



CITY OF PORTLAND, MAINE

389 CONGRESS STREET

PORTLAND, MAINE 04101

(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

**P. SAMUEL HOFFSES, CHIEF**  
INSPECTION SERVICES DIVISION

August 16, 1988

RE: 95-97 Congress Street, Portland, Maine

Paul St. Hilaire  
P.O. Box E Valley Lane  
Old Orchard Beach, Maine 04064

Dear Sir:

Your application to construct a duplex dwelling at 95-97 Congress Street has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Requirements

Inspection Services - Approved - W. J. Turner - August 15, 1988  
Public Works - Approved with conditions - Parking, curb-cut and pole relocation per revised plan - S. K. Harris

Building Code Requirements

1. Before any concrete is placed for the foundation, Public Works must approve elevations and Inspection Services must approve all setbacks.
2. Please read and implement items 4, 5 and 7 of attached building permit report.
3. Dwelling units must have a one(1) hour fire resistance rating between.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

/el

cc: Steve Harris, Public Works

Site Plan Review Fee: \$350.00

Six copies of Site Plan required as prepared by Registered Land Surveyor

Set a date for Public Hearing before the City Planning Board

with Alexander Jaegerman, Chief Planner  
Room 211, City Hall, Portland

Provide floor plans for each of the three apartment units  
with dimensions for each room and overall for each unit

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW**

Processing Form

Applicant Paul St. Hilaire 863-2738 Date Dec. 21, 1988  
Mailing Address P. O. Box E, Old Orchard, Maine Address of Proposed Site 95-97 Congress Street  
Proposed Use of Site Three Unit Apartments Site Identifier(s) from Assessors Maps D-1 Business (R-6 density)  
Acreage of Site 4830 s. f. / 1447 sq. ft. Zoning of Proposed Site 14-D-8 and 9  
Ground Floor Coverage \_\_\_\_\_  
Site Location Review (DEP) Required: ( ) Yes ( x ) No Proposed Number of Floors 3 Apts.  
Board of Appeals Action Required: ( ) Yes ( x ) No Total Floor Area \_\_\_\_\_  
Planning Board Action Required: ( x ) Yes ( ) No  
Other Comments: Site Plan review by the Planning Board required  
Date Dept. Review Due: Jan. 8, 1989

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
(Does not include review of construction plans)

- ☐ Use does NOT comply with Zoning Ordinance  
☐ Requires Board of Appeals Action  
☐ Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

- ☐ Use complies with Zoning Ordinance — Staff Review Below

Zoning:  
SPACE & BULK,  
as applicable

COMPLIES

COMPLIES  
CONDITIONALLY

DOES NOT  
COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOS.	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS  
SPECIFIED  
BELOW

REASONS  
SPECIFIED  
BELOW

REASONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

PERMIT # 001030

CITY OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT #

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Paul Cloutier

Address: South Portland

LOCATION OF CONSTRUCTION 93-97 Congress Street

CONTRACTOR: Paul St. Hilaire SUBCONTRACTORS

ADDRESS: PO Box E Valley Lane Old Orchard Beach 934-4687

Est. Construction Cost: 60,000 Type of Use: Duplex

Past Use: Vacant

Building Dimensions L W Sq. Ft. # Stories: Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain Construct new duplex building with 23 per plant

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Building, Only:

# Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil: \_\_\_\_\_
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
3. Footings Size: \_\_\_\_\_
4. Foundation Size: \_\_\_\_\_
5. Other \_\_\_\_\_

Floor:

1. Sills Size: \_\_\_\_\_ Sills must be anchored.
2. Girder Size: \_\_\_\_\_
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
7. Other Material: \_\_\_\_\_

Exterior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. No. windows \_\_\_\_\_
3. No. Doors \_\_\_\_\_
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
6. Corner Post Size \_\_\_\_\_
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
10. Masonry Materials \_\_\_\_\_
11. Metal Materials \_\_\_\_\_

