

165-167 CONGRESS STREET

SHAW-WALKER

First cut # 202H - Third cut # 203H - Fifth cut # 204H

P31 0925624

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL
(See Reverse)

SENT TO	
Mr. Anthony Rumo	
418 Woodfords Street	
Portland, Maine 04103	
POSTAGE \$	
CONSULT POSTMASTER FOR FEES	CERTIFIED FEE
	SPECIAL DELIVERY
	RESTRICTED DELIVERY
	RETURN RECEIPT SERVICE
OPTIONAL SERVICES	SHOW TO WHOM DELIVERED
OPTIONAL SERVICES	SHOW TO WHOM DELIVERED WITH PERMIT
OPTIONAL SERVICES	SHOW TO WHOM DELIVERED WITH RESTRICTED DELIVERY
TOTAL POSTAGE AND FEES \$	
POSTMARK OR DATE	

Re: 165-167 Congress St. - Carroll

PS Form 3900, Apr 1976



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 7, 1982

Mr. Anthony Rumo
418 Woodfords Street
Portland, Maine 04103


Re: a) 165-167 Congress St. 13-L-13
b) B.O.C.A. Code Section 111.

Dear Mr. Rumo:

You are hereby ordered to cease construction operations, at the above location, until such time as the required building permit is applied for, approved and issued.

If I can be of any assistance to you in this matter, please don't hesitate to contact me.

Sincerely,


Kevin W. Carroll

KWC/jmr

cc: P. S. Hoffses, Chief of Insp. Services

Mr. Anthony Burns
418 Woodford St
Portland, Me

Joyce
Please to include
C.C. and send certified
Thanks

Re: 19165-167 Congress St. (13-2-13)
A) B.O.C.A. Code Section 111.

Dear Mr. Burns,
You are hereby ordered to
cease construction operations at the
above location until such time as
the required building permit is
applied for, approved and issued.
If I can be of any assistance
to you in this matter please don't
hesitate to contact me.

Sincerely
John W. Russell

cc: P. S. Hofface, Chief of Insp. Services

Feb 84

~~Special Aids~~

~~Coming back at lower wages
again for people~~

~~Payoff~~

~~Further
(temp shutdown) !!!~~



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00576
ZONING LOCATION PORTLAND, MAINE June 14, 1982

JUL 9 1982

CITY OF PORTLAND

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

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

LOCATION 165-167 Congress Street... 165-167... Fire District #1 [] #2 []
1. Owner's name and address ... Anthony Puro - 418 Woodford St. Telephone ... 773-0843
2. Lessee's name and address ... Telephone ...
3. Contractor's name and address ... Forest Marzant ... Telephone ... not listed
Proposed use of building ... multi-family with canopy in back of dwelling No. families ... 3
Last use ... No. families ...
Material ... No. stories ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$ 1,000.00 ... Appeal Fees \$...

FIELD INSPECTOR—Mr. ... @ 775-5451 Base Fee .15.00
Late Fee ...
TOTAL \$.15.00

To erect canopy over back of dwelling as per plans. 1 sheet of plans

send permit to # 1 04103

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

IF A GARAGE

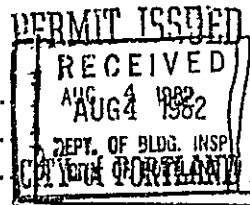
No. cars now accommodated on same lot ... to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ...

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER ... Will work require disturbing of any tree on a public street? ...
ZONING: ...
BUILDING CODE: ... Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ...
Fire Dept.: ...
Health Dept.: ...
Others: ...

Signature of Applicant ... Phone # ...
Type Name of above ... Anthony Puro ... 1 [] 2 [] 3 [] 4 []



APPLICATION FOR PERMIT



B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION PORTLAND, MAINE 1982

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 **165-167 Cumberland Avenue** Fire District #1 , #2
 1. Owner's name and address **Albert J. Aceto - same** Telephone **774-7012**.....
 2. Lessee's name and address Telephone
 3. Contractor's name and address Telephone
 Proposed use of building No. of sheets
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ **1,250.00**
 FIELD INSPECTOR—Mr. @ 775-5451
 Appeal Fees \$ **.25.00**
 Late Fee **.25.00**
 TOTAL \$ **20.00**

Change of Use from 4-family to 6-family apartment house with 1 new apartment on the first floor, and one new apartment on the 3rd floor. Assessor's Number 22-H-26 1951 4-units as per assessors records.

Stamp of Special Conditions

(ISSUE PERMIT TO #1)

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
 BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any tree on a public street?
 ZONING:
 BUILDING CODE: Will there be in charge of the above work a person competent
 Fire Dept.: to see that the State and City requirements pertaining thereto
 Health Dept.: are observed?
 Others:

Signature of Applicant **Lorraine Lawrence for Albert J. Aceto** Phone # **774-3371**
 Type Name of above
 Other
 and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 56726
Issued April 9, 1968
Portland, Maine April 7, 1968

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Anthony Russo Tel.

Contractor's Name and Address W. E. Jensen Tel. 772-0065

Location 165 Congress St 3rd floor - U. of Building apt

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

 Commercial (Oil) No. Motors Phase H.P.

