME	
CITY, STATE AND ZIP CODE		JOB LOCATION	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for

*Kitchen. Replace ceiling and walls with sheet rock and paint.
 Insulate exterior walls and ceiling
 Install subfloor and install new window
 Replace ceiling light fixture.
 Install Lute wall
 Replace three windows
 Replace kitchen cabinets (13' base-8' wall)
 Repair wood work and paint.
 Repair closet floor and paint.
 3rd floor main roof - Replace rafters as needed and install new collar ties
 Replace other framing as needed.
 Replace roof deck - "Flat Roof" with double coverage roofing.
 Replace + strip main roof
 Exterior: Replace cedar shingles as needed
 Replace trim boards as needed.
 Paint entire exterior of building except decks*

RECEIVED

We hereby accept the above specifications and labor—complete in accordance with above specifications, for the sum of
 Payment to be received on *09-30-1989* 1989 dollars (\$ _____)

DEPT. OF BUILDING INSPECTING
 CITY OF PORTLAND
 All material is to be installed and all work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature *Paul Duler*
 Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.
 Signature *Robert Gilman*
 Date of Acceptance _____ Signature _____

Proposal

Page No. 8 of Pages 10



DAVID DARDANO
GENERAL CONTRACTOR

16 WEST LYNN DRIVE
PORTLAND, MAINE 04103
Telephone (207) 878-3922

RECEIVED
OCT 10 1988
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

PROPOSAL SUBMITTED TO <i>JERRY THIBEAULT + ROBERT GILMAN</i>		DATE <i>9-29-89</i>
STREET		JOB NAME
CITY, STATE AND ZIP CODE		JOB LOCATION
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for

PAT 4 - 3rd Floor

FRONT Bedroom: Clean and Paint Ceiling, walls and wood work.

Sand and Finish Flooring

Hallway: Clean and Paint Ceiling, walls and wood work

Sand and Finish Flooring

Bathroom: Clean and Paint ceiling, walls and wood work.

Sand and Finish wood work.

Replace Ceiling Fixture.

Replace one Panel Door

Replace one window

Clean plumbing Fixtures.

Side Bedroom: Clean and paint Ceiling, walls and wood work.

Recondition Hard wood Floor sand and Finish

Replace one window

Clean and paint wood work.

We Propose hereby to furnish material and labor—complete in accordance with above specifications for the sum of _____ dollars (\$ _____)

Payment to be made as follows _____

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature *David Dardano*

Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature *Robert Gilman*

Date of Acceptance _____ Signature _____

Proposal

Page No 17 of Pages 10



DAVID DARDANO
GENERAL CONTRACTOR

16 WEST LYNN DRIVE
PORTLAND, MAINE 04103
Telephone (207) 878-3922

PROPOSAL SUBMITTED TO <i>JERRY THIBEAULT + ROBERT GILMAN</i>		DATE <i>9-29-87</i>
STREET		JOB NAME
CITY, STATE AND ZIP CODE		JOB LOCATION
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for

*Side Porch: Replace Ceiling with Sheetrock and PAINT
 Replace walls with Sheetrock and PAINT
 Replace wood work and PAINT
 Insulate Exterior walls
 Carpet Floor
 Replace one window
 Toilet closet
 Replace Ceiling Fixtures*

*REAR STAIRCASE: Replace Ceiling with Sheetrock and PAINT
 Replace walls with Sheetrock and PAINT
 Replace floor and paint wood work
 Replace Linoleum
 Replace Storm Door
 Replace one window*

*3rd Floor STAIRCASE: Replace Ceiling with Sheetrock and PAINT
 Replace walls with Sheetrock and PAINT
 Insulate Exterior walls
 Resurrection hardwood Flooring
 Replace Ceiling Fixtures
 Replace Door Trim*

We Propose hereby to furnish material and labor—complete in accordance with above specifications, for the sum of

