

172-174 CONGRESS STREET

SHAW-WALKER



B2 BUSINESS ZONE
R6 RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, November 12, 1965

PERMIT ISSUED

01245
NOV 16 1965

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 174 Congress Street Within Fire Limits? Dist. No.
Owner's name and address Telephone
Lessee's name and address Telephone
Contractor's name and address Santino Viola, 84 Payson St. Telephone 772-2392
Architect Specifications Plans No. of sheets
Proposed use of building Storage garage No. families
Last use Style of roof Roofing
Material No. stories Heat Fee \$ 5.00
Other buildings on same lot
Estimated cost \$

General Description of New Work

To demolish existing 1-story concrete block storage garage

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Dept. of Public Works of the City of Portland? yes

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

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 , 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:

H. E. M.

Portland Renewal Authority

CS 301

INSPECTION COPY

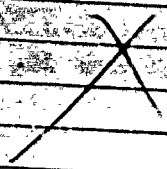
Signature of owner

By:

PH

NOTES

7/2/2016 - always done
R.S.



Permit No.

6512345

Location

174 Congress Street

Owner

Frederick J. Howard Building

Date of permit

4/14/15

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

PERMIT
NUMBER

9213

Date Issued: Feb 20-60
PORTLAND PLUMBING
INSPECTOR

Address: 172 Congress Street
Location For: C. D. Collins & Sons
of Bldg.: C. D. Collins & Sons
Owner's Address: 47 Hudson Street

PERMIT TO INSTALL PLUMBING

APPROVED FIRST INSPECTION

Date: Aug 31-60

By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: Aug 31-60

By: JOSEPH P. WELCH

- TYPE OF BUILDING
- ☐ COMMERCIAL
 - ☐ RESIDENTIAL
 - ☐ SINGLE
 - ☐ MULTI FAMILY
 - ☐ NEW CONSTRUCTION
 - ☐ REMODELING

Plumbers

NEW

REP'L

SINKS

LAVATORIES

TOILETS

BATH TUBS

SHOWERS

DRAINS

HOT WATER TANKS

TANKLESS WATER HEATERS

GARBAGE GRINDERS

SEPTIC TANKS

HOUSE SEWERS

ROOF LEADERS (conn. to house drain)

PROPOSED INSTALLATIONS

Date: 2-20-60

NUMBER

FILE

18202

3

AM 12-53

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total: 18202

NOTES

8/12/88 - D. I. F. 228

Permit No. 55/464
 Location 2174 Ocean St.
 Owner Charles D. Palmer
 Date of permit 8/30/88
 Notif. closing-in
 Inspn. closing-in
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

8/18/88

Miscellaneous
 Inspection copy

1030 GAL
SKID TANK

CHARLES D'ALFONSO
174 CONGRESS ST
CITY

BALLARD OIL CO
135 MARGINAL WAY
CITY

SHERIDAN

174 CONGRESS

RECEIVED
APR 23 1958
DEPT. OF BLDG. INF.
CITY OF PORTLAND

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained
10/3/52

52/85

September 12, 1952, 19

To the Board of Appeals:

Your appellant, C. Dalfonso & Son, who is the owner of property at 172 Congress Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit for alterations of the garage proposed to be enlarged at 172 Congress Street, corner of Sheridan Street, is not issuable under the Zoning Ordinance because it is proposed to increase the floor area of the repair garage on the front of the building toward Congress Street by partitioning off a room about 19' x 24' on the side of the enlarged rear portion farther from Sheridan Street. This enlargement of the repair garage would constitute an increase in volume, which is not allowed by Section 14A of the Zoning Ordinance, since the repair garage could not now be established in the Limited Business Zone where the property is located and is only allowed to continue because it existed there in 1938.

The facts and conditions which make this exception

An exception is necessary in this case property where necessary to avoid confiscation substantially departing from the intent

missable are as follows:

grant reasonable use of property and can be granted without purpose of the Zoning Ordinance.

C. DALFONSO & SON

BY *[Signature]*
ATTORNEY Appellant

After public hearing held on the 3rd day of October, 1952, the Board of Appeals finds that an exception is in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

[Signature]
[Signature]
Edward J. Kelley
William R. O'Brien
Helen C. Foster
BOARD OF APPEALS

DATE: October 3, 1952

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF C. DALFONSO & SON
AT 172 CONGRESS STREET

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

<u>Board of Appeals</u>	<u>VOTE</u>	<u>Municipal Officers</u>
	Yes	No
H. MERRILL LUTHE	(X)	()
ELEN C. FROST	(X)	()
ROBERT L. GETCHELL	(X)	()
WILLIAM H. O'BRIEN	(X)	()
EDWARD T. COLLEY	(X)	()
	()	()
	()	()
	()	()

Record of Hearing:

PRESENT:

MR. WALLACE AND SUMNER BERNSTEIN FOR APPELLANT

MRS. BURKE REPRESENTING OWNER OF PROPERTY ON OPPOSITE CORNER - WANTED
INFORMATION ON PROPOSAL.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

September 30, 1952

Sumner Bernstein, Esq.
119 Exchange Street
Portland, Maine

Dear Mr. Bernstein:

The Board of Appeals will hold a public hearing in the Council Chamber at the City Hall, Portland, Maine on Friday, October 3, 1952 at 10:30 a. m. Eastern Standard Time to hear the appeal of C. Dalfonso & Son. under the Zoning Ordinance.

Please be present at this hearing in support of your client's appeal.

Very truly yours,

H. MERRILL LUTHE

Chairman

K

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file 172 Congress Street, corner of India Street
Department of Building Inspection
FU of ~~India~~ ^{Sheridan} Street

CITY OF PORTLAND, MAINE

September 11, 1952

C. Dalfonso & Son
47 Adams Street
Portland, Maine

Copies to Sumner Bernstein, Esq.,
119 Exchange Street
Corporation Counsel

Gentlemen:

Building permit for alterations of the garage proposed to be enlarged at 172 Congress Street, corner of India Street, is not issuable under the Zoning Ordinance because it is proposed to increase the floor area of the repair garage on the front of the building toward Congress Street by partitioning off a room about 19'x24' on the side of the enlarged rear portion farther from Sheridan Street. This enlargement of the repair garage would constitute an increase in volume, which is not allowed by Section 14A of the Zoning Ordinance, since the repair garage could not now be established in the Limited Business Zone where the property is located and is only allowed to continue because it existed there in 1938.

You have already been granted an exception by the Board of Appeals on August 29, 1952 to enlarge the rear portion of the building and to use the rear portion for storage of contractor's equipment including several motor trucks or other pieces of motor driven equipment, but this extension of the repair garage requires additional authorization by the Board.

You have indicated your desire to seek this additional authorization by again following the usual appeal procedure; so, there is enclosed an outline of the appeal procedure.

