

635 CONGRESS STREET

SHAW-WALKER

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Eastern Realty Company
364 Forest Ave.
Portland Maine

December 11, 1961

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at #635-641 Congress St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Albert J. Sears

Albert J. Sears
Inspector of Buildings

AJS/jg

Eradication of this building has been completed.

J. L. Klein
12-12-61

BP-61/1742 635-641 Congress St.

April 27, 1962

Eastern Realty Company
364 Forest Avenue

Gentlemen:

Since we do not know what your plans are for use of the vacant land left after demolition of the buildings at the above named location, it seems best to let you know that under the Zoning Ordinance a certificate of occupancy is required from this department before a use such as an off-street parking lot may be lawfully established there. The Ordinance contains a number of requirements for such a lot. We will be glad to furnish upon request an outline of such requirements and information as to the filing of an application for a certificate of occupancy.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



B3 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Second Class

Portland, Maine,

December 11, 1961

PERMIT ISSUED
DEC 13 1961
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 635-641 Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address R. H. Rines Co., Inc., 477 Congress St. Telephone _____
New owner Eastern Realty Co., 364 Forest Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Fred I. Merrill, Inc., 187 Sawyer St., So. Portland Telephone _____
Architect Hodge Excavating Co. Plans _____ No. of sheets _____
Proposed use of building _____ Specifications _____ No. families _____
Last use _____ Style of roof _____ No. families _____
Material brick Stores and theatres _____ Roofing _____
No. stories 1 Heat _____
Other buildings on same lot _____
Estimated cost \$ _____

General Description of New Work

Fee \$ 5.00

To demolish existing 1-story brick building.

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

Indicate letter sent 12-11-61
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** Fred I. Merrill, Inc.

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? _____
Material of foundation _____ Thickness, top _____ bottom _____ earth or rock? _____
Kind of roof _____ Rise per foot _____ Roof covering _____ cellar _____
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: _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

Signature of owner _____
Fred I. Merrill, Inc.

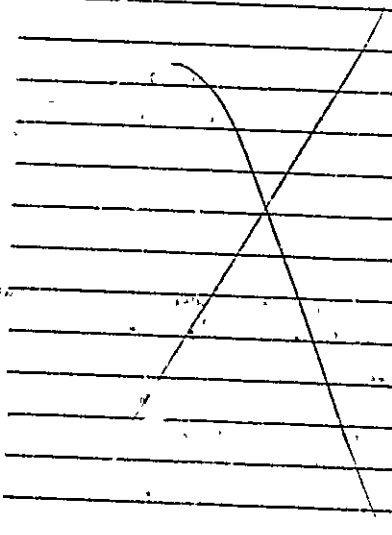
Fred I. Merrill

CS 301

INSPECTION COPY

NOTES

12/15/61 - Work not yet started. - Allan
 12/21/61 - Work started - Allan
 12/29/61 - Work progressing - Allan
 1/12/62 - Work progressing - Allan
 1/19/62 - Demolished. Allan opening left - Allan
 1/26/62 - Work done - Allan
 6/25/62 - No parking here Allan



*18/1

Permit No. 6111744

Location 635-641 Congress St

Owner Edlin, Fred

Date of permit 1/13/62

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, March 29 1961

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 635 E 6th Congress Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address B. H. Rines Co., Inc., 477 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Benjamin Wrecking Co., 99 Main St., So. Fort. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use Stores and theatre No. families _____
 Material brick No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish existing 1-story brick building.

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

1/4/62 - Rat eradication never approved. Another permit was issued 12/11/61 to another contractor for demolition of building. Graduation letter sent 3-29-61.

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 R. H. Rines Co., Inc.**
Att. Richard W. Davis, Pres.

Details of New Work

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

If a Garage

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

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 R. H. Rines Co., Inc.

CS 301

INSPECTION COPY

Signature of owner

Richard W. Davis Pres.

Permit No. 611
Location 635e - 641 Congress St
Owner R. H. Riss Company
Date of permit _____
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES



B3 BUSINESS ZONING

APPLICATION FOR PERMIT

PERMIT ISSUED

00586

MAY 22 1959

CITY OF PORTLAND

Class of Building or Type of Structure _____

Portland, Maine, _____

May 21, 1959

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 635 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Eastland Hotel Corp., 157 High St., Telephone 5411
 Lessee's name and address _____ Telephone _____
 Contractor's name and address F. A. Skinner Co., 127 Main St., So. Portland Telephone 4-4746
 Architect _____ Specifications _____ Plans yes No. of sheets 3
 Proposed use of building Attendants use for parking lot. No. families _____
 Last use _____ No. families _____
 Material steel No. stories 1 Heat _____ Style of roof pitch Roofing Aluminum
 Other buildings on same lot _____ Corrugated
 Estimated cost \$ 400. Fee \$ 2.00

General Description of New Work

To construct steel building 5'x6' on rear of parking lot

Permit issued with Letter

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** _____ contractor

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
 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 9'
 Size, front 6' depth 5' No. stories 1 solid or filled load? solid earth or rock? black top
 Material of foundation wood on cement block top _____ bottom _____ cellar _____
 Material of underpinning platform- 13" from grade Height _____ Thickness _____
 Kind of roof Aluminum Rise per foot _____ Roof covering Aluminum corrugated
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber - Kind 1x4-1/8 Angle iron framework Dressed or full size? _____
 Corner posts 1x4-1/8 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 : 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

F. A. Skinner Corp.

By:

Signature of owner

INSPECTION COPY

F. MacM

PERMIT LICENSE

NOTES

- 4x4 with 2.5 floor jack covering
 sleep
 5/25/59 - Work not started
 6/8/59 - Not started
 6/29/59 - Job completed
 11/3/59 - Work done



9/20

Permit No. 59/586
 Location: 635 Oregon St
 Owner: Ed Stanki & Dale Cleop
 Date of permit 5/22/59
 Notif closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert of Occupancy issued
 Staking Out Notice
 Form Check Notice

