

Sept 11 1950

To the City Council
of Portland, Me

Dear Sirs:

I am in favor of the
addition to the wooden
structure at 1281 Congress
St, owned by Roland
Boulanger.

I believe that the
addition to this store
will enable it to serve
the needs of the local
community in a much
more satisfactory and
fuller manner.

I am,

Respectfully yours
Frederick E. Dougherty
43 Bolton St
Portland, Me.

Corporation Council
Portland, Maine

Dear Sirs:-

Living handy to Donald's
Cut rate store, I have many
occasions to use the store. Its
loss would be felt very
greatly.

Having a Reg. Pharmacy
attached would be of still
greater use especially when one
has small children. During the
winter months it is necessary
to have prescriptions filled often
and it means a long walk to the
nearest drugstore.

In my opinion, Donald's store,
plus a pharmacy, would be an
asset to all the surrounding
neighborhood.

Mrs. John J. Keating, Jr.
51 Portland St.

Corporation Council
Portland, Maine

Dear Sir

I have found Drabbe
cut rate an advantage
to this neighborhood. As
a mother of four children
I have found it a great
help to have this store.

I therefore believe for
the best of this neighborhood
he should be allowed to
build his extension

Sincerely

Mrs Helen Miller
43 Townsend St

Mrs Louis Miller
41 Powsland St
Portland Me.

Corporation Council
Portland Maine

Dear Sirs

As a mother of three
children I am greatly interested
in the fate of Donald's Cat
Bate store at 1551 Congress
St. I am a customer of
this store and feel that
he should be allowed
to expand his building to
go with the expansion of
his business. I understand
that he intends to put
in a Reg. Pharmacy which
is what we all need.
Having small children I

I
realize the importance of
having prescriptions filled
fast as well as safely.
It would be a time
saver and as the nearest
drug store is almost a
mile away it would do
much to this community.

Noraldi's has always been
a clean, efficient place
to trade in and think
that an addition to his
building is a great advantage.

Yours truly

Mrs Louis Miller

62 Edwards St.
Portland, Me.
Corp. Council
Portland, Me.

Dear Sir:

I am informed
that the owner of
"Donald's Cut Rate Store"
would like to enlarge
his store.

I am heartily
in favor of it, if it
is not for tavern
purposes.

I live nearby
and it would be very
desireable to have
a first class drug.

80 Congress Street,
Portland 4, Maine,
September 13, 1950

Corporation Council,
Portland, Maine.

Dear sir:--

It has come to my attention that Mr. Belanger, proprietor of Don's Cut-Rate Store, at 1231 Congress Street, has applied for permission to enlarge his place of business, but because of a zoning law, such permission must be carefully considered.

It is true, I am no property owner, but for the past two and one half years, since moving to my present address, I have had countless occasions to go into the store. From the beginning I thought of the advantageous location of the store in the western section of the city for a registered pharmacist, also a postal sub-station.

The present store is far too small for the business Mr. Belanger would like to transact--in fact it is too small for the business he already transacts--and I for one would like to see a young man in business expand as he deems fit.

I average a number of money orders each year and send many parcels through the mail. At present I have to go to Steel's Drug Store, and the facilities for parking an automobile in the nearby vicinity are none too convenient.

Regarding Mr. Belanger's hopes of having the means of including a registered pharmacist--I can say none knows when the need of a prescription may arise to ease one's sufferings, or to prolong one's life.

I, for one, am heartily in favor of Mr. Belanger's proposal of expansion, and I hope very much the Corporation Council will grant Mr. Belanger's request.

Sincerely,

Wm. B. Gardner

1218 Congress St
Portland, Me
Sept 7, 1950.

Mr. C. T. Jones:-

Dear Sir

In answer to your notice
regarding an extension being built to
the present store at 1281 Congress St,
I, Mr. Gross and myself, wish
to register a decided protest against
this appeal.

This objection is based on the
fact that we spend back breaking
hours picking up gun
wrappers - ice cream wrappers gun
wrappers etc which when the
wind is right, is blown on to
our land from Jones Store.

Our place would closely resemble
the "paper strewn" western section of
Congress St if we did not spend
a great deal of time continuously
picking up the papers. I have
objected to this condition for the

look at the store, but received
no cooperation in regard to it.

If you looked around the
inside of the store, you would
easily see, why we are so bothered.
There are literally thousands
of pieces of poison lying all around
the house. I have entered a
complaint about this under the
head of a "public nuisance" but
am asked to have any trouble, how-
ever when it comes to the matter
of an extension, we very definitely
oppose and protest it and
hope that the Council will
see that our rights of living in
a residential zone are protected.

Very sincerely
Mr. & Mrs. Walter R.
Gloss.

760 North West 17th Court

Miami, Florida

Sept 12, 1950

Mr. Edward T. Colley
Chairman

Dear Mr Colley:

I would like to register my protest against an appeal to add to the existing store at 1281 Congress St. I think it would detract considerably from my home at 9 Edwards St. Any patched up addition to a store is always an eyesore and trust that your board will protect the property owners in the vicinity by refusing this addition.

Respectfully Yours

Patrick H. Feeney

Patrick H. Feeney

P.S. If it is absolutely necessary that I must have a representative there, would you kindly contact attorney Festus S. McDonough and inform him of my wishes, thanking you most kindly.

CITY OF PORTLAND, OREGON

BOARD OF APPEALS

September 5, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Oregon on Friday, September 15, 1950 at 10:30 a. m. Daylight Saving Time to hear the appeal of Yoland Boulanger requesting exception to the Zoning Ordinance to permit construction of one-story wooden frame addition 30' x 40' on the side of the existing store at 1281 Congress Street.

This permit is presently not issuable because the present store is a non-conforming use in the Residence D Zone where this property is located, and Section 14A of the Zoning Ordinance provides that a non-conforming building shall not be increased in volume.

This appeal is taken under Section 14E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Edward T. Colley

Chairman

75 copies

Appeal of Z. and B. Binger at 1281 Congress St.

