

261 CONGRESS STREET



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



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

FILE COPY 77/8

COMPLAINT NO. _____

Date Received March 30, 1977

Location: 261-263 Congress

Location 261-263 Congress St.

Use of Building Dwelling

Owner's name and address Robert Wheeler, Sewall Circle, Scarb.

Mgr.: George Coughlin, 261 Congress

Tenant's name and address _____

Telephone _____

Complainant's name and address Inspector Stevenson.

Telephone _____

Ext #448

Description:

NOTES: 220 volt wiring - installed from panel to third floor via rear hall, secured by bent nails. No permit in evidence.

March 31, 1977 Inspection by Electrical Inspector

A service cable (probably for a range) is run from service panel to third floor. There is no connector in panel to hold cable, cable is simply inserted through hole in side. On checking third floor apartment that cable runs into, I knocked on the door and in answer to a question from within "who is it" said the Electrical Inspector. There was a flurry of noise in the apartment, then silence. Repeated knocks on the door brought no further response. I was unable to obtain entrance to apartment. While there was no permit issued by this department, the only fault I could find was the lack of a connector in the panel.

Richard Libby, Elec. Insp.

MAINE PRINTING CO., PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 100 Congress Street
Loc. w/i S. Bldg. Fire Elec. Other
Issued November 10, 1959
Expires December 10, 1959

62 585

Mr. Frank Heston
100 Congress Street
Portland, Maine

Dear Sir:

On Nov 10, 1959 an examination was made of the premises located at 100 Congress Street

Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

REPAIRS:

1. Repair and put in good order all dilapidated and hazardous parts of the structure as follows:
 - a. Repair or replace the loose, worn, disintegrated and hazardous parts of the outside porch railing over the garage.
 - b. Repair or replace the missing bricks and point up the broken joints on the foundation of the structure.
 - c. Repair or replace the loose, worn, broken, or missing trim boards on the garage door.
 - d. Repair or replace the loose, cracked, or missing plaster in the garage.
 - e. Determine the reason and remedy the condition which now causes signs of leakage in the living room, rear bedroom, back bedroom, and front right bedroom, of the 3rd floor apt.
 - f. Repair the broken window pane in the rear bedroom and back bedroom of the 3rd floor apt.
 - g. Accomplish a general clean-up of the 3rd floor hallway which is now blocked by debris.

HOUSEWORK:

- a. Clean the elements in the hallway by removing and properly disposing of the dirt and other debris.

ELECTRICAL WORKING:

- a. Check and have repaired all defective electric wiring and electrical equipment throughout the structure.
- b. Repair or replace the defective fixtures in the bathroom, toilet room, and back bedroom of the 3rd floor apt.
- c. Repair or replace the bare, exposed and dangerous wiring in the bathroom, toilet room, and back bedroom of the 3rd floor apt.

PLUMBING:

- a. Determine the reason and remedy the condition which now causes the leak and water line to leak in the kitchen of the 3rd floor apt.
- b. Determine the reason and remedy the condition which now causes the sink in the kitchen of the 3rd floor apt. to leak over the rim and down the wall in the kitchen of the 3rd floor apt.

- c. Whenever the alarm or other fire signaling device causes the door to pull away from the wall in the St. Clair Apt.

III. Other Fire Department Complaints:

- d. Accomplish a general clean-up of the cellar by removing and properly disposing of all trash, silt, litter, and debris.