AP-635 Congress Street

May 22, 1959

F. A. Skinner Co.
127 Main Street
So. Portland, Maine

cc to: Eastland Hotel Corp.
157 High Street

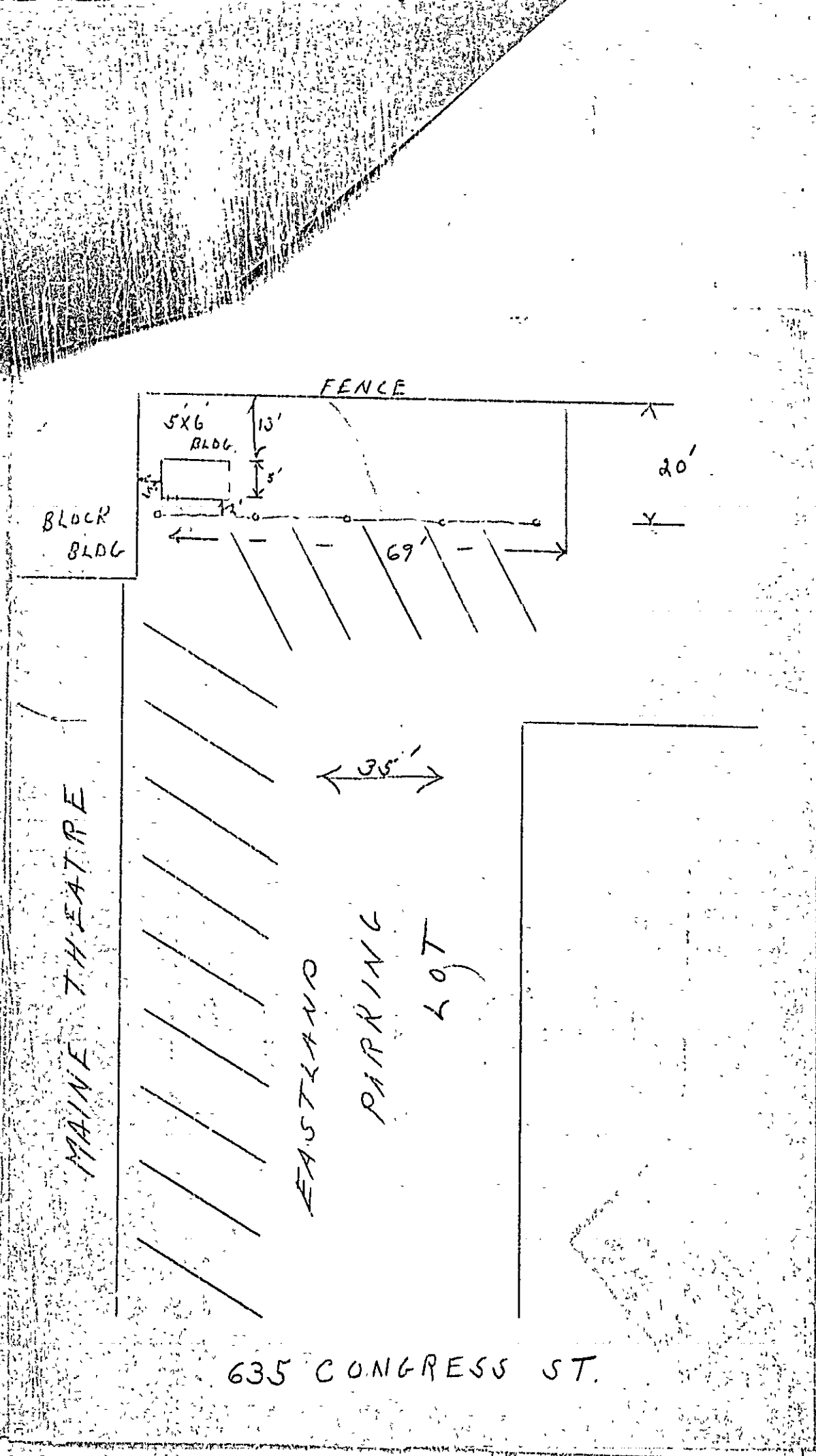
Gentlemen:

Permit for erection of a metal frame building 5 feet by 6 feet for attendant's shelter on parking lot at the above named location is issued herewith. It is understood that 4x8 sills, all one piece in cross section, are to extend around the four sides of the building and that the 2x8 floor joists are to be notched over 2x3 nailing strips spiked to the sides of the sills.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg



BLOCK
BLDG

5x6
BLDG

FENCE

20'

69'

MAINE THEATRE

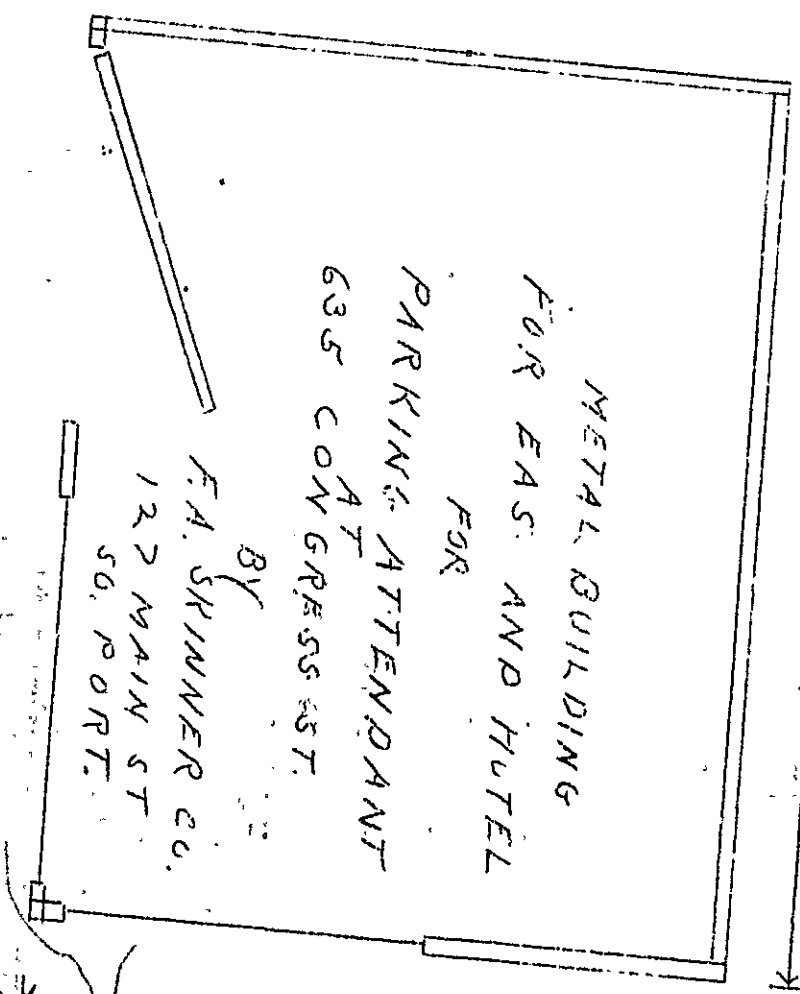
35'