In event this second appeal should be successful, it will be necessary for you to furnish a blueprint of the plan in place of the original drawing filed here, and some improvement will be required in connection with the enclosure of the stairs leading to the heater room.

Very truly yours,

WMCD/B

Warren McDonald
Inspector of Buildings

Enc: Outline of appeal procedure

C
O
P
Y

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

September 23, 1952

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, October 3, 1952 at 10:30 a. m. Eastern Standard Time to hear the appeal of C. Dalfonso & Son requesting exception to the Zoning Ordinance to permit alterations of the garage proposed to be enlarged at 172 Congress Street, corner of Sheridan Street.

This permit is presently not issuable under the Zoning Ordinance because it is proposed to increase the floor area of the repair garage on the front of the building toward Congress Street by partitioning off a room about 19' x 24' on the side of the enlarged rear portion farther from Sheridan Street. This enlargement of the repair garage would constitute an increase in volume, which is not allowed by Section 14A of the Zoning Ordinance since the repair garage could not now be established in the Limited Business Zone where the property is located and is only allowed to continue because it existed there in 1938.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases to grant reasonable use of property where necessary to avoid conflict and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

H. MERRILL LUTHE

Chairman



(B) LIMITED BUSINESS ZONE
(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, September 10, 1952

PERMIT ISSUED
02260
DEC 8 1952
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 172 Congress Street Within Fire Limits? yes Dist. No. 1B
Owner's name and address C. Dalfonso & Son, 47 Adams Street Telephone 3-313
Lessee's name and address _____ Telephone _____
Contractor's name and address owners Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Repair garage and minor garage with storage of contractor's equipment No. families _____
Last use Repair Garage and minor garage No. families _____
Material conc block No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$3,000. Fee \$5.00

General Description of New Work

To construct 1-story concrete block addition 49' 6" x 14' 2" in the jog at the rear of the building. To remove the existing exterior wall of the narrower rear part of the building. To remove a certain portion of the rear existing wall ~~between~~ between front and rear parts of existing building and a certain portion of the rear exterior wall of the front part of the building, and to construct partitions in the enlarged rear portion, thus to take into the repair garage in the front part of the building a certain area of the existing rear part and a certain area of the addition. To use the remaining part of existing rear portion and of the addition for the storage of contractor's equipment, including several commercial vehicles such as trucks, and motor driven contractor's equipment.

Permit Issued with Letter

Appeal sustained 10/3/52

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** owners

Details of New Work

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

If a Garage

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

APPROVED:

with letter by AJS

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 owner

C. Dalfonso & Son
C. Dalfonso

NOTES

12/17/52 - No work started E. S. S.
 1/5/53 - No work started E. S. S.
 2/25/53 - Same E. S. S.
 3/5/53 - Horns checked made E. S. S.
 3/6/53 - Roofing raised E. S. S.
 3/11/53 - 12" concrete blocks laid E. S. S.
 3/18/53 - Laying concrete beams E. S. S.
 3/25/53 - Walls nearly all laid E. S. S.
 4/17/53 - Work about done except for fire door E. S. S.
 4/29/53 - Same E. S. S.
 6/5/53 - Work done except for plumbing but door in side wall except for putting in one pane of upper glass which evidently was broken out in same wall. E. S. S.
 7/29/53 - Same E. S. S.
 8/11/53 - Better than E. S. S.
 10/12/53 - Finish door in E. S. S.

Cert. of Occupancy issued

Final Inspn.

Final Notif.

Inspn. closing-in

Notif. closing-in

Date of permit

Owner

Location

Permit No. 52/2260

INSPECTION NOT COMPLETED
12/30/53

INSPECTION COPY

BP 172 Congress St.

August 11, 1953

C. Dalfonso & Son
47 Adams St.,

Location - 172 Congress St.

Owner - C. Dalfonso & Son

Job - Addition to repair garage

Gentlemen:

Upon inspection of the above job on August 10, our
Inspector reports the following omissions or defects:

The standard fire resistant or labelled fire door has
not been provided in wall of addition towards Mountfort St.

Also one of the panes of the wire glass window has
been broken and should be replaced.

It is important that correction of these conditions
be made before August 27, and notify this office of readiness
for another inspection.

If additional information relative to the above is
desired, please phone Inspector Smith at 4-1431, extension
234, any week day but Saturday between 8:00 and 8:30.

Very truly yours,

ESS/B

Warren McDonald
Inspector of Buildings

Inspector

AP 172 Congress St.

December 6, 1952

G. Dalfonso & Son
47 Adams Street,
Portland, Maine

Gentlemen:

Building permit for construction of an addition 14'x49' on the rear of the building at 172 Congress Street, corner of Sheridan Street, is issued herewith based on the plan filed with the application for permit, but subject to the following conditions:

1. The 32 inch high parapet wall on the wall of the addition towards Mountfort Street is to extend at least five feet beyond the point where the rear lot line of the adjoining lot meets it.
2. The window in this wall is to be metal sash glazed with wire glass. The door in this wall is to be either a labelled fire door or a standard fire-resistant door covered completely with galvanized sheet steel having the joints in the metal lapped and locked. Because it is to be located in a masonry wall, the frame for this door must be of metal, not of wood covered with metal.
3. Any holes knocked in the plastered wall of the existing enclosure of the heater room are to be made tight with material of the same nature as the rest of the enclosure.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/H

P.S. If the above information is not thoroughly understood, contact Inspector E. S. Smith by phone (4-1431, Extension 234) between 8:30 and 9 AM other than Saturday.

AP 172 Congress Street

October 11, 1952

C. Dalfonso & Son
47 Adams Street
Portland, Maine

c.c. Engineering Services, Inc.
844 Stevens Avenue

Gentlemen:-

Your appeal under the Zoning Ordinance having been sustained, we are now ready to issue a building permit for construction of the proposed addition to the garage building at 172 Congress Street, corner of Sheridan Street, as soon as a statement of design covering the structural steel has been received and a print furnished of the paper tracing which was filed with the application for permit and which is apparently the only record there is of what is planned. You may pick up the tracing at this office and take it out for printing.

The following requirements of the Building Code are called to your attention:-

1. The 32" high parapet wall on the wall of the addition towards Mountfort Street is required to extend at least five feet beyond the point where the rear lot line of the adjoining lot meets it.
2. The two openings in this wall are required to be equipped with fire doors and windows.
3. A hole knocked in the plastered wall of the existing enclosure of the heater room needs to be made tight with material of the same nature as the rest of the enclosure.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

AP 172 Congress Street, corner
of India Street
Sheridan

September 11, 1952

C. Dalfonso & Son
47 Adams Street
Portland, Maine

Copies to Sumner Bernstein, Esq.,
119 Exchange Street
Corporation Counsel

Gentlemen:

Building permit for alterations of the garage proposed to be enlarged at 172 Congress Street, corner of India Street, is not issuable under the Zoning Ordinance because it is proposed to increase the floor area of the repair garage on the front of the building toward Congress Street by partitioning off a room about 19'x24' on the side of the enlarged rear portion farther from Sheridan Street. This enlargement of the repair garage would constitute an increase in volume, which is not allowed by Section 14A of the Zoning Ordinance, since the repair garage could not now be established in the Limited Business Zone where the property is located and is only allowed to continue because it existed there in 1938.