Orange Street - Assess. List No. - 187-A - 25 to 28 ✓
- - - - - 187-B - 3 to 9 ✓

Edwards Street - 1 to 45 ✓ Congress Street - 1233 to 1325 ✓
- - - - - 2 to 44 ✓ - 1234 to 1322 ✓

Frances Street - 1 to 47 ✓ South Street - Assess. List No. 186-A ✓
- - - - - 2 to 48 ✓

Whitney Ave. - 1 to 35 ✓ Russell Street - 2 to 26 ✓
- - - - - 2 to 48 ✓

Mutton Street - 1 to 29 ✓
- - - - - 2 to 38 ✓

Bowland Street - 1 to 31 ✓
- - - - - 2 to 32 ✓

Davis Street - 1 to 31 ✓
- - - - - 2 to 32 ✓

Sewall Street - 2 to 8 ✓
- - - - - 1 to 15 ✓

Frances Street (CONT) PAGE TWO

36-38 Dup
40-42 "
44-48 "

Whitney Avenue

1-7 Rogers, Margaret
9-13 Manchester, Philip H. R.F.D.
15-17 Kilmartin, Elizabeth G.
19-21 Allen, Robert W.
23-25 DiMatteo, Michele
27-31 McFarland, Margaret Malloy
33-35 Eastman, Ann C. & Wilson A.
Dup
2-12 Burke, Joseph F. & Mary V.
14-16 Greene, Joseph L.
18-20 O'Donnell, Lawrence P. & Mary A.
22-24 O'Jole, John A.
26 Batley, Allen Rufus
28-32 Fahy, Thomas H.
34-36 Hinds, Leo P. & Mary V.
38-40 Hoskett, Stanley E. & Alys
42-44 Dup
46-48

398 Brighton Ave
Seabrook Lake, Me
15 Whitney Ave
19 Whitney
31 Pleasant Ave
31 Whitney
35 Whitney Ave
16 Whitney
111 Beacon St
22 Whitney
28 "
30 Whitney
34 Whitney Ave
40 Whitney Ave
44 Whitney Ave

Milton Street

1-7 Cobb, Lucy E.
9-11 Casey, Emily J.
Dup
13-15 McDonald, John M.
17-19 Boecher, Margaret L. & Helen L. Scheid
21-23 Palmer, Ethel M.
25-29 Davis, Edith L.
2-8 Robinson, Fred C.
10-18 Sullivan, Margaret A.
20-22 Monahan, James E. & Hannah G.
24-26 Dup
28-30 Ransted, Arthur P.
32-34

1810 Congress
15 Milton St
19 Milton St
23 Milton St
29 Milton
1290 Congress
16 Milton St
20 Milton St
24 "
32 "

Powisland Street

- 1-7 Dup
- 9-11 Dup
- 13-15 Lowe, Marvin W. + Roberta M.
- 17-19 Nicholas, Andrew T.
- 21-23 Charland, Robert A.
- 25-27 Nixon, Fredonia E. + Valma D.
- 29-31 Holson, Sarah M.
- 2-10 City
- 12-24 Church of God
- 26-28 Anderson, Oscar T. + Helen M.
- 30-32 Hanson, Arthur T.

Davis Street

- 1-3 Foss, Walter R.
- 5-7 Dup
- 9-11 Dup
- 13-15 Portland Terminal Co. TR
- 17-19 Johnson, James J.
- 21-31 Dup
- 2-8 " "
- 10-18 Sylvester, Rose M.
- 20-24 Boyd, George T. + Bertha M.
- 26-32 Dup

Sewall Street

- 2-8 Dup
- 1-7 Rogers, Peter J.
- 9-11 Dup
- 13-31 Dup

Congress Street

- 1223-1237 Hibby, Elmer Sawyer
- 1239-1241 Rogers, Margaret J.
- 1247-1255 Dup
- 1257-1259 "
- 1261-1263 "
- 1269-1277 "
- 1279-1281 "

- 15 Powisland
- 1415 Congress St
- 21 Powisland St
- 25 " "
- 29 Powisland

- 16 Powisland St
- 36 Briggs St
- 30 Powisland

1268 Congress

- 232 St. John St
- 17 Davis

- 18 Davis St
- 22 Davis St.

398 Brighton Ave

- 1235 Congress
- 398 Brighton Ave

CONGRESS ST. (CONT) PAGE 104 II

1283-1287	Dup	
1293-1311	Dup	
1312-1325	Blom, ANTON	108 CARDAL ST
1322-1334	QUINN, SYLVIA A.	1232 CONGRESS
1336-1340	Dup	
1346-1352	Dup	
1353-1360	Dup	
1362-1368	Dup	
1370-1372	Dup	
1374-1380	City	
1388-1390	Dup	
1392-1397	Dup	
1396-1398	Dup	
1300-1302	Dup	
1308-1310	Dup	
1315-1316	Dup	
1315-1316	WORTH, MARY RICH	64 CRAIG ST
1316-1318	Messner, Walter A.	64 BRAMHILL ST.
1320-1322	Dup	

Scott Street

186-A-23	CAVANAGH, Florence E.	43 Bolton St
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Wassell Street

2-8	Dougherty, Frederick E.	43 Bolton St
10-12	Cliver, Jessie W.	16 Wassell St
14-18	Mulhern, Patrick Richard & Mary W. TR	16 Wassell St
20-22	Dup	
24-26	Dup	



(RD) RESIDENCE ZONE - D
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, August 31, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~the~~ following building ~~erected~~ ~~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 1281 Congress Street Within Fire Limits? Dist. No.
Owner's name and address Yoland Boulanger, 1281 Congress Street Telephone 3-9127
Lessee's name and address Telephone
Contractor's name and address Not let Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Retail Store No. families
Last use " " No. families
Material wood No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$

General Description of New Work

To construct 1-story frame addition 30' x 40' on side of existing store.

187 D 16
187 D 8
Plan plan to
Yoland Boulanger
1281 Congress
Portland
9/15/50

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained, the applicant will furnish complete information, the estimated cost and will pay legal fee.
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?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor , 2nd , 3rd , roof
On centers: 1st floor , 2nd , 3rd , roof
Maximum span: 1st floor , 2nd , 3rd , roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

