

763-765 CONGRESS STREET



PERMIT TO INSTALL PLUMBING

Date  
Issued

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date JUN 4 - 1981

By

App. Final Insp.

Date

By

Type of Bldg

- ☐ Commercial  
☒ Residential  
☐ Single Family  
☐ Multi Family  
☐ New Construction  
☐ Remodeling

Address 763 Congress St. PERMIT NUMBER 2332

Installation For: Radio Station #210M

Owner of Bldg: W.H.O.M.

Owner's Address: 763 Congress

Plumber: Rudi the Plumber

Date: 6-3-81

| NEW | REPL |                        | NO.   | FEE |
|-----|------|------------------------|-------|-----|
| 1   |      | SINKS                  | 1     | 3.  |
| 1   | 1    | LAVATORIES             | 2     | 6.  |
| 1   | 1    | TOILETS                | 2     | 6.  |
| 1   | 1    | BATH TUBS              | 3     | 6.  |
|     |      | SHOWERS                |       |     |
|     |      | DRAINS FLOOR SURFACE   |       |     |
|     |      | HOT WATER TANKS        |       |     |
|     |      | TANKLESS WATER HEATERS |       |     |
|     |      | GARBAGE DISPOSALS      |       |     |
|     |      | SEPTIC TANKS           |       |     |
|     |      | HOUSE SEWERS           |       |     |
|     |      | ROOF LEADERS           |       |     |
|     |      | AUTOMATIC WASHERS      |       |     |
|     |      | DISHWASHERS            |       |     |
|     |      | OTHER                  |       |     |
|     |      |                        | TOTAL | 21. |

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date Sept. 26, 19 79  
Receipt and Permit number A34726

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: 763 Congress St.  
OWNER'S NAME: WHCM Radio ADDRESS: same FEES

OUTLETS: Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_

FIXTURES: (number of) Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES: Overhead \_\_\_\_\_ Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes \_\_\_\_\_

METERS: (number of) \_\_\_\_\_

MOTORS: (number of) Fractional \_\_\_\_\_  
1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING: Oil or Gas (number of units) gas \_\_\_\_\_ 3.00  
Electric (number of rooms) \_\_\_\_\_

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) \_\_\_\_\_  
Oil or Gas (by separate units) \_\_\_\_\_  
Electric Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

APPLIANCES: (number of) Ranges \_\_\_\_\_ Water Heaters \_\_\_\_\_  
Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
Dryers \_\_\_\_\_ Compactors \_\_\_\_\_  
Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_  
TOTAL \_\_\_\_\_

MISCELLANEOUS: (number of) Branch Panels \_\_\_\_\_  
Transformers \_\_\_\_\_  
Air Conditioners Central Unit \_\_\_\_\_  
Separate Units (windows) \_\_\_\_\_  
Signs 20 sq. ft. and under \_\_\_\_\_  
Over 20 sq. ft. \_\_\_\_\_  
Swimming Pools Above Ground \_\_\_\_\_  
In Ground \_\_\_\_\_  
Fire/Burglar Alarms Residential \_\_\_\_\_  
Commercial \_\_\_\_\_  
Heavy Duty Outlets, 220 Volt (such as welders) 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: 3.00

INSPECTION:

Will be ready on ready, 19; or Will Call \_\_\_\_\_  
CONTRACTOR'S NAME: Rudi the Plumber  
ADDRESS: 1231 Forest Ave.  
TEL.: \_\_\_\_\_  
MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: Rudi the Plumber  
LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
OFFICE COPY — CANARY  
CONTRACTOR'S COPY — GREEN

## ELECTRICAL INSTALLATIONS—

Permit Number 01116

Location 143 Congress St

Owner **W H O M Radio**

Date of Permit 9-26-79

Final Inspection 6-11-61

By Inspector W. H. H. H.

Permit Application Register Page No: 31

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

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

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

PROGRESS INSPECTIONS: 9-27-79, \_\_\_\_\_

CODE  
COMPLIANCE  
COMPLETED  
DATE 7-27-79

DATE:

REMARKS:

OK

TO: SAC, NEW YORK  
FROM: SAC, NEW YORK  
SUBJECT: [REDACTED]

— George A. Hardy



# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 26, 1979

SEP 27 1979

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 763 Congress St. Use of Building 2 x family No. Stories 3 New Building  
Name and address of owner of appliance WHOM Radio - same Existing  
Installer's name and address Rudi the Plumber-1231 Forest Ave. Telephone

General Description of Work  
To install gas fired boiler & burner - new

IF HEATER, OR POWER BOILER  
Location of appliance basment Any burnable material in floor surface or beneath? no  
If so, how protected? Kind of fuel? gas  
Minimum distance to burnable material, from top of appliance or casing top of furnace 5 ft. all around  
From top of smoke pipe From front of appliance From sides or back of appliance  
Size of chimney flue 8 x 8 Other connections to same flue hot water heater existing  
If gas fired, how vented? Rated maximum demand per hour  
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER  
Name and type of burner Labeled by underwriters' laboratories?  
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?  
Type of floor beneath burner Size of vent pipe  
Location of oil storage Number and capacity of tanks  
Low water shut off Make No.  
Will all tanks be more than five feet from any flame? How many tanks enclosed?  
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE  
Location of appliance Any burnable material in floor surface or beneath?  
If so, how protected? Height of Legs, if any  
Skirting at bottom of appliance? Distance to combustible material from top of appliance?  
From front of appliance From sides and back From top of smokepipe  
Size of chimney flue Other connections to same flue  
Is hood to be provided? If so, how vented? Forced or gravity?  
If gas fired, how vented? Rated maximum demand per hour

## MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 5.00

APPROVED:

CS 300

INSPECTION COPY

Signature of Installer

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

Rudi Caparitis

NOTES

*W. J. L. L.*

Permit No. 77/853  
 Location 263  
 Owner SP 210M  
 Date of permit 9-26-79  
 Approved 9-27-79

1. 1 1/2" FILL PIPE
2. 1 1/2" FILL PIPE
3. 1 1/2" FILL PIPE
4. 1 1/2" FILL PIPE
5. 1 1/2" FILL PIPE & Support
6. 1 1/2" FILL PIPE
7. 1 1/2" FILL PIPE
8. 1 1/2" FILL PIPE
9. 1 1/2" FILL PIPE
10. 1 1/2" FILL PIPE
11. 1 1/2" FILL PIPE & protection
12. 1 1/2" FILL PIPE
13. 1 1/2" FILL PIPE
14. 1 1/2" FILL PIPE
15. 1 1/2" FILL PIPE
16. 1 1/2" FILL PIPE
17. 1 1/2" FILL PIPE
18. 1 1/2" FILL PIPE
19. 1 1/2" FILL PIPE
20. Thermal Control switch



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date 7-17, 19 79  
Receipt and Permit number 28856

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: 763 Congress St.  
OWNER'S NAME: Norman Albert ADDRESS: same  
WHCM Radio

