

Rear 275-277 CONGRESS STREET



F.A. cut #920R Half cut #3202R - Third cut 3R - Fifth cut #1205R

PERMIT TO INSTALL PLUMBING

Date Issued 3/28/47
Portland Plumbing Inspector
By ERNOLD B. GOODWIN

App. First Insp.
Date - 7/5/47
By H. Montgomery

By W. J. H.
Apr. Final Insp.
Date MAR 29 1961
By F. J. S.

By Type of Bldg.

- Single
- Multi Family
- New Construction
- Remodeling

Address		2771 Congress Street	PERMIT NUMBER	
Installation For				
Owner of Bldg		St. Pauls Church		
Owner's Address		2771 Congress Street		
Plumber	Portland Gas Light Company	Date	3/22/67	
NEW	REFL	NO.	FEE	
SINKS				
LAVATORIES				
TOILETS				
BATH TUB'S				
SHOWERS				
DRAINS		FLOOR	SURFACE	
1	HOT WATER TANKS		1	2.00
TANKLESS WATER HEATERS				
GARBAGE DISPOSALS				
SEPTIC TANKS				
HOUSE SEWERS				
ROOF LEADERS				
AUTOMATIC WASHERS				
DISHWASHERS				
OTHER				
				TOTAL \$
				2.00

Building and Inspection Services Dept: Plumbing Inspection

Location 277 Congress St.

Date 10/11 '7

Permit
Complaint
Inquiry

Continue to hold, "as per [unclear]
rector who said they would consider
further, and per [unclear] would file
appeal for DO/31 hearing.

mod

BI 67

LOCATION	277 George St
DATE	10/10/67
PERMIT	
INQUIRY	
COMPLAINT	Held for more information
	Letter
	Mr. Karmil was on 10/9/67 and I found that permits could not be issued under the Environmental Rules. Held for filing of a petition in order to appeal the decision
	11-14
BI-67	

AP 277 Congress Street-I

October 10, 1947

Mr. Michael Kahill
1121 Congress Street
Portland 4, Maine

Dear Mr. Kahill:

While not thought of or mentioned in my letter of October 3, as explained to you in the office, this building permit is not issuable under the Building Code, irrespective of other considerations, because the Parish Hall is located within the limits of Fire District No. 1 where such a porch is not permitted of wooden construction, according to Section 402 of the Building Code, the present Parish Hall having brick exterior walls.

You have said that the church desires to seek an exception to this requirement of the Building Code from the Municipal Office's (same personnel as City Council), the board serving as a Board of Appeals under the Building Code; your appeal to be filed with the claim that the enforcement of the Building Code in this particular case involves unnecessary hardship and that desirable relief may be granted without substantially departing from the intent and purpose of the Code.

Accordingly, as I agreed, I am enclosing to you in outline of the appeal procedure. If you can file the appeal at the office of Corporation Counsel no later than Monday, October 13, the matter will probably be heard along with other appeal matters at a public hearing already set for Friday, October 17, at 10:30 o'clock in the morning--otherwise a longer delay would ensue before you could have a decision on our appeal.

If your appeal should be successful, I think the other matters contained in my letter of October 3 can be cleared up by another letter from this office in the light of our conversation.

Very truly yours,

Inspector of Buildings

MRD/3

CC: Edward T. Gignoux
Assistant Corporation Counsel

AP 277 Congress Street-I

October 8, 1947

St. Paul's Episcopal Church
277 Congress Street
Mr. Michael Kehill
1121 Congress Street

Subject: Application for building permit to cover
addition for vestibule at St. Paul's Episcopal
Church Parish House at 277 Congress Street

Gentlemen:

Much more information is needed by way of an accurate plan to show compliance with the Building Code before the permit can be issued for the above work, because the Parish Hall is undoubtedly a place of public assembly and the door in front of which this vestibule will be is evidently one of the doors counted as a required means of egress—probably the entrance door.