You have already been granted an exception by the Board of Appeals on August 29, 1952 to enlarge the rear portion of the building and to use the rear portion for storage of contractor's equipment including several motor trucks or other pieces of motor driven equipment, but this extension of the repair garage requires additional authorization by the Board.

You have indicated your desire to seek this additional authorization by again following the usual appeal procedure; so, there is enclosed an outline of the appeal procedure.

In event this second appeal should be successful, it will be necessary for you to furnish a blueprint of the plan in place of the original drawing filed here, and some improvement will be required in connection with the enclosure of the stairs leading to the heater room.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

Enc: Outline of appeal procedure

Addition to Garage at 172 Congress Street.

9/5/52

- 1- Zoning:- Appeal sustained for minor garage, but question of extension of repair garage.
- 2- Special + General use Requirements.

SECTION 205	SECTION 212
a- Major Garage in rear and Repair garage in front	a- O.K.
b- 1- Parapet wall should extend 2' beyond lot line.	b- O.K.
c- O.K.	c- O.K.
d- O.K.	d- O.K.
e- O.K.	e- O.K.
f- O.K.	f- O.K.
g- O.K.	g- O.K.
h- O.K.	h- O.K.
i- O.K.	i- O.K.
j- O.K.	j- O.K.

3- 8x12 D.F. - 14' span = 14,808#
 10" WF @ 21# - 14' = 21,000#
 15x7x55 x 2 = 11,550# - O.K.

6x12 dressed D.F. - 16' span = 75,777#
 16x7x55 = 6,160# - O.K.

113
 35
 550
 60
 610

105
 35
 1525
 525
 5775
 11530



(A) APARTMENT HOUSE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, January 30, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ ~~repair~~ ~~demolish~~ ~~construct~~ 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 172 Congress Street Within Fire Limits? yes Dist. No. 1B
Owner's name and address C. Dalfonso & Son, 47 Adam Street Telephone 3-6313
Lessee's name and address _____ Telephone _____
Contractor's name and address owners Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Repair garage and storage of contracting equipment No. families _____
Last use Repair Garage No. families _____
Material con. & block No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 3000. Fee \$ 5.00

General Description of New Work

To construct 1 story concrete block addition 49'6"x14'2" on rear of building, as per plan

Superseded

Appeal sustained 8/29/52

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** owners

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

C. Dalfonso & Son

Signature of owner By: *C. Dalfonso*

INSPECTION COPY

NOTES

Permit No. 52
 Location 172 Congress St.
 Owner C. Dalfano & Son
 Date of permit 1/52
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____

172 Congress St.
 1st floor
 2nd floor
 3rd floor
 4th floor
 5th floor
 6th floor
 7th floor
 8th floor
 9th floor
 10th floor
 11th floor
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 90th floor
 91st floor
 92nd floor
 93rd floor
 94th floor
 95th floor
 96th floor
 97th floor
 98th floor
 99th floor
 100th floor

AP 172 Congress Street

February 19, 1952

C. Dalfonso & Son
47 Adams Street
Portland, Maine

Copy to Corporation Counsel

Gentlemen:

On the basis of the revised plan of the proposed addition to the repair garage at 172 Congress Street, corner of Sheridan Street, and Mr. Samuel Dalfonso's explanation of the proposed use of the rear part of the building and of the addition, it appears that this section may be classed as a minor garage on the premise that not more than three self-propelled motor vehicles are to be stored therein. In view of the fact that you plan to store at least two commercial motor vehicles in the building and, since as far as we have been able to determine the rear section of the building does not have rights for the storage of more than one commercial motor vehicle, the proposed use is non-conforming in the Limited Business Zone where the property is located and we are unable to issue a permit for construction of the addition or even for use of the rear section of the building as you propose unless it is authorized by the Board of Zoning Appeals. We have already explained your appeal rights to Mr. Samuel Dalfonso and, in case you wish to exercise them, we are enclosing herewith an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Appeal Board.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJA/B

Enc: Outline of appeal procedure

Mrs. Mealley: The building permit for minor garage in rear part of this building is not issuable under the Zoning Ordinance because it is proposed to store more than one commercial automobile there contrary to Section 5A of the Ordinance, applying to the Limited Business Zone where the property is located.

WMCD

AP 172 Congress Street-I

February 4, 1952

C. Dalfonso & Son
47 Adams Street
Portland, Maine

Gentlemen:

We have on file your application for construction of a one story concrete block addition 14' x 49' to the repair garage at 172 Congress Street, corner of Sheridan Street. The repair garage use is non-conforming in the Limited Business Zone where the property is located but is allowed to continue because the building was being so used when the Zoning Law became effective. However, any increase in the volume of a non-conforming use is prohibited by Section 14A of the Zoning Ordinance. Therefore we are unable to issue a permit for any addition unless the use of the addition and the space in the existing building to be used in connection therewith is to be an allowable one in the Limited Business Zone.

The application states that the use of at least a part of the building is to be for the storage of contractor's equipment. While some features of such a use are allowable in a Limited Business Zone, the storage of more than one self-propelled commercial motor vehicle in the building or on the lot is not permissible. Therefore it is necessary that you furnish information as to the part of the existing building which is to accommodate the new use and as to whether any commercial motor vehicles are to be stored therein before a decision can be made as to whether the whole proposition is allowable under the Zoning Ordinance. Pending decision as to the application of the Zoning Law, no attempt has been made to check the plan filed with the application for permit against requirements of the Building Code.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

City of Portland, Maine
Board of Appeals
—ZONING—

Sustained
8/29/52

52/80

To the Board of Appeals:

.....August 13,....., 19 52

Your appellant, C. Dalfonso & Son, who is the owner of property at 172 Congress Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit for minor garage in rear part of the building at 172 Congress Street, corner of Sheridan Street, is not issuable under the Zoning Ordinance because it is proposed to store more than one commercial automobile there contrary to Section 5A of the Ordinance, applying to the Limited Business Zone where the property is located.

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

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

C. Dalfonso & Son

By *James W. Keaton*
Appellant Attorney

After public hearing held on the 29th day of August, 1952, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

William H. O'Brien
John W. Lake
John C. Frost
Edward J. Colley
BOARD OF APPEALS

DATE: August 29, 1952

HEARING ON APPEAL UNDER THE Zoning Ordinance OF C. Dalfonso & Son
AT 172 Congress Street

Public hearing on above appeal was held before the

Board of Appeals

VOTE

Municipal Officers

	Yes	No
Helen C. Frost	(X)	()
Robert L. Getchell	(X)	()
William H. O'Brien	(X)	()
Edward T. Colley	(X)	()
John W. Lake	(X)	()
	()	()
	()	()
	()	()
	()	()

Record of Hearing:

No opposition.