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | FEES                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>31-60</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <u>5.00</u>                   |
| FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |
| Strip Fluorescent _____ ft. _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |
| SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                               |
| METERS: (number of) _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               |
| MOTORS: (number of) Fractional _____ 1 HP or over _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |
| RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) _____                                                                                                                                                                                                                                                                                                                                                                                                                                                |                               |
| COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____ Oil or Gas (by separate units) _____ Electric Under 20 kws _____ Over 20 kws _____                                                                                                                                                                                                                                                                                                                                                                                |                               |
| APPLIANCES: (number of) Ranges _____ Cook Tops _____ Wall Ovens _____ Dryers _____ Fans _____                                                                                                                                                                                                                                                                                                                                                                                                                                           |                               |
| Water Heaters _____ Disposals _____ Dishwashers _____ Compactors _____ Others (denote) _____                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |
| TOTAL _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |
| MISCELLANEOUS: (number of) Branch Panels _____ Transformers _____ Air Conditioners Central Unit _____ Separate Units (windows) _____ Signs 20 sq. ft. and under _____ Over 20 sq. ft. _____ Swimming Pools Above Ground _____ In Ground _____ Fire/Burglar Alarms Residential _____ Commercial _____ Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ over 30 amps _____ Circus, Fairs, etc. _____ Alterations to wires _____ Repairs after fire _____ Emergency Lights, battery _____ Emergency Generators _____ |                               |
| FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | INSTALLATION FEE DUE: _____   |
| FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | DOUBLE FEE DUE: _____         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | TOTAL AMOUNT DUE: <u>5.00</u> |

INSPECTION: Will be ready on ready, 19 79; or Will Call \_\_\_\_\_  
CONTRACTOR'S NAME: Hannan's Electric  
ADDRESS: 51 Lawn Ave. So. Portland  
TEL.: \_\_\_\_\_  
MASTER LICENSE NO.: 2885  
LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:  
Larry Hannan  
INSPECTOR'S COPY — WHITE  
OFFICE COPY — CANARY  
CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS

Permit Number 28850

Location 763 Cambridge St

Owner W H M Radio

Date of Permit 7-17-79

Final Inspection 12-28-79

By Inspector Kelly

Permit Application Register Page No. 30

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

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

Closing-in

7-18-79

by

Kelly

PROGRESS INSPECTIONS:

7-18-79 AM

7-18-79 PM

12-28-79

CODE  
COMPLIANCE  
COMPLETED  
DATE 12-28-79

REMARKS:

7-18-79 Front rooms 2nd Floor

7-18-79 PM Back rooms 2nd Floor

Date Issued **4-5-79**  
Portland Plumbing Inspector  
By **ERNOLD R. GOODWIN**

App. First Insp.  
Date **APR 6 - 1979**  
By **ERNOLD R. GOODWIN**

App. Final Insp.  
Date **APR 9 - 1979**  
By **ERNOLD R. GOODWIN**  
Type of Bldg.

- ☒ Commercial  
☐ Residential  
☐ Single  
☐ Multi Family  
☐ New Construction  
☐ Remodeling

### PERMIT TO INSTALL PLUMBING

Address **763 Congress Street** PERMIT NUMBER **1851**  
Installation For: **com - office**  
Owner of Bldg: **Norman Alpert**  
Owner's Address: **5 Ludgewood Lane**  
Plumber: **Rudi the Plumber-123** Date **4-5-79**

| NEW | REPL      |                        | NO.      | FEES        |
|-----|-----------|------------------------|----------|-------------|
|     | <b>XX</b> | SINKS                  |          |             |
|     |           | LAVATORIES             | <b>1</b> | <b>2.00</b> |
|     |           | TOILETS                | <b>1</b> | <b>2.00</b> |
|     |           | BATH TUBS              | <b>1</b> | <b>2.00</b> |
|     |           | SHOWERS                | <b>1</b> | <b>2.00</b> |
|     |           | DRAINS                 |          |             |
|     |           | HOT WATER SINKS        |          |             |
|     |           | TANKLESS WATER HEATERS |          |             |
|     |           | GARBAGE DISPOSALS      |          |             |
|     |           | SEPTIC TANKS           |          |             |
|     |           | HOUSE SEWERS           |          |             |
|     |           | base fee               |          | <b>3.00</b> |
|     |           | ROOF LEADERS           |          |             |
|     |           | AUTOMATIC WASHERS      |          |             |
|     |           | DISHWASHERS            |          |             |
|     |           | OTHER                  |          |             |

Building and Inspection Services Dept; Plumbing Inspection

TOTAL **11.00**



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date April 3, 19 79  
Receipt and Permit number A 23371

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: 763 Congress Street

OWNER'S NAME: WHOM Radio ADDRESS: same

OUTLETS: Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL 1-30 FEES 3.00

FIXTURES: (number of) Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES: Overhead XX Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 200 FEES 3.00  
METERS: (number of) 3 \_\_\_\_\_ FEES 1.50

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 X Water Heaters \_\_\_\_\_  
Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
Dryers \_\_\_\_\_ Compactors \_\_\_\_\_  
Fans X Others (denote) \_\_\_\_\_  
TOTAL 3.00

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 \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE:  
FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE:  
TOTAL AMOUNT DUE: 10.50

INSPECTION:

Will be ready on ready, 19 79; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Hannan's Electric

ADDRESS: 51 Lawn Ave. So. Portland

TEL.: 767-2471

MASTER LICENSE NO.: 2885

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

SIGNATURE OF CONTRACTOR:

R. Hannan

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

## ELECTRICAL INSTALLATIONS

Permit Number 23371

Location 763 Congress St

Owner William Radin

Date of Permit: 4-3-7

Final Inspection 6-21-76

City Inspector *Fuller*

Publication Register Page No. 20

INSPECTIONS: Service C by Libby  
Service called in 8-21-79  
Closing-in 4-4-79 by Libby  
PROGRESS INSPECTIONS: 4-12-79

Service called in \_\_\_\_\_ by Mr. [illegible]  
8-21-79

Closing-in 4-4-79 by hills

PROGRESS INSPECTIONS: 4-12-75 - b; Libby

5-21-79

6-27-79

CODE  
COMPLIANCE  
COMPLETED  
DATE 8-24-79

DATE: \_\_\_\_\_

REMARKS:

|         |                                  |
|---------|----------------------------------|
| 6-27-79 | REMARKS:<br>Started but not done |
|---------|----------------------------------|

AK



B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

C000011

JAN 5 1979

ZONING LOCATION 12-1 PORTLAND, MAINE, 1-5-79

CITY of PORTLAND

To the DIRECTOR OF BUILDING &amp; INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 763-765 Congress St. Fire District #1 ☐ #2 ☐  
Telephone 767-2706  
1. Owner's name and address Norman R. Alpert Telephone  
2. Lessee's name and address Telephone  
3. Contractor's name and address Telephone  
4. Architect Specifications Plans No. of sheets  
Proposed use of building offices for radio station (WHOM) dental off & apart No. families 2  
Last use doctor's off., dental off. & apart. No. families 2  
Material brick No. stories 3 Heat oil Style of roof peaked Roofing slate  
Other buildings on same lot Fee \$ 5.00  
Estimated contractual cost \$

FIELD INSPECTOR—Mr.

## GENERAL DESCRIPTION

This application is for:

@ 775-5451

Change of Use of 1st Floor from doctor's offices to station WHOM business office.

Dwelling

Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Stamp of Specifications

Sent to Fire Dept.

Rec'd from Fire Dept.