It is not known whether or not the present door opens outward or not. If it does not swing outward now, I strongly recommend that you make it to swing outward for safety of the occupants of the Parish Hall, if more than 50 persons would likely assemble there; also that you equip the present door with suitable hardware to make sure that persons can always open the door from the inside without requiring a key or any special knowledge as to bolts, etc., but merely by turning the usual knob or pressing on the usual thumb latch. If more than 150 persons may be accommodated in the hall at one time, it would be best to equip the existing door with anti-panic hardware.

As to the new vestibule and the new door, we shall need an accurate plan to scale showing the present door, the swing of it, the proposed door in the vestibule and the swing of it also together with the kind of lockset to be used on the new door.

If the size of the Parish Hall is such that more than 50 persons could be accommodated, the new vestibule door will have to swing outwards as indicated on the sketch, and if more than 150 persons could be accommodated at one time in the Parish Hall, the new door will have to be equipped with anti-panic hardware.

The plan view on the sketch does not show the steps, but the elevation looks as though the steps took off directly outside of the new door. This is not allowable for there must be a platform outside of the door at least 3' in depth and at the same level as the vestibule floor. A threshold and weather stripping is allowed of course under the door, but no step-down directly under the swing of the door. The outside stairs require a handrail on at least one side, and if more than 40" wide, a handrail full length on both sides and the handrail should extend from the building across the platform outside and down the steps to the ground.

The plan should also show that the vestibule floor is to be at the same level as the floor inside the present Parish Hall without step-down at the existing doorway.

The construction of the steps outside the proposed vestibule has not been shown. No doubt that will be made substantial enough, but some type of foundation, either cedar posts or masonry piers are required to extend no less than 4' below the surface of the ground and no less than 6" above the surface of the ground to support the lower end of the steps well above the dampness of the ground. If there is a concrete walk in good condition for these steps to land upon, however, we shall not insist upon this foundation below frost. However, if necessary to build a new walk at the foot of these steps, the foundation below frost should be provided.

St. Paul's Episcopal Church
Mr. Kishel Kahill ————— 2

October 8, 1947

The issuance of the permit will be hastened and your cooperation will be much appreciated if you will undertake to make a sketch to scale which will show up all of these features so that our record may show compliance as it is required to do before the permit is issued. The usual reaction to such a letter as this is for someone to come down and talk things over. Amid the tremendous volume of work coming into this office every day, it is difficult, even impossible, "or" to advise with everyone who wants to do work. If this letter is not understood, I shall be glad to explain further, but a reasonably clear plan is what we need most of all before the permit may be issued.

Very truly yours,

Inspector of Buildings

Enclosure/S

P.S. The Parish Hall under the Public Assembly Ordinance is evidently a Class B place of public assembly in the sense that the Public Assemblage Ordinance does not apply to the existing hall in mandatory fashion. The Building Code does apply, however, as regards the new work. The Public Assemblage Ordinance represents standards of safety established by the City Council under authorization of State Law and applies to such halls as this as recommendations for safety for a guide to the officers or boards who are responsible for the safety of the occupants of such a building. In this connection I am enclosing to the Church a copy of the Public Assemblage Ordinance with the thought that they will compare the standards of the ordinance with the conditions which exist both in the Parish House and in the Church, and as far as possible and as soon as possible bring any substandard features up to what is considered safe by the law.

Enclosure to the Church: Copy of Public Assemblage



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

Class of Building or Type of Structure Second Mixed Class

Portland, Maine, October 8, 1947.

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 277 Congress Street

Within Fire Limits? Yes Dist. No. 2 1

Owner's name and address St. Paul Episcopal Church, 277 Congress St. Telephone 4-1076

Lessee's name and address R. J. Harrel ~~1121 Congress St.~~ Telephone 4-1076

Contractor's name and address Mishel Kahill, 1121 Congress St. Telephone

Architect Telephone

Proposed use of building Parish Hall Specifications Plans Yes No of sheets 1

Last use Erick No. families

Material cedar No. stories 2 Heat Style of roof

Other buildings on same lot Church Roofing

Estimated cost \$ 1000x 150 Fee \$ 1.00

General Description of New Work

To construct 4'x6' addition to front of parish hall for vestibule.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

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 10' Height average grade to highest point of roof