The above mentioned conditions are in violation of the City Ordinance, "Minimum Standards for Ventilated Stairways", "Authority to Remove Obstructions", and must be corrected on or before December 10, 1959.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Oct. 20, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to rebuild 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 261-263 Congress St. Within Fire Limits? yes Dist. No. _____
Owner's name and address Hyman Boxstein, 261-263 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address King Rutland, 214 Franklin St. Telephone 2-7704
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building apartment house No. families 5
Last use _____ No. families 5
Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 5,000 Fee \$ 5.00

General Description of New Work

To repair after fire to former condition without alterations and without change of use, but if conditions in the areas of repair are found to be dangerously substandard of Building Code requirements, both Building Department and owner will be notified immediately. Cause - unknown. Fire took place last week. 2x8 rafters, 16" on centers, 20' span to be replaced.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

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

If a Garage

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

APPROVED:

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

Hyman Boxstein

Signature of owner by: King Rutland

INSPECTION COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 27, 1951

RECEIVED
02422
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 261 Congress Street Use of Building Dwelling No. Stories 2.3 New Building
Name and address of owner of appliance Hyman Boxstein, 261 Congress Street Existing "
Installer's name and address Shapiro Oil & Appliance, Biddeford, Maine Telephone

General Description of Work

To install forced hot water boiler and oil burning equipment (replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 12"
From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 12x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Fluid Heat Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete
Location of oil storage basement Number and capacity of tanks 2-275 gal.
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 70 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

11-27-51 R. H. B.

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

Shapiro Oil & Appliance

Signature of Installer by

P. Shapiro

INSPECTION COPY

NOTES

1.1.72. The side valve at
Lunenburg has instructions
- John Oliver says
to call me install
10-11-72 and he will
tell him about Arcton
- 10.1.72. The side
to call me after work
was - completed

Fit

1-30552-
Permit No. 51/2427
Location 261 Congress St.
Owner Symantec Systems
Date of permit 11/28/51
Approved 2-15-52 [Signature]



IN LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure. Third Class

Portland, Maine, February 5, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect, repair, alter, or demolish 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 261 Congress Street Within Fire Limits? Yes Dist. No. 1
Owner's name and address Hyman Bernstein, 261 Congress Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address King Butland, 206 Franklin Street Telephone 2-7721
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Dwelling Tenement No. families 3
Last use _____ " " No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 300 Fee \$ 50

General Description of New Work 2 1/2 x 4 O.K. 0008

To repair after fire first floor. No alterations. Replace existing burned floor timbers.

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? _____ 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 Hemlock Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

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

Hyman B. Bernstein

Signature of owner By: King Butland

INSPECTION COPY

Permit No. 47/221

Location 211 Congress St.

Owner Hyman Borstein

Date of permit 2/8/47

Notif. closing-in

Insp. closing-in

Final Notif.

Final Inspn. 2-14-47 JDC

Cert. of Occupancy issued 1/8/48

NOTES

2/14/47 inspection
permitted to replace
mech. S.C.

Rept. 9315C-I

July 14, 1941

Mr. King Butland,
219 Cumberland Avenue,
Portland, Maine

Dear Sir:

Despite our conversation the other day about the necessity of securing fairly complete information concerning any job before a permit can be issued from this department, your application for a permit to cover construction of a two story piazza for Hyman Bernstein at 261 Congress Street does not show the location of the foundation piers, the height of them above the ground and the depth of them below the ground, nor the fact that the posts are to be anchored to the piers, nor the relationship between the posts, the sills and the piers, nor the method of supporting the floor and roof joists upon the other framing members as to whether or not these joists are to rest on top of the girders, be carried on a nailing strip, or how.

Please furnish this information.

Very truly yours,

Inspector of Buildings

WCD/H



GENERAL BUSINESS FORM
APPLICATION FOR PERMIT

Class of Building or Type of Structure First floor

Permit No. 1000

Portland, Maine, July 11, 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 City of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 264 Congress Street Within Fire Limits? Yes Dist. No. 1
Owner's or owner's name and address Hyman Boxstein, 253 Pearl Street Telephone _____
Contractor's name and address King Building, 219 Cumberland Avenue Telephone 3-1227
Architect _____ Plans 1: Yes No. of sheets 1
Proposed use of building Doctor's office and dwelling No. families 2
Other buildings on same lot garage
Estimated cost \$ 100. Fee \$ 50

Description of Present Building to be Altered

Material Frame No. stories 3 Heat _____ Style of roof flat Roofing tar & gravel
Last use Doctor's office and dwelling No. families 2

General Description of New Work

To demolish one story rear platform
To construct two story rear piazza 8' x 18'
To change window to door on second floor.