Interior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
3. Wall Covering Type \_\_\_\_\_
4. Fire Wall if required \_\_\_\_\_
5. Other Materials \_\_\_\_\_

For Official Use Only

Date: <u>May 24, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits: _____	Name: _____
Bldg Code: _____	Lot: _____
Time Limit: _____	Block: _____
Estimated Cost: <u>60,000</u>	Permit Expiration: _____
Value/Structure: _____	Ownership: _____ Public _____ Private _____
Fee: <u>220</u>	

Ceiling:

1. Ceiling Joists Size: \_\_\_\_\_
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_
3. Type Ceiling: \_\_\_\_\_
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
5. Ceiling Height: \_\_\_\_\_

Roof:

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
3. Roof Covering Type \_\_\_\_\_
4. Other \_\_\_\_\_

Chimneys:

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:

Type of Heat: \_\_\_\_\_

Electrical:

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
2. No. of Tubs or Showers \_\_\_\_\_
3. No. of Flushes \_\_\_\_\_
4. No. of Lavatories \_\_\_\_\_
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:

1. Type: \_\_\_\_\_
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
3. Must conform to National Electrical Code and State Law.

Zoning:

District: B-1 Street Frontage Req: (R6 density) Provided \_\_\_\_\_

Required Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_

Review Required:

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shore and Floodplain Mgmt \_\_\_\_\_ Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_  
 Date Approved: May 24, 1988

Permit Received By: Lynne Benoit

Signature of Applicant: [Signature] Date: 5/24/88

Signature of CEO: Paul St. Hilaire Date: \_\_\_\_\_

Inspection Dates: \_\_\_\_\_

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

© Copyright GPCOG 1987

ITM, WINTY

# PLOT PLAN



**FEES (Breakdown From Front)**  
 Base Fee \$ 320 *pd 5/24/88*  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ 50 *pd 5/24/88 minor-major*  
 Other Fees \$ \_\_\_\_\_  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

Inspection Record		Date	
<i>Bill</i>	<i>checked</i>	<i>11</i>	<i>12-188</i>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

## COMMENTS

Signature of Applicant

*Paul H. H.*

Date

# BUILDING PERMIT REPORT

DATE: 16/AUG/88  
 ADDRESS: 9547 Congress St.  
 REASON FOR PERMIT: Construct a duplex dwelling  
 BUILDING OWNER: Paul Christie  
 CONTRACTOR: Paul St. Hilair  
 PERMIT APPLICANT: owner  
 APPROVED: X4-5-7 DENIED:       

## CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- X4.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- X5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Group R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

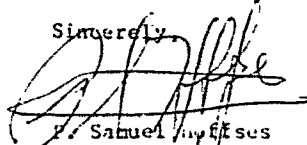
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

- X 7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

- 8.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

Sincerely,



P. Samuel  
Chief, Inspection Services

/ksc  
11/9/87



Applicant: Paul St. Kilair  
Address: 95-97 Congress St.  
Assessors No.: 14-D-98

Date: Aug 15, 1988

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-2 Zone (R-6 density).

Interior or corner lot - Interior

Use - Construct Two Family (duplex)

Sewage Disposal - City

Rear Yards - 24' 20' required

Side Yards - 10' and 10.24' 10' required

Front Yards - 10' 10' required

Projections -

Height - 1 story

Lot Area - 4830  $\frac{1}{2}$

Building Area -  $32.8 \times 34'$  and  $12 \times 28' = 1451.2 \frac{1}{2}$

Area per Family - 1,000 sq. ft.