EASTLAND
PARKING
LOT

635 CONGRESS ST.

STEEL FENCE

PLAN

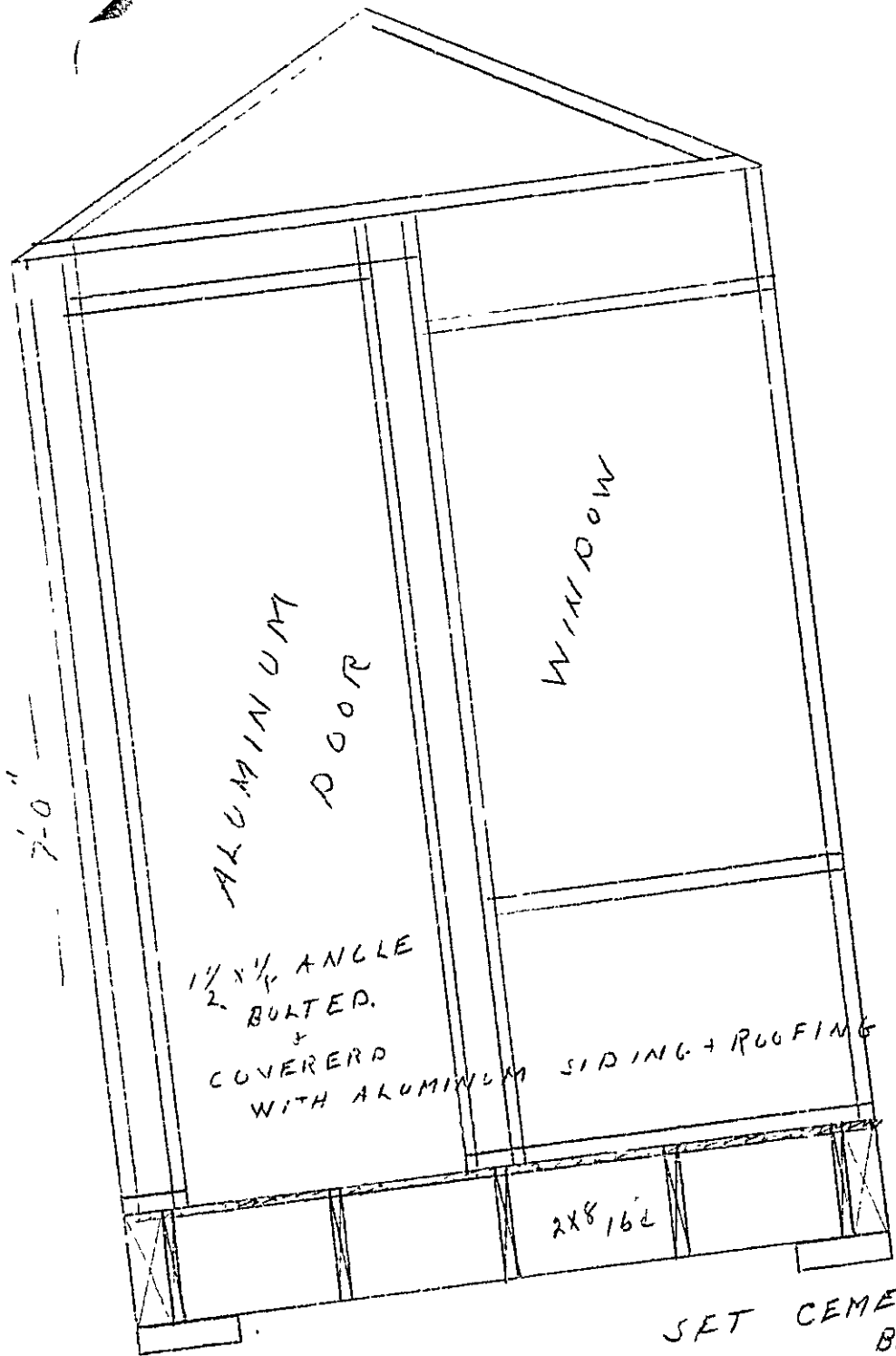


6'-0"

5'-0"

ALUMINUM WINDOWS

POST



ALUMINUM
DOOR

WINDOW

1/2 x 1/4 ANGLE
BOLTED.
+
COVERED
WITH ALUMINUM

SIDING + ROOFING

2x8 162

SET CEMENT
BLOCKS

FRONT

AP-635 Congress Street and 9-11 Deering Street Place

February 17, 1959

Congress Square Hotel Co.
Att. Mr. George F. Kelley, Jr.
157 High Street

cc to: Corporation Counsel

Gentlemen:

A certificate of occupancy for use of the premises fronting on 635 Congress Street and extending back to include the land at 9-11 Deering Street Place for off-street parking for 22 passenger motor vehicles is not issuable because that part of the land fronting on Deering Street Place is in an R-6 Residence Zone where such a use is not allowable under the Zoning Ordinance unless authorized by the Board of Appeals, as specified by Section 7-A-8d thereof.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, at whose office in Room 208, City Hall, appeals are filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/js

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Franklin G. Hinckley, Chairman
Board of Appeals

FROM: Graham S. Finney, Planning Director

SUBJECT: PROPOSED ACCESS - CONGRESS SQUARE HOTEL COMPANY
PARKING LOT

DATE: March 10, 1959

As provided in Section XIV - J - 1 of the Zoning Ordinance, the Planning Board, at its meeting of March 6, 1959, reviewed the plot plan of a proposed parking lot at 635 Congress Street. The proposed pattern of ingress from Congress Street and egress by way of Dearing Street Place was reviewed in the light of traffic conditions. After careful study, the Board approved the proposed pattern as the only feasible pattern if parking is to be permitted on the lot in question.

In granting its approval, the Board was fully aware that an appeal to permit full development of the lot as proposed is now pending before the Board of Appeals and recognized that its action with regard to access is subordinate to the Board of Appeals' decision to approve or disapprove that appeal.

GSP: yds

Graham S. Finney
Planning Director

RECEIVED

MAR 20 1959

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

(COPY)

CITY OF FOKILAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 635 Congress St.
9-11 Deering St. Place

Issued to Congress Square Hotel Co.
157 High St.

Date of Issue April 23, 1959

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. _____, 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
Area shown on plot plan

APPROVED OCCUPANCY
Off street parking lot for
22 passenger cars

Limiting Conditions:
Cars not to exit on to Congress Street.

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Albert J. Sears
Inspector of Buildings

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

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine February 17, 1959

Location 635 Congress Street
9-11 Deering St. Place Zone B-3 and R-6

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for Off-street parking of motor vehicles,

as set forth on the attached site plan (made by William O. Armitage whose address is 23 Mitchell Rd., So. Portland, Me.) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Congress Sq. Hotel Co., 157 High St.

Lessee (name, address and phone number) owner

Is proposed use to be accessory to a building or other use on this lot? No
If so, what is use of building or other use _____

If off-street parking is sought, what is proposed maximum number of vehicles to be parked—passenger cars? 22, commercial vehicles? _____

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)? yes
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? no

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? yes

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Signature of Owner CONGRESS SQUARE HOTEL CO.

Appeal sustained 3/23/59 By Albert S. [Signature]
(duly authorized thereto)

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To Congress Square Hotel Co.,
157 High Street

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below—notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

A continuous bumper guard of adequate strength, the top of which is 20 inches above the surface of the lot, is to be provided just inside and lot lines and also at a point not less than 25 feet from the building on Deering Street Place.
(Date) _____

March 24, 1959

Albert S. [Signature]
Inspector of Buildings

INSPECTION COPY

635 Congress St.

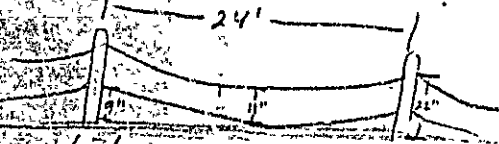
4/23/59 - Certificate of Occupancy
issued. O. K.

4/1/59 - Work starting - Allan

4/2/59 - Posts for fence or guards
on the rear in R-6 zone are up.
Rest of the work not done. -
Allan

4/3/59 - Chain is 1 $\frac{1}{2}$ " 22" high
point near posts. 11" low point
between posts (10 $\frac{1}{2}$ " chain) 11" between
top & bottom chains, 9" high point
bottom chain on the ground in the
middle. - 24' between posts

- Distance from rear lot
line O.K. - will raise chain in
the middle by taking up the
sleech. - No bumper guard on
Congress St. side. - Allan



4/8/59 - Same - Posts are of
the lally column type. - Allan

4/22/59 - Bumper guards all up.
Parking lot O.K. for Certificate
of Occupancy. - Allan

Granted 3/23/59

59/15

DATE: March 12, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF CONGRESS SQUARE HOTEL CO.

AT 635 Congress St. and 9-11 Deering Street Place

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley
Joseph T. Gough
Harry M. Shwartz

Yes

No

Record of Hearing:

Opposed:

Mr. and Mrs. Carleton P. Small - 7 Deering Street

Dr. O. R. Johnson - 18 Deering Street

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

3-12-59

CONDITIONAL USE APPEAL

February 18, 1959

Congress Square Hotel Co., owner of property at 635 Congress St. and 9-11 Deering St. Place under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: permit use of the premises fronting on 635 Congress Street and extending back to include the land at 9-11 Deering Street Place for off-street parking for 22 passenger motor vehicles. This permit is not issuable because that part of the land fronting on Deering Street Place is in an R-6 Residence Zone where such a use is not allowable under the Zoning Ordinance unless authorized by the Board of Appeals, as specified by Section 7-A-8d thereof.

