

262-284 CONGRESS STREET



Pat. # 2208, Mfg. # 2202, Trad. # 2202, Fin. # 2202



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 25, 1982

Samuel Aceto & Co.
376 Warren Avenue
Portland, Maine 04103

Re: 284½ Congress Street

Dear Sir:

Your permit to demolish the 2-story framed structure at 284½ Congress Street is being issued with the requirement that the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the lot & restoration of established grades and the erection of the necessary retaining walls or fences.

If you have any questions on these requirements, please call this office.

Sincerely,

P. S. Hoffses
Chief of Inspection Services

PSH/jmr

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00476

JUN 28 1982

ZONING LOCATION PORTLAND, MAINE June 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 284 1/2 Congress Street Fire District #1 ☐ #2 ☐

1. Owner's name and address Levinsky's - 278 Congress Street Telephone

2. Lessee's name and address Telephone

3. Contractor's name and address Samuel Aceto & Co., - 378 Warren Ave. Telephone .. 797-6761 ..

..... No. of sheets

Proposed use of building No. families

Last use dwelling No. families 2

Material No. stories Height Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$.....

FIELD INSPECTOR—Mr. Appeal Fees \$.....

@ 775-5451

Base Fee 25.00

Late Fee

TOTAL \$ 25.00

To demolish 2 story, 2 family dwelling & utilities called.

Stamp of Special Conditions

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE: Will there be in charge of the above work a person competent

Fire Dept.: to see that the State and City requirements pertaining thereto

Health Dept.: are observed?

Others:

Signature of Applicant: Phone # 833-1111

Type Name of above Samuel Aceto & Co. 1 ☐ 2 ☐ 3 ☒ 4 ☐

for Levinsky's

Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 12/23, 19 77
Receipt and Permit number A03598

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: 284 1/2 Congress St.

OWNER'S NAME: Joe Catir

ADDRESS: 78 Nevins St.

OUTLETS: (number of)

Lights

Receptacles

Switches

Plugmold

(number of feet)

TOTAL

FEES

FIXTURES: (number of)

Incandescent

Fluorescent

(Do not include strip fluorescent)

TOTAL

Strip Fluorescent, in feet

SERVICES:

Permanent, total amperes

Temporary

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 (total number of kws)

APPLIANCES: (number of)

Ranges

Cook Tops

Wall Ovens

Dryers

Fans

Water Heaters

Disposals

Dishwashers

Compactors

Others (denote)

TOTAL

MISCELLANEOUS: (number of)

Branch Panels

Transformers

Air Conditioners

Signs

Fire/Burglar Alarms

Circus, Fairs, etc.

Alterations to wires

Repairs after fire

X

Heavy Duty, 220v outlets

Emergency Lights, battery

Emergency Generators

3.00

INSTALLATION FEE DUE:

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:

FOR REMOVAL OF A "STOP ORDER" (304-16.b)

FOR PERFORMING WORK WITHOUT A PERMIT (304-9)

TOTAL AMOUNT DUE:

3.00

INSPECTION:

Will be ready on 12/23, 19 77 or Will Call

CONTRACTOR'S NAME: Mancini Elec.

ADDRESS: 179 Sheridan St.

TEL: 774-5829

MASTER LICENSE NO.: 2436

LIMITED LICENSE NO.:

SIGNATURE OF CONTRACTOR:

Joseph Mancini

INSPECTOR'S COPY

Date
Issued **2/22/73**
Portland Plumbing Inspector
By **ERNOLD R GOODWIN**

App. First Insp.
Date
By

App. Final Insp.
Date **2-23-73**
By *[Signature]*

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

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER

012

Address **2841 Congress Street**

Installation For:

Owner of Bldg **Catir Apartments**

Owner's Address **28 Nevada Street**

Plumber **Northern Utilities**

Date: **2/22/73**

NEW REPL

		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
x		HOT WATER TANKS	1	2.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
TOTAL			1	2.00

Building and Inspection Services Dept.: Plumbing Inspection

Date
Issued 6-23-71
Portland Plumbing Inspector
By ERNOLD R. GOODWIN

App. First Insp.
Date 6/28/71
By WILLIAM H. WILSON
App. Final Insp.

Date 6/28/71
By WILLIAM H. WILSON
Type of Bldg.

- ☐ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 578

Address 281 1/2 Congress St.				
Installation For Multi				
Owner of Bldg. George Catir				
Owner's Address: 21 North St.				
Plumber: Northern Utilities				
Date: 6-23-71				
NEW	REPL	5 Temple St.	INO.	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
1		HOT WATER TANKS		2.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
TOTAL 1				2.00

Building and Inspection Services Dept: Plumbing Inspection



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, May 6, 1966

PERMIT ISSUED
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 284 Congress St. Within Fire Limits? Dist. No. 772-9802
Owner's name and address Catir Bros., 21 North St. Telephone
Lessee's name and address Telephone
Contractor's name and address owners Telephone
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use 3-car metal garage No. families
Material metal No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 50. Fee \$ 2.00

General Description of New Work

To demolish existing 3-car metal garage

To leave land vacant

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Side, 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 wall? 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
Catir Bros.,

APPROVED:

G. E. M.

CS 301

INSPECTION COPY

Signature of owner By:

George J. Catir

43

Permit No. 64/324

Location 2-4 Canyon

Owner 1st St. Pave

Date of permit 5/6/66

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

5/20/66 - Work done
P.H.

X

City of Portland, Maine
Board of Appeals
— ZONING —

October 7, 1953

Sustained
10/11/53

53/83

To the Board of Appeals: Salim Catir
Your appellant, George Catir
property at 284½ Congress Street
of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

, who is the owner of

, respectfully petitions the Board of Appeals

Building permit to cover construction of an outside wooden fire escape at 284½ Congress Street is not issuable under the Zoning Ordinance because, ~~as far~~ the new structure would be only about two feet from the rear line instead of the 16 feet stipulated by Section 8B of the Ordinance and because the side of the structure would be about five feet from the side lot line instead of the 10 feet stipulated by Section 8C, the property being located in a Limited Business Zone where, for a habitation such as this, the same open yard spaces are required as in an Apartment House Zone.