Width of Lot - 56.23'

Lot Frontage - 36.93'

Off-street Parking - 3 spaces

Loading Bays - NA

Site Plan -

Shoreland Zoning -

Flood Plains -



CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form

REVISED

Part 1. Applicant

Applicant

10 Box & Valley

Mailing Address

Map 100

Proposed Use of Site

4830 sq ft / 1st

Acreage of Site / Ground Floor Coverage

Date

Address of Proposed Site

Site Identifier(s) from Assessors Maps

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors 1

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area 144

Planning Board Action Required: ( ) Yes ( ) No

Other Comments:

Date Dept. Review Due:

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

	TRAFFIC CIRCULATION*	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																* CONDITIONS SPECIFIED BELOW  REASONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED																

REASONS:

Parking, curb cut and pole-relocation per revised plan.

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

Revised

Paul St. Hilaire

**Applicant**

Applicant  
PO Box E Valley Rd, Old Orchard Beach

**Mailing Address**

**Duplex**

**Proposed Use of Site**

4850 sq ft	1441
------------	------

4850 sq ft / 1447  
Acreage of Site / Ground Floor Coverage

Site Location Review (DEP) Required: ( ) Yes ( ☒ ) No

Board of Appeals Action Required: ( ) Yes ( / ) No

Planning Board Action Required: ☐ Yes ☒ No

**Other Comments:**

Date Rept. to view Due:

95-97 Congress Street

Address of Proposed Site

14-D-9,8

14-D-9,8  
Site Identifier(s) from Assessors Maps

B-1

B-1  
Zoning of P-Used Site

Proposed Number of Floors 1

Total Floor Area 1497

☐ Use does NOT comply with Zoning Ordinance  
☐ Requires Board of Appeals Action  
☐ Requires Planning Board/City Council Action

Explanation \_\_\_\_\_ Staff Review Below

☒ Use complies with Zoning Ordinance — Staff Review Below

**Zoning:**  
**SPACE & BULK,**  
**as applicable**

COMPLIES		COMPLIES CONDITIONALLY		DOES NOT COMPLY	
DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL
				REAR YARDS	SIDE YARDS
				FREAR YARDS	PROJECTIONS
				HEIGHT	LOT AREA
				BUILDING AREA	AREA PER FAMILY
				WIDTH OF LOT	LOT FRONTAGE
				OFF-STREET PARKING	LOADING DOCKS

**REASONS:**

*D.K. Turner Aug 15 1988*  
SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT--ORIGINAL



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

95-97 Congress St.

May 27, 1988

Mr. Paul St. Hilaire  
P. O. Box E  
Valley Road  
Old Orchard Beach, Maine 04064

Dear Mr. St. Hilaire:

This is in reference to your application for site plan review for the construction of a duplex at 95-97 Congress Street in Portland. Due to the moratorium which is now in effect until after July 19, 1988, the City is unable to issue a building permit for a duplex as you have requested.

We are holding your application for site plan review pending receipt of site plans for 95-97 Congress Street, but we shall be unable to issue a building permit for this proposed building until after the moratorium is lifted on July 19th 1988.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Zoning Enforcement Inspector

Enclosure: Copy of the Moratorium which has been extended to July 19th

cc: P. Samuel Hoffses, Chief, Inspection Services  
Mariand Wing, Code Enforcement Officer

*Hold for site  
plans - low income  
units*

CITY OF PORTLAND MAINE



DEPARTMENT OF PLANNING & DEVELOPMENT

CITY OF PORTLAND

January 5, 1968

Paul A. St. Hilaire Inc.

Mr. Paul A. St. Hilaire

P.O. Box 1

Old City of Portland, Maine 04101

May 27, 1968

1968

Box 95-97 Congress Street

Dear Sir:

Your letter dated January 3, 1968, regarding your application for a child dwelling unit at 95-97 Congress Street.

I acknowledge this request and have it forwarded to the Planning Board.

Please be advised that the Planning Board will be holding a public hearing on this matter at the City of Portland, 100 Congress St., Portland, ME.

Sincerely,

Paul A. St. Hilaire  
Chief, Inspection & Service

I have enclosed a copy of a letter from the Chamberlain of the Portland Housing Authority confirming that I do indeed rent to low income families now and plan to continue in the future.