Size, front depth No. stories 1 solid or filled land? solid earth or rock? earth

Material of foundation cedar posts Thickness, top bottom cellar

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 fuel

Framing lumber—Kind hemlock Dressed or full size? dressed

Corner posts 4x4 Sills 4x6 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 2x6 2nd 3rd roof 2x4

On center: 1st floor 16" 2nd 3rd roof 16"

Maximum span: 1st floor 4' 2nd 3rd roof 4'

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

St. Paul's Parish

INSPECTION COPY

Signature of owner By:

Mishel Kahill

Permit No. 471
Location 272 Congress St.
Owner St. Paul Episcopal
Date of permit 10/1 147
Notif. closing-in
Inspn closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued

NOTES

R. J. Smith 10/147

Permit No. 2039 EXPIRED

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class NOV 2, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter or tear down 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 277 Congress Street Ward 2 Within Fire Limits? yes Dist. No. 1

Owner's or lessee's name and address St. Paul's Episcopal Church Telephone _____

Contractor's name and address James E. Henningar, 80 Murray Street Telephone no

Architect's name and address _____

Proposed use of building Parish Hall No. families _____

Other buildings on same lot _____

Plans filed as part of this application? no No. of sheets _____

Estimated cost \$ 100 Fee \$.50

Material <u>brick</u>	No. stories <u>2</u>	Heat <u>Gas</u>	Style of roof <u>flat</u>	Roofing <u>T&G</u>
Last use <u>Parish Hall</u>	No. families _____			

General Description of New Work
 To remove wooden truss carrying portion of flat roof of building and support this section by providing a 15" standard I-beam carrying 42,000 lbs. to the foot to support the present roof joists and additional joists 2x9 to be provided beside each existing roof joist. This new I beam to be supported at each end partially on the existing brick walls and partially upon 6x6 spruce posts supported on the top flanges of the existing I-beam. Over the second floor, the I beam to support a roof area 11' x 82' 9" as indicated on statement of design attached which is signed by H. C. Elliott of Megquier & Jones Co.

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 _____	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 _____	earth or rock? _____			
Material of underpinning _____	Thickness, top _____	bottom _____		
Kind of Roof _____	Height _____	Thickness _____		
No. of chimneys _____	Rise per foot _____	Roof covering _____		
Kind of heat _____	Material of chimneys _____	of flue _____		
Corner posts _____	Sills _____	Type of fuel _____		
Material columns under girders _____	Is gas fitting involved? _____			
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.	Size _____	Max. on centers _____		
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

St Paul's Episcopal Church

Signature of owner By James E. Henningar

INSPECTION COPY



GENERAL PLUMBERS CO.

Permit No. _____

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, November 21, 1916

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 277 Congress Street Ward 8 Within Fire Limits 7th Dist. No. 1

Owner's or lessee's name and address St. Paul's Episcopal Church Telephone _____

Contractor's name and address James E. Bonnivier, 89 Murray St. Telephone nc

Architect's name and address _____

Proposed use of building Parish Hall No. families _____

Other buildings on same lot _____

Plans filed as part of this application? no No. _____

Estimated cost \$ 50.00 \$.50

Description of Present Building to be Altered

Material brick No. stories 2 Heat Style of roof _____

Last use Parish Hall No. families _____

General Description of New Work

To remove wooden truss carrying portion of flat roof of building and support new section of roof on 4 beam built-up of 6x8 beams, full size, full size, 4x8 on each side of this 6x8. This beam will be supported on 8x8" iron pipe columns. Each turn will be carried on existing 20x10-beam second floor. Existing rafters 20x10 will be reinforced by placing 2x8 spruce nail-sawn rafters beside each one. The new span of these rafters will be approximately 16'. Spacing of 4" iron pipe columns will be approximately 8'.

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

Spruce

Details of New Work

Full size

Height average grade to top of plat.

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 _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of height _____

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 usually 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

St. Paul's Episcopal Church

Signature of owner By James E. Bonnivier

INSPECTION COPY

433

Ward 2 Permit No. 366059
Location 277 Congress St.
Owner St. Paul's Episcopal Church
Date of permit 11/12/2001

Notif. closing-in

pr. closing-in

Final Notif.