 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.) 12-2

 Elec. Heaters 1 / Watts 380

 Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

W.I. comment April 9 1968 Ready to cover in 19 Inspection 19

Amount of Fee \$ 1.00

Signed W. E. Jensen (1765)

DO NOT WRITE BELOW THIS LINE

SERVICE ...		METER		GROUND		
VISITS: 1	2	3	4	5	6	
..... 7	8	9	10	11	12	

REMARKS:

INSPECTED BY J. W. Herbert
(OVER)

LOCATION *Congress ST 165*
 INSPECTION DATE *4/9/68*
 WORK COMPLETED *4/9/68*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEEs FOR WIRING PERMITS EFFECTIVE JULY 31, 1968

WIRING	
1 to 30 Outlets	(including switches) \$ 2.00
31 to 60 Outlets	(including switches) 3.00
Over 60 Outlets, each Outlet	(including switches) .05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet.)	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit	1.50
TEMPORARY WORK (Luminaire 6 months from date of permit)	
Service, Single Phase	1.00
Service, Three Phase	2.00
Wiring, 1-50 Outlets	1.00
Wiring, each additional outlet over 50	.02
Circuses, Carnivals, Fairs, etc.	10.00
MISCELLANEOUS	
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

*Granted 10/25/62
62-196*

DATE: October 26, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Anthony J. Rumo

AT 165-167 Congress Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Minckley	(xx)	()
Harry M. Schwartz	()	()
Ralph L. Young	()	()

Record of Hearing:

No opposition

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

September 19, 1962

Anthony J. Bumo, owner of property at 155-167 Congress Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: permit establishment of a real estate office in a front room of the living quarters on the second story of the apartment house at this location. This permit is presently not issuable because this property is located in an R-6 Residential Zone where the proposed use is not allowable under the provisions of Section 7-A-7c of the Zoning Ordinance unless authorized by the Board of Appeals.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

Anthony J. Bumo
APPELLANT

DECISION

After public hearing held October 25, 1962, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that permit should be issued in this case.

Franklin J. Kinley
Harry M. Blomquist
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BY THE BOARD OF APPEALS

October 22, 1962

Mr. Anthony J. Runo
165 Congress Street
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 25, 1962 at 4:00 P.M. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
Department of Building Inspection

ALBERT J. SEARS
INSPECTION CHIEF

AP- 165-167 Congress Street

Sept. 18, 1962

Mr. Anthony J. Russo
165 Congress Street

cc to: Corporation Counsel

Dear Mr. Russo:

Building permit and certificate of occupancy for establishing a real estate office in a front room of your living quarters in the second story of the apartment house at the above named location are not issuable under the Zoning Ordinance because the property is located in an R-6 Residence Zone where the proposed use is not allowable under the provisions of Section 7-A-7c of the Ordinance unless authorized by the Board of Appeals.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

C
O
P
Y

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 165 Congress St.

Issued to Anthony J Russo
165 Congress St.

Date of Issue October 26, 1962

This is to certify that the building, premises, or part thereof, at the above location, built or changed as to use under Building Permit No. 62/1426, has had final inspection, has been found to substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES

Front room in second floor apartment

APPROVED OCCUPANCY

Real Estate Office

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Albert J. Sea
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.

AP- 165-167 Congress Street

Sept. 19, 1962

Mr. Anthony J. Rumo
165 Congress Street

cc to: Corporation Counsel

Dear Mr. Rumo:

Building permit and certificate of occupancy for establishing a real estate office in a front room of your living quarters in the second story of the apartment house at the above named location are not issuable under the Zoning Ordinance because the property is located in an R-6 Residence Zone where the proposed use is not allowable under the provisions of Section 7-A-7c of the Ordinance unless authorized by the Board of Appeals.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

OCT 26 1962

2nd class

Sept. 17, 1962

CITY OF PORTLAND

Class of Building or Type of Structure

Portland, Maine

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 165 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Anthony J Rumo, 165 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone 3-8843
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Apartments & Real Estate Office No. families _____
 Last use _____ No. families _____
 Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To Change Use from Apartment House to Apartment House and Real Estate Office on second floor.

~~This is preliminary to get settled the question of zoning appeal.~~

Appeal sustained 10/25/62

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 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 _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 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

Anthony J Rumo

by

Signature of owner

INSPECTION COPY

Permit No. 6211426

Location 165 Oregon St

Owner Richard J. Rivers

Date of permit 10/26/67

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

Large ruled area for notes, consisting of approximately 30 horizontal lines.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 15, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, October 25, 1962, at 4:00 P.M. to hear the appeal of Anthony J. Rumo requesting an exception to the Zoning Ordinance to permit establishment of a real estate office in a front room of the living quarters in the second-story of the apartment house at 165-167 Congress Street.