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

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

George J. Catir
Appellant

After public hearing held on the 16th day of October, 1953
the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

Edward J. O'Leary
William F. O'Brien
John J. Frost
Rev. R. W. Egan
John H. O'Leary
BOARD OF APPEALS

DATE: OCTOBER 16, 1953

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SALIM AND GEORGE CATIR
AT 284 1/2 CONGRESS STREET

Public hearing on above appeal was held before the BOARD OF APPEALS

Board of Appeals

VOTE

Municipal Officers

EDWARD T. COLLEY
ROBERT L. GETCHELL
HELEN C. FROST
WILLIAM H. O'BRIEN
BEN B. WILSON

Yes	No
☒	☐
☒	☐
☒	☐
☒	☐
☒	☐
☒	☐

Record of Hearing:

NO OPPOSITION

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 13, 1953

Mr. George Catir
21 North Street
Portland, Maine

Re: 284 1/2 Congress Street

Dear Mr. Catir:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, October 16, 1953 at 10:30 a. m. Eastern Standard Time to hear your appeal under the Zoning Ordinance.

Please be present or be represented at this hearing in support of your appeal.

Board of Appeals

Edward T. Colley

Chairman

E

cc: Mr. Salim Catir
9 Howard Street
Portland, Maine

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

October 13, 1953

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, October 16, 1953 at 10:30 a. m. Eastern Standard Time to hear the appeal of George Catir requesting exception to the Zoning Ordinance to cover construction of an outside wooden fire escape at 234 1/2 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the new structure would be only about two feet from the rear line instead of the 16 feet stipulated by Section 8B of the Ordinance and because the side of the structure would be about 5 feet from the side lot line instead of the 10 feet stipulated by Section 8C, the property being located in a Limited Business Zone. However, for a habitation such as this, the same open yard spaces are required as in an Apartment House Zone.

If you are interested either for or against this appeal, please be present or be represented at this hearing.

Board of Appeals

Edward T. Colley

Chairman

K

cc: Jacob Leviñsky - 118 Dartmouth Street

Samuel Cavallaro - 77-79 Federal Street

WARREN McDONALD
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

On reply refer
to Op 284 1/2 Congress St.,

Department of Building Inspection

FU

October 1, 1953

Copies to: Mr. Lyle Dutland
57 Ray St.

Chief of the Fire Dept.

Corporation Counsel ✓

Mr. George Catir
21 North St.

Dear Mr. Catir:

Building permit is not issuable under the Zoning Ordinance for construction of the outside wooden fire escape at 284 1/2 Congress St. because, as far as we can interpret the plan, the new structure would be only about two feet from the rear line instead of the 16 feet stipulated by Section 8B of the Ordinance and because the side of the structure would be about five feet from the side lot line instead of the 10 feet stipulated by Section 8C, the property being located in a Limited Business Zone where, for a habitation such as this, the same open yard spaces are required as in an Apartment House Zone.

While we can give no assurance as to the favorable action of the Board of Appeals, it appears that your only recourse is to seek an exception from that Board, if you are to comply with your order from the Chief of the Fire Department dated January 29, 1953. So, there is enclosed an outline of the appeal procedure.

Inasmuch as this safety device is several months overdue, if you mean to go to the Board of Appeals, it should be done quickly.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

Enc: Outline of appeal procedure

C
O
P
Y



APPLICATION FOR PERMIT

PERMIT ISSUED
01999

OCT 28 1953

Class of Building or Type of Structure Third Class

Portland, Maine, September 23, 1953

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 284 Congress St. Within Fire Limits? yes Dist. No. 1
Owner's name and address George Catir, 21 North St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Lyle Butland, 57 Ray St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Apartment No. families 6
Last use _____ No. families 6
Material frame _____ No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 400. Fee \$ 2.00

General Description of New Work

To construct outside wooden fire escape on rear of building from third floor to ground, as per plans

Permit Issued with Letter

Appeal sustained

10/16/53

Chief order 10/29/53

as in also required from each side of top floor

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 Lyle Butland

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:

with letter by G.P.S.
Chas. V. Jacobson

CHIEF OF FIRE DEPT.

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

George Catir

INSPECTION COPY

Signature of owner

By:

Lyle Butland

NOTES

11-30-53 Work not started yet.
 12-25-53 Not printed.
 2/15/54 - *W. J. Long*

W. J. Long

[Large handwritten X mark]

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

Permit No. 83/1999
 Location 127 1/2 Lincoln St.
 Owner George Patton
 Date of permit 1/6/28/53
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. 2/15/54
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

AP 234½ Congress St.

October 28, 1953

Mr. Lyle E. Butland,
57 May Street
Portland, Maine

Copy to: Mr. George J. Catir,
21 North Street

Dear Mr. Butland:

The appeal under the Zoning Ordinance having been sustained, building permit for construction of an outside wooden stairway on the rear of the building at 284½ Congress Street is issued herewith based on the plan filed with the application for permit, but subject to the following conditions:

1. If it should be decided to cut the floor joists of the various platforms in between the 4x6 sills instead of resting them on top of the sills as shown, it is necessary that 2x3 nailing strips over which the timbers can be notched be provided on the sides of the sills.
2. If the bolts supporting the brackets are located between studs, it is necessary that the space between the studs be filled in with blocking adequate to give proper support for the bolts, this being in addition to the support provided across the inside face of the studs.
3. Inasmuch as fire escapes of wooden construction are permitted by the Building Code only if they can be approved from the standpoint of structural stability and practicability of safe maintenance, it is necessary that upon completion all the new work be given two coats of paint suitable for use on exterior work.

Very truly yours,

AJS/H

Warren McDonald
Inspector of Buildings

file copy
AP 284 1/2 Congress St.,

October 1, 1953

Copies to: Mr. Lyle Rutland
57 Bay St.