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

PERMIT IS TO BE ISSUED TO 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other:

## DETAILS OF NEW WORK

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

## IF A GARAGE

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

## APPROVALS BY:

DATE

## MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

ZONING: OKBUILDING CODE: OKFire Dept.: OKHealth Dept.: OK

Others:

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

Signature of Applicant

Robert Patterson

Phone #

Type Name of above Robert Patterson

1 ☒ 2 ☐ 3 ☐ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

1-16-79 No one working - Some closing  
out being done - ~~2-5-79~~  
2-5-79 Same - ~~4-12-79~~  
4-12-79 Work started - Nothing structural  
except for wall around bathroom -  
will still be 1 to 2 mg. before completion  
7-20-79 Completed -

Permit No. 79/11  
Location 763-765 Congress St.  
Owner Marshall P. Clark  
Date of permit 1-5-79  
Approved [Signature] 1-5-79  
[Signature] 1-5-79

W. P. Clark



# PERMIT TO INSTALL PLUMBING

Date Issued: 1-26-62 PERMIT NUMBER 1111  
 By: J. P. Welch  
 APPROVED FIRST INSPECTION  
 Date: 1-29-62  
 By: [Signature]  
 APPROVED FINAL INSPECTION  
 Date: JAN 30 1962  
 By: JOSEPH P. WELCH  
 TYPE OF BUILDING  
☐ COMMERCIAL  
☐ RESIDENTIAL  
☐ SINGLE  
☐ MULTI FAMILY  
☐ NEW CONSTRUCTION  
☐ REMODELING

| NEW | REP'L | PROPOSED INSTALLATIONS              | NUMBER | FEE     |
|-----|-------|-------------------------------------|--------|---------|
|     |       | SINKS                               |        |         |
|     |       | LAVATORIES                          |        |         |
|     |       | TOILETS                             |        |         |
|     |       | BATH TUBS                           |        |         |
|     |       | SHOWERS                             |        |         |
|     |       | DRAINS                              |        |         |
| 1   |       | HOT WATER TANKS                     | 1      | \$ 2.00 |
|     |       | TANKLESS WATER HEATERS              |        |         |
|     |       | GARBAGE GRINDERS                    |        |         |
|     |       | SEPTIC TANKS                        |        |         |
|     |       | HOUSE SEWERS                        |        |         |
|     |       | ROOF LEADERS (Conn. to house drain) |        |         |
|     |       |                                     |        |         |
|     |       |                                     |        |         |
|     |       |                                     |        |         |
|     |       |                                     |        |         |
|     |       |                                     |        |         |
|     |       |                                     |        |         |

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ► \$ 2.00

☐ NEW CONSTRUCTION  
☐ REMODELING  
 5M 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total 2 2.00

[illegible]



(B) LIMITED BUSINESS ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, April 14, 1948

PERMIT ISSUED

00525  
APR 20 1948

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and to 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 765 Congress Street Within Fire Limits? yes Dist. No. 1  
Owner's name and address Otis J. Duphinett, 765 Congress St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Megquier & Jones Co., 33 Pearl Street Telephone 3-6471  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No of sheets \_\_\_\_\_  
Proposed use of building Offices & Apartment house No. families \_\_\_\_\_  
Last use \_\_\_\_\_ " " " No. families \_\_\_\_\_  
Material brick No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 500 Fee \$ 1.00

## General Description of New Work

To erect metal fire escape third story to ground on rear of building.

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 Megquier & Jones.

## Details of New Work

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

## If a Garage

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

APPROVED:

## Miscellaneous

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

Otis J. Duphinett  
Megquier & Jones Co.

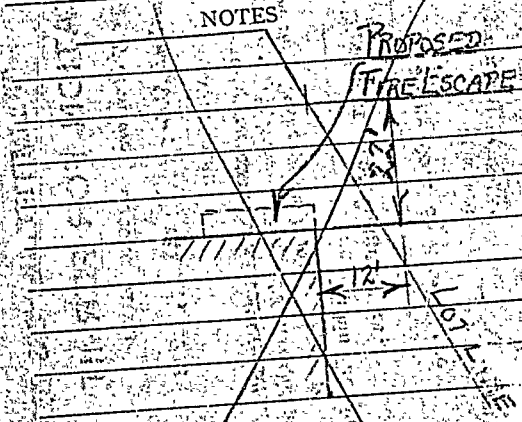
Signature of owner by: P. L. F.

Permit 148/525  
 Loca 263 Congress St  
 Own John J. Duganett  
 Date of permit 4/17/48  
 Notif. closing-in \_\_\_\_\_  
 Inspn. closing-in \_\_\_\_\_  
 Final Notif. \_\_\_\_\_  
 Final Inspn. 12/6/48 ASG  
 Cert. of Occupancy issued None

third floor entrance  
 from the rear end  
 emergency escape  
 in case of  
 fire and alarm  
 will be eliminated

4/26/48 Fire escape not started  
 11/17/48 Fire escape not started

12/6/48 Fire escape completed



7/17/48 Inspector  
 noted former  
 construction found  
 and alterations of  
 and fire alarm  
 in emergency for  
 alarm around  
 not held on



(B) LIMITED BUSINESS ZONE

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, March 17, 1948

PERMIT ISSUED

01163  
JUL 8 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 763 Congress Street

Owner's name and address Dr. O. J. Douphinett, 763 Congress Street Within Fire Limits? yes Dist. No. 3

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address not lat Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No of sheets 2

Proposed use of building 2 offices and 2 apts. No. families 2

Last use 2 offices and 1 " No. families 1

Material brick No. stories 3 Heat hot water Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ 1500. Fee \$ 3.75

## General Description of New Work

To partition off three rooms and bath in basement as per plans.

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 Dr. O. J. Douphinett

## Details of New Work

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

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

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

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat hot water fuel \_\_\_\_\_

Finishing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

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

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

Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

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

## If a Garage

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

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

APPROVED:

## Miscellaneous

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

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

Dr. O. J. Douphinett

INSPECTION COPY

Signature of owner

By: Charles O. Titus

Permit No. 48/ 1163

Location 763 Congress St

Owner Du. P. J. Dougherty

Date of permit 7/8/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

9/10/48 Could not get  
ins. But does not look  
as though work started  
on 7/8/48  
11/20/48 Saw note  
1/22/49 Mr. Titus said  
that this work is not  
to be done at this time.

W. J. W. OK  
11/10

AP 763 Congress Street-I

July 3, 1943

Dr. C. J. Doughtinett  
763 Congress Street  
Portland 1, Maine

Subject: Permit for partitioning  
off three rooms and bath in  
basement of building at 763  
Congress Street

Dear Sir:

The permit for the above work is issued herewith subject to the condition that the partition shown on plan between kitchenette and entry be omitted so that the new outside door to be cut in can be counted upon for providing light and air for the kitchenette. A glass panel at least three square feet in area is required in this door.

Very truly yours,

Inspector of Buildings

AJS/S

BP 47/220-1 (763 Congress Street)  
4/7/48/M

March 31, 1948

Dr. Otis J. Dauphinett  
763 Congress Street  
Portland, Maine

Subject: Application for permit to make alterations at 763 Congress Street to provide additional apartment in the basement and unfinished work under the Building Code in connection with former alterations and change of use

Dear Dr. Dauphinett:

Upon receiving your application for a building permit to cover additional alterations in your building and to provide an additional apartment in the basement, it was quite disturbing to find that you have never made the building comply with Building Code requirements under the former permit, though the building is fully occupied for the uses contemplated in the application for that former permit.

One important omission from the work which you formerly agreed to and are bound to do by the Building Code, is the failure to construct the fire escape on the rear of the building to serve as a required emergency means of egress from the third floor apartment. Another is the failure to provide the automatic fire detection and alarm system indicated as required by law in my letter with which the former building permit was issued.