This permit is presently not issuable because this property is located in an R-6 Residence Zone where the proposed use is not allowable under the provisions of Section 7-A-7c of the Zoning Ordinance unless authorized by the Board of Appeals.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

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 property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 5, 1959

PERMIT ISSUED (0001) JAN 6 1959 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 165 Congress St. Use of Building Dwelling No. Stories 2 New Building Existing
Name and address of owner of appliance Mrs. Jennie H Roy, 1 Sherman St.
Installer's name and address Ballard Oil & Equipment Co., 135 Marginalway Telephone 2-1571

General Description of Work

To install Forced hot water heating system and oil burning equipment (new installation for second floor rent)

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 2'
From top of smoke pipe 2' From front of appliance 6' From sides or back of appliance 6'
Size of chimney flue 10x12 Other connections to same flue none
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? yes

IF OIL BURNER

Name and type of burner Esso High Pressure-gum, F 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 cement Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners 1-275 existing

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: [Signature] 1-6-59

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

Ballard Oil & Equipment Co. [Signature]

Signature of Installer

PHM



UNLIMITED BUSINESS ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

INSPECTION COPY

COMPLAINT NO. 53/77

Date Received 6/26/53

Location: 165-167 Congress St.

Location 165-167 Congress St. Use of Building _____
 Owner's name and address Alfred Warler, 165 Congress St. Telephone _____
 Tenant's name and address _____ Telephone _____
 Complainant's name and address Red Telephone _____
 Description: Unlawful change use from 2 to 4 families, (see application of Feb. 11, 1952 in GI.) Telephone _____

NOTES:

7/7/53 - Deficiencies are not of great magnitude as to charge off because of lack of time to pursue further.

AP 165-167 Congress Street

February 16, 1952

Copy to, Oliver T. Sanborn
Chief of the Fire Department

Mr. Alfred J. Waxler
165 Congress Street
Portland, Maine

Dear Mr. Waxler:

Regarding your application for a belated permit for changing the use of your building at 165-167 Congress Street from two apartments to four, with two apartments in the first story, one in the second story and one in the third story, an inspector from this department reports that he finds the building deficient in the following respects as regards compliance with Building Code requirements:

1. Handrails are required full length of all stairs containing winding treads on the side of the stairs where the greatest width of treads occurs.

2. The two bedrooms in the third story apartment have only skylights for light and ventilation, the area of which falls far short of equalling one-twelfth of the floor area of the rooms involved, as specified by Section 203-j-1(d)1 of the Building Code.

Before the belated permit for the change of use of the building can be issued, it is necessary that information be furnished as to how you propose to provide compliance with Code requirements as far as these deficiencies are concerned and that indication be given that you intend to proceed at once with alterations necessary to bring this about. We have received word from Mr. Donatelli, who has made application for a permit for construction of an addition at the second story level on the easterly side of your building, that you would like to exercise your appeal rights concerning the closeness of the proposed addition to the side lot line. We shall be unable to certify such an appeal for action until assurance has been received that you are to take care of the matter of the use of the building and information has been furnished as to how this is to be done.

If you have not already done so, we suggest that you register your building with the Fire Department as required by the Safety Ordinance applying to apartment houses. If, and when, we are able to issue a permit for the change of use of the building, it will be without prejudice as to any requirements which the Fire Department may have as to the means of egress from the building.

Very truly yours,

Warren McDonald
Inspector of Buildings.

AJS/B



(18) LIMITED BUSINESS ZONING
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, February 11, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~work~~ ~~on~~ ~~the~~ ~~following~~ ~~building~~ ~~as~~ ~~shown~~ ~~on~~ ~~the~~ ~~plans~~ ~~and~~ ~~specifications~~ ~~submitted~~ ~~herewith~~ ~~and~~ ~~the~~ ~~following~~ ~~specifications~~:
 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 165-167 Congress Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address Alfred W. Waxler, 165-167 Congress Street Telephone 5-1701
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Apartment house No. families 4
 Last use Dwelling " No. families 2
 Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 100. Fee \$ 25

General Description of New Work

To change use of building from two families to four with two apartments in first story, one apartment in second story and one apartment in third story.
 There are two existing means of egress from both second and third stories.
 New bathroom and kitchen provided in existing rooms in both first and third stories.
 To close up one doorway in first story and build partition across long hallway through center of first story.

Denied

See letter with complaint.

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 Alfred Waxler**

Details of New Work

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

If a Garage

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

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

Alfred J. Waxler

INSPECTION COPY

(B) UNALTERED BUILDING ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, February 5, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter ~~the following building~~ ~~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 165-167 Congress Street Within Fire Limits? _____ Dist. No. _____

Owner's name and address Alfred Waxler, 165-167 Congress Street Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Donatelli & Sons, 15 Lawn Avenue Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Apartment house No families 3

Last use _____ " " _____ No families 3

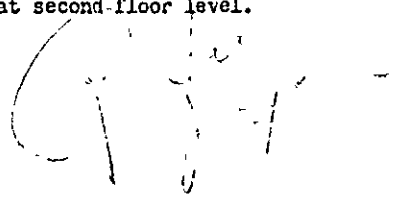
Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 650. Fee \$ 4.00

General Description of New Work

To construct addition on side of building at second floor level 5' 6" x 7'.
 Walls to be 8" brick. Roof framing to be 2x8, 16' on centers, 7' span, tar and gravel roof covering.
 To change window to door at second-floor level.