I have enclosed a copy of the plans for your review. If you have any questions, please do not hesitate to contact my office and speak with Mr. Carter, Mrs. Carter if I am not available.

Sincerely,

Paul A. St. Hilaire  
PRESIDENT

PSM:cc

enclosures

DO NOT WRITE IN THESE SPACES



**PORTLAND HOUSING AUTHORITY**  
211 CUMBERLAND AVENUE, PORTLAND, MAINE 04101

Administrative Office (207) 773-4753  
Maintenance (207) 774-4166

**COMMISSIONERS:**

JOHN H. MALCONIAN, *Chairman*  
JOHN W. WHIPPLE, *Vice Chairman*  
HELENA M. KIRK, *Commissioner*  
JOSEPH R. MAZZIOTTI, *Commissioner*  
MICHAEL F. BRENNAN, JR., *Commissioner*

PETER A. HOWE  
*Executive Director  
and Secretary*

BRUCE R. LORING  
*Deputy Executive  
Director*

May 18, 1988

Paul St. Hilaire  
P.O. Box E  
Old Orchard Beach, Maine 04064

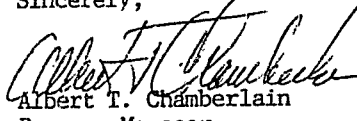
Dear Paul;

Just a note to follow-up on our conversation yesterday regarding your new units at 95/97 Congress Street. I appreciate your willingness to make these units available to Portland Housing Authority applicants. I can assure you that should these units turn out as nice as your 114 Washington Avenue project, low income people will be standing "in line" to lease them.

During the past two years I have assisted an average of 50 families per month between July and December. I can't imagine any reason why you would encounter any vacancy on Congress Street. Munjoy Hill is more desirable now than it has been in the last 10 years. Our Fair Market Rents (FMR) schedule from HUD currently allows us to contract two bedroom units at \$560.00 on "the hill."

I look forward to working with you in the future on the project. Should you have any further questions or if I may be of any assistance, please call on me.

Sincerely,

  
Albert T. Chamberlain  
Program Manager

ATC/js  
cc: Owner Correspondence

**RECEIVED**

MAY 24 1988

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1.....

Portland, Maine,.....November 29, 1988 .....

PERMIT ISSUED

DEC 1 1988

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 88/001030

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 88/001030

The undersigned hereby applies for amendment to Permit No. .... pertaining to the building or structure comprised in the original application 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:

Within Fire Limits? ..... Dist. No. ....

Location 95-97 Congress Street Within Fire Limits? ..... Dist. No. 883-2768

Location .....  
Owner's name and address New owner Paul St.Hilaire P.O.Box E Old Orchard Telephone 685-2709  
Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address same. . . . . Plans filed No. of sheets . . . . .

Architect ..... No. families .....

Proposed use of building 2 unit change to 3 unit ..... No. families .....

Reported on	No. families
Last use	Additional fee

Increased cost of work ...	2500.00	.....	Additional fee .....	35.00
----------------------------	---------	-------	----------------------	-------

### Description of Proposed Work

2 unit building changed to 3 unit

### Details of New Work

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

Is any plumbing involved in this work? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_

Height average grade to highest point of roof \_\_\_\_\_

Height \_\_\_\_\_ earth or rock? \_\_\_\_\_

Height average grade to top of plate . . . . .

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

Size, front ..... depth ..... No. stories ..... bottom ..... cellar .....  
Material of foundation ..... Thickness, top ..... bottom ..... Thickness .....

Material of foundation .....	Height .....	Thickness .....
Material of underpinning .....		

<b>Material of underpinning</b>					
<b>Kind of roof</b>	<b>Rise per foot</b>		<b>Roof covering</b>		<b>of lining</b>

No. of chimneys ..... Material of chimneys ..... of lining .....

No. of chimneys ..... Material of chimneys .....  
Framing lumber—Kind ..... Dressed or full size? .....  
Size .....