You have put me in the position where I not only cannot issue any building permit for the additional changes now desired, but that I must proceed against you as directed by law for violation of the Building Code, if you do not show good intent at once and proceed at once to make good these violations of the Building Code.

This is not merely a violation of law, Dr. Dauphinett, but far more important you apparently are renting the third floor apartment without reasonable or safe provisions for safety which would place you in an extremely difficult position with regard to criminal law should occupants of the third floor lose their lives.

In view of this situation we have made no attempt to check the details of your proposal about the basement apartment against Building Code requirements. Unless you proceed immediately, no later than April 6 to make good these violations of the law, I shall be compelled to proceed against you, as directed by law, without further notice.

Very truly yours,

Inspector of Buildings

WHD/S

*City of Portland  
that you will get  
after fire escape  
at once and make  
side entrance to first  
in fire alarm  
living room & bedroom, 3rd floor unit  
4/6/48*

City of Portland, Maine  
Municipal Officers

—BUILDING CODE APPEAL—

Sustained 11/3  
# 1/31/47  
mmj

June 31, 1947

To the Municipal Officers:

Your appellant, Dr. Otis J. Douphinett, who is the Owner of property at 763 Congress Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided in Section 115, Paragraph a of the Building Code, on the ground that the enforcement of the Code in this case involves practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Building Code.

Permit for alterations to building at 763 Congress Street to provide doctors' offices in first and second stories and a single apartment in the third story thereof has been denied because the rise of the rear stairs from first to second stories is nine inches, whereas the maximum height or rise permitted by Section 212e5.3 of the Building Code is 8-1/2 inches.

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

Alterations of these stairs to comply with the requirements of this Section would probably prove an extensive and difficult task and therefore variance from these requirements is requested as provided in Section 115a of the Building Code.

Otis J. Douphinett  
Appellant

City of Portland, Maine  
Municipal Officers  
—BUILDING CODE APPEAL—

Decision

Public hearing was held on the 31st day of January, 1947,  
on petition of Dr. Otis J. Douphinett, owner of property at  
763 Congress Street, seeking to be permitted an exception to the provisions of the  
Building Code relating to this property.

Permit for alterations to building at 763 Congress Street to  
provide doctors' offices in first and second stories and a single  
apartment in the third story thereof has been denied because the  
rise of the rear stairs from first to second stories is nine inches,  
whereas the maximum height or rise permitted by Section 212e5.3 of  
the Building Code is 8-1/2 inches.

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

Allen C. Frost  
Edw. J. Colley  
W. B. Williams  
Robert R. Allen

O. Francis Jones  
Raymond E. Jones

Municipal Officers

41/3

HEARING ON APPEAL UNDER THE BUILDING CODE OF Dr. Otis J. Doupinett  
AT 763 Congress Street

Public hearing on above  
appeal was held before  
the Municipal Officers

Present for City

Board of Zoning Appeals members:-

today, January 31, 1947

VOTE

| Yes | No  |
|-----|-----|
| (X) | ( ) |
| (X) | ( ) |
| (X) | ( ) |
| (X) | ( ) |
| (X) | ( ) |
| (X) | ( ) |
| ( ) | ( ) |
| ( ) | ( ) |
| ( ) | ( ) |

Municipal Officers:-  
Mrs. Helen C. Frost  
Mr. Edward T. Colley  
Mr. B. William Holbrook  
Mr. Robert L. Gatchell  
Mr. H. Francis Jensen  
Mr. Raymond E. Jensen

City officials:-

47/3

CITY OF PORTLAND, MAINE  
MUNICIPAL OFFICERS

January 27, 1947

Congress Land Company  
769 Congress Street  
Portland, Maine

Gentlemen:

The Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, January 31, 1947 at 10:30 o'clock in the forenoon to act upon your appeal under the Building Code relating to application of Dr. Otis J. Doughinett for permit for alterations to building at 763 Congress Street to provide doctors' offices in first and second stories and a single apartment in the third story thereof which has been denied because the rise of the rear stairs from first to second stories is nine inches, whereas the maximum height or rise permitted by Section 212e5.3 of the Building Code is 8-1/2 inches.

If you wish to be heard in connection with this appeal, please be present or be represented at this hearing.

MUNICIPAL OFFICERS

Herman B. Libby  
Chairman

47/3

CITY OF PORTLAND, MAINE  
MUNICIPAL OFFICERS

January 27, 1947

Mr. Lloyd G. Hay, Trustee  
2 Ocean Road  
South Portland, Maine

Dear Sir:

The Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, January 31, 1947 at 10:30 o'clock in the forenoon to act upon your appeal under the Building Code relating to application of Dr. Otis J. Douphinett for permit for alterations to building at 763 Congress Street to provide doctors' offices in first and second stories and a single apartment in the third story thereof which has been denied because the rise of the rear stairs from first to second stories is nine inches, whereas the maximum height or rise permitted by Section 211e5.3 of the Building Code is 8-1/2 inches.

If you wish to be heard in connection with this appeal, please be present or be represented at this hearing.

MUNICIPAL OFFICERS

Hernan B. Libby  
Chairman

CITY OF PORTLAND, MAINE  
MUNICIPAL OFFICERS

January 27, 1947

Dr. Otis J. Doughtinett  
763 Congress Street  
Portland, Maine

Dear Sirs:

The Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, January 31, 1947 at 10:30 o'clock in the forenoon to act upon your appeal under the Building Code relating to your application for permission for alterations to building at 763 Congress Street to provide doctors' offices in first and second stories and a single apartment in the third story thereof which has been denied because the rise of the rear stairs from first to second stories is nine inches, whereas the maximum height or rise permitted by Section 212e5.3 of the Building Code is 8-1/2 inches.

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

MUNICIPAL OFFICERS

Herman B. Libby  
Chairman

cc: Mr. I. R. Stanton  
82 Pine Street  
Portland, Maine

Dr. Samuel N. Cope  
763 Congress Street  
Portland, Maine

Mr. Placid Violette  
191 Grant Street  
Portland, Maine

CITY OF PORTLAND, MAINE

January 17, 1947

TO THE MEMBERS OF THE BOARD OF APPEALS:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, January 31, 1947 at 10:30 o'clock in the forenoon to act upon the following appeals relating to provisions of the Zoning Ordinance:

Hosco Salvage - 57 Franklin Street, Portland, Maine  
(See attached copy of notice to property owners)

Cope Realty Company - 230 Cumberland Avenue, Portland, Maine  
(See attached copy of notice to property owners)

BOARD OF APPEALS

Edward T. Colley  
Chairman

TO THE MUNICIPAL OFFICERS:

The Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Friday, January 31, 1947 at 10:30 o'clock in the forenoon to act upon the following appeals relating to provisions of the Building Code:

George I. Lewis, owner of property at 769 Commercial Street, which is rented by Cummings Bros. Application for building permit to cover construction of open loading platform with roof over it adjoining the warehouse at this address has been denied because the property is located within the limits of Fire District No. 1 where Section 402a1 of the Building Code relating to construction in Fire District No. 1 forbids wooden construction.

Dr. Otis J. Daughinett, owner of property at 763 Congress Street, Application for building permit to provide doctors' offices in first and second stories and a single apartment in the third story has been denied because the rise of the rear stairs from first to second stories is nine inches, whereas the maximum height or rise permitted by Section 21a5.3 of the Building Code is 8-1/2 inches.