49' 6" by
14' 2" by
quarry - where
are some etc

CONGRESS

176 172

LIMITED BUSINESS

ZONE LINE

APARTMENT HOUSE
↓
permitted
extension
30 feet

60
SHEEP 10 AVE
ST



CONGRESS STREET

LIMITED BUSINESS

ZONE

APARTMENT HOUSE

SCALES 30' x 1'

EXISTING BUILDING

PROP. APP.

HOUSE

SHERIDAN STREET

LINE

17-C

MONUMENT

STREET

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 26, 1952

Sumner Bernstein, Esq.
119 Exchange Street
Portland, Maine

Dear Mr. Bernstein:

The Board of Appeals will hold a public hearing in the Council Chamber at the City Hall, Portland, Maine on Friday, August 29, 1952 at 10:30 a. m. to hear the appeal of C. Delfonso & Son under the Zoning Ordinance.

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

Very truly yours,

H. MERRILL LUTHE

CHAIRMAN

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file AP 172 Congress Street

FU

CITY OF PORTLAND, MAINE

Department of Building Inspection

February 19, 1952

C. Dalfonso & Son
47 Adams Street
Portland, Maine

Copy to Corporation Counsel ✓

Gentlemen:

On the basis of the revised plan of the proposed addition to the repair garage at 172 Congress Street, corner of Sheridan Street, and Mr. Samuel Dalfonso's explanation of the proposed use of the rear part of the building and of the addition, it appears that this section may be classed as a minor garage on the premise that not more than three self-propelled motor vehicles are to be stored therein. In view of the fact that you plan to store at least two commercial motor vehicles in the building and, since as far as we have been able to determine the rear section of the building does not have rights for the storage of more than one commercial motor vehicle, the proposed use is non-conforming in the Limited Business Zone where the property is located and we are unable to issue a permit for construction of the addition or even for use of the rear section of the building as you propose unless it is authorized by the Board of Zoning Appeals. We have already explained your appeal rights to Mr. Samuel Dalfonso and, in case you wish to exercise them, we are enclosing herewith an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Appeal Board.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJA/B

Enc: Outline of appeal procedure

Mrs. Mealley: The building permit for minor garage in rear part of this building is not issuable under the Zoning Ordinance because it is proposed to store more than one commercial automobile there contrary to Section 5A of the Ordinance, applying to the Limited Business Zone where the property is located.

WHCD

C
O
P
Y

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

August 19, 1952

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 23, 1952 at 10:30 a. m. Daylight Saving Time to hear the appeal of G. Delfonso & Son requesting exception to the Zoning Ordinance to authorize building permit for minor garage in rear part of the building at 172 Congress Street, corner of Sheridan Street.

This permit is presently not issuable under the Zoning Ordinance because it is proposed to store more than one commercial automobile there contrary to Section 5A of the Ordinance, applying to the Limited Business Zone where the property is located.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

H. MERRILL DUTHE

Chairman

K
Would suggest that you use your usual procedure; refuse permit, raise the valuation, increase taxes and then condemn the property!

no action on appeal



LIMITED BUSINESS ONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure _____ Installation _____

Portland, Maine, March 26, 1951

PERMIT ISSUED
00439
MAR 28 1951
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 172-174 Congress Street Within Fire Limits? yes Dist. No. _____
Owner's name and address C. D. Dalfonso & Sons, 17 Adams Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Community Oil Co., 204 Kennebec Street Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Service station No. families _____
Last use _____ " " No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install two electric pumps. (Tanks are existing) 2" piping from tanks to pumps.

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 Community Oil Co.

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

C. Dalfonso & Sons
Community Oil Company

Signature of owner by: Frank J. Dalfonso

INSPECTION COPY

NOTES

3/31/51 - P.I.T. C22

Permit No. 81/439

Location 122-14 Congress St.

Owner C. Halliwell & Sons

Date of permit 3/28/51

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

none

none



✓
40 feet frontage

18' driveway 26' 6" from line to
17' driveway on property

sidewalk width
10' 6" length
32" wid
14' 4"

sidewalk to
about 6"

16' driveway
on sidewalk

Building

1250



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 4, 1950

RECEIVED
OCT 7 1950
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 174 Congress St.

Use of Building Business

No. Stories Existing

Name and address of owner of appliance Wallace & Morrill Garage, as above

Installer's name and address Ballard Oil & Equipment Co.

Telephone 2-1991

General Description of Work

To install one (1) automatic oil burner under steam boiler

IF HEATER, OR POWER BOILER

Location of appliance or source of heat

If wood, how protected?

Type of floor beneath appliance

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace

From top of smoke pipe

From front of appliance

From sides or back of appliance

Size of chimney flue

Other connections to same flue

If gas fired, how vented?

Rated maximum demand per hour

IF OIL BURNER

Name and type of burner 1 - Ballard 4XR 3S

Labelled by underwriters' laboratories? Yes

Will operator be in attendance? No

Does oil supply line feed from top or bottom of tank? Bottom

Type of floor beneath burner Cement

Location of oil storage Basement

Number and capacity of tanks 1 - 275

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? None

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

RECEIVED

OCT 5 1950

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

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

OK 10-6-50

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

INSPECTION COPY

Signature of Installer Ballard Oil & Equipment Co.

R. H. Swinton



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

763

JUL 17 1945

Class of Building or Type of Structure second

Portland, Maine, July 12, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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, certifications:

Location 172 Congress St. Within Fire Limits? yes Dist. No. 3
Owner's name and address Mr. Edward Noyes Jr. 172 Congress St. Telephone _____
Lessee's name and address Walter Cooper 318 Broadway So. Portland Telephone 2-6797
Contractor's name and address _____ Telephone _____
Architect William Armitage Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Storage of cars, and glass replacement No. families _____
Last use same No. families _____
Material concrete No. stories 1 Heat steam Style of roof flat Roofing _____
Other buildings on same lot none
Estimated cost \$ 175. Fee \$ 50.00

General Description of New Work

To construct 1-hour fireproof partitions around existing hatchway and stairs with raised threshold and fire door as per plan - first floor.

SECTION NOT COMPLETED

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Sent to Fire Dept. 7/12/45
Received from Fire Dept. 7/12/45

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? no Is any electrical work involved in this work? no
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

Walter E. Cooper
CHIEF OF FIRE DEPT.

Miscellaneous

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

Edward Noyes, Jr.

Signature of owner EY: *Walter E. Cooper*

INSPECTION COPY

Permit No 45/763

Location 172 Congress St

Owner Edward Hayes, Jr.

Date of permit 7/17/45

Notif. closing-in

Inspn. closing-in

Final Notif.