Mr. George Catir
21 North St.

Chief of the Fire Dept.

Corporation Counsel

Dear Mr. Catir:

Building permit is not issuable under the Zoning Ordinance for construction of the outside wooden fire escape at 284 1/2 Congress St. because, as far as we can interpret the plan, the new structure would be only about two feet from the rear line instead of the 16 feet stipulated by Section 8B of the Ordinance and because the side of the structure would be about five feet from the side lot line instead of the 10 feet stipulated by Section 8C, the property being located in a Limited Business Zone where, for a habitation such as this, the same open yard spaces are required as in an Apartment House Zone.

While we can give no assurances as to the favorable action of the Board of Appeals, it appears that your only recourse is to seek an exception from that Board, if you are to comply with your order from the Chief of the Fire Department dated January 29, 1953. So, there is enclosed an outline of the appeal procedure.

Inasmuch as this safety device is several months overdue, if you mean to go to the Board of Appeals, it should be done quickly.

Very truly yours,

WMC/D

Warren McDonald
Inspector of Buildings

Enc: Outline of appeal procedure

CITY OF PORTLAND, MAINE

Department of Building Inspection

To: Oliver T. Sanborn
Chief of the Fire Department

From: Warren McDonald
Insptr. of Bldgs.

(date) 10/1/53

Location: 28 1/2 Congress St.
Owner: Mr. George Catir, 21 North St.
Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated 1/29/53

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.

2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

This new work is so close to rear line that owner will be forced to go to Board of Appeals to get his permit.

WMCD/G

Warren McDonald
Inspector of Buildings



~~(A) APARTMENT HOUSE ZONE~~

APPLICATION FOR PERMIT

Class of Building or Type of Structure **Third Class**

Portland, Maine, May 12, 1953.

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~reconstruct~~ 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 284 1/2 Congress St. Within Fire Limits? yes Dist. No. _____
Owner's name and address George H. & S. J. Catir, 9 Howard St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address DiMillo Construction Co., 78 Read St. Telephone 4-6432
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Apartment house No. families 6
Last use _____ " " _____ No. families 6
Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 350. Fee \$ 2.00

General Description of New Work.

To construct outside wooden rear fire escape third floor to ground as per plans.

Ch. 1/3 order 1/28/53

red in of a regimant from each side of 3rd floor

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** DiMillo Construction Co.

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?

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:

Chris T. Lubow

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

George J. & S. J. Catir
DiMillo Construction Co.

Signature of owner by: _____

INSPECTION COPY

Permit No.	53
Location	184 1/2 Carnegie St.
Owner	James J. & J. J. O'Brien
Date of permit	11/5/3
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	

Cert. of Occupancy issued

THE UNIVERSITY OF CHICAGO
LIBRARY

NOTES

5/14/53 -

Pernit No.	53
Location	2841/2 Conques St
Owner	George & Ed G Catu
Date of pernif	6/53
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	

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AP 284 1/2 Congress St.

May 18, 1953

Copies to: George J. & S. J. Catir
9 Howard St.
Mr. Charles Roux
8 Meadow Way, C. E.
Chief of the Fire Department

DiMillo Construction Co.,
78 Read St.

Gentlemen:

We are unable to issue a building permit for construction of an outside wooden stairway from the third floor to the ground on the rear of the apartment house at 284 1/2 Congress St. because the plans filed with the application for permit do not show compliance with either Zoning Ordinance or Building Code requirements as regards the details listed below. While matters concerning compliance with Zoning Ordinance requirements are subject to appeal if the owners wish to exercise their appeal rights, it is useless to certify the case for consideration by the Board of Appeals until plans have been furnished showing the construction in compliance with Building Code requirements. It is necessary that the plans be revised to show such compliance and that fresh prints be filed bearing the name of the maker and with all of the information on them printed from the original. Details in question are as follows:

- * 1. The new stairway would be only about three or four feet from the rear lot line, whereas a clearance of 25% of the depth of the lot or about 19 feet from that line is specified for any new construction by Section 5B of the Zoning Ordinance applying to the Apartment House Zone where the property is located.
- * 2. If the required pitch of stairs is provided, they will extend to within about four or five feet from that line whereas a clearance of not less than 10 feet is required by the Zoning Ordinance.
- 3. Framing of upper and lower platforms and manner in which they are to be supported on the roof construction without overloading it is not shown. What is framing of existing roof?
- 4. Use of cleats for walkway on sloping roof is not acceptable.
- 5. Stairs from lower platform to ground are too steep. Maximum allowable height of risers is 8 1/2 inches and minimum allowable width of treads is nine inches, these distances to be measured on the stair points.
- 6. Depth below and height above grade not indicated for the concrete piers. If concrete piers are to be only nine inches in diameter, footings are required.
- 7. The long single run of stairs is questionable. It is suggested that perhaps some scheme can be worked out to provide a platform part way down the stairs with the lower section running towards Congress Street in the jog in the building.
- 8. How are supporting posts to be fastened to concrete piers?
- 9. No indication as to how far upper platform is to extend beyond sides of windows serving as a means of egress.

P.S. Items marked thus * are subject to zoning appeal. The other items are Very truly yours,
Building Code matters.
AJS/R

Inspector of Buildings

CITY OF PORTLAND, MAINE

Department of Building Inspection

To: Oliver T. Sanborn
Chief of the Fire Department

(date) May 12, 1953

Location: 284 1/2 Congress St.

From: Warren McDonald
Insptr. of Bldgs.

Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated Jan. 29, 1953

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

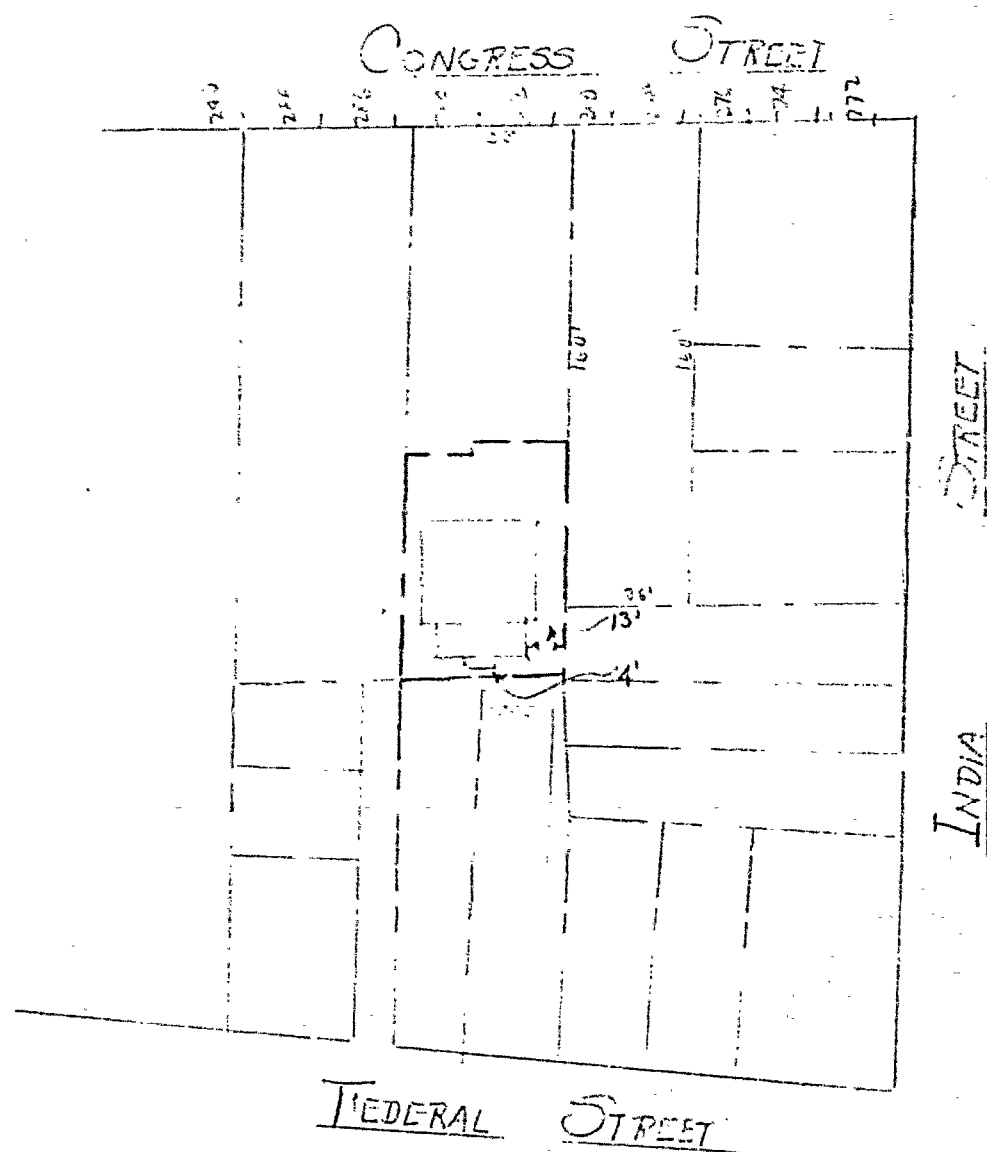
1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job: Will the arrangement shown on the accompanying plan satisfy the requirements of your order of January 29, 1953?

Warren McDonald
Inspector of Buildings

2-14-17 Congress St

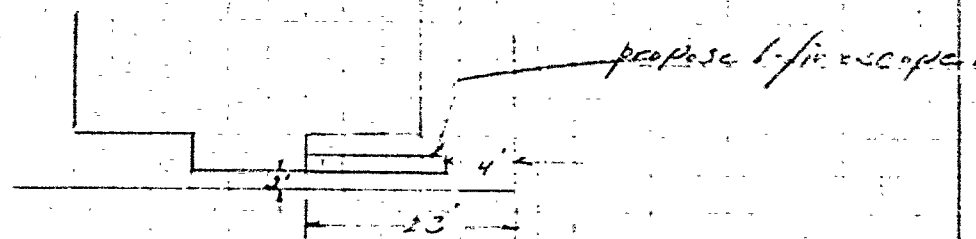


firescape

August 1
3/14/52

2nd story

Firescape will be connected with
upper lot & main side of side of lot.



Construction

definitely don't show enough

1. How well new landing be fastened to and supported from existing roof.
2. What size joist to be used.
3. Will new window be then called at properly above landing.
4. What size rafters support existing roof.
5. What are dimensions of rim & heads.
6. Will concrete pier be 4' below grade.
7. Is 9" pier to have footing.
8. Will 6x6" support be pinned to pier.
9. Stairs should be tied rigidly to wall at support to show them.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

AUG 15 1946

Portland, Maine, August 15, 1946

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 281 Congress Street Use of Building Tenant No. Stories 3 Not Existing
Name and address of owner of appliance George J. Catir, 21 North St.
Installer's name and address Halverson Bros. 9-15 Union St. Telephone 3-3732

General Description of Work

To install Oil Burning Equipment in connection with existing steam heat

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 _____
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, _____
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 OIL BURNER

Name and type of burner Toridheat Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) gravity
Location oil storage basement No. and capacity of tanks 1 - 275 gal.
Will all tanks be more than seven feet from any flame? yes 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.)
Signature of Installer Halverson Bros.
Herbert Brown

INSPECTION COPY

Permit No. 40/1147

Location 284 Congress St.

Owner George J. Catin

Date of Permit 8/15/40

Post Card sent

Notif. for insp. None

Approval Tag issued 8/27/40. CDB.