Framing lumber—Kind		Sills		Girt or ledger board		Size	
Corner posts							Max. on centers

Corner posts ..... Size ..... Max. on centers .....  
Girders ..... Size ..... Columns under girders .....  
..... and flat roof span over 8 feet.

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.....
2nd.....	3rd.....	roof.....	

On centers: 1st floor....., 2nd....., 3rd....., roof.....  
Maximum span: 1st floor....., 2nd....., 3rd....., roof..... *211'*

Approved: \_\_\_\_\_

Approved: S. H. B-1 Zone R. J. Turner Nov 27, 1988

*Signature of Owner*

Approved:

Inspector of Buildings

INSPECTION COPY #1 mw

**FILE COPY**

**APPLICANT'S COPY**

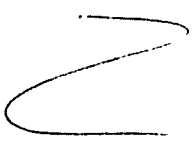
ASSESSOR'S COPY

780-4474 ←  
772-7426

BUILDING PERMIT REPORT

DATE: 4-30-58  
ADDRESS: 95-97 Longwood St.  
REASON FOR PERMIT: Alteration  
Change of the (2 to 3 family)  
BUILDING OWNER: Paul S. Hilari  
CONTRACTOR: Same  
PERMIT APPLICANT: Same  
APPROVED: TH DENIED \_\_\_\_\_

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
  - 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
  - 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
  - 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 



Applicant: *Paul St. Helaire*  
Address: *95-97 Congress St.*  
Assessors No.:

Date: *Nov. 27, 1988*

CHECK LIST AGAINST ZONING ORDINANCE

Date -  
Zone Location - *R-6*  
Interior or corner lot -  
Use -  
Sewage Disposal -  
Rear Yards -  
Side Yards -  
Front Yards -  
Projections -  
Height -  
Lot Area - *3787 #*  
Building Area -  
Area per Family -  
Width of Lot -  
Lot Frontage -  
Off-street Parking -  
Loading Bays -  
Site Plan -  
Shoreland Zoning -  
Flood Plains -



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date July 24, 19 86  
Receipt and Permit number D24353

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 99 Congress Street

OWNER'S NAME: Mr. Haig ADDRESS: Peaks Island

	FEES
OUTLETS:	
Receptacles <u>2</u> Switches _____ Plugmold _____ ft. TOTAL <u>2</u>	3.00
FIXTURES: (number of)	
Incandescent <u>7</u> Fluorescent _____ (not strip) TOTAL	3.00
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 50 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....	
TOTAL AMOUNT DUE:	6.00

INSPECTION:

After 2 p.m.

Will be ready on July 24, 1986; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Forest Electric

ADDRESS: Riverside Street

TEL.: 797-9499

MASTER LICENSE NO.: 9486

SIGNATURE OF CONTRACTOR: \_\_\_\_\_

LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 24353

Location 99 Congress St

Owner MT 14a19

Date of Permit 7/24/86

Final Inspection

By Inspector D. R. Ruess

Permit Application Register Page No. 116

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

DATE:

REMARKS:

12/15/88

Unable to gain access to make this inspection

923055 923055

Permit # 923055 City of Portland BUILDING PERMIT APPLICATION Fee \$30. Zone Map # Lot #

Owner: Mark A. Moran Phone # 772-0735

Address: 182 Sherwood St - Ptd, ME 04103

LOCATION OF CONSTRUCTION 99 Congress St. (Mark's Hilltop)

Contractor: OWNER Sub:

Address: Phone # retail food

Est. Construction Cost: 1800 Proposed Use: video store

# of Existing Res. Units: # of New Res. Units: Total Sq. Ft.

Building Dimensions L: W: Total Sq. Ft.

