

Rear 284 CONGRESS STREET



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

Date Issued **March 20, 1974**

Portland Plumbing Inspector
By **ERNOLD R GOODWIN**

App. First Insp.

Date

By

App. Final

Date

By

Type of Bldg.

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

PERMIT TO INSTALL PLUMBING

Address **281 1/2 rear Congress St**

PERMIT NUMBER **3586**

Installation For

Owner of Bldg: **Geo Cater**

Owner's Address: **same**

Plumber: **H.J. Katz Co.**

Date: **3/20/74**

NEW

FEEL

NO. **3/20/74**

DATE

SINKS

LAVATORIES

TOILET

BATH TUBS

SHOWERS

DRAINS FLOOR SURFACE

HOT WATER TANKS

TANKLESS WATER HEATERS

GARBAGE DISPOSALS

SEPTIC TANKS

HOUSE SEWERS

ROOF LEADERS

AUTOMATIC WASHERS

DISHWASHERS

OTHER

200

TOTAL

5.00

Building and Inspection Services Dept.: Plumbing Inspection

Date
Issued **8-15-72**
Portland Plumbing Inspector
By **ERNOLD R. GOODWIN**

App. First Insp.
Date
By

App. Final Insp.
Date
By

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

PERMIT TO INSTALL PLUMBING

Address **284 R. Congress St.** PERMIT NUMBER **628**

Installation For: **Catir Apartments**

Owner of Bldg: **Catir**

Owner's Address: **Same**

Plumber: **Richard Klate** Date: **8-15-72**

NEW REPL NO FEE

172 Neal St.

SINKS

LAVATORIES

TOILETS

BATH TUBS

SHOWERS

DRAINS FLOOR SURFACE

HOT WATER TANKS

TANKLESS WATER HEATERS

GARBAGE DISPOSALS

SEPTIC TANKS

1 HOUSE SEWERS **2.00**

ROOF LEADERS

AUTOMATIC WASHERS

DISHWASHERS

OTHER

TOTAL **2.00**

Building and Inspection Services Dept. Plumbing Inspection



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Oct. 29, 1957

Portland, Maine.

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 284 Congress St. Use of Building Apartment House No. Stories 3 New Building Existing "
Name and address of owner of appliance George Joseph & Salim J. Catir, 21 North St.
Installer's name and address Harris Oil Company, 202 Commercial St. Telephone 2-8304

General Description of Work

To install Oil burner in existing steam boiler (conversion)

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 Winkler-gunttype Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 2-275 gal.
Low water shut off yes Make McDonnell-Miller No. 67
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 none

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 smokepipe
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

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:

OCT-10-29-57

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
Harris Oil Company

C17

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer

by:

H. J. Hawes

F.M.

NOTES

Permit No. 57716/99
 Location 78th Avenue, Jfk
 Owner George (Bob) S. S. S. S. S.
 Date of permit 11/13/59
 Approved 11/13/59

C-1

[Handwritten signature/initials]
 [Large diagonal line across the page]
 [Hatched area in the upper left quadrant]



(D) LIMITED BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location

Rear 284 Congress St.

INSPECTION COPY

COMPLAINT NO. 56/27

Date Received 1/5/56

Location Rear 284 Congress St. Use of Building Apartment House

Owner's name and address George J. and Salim J. Catir, 9 Howard St. Telephone

Tenant's name and address Telephone

Complainant's name and address AJS Telephone

Description: Unsafe conditions of smokepipes connected to rear chimney in first and second stories.

NOTES: 4/5/56 - See letter - AJS
10/31/58 - Smokepipes subject in to make inspection -
12/2/58 - All J.H. The pipes are not up
to per but as per as I can tell they are not - AJS

AFU AJS 4/11/56

April 5, 1956

Rear 281, Congress Street

Mr. Salim J. Catir
9 Edward Street
Mr. George J. Catir
21 North Street

Copy to Chief of Fire Department

Gentle Sir:-

On request of the Fire Department we have inspected smokepipe connections to rear chimney in building at the above location and have found defective conditions which are to be remedied as follows:-

1. In both first and second stories, where smokepipes from kitchen ranges pass through the partitions separating the two halves of the building and through partitions around chimney, safety thimbles having a diameter of twice the diameter of the smokepipes passing through them are to be provided. These thimbles are to be long enough to extend completely through the dividing partition and from the face of the partitions beside chimney to the brickwork of wall of chimney. Smokepipes are to be centered in these thimbles.