The corner posts and intermediate posts are to be no less than 4x6 nominal dimensions, or equivalent, and these posts are each to be made one continuous length or to be spliced at the floor levels. All splices are to be lapped splices at least eighteen inches long and in no case will a post be put on top of the floor below it. Where the piazza is fastened to the building the corner boarding will be removed and the members of the conductors and downspouts of roof will be connected to the sewer. (existing piazza fastened directly to the frame of the building.)

4x6 posts - 7' apart

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? no
Is any electrical work involved in this work? no Height average grade to top of plate 10'
Size, front 18' depth 5' No. stories 2 Height average grade to highest point of roof 20'
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation concrete piers Thickness, top 12" bottom 12" cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof flat Rise per foot 1" Roof covering asphalt roofing Class C U.S. Gov.
No. of chimneys none Material of chimneys _____ of lining _____
Kind of heat none Type of fuel _____ Is gas fitting involved? _____
Framing lumber - Kind spikes Dressed or full size? dressed
Corner posts 4x6 Sills 4x6 Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2x6, 2nd 2x6, 3rd _____, roof 2x6
On centers: 1st floor 16", and 16", 3rd _____, roof 16"
Maximum span: 1st floor 8', 2nd 8', 3rd _____, roof 8'

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. By: Hyman Boxstein

Hyman Boxstein

34
9130

Permit No. 41/1004
Location 261 Congress St.
Owner Hyman Brotein
Date of permit 7/15/41
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 2/25/43. O.D.
Cert. of Occupancy issued None

NOTES

7/21/41. Inspected and found
defective and framed. O.D.
7/24/41. Work progressing. O.D.
7/29/41. Work progressing. O.D.
8/7/41. Work completed
except to drop out
connections. O.D.
8/19/41. Drop out connection
Smith St side not
connected to sewer. O.D.
9/3/41. Same. O.D.
10/13/41. " O.D.



GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
0258

Class of Building or Type of Structure Third Class

MAR 28 1933

Portland, Maine, March 28, 1933

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 661 Congress Street Ward 2 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Dr. Louis A. Derry, 261 Congress St. Telephone _____
Contractor's name and address L. J. Ward, 661 Cumberland St. Westbrook Telephone no
Architect's name and address _____
Proposed use of building dwelling house with 2 car garage attached No. families 2
Other buildings on same lot _____
Plans filed as part of this application? yes No. of sheets 1
Estimated cost \$ 15. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 2-2 Heat _____ Style of roof flat Roofing tar and gravel
Last use dwelling house with 2 car garage attached No. families 2

General Description of New Work

~~To provide sleeping porch for baby 6' x 6' on roof of two story garage~~
temporary

To be removed by December 1st, 1933

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED.

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

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Signature of owner By

L. J. Ward

44401

Ward 2 Permit No. 33/258
Loc 261 Angles St.
Owner Dr. Louis G. Deery
Date of permit 3/28/33 ✓
Noti... in
Inspn. closing-in
Final Notif.
Final Inspn. 4/1/33. O.P.
Cert. of Occupancy issued None.

14/1/33
NOTES
Not removed. OK.
Completed April 1, 1934

~~FOR PERMIT~~

Inspection of structure required to be finished

General Description of work

Details of work



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

0141
Feb 20 1933

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

February 20, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine,

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

Location 261 Congress Street Use of Building dwelling house
Name and address of owner Dr. Louis A. Derry, 261 Congress St. Ward 2
Contractor's name and address Eastern Oil Equipment, Inc. 131 Marginal Way Telephone 1835

Oil Burner General Description of Work
To install

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel concrete
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

IF OIL BURNER

Name and type of burner eastern oil Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? no change Type of oil feed (gravity or pressure) pressure
Location oil storage yes No. and capacity of tanks 1 - 275 gal
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? 1.00

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 contractor By Lyman Christy

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
P.C. 227
2/21/33

92714

Ward 2 Permit No. 33/141
Location 261 Congress St.
Owner Dr. Louis A. Denny
Date of permit 2/20/33.
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 2/27/33. O.T. O'Leary
Cert. of Occupancy issued None.