Oil Burner Check List (date) 8/27/40

1. Kind of heat Steam

2. Label 240363

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. Draft - State in an. ch. pipe

NOTES

June 10, 1940

Mr. George J. Catir,
234 Congress Street,
Portland, Maine

Dear Sir:

The Municipal Officers voted on June 10, 1940 to sustain conditionally your appeal under the Building Code relating to the construction of a third story piazza at 234 Congress Street, the condition being one that you have already agreed to in the preliminary application for the permit, namely, providing adequate roof drainage facilities for the proposed roof so that water from that roof will not under any circumstances run upon the adjoining property or so as to do damage to this or any other building.

If you will finish filling out the application form or have your contractor do so and give us the method of framing the new floor and the roof of the piazza, also furnish the estimated cost of the work and pay the fee, we ought to be able to issue the permit at once.

Very truly yours,

WICD/H

Inspector of Buildings



APPLICATION FOR PERMIT

Permit No. 0502

Class of Building or Type of Structure Third Class

JUN 21 1940

Portland, Maine, June 4, 1940
Completed 6/21/40

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 284 Congress Street Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address George J. Cator, 21 North Street Telephone
Contractor's name and address L. E. Butland, 75 Munjoy St. Telephone 1-1101
Architect Plans filed No. of sheets
Proposed use of building tenement house No. families 6
Other buildings on same lot Fee \$.25
Estimated cost \$ 20.

Description of Present Building to be Altered

Material wood No. stories 3 Heat Style of roof Roofing
Last use tenement house No. families 6

General Description of New Work

To construct a piazza 6' x 16' with roof over at the third floor level and rear part of the easterly side - the new roof will be about two (2) feet from the easterly side property line. 4x6 plate on 8' span
The gutters, conductors and other necessary appurtenances will be provided on the new roof and properly connected to a sewer or otherwise so that water from the new roof will under no circumstances flow upon the adjoining property.
This application is a preliminary one pending results of appeal. In event appeal is sustained full information will be given and fee paid

Permit retained conditionally 6/19/40

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? Height average grade to top of plate
Is any electrical work involved in this work? Height average grade to highest point of roof
Size, front depth No. stories earth or rock?
To be erected on solid or filled land? Thickness, top bottom cellar
Material of foundation Height Thickness
Material of underpinning Rise per foot 3" Roof covering asphalt roofing Cast C Und. 155.
Kind of Roof flat of lining
No. of chimneys Material of chimneys Is gas fitting involved?
Kind of heat Type of fuel Dressed or Full Size?
Framing Lumber Kind 2x4-16" Size
Corner posts 4x6 Sills Girt or ledger board? Max. on centers
Material columns under girders
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 2x6
On centers: 1st floor , 2nd , 3rd , roof 5"
Maximum span: 1st floor , 2nd , 3rd , height?
If one story building with masonry walls, thickness of walls?

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

Signature of owner George J. Cator
L. E. Butland

INSTRUCTION COPY

Permit No. 40/802
Location 284 Congress St.
Owner George J. Calis
Date of permit 6/21/40
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 11/19/40
Cert. of Occupancy issued None

NOTES

6/24/40 - Work started

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None

None



City of Portland, Maine

*Appeal sustained
conditionally*

6/19/40

WMT

6/19/40

Appeal to the Municipal Officers to Change the Decision of the

Inspector of Buildings Relating to the Property Owned

by **George J. Catir** at **284 Congress Street**

June 4, 19 40

To the Municipal Officers:

Your appellant, **George J. Catir**

who is the owner of property at **284 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 ~~34~~ ^b Paragraph ~~1~~

of the ~~Building Code~~ on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially der-

ogating from the intent and purpose of the ~~Building Code~~

The decision of the Inspector of Buildings denies a permit to cover construction of an open side piazza with roof over at the third floor level and the easterly side of the tenement house on this property because the new work would be closer than five feet to the side property line contrary to the provisions of the Ordinance within the limits of Fire District No. 1.

The reasons for the appeal are as follows: The appellant desires to provide this piazza for the comfort and convenience of his tenants and it is his belief that the location of the piazza would not decrease light and air or increase the fire hazard to the neighboring property.

Returned to George J. Catir - 284 Congress St.

PUBLIC HEARING ON THE APPEAL UNDER THE BUILDING CODE OF GEORGE J. CATIN AT
234 CONGRESS STREET

June 17, 1940

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Councillors Eskilson and Ward and the Inspector of Buildings.

Mr. Catin appeared in support of the appeal and there were no opponents present.

Warren McDonald

11/3/40

June 13, 1940

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to which was referred the appeal under the Building Code of George J. Catir at 234 Congress Street, relating to construction of a roof at the third floor level to provide an open piazza at that level, the new work being closer than five feet to the side property line contrary to the regulations of the Building Code in Fire District No. 1, reports that the appeal ought to be sustained conditionally.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

10/10
that the appeal under the Building Code of George J. Ostir at 234 Congress Street, relating to construction of a roof at the third floor level to provide an open piazza at that level, the new work being closer than five feet to the side property line contrary to the regulations of the Building Code in Fire District No. 1, 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, and subject to the condition that the appellant shall agree on the application for the permit to provide and shall provide adequate roof drainage facilities for the proposed roof, so that water from that roof will not under any circumstances run upon the adjoining property or so as to do damage to this or any other building;

BECAUSE enforcement of the Ordinance in this specific case would cause unnecessary hardship by needless interference with the improvement of the building; and desirable relief may be granted without substantially derogating from the intent and purpose of the Ordinance in that the location of the proposed addition would not increase fire hazard to the neighboring property.

Room 201, City Hall
June 10, 1940

Mr. George J. Catir,
284 Congress Street,
Portland, Maine

Dear Sir:

The Committee on Zoning and Building Ordinance Appeals of the Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Monday, June 17, 1940 at two o'clock in the afternoon upon your appeal under the Building Code relating to construction of an open piazza at the third floor level on the easterly side of the tenement house on this property closer than five feet to the side property line contrary to the provisions of the Ordinance within the limits of Fire District No. 1 where the property is located.