SECTION NOT COMPLETED

Final Inspn. Cert. of Occupancy issued 12/15/48 (Pint)

NOTES

8/3/45 - Work done along
Pint

12/15/48, Last of Work

for Time inspection

9/4/52 - Work
done. Haul

in back of building

enclosure D. 22

Location 174 Lampyris

Date 11/1/43

Permit ☒
Inquiry ☐
Complaint ☐

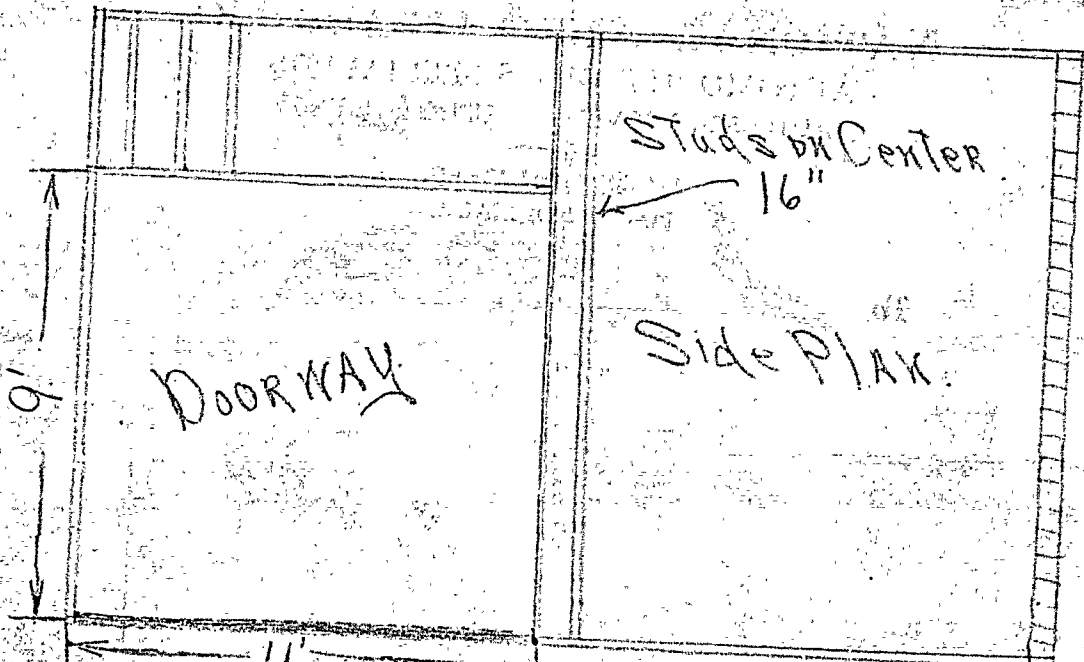
Mr. Harth has
decided not
to get ahead
of practical
difficulties.

Will bring in
his receipt.

Refund charge
of same as
demanded.

MMT

SPRAY ROOM.



Doorway sill shall rise 6" above level of floor
Windows

16' Center
11' 3"
11' 3"
11' 3"
11' 3"

FLOOR PLAN

RECEIVED
APR - 7 1945
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Doorway
11'

174 Cong. St.

Block wall

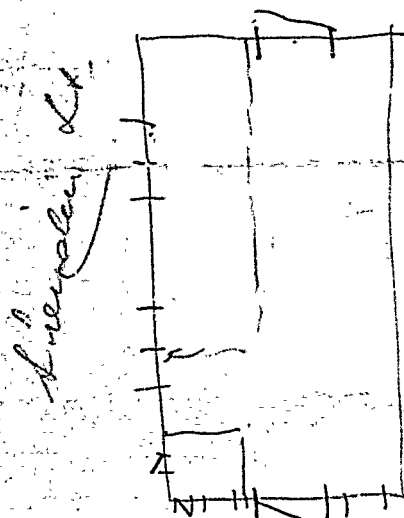
Telephone 2-6372

NATIONAL AUTO GLASS CO.

AUTOMOBILE GLASS SPECIALISTS
AUTO SEAT COVERS - UPHOLSTERING

174 CONGRESS STREET
PORTLAND, MAINE

To _____



Wagner.



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Permit No. _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, April 7, 1945

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

Location 171 Congress Street
Owner's or Lessee's name and address Deering Heirs Within Fire Limits? Yes Dist. No. 3
Contractor's name and address Norman Cook Telephone 2-6372
Architect James Cook, 128 Jordan Ave., So. Portland Telephone _____
Proposed use of building Service Garage (Glass and upholstery work) Plans filed Yes No. of sheets 1
Other buildings on same lot _____ No. families _____
Estimated cost \$ 200.00 Fee \$ 1.00

Description of Present Building to be Altered

Material concrete block No. stories 1 Heat steam Style of roof flat Roofing tar and gravel
Last use Service Garage (Glass and upholstery work) No. families _____

General Description of New Work

To partition off 18'x22" spraying room with partitions of 2x4 studs, 16" O.C., perforated gypsum lath covered with one-half inch thickness gypsum plaster
Door between garage and spraying room to be Class C fire door with self-closing device.
Mechanical ventilation system to be provided changing air at rate of one cubic foot per minute per square foot of floor area.

Not to Fire Dept. 4/9/45
Rec'd from City Dept. 4/9/45

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

If a Garage

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

Miscellaneous

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

Signature of owner Norman Cook

Approved by Chief of Fire Dept. 4/9/45

Permit No. 45/

Location 174 Congress St.

Owner Jesse Norman Cook

Date of permit 4/1/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Denied

Rept. 3511C-I

May 28, 1941

Mr. Abraham Turesky,
174 Congress Street,
Portland, Maine

Dear Sir:

With relation to the minor alterations by way of enlarging the office in the garage which you occupy at 174 Congress Street, corner Sheridan Street, which were completed without first securing a permit from this department, I presume you are the man I was talking with the other day at the building.

The work has been done without a permit and also contrary to the requirements of the Building Code as regards fire resistive character of partitions in garages. Our understanding was that we would accept the portion of the partition which had heretofore been relocated to make the office longer, but that we cannot accept under the Building Code the portion of the partition which has been roughly built to complete the enclosure of the enlarged office.

You are to remove this latter portion of the partition, perhaps six or eight feet in length including all of the vertical and horizontal members and the boarding which has been applied on the inside. This new section of partition is to be framed again using at least a 2x3 shoe flat on the floor, a similar 2x3 shoe flat against the underside of the roof beams and vertical 2x3 studs not more than 16 inches from center to center running between the shoes. After the work has proceeded to this extent you are to notify this office for inspection and if everything is found in order the building permit will be issued upon the condition that you cover both sides of this particular portion of the partition with incombustible board such as gypsum wall board or asbestos lumber.