*2/27/33. Old tank installation
with 2" Vent. St.*

NOTES

1. Kind of heat Hot Water
2. Label ✓
3. Anti-siphon ✓
4. Oil storage ✓
5. Tank distance ✓
6. Vent pipe 1" pipe - see note.
7. Fill pipe ✓
8. Gauge ✓
9. Rigidity ✓
10. Flood safety ✓
11. Pipe sizes & material iron?
12. Control valve ✓
13. Ash pit vent ✓
14. Temp. or pressure safety ✓
15. Instruction card ✓
16. _____

over

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Chart 21-E-24- lot area 4,295 Portland, Maine July 27, 1983
261-263 Congress Street, Corner
Location od 2-8 Smith Street - Zone B-2

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for parking lot as set forth on the attached site plan (made by Philip Snow Associates whose address is South Portland, Me. 04106) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Levinsky's Inc. -278 Congress St. -774-0972

Lessee (name, address and phone number)

Is proposed use to be accessory to a building or other use on this lot? no. If so, what is use of building or other use

If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? 17, commercial vehicles 0.

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)?
the site plan approved, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? ~~yes~~ only one street

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? yes

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation?

Signature of Owner R. P. Snow For

site plan review 300.00
pd 7-27-83

By LEVINSKY'S
(duly authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To:

COMMENCING the above proposes use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below - notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) _____ Inspector of Buildings

20 MIN 6 OK 17600 8/11/83.

PERMIT ISSUED

AUG 11 1983

CITY of PORTLAND

RECEIVED
DEC 17 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Home

Synagogue

Yard

Parking
Lot

Trailer
12x36

Smith

St

ENTR

EXIT

Entr
Exit

Door

Door

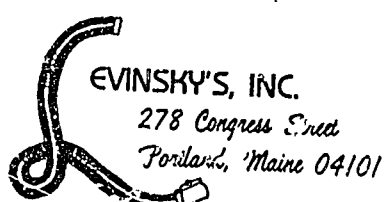
Congress St

284
Copperman

Levinson

Family
Practice
MHC

India
St



EVINSKY'S, INC.

278 Congress Street

Portland, Maine 04101



For more customer convenience we have decided to place
- accessory to retail temporary trailer on 284 Congress St. driveway.
This is an improvement over proposed (Smith St. - Congress St.)
location as now customers will not have to cross the street
unnecessarily if parked on the even side of Congress St.

Thankyou,

Bruce M. Levinsky

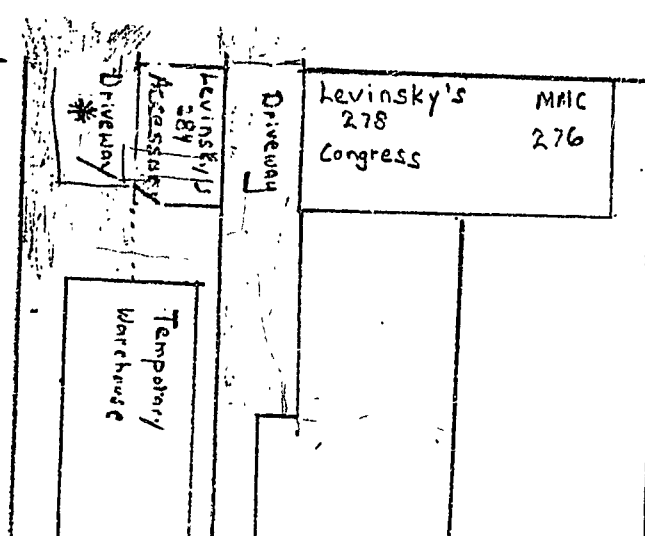
Bruce M. Levinsky

Parking
For
Levinsky's

Smith St.