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

Congress Square Hotel Co.
By: [Signature]

APPELLANT

DECISION

After public hearing held March 23, 1959, the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

[Signature]
[Signature]
[Signature]
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 2, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, March 12, 1959, at 4:00 p.m. to hear the appeal of Congress Square Hotel Co. requesting an exception to the Zoning Ordinance to permit use of the premises fronting on 635 Congress Street and extending back to include the land at 9-11 Deering Street Place for off-street parking for 22 passenger motor vehicles.

This permit is presently not issuable because that part of the land fronting on Deering Street Place is in an R-6 Residence Zone where such a use is not allowable under the Zoning Ordinance unless authorized by the Board of Appeals, as specified by Section 7-A-8d thereof.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 9, 1959

Congress Square Hotel Co.
157 High Street
Portland, Maine

Att: Mr. George F. Kelley, Jr.

Gentlemen:

The Board of Appeals will hold a public hearing on
Thursday, March 12, 1959, at 4:00 p.m. in the Council Chamber
of the City Hall, Portland, Maine, to hear your appeal under
the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

March 16, 1959

TO WHOM IT MAY CONCERN:

You are hereby notified that the Board of Appeals has rescheduled for hearing at 4:00 p.m. on March 23, 1959, in the Council Chamber, City Hall, Portland, Maine, the appeal of Congress Square Hotel Co. requesting an exception to the Zoning Ordinance to permit use of the premises fronting on 635 Congress Street and extending back to include the land at 9-11 Deering Street Place for off-street parking for 22 passenger motor vehicles.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

611 ROCKWOOD ROAD
WILMINGTON 2, DELAWARE

5 March 1959

Franklin G. Hinckley Esquire
Chairman, Board of Appeals
City of Portland
Portland, Maine

Dear Sir:

The undersigned are in receipt of a notice of a hearing to be held on March 12th on the appeal of the Congress Square Hotel Company seeking an exception to the Zoning Ordinance of the City of Portland to permit the use of the premises fronting on 635 Congress Street and extending back to include the land at 9-11 Deering Street Place for off-street parking for 22 passenger motor vehicles.

We are part owners of the premises adjoining those of the appellant on Congress Street. We also are part owners of land fronting on Deering Street Place. As such and since neither of us can be present, we wish to go on record with the Board of Appeals as being emphatically in favor of the appellant's appeal.

In our judgment such a user as is proposed will be of distinct advantage to the adjoining properties. And in a broader sense we would suggest our view that any increase in the facilities for off-the-street parking in any business location or on any premises adjacent thereto cannot be otherwise regarded than as a boon to the property owners of the neighborhood, to the general public and to the municipality as tax gatherer.

Respectfully yours,

Dwight C. Jensen
Tom A. Smith

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Franklin G. Hockley, Chairman
Board of Appeals


FROM: Graham S. Finney, Planning Director

SUBJECT: PROPOSED ACCESS - CONGRESS SQUARE HOTEL COMPANY
PARKING LOT

DATE March 10, 1959

As provided in Section XIV - J - 1 of the Zoning Ordinance, the Planning Board, at its meeting of March 6, 1959, reviewed the plot plan of a proposed parking lot at 635 Congress Street. The proposed pattern of ingress from Congress Street and egress by way of Deering Street Place was reviewed in the light of traffic conditions. After careful study, the Board approved the proposed pattern as the only feasible pattern if parking is to be permitted on the lot in question.

In granting its approval, the Board was fully aware that an appeal to permit full development of the lot as proposed is now pending before the Board of Appeals and recognized that its action with regard to access is subordinate to the Board of Appeals' decision to approve or disapprove that appeal.


Graham S. Finney
Planning Director

GSF:yds

REN McDONALD
DIRECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP-635 Congress Street and 9-11 Deering Street Place

February 17, 1959

Congress Square Hotel Co.
Att. Mr. George F. Kelly, Jr.
157 High Street

cc to: Corporation Counsel

Gentlemen:

A certificate of occupancy for use of the premises fronting on 635 Congress Street and extending back to include the land at 9-11 Deering Street Place for off-street parking for 22 passenger motor vehicles is not issuable because that part of the land fronting on Deering Street Place is in an R-6 Residence Zone where such a use is not allowable under the Zoning Ordinance unless authorized by the Board of Appeals, as specified by Section 7-A-8d thereof.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, at whose office in Room 208, City Hall, appeals are filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE March 10, 1959

TO: Mr. Franklin G. Hinckley, Chairman
Board of Appeals
FROM: Graham S. Finney, Planning Director
SUBJECT: PROPOSED ACCESS - CONGRESS SQUARE HOTEL COMPANY
PARKING LOT

As provided in Section XIV - J - 1 of the Zoning Ordinance, the Planning Board, at its meeting of March 6, 1959, reviewed the plot plan of a proposed parking lot at 635 Congress Street. The proposed pattern of ingress from Congress Street and egress by way of Deering Street Place was reviewed in the light of traffic conditions. After careful study, the Board approved the proposed pattern as the only feasible pattern if parking is to be permitted on the lot in question.

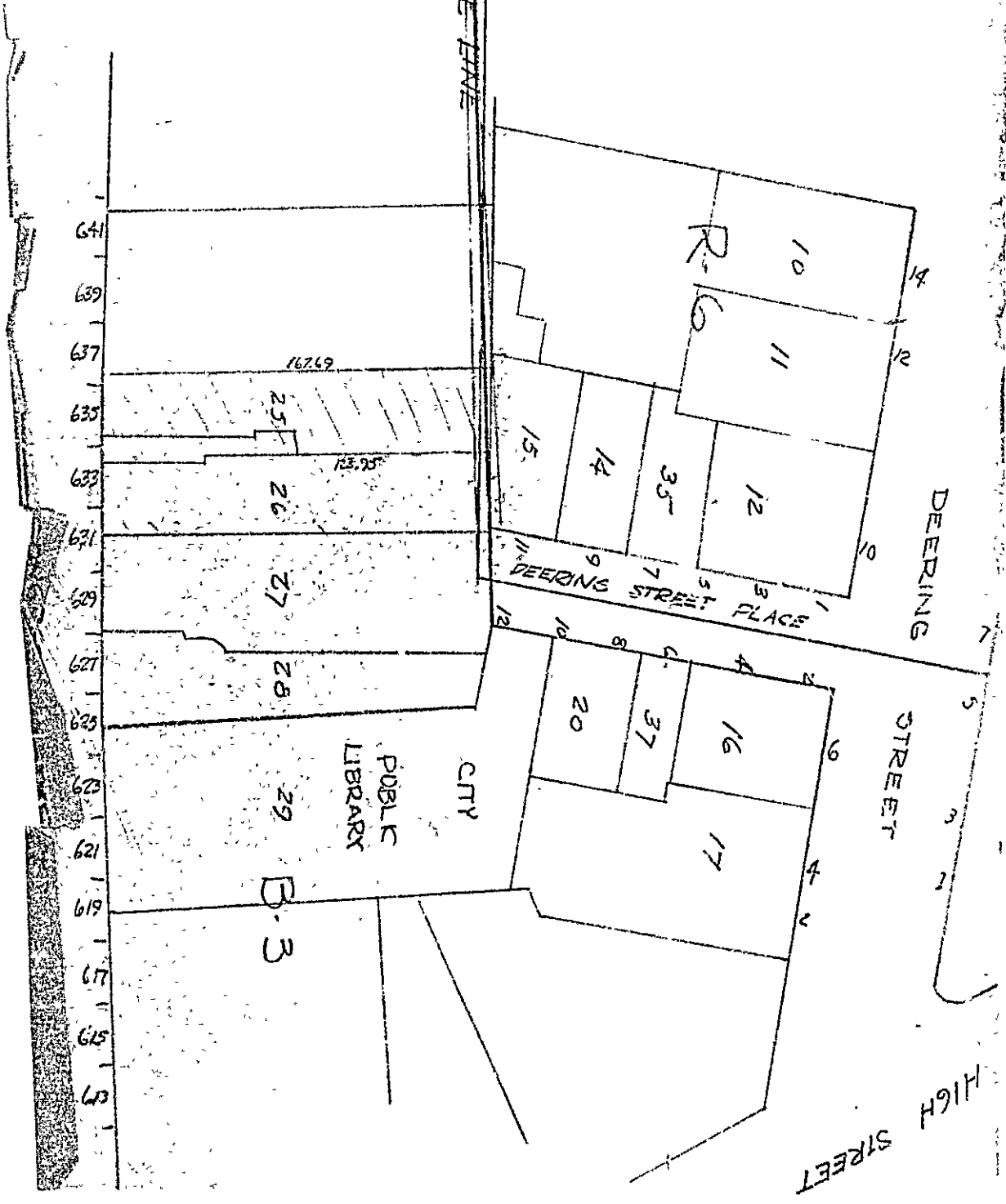
In granting its approval, the Board was fully aware that an appeal to permit full development of the lot as proposed is now pending before the Board of Appeals and recognized that its action with regard to access is subordinate to the Board of Appeals' decision to approve or disapprove that appeal.