Final Inspn. 2/15/02

Cert. of Occupancy issued Name

NOTE:

12/3/01 - No inspection made

21/12/01 - no inspection

12/3/01

12/7/01 - Same (C&G)

12/12/01 - Same (C&G)

File 85 31

March 16, 1929

Mr. J. C. Hanson,
168 Washington Ave.
Portland, Maine.

Dear Sir:

With reference to the proposed alteration in the parish
House of St. Paul's Church at the rear of 277 Congress Street, the
following matters are called to your attention:

1. The fifteen inch X-beams which you have indicated to
support the second floor are not heavy enough.
2. Exit lights should be provided over the new
double door from the first story and also over the doorway leading
to the existing door in the first story. These exit lights should
have the globe the word "exit" painted upon them the letters of the
word being two and one half inches in height. These exit lights and
in fact all of the exit lights of the building should be upon a
separate circuit from the other lights. If a new exit door is pro-
vided upstairs leading to a fire escape it should be similarly
equipped.
3. The present exit door in the first story should be
made to give outward.
4. Anti-panic hardware should be provided on both exit
doors in the first story and also on the exit door leading to the
fire escape from the second story if the same is provided.
5. Section 136 of the Building Ordinance requires certain
chemical fire extinguishers in the building which you should bear in
mind and provide for before the building is occupied after recon-
struction.
6. More information is needed as regards the size of the
boiler room, the means of access to the boiler room from the first
story and also as regards the obstruction over the boiler room at
the front of the stage. It will be necessary that the ceiling of
the boiler room be plastered upon metal lath and probably necessary
to enclose the stairs to the boiler room with a stud partition covered
with a self-closing fire

{J. C. H. - 2}

We have issued a preliminary permit for the excavation only
on this job and appreciate it very much if you would get those
details well in order as promptly as possible so that we could issue the
general permit.

Very truly yours,

Inspector of Buildings.

R/S



PERMIT ISSUED

Permit No. 133

MAR 19 1929



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, March 2, 1929

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 Rear 277 Congress Street Ward 2 Within Fire Limits? Yes Dist. No. 1

Owner's or lessee's name and address St. Paul's Episcopal Church, Reh Yenton Telephone _____

Contractor's name and address Owner Telephone _____

Architect's name and address _____

Proposed use of building Hall, first floor and parish purposes No. families _____

Other buildings on same lot _____

Description of Present Building to be Altered

Material brick No. stories 2 Heat stove & steam Style of roof _____ Roofing _____

Last use stable and hall No. families _____

General Description of New Work

To excavate and build foundation for small cellar for heater

To key remove present brick floor and lay hard wood floor, first floor

To remove wooden girders on second floor and replace with steel beams to rest on brick pilasters

To brick up present stable doors and cut in new door on Lower Street side of bldg.

To cut in about eight new windows on 1st floor

Preliminary permit for EXCAVATION Details of New Work Supersedes application of
ONLY given 3/9/29 10/26/27

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

Material of foundation cement Thickness top 10" bottom 12" _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Roof covering _____

No. of chimneys no Material of chimneys _____ of lining _____

Kind of heat steam Type of fuel coal Distance, heater to chimney 24'

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? _____ Size of service _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on c _____

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

Plans filed as part of this application? no No. sheets _____

Fee \$ 1.00

Estimated cost \$600.

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 J. L. Hanover

INSPECTION COPY



G. Robinson Whitten
Architect

Warren Turner
Department of Building Inspections
City of Portland
389 Congress Street
Portland, Maine 04101

2 December 1988

re: 277 Congress Street

Dear Mr. Turner:

Thank you for your recent help with regards to the correct zoning of 277 Congress Street. The zoning issue was a potential problem in my being able to acquire the building and use it for an architectural office.

Now that the location has been clearly established as being in the B-2 zone I can move ahead with the purchase from the current owners. I hope to begin wor' on the property in the early spring.

We anticipate the restoration and renovation will take approximately four to six months. In the meantime, the current owners will close and secure the building from the weather and vandals.

