

298 CONGRESS STREET



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

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
DEMOLITION OF BUILDINGS

A building will be demolished at # 296 Congress St.
on _____.
The Contractor is Samuel Aceto
376 Warren Ave.

The owner is: John & Michael Taliento
94 Federal St.

~~3/ 3/72~~

3/ 3/72 The Contractor and Sewer Division have been notified of
sealing the drain before the building can be demolished.

DEPARTMENT OF PUBLIC WORKS
PHILIP E. MULLIN

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

March 31, 1972

John & Michael Taliento
94 Federal St.

With relation to permit applied for to demolish a dwelling
at 296 Congress St. it is unlawful
to commence demolition work until a permit has been issued from this
department.

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

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

Very truly yours,

R. Lovell Brown
Director

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Eradication of this building has been completed.

Contractor:

Samuel Aceto

376 Warren Ave.

5/14/72
3/24/72
Sent to Health Dept. 3/24/72
Rec'd from Health Dept. 10/25/72

10-24-72

No evidence of rodent activity
Hunt 3



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, March 31, 1972

PERMIT IS

OCT 26 1972

0131
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 295 Congress Within Fire Limits? _____ Dist. No. _____
Owner's name and address Michael & John Taliento, 94 Federal St. Telephone _____
Leasee's name and address _____ Telephone _____
Contractor's name and address Samuel Aceto & Co., 370 Warren Ave. Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use dwelling No. families 1
Material _____ No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 10.
Estimated cost \$ _____

General Description of New Work

To demolish existing 1 story dwelling. Sewer to be closed under supervision of public Works Dept.
Gas Company was called.

5/4/72
3/24/72
Sent to Health Dept. 10/25/72
Rec'd from Health Dept. 10/25/72

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

D.K. E.B. 10/26/72

Samuel Aceto & Co.

CS 301

INSPECTION COPY

Signature of owner

By:

Samuel Taliento



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
206 Congress St.

INSPECTION COPY

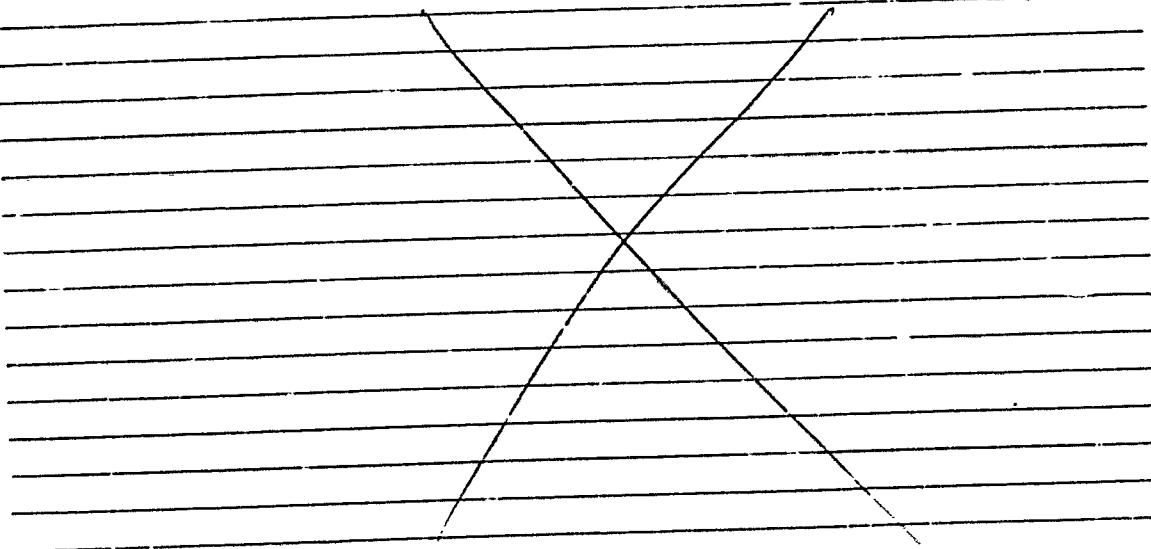
COMPLAINT NO. 70/

Date Received July 13, 1970

Location 296 Congress Street Use of Building _____
Owner's name and address Leon Berkowitz, 30 Phillips Rd., Telephone _____
Falmouth Foreside, Maine
Tenant's name and address _____ Telephone _____
Complainant's name and address Fire Department Telephone _____
Description: Porch in dangerous condition.