You asked me concerning a proposed sign to advertise the sale of tires, about four feet six inches high and about 38 feet long to extend the entire length of the front wall of the building on Congress Street and approximately over that wall. Under the precise terms of the Zoning Ordinance such a sign is not allowable in the Limited Business Zone where the property is located because the sign would be more than 36 square feet in area and located less than 20 feet above the grade of the public sidewalk in front of the building, and located closer than 100 feet from the Apartment House Zone which lies down Sheridan Street 100 feet from Congress Street.

Under the Zoning Ordinance you have appeal rights and the Appeal Board may allow the erection of the sign if the Board is convinced that failure to be allowed to do so works unnecessary hardship and that the sign may be erected without substantially departing from the intent and purpose of the Zoning Ordinance.

Should you be successful with such an appeal, the sign would have to comply with the Building Code which requires that the frame of it and face, etc., be of non-burnable material, that it be erected in such a way as not to overload the roof and be otherwise safe and that it receive the approval of the Chief of the Fire Department before the permit were issued.

Mr. Abraham Turesky-----2

May 28, 1941

If you are interested in the appeal proceedings, they will be explained more fully to you if you will come to this office sometime between the hours of one o'clock and three o'clock some day other than Saturday.

Very truly yours,

Inspector of Buildings

WMO/H

CC: Deering Hoirs
c/o George F. Noyes
443 Congress Street



LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Permit No. _____

Portland, Maine, May 23, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 174 Congress Street Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address Deering Hairs Telephone _____
Lessee Abraham Turetsky, 174 Congress St.
Contractor's name and address Lessee Telephone _____
Architect _____ Plans filed no No. of sheets _____
Proposed use of building Garage and Tire Shop No. families _____
Other buildings on same lot _____
Estimated cost \$ 35. Fee \$.50

Description of Present Building to be Altered

Material brick No. stories 1 Heat steam Style of roof _____ Roofing _____
Last use Garage and tire shop No. families _____

General Description of New Work

To enlarge office, first floor, moving non-bearing partition 6' - 2x4 studs, 1/4" OC covered with plywood

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

Details of New Work

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

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

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Signature of owner

By Abraham Turetsky

By

Abraham Turetsky

CHIEF OF FIRE DEPT.

Permit No. 41/

Location

174 Congress St.

Owner

Deering Trust

Date of permit

5/1/41.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

38'

RECEIVED

71

816



Pre

RECEIVED
JUL 30 1937
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Carroll St.

Sheldon St.

Hand K-55

100' 10"

Building



APPLICATION FOR PERMIT

Class of Building or Type of Structure Gasoline Installation

Permit No. 1138

ISSUED JUL 30 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, July 20, 1937

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

Location 174 Congress Street Ward 1 Within Fire Limits? yes Dist. No. 8
Owner's or Lessee's name and address Samuel Turetsky, 24 Sheridan Street Telephone _____
Contractor's name and address Community Oil Co., 512 Cumberland Avenue Telephone 2-7481
Architect _____
Proposed use of building _____ Plans filed yes No. of sheets 1
Other buildings on same lot _____ No. families _____
Estimated cost \$ 1.00 Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To install one 550 gallon tank and two electric pumps for gasoline, additional installation, public use, tanks bear Underwriters' label, coated with asphaltum and will be at least 3' below grade, minimum diameter of piping tank to pumps 1 1/2"

Pumps installed under this permit are subject to the regulations of the State Sealer of Weights and Measures promulgated as of January 1st, 1937.

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

REQUIREMENT IS WAIVED

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

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Signature of owner

By Samuel Turetsky
Community Oil Co.

Chas. E. Lumborn

Ward 1
Permit No. 37/1138
Location 174 Congress St.
Owner Samuel Tuesday
Date permit 7/30/37
Notif. closing-in 8/3/37
Inspn. closing-in 8/3/37
Final Inspn. 8/12/37
Cert. of Occupancy issued None

NOTES

Sticker
8/3/37. Tank label and
depth OK. Vent not up
check later. CAG



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Second Class

Portland, Maine, July 19, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 3172 Congress Street Ward 1 Within Fire Limits? yes Dist. No. 5
Owner's name and address Cor. Sheridan Street
Deering heirs, 443 Congress St. Telephone _____
Contractor's name and address Geogins & Clark, 46 Portland Street Telephone 2-2168
Architect _____
Proposed use of building Garage Plans filed _____ No. of sheets _____
Other buildings on same lot _____ No. families _____
Estimated cost \$ 500. Fee \$.75

Description of Present Building to be Altered

Material brick No. stories 1 Heat steam Style of roof _____ Roofing _____
Last use Garage No. families _____

General Description of New Work

To remove the front 12' of this one story concrete block garage the entire width of the building which brings it back to the first roof trusses from the front wall and to build in a new front of concrete block 8" in thickness with concrete foundation wall 12" thick extending 4' below the grade of the ground. This is to be in effect the rebuilding of the present front wall in a new location with the same window and door openings and using the present reinforced concrete lintels.

Preliminary permit to Demolish Only issued July 19, 1937.

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
Material of foundation concrete Thickness, top 12" bottom 12" earth or rock? _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof flat Rise per foot _____ Roof covering Tar and gravel
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat steam Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Signature of owner

By

Deering heirs
Geogins & Clark

Forrest Geogins

Ward 1 Permit No. 37/1077

Location 172 Congress St.

Owner Deering Heirs

Date of permit 7/25/37

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 8/12/37

Cert. of Occupancy issued None

NOTES

7/23/37 - No work started
A.G.S.

8/2/37 - Front portion
demolished + founda-
tion wall poured in
new location - A.G.S.

8/5/37 - Rel. building wall
in new location - A.G.S.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry,

Verbal in person
By telephone #

Date June 30, 1937

Location 172-174 Congress St., Corner Sheridan

Phone 33236

Made by George F. Noyes

Inquiry 1 Can gasoline pumps and tanks be provided in the space at the rear?

2 A. Turesky 20 Sheridan
in about gas pump

3

Answer 1

Mr. Noyes does not want pump in this location now. Saw him on street today and told him we could give permit to put off front of bldg and establish filling station there without problem.

Reply by

Per 6/1/60

RECEIVED
JUN 28 1961
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Geo. A. Meyer

24.33236



Sheldon St.

172-174

Bonanza St.



APPLICATION FOR PERMIT

PERMIT 121802

MAY 1 1934

Class of Building or Type of Structure

Portland, Maine, May 1, 1934

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 174 Congress Street Ward 1 Within Fire Limits? yes Dist. No. 8
Owner's ~~or~~ Lessee's name and address Deering Heirs, 443 Congress St. Telephone _____
Contractor's name and address F. R. Maxwell, 67 Lancaster St. Telephone 20
Architect's name and address _____ No. families _____
Proposed use of building _____
Other buildings on same lot _____ No. of sheets _____
Plans filed as part of this application? no Fee \$ 1.00
Estimated cost \$ _____

Description of Present Building to be Altered

Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Last use Shed No. families _____

General Description of New Work

To demolish building 30' x 40'

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Ward 1 Permit No. 34/480

Location 174 Congress St.

