

847-851 CONGRESS STREET



Photo - J20R - Half cut - 9205R - Third cut - J203R - Fifth cut - 9205R



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Nov. 6, 19 80
Receipt and Permit number A 59571

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: 851 Congress St.

OWNER'S NAME: William Dowd ADDRESS: Stroudwater Road

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) X _____ 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 80; or Will Call _____

CONTRACTOR'S NAME: Jims Plumbing & Heating

ADDRESS: 179 Marrett St. Westbrook

TEL: _____

MASTER LICENSE NO.: 1468 SIGNATURE OF CONTRACTOR: Jim Marrett

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS -

Permit Number

59571

Location

851 Congress St.

Owner

W Dowl

Date of Permit

11-6-82

Final Inspection

11-13-82

By Inspector

Smith

Application Register Page No.

74

INSPECTIONS: Service

Service called in

Closing-in

PROGRESS INSPECTIONS: 11-13-80

CODE
COMPLIANCE
COMPLETED

DATE

11-13-80

REMARKS:



FILL IN AND SIGN WITH INK

11 947

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

NOV 7 1980

Portland, Maine. NOV. 6, 1980

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

CITY OF PORTLAND

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 851 Congress St. Use of Building multi family No. Stories 3 New Building
Name and address of owner of appliance ~~William Dowd~~ William Dowd - Stroudwater Farm Existing
Installer's name and address Jims Plumbing & Heating-179 Marrett St., Telephone Street 854-8068
Westbrook

General Description of Work

To install burner - conversion gas - replacing oil

IF HEATER, OR POWER BOILER

Location of appliance basement 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
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? thru chimney Rated maximum demand per hour 500,000 BTU
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes per hour

IF OIL BURNER

Name and type of burner Labelled 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
cost of work 1,000 5.50

APPROVED: 10.50

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?

Jim Milbrun

NOTES

Handwritten notes, mostly illegible due to blurring and crossing out.

Permit No. 801947
 Location 851 Longview St.
 Owner Wm. O. O'Connell
 Date of permit 11-6-50
 Approval 11-7-50

#15

Vertical text, likely a list or index, mostly illegible.

LOADINGS AND ALLOWABLE HEIGHTS FOR CONC. CRIB RETAINING WALLS

DESIGN CRITERIA:

ANGLE OF INTERNAL FRICTION (EST.) $\phi = 33^\circ 40'$

CONSTANT FOR ACTIVE SOIL PRESSURE $K_a = 0.2302$

CONSTANT FOR PASSIVE SOIL PRESSURE $K_p = 3.49$

DENSITY OF SOIL $D = 100 \text{ #/cu ft.}$

WEIGHT OF EARTH AND FILL

CLOSED FACE (LOG-3-F)

$W_{3F} = 318 \text{ #/FT. HEIGHT}$

HALF OPEN FACE (LOG-4-F)

$W_{4F} = 271 \text{ #/FT.}$

OPEN FACE (LOG-F)

$W_F = 250 \text{ #/FT.}$

EARTH PRESSURE RESISTING SLIDING $P = 0.5 K D h$

FACTOR OF SAFETY (SLIDING AND
OVERTURNING) $F.S. = 1.5$

BATTER OF WALL

$B = 1" \text{ ON } 12"$

RESULTANT R IN KERN.

DEFINITION OF SYMBOLS:

H = RESULTANT OF FORCES TO BE RESISTED
BY WALL

R = VECTOR RESULTANT OF FORCES W AND H

H = HEIGHT OF WALL

G = CENTER OF GRAVITY OF WALL

θ = ANGLE BETWEEN R AND W

RECEIVED

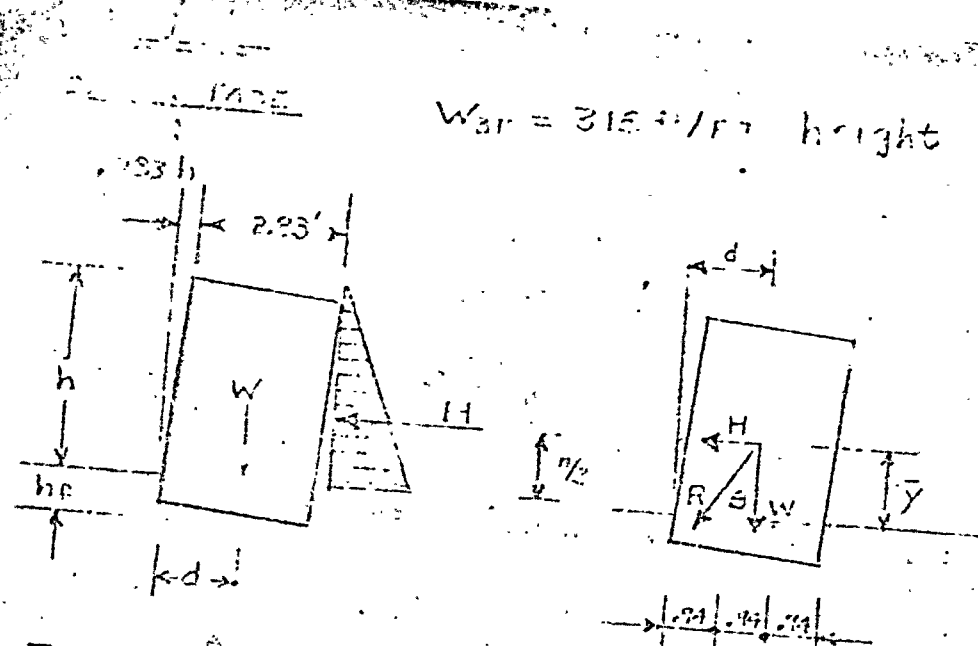
MAY 19 1977

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

~~PERMIT NO. 15024~~

~~MAY 11 1977~~

~~CITY OF PORTLAND~~



$W_{w1} = 315 \text{ lb/ft height}$

$$\tan \theta = H/W; 0.94 = d - \bar{y} \tan \theta = d - \frac{h}{3} \left(\frac{H}{W} \right)$$

$$H = 0.5 K_a D h^2 = 14.24 h^2; W_{w1} = 315 h$$

$$d = 0.5 (0.223 h + 2.23) = 0.0417 h + 1.415$$

$$0 = 0.0417 h + 1.415 - \frac{h}{3} \left(\frac{14.24 h^2}{315 h} \right) - 0.94$$

$$0 = h^2 - 2.77 h - 1.6; h = 7.1'$$

CHECK SLIDING - $h = 7.1'$ BELOW GRADE

$$\sum F_H = 0; F_{\text{friction}} + P - F_{\text{active}} = 0$$

$$(h + h_s) W_w + 0.5 K_p D h_p^2 - 1.5 H (h + h_s) = 0$$

$$(h + h_s) W_w = 1.5 H (h + h_s)$$

$$0.5 K D h_p^2 = 1.5 H (h + h_s)$$

$$-1.5 H (h + h_s) = -21.5 h^2 - 4.7 h - 22$$

$$\sum F_H = -21.5 h^2 - 4.7 h - 22 + 116 h + 312 = 0$$

$$h^2 - 5.15 h - 14.51 = 0$$

$$h = 7.2' \text{ USE } 7.1' = h$$

RECEIVED
MAY 19 1977
DEPT. OF BLDG. INSP
CITY OF PORTLAND

CASE 1 (30' CB)