Congress St.

Paul's Food
Parking Lot



Levinsky's
278
Congress

MMC
276

India St.

RECEIVED

DEC 20 1982

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 01144

ZONING LOCATION B-2 PORTLAND, MAINE Dec. 17, 1982

DEC 23 1982

CITY OF PORTLAND

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

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

LOCATION 261-263 Congress St., Corner 2-6 Smith St., Fire District #1 ☐ #2 ☐
 1. Owner's name and address Levinsky, S. Inc., -278 Congress St., Telephone 774-0972
 2. Lessee's name and address
 3. Contractor's name and address Design Space International - Rigby Telephone 773-3865

Proposed use of building temporary construction trailer No. of sheets
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$

FIELD INSPECTOR—Mr.

@ 775-5451

Appeal Fees \$
 Base Fee 15.00
 Late Fee 15.00
 TOTAL \$

To set construction trailer to be used for Christmas return week, trailer 12' x 56' to be used from Dec. 24 to Dec. 31, 1982 as per plans. 1 sheet of plans.

Stamp of Special Conditions

send permit to # 1 04101

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

This is a temporary permit for 8 days only and not subject to renewal upon expiration.

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

ZONING: City of Portland (Temporary Permit)

BUILDING CODE:

Fire Dept. James P. Collins, Lieut.

Health Dept.

Others:

Will work require disturbing of any tree on a public street?

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

Signature of Applicant

Phone # same

Type Name of above

Bruce Levinsky, Inc.

1-2 3-4

Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

[Signature]

Permit No. 82/1144

Location 261-263 Congress St.

Owner Linsley's Inc.

Date of permit 12-07-82

Approved 12-23-82

Dwelling

Garage

Alteration Construction Trailer

NOTES

12/24/82
Linsley's Inc.
Exposed - 10





CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 8, 1983

Philip Levinsky
278 Congress Street
Portland, Maine 04101

RE: Congress Street and Smith Street 21E, 24, 29, 15

Dear Sir:

On 2/4/83, an order was sent to you regarding illegal conversion of properties listed herein.

Please be advised that until this property is legally zoned for parking lot use, it is to be closed off from public use by whatever method assures performance.

On 6/7/83, I gave Mr. Bruce Levinsky verbal orders to vacate and secure this property until the present criteria of zoning is resolved.

Also be advised that if you fail to comply with this order, this department will seek legal means to enforce the present demands.

Sincerely,


P. SAMUEL HOFFSES,
CHIEF OF INSPECTION SERVICES

PSH/mlb


Code Enforcement Officer

CC: Philip Snow Associates
Att: Robert P. Snow, R.A.

File

Joseph E. Gray, Jr., Director of Planning & Urban Development



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

July 14, 1983

Mr. Phillip Levinsky
278 Congress Street
Portland, Maine 04101

Dear Mr. Levinsky:

With regard to the site plan review for the parking lot at the corner of Smith Street and Congress Street, our City Traffic Engineer has determined that access cannot be provided from Congress Street. The location of the existing bus stop cannot be moved.

We suggest that site plan review be initiated immediately with approval at the administrative staff level. Your plans should reflect access only onto Smith Street with appropriate landscaping on both Smith Street and Congress Street, gate on Congress Street, signage, lighting, etc.

We will be happy to advise you concerning the details of this review and hope to receive an application promptly.

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Joseph E. Gray, Jr., Dir., Planning & Urban Development
Douglas Mason, Senior Planner
✓ Samuel Hoffses, Chief of Inspection Services
Richard Flewelling, Ass't. Corporation Counsel
Robert Snow, Snow Associates, 597 Main St., So. Portland, Maine
William Bray, City Traffic Engineer
Marc Guimont, Assoc. Engineer II

Philip Snow Associates

ARCHITECTS • ENGINEERS • PLANNERS

PHILIP P. SNOW, P.E.