Graham S. Finney
Planning Director

GSF:wd

3/14/58

NEW ZONE LINE



May 12, 1958

APCO- 635 Congress Street - - Application of the Zoning Ordinance to the proposed parking lot

Mr. George F. Kelley, Jr., Gen. Mgr.
Congress Square Hotel Company
157 High Street

copy to: Corporation Counsel

Dear Mr. Kelley:

Upon receiving your letter of March 7th, applying for a certificate of occupancy for use of the land at 635 Congress Street (where the building was about to be demolished) and asking more information as to the application of the Zoning Ordinance to the situation, I telephoned you and found that the effort to establish the parking lot was sometime in the future, and that you would furnish a plan of the proposed parking area to accompany your application. We received the plan on May 9th, and one very important discrepancy appears as regards application of the present zoning regulations to the proposal.

As far as we can determine from scaling the Assessor's land map one of the parking spaces and part of another would encroach upon your company's lot at 11 Dearing Street Place (Assessor's Lot No. 46015), and the exit driveway from the entire parking space would run across this lot and enter Hoering Street Place within the limits of the same R6 Residence Zone in which the two lots at 9-11 Dearing Street Place are located. As a result of a court case involving that part of Sec. 7A of the Zoning Ordinance applying to R6 Residence Zones, under which this department had formerly been able to issue certificates of occupancy for parking spaces in R6 Zones, we can no longer issue certificates for such uses under a directive from Corporation Counsel.

Accordingly, since the Zoning Ordinance would not allow this encroachment on an R6 Residence Zone, we should be unable to issue a certificate for any part of the lot at 635 Congress Street for parking unless the plan is changed to avoid the encroachment and to provide some other means of egress from the parking lot than the exit shown through the R6 Zone. It also appears doubtful if the Zoning Board of Appeals have authority to grant an appeal under such circumstances; but you can get more reliable information on that point, if you will consult the Corporation Counsel.

There is now before the City Council a recommendation of the Planning Board for extensive revision of the off-street parking regulations and other changes of the present ordinance. Whether that revision, when adopted, will afford relief to your situation, cannot now be determined. In any case the question will come up as to what particular one of your several buildings, the lot would be intended to serve or would it be for general commercial parking?

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

April 4, 1958

AP - 635 Congress Street
Demolition of Mercantile Building and application of the Zoning Ordinance to
use of the lot

Mr. George F. Kelley, Jr.
Gen. Manager, Congress Sq. Hotel Company
157 High Street

cc to: Benjamin Wrecking Company
12 Farris Street

Dear Mr. Kelley:

Issued to Benjamin Wrecking Company with a copy of this
letter is a building permit for demolition of the building at
635 Congress Street.

While the application for the permit says that the land is
to remain vacant for the present, it is understood that the ultimate
development will be to provide a parking space for motor vehicles;
and that you eventually hope to use for the same purpose the two
vacant lots at 9 and 11 Deering Street Place, perhaps with access to
the enlarged area both from Congress Street and from Deering Street.

It is well understood that the Deering Street Place lots
are in an R-6 Residence Zone where presently a parking area is not
allowable.

May I repeat that none of the area is allowable for park-
ing or any other distinctive use until a certificate of occupancy has
been issued from this department, such a certificate being applied for
to this department on application forms (now in the making) which may
be procured here upon request.

With the application is to be filed a site plan showing all of
the improvements and features required by the Zoning Ordinance. Since a
substantial revision of the Zoning Ordinance affecting, off-street parking,
is now before the City Council for consideration, we cannot at the present
time give you the details of what will be required if and when the revision
is adopted.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC:D

Mr. George F. Kelley, Jr. Gen. Mgr.

(2)

It becomes evident from the layout of the parking spaces that you are relying upon the exit to Deering Street Place, and, if that is not available that the scheme would have to be changed materially. When the plan is revised, please show the additional information of the depth of filling material over the lot, what material will be used for filling, what kind of surfacing will be used, the width of the approach proposed from Congress Street over the public sidewalk, any artificial lighting intended for the lot, and that the chain link fence would be no less than 48 inches high.

If you should decide to restrict the lot without encroachment upon the lots 9-11 Deering Street Place, the fence would have to extend along the rear of the lot at 635 Congress Street.

Before refiling any revised plan, it is necessary to take a print of it to Traffic Engineer Samuel Conner, associated with the Department of Public Works, and get his written approval upon the plan of the approach from Congress Street.

Very truly yours,

Warren H. Id
Inspector of Buildings

WHD:M

P. S.

After this letter had been written a print of the plan filed here on May 9th came down from the Traffic Engineers bearing the approval as to the approach over Congress Street sidewalk; but he also had some suggestions:

(1) He would approve the approach over the curb if it was made 16' wide instead of 12', which it scales on the plan, and suggests you make it that wide; (2) the parking space nearest the Congress Street sidewalk is so close that in order to leave the lot, the car occupying that space would certainly have to back on to the public sidewalk—a situation which seemed to him rather hazardous as well as awkward.

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

April 4, 1958

AP - 635 Congress Street
Demolition of Mercantile Building and application of the Zoning Ordinance to
use of the lot

Mr. George P. Kelley, Jr.
Gen. Manager, Congress Sq. Hotel Company
157 High Street

cc to: Benjamin Wrecking Company
12 Parris Street

Dear Mr. Kelley:

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While the application for the permit says that the land is
to remain vacant for the present, it is understood that the ultimate
development will be to provide a parking space for motor vehicles;
and that you eventually hope to use for the same purpose the two
vacant lots at 9 and 11 Deering Street Place, perhaps with access to
the enlarged area both from Congress Street and from Deering Street.

It is well understood that the Deering Street Place lots
are in an R-6 Residence Zone where presently a parking area is not
allowable.

May I repeat that none of the area is allowable for park-
ing or any other distinctive use until a certificate of occupancy has
been issued from this department, such a certificate being applied for
to this department on application forms (now in the making) which may
be procured here upon request.