Miscellaneous

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

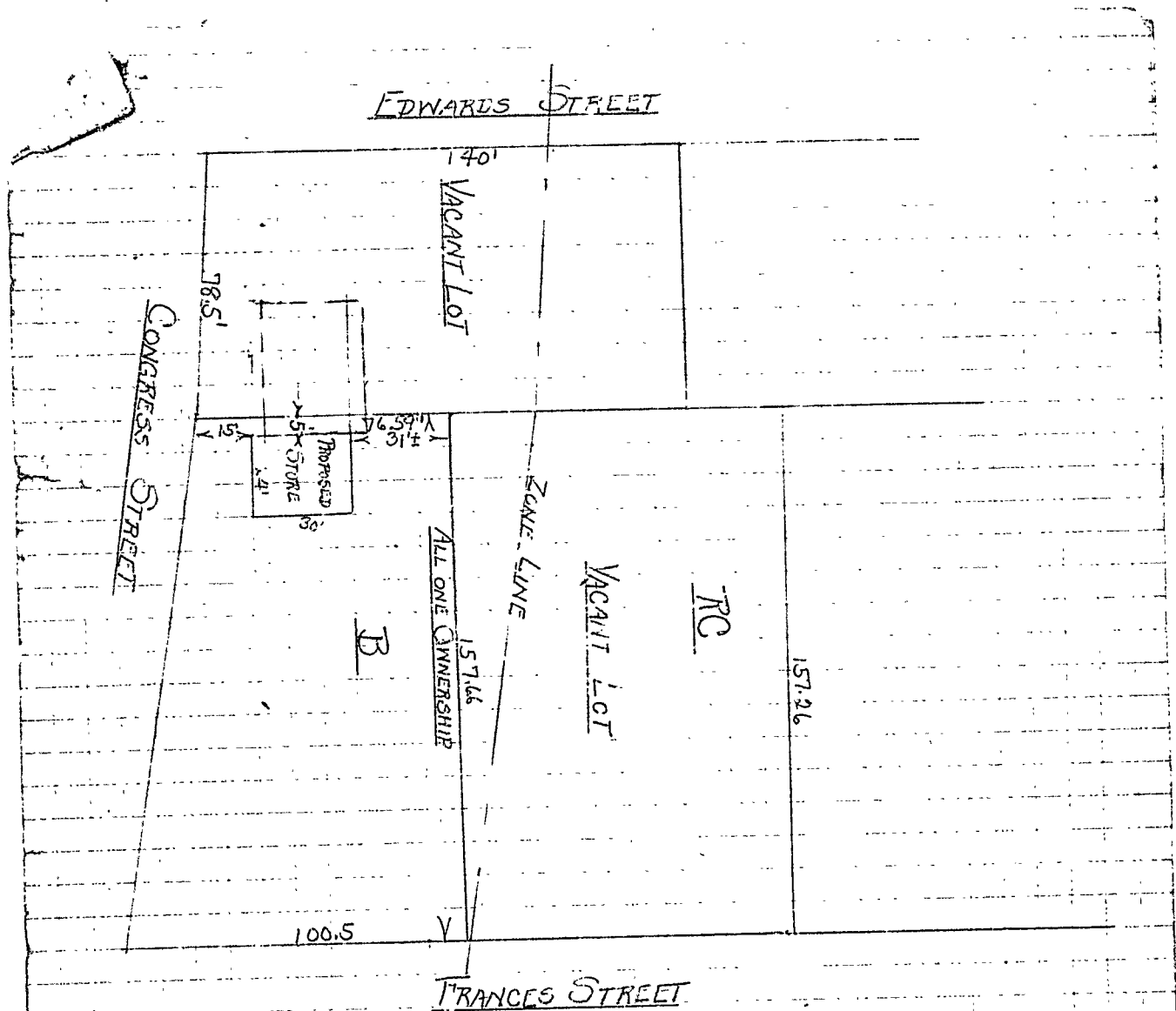
INSPECTION COPY

Signature of owner Yoland S. Boulanger

Permit No. 501
Location 1281 Conquistador Rd.
Owner Michael J. Paulson
Date of permit 1/501
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

Handwritten notes on lined paper.



GIRDER - $12 \times 7.5 \times 80 = 7200^{\#}$
 6×10 dressed hemlock - $7'6"$ span = $8125^{\#}$, so O.K.

FLOOR TIMBERS - $12 \times 1\frac{1}{2} \times 80 = 1280^{\#}$
 $\times 2 \times 8$ dressed hemlock - $12'$ span = $731^{\#}$
 2×10 - - - $12'$ - - = $1493^{\#}$, so use.

$\times$ Section indicates 2×10 floor timbers as does applicant's plan.
 Foundation plan indicates 2×8 , which are too light.

$\times$ What is size of header in front wall over show windows +
 if columns are to be used what is their size to be?

AP 1281 Congress Street

September 5, 1950

Mr. Roland Boulanger
1281 Congress Street
Portland, Maine

Copies to: Mark Barratt, Assistant Corporation Counsel
Robert D. Schwarz, Esq., 97½ Exchange Street
with copy of appeal procedure

Dear Mr. Boulanger:

Building permit to authorize construction of a one-story wooden frame addition 30' x 40' on the side of existing store at 1281 Congress Street, is not issuable under the zoning Ordinance because the present store is a non-conforming use in the Residence B Zone where the property is located, and because Section 14A of the Ordinance stipulates that no non-conforming building shall be increased in volume.

You have indicated your desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

You were told on Friday that we would be unable to process your appeal in time for the scheduled public hearing on September 15, but I find this morning that we are caught up on that sort of work and we are going to try to do our part of the work so that the Corporation Counsel's office can send out the notices postmarked today, just ten days before the appointed hearing.

It seems necessary to warn you before the appeal is filed, however, that you may be confronted with lack of authority on the part of the Board of Appeals to grant your appeal even though they should be inclined to do so, because the appeal clause of the Ordinance, Section 18, provides that in such a case the Board may only permit such exceptions in specific cases where necessary to avoid confiscation.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

Enclosure: Outline of appeal procedure



(RD) RESIDENCE ZONE - D

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, June 23, 1949

PERMIT ISSUED
00929
JUN 23 1949
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ install the following building ~~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 1281 Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Donald's Cut-Rate Store, 1281 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address H. P. Hood & Sons, 135 Walton Street Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Store No. families _____
Last use _____ No families _____
Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install refrigeration equipment as per plan. Refrigerant - Freon 12

sent to Fire Dept. 6/23/49
received from Fire Dept. 6/24/49

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 H. P. Hood & Sons**

Details of New Work

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

[Signature]

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

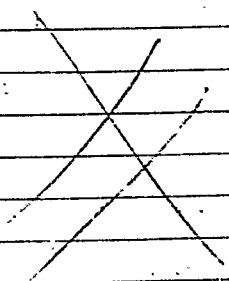
Donald's Cut-Rate Store
H. P. Hood & Sons

Signature of owner by: *[Signature]*

Permit No. 49/929
Location 1281 Congress St.
Owner Donald G. Cutler
Date of permit 6/25/49
Notif. closing in _____
Inspn. closing in _____
Final Notif. _____
Final Inspn. None
Cert. of Occupancy issued None

NOTES

6/27/49 - P.I.T. OK



(ND) R. 10
 Complaint No. 49/8
 Location 1260-1270 Congress St.,
 Date Received 1/4/49
 Date Disposed of