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

Alfred Waxler

Signature of owner by: Alfred Waxler

NOTES

APPLICATION FOR PERMIT

Permit No. 391
 Local Code 117-10
 Date of permit 11-1-52
 Notified closing in 11-1-52
 Inspect closing in 11-1-52
 Final Notice 11-1-52
 Final Inspection 11-1-52
 Occupancy Issued 11-1-52
 City of Boston, Massachusetts
 Department of Building Inspection
 125 South Street, Boston, Mass.

General Description of New Work
 Estimated cost \$ 850.
 To construct addition on side of building at second floor level 5' 6" x 1'.

Details of New Work
 Kind of roof Flat per foot
 No. of chimneys 1
 Kind of roof Kind of roof
 Height average grade to highest point of roof
 Is any plumbing located in the work?
 Is any electrical work involved in the work?

Miscellaneous
 Will structural repairs be required in the proposed building?
 No new work is to be done in the building.
 If a change
 If one story building with masonry walls, thickness of walls
 If one story building with masonry walls, thickness of walls

INSPECTION COPY
 Department of Building Inspection
 125 South Street, Boston, Mass.

AP 165-167 Congress Street-I

2/11/52/ATH

February 7, 1952

Mr. Alfred Waxler
165-167 Congress Street
Donatelli & Sons
15 Lawa Avenue

Gentlemen:

We are unable to issue a building permit for adding a second story on top of an existing one story addition on the easterly side of the building at 165-167 Congress Street because the new work, while being a continuation upwards of the existing masonry walls, will be practically on the side lot line, whereas a clearance of at least ten feet from that line is specified by the Zoning Ordinance for any new work in connection with a building used for habitation in a Limited Business Zone where the property is located. Inasmuch as Mr. Donatelli has previously inquired at this department concerning this matter and has been told of our inability to issue a permit for the proposed construction and of the appeal rights of the owner, it is assumed that the application for permit has been filed with the idea of the owner exercising those rights.

However, from information available, it appears that the building is now being used as living quarters for three or more families although as far as we have been able to determine the last legal use of the building was a two family dwelling house. Therefore, before we can certify the matter of the proposed addition to the Corporation Counsel for start of appeal proceedings, it is necessary that any question of a change in the use of the building be settled. Toward this end will the owner please furnish information as to the number of apartments now in the building and as to the stories in which they are located. If a change has been made since 1941 from two apartments to three or more, the use of the building has been changed under the Building Code from a dwelling house to an apartment house. This being the case, a permit and certificate of occupancy should have been secured from this department for the new use before it was established and it will be necessary that an application for a belated permit be filed and that whatever alterations are necessary to bring the building up to Building Code Standards for the new use be made.

Very truly yours,

Warren McDonald
Inspector of Buildings

MJS/G



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 7/26/50

PERMIT ISSUED

012377
JUL 27 1950

CITY OF PORTLAND

ATH

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 165 Congress Use of Building Apartment No. Stories 2 1/2 New Building Existing "
Name and address of owner of appliance A. Waxler 165 Congress
Installer's name and address PALOTTA OIL Co Telephone 4-2671

General Description of Work

To install Forced Hot Water Boiler & Oil Burner (Replacement)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Basement Type of floor beneath appliance Concrete
If wood, how protected? Kind of fuel Oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 2' From front of appliance 15' From sides or back of appliance 10-5'
Size of chimney flue 9x12 Other connections to same flue No
If gas fired, how vented? Rated maximum demand per hour

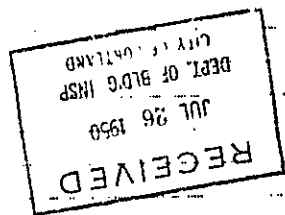
IF OIL BURNER

Name and type of burner Fluid heat Rotary Labelled by underwriter's laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Concrete
Location of oil storage Basement Number and capacity of tanks 1-275 gal
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smoke pipe
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 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Handwritten signature and date: 7.26.50

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

INSPECTION COPY

Signature of Installer

Palotta Oil Co
M. J. Palotta

Permit No 52/12.37 8-5-50

Location 165 Cambridge St

Owner A. Hayden

Date of permit 7/27/50

Approved S. J. W. (F. H.)

NOTES

1. Full Description of Work ✓

2. Vent Pipe ✓

3. Kind of Work Flue

4. Nature of Work & Supports ✓

5. Name of Work ✓

6. Street ✓

7. Other Work ✓

8. Name of Inspector ✓

9. Name of City ✓

10. Address of Work ✓

11. Capacity of Work ✓

12. Tank Capacity ✓

13. Tank Label ✓

14. Oil Tank ✓

15. Instructions ✓

BP 46/712-I

May 28, 1946

WREGEY'S Construction Co.
23 Newbury Street
Mr. R. T. Randó
65 Congress Street
Mr. Charles H. Thompson
223 Walton Street

Subject: Building permit relating to alterations in
the building at 165 Congress Street and compliance
of that work with the Building Code

Gentlemen:

Following our check list of April 29, the architect has furnished blueprint of one revised plan, revision dated May 1 and some specifications to clear up the questions raised in the check list. Neither letter accompanying the plan and specifications nor the specifications have any indication that the owner and contractor each have received a copy, but I am assuming that he has a copy. The following matters still require your attention and numbers are references to numbered items in our check list of April 29:

3. Your attention is called to the fact that the 2-inch thick fireproofing of the 12-inch steel channel will project about 1 1/2 inches beyond the face of outside wall. No objection to this under the Building Code, but the thickness of fireproofing must be maintained irrespective of the architectural effect. I should think something else could be done if you do not want the fireproofing to project that far. Sec. 202d1.7 & 1.9 require that the metal reinforcement of the concrete fireproofing for the steel beam shall be held away from the steel beam and embedded in the protective concrete not less than 3/4 of an inch from the outer surface of the concrete. Also, that the spaces between the web and flanges shall be filled solid. The cross section showing the fireproofing does not indicate compliance with these requirements. Fireproofing of the lally column is not indicated on the plan but is specified elsewhere in the specifications. If the specifications are understood, the reinforcement does not comply substantially with Sec. 202d1.2 of the Building Code in that the reinforcing wire in the Code is required to be spaced not more than eight inches from center to center. This reinforcement also must be completely embedded in the concrete and not to be in contact with the column and not closer than 3/4 of an inch to the outside surface of the concrete. It is not clear how this can be done with the arrangement specified, the latter sounder like plastering with cement plaster and unless the metal lath has extra wide openings, it would not be possible to have it embedded completely in the fireproofing and the fireproofing solidly around the column. Plastering does not meet the requirements for fireproofing. It would be much simpler, if practicable, to get the standard fireproof lally column with the fireproofing put on at the factory. This probably does not measure quite the full two inches of concrete but there is usually a double steel shell filled with concrete under pressure, and this regularly manufactured fireproofed lally column is acceptable.

Specifications indicate that the steel supporting fireplace is to be fireproofed as shown by the drawing but the drawings do not seem to indicate it clearly enough for the contractor to know what is intended.

5. Reinforcement rods in concrete are indicated in the specifications "to have one and one-half inch cover". Plans do not show precisely the location of rods with relation to bottom of slab, the minimum allowable distance from bottom of rods to

H
ESS
HMT
PH
AJS
HL
BS

Breggy's Construction Co.
H. T. Bando
Charles H. Thompson ----- 2

May 28, 1946

bottom of slab being 3/4 of an inch. The bending of the rods to take care of negative tension is still not shown but should be before the reinforced concrete work of steps and slab is attempted. Perhaps tie steps are thick enough not to require bending, but the slab is not.

I find there was an oversight in the original check list with reference to the first floor joists now to be used under the store floor which the Building Code requires to have a strength of no less than 75 pounds per square foot live load. The plan indicates the floor joists as 2x10, 16 inches on centers, and then beneath that indication are the figures 2x10. The span is about 13 feet and 6 inches and the 2x10's, 16 inches from center to center work out very ample but the 2x10's, 16 inches from center to center are somewhat deficient if they are dressed lumber, if full size, they, too, are all right.

Very truly yours,

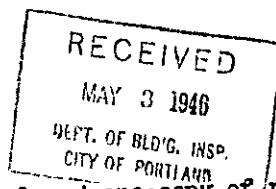
Inspector of Buildings

wvd/s

May 2, 1946

Portland, Maine

Mr. McDonald,
Building Inspector
City of Portland,
Portland, Maine



Dear Sir:

Please find enclosed one copy of revised drawing covering the proposed fireproofing of steel over store fronts; also outline description of the building and specification of the work involved.

The write has covered the "Items" questioned in your letter of April 29th '46 on the alterations to building at 165 Congress St., City.

I wish to thank you at this time for your cooperation and trust the above meets with your approval.

Yours truly,

Charles H. Thompson.

This outline specification to accompany general plans consisting of six drawings and one full size detail of show windows and entrance to proposed store. For building at the corner of Congress and Sheridan Sts., Portland, Maine.

RECEIVED

MAY 3 1946

PRESENT BUILDING:

The present building is a 2½ story brick dwelling. The second floor to be occupied by the owner. The third floor is partitioned off, lathed and plastered and is not to be used according to the owner.

The first floor is to be occupied as living quarters, the two present front rooms to be used for a store by remodeling as indicated by plans.

The building in its present arrangement has separate front entrances to the First, Second, Third floors.

The rear entrances are confined in a wooden addition with stairs leading from basement to third floor.

No attempt was made to indicate this on the general plans as no changes in same is required or involved in the proposed alterations.

STORE USE:

The store is to be used for retail purposes that would be allowed by the City and agreed to by the owner.

WORK TO BE DONE:

The project in general consists of removing partition between the two front rooms "which carries no weight" to make the required area for proposed store.

Present plaster ceiling is to be removed leaving the second floor timbers exposed. The new ceiling is to be of 2 x 6 joists hung from the present second floor joists with 2 x 4 at each floor timber and then strapped with 1 x 2 to give the proper fastening for ¾" celotex ceiling.

SHORING:

The brick walls which are to be removed for the show windows are to be done in a careful manner, the brick from same to be cleaned and used at the checks of the new entrance. The walls to extend to the cellar with suitable foundation to carry the entrance concrete slab, steps, and threshold to stores.

This brick work is to be laid up in a good strong cement mortar and no bats are to be used.

Entrance slab, steps, thresholds.