HALF OPEN FACE

$W_{AF} = 277 \text{ lb/ft height}$

$$0 = 0.0417h + 1.415 - \frac{h}{3} \left(\frac{14.34h^2}{277h} \right) - 0.94$$

$$0 = h^2 - 2.42h - 27.53;$$

$$h = 6.6'$$

CHECK SLIDING $h = 1'$ BELOW GRADE

$$\sum F_H = -21.5h^2 + 75.5h + 291.5 = 0$$

$$h^2 - 4.44h - 13.5 = 0$$

$$h = 6.5'$$

USE $h = 6.5'$

OPEN FACE

$W_F = 250 \text{ lb/ft height}$

$$0 = 0.0417h + 1.415 - \frac{h}{3} \left(\frac{14.34h^2}{250h} \right) - 0.94$$

$$0 = h^2 - 2.12h + 24.24;$$

$$h = 6.2'$$

CHECK SLIDING $h = 1'$ BELOW GRADE

$$\sum F_H = -21.5h^2 + 52h + 272 = 0$$

$$h^2 - 3.81h - 12.9 = 0$$

$$h = 6.0'$$

USE $h = 6.0'$

FD. FACE

$$W_F = 318 \text{ lb/ft height}$$

$$H = 34.63 h^2$$

$$0 = 0.0417 h + 1.415 - \frac{h}{3} \left(\frac{34.63 h^2}{318 h} \right) - 0.14$$

$$h^2 - 1.15 h - 13.1 = 0$$

$$h = 4.25'$$

CHECK FOR SLIDING $h = 1'$ BELOW GRADE

$$\Sigma F_H = -21.5 h^2 + 55 h + 282 = 0$$

$$h^2 - 2.56 h - 13.12 = 0$$

$$h = 5.10$$

USE $h = 4.25'$

HALF OPEN FACE

$$W_{HF} = 277 \text{ lb/ft height}$$

$$0 = 0.0417 h + 1.415 - \frac{h}{3} \left(\frac{24.63 h^2}{277 h} \right) - 0.99$$

$$h^2 - 0.99 h - 11.39 = 0$$

$$h = 3.90'$$

CHECK FOR SLIDING $h = 2'$ BELOW GRADE

$$\Sigma F_H = -57 h^2 - 70 h + 769 = 0$$

$$h^2 + 1.25 h - 14.79 = 0$$

$$h = 4.60'$$

USE $h = 3.90'$

OPEN FACE

$$W_F = 250 \text{ lb/ft height}$$

$$0 = 0.0417 h + 1.415 - \frac{h}{3} \left(\frac{24.63 h^2}{250 h} \right) - 0.24$$

$$h^2 - 0.90 h - 10.89 = 0$$

$$h = 3.70'$$

RECEIVED

MAY 19 1977

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CASE 2 (CONT'D)