Thank you for your help in this matter.

Sincerely,

G. Robinson Whitten AIA

GRW/ch

G. Robinson Whitten
Architect

2 December 1988

Warren Turner
Department of Building Inspections
City of Portland
389 Congress Street
Portland, Maine 04101

re: 277 Congress Street

Dear Mr. Turner:

Thank you for your recent help with regards to the correct zoning of 277 Congress Street. The zoning issue was a potential problem in my being able to acquire the building and use it for an architectural office.

Now that the location has been clearly established as being in the B-2 zone I can move ahead with the purchase from the current owners. I hope to begin work on the property in the early spring.

We anticipate the restoration and renovation will take approximately four to six months. In the meantime, the current owners will close and secure the building from the weather and vandals.

Thank you for your help in this matter.

Very truly yours,
GRW
G. Robinson Whitten AIA

GRW/ch

37 Silver Street Box 404 DTS Portland, Maine 04112 207 774 0111 Member AIA

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 217 Congress St.

Date of Issue 3/29/91

Issued to Jeffrey Shafran

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. 90/2001, 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

First floor, rear - ONLY

Selling Units

Second floor -

Third floor -

Limiting Conditions:

This certificate supersedes
certificate issued

Approved

(Date)

Inspector

Director of Buildings

This certificate monitors lawful use of building or premises and ought to be transferred from owner to owner when property is sold. Copy will be furnished to owner at lease for one dollar.

902001

Permit # 902001 City of Portland BUILDING PERMIT APPLICATION Fee \$270. Zone _____ Map # _____ Lot# _____

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

Owner: Jeff Safrin-SHAFFNAN Phone # 772-5357
Address: C/o Tomm's Hardware; PtdLOCATION OF CONSTRUCTION 117 Steep Falls St. SEContractor: A.C. H. Inc. Sub: 675-2383

Address: P.O.BX 137; Steep Falls, ME 04085

Est. Construction Cost: \$9,000. Proposed Use: 3-fam renovation Zoning: R-2Past Use: 3-fam# of Existing Res. Units: 2 # of New Res. Units: 1Building Dimensions: L 20 W 20 Total Sq. Ft. 400# Stories: 1 # Bedrooms: 3 Lot Size: 20' x 40'Is Proposed Use: R-2 Residential Condominium ConversionExplain Conversion: Interior renovation

Foundation:

1. Type of Soil: Clay
2. Sills: Front Yes Rear No Side(s) None
3. Foundation Size: 12' x 20'
4. Other: None

Floor:

1. Sill Size: 2x4 Sills must be anchored.
2. Girder Size: 4x6
3. Lally Column Spacing: 16" O.C. Size: 4x6
4. Joists Size: 2x6 Spacing 16" O.C.
5. Bridging Type: Diagonal Size: 1x6
6. Floor Sheathing Type: OSB Size: 1/2"
7. Other Materials: None

Exterior Walls:

1. Studding Size: 2x4 Spacing: 16"
2. No. windows: 4
3. No. Doors: 1
4. Header Size: 2x6 Span(s): 8'
5. Bracing: Yes Yes No
6. Corner Posts: Yes Size: 2x6
7. Insulation Type: Fiberglass Size: 1x6
8. Sheathing Type: OSB Size: 1/2"
9. Sliding Type: None Weather Exposure: Exterior
10. Masonry Materials: None
11. Metal Materials: None

Interior Walls:

1. Studding Size: 2x4 Spacing: 16"
2. Header Sizes: 2x6 Span(s): 8'
3. Wall Covering Type: Plasterboard
4. Fire Wall if required: None
5. Other Materials: None

White-Tax Assessor Yellow-GPCOG

For Official Use Only **PERMIT ISSUED**

Date: <u>8/24/90</u>	Subdivision: <u>None</u>
Inside Fire Limits: <u>None</u>	Name: <u>City of Portland</u>
Block Code: <u>None</u>	Lot: <u>None</u>
Time Limit: <u>None</u>	Ownership: <u>Public</u>
Estimate Cost: <u>\$50,000</u>	City Of Portland

Review Required:

Zoning Board Approval: Yes Yes No No Date: 8/24/90
 Planning Board Approval: Yes Yes No No Date: 8/24/90
 Conditional Use: None Variance None Site Plan None Subdivision: None
 Shoreland Zoning: Yes No Floodplain: Yes No No
 Special Exception: None
 Other: None Explain: OK

HISTORIC PRESERVATION

- Ceiling:
1. Ceiling Joists Size: 2x6 Not in Historic Landmark
 2. Ceiling Strapping Size: 1x6 Spacing: 16" Does not require review.
 3. Type Ceilings: Plaster
 4. Insulation Type: Fiberglass Size: 1x6 Requires Review.
 5. Ceiling Height: 8'

- Roof:
1. Truss or Rafter Size: 2x6 Span: 12' Action: Approved.
 2. Sheathing Type: OSB Size: 1/2" Approved with conditions.
 3. Roof Covering Type: Shingles Color: Black

- Chimneys:
1. Type: Brick Number of Flue Places: 2 Signature: None

- Heating:
1. Type: Gas Number of Pipe Places: 2

- Electrical:
1. Service Entrance Give: None Smoke Detector Required: Yes Yes No No

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

- Swimming Pools:
1. Type: None
 2. Pool Size: 8' x 12' Square Footage: 96
 3. Must conform to National Electrical Code and State Law.

Permit Received By: Louise E. ChaseSignature of Applicant: David J. Moore **PERMIT ISSUED 8/24/90**Signature of GPO: None **NOTICE OF PERMIT ISSUED 8/24/90**Inspection Dates: None

White-Tax Assessor Yellow-GPCOG Copyright GPCOG 1988

PLOT PLAN

N

FEES (Breakdown From Front)

Base Fee \$ 270
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

	Type	Inspection Record	Date
		/ /	/ /
		/ /	/ /
		/ /	/ /
		/ /	/ /

- C 16-10-90 - Draft work in progress OK. ad
 -1-90 - WIP/OK
- 1-14-91 - General Work in progress OK.
- 1-18-91 - Call Jeff Shaffer and additional time to get a change. Same for 1st set in having additional for commercial use. The draft can be in the agenda.
- 3-23-91 - Issue CO for 1FL/RE - 2, 3 FL

 Signature of Applicant _____ Date _____

BUILDING PERMIT REPORT

ADDRESS: 277 Congress DATE: 5/07/90

REASON FOR PERMIT: Tentative construction

BUILDING OWNER: Jeffrey Shulman

CONTRACTOR: Jeff C.A.C. Inc.

PERMIT APPLICANT: R3*4x5 R7*

APPROVED: ✓ REFILED: ✓

CONDITION OF APPROVAL OR REFILE:

- ✓ 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- ✓ 2.) Protection must be taken to protect concrete from freezing.
- ✗ 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- ✗ 4.) 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.
- ✗ 5.) 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.
- ✗ 6.) Every sleeping room below the fourth story in buildings of Groups R and I-1 shall have at least one separable window or exit door approved for emergency egress or rescue. The units must be separable 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 (0.53m²). 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).
- ✗ 7.) 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 of sleeping area in buildings of Use Groups R 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 Groups 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.

- 8.) 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 fireresistance 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.
- 9.) 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.
- 10.) 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."
- 11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,

J. Samuel Hoffses
Chief of Inspection Services

/el
11/16/88

Martin Luther
Department of Building Inspections
City of Portland
309 Congress Street
Portland, Maine 04101

December 1988

re: 277 Congress Street.

Dear Mr. Luther:

Thank you for your recent help with regards to the correct zoning of 277 Congress Street. The zoning issue was a potential problem in my being able to acquire the building and use it for an architectural office.

Now that the location has been clearly established as being in the B-2 zone I can move ahead with the purchase from the current owners. I hope to begin work on the property in the early spring.

I anticipate the restoration and renovation will take approximately four to six months. In the meantime, the current owners will assess and secure the building from the weather and vandals.

Thank you for your help in this matter.