# Stories: # Bedrooms: Lot Size:

Is Proposed Use: Seasonal: Condominium: Conversion: interior

Explain Conversion: - renovation

Foundation:

1. Type of Soil:

2. Set Backs - Front: Rear: Side(s):

3. Footings Size:

4. Foundation Size:

5. Other:

Floor:

1. Sills Size: Sills must be anchored.

2. Girder Size:

3. Lally Column Spacing: Size: Spacing 16" O.C.

4. Joists Size: Size: Spacing 16" O.C.

5. Bridging Type: Size: Spacing 16" O.C.

6. Floor Sheathing Type: Size: Spacing 16" O.C.

7. Other Material:

Exterior Walls:

1. Studding Size: Spacing

2. No. windows

3. No. Doors

4. Header Sizes: Span(s)

5. Bracing: Yes No

6. Corner Posts Size

7. Insulation Type: Size

8. Sheathing Type: Size

9. Siding Type: Weather Exposure

10. Masonry Materials

11. Metal Materials

Interior Walls:

1. Studding Size: Spacing

2. Header Sizes: Span(s)

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

White - Tax Assessor

For Official Use Only  
Date: 7/16/92  
Subdivision: 44-30-1502  
Type: Public  
Location: Private  
Estimated Cost: 1800

Review Required:

Planning Board Approval: Yes No Date:

Conditional Use: Yes No Date:

Shoreland Zoning: Yes No Floodplain: Yes No

Special Exception: Yes No

Other: (Explain)

Not in District nor Landmark.

7-23-92  
HISTORIC PRESERVATION

Ceiling:

1. Ceiling Joists Size: Spacing

2. Ceiling Sheathing Size: Spacing

3. Type Ceilings: Requires Review

4. Insulation Type: Size

5. Ceiling Height: Approved

1. Truss or Rafter Size: Span

2. Sheathing Type: Size

3. Roof Covering Type: Signature: 7-17-92

Chimneys: Type: Number of Fire Places

Heating: Type of Heat: Smoke Detector Required Yes No

Electrical: Service Entrance Size: Yes No

Plumbing: 1. Approval of soil test if required Yes No

2. No. of Tubs or Showers

3. No. of Flushes

4. No. of Lavatories

5. No. of Other Fixtures

Swimming Pools: 1. Type: Square Footage

2. Pool Size: X

3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant: Mark A. Moran Date: 7-16-92

CEOs District: Mark A. Moran

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

# PLUMBING APPLICATION

## PROPERTY ADDRESS

Town Or Plantation Portland Me.  
Street 80 Congres. St.  
Subdivision Lot #  
PROPERTY OWNERS NAME

Last: MARK A MORAN First:  
Applicant Name:  
Mailing Address of Owner/Applicant (If Different) 182 Sherwood St. Portland Me. 04103

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant

Date 7-16-92

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved 10-19-92

PORTLAND 4536 TOWN COPY  
Date Permit Issued 10-16-92 \$ 119.15 FEE ☐ Double Fee Charged  
Local Plumbing Inspector Signature Merlin Seary C.P.I. # 01124

## PERMIT INFORMATION

### This Application is for

- ☐ NEW PLUMBING
- ☒ RELOCATED PLUMBING

### Type Of Structure To Be Served:

- ☐ SINGLE FAMILY DWELLING
- ☐ MODULAR OR MOBILE HOME
- ☐ MULTIPLE FAMILY DWELLING
- ☒ OTHER - SPECIFY Rest - take out.

### Plumbing To Be Installed By:

- ☒ MASTER PLUMBER
- ☐ OIL BURNERMAN
- ☐ MFG'D. HOUSING DEALER/MECHANIC
- ☐ PUBLIC UTILITY EMPLOYEE
- ☐ PROPERTY OWNER

LICENSE # 6684

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p><b>OR</b></p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p>		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	<u>2</u>	Sink
		Drinking Fountain		Wash Basin
		Indirect Waste	<u>1</u>	Water Closet (Toilet)
<p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p>		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other:		Water Heater
Number of Hook-Ups & Relocations		Fixtures (Subtotal) Column 2	<u>3</u>	Fixtures (Subtotal) Column 1
\$ Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	<u>3</u>	Total Fixtures

772-0735  
775-0630  
7-22-92

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

inspection

\$ <u>9.00</u>	Fixture Fee
\$ <u>9.00</u>	Hook-Up & Relocation Fee
\$ <u>9.00</u>	Permit Fee (Total)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 99 Congress St.