With the application is to be filed a site plan showing all of
the improvements and features required by the Zoning Ordinance. Since a
substantial revision of the Zoning Ordinance affecting, off-street parking,
is now before the City Council for consideration, we cannot at the present
time give you the details of what will be required if and when the revision
is adopted.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD:M

RECEIVED BY BUILDING DEPARTMENT
APR 10 1958
CLERK OF BUILDING DEPARTMENT

April 4, 1958

AP - 635 Congress Street
Demolition of Mercantile Building and application of the Zoning Ordinance to use of the lot

Mr. George F. Kelley, Jr.
Gen. Manager, Congress Sq. Hotel Company
157 High Street

cc to: Benjamin Wrecking Company
12 Parris Street

Dear Mr. Kelley:

Issued to Benjamin Wrecking Company with a copy of this letter is a building permit for demolition of the building at 635 Congress Street.

While the application for the permit says that the land is to remain vacant for the present, it is understood that the ultimate development will be to provide a parking space for motor vehicles; and that you eventually hope to use for the same purpose the two vacant lots at 9 and 11 Deering Street Place, perhaps with access to the enlarged area with from Congress Street and from Deering Street.

It is well understood that the Deering Street Place lots are in an R-6 Residence Zone where presently a parking area is not allowable.

May I repeat that none of the area is allowable for parking or any other distinctive use until a certificate of occupancy has been issued from this department, such a certificate being applied for to this department on application forms (now in the making) which may be procured here upon request.

With the application is to be filed a site plan showing all of the improvements and features required by the Zoning Ordinance. Since a substantial revision of the Zoning Ordinance affecting, off-street parking, is now before the City Council for consideration, we cannot at the present time give you the details of what will be required if and when the revision is adopted.

Very truly yours,

Warren McDonald
Inspector of Buildings

wmcD:M

Plan A6



DEERING ST.

ST.

HENRY

10

11

12

1

16

17

35

13

14

19

20

40

15

DEERING ST. PL



23

24

25

26

27

28

PUBLIC LIBRARY

30

64

639

637

635

633

631

629

627

625

623

621

619

CONGRESS ST.

1"=50' WMS 4/3/58

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

March 26, 1958

Congress Square Hotel Co.
579 Congress St.
Portland Maine

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at #635 Congress St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Warren McDonald

Warren McDonald
Inspector of Buildings

WMCD/H

Eradication of this building has been completed.

(46)

4/1/58 OK C Christensen

Edward Christensen

LOCATION 635 Congress Street

DATE Aug. 26, 1958

PERMIT 11/26/58 - [unclear]

INQUIRY [unclear]

COMPLAINT [unclear]

Howard Mitchell from DFW phoned about application for curb cuts to service this parking lot. Upon calling Mr. Kelly of the Congress Square Hotel Co., I found that they filed the application merely to get the job under way. I explained to him that we could not approve the curb cuts until the parking lot was shown to be in compliance with the Zoning Ordinance. He understands that and is going to wait until the parking lot is cleared under the Zoning Ordinance which may be late in the fall. I phone Howard Mitchell of DFW that we could not go along with the curb cuts at this time because of the above situation. W McD.

11/14/58
Called Howard Mitchell
OK we go ahead with curb
cuts. He is for word from
Mr. Kelly that work had
been completed. OK

11/21/58
Mrs Kelly says that no
card will track out onto
Congress Street about
[unclear]

number of stalls will
be such that room
will be left to turn
around within area
of parking lot - *AG*

2/17/59

Plans are used with
application for certificate
of occupancy filed
to day by Mr. Kelly -
AG

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 2, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, March 12, 1959, at 4:00 p.m. to hear the appeal of Congress Square Hotel Co. requesting an exception to the Zoning Ordinance to permit use of the premises fronting on 635 Congress Street and extending back to include the land at 9-11 Deering Street Place for off-street parking for 22 passenger motor vehicles.

This permit is presently not issuable because that part of the land fronting on Deering Street Place is in an R-6 Residence Zone where such a use is not allowable under the Zoning Ordinance unless authorized by the Board of Appeals, as specified by Section 7-A-8d thereof.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Samuel H. Conner, Traffic Engineer
FROM: Warren McDonald, Inspector of Buildings
SUBJECT: Parking Lot at 635 Congress Street

DATE November 26, 1958

Replying to your memo of November 19th concerning the parking lot proposed by Congress Square Hotel Company at 635 Congress Street and the current difficulty of having the exit from the parking lot to Congress Street, it appears that the immediate difficulty is in the way of being solved.

Mr. Kelly of the owning company advises us that they intend to allow only such number of cars to be parked on this narrow lot that there will be maneuvering space to allow the cars parked there to turn around and leave the lot head-on.

You perhaps are aware that the owners are hopeful of getting the right to have the exit on the lot out to Deering Street Place as soon as the Zoning Ordinance gets in a sufficiently settled state that steps toward gaining that right can be taken.

After talking the matter over with Rob Donovan, it was concluded that the best we could do, when Mr. Kelley has the Congress Street lot in compliance with the present Zoning Ordinance, is to issue a certificate for that lot only bearing the condition about always maintaining maneuvering space and never allowing cars to be backed out onto Congress Street.

Inspector of Buildings

WHD/jg

cc to: Mr. Orr
cc to: Mr. Finney
cc to: Mr. Whitney

CONGRESS SQUARE HOTEL CO
A. B. WINES, PRESIDENT

The
Eastland

The
Congress
Square



GENERAL OFFICES
THE EASTLAND

Portland, Me.
March 7, 1958

G. B. Kelley
635

Mr. Warren McDonald
Inspector of Buildings
Dept. of Building Inspection
City Hall
Portland, Maine

RECEIVED
MAR 10 1958
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Dear Mr. McDonald:

In a few days, we expect to start to demolish the buildings at 635 Congress Street and use the land for parking purposes. There will be an entrance to the parking lot on Congress Street but no exit. The exit will be on Deering Street Place. Will you please send me the necessary forms to file for using the land for parking purposes. I understand this land is in the business district.

Also, will you please advise whether there has been any change in the zoning law since your letter of May 6, 1957 in regard to the proposed parking lot at 9, 11 and 11A Deering Street Place which will adjoin and be an addition to the parking lot at 635 Congress Street.

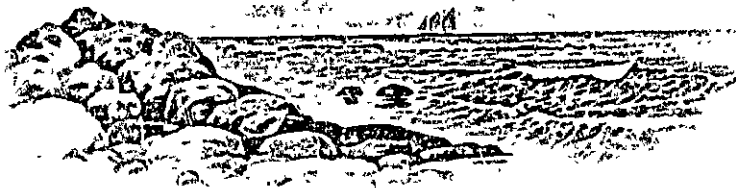
Yours very truly,

CONGRESS SQUARE HOTEL COMPANY

George F. Kelley Jr.
George F. Kelley, Jr.
General Manager

GK:G

pls answer about May 1, 1958
W. J. [unclear]



CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren McDonald, Building Inspector
FROM: Samuel H. Conner, Traffic Engineer
SUBJECT: Parking Lot at 635 Congress Street

DATE November 19, 1958

For some reason the Eastland Hotel has been allowed to open its parking lot beside the Maine Theater on such a basis that entry and exit must be accomplished through a single 16 foot curb cut on Congress Street. This usage of the driveway was not contemplated when approval for the curb cut was given by this office. The plan which was approved called for entrance only to the lot from Congress Street, with exit to be made to Deering Street Place.