ROBERT P. SNOW, R.A.

10 February 1983

Sam Hoffses - Chief Inspector
Inspection Department
389 Congress Street
Portland, ME 04101

re: Levinsky's

Dear Sam:

Enclosed is copy of sheets 1, 2, 3 showing our proposed parking lots along Smith Street. I have kept Warren Turner, from the Planning Staff, informed of our design progress for the past 6 weeks. He has been recommending that we go for conditional use through the Zoning Board of Appeals. This has been our thinking until yesterday

Yesterday, I met with Malcolm Ward to start the appeal process. He strongly recommended going thru zone change from R-6 to B-2. He mentioned that Tommy's Hardware had contacted him about an addition and that I should talk with them about being included in the zone change. I have already presented a preliminary design to Tommy's so the idea of a zone change for the entire area red marked makes a lot of sense. Tommy's Owners are out of town this week, so I won't get authorization to proceed for a while.

Another problem I have had is trying to compromise between the synagog's rights to Perley's Court and Levinsky's desire for access to the lot on the corner of Congress and Smith Streets. They are still negotiating a contract that will be satisfactory to both parties, let alone meet the City's requirements.

Believe me, if this were a simple matter, it would all be approved by now. It is certainly the intent of Levinsky's to provide satisfactory and legal off street parking for their store. Unfortunately, the scenerio has many players and will take some time to resolve.

Please be patient with us. Having the cars visiting Levinsky's off the City streets has to be valuable, even if the parking lots aren't officially sactioned yet.

597 MAIN STREET

SO. PORTLAND, MAINE 04106

(207) 775-0436

10 February 1983 - Sam Hoffses - re: Levinsky's

page 2

Very truly yours,

RPS

Robert P. Snow
RPS/rj

copy: Arthur Addato - Code Enforcement Officer

Levinsky's

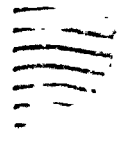
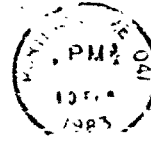
Philip Gleason - Bernstein, Shur, etc.

Tommy's Hardware

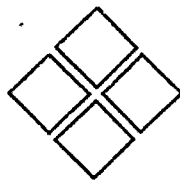
Philip Snow Associates

597 MAIN STREET

PORTLAND, ME 04101



Arthur Addato - Code Enforcement Officer
Inspection Department
389 Congress Street
Portland, ME 04101



Philip Snow Associates

ARCHITECTS ♦ ENGINEERS ♦ PLANNERS

597 MAIN ST. ♦ SOUTH PORTLAND, ME. 04106 ♦ 207-775-0436

ROBERT P. SNOW R.A.

PHILIP P. SNOW P.E. — CONSULTANT

19 April 1984

Arthur Addato, Inspector
Code Enforcement
389 Congress Street
Portland, ME 04101

re: Levinsky Parking Lot - corner of Smith & Congress

Dear Arthur:

Phil Called and asked me to give you the progress report of completion of the items on approved Site Plan, SP-1, rev. 7-28.

Main Line Fence will be installing the steel gate and chainlink fence along the walk shortly. Certainly within a week.

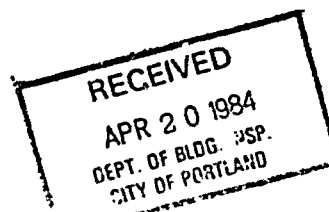
I am negotiating with Joe Guite at Asselyn, Inc. regarding the widened curb cut on Smith Street. I believe there is a City tree stump just below the blacktop patch in the sidewalk area of the expansion. This is increasing the cost and difficulty in pricing this work. My guess is this will be done in the next 2 - 3 weeks.