MUNICIPAL OFFICERS

Herman B. Libby  
Chairman

WARREN McDONALD  
INSPECTOR OF BUILDINGS

47/3

On reply refer  
to file

CITY OF PORTLAND, MAINE

Department of Building Inspection

763 Congress Street-I

FU

June 26, 1933

Mr. John F. McPherson  
763 Congress Street

Mr. J. H. Stanton  
22 Pine Street

Mr. Samuel B. Cope  
763 Congress Street

Mr. Lucid Violette  
191 Grant Street

Subject: Alterations to building at 763 Congress Street  
to provide doctors' offices in first and second  
stories and a single apartment in the third story  
thereof

Dear Sirs:

A check of the plans filed with the above application shows that the rise of the rear stairs from first to second stories is nine inches, whereas the maximum height of rise permitted by Section 21205.3 of the Building Code is 8 1/2 inches. Since alterations of these stairs to comply with the requirements of this section would probably prove an extensive and difficult task, you probably have good grounds for seeking a variance from these requirements as provided in Section 113a of the Building Code.

In case you would like to exercise your appeal rights and seek an exception of variance from the Municipal Officers, an outline of the appeal procedure is enclosed to each of you.

We are also enclosing a check list against other requirements of the Building Code, all of which must be met regardless of the outcome of any appeal before we shall be able to issue a permit for the above work.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/S

C/1 Barnett L. Shur  
Corporation Counsel

Mr. Stanton  
Mr. Cope  
Mr. Violette

C  
O  
P  
Y



LIMITED BUSINESS ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure. Second Class

Portland, Maine, October 2, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

*new plans 12/12/46*

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ ~~existing~~ 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 763 Congress Street Within Fire Limits? yes Dist. No. 3  
Owner's name and address Dr. Otis J. Poupinett, 763 Congress St. Telephone 2-5349  
Lessee's name and address Dr. S. Cope, 763 Congress Street Telephone 3-2121  
Contractor's name and address Placid Violette, 191 Grant Street Telephone 2-2115  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building offices No. families \_\_\_\_\_  
Last use legal use - single family dwg No. families \_\_\_\_\_  
Material brick No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 2000. Fee \$ 3.75

General Description of New Work

To remove 11' bearing partition, second floor, as per plan  
To remove 12' non-bearing partition "  
To cut in two new windows on second floor - 4x4 lintel - 3' opening.  
To erect several non-bearing partitions to provide dental rooms as per plan.  
Studs 2x4, 16" O.C., plastered.

To Change Use from single family dwelling to professional offices in 1st and 2nd stories and 1 apartment on 3rd floor.

Permit issued with letter

Amount sustained 1/31/47

EXEMPT OF OCCUPANT  
REQUIREMENTS WAIVED

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

Dr. S. Cope

APPROVED:

Signature of owner

By: Placid Violette

INSPECTION COPY

Permit No. 149 220

Location 76.5 degrees N

Owner M. J. Cape

Date of permit 2/8/49

Notif. closing in 3/13/49

Inspr. closing in 3/13/49

Final Notif. 3/15/49

Final Inspr. 3/14/49

Cert. of Occupancy issued 3/17/49

NOTES

1700 hours

1400 hours

1200 hours

1000 hours

800 hours

600 hours

400 hours

200 hours

100 hours

50 hours

25 hours

12.5 hours

6.25 hours

3.125 hours

1.56 hours

0.78 hours

0.39 hours

0.19 hours

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COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

Issued to Dr. Otis J. Douchinett

Date of Issue March 17, 1949

This is to certify that the building, premises, or part thereof, indicated below, and ~~has~~—  
altered—changed as to use at 763 Congress Street  
under Building Permit No. 47/220, has had final inspection, has been found to conform substan-  
tially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved  
for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Building

APPROVED OCCUPANCY

Doctors' Offices on first and  
second floors  
One apartment on third floor

Limiting Conditions:

This certificate supersedes  
certificate issued

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.

Memorandum from Department of Building Inspection, Portland, Maine

763 Congress Street—Additional alterations on third floor of  
combination office building and dwelling  
house for and by Dr. Otis J. Doughinett

4/23/43

This partition and door at the top of the front stairs on third floor is in completion of the work of change of use commenced last year, the permit for the fire escape required having been already issued.

The partition is to compensate for defective relative location of means of egress from third floor and is in lieu of automatic fire detection and alarm system on which the building permit for change of use was originally issued.

It is understood that the new doorway in the partition will be set as far as possible from the top of the stairs to avoid accident, and it is important that the door be equipped with a liquid door closer to keep it normally in the closed position as in no other position would the door act as a desired stop for fire or smoke for the protection of the occupants of the third floor apartment.

In addition to the required inspection before the partition is covered, if the owner will notify us when the partition is completed and liquid door closer provided and when the fire escape is completed, we will undertake final inspection and, if everything is found in order, the certificate of occupancy for the new use will be issued.

WMCD/S

(Signed) Warren McDonald  
Inspector of Buildings



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2

Portland, Maine, April 27, 1948

PERMIT ISSUED

APR 28 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 47/220 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 755 Congress Street

Owner's name and address Dr. Otis J. Daphinett 765 Congress St. Within Fire Limits? yes Dist. No. 3

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address owner Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Telephone \_\_\_\_\_

Proposed use of building Offices and dwelling Plans filed yes No. of sheets \_\_\_\_\_

Increased cost of work 200. No. families 1

Additional fee .25

## Description of Proposed Work

To construct metal lath and plaster or sheetrock <sup>partition</sup> with door with glass panel.  
Liquid door closer. 2x3 studs, 16" O.C.

## Details of New Work

Permit Issued with Memo

Is any plumbing work involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
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) 2x4-12" 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 \_\_\_\_\_  
Approved: \_\_\_\_\_

INSPECTION COPY

Signature of Owner Dr. Otis Daphinett  
Permit Issued with Memo

Approved: 4/28/48 WMS  
Inspector of Buildings

# APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, March 17, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 47/220 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 463 Congress Street Within Fire Limits? Yes Dist. No. 3  
 Owner's name and address Dr. Otis J. Doughtinett, 463 Congress Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Placid Violette, 191 Grant Street Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Plans filed up \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Offices No. families \_\_\_\_\_  
 Increased cost of work \_\_\_\_\_ Additional fee .25

## Description of Proposed Work

To cut in 12" opening in outside brick wall for ventilation fan in laboratory.  
 This is on second floor

## Details of New Work

Is any plumbing work involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ 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 \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 (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 \_\_\_\_\_  
 n centers: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_ roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_ 2nd \_\_\_\_\_ 3rd \_\_\_\_\_