Please be present or be represented at this hearing in support of your appeal.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

W. Earle Eskilson, Chairman



(3) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 3430

Class of Building or Type of Structure

Portland, Maine

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 284 Congress Street Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address George Cutler, 21 North St. Telephone 2-9802
 Contractor's name and address L. P. Entland, 76 Main Street Telephone 4-1101
 Architect _____ Plans filed no No. of sheets _____
 Proposed use of building tenement house No. families 6
 Other buildings on same lot tenement house Fee \$.25
 Estimated cost \$ 20.

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Last use tenement house No. families 6

General Description of New Work

To build one story frame addition 22" x 44" on existing first floor rear piazza to provide closet space for an existing room, putting in new door to same (2'6") - 2x4 studs 16" O.C.
 ALL EXTERIOR EXPOSED WOODWORK EXCEPT DOORS AND WINDOW SASH TO BE COVERED WITH METAL

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 _____ of lining _____
 No. of chimneys _____ Material of chimneys _____
 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 _____, height? _____

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

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

Signature of owner

George J. Cutler

COPY

Permit No. 40/430

Location 284 Congress St.

Owner George Latis

Date of permit 4/26/40

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 9/10/40

Cert. of Occupancy issued None

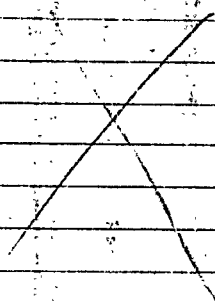
NOTES

5/17/40 - 135 in. and line

2.8 c. 13

9/10/40 - Work not done

1.1 c. 13





APPLICATION FOR PERMIT TO REPAIR BUILDING

PERMIT No. ISSUED

Third Class Building

MAR 26 1940

Portland, Maine, March 25, 1940

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 224 Congress Street

Within fire limits? yes Dist. No. 1

Owner's name and address George Catir, 21 North St.

Telephone

Contractor's name and address L. E. Butland, 76 Union St.

Telephone 4-1101

Use of building Apartment house

No. stories 3

Style of roof

Type of present roof covering

General Description of New Work

To Repair after Fire to former condition, No alterations.

(Cause - fire in couch 2d floor)

CERTIFICATE OF VOLUNTARY
REPAIRMENT IS WAIVED

If Roof Covering is to be Repaired or Renewed

Is any plumbing work involved in this work?

Is any electrical work involved in this work?

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 \$ 30.

Fee \$.50

George Catir

Signature of owner

L. E. Butland

INSPECTION COPY

65702

Permit No. 40/269

Location 284 Congress St.

Owner George Catlin

Date of permit 3/26/40

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 3/30/40 O.K.

Cert. of Occupancy issued None

NOTES

3/27/40. No structural damage. O.K.



GENERAL BUSINESS ZONING
APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 1-16

Class of Building or Type of Structure Third Class

SEP 22 1938

Portland, Maine, September 22, 1938

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 284 Congress Street Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address George J. Catir, 21 North Street Telephone 2-9802
Contractor's name and address L. O. Learned, 284 Congress St. Telephone no
Architect _____ Plans filed no No. of sheets _____
Proposed use of building Tenement house No. families 6
Other buildings on same lot _____
Estimated cost \$ 10. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof flat Roofing T&G
Last use Tenement house No. families 6

General Description of New Work

To cut in new scuttle 30" x 30" in roof of building over rear hall - to be covered all over on the outside with metal.

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 o. _____ ed 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 pos. 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

Signature of owner George J. Catir

INSPECTION COPY

Permit No. 3871516
Location 284 Congress St.
Owner Geo. J. Catlin
Date of permit 9/22/38
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 9/27/38
Cert. of Occupancy issued None

NOTES

9/27/38 Work done -

10-9-38

10-10-38

10-11-38

10-12-38

10-13-38

10-14-38

10-15-38

10-16-38

10-17-38

10-18-38

10-19-38

10-20-38

10-21-38

10-22-38

10-23-38

10-24-38

10-25-38

10-26-38

10-27-38

10-28-38

10-29-38

10-30-38

10-31-38

Addition to Piazza at 284 Congress St.

Congress St.
Front of house

← 16 ft →

12 ft

Piazza

7.5 ft



(G) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT **PERMIT 1551**

Class of Building or Type of Structure Third Class JUN 18 1934

Portland, Maine, June 15, 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 284 Congress Street Ward 3 Within Fire Limits? yes Dist. No. 1
Owner's or lessor's name and address Catir Bros. 21 Howard St. Telephone _____
Contractor's name and address Herbert M. Vickers, 284 1/2 Congress St. Telephone no
Architect's name and address _____
Proposed use of building tenement house No. families 6
Other buildings on same lot _____
Plans filed as part of this application? yes No. of sheets 1
Estimated cost \$ 50. Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Last use tenement house No. families 6

General Description of New Work

To build additional floor (with roof) over existing two story open piazza 12' x 7' on rear of building

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 18 inches long and in no case will a post be set on top of the floor below it. Where the piazza is fastened to the building the weather boarding will be removed and the timbers of the piazza fastened directly to the frame of the building

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? _____ Height average grade to highest part of roof _____
Material of foundation existing iron post in corner, additional support to be provided earth or rock? _____
Material of underpinning _____ Thickness, top _____ bottom _____
Kind of Roof flat Rise per foot 3" Roof covering Asphalt roofing Class C Und. Lab.
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts 4x6 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 2x8, roof 2x5
On centers: 1st floor _____, 2nd _____, 3rd 18", roof 18"
Maximum span: 1st floor _____, 2nd _____, 3rd 12', roof 7'

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

Catir Bros.
Herbert M. Vickers

By

20673

Ward 3 Permit No. 34/777

Location 84 Congress St

Owner Catin Bros

Date of permit 6/13/34

Notif

Inspn. closing-in

Final Notif.