NOTES:

7-20-70
Letter to owner to repair immediately.
Porch is in a very dilapidated condition.
Piercing, dangerous - etc. JH.
8/14/70 Nothing done. Final letter to
owner - final being turned over to
Corp Counsel. JH.
8/17/70 See note on copy regarding this owner
talked with Bob. JH.



Re: 296 Congress Street

July 20, 1970

Mr. Leon Berkowitz,
30 Phillips Rd.
Falmouth Foreside, Maine

Dear Mr. Berkowitz:

Upon a complaint from the Fire Department about the dangerous piazza at 296 Congress Street, reported to be owned by you, our inspector found this three story rear piazza to be in a very dangerous and dilapidated condition.

It is necessary for you to have a competent carpenter go over this entire structure and make all necessary repairs to strengthen it. The entire piazza and stairways are in very poor structural condition.

It is not necessary for you to secure a permit for repairing this structure. Our inspector will make another inspection on or before August 14, 1970 to see what you have done to make this piazza and stairway safe and sound.

Very truly yours,

R. Lovell Brown
Director

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CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location

296 Congress St.

FILE COPY

COMPLAINT NO. 70/

Date Received July 13, 1970

Location 296 Congress Street Use of Building _____
Owner's name and address Isaiah Berkowitz, 30 Phillips Rd., Telephone _____
Falmouth Foreside, Maine Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address Fire Department Telephone _____
Description: Porch in dangerous condition.

NOTES: 8/17/70 Mr. Sencourt called re. porch
has been away but will return 8/20/70
Contractor will repair porch. RLB.



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

INSPECTION COPY

COMPLAINT NO. 66/15

Date Received June 2, 1966

Location
296 Congress St.

Location 296 Congress Street Use of Building Tenement

Owner's name and address Leon Berkowitz, 296 Congress St. Telephone

Tenant's name and address Telephone

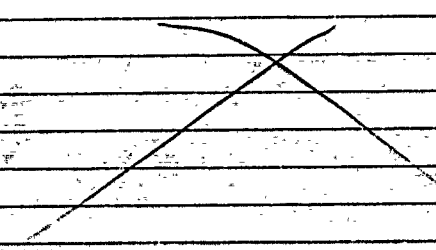
Complainant's name and address Tenant Telephone

Description: 3-story rear piazza dangerous.

NOTES: Corner posts and sills rotted out. Piazza is dangerous. Warned tenants
to keep off. Earle Smith

6/20/66 - Nothing done. E. & S.

8/14/66 - Some repairs have been made here.
EH



FU 6/16/66

Complaint- 66/45 - Rear 296 Congress Street

June 2, 1966

Mr. Leon Berkowitz
296 Congress Street
Portland, Maine

Dear Mr. Berkowitz:

It has been reported to this Department that the three-story piazza on the rear of the tenement house at the above location is dangerous.

A inspector from this department finds that corner post and sill are rotted so as to make this structure dangerous.

It is therefore necessary that this condition be corrected before June 16, 1966, and this Department notified so that the corrective work can be inspected.

Very truly yours,

Gerald E. Mayberry
Building Inspection Director

GEK: ko



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 10th

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 296 Congress Street Use of Building Residence No. Stories 3 New Building
Name and address of owner of appliance Leon Berkowitz, 296 Congress Street, Portland, Maine
Installer's name and address Ballard Oil Co., 135 Marginal Way, City Telephone

General Description of Work:

To install conversion oil burner in existing steam boiler

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Ballard gun type model SA 2 Label 1 by underwriters' laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Concrete Size of vent pipe: 1 1/4"
Location of oil storage Basement Number and capacity of tanks 1 - 275
Low water shut off ~~XXXX~~ Existing Make McDonnell-Miller No. ~~XXXX~~ 47-2
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed? None
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Replacing hand firing

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

9.11.52

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

BALLARD OIL & EQUIPMENT CO.