These are to be of concrete 1 - 2 - 4 mix and reinforced as show on plans. The reinforcing rods are to have $1\frac{1}{2}$ " cover. The steps and threshold can be precast if the contractor so desires.

STEEL OVER SHOW WINDOWS:

This material is to be new throughout of the sizes and weight indicated. The Gussott plates, beams, etc., supporting the chimney, to be located after the brick wall has been removed. The above to be attached to the two channel irons supporting the brick wall over.

All the above to be fireproofed as shown by the scale drawings and F. S. details.

The contractor furnishing this material shall submit a shop drawing covering same for the approval of the Building Inspector.

LALLY COLUMN:

The length of same to be determined at the building and to have a standard base and cap supporting the channel - irons - over same.

The column to be fireproofed as follows:

- 1st Bend a continuous $1/4$ " round wire from top to bottom of column about 10" o. c. Spot welding same.
- 2nd To the above place $1/4$ " round vertical bars spot welding same to the above.
- 3rd Wrap the above with expanded metal lath fastening same with wire.
- 4th The column is then to be covered with 2" of cement mortar troweled to a true round finished surface.

PLUMBING AND HEATING:

Location of plumbing fixtures. Radiators, etc., are to be determined at the time the store fixtures are installed. The items are to be so placed to the best advantage to the store when completed.

CITY OF PORTLAND.....DEPT. OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

April 29, 1946

Job Location 105 Congress St., corner of Sheridan St. Owner R. T. Hando

Contractor Breggy's Construction Co. Architect G. H. Thompson

BUILDING PERMIT IS ISSUED herewith but SUBJECT TO THE FOLLOWING. References at left are to sections of Building Code where applicable. If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If no agrees, plans should be revised or supplementary specifications issued and fresh copies furnished to this office with a letter of transmittal showing that contractor and owner have copies of revisions.

*7/1/46 Addition
back side is three
stories and has rear
stairs to ground
and outside air.*

1. Sec. 202e. Like the use of the various rooms outside of the two rooms to be converted to store in first story and the use of rooms on second and third floors are not shown as kitchen, bedrooms, etc., it seems apparent that various rooms outside of the store are to be divided up between two apartments. Thus after the work had been completed, the building would become under this section a combination dwelling house--two apartments and mercantile in the same building. We have gotten the impression somewhere that the third floor rooms were not to be used. A combination dwelling house under this section with living quarters above the second floor is required to have means of egress the same as tenement houses which means two down to the ground. Though not fully shown on the plans it is understood that there are stairs in the shed attached at rear, each side from second floor to ground floor and thence to a rear door, but since this side addition is apparently two stories high, it is not apparent how there can be a doorway as indicated on the third floor plan (as is) with the note "door to stairs" and an arrow pointing in to the main building. At any rate if there are not two stairways from third floor to the ground or they are not to be provided, then the third floor is not allowable to be used for living quarters but it will be necessary to permanently floor over the roll of front stairs at third floor level, providing a hatchway no less than two feet by three feet for access to the attic. Architect should revise the plans to show just what is intended in this particular and if third floor is proposed to be used for living quarters it may the use of such individual room should be shown as the second means of egress by way of rear stairs or fire escape down to the ground.

2. Sec. 210a. It is assumed that the structural steel beams, columns and girders were not through a fire or a wreck. If the latter, a statement is being the steel indicating here the steel came from the party supplying that it was not been through a fire or a wreck.

3. Sec. 302d & dl.2. Show and provide fireproofing for the structural steel beams, including that to support the fireplace and including the lally column at the corner; also showing the reinforcement to be used in the fireproofing material.

4. Sec. 309a2. Indicate on plans the "mix" of concrete and height of aggregates.

5. Sec. 309b. In details not mentioned in the Code standards are set up by Municipal Officers as Regulations of American Concrete Institute for Buildings. On the basis of this standard, indicate space between bottom of slabs and under side of reinforcing bars. These standards do not allow plain concrete to be subjected to tension. Therefore, show precise bending and placement of reinforcing bars to take negative tension over supports.

6. In General. (1) It is assumed that spandrel beam over entrance and window on Congress Street side is to be the same construction as that shown on American Street. It will require fireproofing also.

Check List - 165 Congress Street ----- 2

April 29, 1946

(2) It seems quite apparent that the steel beams are "over designed", especially those along the Congress Street front. There is no objection to this of course, and if the steel is second hand steel properly certified to, the extra strength would not be so apparent because 16,000 pounds per square inch fibre stress should have been used in the design. Presumably the separators used between each pair of beams will be designed by the steel man.

(3) Show material and construction, and hanging of new ceiling over store.

Inspector of Buildings

MEC/S

Original to: C. F. Thompson
208 Walton Street

CC: Breggy's Construction Co.
32 Newbury Street

R. T. Rando
65 Congress Street



(L) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00712
APR 29 1946

Class of Building or Type of Structure Second Class

Portland, Maine, April 20, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter repair ~~and~~ ~~maintain~~ ~~and~~ ~~use~~ all 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 165 Congress Street Within Fire Limits? yes Dist. No. 3
 Owner's name and address corner Sheridan Street Telephone _____
R. T. Breggia, 65 Congress Street
 Lessee's name and address _____ Telephone _____
 Contractor's name and address 33 Newbury Street Telephone _____
Oscar Breggia Breggia's Construction Co.
 Architect G. H. Thomson, 203 Walton St. Specifications 2-1132 Plans yes No. of sheets 6
 Proposed use of building Store and dwelling No. families 2
 Last use Dwelling No. families 2
 Material brick No. stories 2 1/2 Heat _____ Style of roof pitch Roofing _____
 Other buildings on same lot none Fee \$ 3.75
 Estimated cost \$ 2800.