NOTES

1-6-49. Mrs. Baitlett
 says she will
 have her husband
 move this building
 at once. RMT
 1-14-49. Mr. Baitlett
 atty. for Mr. Pucci.
 Called and said
 Mr. Pucci had talked
 to him about the
 storage of this truck
 and asked Mr. Baitlett
 what his rights were.
 Mr. Baitlett said he
 had been busy and
 had not done anything
 on it. I took Mr.
 Baitlett that I believe
 Mr. Pucci had explained
 to Mr. Pucci that
 the use of this
 property such as
 the use of this

building, it, could
 only be continued
 by an appeal.
 Mr. Baitlett said
 he did not believe
 he wanted to appeal
 and that he was
 going to tell
 Mr. Pucci that
 he was in violation
 of the zoning laws.
 I asked him if
 I could have him
 call him, and
 he said yes, that
 he would notify
 Mr. Pucci of the violation.
 I read the complaint
 to Mr. Baitlett and
 I told him that I
 thought if Mr. Pucci
 moved the truck,
 the neighbors would
 all better know
 it, for they were
 concerned about the
 children.

RMT

AP 1231 Congress Street-I
(Heating plant)

May 14, 1943

Mr. Roland J. Boulanger
1231 Congress Street
Portland 4, Maine

Subject: Building permit for installation of
warm air heating system at 1231 Congress
Street

Dear Mr. Boulanger:

Enclosed is the belated building permit covering installation of the warm air heating system which, it is understood, you installed with your own hands inadvertently without first securing a building permit.

The application states that there is connected to the same flue as the new furnace a gas heater. If this gas heater is automatically controlled in the sense that it has a small flame or pilot light burning constantly and the heat is increased or decreased automatically, the gas heater must be equipped, if it does not already have one, with another automatic control so designed as to shut down all gas supply to the gas heater in event the small flame or pilot light goes out. Otherwise if the heater is automatically controlled and the pilot light should go out accidentally and the automatic control call for heat and thus flood the appliance and consequently the chimney flue with unburned gas, this concentration of gas is likely to be exploded by the heat from the warm air furnace and disaster ensue.

This automatic device in such a case to shut off gas supply should the pilot light be extinguished is required by the Building Code. If the gas heater is automatically controlled, as indicated, and you are uncertain as to whether or not it has this automatic control in case the pilot light should go out, it would be well for you to consult the gas company who will know whether or not the equipment does have this automatic control.

Very truly yours,

Inspector of Buildings

WKC/D/S

AP 1231 Congress Street-1
DP 45/1942 (1231 Congress
Street)-1
5/6/43/8

April 23, 1944

Mr. Roland J. Boulanger
1231 Congress Street
Portland 4, Maine

Subject: Application of the Building Code to
the store at 1231 Congress Street

Dear Mr. Boulanger:

I must ask your immediate cooperation in order to get cleared up the confused situation with regard to your building at 1231 Congress Street and what appears like violations of the Building Code with relation to the building, for at least one of which you may be responsible.

Permit for this building was issued in 1945 to Patrick Feeney, who was then the owner, the application calling for hot air heat. You apparently acquired the property in 1947, presumably after the store had been operating for some time.

While we made several inspections at the store, we were never notified of readiness for the building for final inspection, consequently none was made and no certificate of occupancy was issued from this department, the latter being required by law before a new building may be lawfully occupied.

Our records show that in July, 1946 our inspector told Mr. Feeney about the requirement for separate permits for refrigeration and for installation of the heating plant and such permits were to be applied for by and are issuable only to the actual installers of those devices.

Our next entry is in February, 1948 which states "Hood's installed fountain, refrigeration, owner installed furnace—said he would take out permit".

On April 20 you came in personally and applied for a permit to install gravity warm air heating system in place of stove heat, and I assume that you took full charge of this installation yourself so that you are the proper party to issue the permit to. Subsequent inspections developed that certain firestops which the inspector explained to you are not in place as required by law, that the mechanical refrigeration had been installed, also with no permit (I believe you said this was installed by the Hood people).

It is necessary that you proceed at once to supply the missing firestops. Inspection of the heating system shows the following defects contrary to law, and these must be made good and another inspection show them corrected before the permit can be now issued. The register boxes are not covered with the 14-pound asbestos required by law. Certain of the warm air ducts are closer than 1" to burnable material such as wood and not covered with 14-pound asbestos. All of the warm air registers have operative louvers in them so that all might be shut off at one time with considerable hazards if at the same time the dampers should be accidentally left open and the fire "run-a-way". At least one warm air duct and the register on the end of it is required to be without any closing device of any kind.

On your belated application for installation of the warm air heating system, you indicate that there is also a gas heater connected to the same flue. If this gas heater is automatically controlled, having a pilot light or low burning flame, the gas heater requires a device which would shut off all gas supply to the appliance in case the pilot light or low burning flame should be extinguished, thus to avoid the rush of unburned gas automatically to the same chimney flue to which the furnace is connected with disastrous results.

Yoland J. Boulanger — 2

April 23, 1943

I am taking up the matter of permit for installation of the refrigeration with the Hood people.

We shall expect to have all of these matters cleared up no later than May 5, 1943.

Very truly yours,

Inspector of Buildings

YJB/S



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 20, 1948

PERMIT ISSUED
00735
MAY 14
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1281 Congress Street Use of Building Store No. Stories 1 New Building
Name and address of owner of appliance Yolande J. Boulanger, 1281 Congress Street Existing "
Installer's name and address Owner Telephone 2-3597

General Description of Work

To install gravity warm air heating system in place of stove heat

IF HEATER, OR POWER BOILER

Location of appliance or source of heat cellar Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel coal
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 2'
From top of smoke pipe 5' From front of appliance over 4' From sides or back of appliance over 1'
Size of chimney flue 12x10 Other connections to same flue gas heater
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labelled by underwriter's laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner
Location of oil storage Number and capacity of tanks
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED

APR 20 1948 PERMIT

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 Installer

Yolande J. Boulanger

Permit No. 48/ 735

Location 1281 Congress St.

Owner Yolande B. Boulanger

Date of perm. 5/14/48

Approved 5/17/48

NOTES

4/26/48 - 1420 to 1425 ft. installed,
register bore to be
covered with the asbestos.