OPEN FACE

CHECK FOR SLIDING $k_s = 2'$ BELOW GRADE

$$\Sigma F_H = -52h^2 - 83h + 743 = 0$$

$$h^2 + 60h - 1429 = 0$$

$$h = 4.70'$$

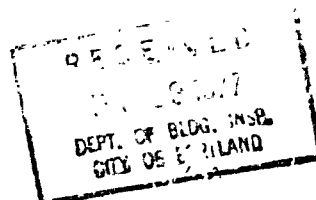
USE $h = 3.70'$

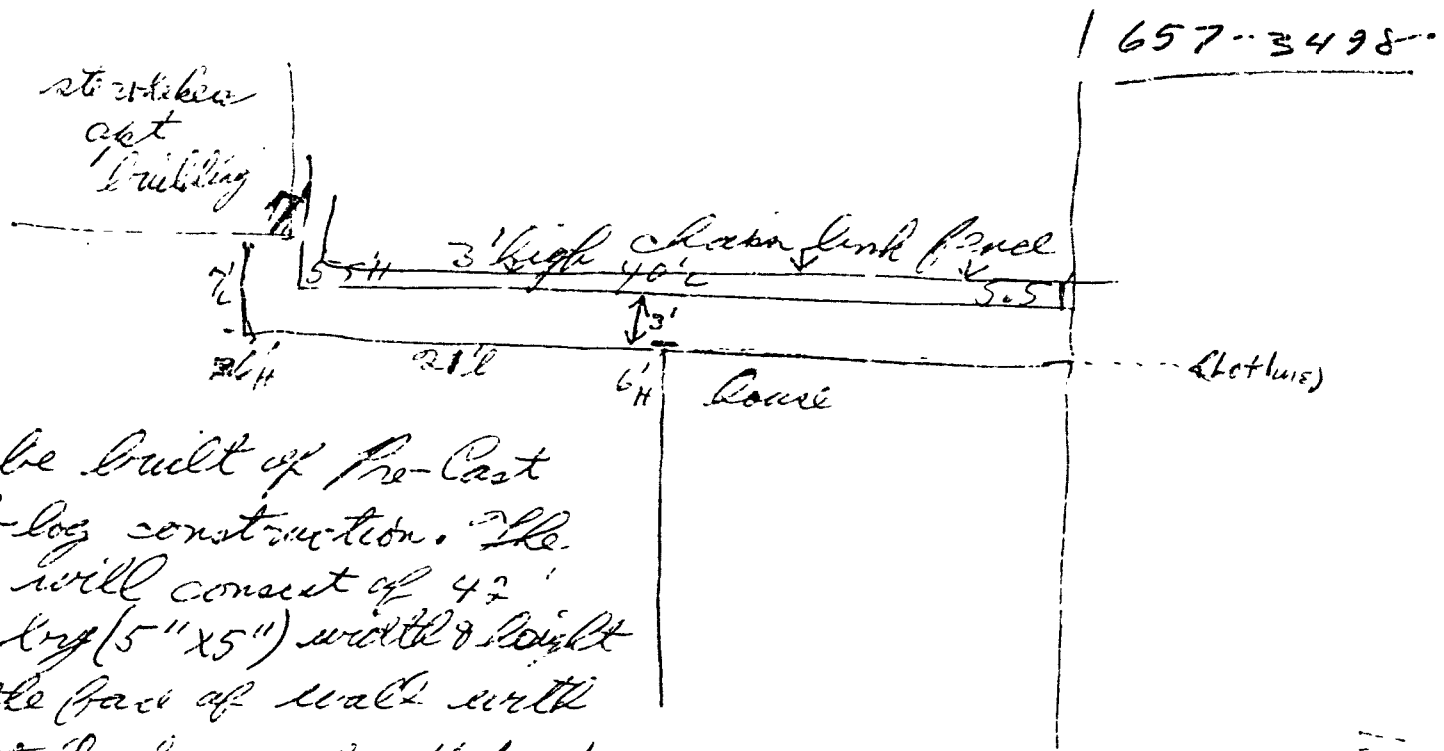
CASE 3

DECREASE WALL HEIGHT 1' PER 100 #/SF LIVE
LOAD FOR ALL 3 TYPES OF WALLS
SHOWN IN CASE 1 LOADINGS

EX. ASSUME 100 #/SF LIVE LOAD SUPER-
IMPOSED BEHIND A CLOSED FACE WALL

$$\text{ALLOWABLE } h = 7.1' - 1' = 6.1'$$

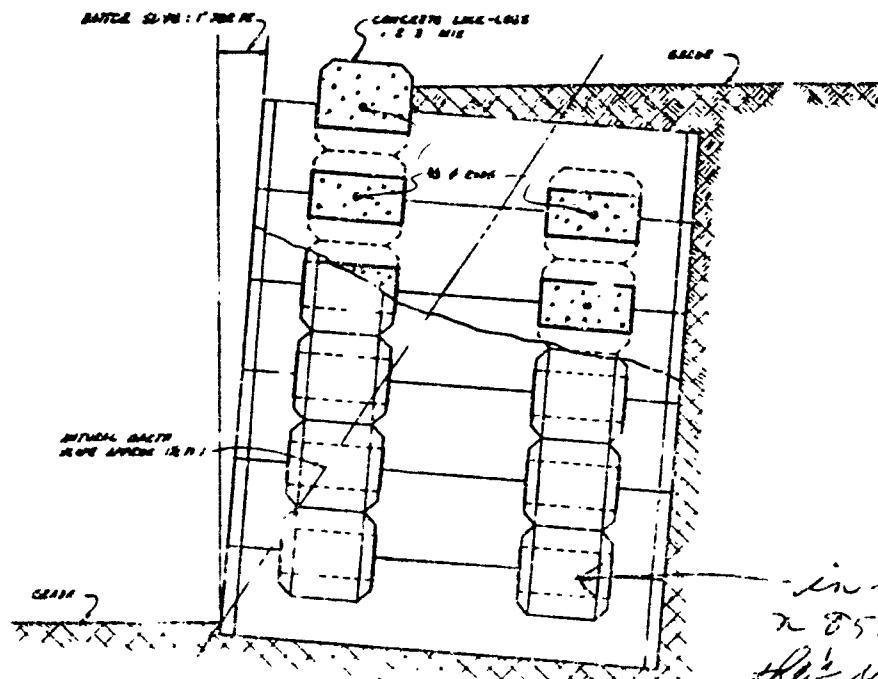




To be built of Pre-Cast
 block-log construction. The
 logs will consist of 42'
 long log (5" x 5") width & height
 on the face of wall with
 34" tiebacks and 11" deadmans
 except at the bottom where