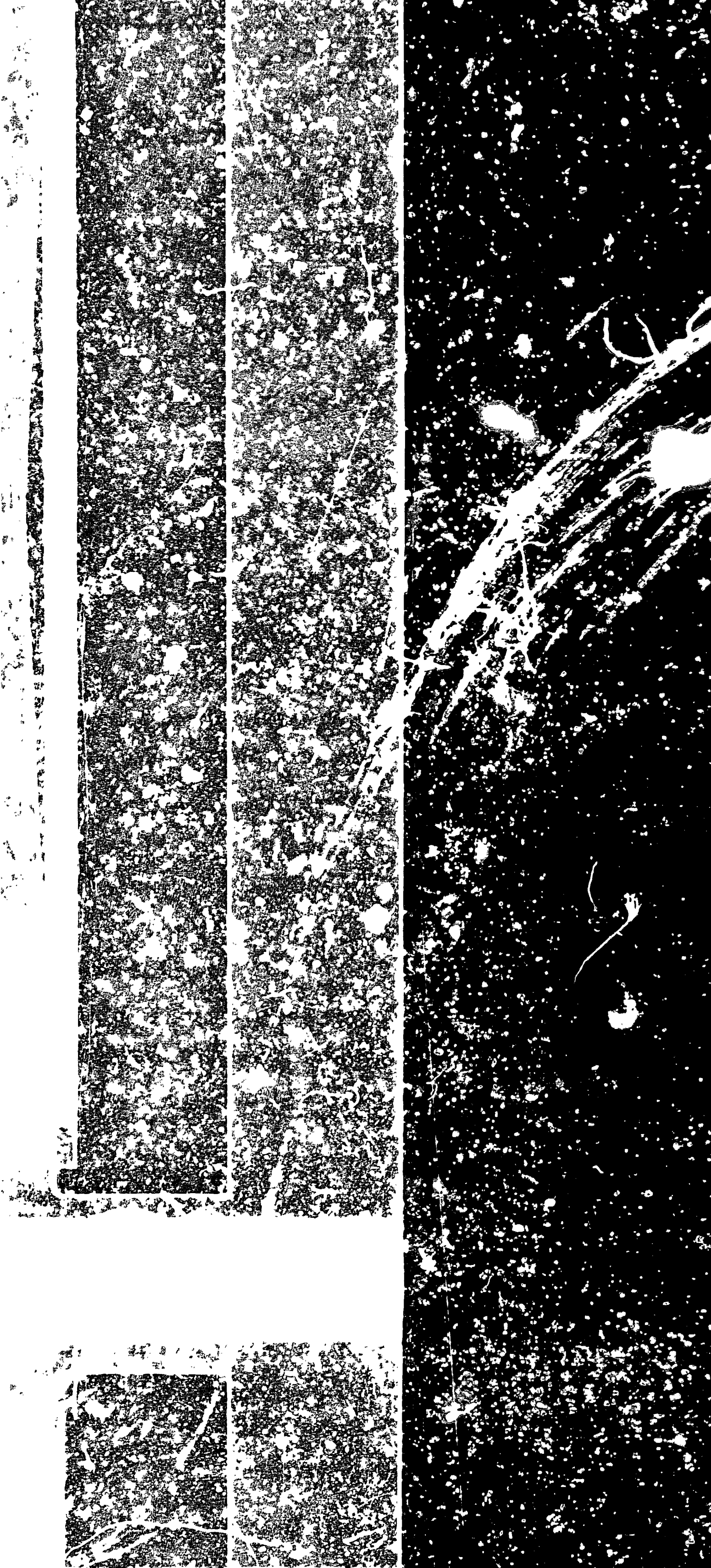
C17 MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer

Richard J. Cole, Manager
Oil Heating Department

FIM





APPLICATION FOR PERMIT TO REPAIR BUILDING

Third Class Building

Portland, Maine, June 5, 1929

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 296 Congress Street Ward 5 Within fire limits? Yes Dist. No. 1
Owner's name and address Julius Comeras Estate, 296 Congress St. Telephone P 3321
Contractor's name and address William Silverman, 93 Franklin St. Telephone _____
Use of building Garage
No. stories 1 1/2 Height _____ ft., Gross area _____ sq. ft., Style of roof hip and flat
Type of present roof covering _____

General Description of New Work

To Repair after Fire to former condition. The ventilation cupola on the roof is to be entirely removed and the outside walls of the first story are to be lined on the inside with gypsum wall board. The attic of the building is to be used for general household storage.

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 \$ 200.

Julius Comeras Estate

Fee \$.75

INSPECTION COPY Viewed Signature of owner Julius Comeras

CITY OF PORTLAND

7436

Ward 3 Permit No. 29/1048
Location 296 Congress St
Owner Julius Comessa Est.
Date of permit 6/8/29
Notif. closing-in 6/26/29-8:05AM H.C.
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

6/19/29 - No work started
as yet. AJS

6/26/29 - Working on
repairs but not yet
ready for closing in
inspection.