General Description of New Work

- To Change Use of two rooms, first floor, to store as per plan.
- To remove existing 13' non-bearing partition.
- To change front of building on Congress Street side and Sheridan Street side as per plans.
- To provide new Celotex ceiling about 12" below existing ceiling.
- To make changes to chimney and fireplace as per plan.

Permit Issued with Letter

Health Notices to Health Officer and thus

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? yes Is any electrical work involved in this work? yes
 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? _____ 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? _____

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:

R. T. Breggia

Signature of owner

R. T. Breggia

ON COPY

46/712 P
Location 165 Congress St.
Owner Mr. R. J. Rando
Date of permit 1/29/46
Notif. closing-in
Inspn. closing-in
Final Notif
Final Inspn 7/30/46
Cert. of Occupancy issued 7/30/46

NOTES

5/3/46 NO WORK
STARTED 8:00
4/4/46
15/10/46
7/2/46
7/30/46

Sapped



Original Permit No. 15/1853

Amendment No. 2

JAN 19 1946

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, January 15, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 15/1853 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 165 Congress Street Within Fire Limits? yes Dist. No. 3
 Owner's or Lessee's name and address Mrs. Emma Bando, 54 Congress Street
 Contractor's name and address Ottaviano Breggia, 33 Newbury Street
 Plans filed as part of this Amendment no No. of Sheets _____
 Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Increased cost of work 75 Additional fee 25
 Framing Lumber: Kind? _____ Dressed or Full Size? _____

Description of Proposed Work

To replace large window with two mullion windows - 13' opening
2x4 header - this is a brick building with arch over this window

Approved:

Chief of Fire Department.

ORIGINAL

Commissioner of Public Works.

Mrs. Emma Bando

Signature of Owner by [Signature]

Approved: 1/16/46 - [Signature]
Inspector of Buildings.



Original Permit No. 45/1853 (D)

Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, January 2, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 45/1853 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: 165 Congress Street Within Fire Limits? YES Dist. No. 3

Owner's or Lessee's name and address: Mrs. Emma Rando, 51 Congress Street

Contractor's name and address: Ottaviano Breggia, 33 Newbury St.

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

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

Increased cost of work Total fee .25

Framing Lumber: Kind? Dressed or Full Size?

Description of Proposed Work

To remove two non-bearing partitions on second floor to enlarge existing kitchen.

Mrs. Emma Rando

Approved:
Chief of Fire Department

Signature of Owner:

Approved:
Commissioner of Public Works

Approved:
Inspector of Buildings

ORIGINAL



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
1863
DEC 31 1945

Class of Building or Type of Structure Second Class
Portland, Maine, December 31, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~demolish~~ ~~or~~ all 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 55 Congress Street Within Fire Limits? Yes Dist. No. _____
Owner's name and address Mrs. Emma Rando, 54 Congress Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Ottaviano Brogna, 37 Newbury St. Telephone 2-7169
Architect _____ Specifications _____ Plan no. _____ No. of sheets _____
Proposed use of building Dwelling No. families 2
Last use _____ " _____ No. families 2
Material brick No. stories 2 1/2 Heat _____ Style of roof pitch Roofing _____
Other buildings on same lot none Fee \$ 2.00
Estimated cost \$ 700.

General Description of New Work

To remove 12' non-bearing partition between living room and dining room on second floor to provide archway
To close up existing door between bedroom and dining room; and door between two bedrooms.
To close up one door in existing bathroom.
To make existing kitchen window smaller.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes
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? _____ Size _____
Corner posts _____ Sills _____ Girt or ledger board? _____
Girders _____ Size _____ Columns under girders _____ 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:

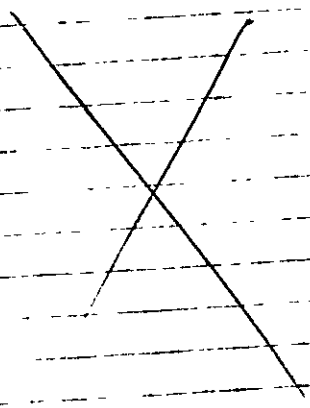
Signature of owner by: [Signature]

INSPECTION COPY

Permit No 45/1853
Location 165 Congress St
Owner Emma Rando
Date of permit 12/31/45
Notif. closing-in _____
Inspn closing-in _____
Final Notif _____
Final Inspn 2/15/46
Cert. of Occupancy issued None

NOTES

1/4/46 - Work of building
out doors (1/4)





City of Portland.