Payment to be made as follows

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature

David Dardano

Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

James P. Gilman

Date of Acceptance

Signature

RECEIVED

OCT 10 1987

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

Proposal

Page No 6 of Pages 10



DAVID DARDANO
GENERAL CONTRACTOR

16 WEST LYNN DRIVE
PORTLAND, MAINE 04103
Telephone (207) 878-3922

PROPOSAL SUBMITTED TO <i>Ferry Thibault - Robert Gilman</i>		DATE <i>9-29-89</i>
STREET		JOB NAME
CITY, STATE AND ZIP CODE		JOB LOCATION
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for

Kitchen: Replace Ceiling and walls with sheetrock and paint

Replace underlayment and linoleum

Replace Ceiling light fixtures

Replace Two panel doors

Replace one Entrance door

Replace one window

Replace wood work and paint

Replace wall cabinets and Base cabinets

(9-10')

Replace Kitchen Sink

Recondition Chimney

Rear bedroom: Replace ceiling with sheetrock and paint

Replace walls with sheetrock and paint

Replace woodwork and paint

Repair Flooring and Carpet

Replace Ceiling Light Fixture

Replace Two panel doors

Replace one window

Recondition Cabinets

We Propose hereby to furnish material and labor—complete in accordance with above specifications for the sum of

Payment to be made as follows _____ dollars (\$_____)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature *D. Dardano*

Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature *Robert R. Gilman*

Date of Acceptance _____

Signature _____

Proposal

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DAVID DARDANO
GENERAL CONTRACTOR

16 WEST LYNN DRIVE
PORTLAND, MAINE 04103
Telephone (207) 878-3922

PROPOSAL SUBMITTED TO <i>Jerry Thibault + Robert Gilman</i>		DATE <i>9-29-89</i>
STREET		JOB NAME
CITY, STATE AND ZIP CODE		JOB LOCATION
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for

clean plumbing fixtures

*Dining Room: Replace ceiling with Sheetrock and paint
Replace walls with Sheetrock and paint
Replace and/or clean and paint wood work
Repair hard wood floors, clean and finish*

*Replace two panel doors and paint
Replace two windows*

*Bedroom: Replace ceiling with Sheetrock and paint
Replace walls as needed clean and paint
Replace Insulation on outside walls
Clean and paint wood work*

Sand and finish hard wood flooring

Replace ceiling fixture

Replace one panel door

Replace one window

closet: Replace ceiling with sheetrock and paint

Replace walls and paint

clean and paint wood work

sand and finish flooring

We propose hereby to furnish material and labor—complete in accordance with above specifications for the sum of

Payment to be made as follows

RECEIVED
OCT 10 1989
DEPT. OF PUBLIC WORKS
CITY OF PORTLAND

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature *David Dardano*
Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature *Robert R. Gilman*

Date of Acceptance _____

Signature _____

Proposal

Page No. 4 of Pages 10



DAVID DARDANO
GENERAL CONTRACTOR

16 WEST LYNN DRIVE
PORTLAND, MAINE 04103
Telephone (207) 878-3922

PROPOSAL SUBMITTED TO <i>JERRY Thibeault + Robert Gilman</i>		DATE <i>9-29-89</i>
STREET		JOB NAME
CITY, STATE AND ZIP CODE		JOB LOCATION
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for

Second Floor:

APARTMENT 3

*FRONT Bedroom: Replace Ceiling with Sheetrock and paint
Remove wall paper on walls and paint
Clean and paint woodwork
Sand and Finish Flooring
Install Ceiling Fixture
Replace Two windows
Recondition closet*

*Living Room: Replace Sheetrock ceiling and paint
Replace walls with sheetrock and paint
Clean and paint woodwork
Replace ceiling light fixture
Replace and paint four panel doors
Replace one window
Recondition hall closet*

*BATHROOM: Repair clean and paint ceiling
Clean and paint woodwork
Replace window
Replace wall light fixture.*

We Propose hereby to furnish material and labor—complete in accordance with above specifications, for the sum of

Payment to be made as follows

OCT 10 1989
dollars

RECEIVED
DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation insurance.

Authorized Signature *D. J. Parker*

Note: This proposal may be withdrawn by us if not accepted within _____ days

Acceptance of Proposal—The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature *Robert R. Gilman*

Date of Acceptance _____

Signature _____