7/3/29 - Trusses to be put
in at ceiling level
on front & back walls
at inner side of ledger
board. A new 4x6 over
to be put over front
door opening & over
opening into side
room. Told Mr. Silver
man that he could put
on gypsum board &
be left. This was the

slopes go open so that
I can see them in
place Friday. AJS

7/5/29 - Slops O.K. Two
4x6 headers yet to be
put in. 2x4 rafters
in hip roof 20x20
AJS.

7/17/29 - Work completed
AJS.

September 28, 1927

Mrs. Sarah Coneras,
296 Congress St.,
Portland, Maine.

Dear Madam:

To find upon inspection that the smoke pipe serving the boiler in your building at 296 Congress Street is in need of attention to make the same safe.

This smoke pipe passes through a wooden partition and rests on a piece of metal which in turn rests upon the wood of the partition. Also as the smoke pipe approaches the chimney it is too close to the floor joist above, having its top from six to ten inches from the woodwork. It will be necessary for you to enlarge the hole in the partition through which the smoke pipe passes and support the smoke pipe so that there will be no combustible material closer to the smoke pipe than one-half of its own diameter. For instance, if it is a ten inch smoke pipe the wood work must be at least five inches away from it. Where the smoke pipe is too close to the woodwork an incombustible shield at least one-quarter of an inch thick and twice as wide as the diameter of the smoke pipe should be suspended half way between the top of the smoke pipe and the wooden joist above and this shield should be long enough to protect the woodwork above wherever the top of the smoke pipe is less than fifteen inches.

There is an old chimney in the cellar apparently not in use and there is a large hole broken into it. The hole in the chimney should be closed up with incombustible material.

No building permit will be required before correcting these conditions, but the work should be done before October 15th, 1927 and this office notified so that another inspection may be made.

Very truly yours,

Inspector of Buildings.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT NO. 1279
AUG 5 1927

Portland, Maine, August 5, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ 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 296 Congress Street Ward 3 Within Fire Limits? Yes Dist. No. 1

Owner's or Lessee's name and address Mrs. Sarah Conner, 296 Congress St. Telephone _____

Contractor's name and address Ballard Oil & Equipment Co. 124 High St. Telephone 89072

Architect's name and address _____ Telephone _____

Proposed use of building Tenant House No. families 3

Other buildings on same lot None

Description of Present Building to be Altered

Material Wood No. stories 3 Heat Steam Style of roof _____ Roofing _____

Last use Tenant house No. families 3

General Description of New Work

To install oil burner

Details of New Work

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 _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Roof covering _____

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

Kind of heat Steam Type of fuel Oil Distance, heater to chimney 20'

If oil burner, name and model Ballard Jr.

Capacity and location of oil tanks 1 550 gal tank to be used outside

Is gas fitting involved? _____ Size of service _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 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

Plans filed as part of this application? no No. sheets _____

Estimated cost \$ 600. Fee \$ 2.00

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 Mrs. Sarah Conner
By Ballard Oil & Equipment Co. of Maine

4241

Ward 18 Permit No. 27/1279
Location 296 Congress St.
Owner Mrs. Sarah Cameron
Date of permit August 5/27
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 9/26/27 found
Cert. of Occupancy issued none

NOTES

9/26/27. - Smoke
inspection - work
for ventilation - smoke
pipe for new joints
about 10' -
Vent of old tank about
10' from under.
Final Inspection O.K.
No certificate
required found

To the
INSPECTOR OF BUILDINGS:

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

**Descrip-
tion of
Present
Bldg.**

Build piazza on back three stories high with stairway to ground; put in two windows on third story; change some of partitions; to comply with Building Ordinance

Dormer windows to be covered with slate

The permit for these alterations is issued by the recommendations of the Chief of the Fire Department, the Corporation Counsel and the Inspector of Buildings

Size of Extension, No. of feet long? .25 ft.; No. of feet wide? 6 ft.; No. of feet high above sidewalk? 35 ft.
No. of Stories high? three; Style of Roof? flat; Material of Roofing? tar & gravel
Of what material will the Extension be built wood Foundation? logs
If of Brick, what will be the thickness of External Walls? 12 inches; and Party Walls 12 inches.
How will the extension be occupied? piazza How connected with Main Building? doors

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

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? *David Finckelstein*

444

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