Pipes to be covered with
asbestos when they are
1" to 2" in diameter. Source
to be removed from one
register. Edd

5/7/48 - Above conditions
to be met. 0.15 to
issue permit. Edd



(RD) RESIDENCE ZONE - D

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, April 27, 1948

PERMIT ISSUED

APR 29 1948

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 1281 Congress Street Within Fire Limits? no Dist. No. _____
Owner's name and address Donald's Cut Rate Store, 1281 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address H. P. Hood & Sons, 135 Walton St. Telephone _____
Architect _____ Specifications _____ Plans yes No of sheets _____
Proposed use of building Store No. families _____
Last use _____ No. families _____
Material frame _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install refrigeration equipment, Freon refrigerant.
(Compressor located in basement)

SENT TO FIRE DEPT. 4/27/48
REC'D FROM FIRE DEPT. 7/28/48

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

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

If a Garage:

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

APPROVED: [Signature]

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

H. P. Hood & Sons

INSPECTION COPY

Signature of owner

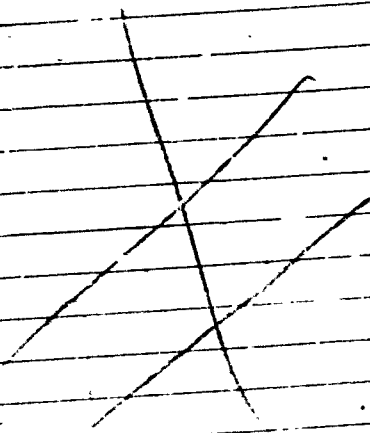
By:

[Signature]

Permit No. 48/604
Location 1281 Congress St
Owner Donald's Club Rate
Date of permit 4/29/48
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

4/30/48 P.T.F. O.J.



Location 1281 Congress Street
Date 4/30/48

Permit ☒
Inquiry
Complaint

NOTE:-

This building
was built in 1946
and additional
space to be taken
into the building
not make area
large enough to
have a capacity
of more than 20
persons on basis
of 35 sq ft per person
so no question of
lock sets arising

OK



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine,

Third Class
January 29, 1948

PERMIT ISSUED
00140
JAN 31 1948
CITY OF PORTLAND

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 1281 Congress Street
Owner's name and address Yoland J. Boulanger, 1281 Congress St.
Lessee's name and address
Contractor's name and address ORDER
Architect
Proposed use of building Store
Last use
Material frame No. stories 1 Heat Style of roof
Other buildings on same lot
Estimated cost \$ 15.
Health Notices to Health Officer and thus
Within Fire Limits? no Dist. No.
Telephone
Telephone
Telephone
Plans no No of Sheets
No. families
No. families
Roofing
Fee \$.50

General Description of New Work

To remove 15' non-bearing partition in store to enlarge store space.

NOTIFICATION BEFORE LATING
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. Yoland J. Boulanger

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height: average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size Max. on centers
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 height?
If one story building with masonry walls, thickness of walls?

If a Garage

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

Miscellaneous

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

APPROVED:

By *Y. J. Boulanger*

Signature of owner

Yoland J. Boulanger

INSPECTION COPY

Permit No. 48/110
Location 1281 Congress St
Owner Poland, Boulianger
Date of Permit 1/31/48
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 4/22/48
Cert. of Occupancy issued none

NOTES

~~2/9/48 48/110 none
at 1281 Congress St
4/22/48 48/110 none~~



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, December 23, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~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 1281 Congress Street Within Fire Limits? no Dist. No. _____
Owner's name and address Yoland J. Boulenger, 1281 Congress Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Specifications _____ Plans no No. of sheets _____
Architect _____ No. families _____
Proposed use of building store No. families _____
Last use _____ Roofing _____
Material frame No. stories 1 Heat _____ Style of roof _____
Other buildings on same lot _____ Fee \$ 50
Estimated cost \$ 10
Health Notices to _____

General Description of New Work

To relocate existing door in storage room, rear of store, in non-bearing partition.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS NOT

NOTIFICATION BEFORE EATING
OR DRINKING IS REQUIRED

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

APPROVED:

Signature of owner

Yoland J. Boulenger

INSPECTION COPY

Permit No. 44/20546
Location 1281 Congress St.
Owner Yoland Boulanger
Date of permit 12/24/46
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 3/7/47
Cert. of Occupancy issued None

NOTES

12/30/46 - no work
started - E & S
3/7/47 - what done E & S

Full of G. full
number of
H at some
Congress +
Edwards, H
eaten by
Carr -

1289 $\frac{11111}{124146}$

1283-1287
1287-1289

1279
201

(COPY)

224 Aspinwall Avenue,
Brookline 46, Mass.,
May 20, 1946.

Mr. Warren MacDonald,
Room 21, City Hall,
Portland, Maine.

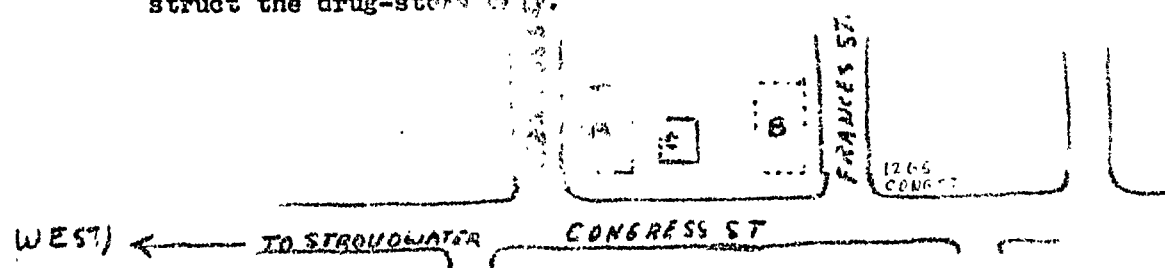
Dear Sir:

I am taking advantage of your kind offer to assist me with further information relative to my proposed plan for construction, discussed with you last Saturday.

I would like to have my problem presented to the proper City authorities for their consideration. If you will forward the following information to the Board or Committee acting on matters of zoning, it will be greatly appreciated.

It has always been my ambition to establish a retail drug-store. I am now in a position to undertake such a project, providing my choice of a site is approved by the zoning authorities.

The diagram below shows the location in Portland, Maine, where I desire to erect a two-story building comprising a drug-store on the first floor and living-rooms on the second floor. If the combination is not viewed with favor, I would be satisfied to construct the drug-store only.