Issued to Mark A. Moran (Mark's Hilltop Cafe) Date of Issue 10/20/92

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No 92/3955, has had final inspection, has been found to conform 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

APPROVED OCCUPANCY

retail food (take-out)

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved

(Date)

Inspector

Notice: This certificate identifies lawful use of building or premises, and does not constitute approval of any other use. Any use not so identified is subject to local fire and other codes and ordinances. Copy will be furnished to owner of record for one dollar.



928955

Permit # 928955 City of Portland BUILDING PERMIT APPLICATION Fee \$30. Zone Map #

Lot # 1

PERMIT ISSUED

Owner: Mark A. Moran Phone # 772-0735

Address: 182 Shrewood St - Portland, ME 04103

LOCATION OF CONSTRUCTION 99 Congress St. (Mark's Milltop)

Contractor: OWNER Sub:

Address:  Phone # retail food

Est. Construction Cost: 1800 Proposed Use: video store

# of Existing Res. Units  # of New Res. Units

Building Dimensions L  W  Total Sq. Ft.

# Stories:  # Bedrooms  Lot Size:

Is Proposed Use: Seasonal Condominium  Conversion interior

Explain Conversion renovations

#### Foundation:

1. Type of Soil:
2. Set Backs - Front  Rear  Sides
3. Footings Size:
4. Foundation Size:
5. Other

#### Floor:

1. Sills Size:  Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing:  Size:  Spacing 16" C.C.
4. Joists Size:  Size:
5. Bridging Type:  Size:
6. Floor Sheathing Type:  Size:
7. Other Material:

#### Exterior Walls:

1. Studding Size:  Spacing
2. No. windows
3. No. Doors
4. Header Sizes  Yes  No  Span(s)
5. Bracing:
6. Corner Posts Size  Size:
7. Insulation Type  Size:
8. Sheathing Type  Size:
9. Siding Type  Weather Exposure
10. Masonry Materials
11. Metal Materials

#### Interior Walls:

1. Studding Size:  Spacing
2. Header Sizes  Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

For Official Use Only

Subdivision:

City of Portland

Jul 30 1992

Blade Fire Lane

Time Limit: 1800

Estimated Cost: 1800

Provided Setbacks: Front  Back  Side  Side

#### Review Required:

- Zoning Board Approval: Yes No Date:
- Planning Board Approval: Yes No Date:
- Conditional Use:  Variance  Site Plan  Subdivision
- Shoreland Zoning: Yes No Floodplain: Yes No
- Special Exception:
- Other (Explain):

#### Ceiling:

1. Ceiling Joists Size:  Spacing  Requires Review
2. Ceiling Strapping Size:
3. Type Ceilings:
4. Insulation Type:  Size:
5. Ceiling Height:  Approved

#### Roof:

1. Truss or Rafter Size:  Span  Approved with conditions
2. Sheathing Type:  Size:
3. Roof Covering Type:  Signature:

#### Cabinets:

Type:  Number of Fire Places

#### Heating:

Type of Heat:

#### Electric:

Service Entrance Size:  Smoke Detector Required: Yes No

#### Plumbing:

1. Approval of soil test if required  Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

#### Swimming Pools:

1. Type:  Square Footage
2. Pool Size:
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant Mark A. Moran

CEO's District

Date 7-26-92

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

White - Tax Assessor

made early



**PLOT PLAN**



**FEES (Breakdown From Front)**

Base Fee \$ 20  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ \_\_\_\_\_  
 Other Fees \$ \_\_\_\_\_  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