Again, thank you for your patience on this project.

Very truly yours,

Robert P. Snow
RPS/rj

copy: Phil Levinsky





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 29, 1983

Levinsky's Inc.
278 Congress Street
Portland, ME 04101

RE: Parking Lot at Congress & Smith Streets

Dear Sir:

In regard to a conversation we had in November 1983 about the above address and your use of this property as a parking lot during the Christmas season without meeting all the requirements of the approved plans, permission to use this property as such will end on January 8, 1984.

I feel you should now either complete those requirements or ask the Planning Division for a waiver to extend the time on their requirements.

If I don't hear from you before January 8, 1984, I will expect the lot to be closed until such time as all requirements are met.

If I can be of any further help in this matter, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/kat



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

September 2, 1983

Levinsky's, Inc.
278 Congress Street
Portland, ME 04101

RE: Parking Lot - Smith and Congress Streets
21 E 24

Gentlemen:

As a result of continuous complaints, several inspections have been made at the above-referenced property.


It has been noted that there is a continuous flow of cars going in and out of the parking lot onto Congress Street. This has been causing considerable tie-ups and confusion in vehicular and pedestrian traffic.

The plans you submitted for approval of a parking lot indicate that the Congress Street entrance would be closed off by installing a barrier, and that all entrance would be made on Smith Street.

Therefore, we urge that you do not deviate from your approved plans and immediately close off this Congress Street entrance.

We will appreciate your total cooperation in resolving this problem.

Sincerely,


Arthur Addato
Code Enforcement Officer

AA/kat

TO

~~PHILIP SNOW ASSOCIATES~~
ARTHUR ADDADO

PHILIP SNOW ASSOCIATES
ARCHITECTS — ENGINEERS — PLANNERS
597 MAIN STREET
SOUTH PORTLAND, MAINE 04106
775-0436

SUBJECT

LEVINSEN PARKING — SMITH STREET

DATE

7-19-83

MESSAGE

ENC.: MY LETTER TO SAM DATED 20 JUNE — NO REPLY YET
LETTER FROM ALEX DATED JULY 14 (RECEIVED MONDAY)
RESPONDING TO JUNE 23 MEETING.

PLEASE TALK WITH SAM BEFORE YOU GO TO COURT.

SIGNED

Bob

TO

DATE

REPLY

SIGNED

RETURN TO ORIGINATOR

Philip Snow Associates

ARCHITECTS • ENGINEERS • PLANNERS

PHILIP P. SNOW, P.E.

ROBERT P. SNOW, R.A.

20 June 1983

P. Samuel Hoffses - Chief
Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

re: Congress & Smith Streets - 21E, 24, 29, 15

Dear Sam:

I finally have some positive responses to your letter to Philip Levinsky dated June 8, 1983.

On June 13, the City Council approved extending the B-2 Zone line 20 feet on the 21E24 Lot on the corner of Smith and Congress. I have a meeting scheduled with Alex and the Planning staff to resolve the final site plan for commercial parking on this lot for Levinsky's. It is scheduled for the 23rd of this month. As soon as the staff is satisfied, we'll get our permit for this lot.

In the past several years, the Levinsky family has purchased several apartments in the immediate area. 93-96 India Street has 6 units and no parking. 284 Congress has 6 units. Both are located in the B-2 Zone.

18-20 Smith Street has 3 dwelling units, owned by the Levinskys. 10 Smith Street has 3 dwelling units. It is owned by Lasky and about to be purchased by Levinsky.

I feel the 2 blacktopped areas on Smith Street, 12-16 and 22 should be considered as an accessory use to the 2 adjacent apartment houses as well as available to the 12 additional apartments the Levinskys own nearby.

These 2 lots are presently being used for residential parking and the Levinskys would like to continue this use, as is. I reviewed this with Malcolm Ward today and he feels this is a reasonable request. It certainly is consistent with the Planning Board's concerns about business uses infringing on the residential neighborhood.