A = SITE DESIRED
B = ACCEPTABLE ALTERNATE SITE
C = BUILDING ON LOT

I understand that this site is barely within an area about to be designated as a Residential Zone. Although I realize how impractical it would be to allow individual requests to influence matters of zoning, I believe that in this instance if favorable action were taken on my request for a Business Zone designation of the site shown on the preceding page, it would result in a definite benefit to the entire community. The following facts are presented in support of this contention:

- (1) This section of the city does not have a drug-store (Registered Pharmacy).
- (2) The direction that new home construction will need take in this vicinity will result in a further isolation from the services of a Pharmacy.
- (3) The Pharmacy I intend to operate will be conducted in a highly ethical manner. The building too will be in keeping with this principle.
- (4) One additional much needed housing unit will be created if the combination dwelling and store is permitted to be constructed.

As I interpret the present zoning plan, the junction of Park Avenue and Congress Street and the immediate vicinity are considered to be the business section serving the community that extends west toward Stroudwater. I have made an effort to find a location in the vicinity of Park Avenue and Congress Street, but found that all corners or other locations having any value as a drug-store site are for the most part occupied by beer parlors. The general set-up of this business section is not in keeping with my idea of a location for a first-class business.

In the other direction from where I have contemplated building (toward Stroudwater), one suitable location was investigated, but that, too, is a beer parlor (1335 Congress Street).

I have analyzed the situation in Stroudwater, also, and concluded that the section could not support a drug-store at this time, although it will certainly be a logical place for one in years to come.

The property on which I desire to build is owned by Mr. Patrick Feeney, 91 Edwards Street, Portland, Maine. Mr. Feeney recently constructed a small building on a center lot of this property (shown in diagram). This building and the lot are available to me, but are not suitable for several reasons, including the fact that the building is too small in size and not properly designed for my purposes. Another objection would be that it is not on a corner.

As shown in the diagram, my choice for building would be the corner lot at Edwards and Congress Streets, having a frontage of 78 ft. on Congress Street and 148 ft. on Edwards Street. An alternate choice which would be acceptable to me is the other corner of this property bounded on one side by Francis Street and on the front by Congress Street.

I have made a careful study of other sections of greater Portland in my search for a place to establish a drug business. I have no interest in any location other than the one in question.

I am quite certain that the residents of the community in which I seek to open business would gladly sanction and appreciate the establishment of a first-class drug-store which would be readily accessible to them.

It is of great importance to me that favorable action be taken on my application. In the event that the applicant's background is of importance in arriving at a decision in such cases, I am including a brief outline of my personal history.

I was born in Portland, Maine, on April 6, 1910. I attended the public schools of Portland and graduated from Portland High School in 1928. While attending High School I worked part-time in a Portland drug-store. I attended the Massachusetts College of Pharmacy and graduated with the degree of Ph.G. in 1935. I worked as a branch store manager in Portland, Maine from 1935 to 1940. I am a Registered

Pharmacist in Maine and Vermont. As a member of the Officers' Reserve Corps I was ordered to active duty with the United States Army as a second lieutenant on January 7, 1941. I served a total of five years and one month in the Army, 33 months of which period were overseas duty. I entered foreign duty at Casablanca, French Morocco, on February 20, 1943, and returned to this country from Leghorn, Italy on October 29, 1945. Upon my return to the United States I was placed on four months' terminal leave, which expired on March 4 of this year. At the time of separation I held the rank of Major.

During my period of terminal leave I accepted a position with a pharmaceutical firm and am at present working out of the Boston branch of this company.

During the period I was overseas, my wife and child (aged 8) lived with her sister at 145 Kelsey Street, South Portland, Maine. They are still living there, as my efforts to find an apartment in Boston have not been successful after a four months' search. Buying a house is the only solution to the problem and I do not wish to settle in Boston.

Although some of the foregoing facts may be irrelevant to my request for a change in the City of Portland zoning plan, they should make clear that my interest in Portland is a natural one, and that my desire to establish a home and business have been frustrated so far by conditions beyond my control.

Thanking you in advance for the favor of an early discussion and decision on my request, I am

Yours truly,

Hilton H. Fowler

32'-3"

RECEIVED
NOV 26 1945
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND



30'-0"

5'-0"

24'-0"

13'-0"

15' 1/2" of material

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for 1 story building for store
at 1245-1247 Lawrence Street Date 11/26/15

1. In whose name is the title of the property now recorded? C. H. Kinney
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Stake
3. Is the outline of the proposed work now staked out upon the ground? Yes 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

E. H. Thompson

COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to **Yoland J. Boulanger**

Date of Issue **May 15, 1948**

This is to certify that the building, premises, or part thereof, indicated below, and built—
~~at 1281 Congress Street~~ **1281 Congress Street**
under Building Permit No. **45/1742** has had final inspection, has been found to conform substan-
tially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved
for occupan ☒ limited or otherwise, as indicated below.

POR. ION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Building

Retail Store

Limiting Conditions:

This certificate supersedes
certificate issued

Inspector of Buildings

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

BP 45/1742-1
Section 103

April 23, 1948

H. P. Hood & Sons
135 Walton Street
Portland 5, Maine

Subject: Installation of mechanical refrigeration at 1231 Congress Street and requirements of the Building Code of Portland as to permit for such installations

Gentlemen:

Our inspector has found at 1231 Congress Street a mechanical refrigeration unit installed (evidently some time ago), and the owner says that your company performed the installation work.

Section 103 of the Building Code requires that permits be secured before the work of installation is commenced for a mechanical system of refrigeration except the type of self-contained refrigerating units which are merely plugged into existing electrical or gas lines. Section 104 provides that such permits shall be applied for by and shall be issuable only to the actual installer. Section 607 referring to refrigeration equipment provides that all applications for permits involving refrigeration equipment or systems shall have filed with them an adequate plan showing the general location of the system in the building, the location of all shut-offs and emergency valves, the kind of refrigerant, and all other detailed information which may be deemed necessary by the Chief of the Fire Department, and that such permit shall be approved by him before issuance. Incidentally these plans are turned over to the Chief of the Fire Department so that the department may be fully informed as to possible hazards in case of fire.

It may be that you have not been aware of this requirement for permits. If you are now aware of it, and your company installed the equipment at 1231 Congress Street, it is necessary that you file without delay the belated application for the permit with the plans for the matter thus straightened out; and that you see to it that all future installations are covered by issuance of the permit before the work is started.

Very truly yours,

Inspector of Buildings

WHC:D/S

AP 1281 Congress Street-I
BP 45/1742 (1281 Congress
Street)-I
5/6/48/S

April 23, 1948

Mr. Yoland J. Boulanger
1281 Congress Street
Portland 4, Maine

Subject: Application of the Building Code to
the store at 1281 Congress Street

Dear Mr. Boulanger:

I must ask your immediate cooperation in order to get cleared up the confused situation with regard to your building at 1281 Congress Street and what appears like violations of the Building Code with relation to the building, for at least one of which you may be responsible.