Sincerely,

P.G. Whitten
G. Robinson Whitten, AIA

GTM/ch

10/2/88

10/2/88

10/11/88

10/11/88



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

135
F

March 28, 1991

Jeffrey & Theda Shafran Jts.
273 Congress Street
Portland, ME 04101

DU: 3

RE: 275-277 Congress St. 21-E-28

Dear Mr. & Mrs. Shafran:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely yours,
Joseph E. Gray, Jr., Director
Planning & Urban Development

P. Samuel Hoffses
Chief of Inspection Services

Code Enforcement Officer (7)
Arthur Addato

jmr



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Date: March 28, 1991

Jeffrey & Theda Shafran Jts.
273 Congress Street
Portland, ME 04101

RE: 275-277 Congress Street - Entire
Vacant 21-E-28

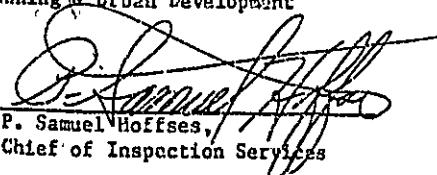
Dear Mr. & Mrs. Shafran:

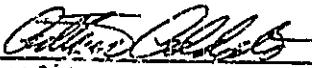
This is to inform you, as owner or agent of the property located at 275-277 Congress Street - Entire, Portland, Maine, that we have released the ~~representative(s)~~ for property from posting.

Therefore, you may rent the ~~space(s) occupied by structure~~ to others or occupy it yourself.

If any additional information is desired, visit or call this office.

Sincerely yours,
Joseph E. Gray, Jr., Director
Planning & Urban Development

By 
P. Samuel Hoffses,
Chief of Inspection Services

 C.E.O.
Arthur A. C. Miller
Code Enforcement Officer (7)

jmr

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE 207-774-8300



CITY OF PORTLAND

OK-
3-28-91
aa

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Date: July 25, 1988

Jeffrey & Theda Shafran Jts.
273 Congress Street
Portland, MAINE 04101

Re: 275-277 Congress St. - vacant - fire
(21-E-28)

Dear Mr. & Mrs. Shafran:

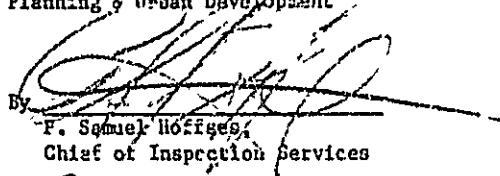
As owner or agent of the above referred property, you are hereby notified that as a result of its opened condition, the structure poses a serious threat to the public health and safety.

You are hereby ordered to make the structure secure by boarding up all doors, windows, and other openings on all vertical walls of the structure so that no danger to life or property, or fire hazard shall exist. You must also remove all debris, if any, from the yard surrounding the structure.

Pursuant to State Statute 17, MRSA Section 285b, the City has the right, and may exercise that right, to secure the structure and to recover from you the expense in so doing if you have not complied with this order on or before immediately.

If you have any questions regarding this action, you may contact this office by calling 775-5451, Ext. 311 or 346.

Sincerely yours,
Joseph E. Gray, Jr., Director,
Planning & Urban Development


By
F. Samuel Hoffs,
Chief of Inspection Services


Arthur Addato (7) C.E.O.

jmr



G. Robinson Whitten
Architect

Warren Turner
Department of Building Inspections
City of Portland
389 Congress Street
Portland, Maine 04101

2 December 1988

re: 277 Congress Street

Dear Mr. Turner:

Thank you for your recent help with regards to the correct zoning of 277 Congress Street. The zoning issue was a potential problem in my being able to acquire the building and use it for an architectural office.

Now that the location has been clearly established as being in the B-2 zone I can move ahead with the purchase from the current owners. I hope to begin work on the property in the early spring.

We anticipate the restoration and renovation will take approximately four to six months. In the meantime, the current owners will close and secure the building from the weather and vandals.

Thank you for your help in this matter.