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

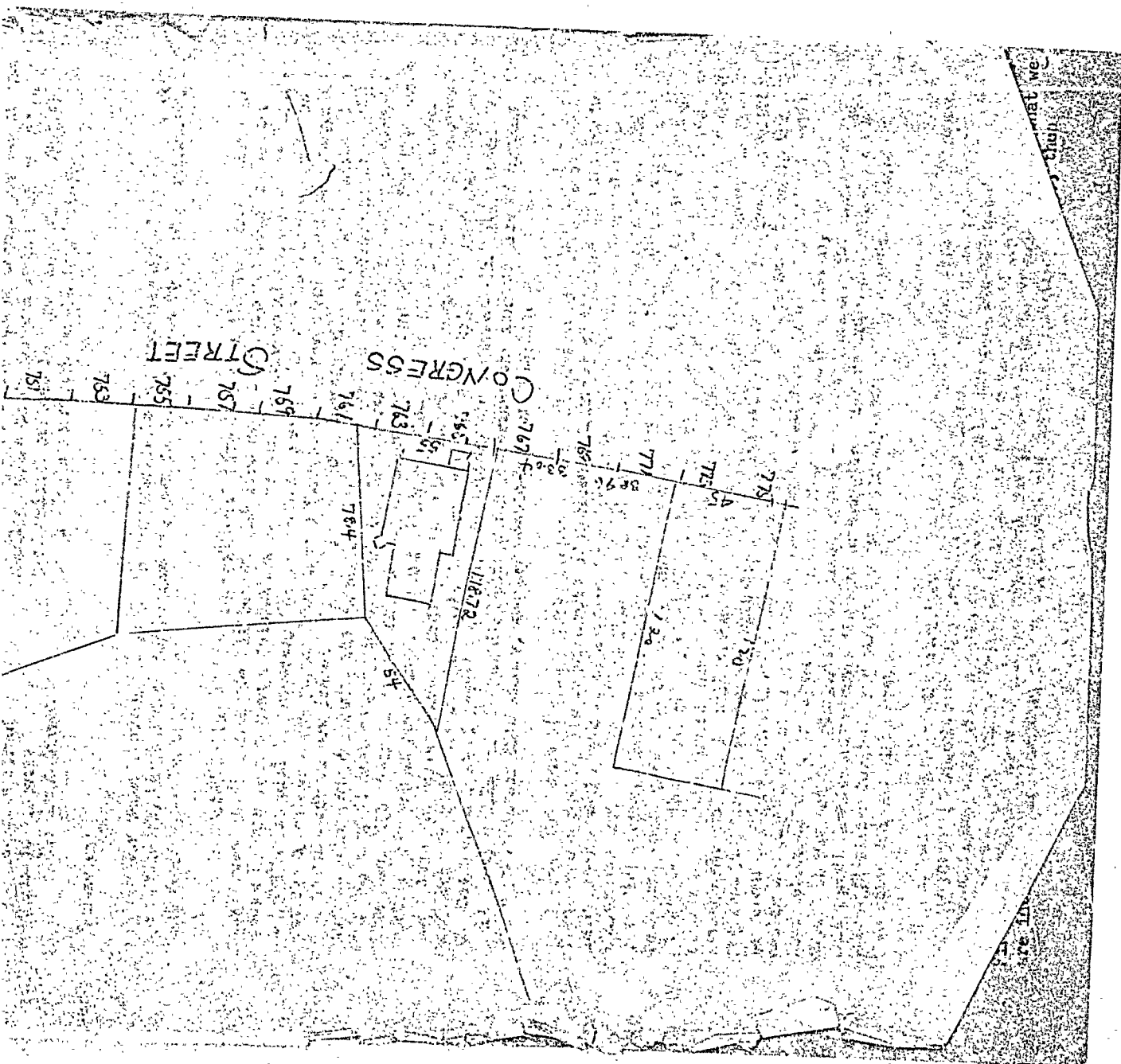
Signature of Owner \_\_\_\_\_

By: \_\_\_\_\_

Approved: Placid Violette

Inspector of Buildings.

INSPECTION COPY



AP 763 Congress Street-1

February 8, 1947

ATH  
ESS  
HMT  
JJS  
PH  
VFC  
D  
ES

Dr. Otis J. Dorphinett  
763 Congress Street  
Mr. I. M. Stanton  
82 Pine Street  
Mr. Alcid Violante  
191 Grant Street

Subject: Building permit for alterations in building at 763 Congress Street and to change the use of the dwelling house to Business & Industrial by way of professional offices in first and second stories and a single apartment in the third story

Gentlemen:

The owner's appeal relating to rear stairs having been sustained by the Municipal Officers, the building permit for the work is issued herewith to the contractor, but subject to the following:

1. Construction of the proposed metal fire escape in the rear and cutting in the window leading from the kitchen to that fire escape is excluded from the permit because there is not enough information on the plan to show compliance with the Building Code. It will be necessary for the actual construction of the fire escape to be covered by either a new permit from this office or an approved amendment to be applied for to this permit now issued. Probably the steel company will provide separate plans for the fire escape showing the construction and furnishing their statement of design for it, and, if that company is to erect the fire escape, it would probably be best to have them file their plans and file the application for the new permit or for the amendment to this permit now issued. We are willing to include in this permit now issued the cutting in of the window leading to the fire escape if the architect and contractor will bear in mind some of the limitations so that the owner will not find that the window has been cut in of insufficient size to satisfy the requirements. They should consult Section 212e3 of the Building Code which prescribes the minimum size of opening to be provided for this window, whether double-hung or swinging.

2. The means of egress arrangements on third floor from the living room in front do not satisfy the requirements of Section 212a1.2(a) of the Code in that persons in this room would have to be exposed to a fire which might be travelling the front stairs and arrive at the third floor level without discovery, in order to reach the rear fire escape. Someone has told us that it is not the intention of the owner to have what would amount to the front door of the third floor apartment either directly at the top of the front stairs at third floor level or directly at the bottom of the same stairs at the second floor level, and the plans show no such door. If that is the arrangement desired, it will either be necessary to cut a new doorway between the living room and the bedroom on the easterly side of the building so as to give opportunity to detour any fire travelling the front stairs, or it will be necessary to equip the cellar and all of the stair and public halls in the building with a standard automatic fire detection and alarm system. Whichever course you decide to follow, the plans should be revised accordingly and contractor should file application for amendment to this permit now issued to cover the new doorway, or the fire alarm contractor should file application for building permit to cover installation of the standard automatic fire detection and alarm system.

3. With regard to the structural proposition as outlined in paragraph numbered 3 of my letter of December 26, the architect has still not cleared up several points. He has still not shown what species of lumber the 10x10 beams in the cellar, front part of the building are, and as indicated in my letter unless they are of genuine Douglas Fir or Long Leaf Southern Pine (the architect has shown them to be "rough AS", but what we are interested in is whether or not the timbers are actually full-sized 10x10), then

February 8, 1947

something additional will have to be done by way of strengthening.

In the rear part of the cellar I understand that the 8x10 girders now shown on the plan are existing, but the plan does not make clear whether or not the 8x10 girder gets adequate support upon the partitions of the wooden shed or would otherwise be on a span of 10 feet 6 inches. The latter span would throw considerable doubt on the strength of the 8x10. The plan should also make clear whether or not the 8x10 is set with the 10-inch dimension upright and whether or not it is full-sized or dressed down and what species it is.

The revised plans show a 10x10 beam under third floor in front to replace the partition which apparently is a bearing partition instead of non-bearing as indicated on the original application. This 10x10 beam is probably adequate to take the loads which will come upon it, but there is no indication of reinforcement in the partitions down through the building to the cellar to take the very substantial load that would come from the inside end of the beam and apparently the load from the inside end of the beam would find its way to the cellar at about midway between the front brick piers under the 10x10 girder, which would indicate the need of another pier or satisfactory column in the cellar since the amount of spread of this load as it goes down through the partitions is indeterminate. Also on the other end of this 10x10 beam no conclusively good arrangement is shown since apparently the beam would get a bearing in the brick wall over the end of the lintel in the front second story window. Adjustment of the lintel may be necessary at this point as the theoretical load from the beam runs close to two tons.