Permit for this building was issued in 1945 to Patrick Feeney, who was then the owner, the application calling for hot air heat. You apparently acquired the property in 1947, presumably after the store had been operating for some time.

While we made several inspections at the store, we were never notified of readiness for the building for final inspection, consequently none was made and no certificate of occupancy was issued from this department, the latter being required by law before a new building may be lawfully occupied.

Our record shows that in July, 1946 our inspector told Mr. Feeney about the requirement for separate permits for refrigeration and for installation of the heating plant and such permits were to be applied for by and are issuable only to the actual installers of those devices.

Our next entry is in February, 1948 which states "Hoods installed fountain refrigeration, owner installed furnace—said he would take out permit".

On April 20 you came in personally and applied for a permit to install gravity warm air heating system in place of stove heat, and I assume that you took full charge of this installation yourself so that you are the proper party to issue the permit to. Subsequent inspections developed that certain firestops which the inspector explained to you are not in place as required by law, that the mechanical refrigeration had been installed, also with no permit (I believe you said this was installed by the Hood people).

It is necessary that you proceed at once to supply the missing firestops. Inspection of the heating system shows the following defects contrary to law, and these must be made good and another inspection show them corrected before the permit can be now issued. The register boxes are not covered with the 14-pound asbestos required by law. Certain of the warm air ducts are closer than 1" to burnable material such as wood and not covered with 14-pound asbestos. All of the warm air registers have operative louvers in them so that all may be shut off at one time with considerable hazards if at the same time the dampers be accidentally left open and the fire "run-a-way". At least one warm air duct and the register on the end of it is required to be without any closing device of any kind.

On your belated application for installation of the warm air heating system, you indicate that there is also a gas heater connected to the same flue. If this gas heater is automatically controlled, having a pilot light or low burning flame, the gas heater requires a device which would shut off all gas supply to the appliance in case the pilot light or low burning flame should be extinguished, thus to avoid the rush of unburned gas automatically to the same chimney flue to which the furnace is connected with disastrous results.

April 23, 1948

Yoland J. Boulanger ----- 2

I am taking up the matter of permit for installation of the refrigeration with the Hood people.

We shall expect to have all of these matters cleared up no later than May 5, 1948.

Very truly yours,

—

Inspector of Buildings

WMCD/S

AP 1281 Congress St.-I

December 7, 1915

Mr. E. T. Carignan
101 Woodford Street
Mr. Patrick Keeney
31 Edwards Street

Subject: Building permit for construction of new
retail store building at 1.81 Congress Street

Gentlemen:

Permit for above work is issued to contractor herewith, subject to the following; that the plans should be revised to clear up all the items indicated below and the revised information should be filed here before the plans are filed and the first floor framing started, and the contractor's attention is particularly called to the notation below about thickness of foundation wall at the grade, and to the requirements of Section 509a5.8 of the Building Code relating to mixing and placing of concrete in freezing weather:

1. Permit is issued under the zoning law based on the use of the building as a retail store, since wholesale business and only a limited amount of manufacture is allowable under the zoning law in the limited business zone where the property is located.
2. Details at entrance are not understood. A single step at any point is to be avoided. See Section 212e5.2 of Building Code. Of what material is to be the platform or floor outside of the entrance door and what is to be the framing and supports of it? Presumably the owner will want to have floor weatherproofed. Full details are to be shown at this point.
3. Handrail required on at least one side of cellar stairs. Height of rise and width of tread of cellar stairs not shown. Adequate self-closing devices required on toilet room door and vestibule door in front of toilet. See Respectively Sections 212e5.2, 212e5.3 and 212e5.4.
4. No part of the foundation wall below the finished grade of the ground outside is permitted to be less than 12 inches thick. Plan shows bearing of floor joists slightly below the outside grade. See Section 506c. Indicate size and spacing of bolts to anchor sills to foundation, also size and spacing of bolts to fasten 1x4 nailing strips for floor joists to foundation.
5. Contractor's attention is called to the fact that second hand pipe for columns in cellar is not allowable. These columns should be specially manufactured columns for structural purposes because the building is other than a dwelling house. See Section 310f3.1.
6. Presumably header and trimmer beams around stairway are to be doubled. The longer header beams are required to be supported upon joist hangers or equivalent. See Section 511c3.11.
7. No method of disposing of roof drainage shown other than gutters. Presumably roof water is to be carried off to the sewer through positive connections or to some other point where no damage will be done by it.

AL
RM
PH
AJS
HL
BS

Carignan, Feeney -----

December 7, 1945

8. Foundation plan shows 1x8 floor joists. These are not strong enough and the 2x10's shown on the cross-section should be used. Size of cross-bridging not shown.

9. No indication of how the store front and show window area are to be framed and supported.

10. Please bear in mind that separate permits from this department are required before installation of the heating plant or any heaters for hot water or any mechanical refrigeration other than the portable "plug-in" type is commenced, such permits to be applied for by and before issuance only to the actual installer; also that notification of readiness for final inspection is required when all details controlled by the Building Code have been completed, and the required certificate of occupancy to be in the hands of the owner before the store is opened for business.

Ver. truly yours,

Inspector of Buildings

WCB/C

CC: L. C. Andres
Attn: E. W. Fenderson
187 Brighton Avenue

5/1/42
 123 Congress St
 Owner Ostrich Steeny
 Date of permit 12/7/45
 Notif. closing-in 5/8/46
 Inspn. closing-in 5/8/46 - S.T. 5/9/46
 Notif. Final Inspection 5/9/46
 Final Notif.
 Final Inspn. 5/7/48
 Cert. of Occupancy issued 5/15/48

NOTES

11/29/45 - Mr. Runtz
 report of kitchen fire
 has been investigated
 in getting Mr. Steeny's
 OK to allow toilet and
 to move to service
 to allow to improve
 permit. At this
 11/30/45 - J. L. Runtz
 Mr. Runtz and
 his son, Verdel
 12/1/45 - A. L. Runtz
 advised by
 12/13/45 -
 same -
 same -