**Inspection Record**

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

**COMMENTS**

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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as has authorized agent and I agree to conform to all applicable laws in this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

77202251-92860630

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

July 29, 1922

RE: 99 Congress Street

Mark A. Moran  
182 Sherwood Street  
Portland, Maine 04103

Dear Sir:

Your application to change the use from video store to a retail food as per plans at 99 Congress Street has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

1. Hazardous areas such as a storage room/boiler/furnace room, fuel storage shall be separated from the rest of the occupancy by 1 hour fire resistance construction and any openings therein protected by self closing 3/4 hour fire doors.
2. Any cooking equipment that may produce smoke or grease laden vapors shall be provided with a hood/duct system installed by permit in accordance with NFPA #96 and on automatic extinguishing system installed in accordance with NFPA 12, 13, 16, 17 or 17A.
3. A portable fire extinguisher shall be provided in accordance with N.F.P.A. #10 and shall have at least a 10 B.C. rating unless deep fat frying is planned, then the minimum rating shall be 40 B.C.
4. The means of egress shall be marked with signs in accordance with N.F.P.A. 101 Life Safety Code section 5-10.
5. Please feel free to also contact your field inspector on any food service or other health related issue prior to the final inspection.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

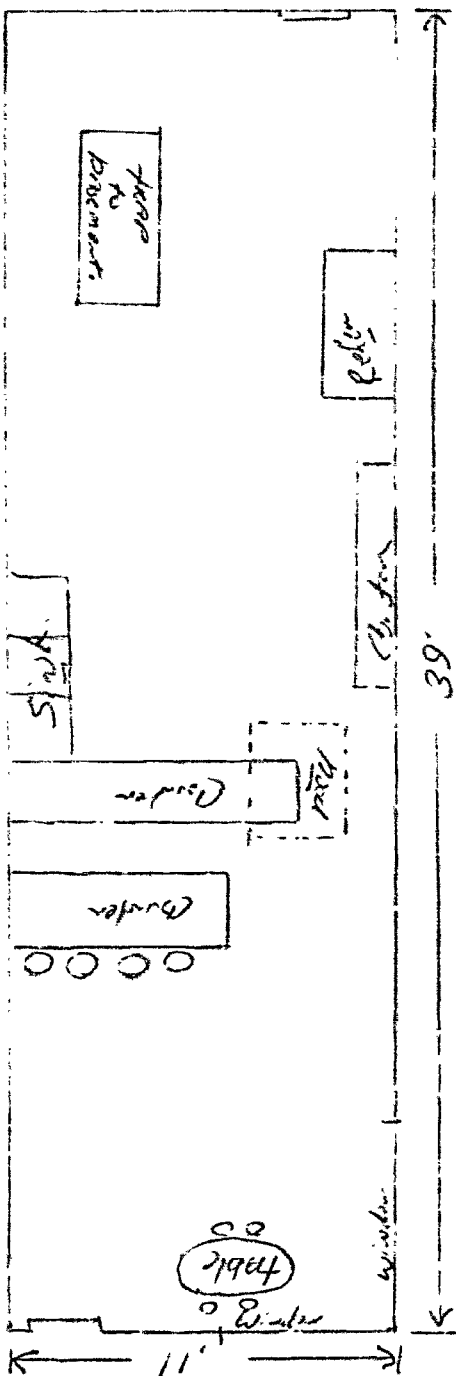
Sincerely,

Marge Schmuckai  
Asst. Chief of Inspection Services

/el

Address →

Mark H. Meenan  
99 Burgess St.



RECEIVED  
JUL 16 1992  
DEPT OF BUILDING  
CITY OF PORTLAND

Seating - 8 people  
3 counters  
1 36 x 36 hood  
with 3' grill  
1 top S.S. sink  
1 Refr.  
base ment.  
with  
hand sink  
toilet.  
Storage