Owner Deering Heiss

Date of permit 5/1/34.

Notif. closing-in

Inspn. closing-in

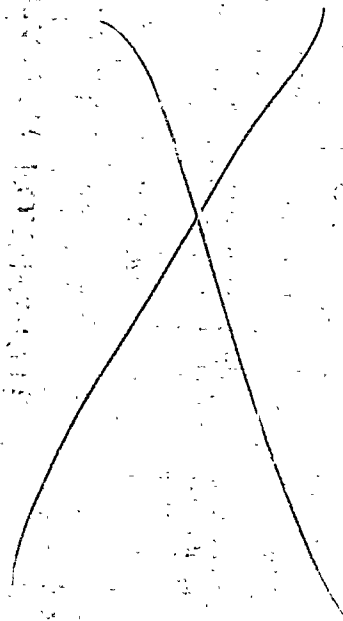
Final Notif.

Final Inspn. 3/7/34. *CB.*

Cert. of Occupancy issued *None*

5/3/34. NOTES

*Not started. *CB.**





Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.

Application for Permit to Build

1st and 2nd CLASS BUILDING

Portland, Me., November 15/26... 19

To the
INSPECTOR OF BUILDINGS:

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location, No. 66 Sheridan Street ... Wd. 1
Name of owner is? Fred L. Johnston, 117 Pine Street
Name of mechanic is? John Tassar, 420 Congress Street
Name of architect is? Fred Thorne, 131 State Street
Material of building? concrete blocks. 1st or 2d class?
Building to be occupied for? private garage (store)
How many families? No. of Stores?
How near the line of the street?
Will the building be erected on solid or filled land? solid. If in block, how many?
Size of lot, No. of feet front?; feet rear?; feet deep?
Size of building, No. of feet front? 30. No. of feet rear? 30. No. of feet deep? 29.
No. of stories in height, above basement? 1. No. of feet in height from sidewalk to highest point of roof? 12
Material of foundation? concrete. If concrete, submit specifications.
Will foundation be laid on earth, rock or piles?
Length of piles? Wood or concrete piles?
Number of rows? No portion of this building will be used for transacting a public automobile
Distance from center of business b. way of lotting, selling, or repairing of automobiles, or where
Diameter of services connected with the ... Automobile business are rendered to the general
Capped with stone or concrete? public, or where more than three automobiles are kept in live
Piles cut off at what grade? Grade of basement? storage.
External walls, } thickness { 1st, 8 in. 2d, 3d, 4th, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 13th, 14th, 15th, 16th, 17th, 18th, 19th, 20th, 21st, 22nd, 23rd, 24th, 25th, 26th, 27th, 28th, 29th, 30th, 31st, 32nd, 33rd, 34th, 35th, 36th, 37th, 38th, 39th, 40th, 41st, 42nd, 43rd, 44th, 45th, 46th, 47th, 48th, 49th, 50th, 51st, 52nd, 53rd, 54th, 55th, 56th, 57th, 58th, 59th, 60th, 61st, 62nd, 63rd, 64th, 65th, 66th, 67th, 68th, 69th, 70th, 71st, 72nd, 73rd, 74th, 75th, 76th, 77th, 78th, 79th, 80th, 81st, 82nd, 83rd, 84th, 85th, 86th, 87th, 88th, 89th, 90th, 91st, 92nd, 93rd, 94th, 95th, 96th, 97th, 98th, 99th, 100th, 101st, 102nd, 103rd, 104th, 105th, 106th, 107th, 108th, 109th, 110th, 111th, 112th, 113th, 114th, 115th, 116th, 117th, 118th, 119th, 120th, 121st, 122nd, 123rd, 124th, 125th, 126th, 127th, 128th, 129th, 130th, 131st, 132nd, 133rd, 134th, 135th, 136th, 137th, 138th, 139th, 140th, 141st, 142nd, 143rd, 144th, 145th, 146th, 147th, 148th, 149th, 150th, 151st, 152nd, 153rd, 154th, 155th, 156th, 157th, 158th, 159th, 160th, 161st, 162nd, 163rd, 164th, 165th, 166th, 167th, 168th, 169th, 170th, 171st, 172nd, 173rd, 174th, 175th, 176th, 177th, 178th, 179th, 180th, 181st, 182nd, 183rd, 184th, 185th, 186th, 187th, 188th, 189th, 190th, 191st, 192nd, 193rd, 194th, 195th, 196th, 197th, 198th, 199th, 200th, 201st, 202nd, 203rd, 204th, 205th, 206th, 207th, 208th, 209th, 210th, 211st, 212nd, 213th, 214th, 215th, 216th, 217th, 218th, 219th, 220th, 221st, 222nd, 223rd, 224th, 225th, 226th, 227th, 228th, 229th, 230th, 231st, 232nd, 233rd, 234th, 235th, 236th, 237th, 238th, 239th, 240th, 241st, 242nd, 243rd, 244th, 245th, 246th, 247th, 248th, 249th, 250th, 251st, 252nd, 253rd, 254th, 255th, 256th, 257th, 258th, 259th, 260th, 261st, 262nd, 263rd, 264th, 265th, 266th, 267th, 268th, 269th, 270th, 271st, 272nd, 273rd, 274th, 275th, 276th, 277th, 278th, 279th, 280th, 281st, 282nd, 283rd, 284th, 285th, 286th, 287th, 288th, 289th, 290th, 291st, 292nd, 293rd, 294th, 295th, 296th, 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583rd, 584th, 585th, 586th, 587th, 588th, 589th, 590th, 591st, 592nd, 593rd, 594th, 595th, 596th, 597th, 598th, 599th, 600th, 601st, 602nd, 603rd, 604th, 605th, 606th, 607th, 608th, 609th, 610th, 611st, 612nd, 613th, 614th, 615th, 616th, 617th, 618th, 619th, 620th, 621st, 622nd, 623rd, 624th, 625th, 626th, 627th, 628th, 629th, 630th, 631st, 632nd, 633rd, 634th, 635th, 636th, 637th, 638th, 639th, 640th, 641st, 642nd, 643rd, 644th, 645th, 646th, 647th, 648th, 649th, 650th, 651st, 652nd, 653rd, 654th, 655th, 656th, 657th, 658th, 659th, 660th, 661st, 662nd, 663rd, 664th, 665th, 666th, 667th, 668th, 669th, 670th, 671st, 672nd, 673rd, 674th, 675th, 676th, 677th, 678th, 679th, 680th, 681st, 682nd, 683rd, 684th, 685th, 686th, 687th, 688th, 689th, 690th, 691st, 692nd, 693rd, 694th, 695th, 696th, 697th, 698th, 699th, 700th, 701st, 702nd, 703rd, 704th, 705th, 706th, 707th, 708th, 709th, 710th, 711st, 712nd, 713th, 714th, 715th, 716th, 717th, 718th, 719th, 720th, 721st, 722nd, 723rd, 724th, 725th, 726th, 727th, 728th, 729th, 730th, 731st, 732nd, 733rd, 734th, 735th, 736th, 737th, 738th, 739th, 740th, 741st, 742nd, 743rd, 744th, 745th, 746th, 747th, 748th, 749th, 750th, 751st, 752nd, 753rd, 754th, 755th, 756th, 757th, 758th, 759th, 760th, 761st, 762nd, 763rd, 764th, 765th, 766th, 767th, 768th, 769th, 770th, 771st, 772nd, 773rd, 774th, 775th, 776th, 777th, 778th, 779th, 780th, 781st, 782nd, 783rd, 784th, 785th, 786th, 787th, 788th, 789th, 790th, 791st, 792nd, 793rd, 794th, 795th, 796th, 797th, 798th, 799th, 800th, 801st, 802nd, 803rd, 804th, 805th, 806th, 807th, 808th, 809th, 810th, 811st, 812nd, 813th, 814th, 815th, 816th, 817th, 818th, 819th, 820th, 821st, 822nd, 823rd, 824th, 825th, 826th, 827th, 828th, 829th, 830th, 831st, 832nd, 833rd, 834th, 835th, 836th, 837th, 838th, 839th, 840th, 841st, 842nd, 843rd, 844th, 845th, 846th, 847th, 848th, 849th, 850th, 851st, 852nd, 853rd, 854th, 855th, 856th, 857th, 858th, 859th, 860th, 861st, 862nd, 863rd, 864th, 865th, 866th, 867th, 868th, 869th, 870th, 871st, 872nd, 873rd, 874th, 875th, 876th, 877th, 878th, 879th, 880th, 881st, 882nd, 883rd, 884th, 885th, 886th, 887th, 888th, 889th, 890th, 891st, 892nd, 893rd, 894th, 895th, 896th, 897th, 898th, 899th, 900th, 901st, 902nd, 903rd, 904th, 905th, 906th, 907th, 908th, 909th, 910th, 911st, 912nd, 913th, 914th, 915th, 916th, 917th, 918th, 919th, 920th, 921st, 922nd, 923rd, 924th, 925th, 926th, 927th, 928th, 929th, 930th, 931st, 932nd, 933rd, 934th, 935th, 936th, 937th, 938th, 939th, 940th, 941st, 942nd, 943rd, 944th, 945th, 946th, 947th, 948th, 949th, 950th, 951st, 952nd, 953rd, 954th, 955th, 956th, 957th, 958th, 959th, 960th, 961st, 962nd, 963rd, 964th, 965th, 966th, 967th, 968th, 969th, 970th, 971st, 972nd, 973rd, 974th, 975th, 976th, 977th, 978th, 979th, 980th, 981st, 982nd, 983rd, 984th, 985th, 986th, 987th, 988th, 989th, 990th, 991st, 992nd, 993rd, 994th, 995th, 996th, 997th, 998th, 999th, 1000th, 1001st, 1002nd, 1003rd, 1004th, 1005th, 1006th, 1007th, 1008th, 1009th, 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SEE VIOLATIONS FILE