2. Loose bricks in walls of chimney in cellar are to be made tight and soft bricks removed and replaced with hard ones.

It is necessary that this work be cared for immediately and that this department be notified of readiness for inspection when it has been completed.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-45-17

COMPLAINT

INSPECTION COPY

Date received February 15, 1945

Location 222-284 Congress Street

Use of Building: Tenement House

Owner's name and address George J. Catin, 21 North Street

Telephone

Tenant's name and address.

Telephone _____

Complainant's name and address Fire Department

Telephone

Description: Your connections to one chimney. ^{Feet} Question as to safety of smokepipe passing through partitions. Smokepipe connections to chimneys in front part of house should all be made safe. Dangerous condition.

A large, dark 'X' is drawn across the center of the page, extending from the top left towards the bottom right and from the top right towards the bottom left, crossing in the middle.

Complaint No. 45-17

Complaint No. 45-17

Complaint No. 75-77
Location 222-284 Congress St

Date Received 2/15/48

Date Disposed of

NOTES

NOTES
7-21-45 - inspection of
the complaint, ca
found 2 y ago.

four days ago.
Other is a partition
dividing the house.
The kitchen is
located opposite each
other on the first two

Center on the
floors. Blue smoke
paper sending two
Kitchen until the
same chimney. This

same time
transition - spirit on two
planes in case of the
house of Himmelman
visible on one floor
or bike - good

Use small pipe - go
through the partition.
After 7 days, the wall
paper had fallen from
the wall.

If a ~~thunder~~ was
this partition. I hope
to see what the

~~Confessions taken on~~
~~the top of~~ - 1000 ft. - 1000 ft. - 1000 ft.

the-top of the front part
of the above evolution.

Can about the same
in water. I don't know

But we have a clean
brush all over the house
and then in the house
I consider the

21. I consider the
work arrangement as
"flexible".

Very dangerous. Person
said landlord refuses
to rent there.

TO do any thing.

SECRET
SEC 601-d-4
C-X 303-b-5

Sec 303-b-5
Support a letter to
the State

Section. Cost

100

Ph. m.

11/11/11

6-31



Original Permit No. 60-17
Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT 17 1939

Portland, Maine, April 7, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 71/175 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location Rear 284 Congress Street Ward 3 Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address George Gatti, 21 North Street

Contractor's name and address L. G. Leonard, 284 Congress St.

Plans filed as part of this Amendment no No. of Sheets 1

Increased cost of work 50 Additional fee 25

Description of Proposed Work

To enlarge existing toilet room, 1st floor, to provide bath room 6' x 7' (new partitions to be 2x2 studs, 16" OC, plaster board) - to be vented by vent shaft thru the roof at least fifty-six square inches in cross section.

Vent duct must be metal

Signature of Owner *George Gatti*

Approved

Chief of Fire Department

Approved

Inspector of Buildings

File: P.33/175-1

March 7, 1933

Mr. L. J. Learned,
284 Congress Street,
Portland, Maine

Dear Sir:

We are sending to Mr. Catir today the building permit covering alterations in the building at 284 Congress Street (rear).

When you have uncovered the corner posts where you propose to extend them for the third story additions, please get in touch with Mr. Sears of this office and consult with him as to how it is best to extend them upwards and make a stiff job.

For the benefit of the owner let me say that there appears to be a defective place in the underpinning of this building at the northeast corner. This should be thoroughly and permanently repaired.

I understand that existing rooms on the west side of the third story are to be made into a new apartment without changing any of the partitions, and that the new rear stairway on that side taken together with the existing stairs below it are to be the alternate means of egress. It will be necessary to exercise care so that any new stoves or ranges in the new apartment will not overload any of the existing chimney flues. If gas is used for fuel in the kitchen range, it will be necessary to vent the oven of the gas range to a legal masonry flue or otherwise in compliance with Building Code requirements. It is necessary that each room in this new apartment have window sash area equal to at least 10% of the floor area of the room.

The owner is receiving a copy of this letter and it will be necessary for him to provide electric fixtures in front and rear halls on both sides of the building so that each family can light their way out of the building either front or rear by turning a single switch, and it is the owner's responsibility to see that these fixtures, switches, etc., are kept in good repair and ready for use always.

It will be necessary to provide a handrail on at least one side of both of the new stairs and to provide similar handrails on the flights of stairs below the new ones, if such handrails are not already in existence.