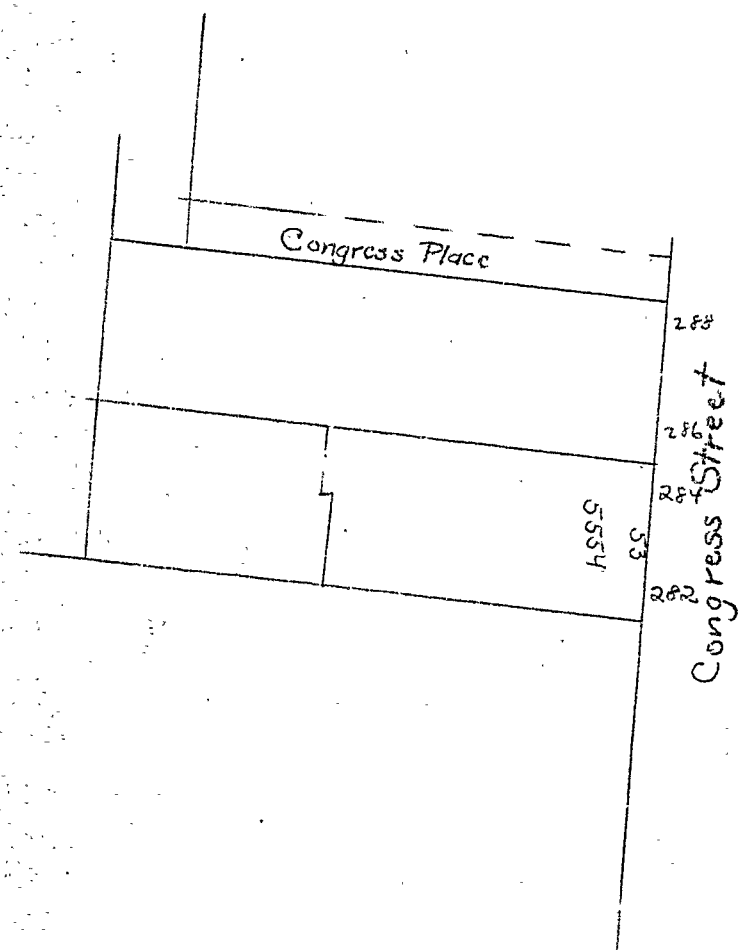
Final Inspn. 8/2/34

Cert. of Occupancy issued None

NOTES

6/18/34 No work
started - A.G.S.
6/25/34 New post
up. No other
work done - A.G.S.
7/5/34 No change -
A.G.S.
7/12/34 No new iron
post put under
corner of piazza.
How about strengthen-
ing timbers on outer
side of piazza - A.G.S.
7/13/34 New iron
post to be put under
corner of piazza.
timbers on
edge of piazza
filled in A.G.S.

7/19/34 New iron
column not yet in -
A.G.S.



~~DATE - WAS~~

97122/cont. 1. 25457

6. *F. dentata*

287

CONRAD ST

3- CALL METAL

10

711-4564

215

18/6

اسلام آباد

27

16/6/21

FOUNDATION - 4'-6" x 6" CEDAR POSTS

COLEMAN, HENRY

DRIVE WAY

cost 500.00

SUPREMER 59-659 catw

CONTRACTOR - HALLERSON, BROS.

97275

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 3000 sq. ft. 1 1/2 story
at 531 Con. St. S.W.

Date 6/10/51

1. In whose name is the title of the property now recorded? Geo. J. and Selma J. Carter
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Home Fence Drive way
3. Is the outline of the proposed work now staked out upon the ground? If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? yes
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

William B. W. B.



(E) LIMITED BUSINESS ZONE

PERMIT ISSUED
Permit No. 0863

APPLICATION FOR PERMIT

APR 17 1931

Class of Building or Type of Structure First ClassPortland, Maine, April 16, 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 284 Congress Street Ward 3 Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address G. J. & S. J. Catir, 21 North St. Telephone _____
 Contractor's name and address Halverson Bros. 9 Union St. Telephone P 3950
 Architect's name and address _____
 Proposed use of building 3 car garage No. families _____
 Other buildings on same lot 6 families tenement house
 Plans filed as part of this application? yes No. of sheets 1
 Estimated cost \$ 500. 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 erect 3 car metal garage 18' x 27', angle iron frame

NOTIFICATION BEFORE LAYING
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

Height average grade to top of plate 8'
 Size, front 27' depth 18' No. stories 1 Height average grade to highest point of roof 11'6"
 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 pitch Rise per foot _____ Roof covering metal
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ 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 cinder, 2nd _____, 3rd _____, roof metal
 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 none, to be accommodated 3
 Total number commercial cars to be accommodated none
 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 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

G. J. & S. J. Catir

By H. Halverson

4518A

Ward 3 Permit No. 31/503

~~12~~ 284 Congress St.

Owner G. J. & A. J. Carter

Date of permit 4/17/31

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5/4/31

Cert. of Occupancy issued None

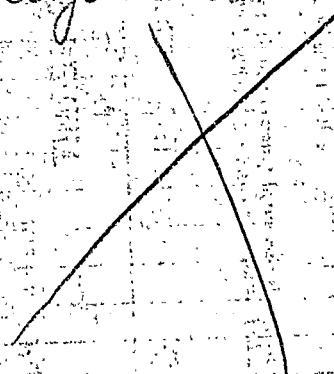
NOTES

4/17/31 Started Out

4/17/31 - Staking out
O.K. A.J.

4/28/31 - Filled land and

5/4/31 - Garage erected -
A.J.





(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 1, 1929

Permit No. 273

PERMIT ISSUED
JUN 4 1929

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 284 Congress Street Ward 3 Within Fire Limits? Yes Dist. No. 1

Owner's or ~~lessee's~~ name and address Catir Bros., 9 Howard St. Telephone _____

Contractor's name and address L. E. Rutland, 176 Coyne St. Telephone _____

Architect's name and address _____ Telephone _____

Proposed use of building Tenement house No. families 6

Other buildings on same lot _____

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____

Last use tenement house No. families 6

General Description of New Work

To change window to door on third floor to lead onto roof of two story addition which is to be used for a piazza

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED.
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED.