SEE VIOLATIONS FILE 24

56 Sheridan St
Fred L. Johnston

11/9/26

Under Court

No tower, on door connecting
garage - door open
No Hard Rail around theater
Room

Steel trap door to Boiler
room open, stairs not
enclosed or no fire door

See plan
and letter

SEE VIOLATIONS FILE

When the building is to be altered, the following particulars:

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

November 22, 1926.

Fred L. Johnston
117 Pine Street
Portland, Maine..

Dear Sir:-

Enclosed is the building permit covering the
erection of your private garage at #56 Sheridan Street.

This building permit is issued and has received
the approval of the Fire Department only upon the condition
that all openings in the wall between the proposed building
and your present public garage are closed up, including the
opening indicated for a tin covered fire door on the plan.
In other words, this dividing wall is to be an unpierced
masonry wall; also that you enclose the stairway from the
ground floor of the new building to the heater room with a
fire resistive or fire retarding partition, equipped with a
self-closing fire door at the bottom and with a self closing
fire door or self-closing ordinary door at the top at the
garage floor level. If you prefer, a self-closing trap door
may be used in the floor of the garage, but the stairs must
be enclosed and the fire door at the bottom provided in any
event. If the trap door is not to be used in the garage floor
then the stair well must be enclosed tightly in the first
story.

If you are unwilling to comply with these regulations
the permit should be returned at once.

Yours truly,

Inspector of Buildings.



Application for Permit for Alterations and Miscellaneous Structures

CLASS OF BUILDING OR TYPE OF STRUCTURE 3rd

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, November 8/26 1926

The undersigned hereby applies for a permit to alter the following described building according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

172-174 Congress St.
Location 56 Sheridan Street Ward 1 Within Fire Limits? no
Owner's name and address? Frank J. Johnston, 174 Congress Street
Contractor's name and address? owner
Architect's name and address? _____
Last use of building? shed No. Families? _____
Proposed use of building? demolish No. Families? _____

Description of Present Building

Material wood No. of Stories 1 Style of Roof pitch Roofing shingle

General Description of New Work

To demolish building, 16x20

NOTIFICATION
before
LATHING OR CLOSING-IN
is
WAIVED

Size of New Framing Members

Corner posts? _____ Sills? _____ Rafters or roof beams? _____ on center? _____
Material and size of columns under girders? _____ on center? _____
Ledger board used? _____ Size? _____ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.
Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.
Floor timbers: 1st floor _____, 2nd _____, 3rd _____, 4th _____
On centers: 1st floor _____, 2nd _____, 3rd _____, 4th _____
Span: 1st floor _____, 2nd _____, 3rd _____, 4th _____

If 1st or 2nd Class Construction

External walls } thickness { 1st story _____, 2nd story _____
Party walls } { 1st story _____, 2nd story _____

Other Details New Construction

To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation? _____ Thickness, top? _____ bottom? _____
Material of underpinning? _____ over 4 ft. high? _____ thickness? _____
Kind of roof (pitch, hip, etc.)? _____ Kind of roofing? _____
No. of new chimneys? _____ Material of chimneys? _____ of lining? _____

If a Private Garage

No. cars now accommodated on lot? _____ Total number to be accommodated? _____
Other buildings on same lot? _____
Distance from nearest present building to proposed garage? _____
All parts of garage, including eaves, will be at least 2 ft. from all lot lines.
Garage will be at least _____ feet from nearest windows of adjoining property.

Miscellaneous

Will the above construction require the removal or disturbing of any shade tree on the public street? _____
Plans filed as part of this application? _____ No. sheets? _____
Estimated total cost \$ 50. Fee? 50

Signature of owner or authorized representative? _____