I understand that when the work is done you will really have two three-family houses side by side with a solid partition separating the two halves of the building in such a way that a person cannot go from one side of the house to the other without going out of doors, this partition extending from the cellar floor to the roof without opening.

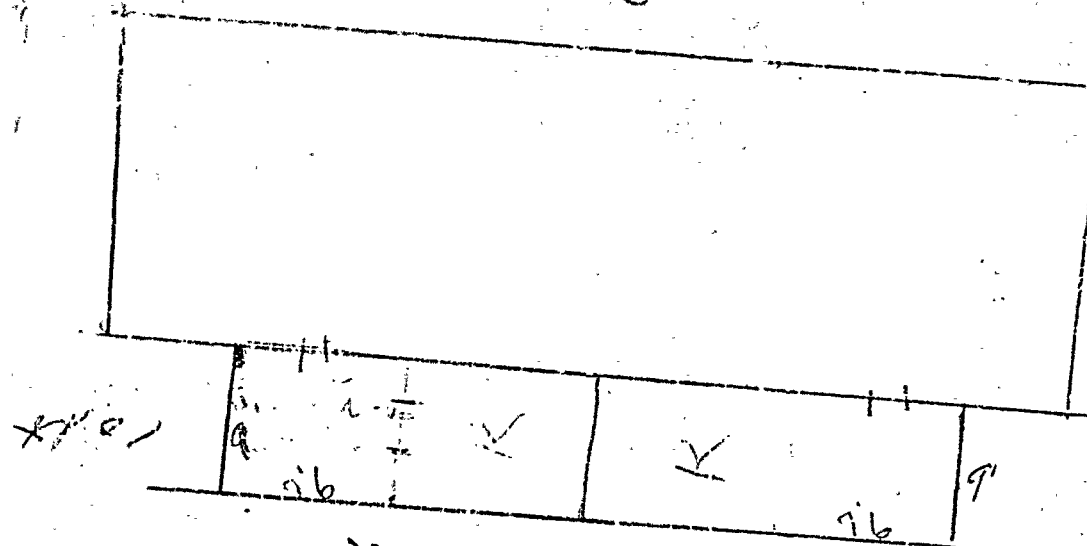
Please be governed accordingly.

Very truly yours,

WCD/H CC: George Catir, 21 North St.

Inspector of Buildings

Longer 88



10



(3) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
0175

Building or Type of Structure Third Class MAR 1 1939
Portland, Maine, February 24, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 221 Congress Street (rear) Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address George Catir, 21 North Street Telephone 2-9802
Contractor's name and address L. G. Learned, 221 Congress St. Telephone no
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building Tenement house No. families 6
Other buildings on same lot Tenement, garage Fee \$.50
Estimated cost \$ 100.

Description of Present Building to be Altered
Material wood No. stories 3 Heat stove Style of roof franch Roofing asphalt
Last use Tenement house No. families 5

General Description of New Work
~~Tenement house addition 7'6" x 9' at either end or present two story rear addition~~
To build a third story addition 7'6" x 9' at either end or present two story rear addition
to provide new stairway from second to third floor in either side of building, putting
downside place of existing windows.
No. change in partitions on third floor, window at least three square feet in area in room
to be used for bath room
ALL EXTERIOR EXPOSED WOODWORK EXCEPT 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

Size, front yes depth _____ No. stories _____ Height average grade to top of plate yes
To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
Material of foundation existing stone wall with brick underpinning under this addition earth or rock? _____
Material of underpinning _____ Thickness, top _____ bottom _____ cellar _____
Kind of Roof flat Rise per foot 2" Roof covering Asphalt roofing Class C Und. Lab. Thickness _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Framing Lumber Kind hardlock Dressed or Full Size? dressed Size _____
Corner posts Lab 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 2x6, roof 2x6
On centers: 1st floor _____, 2nd _____, 3rd 18", roof 16"
Maximum span: 1st floor _____, 2nd _____, 3rd 9', roof 9'
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 Catir

INSPECTION COPY

Permit No. 39/175

Location 284 Congress St. Boston

John C. Cates

1. o. permit 3/1/39

Not in

Insp. closing in

Final

Final Insp.