4. No doubt the contractor is aware of the necessity of notifying of readiness for closing-in and securing our green tag before any closing-in is done. Because of the needs of the owner and prospective tenant, I have agreed with Mr. Deemond, attorney, that we could give partial certificate of occupancy for one or more of the suites of offices in first and second stories as soon as all features applying to these particular offices were completed. Of course our inspection <sup>is necessary</sup> before such a preliminary and partial certificate could be issued.

Very truly yours,

Inspector of Buildings

Wich/S

CC: Mr. James R. Deemond  
120 Exchange Street

P.S. With reference to paragraphs 4, 6 and 7 of our check lists of December 20, it is suggested that contractor go over with our inspector at time of closing-in inspection the matters of exit signs, vestibule locksets and handrails on stairs. The two latter items are not cleared up on the plans, and it seems to me that there may be more exit signs shown than are needed to show clearly the way to reach emergency means of egress from first and second floors, and some of them may be poorly placed.

AP 763 Congress Street-1

December 26, 1940

ATH  
ESS  
RMT  
VAJS  
PH  
HD  
DJ  
BS

Dr. Otis J. Vaughan  
763 Congress Street  
Mr. I. H. Stanion  
62 Pine Street  
Dr. Samuel A. Cope  
763 Congress Street  
Mr. Floyd Violette  
191 Grant Street

Subject: Alterations to building at 763 Congress Street  
to provide doctor's offices in first and second  
stories and a single apartment in the third story  
thereof

Gentlemen:

A check of the plans filed with the above application shows that the rise of the rear stairs from first to second stories is nine inches, whereas the maximum height of rise permitted by Section 21205.3 of the Building Code is 8 1/2 inches. Since alterations of these stairs to comply with the requirements of this section would probably prove an extensive and difficult task, you probably have good grounds for seeking a variance from these requirements as provided in Section 211a of the Building Code.

In case you would like to exercise your appeal rights and seek an exception of variance from the Municipal Officers, an outline of the appeal procedure is enclosed to each of you.

We are also enclosing a check list against other requirements of the Building Code, all of which must be met regardless of the outcome of any appeal before we shall be able to issue a permit for the above work.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Barnett I. Smar  
Corporation Counsel

Proposals to Building of Dr. O. J. Humphreys at 763 Congress Street  
12/21/46

1- Young: - B", so O.K. auto use

2- Special and General Use Requirements:-

# SECTION 205

a-O.K.

b-No location plan  
but from all angles it looks  
as if plenty of clearance  
all around is not lines

c-O.K.

d-O.K.

e-1- Automatic alarm  
system will take care  
of inadequacy of existing  
location.

e-4- Exit sign in front  
story over door from  
nurses office to rear hall  
and in rear story  
over door from waiting  
room to rear hall and  
over doorway between  
front and rear halls

f-O.K.

g-O.K.

h-O.K.

i-O.K.

# SECTION 212

a-O.K.

b-O.K.

c-O.K.

d-O.K.

e-2- Swing of front  
and rear double doors  
not locked and will be  
desired as it is very  
doubtful if there will  
be more than 50 people  
in entire building at  
any one time.

e-5.2- Handrails on at  
least one side of all stairs  
if not existing and both  
sides of front outside steps

e-5.3- 4" rise on rear  
stairs from second floor  
but 10" head ?

f-O.K.

g-O.K.

h-O.K.

i-O.K.

e-2.5- Existing  
vehicle lock  
sets.

# Alterations to Building of Mr. O. J. Morphine at 763 Congress

Section 203-1-1-e2 - Is third floor level not more than 25' above grade? If so, automatic alarm system would have to be provided in third story as well as in basement first and second stories. If more than 25' another means of egress required.

## 3- Floor Framing:-

$$2 \times 10 - 15' \text{ span (full size spruce)} = 1630^{\#}$$

$$\frac{1630}{5 \times 1 \frac{1}{3}} = 815^{\#} \text{ per sq. ft. for Oak}$$

$$2 \times 10 - 20' \text{ span (full size spruce)} =$$

$$\frac{2 \times 1100 \times 2 \times 1005}{3 \times 20} = 11,000 - 1222^{\#}$$

$$\frac{1222}{20 \times 1 \frac{1}{3}} = 45^{\#} \text{ per sq. ft.} - 7$$

$$10 \times 10 \text{ full size spruce} - 8' \text{ span} =$$

$$\frac{2 \times 1100 \times 15 \times 1100}{3 \times 8} = 137,500 - 15,278^{\#}$$

$$14.5 \times 8 \times (9.5 \times 50 + 10) = 6670^{\#}$$

$$14.5 \times 8 \times (8.5 \times 50 + 15) = 6670^{\#}$$

$$14.5 \times 8 \times (10 + 10 + 5) = 2900^{\#}$$

$$(8 \times 9 \times 18) \times 3 = 3888^{\#}$$

$$20128^{\#}$$

$$10 \times 10 \text{ dressed spruce} - 8' \text{ span} = 13,098^{\#}$$

$$10 \times 10 - \text{N.E.} - 8' \text{ span} = 16,671^{\#}$$

$$10 \times 10 \text{ full size N.E.} - 8' - = 16,671 \times 1.117$$

$$= 19,505^{\#}$$

4- Stairs as if partition removed in and out marked

|       |        |      |
|-------|--------|------|
| 2667  | 122200 | 45   |
|       | 10468  |      |
|       | 15520  |      |
| 72    | 125    |      |
| 36    | 126    |      |
| 432   | 137500 |      |
| 216   |        |      |
| 2592  | 1160   |      |
| 96    | 63     |      |
| 50    | 1960   |      |
| 4750  | 85     | 116  |
| 10    | 80     | 28   |
| 575   | 450    | 510  |
| 116   | 15     | 232  |
| 3450  |        | 2900 |
| 575   |        |      |
| 67600 | 72     |      |
|       | 54     |      |
|       | 388    |      |
|       | 360    |      |
|       | 3682   |      |
|       | 16671  |      |
|       | 1117   |      |
|       | 116697 |      |
|       | 16671  |      |
|       | 16671  |      |
|       | 195050 |      |

XO-P

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

Check List of Compliance with Building Code and Zoning Ordinance Requirements

December 26, 1946

Job Location 763 Congress Street Owner Dr. Otis J. Doughinett  
Contractor Placid Violette Lessee D. Samuel M. Cope  
Architect L. R. Stanton

We are unable to issue permit for the above work because Section 106b of the Building Code requires that applicant must show on application and plans compliance with Building Code and Zoning Ordinance before a building permit is issued, and application and plans of this job do not show compliance with the law as indicated below. References at left are to sections of Building Code where applicable (copies of revised Building Code now available at the office of City Clerk). If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