Sincerely,

G. Robinson Whitten AIA

GRW/ch

37 Silver Street Box 404 DTS Portland, Maine 04112 207 774 0111 Member AIA



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

January 26, 1988

Jeffrey & Theda Shafran Jts.
17 Wingate Drive
Portland, Maine 04102

Re: 275-277 Congress Street 2-E-28

Dear Mr. & Mrs. Shafran:

As owner or agent of the property located at 275-277 Congress Street,
Portland, Maine, you are hereby notified that as the result of a recent (Inspection on
fire), the vacant structure is hereby declared unfit for human occupancy.

The above mentioned structure is to be kept vacant so long as the following conditions
continue to exist thereon:

Article V - 120 - The property is damaged, decayed, deteriorated, insanitary
and unsafe (or vermin infested) in such a manner as to
create a serious hazard to the health, safety and general
welfare of the occupants or the public.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned
without the written consent of the Health Officer or his agent, certifying that the
conditions have been corrected.

You are also hereby ordered to make the above mentioned property safe and secure so that
no danger to life or property or fire hazard shall exist thereon. This can be accomplished
by boarding up doors and windows and other openings at all levels of the structure. You
are ordered to do this on or before immediately, or we will have no choice but
to refer this matter to the Corporation Counsel for legal action as the law allows.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By

P. Samuel Hoffses,
Chief of Inspection Services

Arthur Rowe
Code Enforcement Officer - Arthur Rowe (IOT)

REINSPECTION RECOMMENDATIONS

LOCATION 275-277 CongressPROJECT E2INSPECTOR AdelsteinOWNER Jeffrey S. Adelstein

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
<u>1-26-88</u>					

A reinspection was made of the above premises and I recommend the following action:

DATE <u>3-28-88</u>	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" "POSTING RELEASE" <i>(Handwritten)</i>
	SATISFACTORY Rehabilitation in Progress <i>(Handwritten)</i>
	Time Extended To:
	Time Extended To:
	Time Extended To:
	UNSATISFACTORY Progress Send "HEARING NOTICE" "FINAL NOTICE"
	"NOTICE TO VACATE" POST Entire POST Dwelling Units
	UNSATISFACTORY Progress "LEGAL ACTION" To be Taken
<u>3-28-88</u>	INSPECTOR'S REMARKS: <u>RPV/VAC/OK</u>
<u>4-25-88</u>	<u>RPV - OK</u>
<u>5-23-88</u>	<u>RPV - OK</u>
<u>6-21-88</u>	<u>RPV - NO</u>
<u>7-20-88</u>	<u>RPV - loose roof material and guttering, etc. may fall & damage dwelling owner liable to fallar.</u>
<u>12-6-88</u>	<u>Bldg. Being sold. New owner to INSTRUCTIONS TO INSPECTOR: renovate to business use.</u>
<u>12-27-88</u>	<u>RPV - NO - in transition</u>
<u>1-23-89</u>	<u>RPV - NO - VAC.</u>
<u>2-22-89</u>	<u>RPV - " "</u>
<u>3-21-89</u>	<u>RPV - " "</u>



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date, 9/21/90, 19
Receipt and Permit number 01603

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: 27 Congress Street

OWNER'S NAME: Jeff Scafner ADDRESS: same

OUTLETS: FEES

Receptacles 90 Switches _____ Plugmold _____ ft. TOTAL 5.00

FIXTURES: (number of)

Incandescent 30 Flourescent _____ (not strip) TOTAL 3.60

Strip Flourescent _____ 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 (describe)

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) 30 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: 8.60

INSPECTION:

Will be ready on 19; or Will Call xx

CONTRACTOR'S NAME: Majorano Elec.

ADDRESS: 98 Portland St.

TEL: 774-3572

MASTER LICENSE NO.: 4482 SIGNATURE OF CONTRACTOR: John E. Majorano

LIMITED LICENSE NO.:

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

INSPECTIONS: Service _____ by _____
Service called in _____
Closing-in 11-26-90 by JB
12-5-90

PROGRESS INSPECTIONS 12-6-90 / _____ / _____

ELECTRICAL INSTALLATIONS —
Permit Number 91603
Location 277 Concourse
Owner Jeff Scafiner
Date of Permit 9-21-90
Final Inspection 8-31-93 WMPD50-Nc
By Inspector 946
Permit Application Register Page No. 946