597 MAIN STREET

SO. PORTLAND, MAINE 04106

(207) 775-0436

Please let us know your opinion as soon as you have a chance to review this request.
The Lovinsky family has had an excellent reputation in the community for over
half a century and they certainly want to clear up this matter immediately.

Very truly yours,

Bob

Robert P. Snow
RPS/rj

enc.: 3 prints - Proposed residential parking on Smith Street, dated today.

copy: Phil Lavinsky



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

July 14, 1983

Mr. Phillip Levinsky
278 Congress Street
Portland, Maine 04101

Dear Mr. Levinsky:

With regard to the site plan review for the parking lot at the corner of Smith Street and Congress Street, our City Traffic Engineer has determined that access cannot be provided from Congress Street. The location of the existing bus stop cannot be moved.

We suggest that site plan review be initiated immediately with approval at the administrative staff level. Your plans should reflect access only onto Smith Street with appropriate landscaping on both Smith Street and Congress Street, gate on Congress Street, signage, lighting, etc.

We will be happy to advise you concerning the details of this review and hope to receive an application promptly.

Sincerely,

Alexander Jaegerman
Chief Planner

cc: Joseph E. Gray, Jr., Dir., Planning & Urban Development
Douglas Mason, Senior Planner
Samuel Hoffses, Chief of Inspection Services
Richard Flewelling, Ass't. Corporation Counsel
Robert Snow, Snow Associates, 597 Main St., So. Portland, Maine
William Bray, City Traffic Engineer
Marc Guimont, Assoc. Engineer II



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 261-263 Congress Street Corner 2-8 Smith Street

Issued to **Levinsky's Inc.**

Date of Issue **July 23, 1984**

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

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Parking lot for 17 passenger cars

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

7-23-84
(Date)

Arthur White
Inspector

R. J. Zeff
Inspector of Buildings

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

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Chart 21-E-24- lot area 4,295
261-263 Congress Street, Corner
Location od 2-8 Smith Street - Portland, Maine July 27, 1983
Zone B-2

To the INSPECTOR OF BUILDINGS, Portland, Maine #&.) 35.00 Fee pd 8-12-83

The undersigned hereby applies for a certificate of occupancy to
allow the use of the above named premises for parking lot

as set forth on the attached site plan (made by Philip Snow Associates
whose address is South Portland, Me. 04106) to show compliance with the
Zoning Ordinance according to the intended use and the zone in which the
property is located; and in accordance with the following pertinent
information:-

Owner (name, address and phone number) Levin's Inc. -278 Congress St. -774-0972

Lessee (name, address and phone number) _____

Is proposed use to be accessory to a building or other use on this lot?

no. If so, what is use of building or other use _____

If off-street parking is sought, what is proposed maximum number of
vehicles to be parked - passenger cars? 17, commercial vehicles 0.

Have you secured on the site plan the written approval of existing and
proposed entrances to and exits from the premises for vehicles over
public sidewalks by the Traffic Engineer (Dept. of Public Works)?

yes site plan approved, if access to the premises is available from
more than one street, have you secured similar approval by the Planning
Board? yes only one street

Have you shown on the site plan the true location of all trees on the
public street along the frontage of the premises (both streets if a
corner lot)? yes

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the
Director of Parks and Recreation? _____

Signature of Owner R. P. Snow For

site plan review 300.00 By LEVIN'S
pd 7-27-83 (duly authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To:

COMMENCING the above proposes use of the premises would be IN VIOLATION
of the Zoning Ordinance unless a Certificate of Occupancy is first pro-
cured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and
the above application may now proceed without further authorization, but
subject to the conditions indicated below - notice of readiness for
final inspection to be given to this department when the premises have
been placed in compliance with the requirements:-

(Date) _____
Inspector of Buildings

20 MIN 6 OK 11/11/83

PERMIT ISSUED

AUG 11 1983

CITY of PORTLAND