 there will be 42" dead mans
 and therefore 3' intervals.

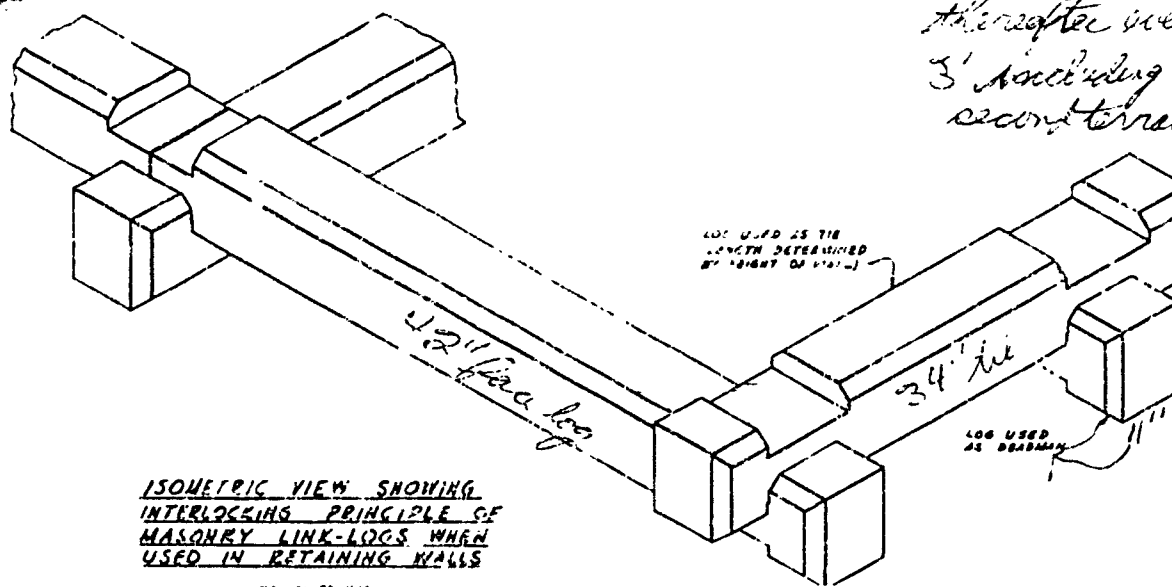
all measurements
 approx. with block-
 log dimensions

18' HIGH



TYPICAL RETAINING WALL SECTION
SCALE 3/4\"/>

*in wall?
2 1/2' concrete
the 1st will be
42' dead wall 1st
thereafter every
3' including
second tier*



ISOMETRIC VIEW SHOWING
INTERLOCKING PRINCIPLE OF
MASONRY LINK-LOGS WHEN
USED IN RETAINING WALLS

Manufactured by
MAINE PRE CAST, INC.
POLAND SPRING RD.
BOX 423
GRAY, MAINE, 04039

MASONRY LINK-LOGS		
AS USED IN RETAINING WALL CONSTRUCTION		
DATE	DESIGN	BY
		1 OF 1



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP 135
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, .. 5/19/77.....