Because of the dimensions of the parking area, it will be necessary for parkers to back from the lot across a busy sidewalk and then, while turning, across a marked and busy crosswalk. This, then, requires violation of Section 53 of the Municipal Traffic Ordinance and, more important, threatens the safety of pedestrians and motorists alike. Additionally, it promises increased congestion in an already seriously crowded street.

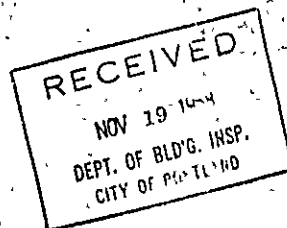
I understand that there are good reasons which preclude use of the parking lot as originally planned, but I do feel that the alternative use which is now possible poses graver problems than the mere violation of a zoning ordinance.

My endorsement on the file plan in your office was based upon the original proposal as submitted and is not intended to o.k. the amendments which have been made to the plan since it crossed my desk.

Samuel H. Conner
Traffic Engineer

SHC/mr

cc - Mr. Orr
- Mr. Finney
- Mr. Whitney





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 26, 1958

PERMIT ISSUED

APR 4 1958

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: 635 Congress St. Within Fire Limits? yes Dist. No. 1

Owner's name and address: Congress Square Hotel, 579 Congress St. Telephone: _____

Lessee's name and address: _____ Telephone: _____

Contractor's name and address: Benjamin Wracking Company, 12 Parria St. Telephone: 3-3585

Architect: _____ Specifications Plans: no No. of sheets: _____

Proposed use of building: _____ No. families: _____

Last use: Store, Restaurant & Apartments. No. families: _____

Material: FRAM No. stories: 3 Heat: _____ Style of roof: _____ Roofing: _____

Other building on same lot: _____ Fee \$ 1.00

Estimated cost \$ _____

General Description of New Work

To demolish 3-story frame building.

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 Department of Public Works of the City of Portland? **YES**

Land to remain vacant for the present.

Permit Issued with Letter

Indicately Amy East
was 46 D254 P36

Permit Issued with Letter

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 CONTRACTOR**

Details of New Work

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

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

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

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing lumber—Kind _____ Dressed or full size? _____

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

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, height? _____

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

Congress Square Hotel Co.

Benjamin Wracking Co.

APPROVED:

INSPECTION COPY

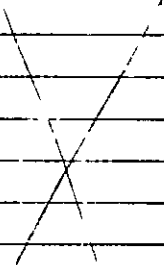
Signature of owner by Benjamin Wracking

C16-254-1M-Mark

FR

NOTES

2/21/58 - Building demolished
 Cellar opening not yet
 all filled in - Cellar
 4/28/58 - Work done - Allow



Permit No. 68/325
 Location 635 (opposite 27)
 Owner Higgins & Associates
 Date of permit 2/21/58
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Point Check Notice

GENERAL BUSINESS LICENSE PERMIT ISSUED

1941

Permit No. 28 1941



APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, June 27, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 1035 Congress Street

Within Fire Limit? Yes Dist. No. 1

Owner of building to which sign is to be attached Congress St. Hotel Co.

Name and address of owner of sign California Fruit Store

Contractor's name and address United Neon Display, 27 Monument Sq. Telephone 2-0695

When does contractor's bond expire? October 1941

Information Concerning Building

No. stories 2 Material of wall to which sign is to be attached wood

Details of Sign and Connections

Electric? yes Vertical dimension after erection 3' Horizontal 5'

Weight 150 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material sheet metal

No. rigid connections super plan Are they fastened directly to frame of sign? _____

No. through bolts _____, Size _____, Location, top or bottom _____, Size _____

No. guys _____, material _____

Minimum clear height above sidewalk or street 16'

Maximum projection into street 5' 10" Fee \$ 1.00

Oliver D. [Signature] Signature of contractor by _____

United Neon Display
M. Leighton

INSPECTION COPY
CITY OF PORTLAND

CERTIFICATE OF COMPLIANCE
REQUIREMENT IS MET

DATE June 23, 1941

Permission is hereby granted to California Fruit Store
a tenant of the building at 635 Congress Street
to erect an outside Neon sign.

George H. H. H.
(Owner of building)



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 10617
MAY 8 1941

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 8, 1941

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 635 Congress Street Use of Building Restaurant No. Stories 4 ~~New/Building~~ Existing "Existing"
Name and address of owner of appliance Thomas Kirlick's 635R Congress St.
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install Penfield Water heater This gas fired appliance will be automatically controlled and in maximum production of heat will not exceed 10 BTU per hour per cubic foot of volume of the room in which it is installed, or a total of 5,000 BTU per hour

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? 1st If not, which story _____ Kind of Fuel gas
Material of supports of appliance (concrete floor or what kind) wood - 6" above floor
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 6"
from top of smoke pipe _____ from front of appliance OVER 4' from sides or back of appliance 12"
Size of chimney flue _____ Other connections to same flue insulated

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Portland Gas Light Co.

INSPECTION COPY

Signature of Installer By Carl W. Morgan

Permit No. 41/617
Location 625B Congress St.
Owner Thomas Kivalis
Date of Permit 5/8/41

Post Card sent _____

Notif. for insp. None

Approval ~~Time~~ 6/26/41 W.S.

Oil Burner Check List (date)

1. Kind of heat Gas Hot Water Heater
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit/vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTHS



GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No.

6936

City of Building or Type of Structure Third and Grand Streets

Portland, Maine, June 30, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 635 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Congress Square Hotel Co. 157 High St. Telephone _____

Contractor's name and address Megquier & Jones Co., 33 Pearl St. Telephone 3-6471

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building Stores and tenements No. families _____

Other buildings on same lot _____ Fee \$.50

Estimated cost \$ 90.

Description of Present Building to be Altered

Material wood No. stories 3-2 Heat _____ Style of roof _____ Roofing _____

Last use Stores and tenements No. families _____

General Description of New Work

To erect metal fire escape on rear of two story section of building as per plan

NOTIFICATION BEFORE LATENESS
OR CLOSING IN IS WAIVED
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS IN THE NAME OF

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 _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Framing Lumber—Kind _____ Dressed or Full Size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____
Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

By Megquier & Jones Co.
Signature of owner _____
By _____

INSPECTION COPY
City of Portland, Maine

John Politicos, 635 Congress St. 1/26/33

Front opening

6x8 ft. on 8' span. good for 6x1333 = 7998

~~8x18x25 + 13x8x25 + 13x8x25 +~~

~~6x8x2x17 =~~

~~3600 + 2600 + 3100 + 1632 = 10,952~~

OK ~~4x18x25 + 13x4x25 + 13x4x25 +~~

~~8x4x2x17 =~~

3600 + 1300 + 1560 + 816 = 7276



GENERAL BUSINESS ZONE PERMIT ISSUED
APPLICATION FOR PERMIT 6088

Class of Building or Type of Structure Third Class JAN 26 1933

Portland, Maine, January 24, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter instalt 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 655 Congress Street Ward 5 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address John Politkos, 635 Congress St. Telephone _____
Contractor's name and address John Nicholas, 1019 Congress St. Telephone F 837
Architect's name and address _____
Proposed use of building restaurant store and tenements No. families _____
Other buildings on same lot _____
Plans filed as part of this application? yes No. of sheets 1
Estimated cost \$ 800. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Last use stores and tenements No. families _____

General Description of New Work

To close two existing street entrances and provide one entrance near center of front.
To enlarge front opening in existing center partition from 4' to 7', putting in 6x8 hard pine on 6x8 upright for support, also 6' opening in rear part of partition with base support.
These changes are to include space formerly used for shoe shining parlor in existing restaurant, first floor. New street door to be double acting.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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 _____
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 John Nicholas

7-2-33

Ward 5 Permit No. 33/86
 Location = 635 Congress St.
John Politicos
 permit 1/26/33
 Noti ing-in
 Insp. ing-in
 Final Notif.
 Final Inspn. 3/13/33
 Cert. of Occupancy issued None

2/2/33 - Same AGJ
 2/6/33 - Same AGJ
 2/13/33 - Same AGJ
 2/18/33 - Same AGJ
 2/27/33 - Same AGJ
 3/2/33 - Same AGJ
 3/13/33 - Work not to be done - A.G.J.
 5/2/33 - Verified today at hearing before Referee not work at request of Attorney Cornwell - in D.
 5/4/33
 Plan given to Mr. Dick.