191 2

165-167

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to erect enlarge a building on street, at number 115. to be stories high feet long, high, feet wide; also an addition to be stories high, feet long, feet wide, and to be used as a

The material to be used in the erection enlargement of said building is to be as follows:

Exterior walls to be made of

Roof to be made of

Gutters to be made of

Cornices to be made of

Bay windows to be made of

Dormer windows to be made of

The builder is Address

The architect is Address

The owner is Address

ESTIMATED COST

(Applicant to sign here)

J. W. Cunningham

OFFICE OF INSPECTOR OF BUILDINGS,

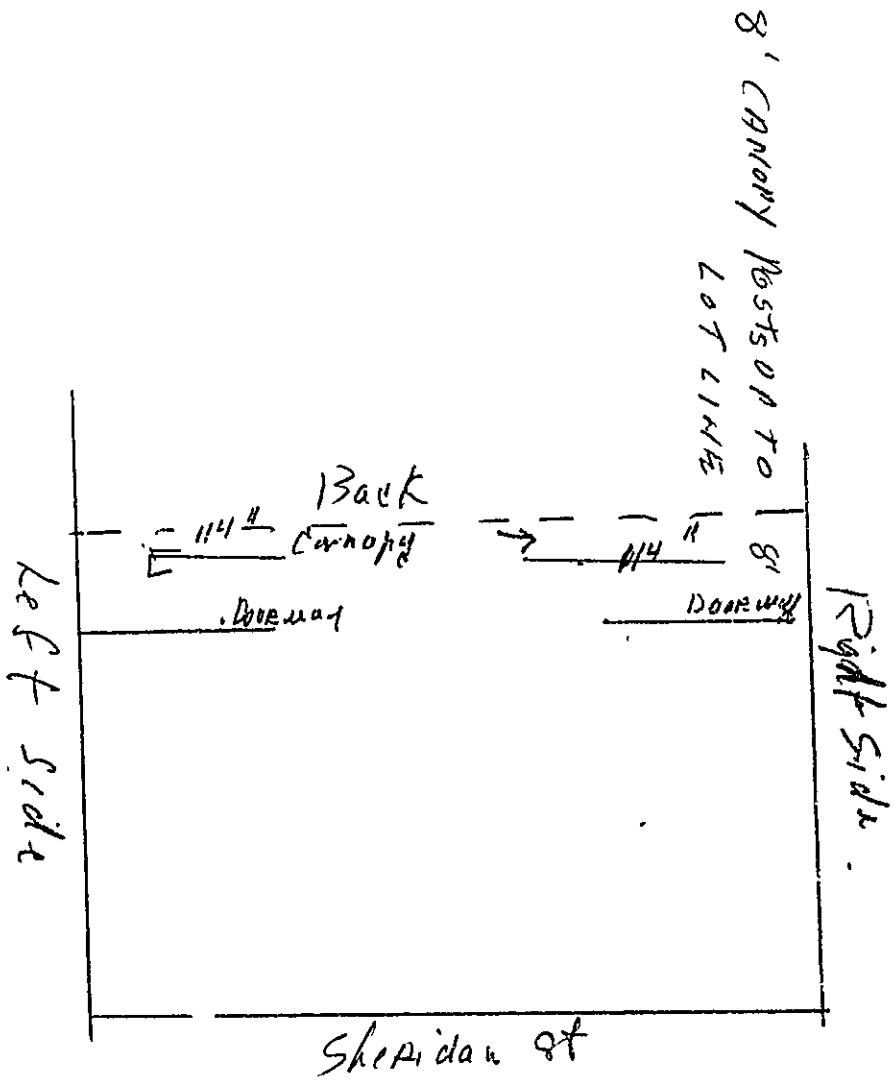
FOR THE CITY OF PORTLAND.

OFFICE HOURS: 10-11 A. M. 4-6 P. M.

The above petition was granted the

day of

191



RECEIVED
JUN 14 1982
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00516
ZONING LOCATION R-6 PORTLAND, MAINE June 14, 1982

JUL 9 1982

CITY OF PORTLAND

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

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

LOCATION 162-165 Congress Street, 165-167 Fire District #1 [] #2 []

1. Owner's name and address Anthony Rumo - 418 Woodford St. Telephone 773-8843

2. Lessee's name and address Telephone

3. Contractor's name and address Forest Merchant - Telephone non listed

Proposed use of building multi-family with canopy in back of dwelling No. of sheets

Last use No. families ... 3

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 1,000.00 Appeal Fees \$

FIELD INSPECTOR-Mr. @ 775-5451 Base Fee .15.00

Late Fee

TOTAL \$.15.00

To erect canopy over back of dwelling as per plans. 1 sheet of plans

send permit to # 1 04103

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 2nd 3rd roof
On centers 2nd 3rd roof
Maximum span: 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
BUILDING INSPECTION-PLAN EXAMINER
ZONING: A.R. ... 7/9/82
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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

Signature of Applicant Anthony Rumo Phone # same

Type Name of above submitter Anthony Rumo 1 [] 2 [] 3 [] 4 []

Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Handwritten signature: 2) M. Carroll

Permit No 82/516
Location 165-167 Congress St
Owner Anthony Russo
Date of permit 6-10-82
Approved [Signature] 9-82
Dwelling Canopy
Garage
Alteration

NOTES

1. 1/2" x 2" x 10' x 10' canopy on 165-167 Congress St. See attached drawings.

Work completed.