11/1/46 - Operating with
 power shawl (2 ft)
 1/14/46 - Rough extraction
 completed (J)
 1/26/46 - No further work necessary
 2/1/46 - same
 3/1/46 - same
 3/11/46 - same
 3/16/46 - Stair walk
 down work for
 down - A.D.C.
 3/29/46 - Solvitation wall
 poured + stripped. Cam-
 ing started
 7/1/46 -
 occupancy
 Mr. Steeny
 will be in
 theater
 will be installed
 2/7/48 - Hoods installed
 gas vent - refrigeration
 cover installed
 furnace back
 would take out permit
 5/23/48 -
 for heater, gas
 inspection

on back of main
 copy also letter
 of this date

5/11/48 - all right
 to issue certificate
 2-2



APPLICATION FOR PERMIT

Permit No. 2053

Class of Building or Type of Structure Third Class

Portland, Maine. November 14, 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 1277 Congress Street Within Fire Limits? no Dist. No. _____
Owner's or lessee's name and address Portland Savings Bank, 181 Congress St. Telephone _____
Contractor's name and address Woodfords Wrecking Co., 38 Smith St. Telephone 3-3967
Architect _____ Plans filed no No. of sheets _____
Proposed use of building _____ No. families _____
Other buildings on same lot _____ Fee \$.50
Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Last use Barn No. families _____

General Description of New Work

To demolish building 25' x 25'

no sewer connection

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

By Portland Savings Bank
Woodfords Wrecking Co.

Signature of owner

By

INSTRUCTION COPY

Permit No. 39/2053

Location 1277 Congress St.

Owner Portland Savings Bank

Date of permit 11/14/39

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/5/40. EAC

Cert. of Occupancy issued None

NOTES

12/6/39. Just started

OSK



APPLICATION FOR PERMIT

Permit No. 2042 **ISSUED**

Class of Building or Type of Structure Third-Class **NOV 14 1939**
Portland, Maine, November 14, 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 1277 Congress Street (1277-1287C - 92nd Street) Within Fire Limits? no Dist. No.
Owner's or Lessee's name and address Portland Savings Bank, 481 Congress St. Telephone
Contractor's name and address Woodford's Wrecking Co., 38 Smith St. Telephone 3-3967
Architect Plans filed No. of sheets
Proposed use of building No. families
Other buildings on same lot Fee \$ 1.00
Estimated cost \$

Description of Present Building to be Altered

Material wood No. stories 1 Heat Style of roof Roofing
Last use dwelling house No. families 1

General Description of New Work

To demolish building 25' x 30'

Do you agree to tight and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Department of Public Works of the City of Portland? Yes

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?
Material of foundation Thickness, top bottom cell
Material of underpinning Height Thickness
Kind of Roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Kind of heat Type of fuel Is gas fitting involved?
Framing Lumber—Kind Dressed or Full Size?
Corner posts Sills Girt or ledger board? Size
Material columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor , 2nd , 3rd , roof
On centers: 1st floor , 2nd , 3rd , roof
Maximum span: 1st floor , 2nd , 3rd , 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 the

are observed? yes Portland Savings Bank

Signature of owner By Louis Serote

INSTRUCTION COPY

Permit No. 39/2052

Location 1277 Congress St

Owner Portland Savings Bank

Date of permit 11/14/39.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 12/6/69

Cert. of Occupancy issued

NOTES

PERMIT ISSUED
Permit No. 1338

APPLICATION FOR PERMIT

JUL 23 1931

Class of Building or Type of Structure _____

Portland, Maine, July 22, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~also 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 1157 Congress Street Cor of Edna Ward 3 Within Fire Limits? no Dist. No. _____
Owner's or Lessee's name and address James R. Hicks 105 Reed Street Telephone _____
Contractor's name and address owner Telephone _____
Architect's name and address _____ No. families _____
Proposed use of building _____
Other buildings on same lot _____
Plans filed as part of this application? _____ No. of sheets _____
Estimated cost \$ _____ Fee \$ 1.00

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 tent app. 20' x 20'
to be used for one month commencing July 26th, 1931 to August 26th, 1931

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 point of roof _____
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 _____ by James R. Hicks

INSPECTION COPY

Permit No. 9111338

Location 1191 Congress Street

Owner James R. Hicks

Date of permit 7/23/31

Notif. closing-in

Inspn. closing-in

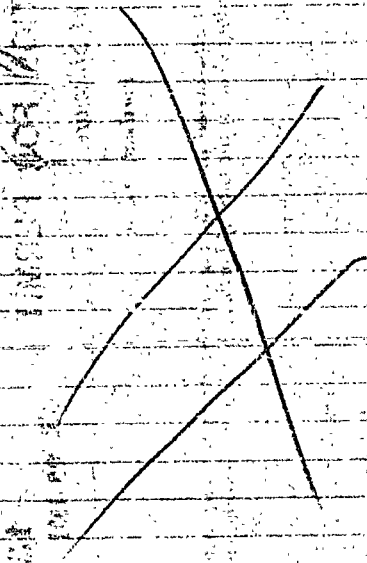
Final Notif.

Final Inspn. 7/23/31

Cert. of Occupancy issued None

NOTES

7/23/31 - P.I.T. - A.G.S.



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION PORTLAND, MAINE

DEC 1985

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 ... 1281 Congress Street Portland ... Fire District #1 ☐ #2 ☐
 1. Owner's name and address ... Louis Grassi Sr. ... Telephone
 2. Lessee's name and address ... Anania's Inc. 1225 Congress St. ... Telephone
 3. Contractor's name and address ... Telephone
 Proposed use of building ... Office Building ... No. of sheets
 Last use ... Variety Store ... No. families
 Material ... No stories ... Heat ... Style of roof ... Roofing
 Other buildings on same lot
 Estimated contractual cost \$
 FIELD INSPECTOR: Mr. ... @ 775-5451
 Appeal Fees \$
 Base Fee
 Late Fee
 TOTAL \$25.00.....

Change of use from Variety Store to Office Building

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
 ZONING: A.R. H.S.T. 12/13/85
 BUILDING CODE:
 Fire Dept.:
 Health Dept.:
 Others:

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

Signature of Applicant: *John S. Reich*

Phone #

Type Name of above: *John S. Reich*

1 ☐ 2 ☐ 3 ☐ 4 ☐

and Addr

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

[Signature]

NOTES

12/13/55 This perm. ^{was} ~~was~~ issued after talking with Mr. Joergman, Chief Planner, and Mr. Turner, Zoning Officer. It is our opinion that a doctor office is less a non-conforming than a variety store.

Zoning issue only —
 Permit and plans
 to be used 13-4
 any renovations can be
 started — per P.S.H.

(R) 12/16/55

Permit No. 001453/55
 Location 1281 Congress St.
 Owner Louis Grassi Sr.
 Date of permit 12/13/55
 Approved 12/13/55
 Dwelling
 Garage
 Alteration
 Charles O. F. 11/5/55