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 _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____

If oil burner, name and model _____

Capacity and location of oil tanks _____

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 \$ 10. Fee \$.25

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

Catir Bros.

John C. Catir

7387

Ward 3 Permit No. 29/973

Location 284 Congress St.

Owner Cater Bros

Date of permit 6/3/29

Notif. closing-in

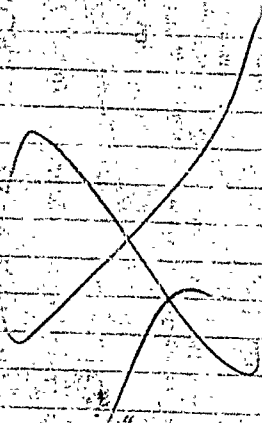
Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES





APPLICATION FOR PERMIT

Class of Building or Type of Structure

PERMIT ISSUED

APR 9 1928

Portland, Maine, April 9, 1928

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 284 Congress Street Ward 3 Within Fire Limits? Yes Dist. No. 1
Owner's or Lessee's name and address Catir Bros. 9 Howard St. Telephone _____
Contractor's name and address Ballard Oil & Equipment Co. 124 High St. Telephone F 9072
Architect's name and address _____
Proposed use of building Tenement house No. families 6
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 Tenement house No. families _____

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 8'
If oil burner, name and model Ballard Jr.
Capacity and location of oil tanks 1 1000 gallon tank outside underground
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 \$ 700. Fee \$ 1.00
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 Catir Bros
By Ballard Oil & Equipment Co.

By E. P. H. Vice Pres.

6107

Ward 3 Permit No. 28/518 M.
Location 284 Congress St.
Owner Cotis Bus. 1
Date of permit 4/9/28
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspu. 6/11/28 OK
Cert. of Occupancy issued none

NOTES

~~OK
land~~



28/197-0

July 9, 1928.

Catir Brothers
9 Howard Street
Portland, Maine.

Gentlemen:

Enclosed is the Certificate of Occupancy for your building remodeled at 284 Congress Street.

At the time of final inspection, the attention of Mr. Catir was called to the fact that the cellar stairway enclosure requires filling at the top to make the same tight, and also that a fire extinguisher is required, one to the heater and one on each floor. Mr. Catir agreed to take care of these details.

Very truly yours,

Inspector of Buildings.

WM/EP

28/197-7

June 14, 1928.

Catir Brothers
9 Howard Street
Portland, Maine

Gentlemen:

Inspection of your building which has been remodelled at 284 Congress Street shows that some of the new bridging in the cellar has never been nailed; that the new wooden girders are not properly bricked-in and supported on bearing plates upon the brick underpinning in front; that the clean out doors in the chimneys are not fit for use, one being broken; that no door has been provided at the foot of the cellar stairs and that the door frame now in place is not covered with metal as required by law.

This door must be a fire door at least metal covered all over and equivalent to the Underwriters' standards. The door must be made self-closing, that is closed all the time. The frame of the door must be covered with metal all over on both sides of the door.

We were unable to find any tag from the gas fitter showing that the gas piping had been finally inspected. This is required by law before the Certificate for Occupancy is issued. If your gas fitter does not have a supply of these tags, they will be furnished at this office.

A Hoffman gas heater has been provided in each apartment, and the vent from this hot water heater must be provided with a thimble similar to a thimble for a coal range where it enters the chimney, that is this thimble must be 3 inches larger all around than the vent pipe.

It is somewhat doubtful if this chimney flue will prove satisfactory because it has so many vent openings in it. At present there are twelve openings in it besides the one for the heater in the cellar. This is an unheard of number, and the matter should have been taken up with this office before so many were made. However, we are willing to wait and see how the flue works out. If any trouble arises, it will be necessary to adjust the matter in some manner so as to make the flue entirely safe.

It is evident that at least one of the apartments is being used although no Certificate of Occupancy has been issued from this office as required by law.

-2-

Please keep the other apartments all vacant until these corrections have been made and then notify this office so that another inspection may be made and the certificate issued.

Very truly yours,

Inspector of Buildings

Copy to:
L. E. Butland

WM/EP

5736-I

February 21, 1928

Catir Brothers
9 Howard Street
Portland, Maine

Gentlemen:

Referring to your application for a building permit and appeal to the City Council upon the same relating to alterations in the building at 284 Congress Street, your appeal was sustained by the City Council on February 20th and the issuance of the permit ordered.

The permit is being sent according to our practice to the contractor, L. A. Butland at 176 Coyle Street.

Your attention is called to a detail in the plans which is not in compliance with the Ordinance and which was not and could not be included in the change of the decision of the Inspector by the City Council. This point involves the three story open porch shown upon the plans. Upon study of the regulations in the Fire District it seems reasonable to give this permit to include the enclosed part of the addition in the existing job on the westerly side of the house, planned to accommodate a bedroom on each floor to a height of three stories, the outside exposed woodwork to be covered with metal. This construction is only permissible because you are removing a solid enclosure in the rear of approximately the same area.

It is true that you are also removing a one story piazza of wooden construction on the westerly side of the building, but the Ordinance does not permit the construction of a three story porch in its stead. It is necessary, therefore, that you limit the height of this open porch to that set by the Ordinance for wooden porches in the Fire District, namely not more than three feet above the second floor joists. It is clear that a second floor may be built upon this porch and a railing around the same provided the railing is not more than three feet above the second floor joists but no roof unless entirely of incombustible material can be permitted.

This matter has been taken up with Judge Hancock, your architect and your contractor who all understand it. Your architect stated that he believed it would not materially effect the value of this building since the tenants on the third floor could use the second story porch for drying clothes, etc.

The permit is given, therefore, upon the basis that you limit the height of this porch as outlined above. No detailed examination of the structure of the building has been made and the details of the framing are not shown upon the plans. It will be necessary for you, of course, to introduce any extra supports that may appear