Cert. of Occupancy issued

NOTES

1. 3/1/39 - 1st floor

2. 3/1/39 - 2nd floor

3. 3/1/39 - 3rd floor

4. 3/1/39 - 4th floor

5. 3/1/39 - 5th floor

6. 3/1/39 - 6th floor

7. 3/1/39 - 7th floor

8. 3/1/39 - 8th floor

9. 3/1/39 - 9th floor

10. 3/1/39 - 10th floor

11. 3/1/39 - 11th floor

12. 3/1/39 - 12th floor

13. 3/1/39 - 13th floor

14. 3/1/39 - 14th floor

15. 3/1/39 - 15th floor

16. 3/1/39 - 16th floor

17. 3/1/39 - 17th floor

18. 3/1/39 - 18th floor

19. 3/1/39 - 19th floor

20. 3/1/39 - 20th floor

1/23/40 - Work, appo-

viding stairway to 2nd

3rd floor as called for

in permit not done

I was unable to enter

either third floor or 2nd

floor but tenant in

either next days there

is only one stairway

to either. The apart-

ment on the 2nd floor

hall is now occupied

but there is no one

in there in the western

ly hall at present.

Should fire chief be

interested about this

existing condition?

See that permit calls

for making western

hall on 2nd floor into

an apartment so that

maybe there is not a

scholar apartment

here at this time. O.S.

4/28/39 - Work under ament

ment done. O.S.

5/10/39 - Unable to enter

O.S.



(C) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
06-3

Class of Building or Type of Structure Third Class

Portland, Maine, May 12, 1938

MAY 12 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~build~~ 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 1/2 Congress Street Ward 3 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Catir Bros., 83 St. Lawrence St. Telephone 2-9165
Contractor's name and address Frank Learned, 284 1/2 Congress St. Telephone _____
Architect _____ Plans filed no No. of sheets _____
Proposed use of building tenement house No. families 5
Other buildings on same lot _____
Estimated cost \$ 5. Fee \$.25

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Last use tenement house No. families 5

General Description of New Work

To remove 5' non-bearing partition in second floor hall, front

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

Signature of owner

Catir Bros.

INSPECTION COPY

Ward 3 Permit No. 38/670

Location 284 1/2 Congress St.

Owner Cotis Bros.

Date of permit 5/12/38

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 6/16/38

Cert. of Occupancy issued None

NOTES





CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 6
CHART-BLOCK-LOT - 28-D-9
LOCATION: 284 Congress Street

DISTRICT: 7
ISSUED: June 30, 1989
EXPIRES: August 30, 1989

Philip Levinsky
280 Congress Street
Portland, ME 04101

Dear Mr. Levinsky:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 284 Congress Street by Code Enforcement Officer Arthur Addato. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before August 30, 1989. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph L. Gray, Jr., Director
Planning & Urban Development

By: P. Samuel Hoffses
P. Samuel Hoffses
Chief of Inspection Services

Arthur Addato
Arthur Addato (7)
Code Enforcement Officer

Attachments

jmr 389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

HOUSING INSPECTION REPORT

OWNER: Philip Levinsky

LOCATION: 284 Congress St. 28-D-9

CODE ENFORCEMENT OFFICER: Arthur Addato (7)

HOUSING CONDITIONS DATED: June 30, 1989

EXPIRES: August 30, 1989

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

- | | <u>SEC.(S)</u> |
|---|----------------|
| 1. EXTERIOR/INTERIOR, 1ST., 2ND., 3RD. FLOORS, APTS. 1 TO 6 - OVERALL DWELLING UNIT - halls - upgrade wiring. | 113 |
| 2. EXTERIOR/INTERIOR, 1ST., 2ND., 3RD. FLOORS, APTS. 1 TO 6 - OVERALL DWELLING UNIT - halls - excessive fuse blowing. | 113 |
| 3. EXTERIOR 1ST. FLOOR - FRONT HALL - remove storage. | 116-2 |
| 4. INTERIOR 1ST. FLOOR, APT. 1 - OVERALL DWELLING UNIT - fuse blowing. | 113 |
| 5. INTERIOR 1ST. FLOOR, APT. 2 - BEDROOM WALL - provide wall outlet. | 113 |
| 6. INTERIOR 1ST. FLOOR - BATHROOM CEILING - relocate light fixture over shower. | 113 |
| 7. INTERIOR SECOND FLOOR, APT. 4 - BATHROOM TOILET - cracked bowl. | 111-1 |

Insp. Date: 6-29-89 Complaint 5 year ☒ Fire ☐ Inspector's Name Adelbert Dist. 7

Owner or Agent Phil Livingston Stand. 1st: N.O.H.C. ☒ L.O.D.
Address 310 Congress St.

[illegible]