1. Your attention has been called by separate letter to conditions of rear stairs from first to second stories not in compliance with Building Code requirements even for existing stairs.
2. Sec. 205b1. In the absence of a location plan, we are unable to tell whether all walls of the building meet the requirements of this section for distance from lot lines and provision of fire resistive windows if required.
3. Sec. 203j1(a)(2). Only one means of egress is provided from the third floor apartment. In an apparent effort to take advantage of an allowance of this section as to conditions under which only one means of egress from a third story will be permitted, a note on the plans states that the building is to be equipped with a standard automatic fire alarm with detection system covering entire cellar, all stairs, halls, and first and second floor offices. The last sentence of the section covering this situation reads as follows: "If the third floor level not more than 25 feet above grade, where a number of persons accommodated on that level would not exceed four (4), in pursuance to be established as provided in Section 203a4, only one means of egress shall be required, provided the building is equipped with a standard automatic fire alarm with detection system covering all rooms, first and second floor offices." Thus it is seen that in order to take advantage of the allowance of this section, the third floor level may be no more than 25 feet above grade and that the automatic alarm system must cover the basement and all rooms in the building whether finished or unfinished. If the third floor of this building is more than 25 feet above the ground, a second means of egress will have to be provided since the lack of it cannot be compensated for by the installation of an automatic fire alarm system. On the other hand, if this height is not exceeded, the note on the plans in regard to the fire alarm system should be changed to include the rooms in the third story as well as those in the offices below.
4. Sec. 205e1 & 212e4. Sufficient exit signs, directional or otherwise, with letters not less than six inches high are required in the first and second stories to show way in which the rear means of egress may be reached.
5. Sec. 212e2.1. Although there is no objection to so doing, the front and rear doors in first story are not required to be changed so that they will swing outwards as it is very doubtful if there will be more than 50 people in the entire building at any one time.
6. Notes on the plans refer to existing vestibule locksets in front and rear doors. Check should be made to make sure that these are really vestibule locksets, that there are no door bolts in connection therewith and that there are no other bars or bolts on these doors. See Section 212e2.5.
7. Sec. 212e5.2. Wherever not so provided, handrails are required on at least one side of all stairs and on both sides of the front outside steps.

December 26, 1946

8. Structural.

The 2x10 floor joists of first floor in the rear section of the building where spaced 16 inches on centers and on a span of about 20 feet do not figure out to carry the required live load of 50 pounds per square foot for office occupancy. Some means should be adopted to bring this section of floor up to the required strength. It is not known of what species of wood the 10x10 girders in the front part of the building are, whether Douglas Fir or Long Leaf Yellow Pine, they do not figure out to take care of the theoretical load that may come upon them. A check should be made of this condition and if necessary methods of reinforcing these girders shown on the plans.

In the front part of the second story where a partition is to be removed in the course of the alterations, it is doubtful if the partition is non-bearing as marked on the plan. It seems very likely that the third floor timbers which undoubtedly get a bearing over this partition may be spliced at this point. This being so, some support should be introduced at this location to take the place of the partition to be removed, as the new partitions at either side cannot be counted upon to carry the load.

Inspector of Buildings

AJS/S

Original to: Mr. I. R. Stanton  
62 Pine Street

CC: Mr. Otis J. Doughnott  
763 Congress Street

Mr. Samuel M. Cope  
763 Congress Street

Mr. Placid Violette  
191 Grant Street

AP 763 Congress Street-I

October 31, 1946

TH  
ESS  
RMT  
AJS  
PH  
DJ  
HD  
BS

Dr. Otis J. Doughinett  
763 Congress Street  
Dr. Samuel H. Cope  
704 Congress Street  
Mr. Placid Violette  
191 Grant Street

Subject: Application for building permit to  
make alterations of second floor of the  
building at 763 Congress Street

Gentlemen:

As explained to Dr. Doughinett over the phone, it becomes apparent that the proposed alterations to provide at least one doctor's office on the second floor would constitute a change of class of use of the building, the established class of use in 1926 having been some type of habitation--dwelling house or lodging house with perhaps one doctor's office, and no permit or certificate of occupancy having been secured since to cover a change of use.

Thus the permit applied for covers much more than just a question of certain fairly simple physical alterations. Under these circumstances, as explained to the owner, architectural plans of the building will be necessary, showing all existing features and the proposed arrangement relating to all features controlled by the Building Code--cellar and the three floors above.

These plans should be made by someone thoroughly experienced in the usual method of making such plans and who is acquainted with the Building Code and can look into it for himself and find out what the requirements are for the use of the various parts of the building. If the entire building is to be given over to offices, then he would consult Section 205 and 212, the latter being general requirements applying to all classes of use. If part of the building was to be used for lodging rooms, then Section 203 would have to be consulted. These plans should be filed with the application for the permit as blueprints with all of the information on them printed from the original. The name and address of the maker of the plans should also appear and if any structural steel or reinforced concrete or unusual design is contemplated, the plans should bear the signed statement of design of the designer as called for by Section 104b3 of the Building Code.

The blueprint filed with the application for the permit shows only a part of the second floor plan of the main building and nothing at all of the rear ell. The application shows that a bearing partition 11 feet long is to be removed, but there is no indication what loads now come upon this partition or what will be substituted for it to support those loads. The plan shows the removal of the fireplace but there is no information as to whether or not the entire chimney is to be removed from top to bottom or what is to be done to make the chimney sound if the flues are not to be removed.

Since 1926, the Building Code has provided that the use of a building or part thereof shall not be changed from one class to another without first securing a building permit for the change, that permit to include physical changes and improvements desired or required by law, and that the building shall not be used for the proposed use until the improvements have been made and the certificate of occupancy issued from this office.

An extra copy of this letter is being sent to the owner so that he may give it to whoever makes the plans, the name of the maker of the plan which we have not appearing on the plan.

Very truly yours,

EMC/D

Encl. Extra carbon copy of this letter to City Inspector of Buildings

P. 89/1543-I

763-765  
Congress St.

November 10, 1939

Randall & McAllister,  
84 Commercial Street,  
Portland, Maine

Gentlemen:

Please provide an instruction card relating to the operation of the oil burning equipment which you have installed for Grace Cross at 763 Congress Street, permanently posted in place near the oil burner and thus comply with the regulations of the Building Code.

Very truly yours,

W McD/H

CC: Grace Cross,  
763 Congress Street

Inspector of Buildings



FILL IN COMPLETELY AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT NO. 1140  
ISSUED

9/1 SEP 16 1939

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:

Location 763 Congress St Use of Building Residence No. Stories 3 New Building  
Name and address of owner of appliance Frank Brass - 763 Congress St Existing "  
Installer's name and address Randall McAllister - 84 Leavelle St Telephone 32441

## General Description of Work

To install Oil Burner to existing Hot Water NOTIFICATION BEFORE LATHING OR CLOSING IN IS WAIVED

## IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel Oil  
Material of supports of appliance (concrete floor or what kind) Concrete  
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace,  
from top of smoke pipe \_\_\_\_\_ from front of appliance \_\_\_\_\_ from sides or back of appliance \_\_\_\_\_  
Size of chimney flue \_\_\_\_\_ Other connections to same flue \_\_\_\_\_

## IF OIL BURNER

Name and type of burner Trunk Labeled and approved by Underwriters' Laboratories? yes  
Will operator be always in attendance? \_\_\_\_\_ Type of oil feed (gravity or pressure) Pressure  
Location oil storage Basement No. and capacity of tanks 1 - 275 gallon  
Will all tanks be more than seven feet from any flame? yes 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 Installer

Randall McAllister

W. H. G. G. G.

545

|                              |                  |
|------------------------------|------------------|
| Permit No.                   | 39/1549          |
| Location                     | 763 Congress St. |
| Owner                        | Grace Cross      |
| Date of Permit               | 9/16/39          |
| Post Card sent               |                  |
| Notif. for insp.             | None             |
| Approval Tag issued          | 11/9/39          |
| Oil Burner Check List (date) | 11/9/39          |
| 1. Kind of heat              | H.W. Gravity     |
| 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. Safety instructions      |                  |
| NOTES                        |                  |
| 11/10/39                     | Better - mme     |