NOTES
 2/10/33
 Present by
 Bartlett 3rd time
 1/3/33
 1/30/33 - No work

#7704A-1

June 24, 1932

Mr. John Politicos
635 Congress Street
Portland, Maine

Dear Sir:

We are issuing today building permit to Zafiris Vanvakias to make alterations in the front of the store occupied by you at 635 Congress Street.

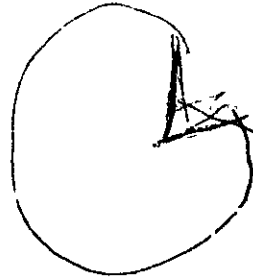
This change contemplated moving the entrance door out to the street line of Congress Street. It occurred to me that you might desire to have a screen door on this entrance door during warm weather. If this is the case you should bear in mind that you will not be permitted to have a screen door swing outwards over the sidewalk of Congress Street which would be the natural way for it to swing if one were to be provided. In other words after the change has been made, it will probably not be possible for you to have a screen door on your entrance doorway.

Very truly yours,

Inspector of Buildings.

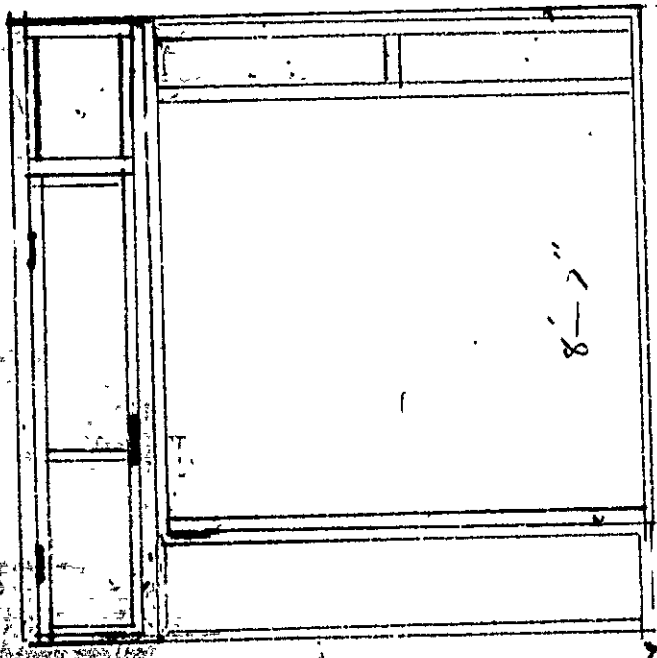
TU/RO

33
13
—
20
429



John Paitikos

635 Congress. Street



8'-7"

9-2 3/4

635 CONGRESS STREET



GENERAL BUSINESS PERMIT ISSUED
 APPLICATION FOR PERMIT **0987**

Class of Building or Type of Structure Third Class **1932**

Portland, Maine, June 26, 1932

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 685 Congress Street Ward 5 Within Fire Limits? Yes Dist. No. 1

Owner's or Lessee's name and address John Politikos, 685 Congress St. Telephone _____

Contractor's name and address Zafiris Vassakias, 1019 Congress St. Telephone F 327

Architect's name and address _____

Proposed use of building stores and tenements No families _____

Other buildings on same lot _____

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

Estimated cost \$ 32x 80. Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 2-1 Heat _____ Style of roof _____ Roofing _____

Last use stores and tenements No. families _____

General Description of New Work

To set front entrance door cut to street line (about 3') - no structural change (door swings in)

To provide larger plate glass window - making the transom windows smaller at top -

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 _____
 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 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

John Politikos

Signature of owner Zafiris Vassakias

INSPECTION COPY

no. 41

Ward 5 Permit No. 32/887

Location 1535 Congress St.

Owner John P. Adams

Date of permit 6/24/32

Notif. closing-in _____

Inspn. closing-in _____

Final Inspn. 7/7/32

Cert. of Occupancy issued None

NOTES
7/7/32 - Work done

~~THIS PERMIT IS NOT VALID FOR RE-ENTRY~~

BRIDGE TO BE BUILT

BRIDGE TO BE BUILT

BRIDGE TO BE BUILT

BRIDGE TO BE BUILT



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT **ISSUED**
Permit No. **0176**

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine,

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

Location John Politikos, 635 A Congress St. Use of Building 635A Congress St.
Name and address of owner Owner and Portland Gas Light Co. Ward 5
Contractor's name and address _____ Telephone _____

General Description of Work
To install gas fired steam boiler

NOTIFICATION BEFORE EXERCISE
OF CLOSING IS VALUED

IF HEATER, POWER BOILER OR COOKING DEVICE
Is heater or source of heat to be in cellar? no If not, which story 1st Kind of Fuel gas
Material of supports of heater or equipment (concrete floor or what kind) wood set on standard 12" above floor
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 10'
from top of smoke pipe 15" from front of heater _____ from sides or back of heater _____

IF OIL BURNER
Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor John Politikos 6940A

Ward 5 Permit No. 32/176
 Location 635A Congress St.
 Owner John Politicos
 Date of permit 2/27/32
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. 3/4/32 - NOT
 Cert. of Occupancy issued None

NOTES
3/4/32 - Boiler installed.
a.g.p.

CITY OF BOSTON
 DEPARTMENT OF HEALTH, COOKING OR BAKING EQUIPMENT

Description of Work
 If not top of tank
 IF HEATER, BOILER, ROTARY OR COOKING DEVICE

Description of Work

IF HEATER, BOILER, ROTARY OR COOKING DEVICE

IN CITY BUREAU

INSPECTION COPY

(To be filled out by the inspector)

Name of contractor or person doing the work _____

Address of contractor or person doing the work _____

Name of person doing the work _____

Address of person doing the work _____

Name of person doing the work _____

Address of person doing the work _____

Name of person doing the work _____

Address of person doing the work _____

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Address of person doing the work _____

Name of person doing the work _____

Address of person doing the work _____

Name of person doing the work _____

Address of person doing the work _____

Name of person doing the work _____



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, February 17, 1932

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 635 1/2 Congress Street Ward 5 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Loises John Politkos, 635 1/2 Congress St. Telephone _____
Contractor's name and address John Nicholas, 1019 Congress St. Telephone F 7147 H
Architect's name and address _____
Proposed use of building stores and tenements No. families _____
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 80. Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Last use stores and tenements No. families _____

General Description of New Work

To relocate front entrance door so as to be at the street line instead of setting back from the street line as at present
The door swings in now and will swing in after the change
No other structural alterations to the store front are contemplated.

NOTIFICATION BEFORE LATHING OR CLOSING IS WAIVED.
CERTIFICATE OF OCCUPANCY REQUIRED 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

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 _____
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) 2x1-16" 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
John Politkos

Signature of Lessee John Nicholas

INSPECTION COPY

65743