PERMIT ISSUED

MAY 23 1977

CITY of PORTLAND

To the DIRECTOR OF BUILDING & 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 .. 851 Congress St. (aptnmt bldg.) Fire District #1 ☐ #2 ☐
1. Owner's name and address .. Mr. Noel Steroheker, .. Saco Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address .. Maine Precast Co., Rte #26, New Gloucester, ME Telephone 657-3498
4. Architect Mail: Bx 23, Gray, ME Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$(12.00)
Estimated contractual cost \$ 2,150.

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for:

@ 775-5451
Ext. 234

Replacement of retaining wall
per attached plans, in excess of
4ft. of soil. New: precast, link-log
construction with 3 ft. chainlink
fence atop Stamp of Special Conditions

Other Replacement of retaining wall.

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
Suds (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 wall, 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

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE: .. 16-28-5723.177

Fire Dept.:

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

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

Signature of Applicant Phone # 657-3498 ...

Type Name of above .. Jeff. Preble; MAINE PRECAST Co. ☐ 2 ☐ 3 ☒ 4 ☐

Other
and Address

FIELD INSPECTOR'S COPY

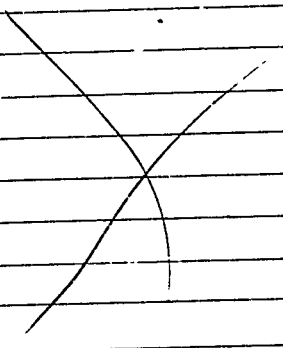
NOTES

5-23-77 have been at this location already & had them take out a permit - own 1 retaining wall - N 8

5-31-77 WALL Appears sound & The type of structure it is will allow for water drainage

6-29-77 Work completed - triggered the wall going up to relieve some earth pressure -

Permit No. 77/1358
Location 851 Longport Rd
Owner Paul Stachurski
Date of permit 5-19-77
Approved 5-23-77



reg. mail

Rear 851 Congress Street

July 10, 1973

Morris & Sylvia Greenberg
130 Pitt Street

Dear Mr. & Mrs. Greenberg:

I would like to bring to your attention the condition of the retaining wall at rear of the above named location.

In my letter to you of Sept. 11th, 1972 I included pictures of the wall. Shortly after I was told this office received a phone call assuring us immediate action would be taken to correct the dangerous conditions. To date no work has been started and the condition becomes worse.

It is necessary you reply to this letter and state the course of action you will take to make immediate repairs within ten days, not later than July 25, 1973.

It is hoped we will have your cooperation so that further action by this department will not become necessary.

Very truly yours,

Hugh Irving
Building Inspector

HI:m

Re: Rear 849-851 Congress St.

September 15, 1972

Morris & Sylvia D. Greenberg
139 Pitt Street
Portland, Maine 04103

Dear Mr. & Mrs. Greenberg:

It has recently come to our attention that the retaining wall at the rear of the above named property is in a most serious and dilapidated condition and is endangering the adjoining property owner's building.

Enclosed is a paper on which I have tried to point out the conditions and have indicated with the letter A - some of the timbers against the adjoining property owner's building at the rear of 186 Grant Street.

The retaining wall is in need of an immediate and complete overhaul.

It is necessary that you take immediate action to correct these condition within 10 days and not later than September 30, 1972.

Please advise us as to your course of action. Also feel free to call at any time regarding this matter.

I would call to your attention that the lot on 849 Congress Street is being used once again for parking. In our letter of April 30, 1970, we requested that when the lot was filled and leveled, that a fence be erected along the front to eliminate parking on this vacant lot.

Now that this has been brought to your attention, it is hoped that we will have your cooperation regarding both matters in order that no further action by this department will become necessary.

Very truly yours,

Hugh Irving

Inspector

HI/c

Re: Rear 849-851 Congress St.

September 11, 1972

Morris & Sylvia D. Greenberg
130 Pitt Street
Portland, Maine 04103

Dear Mr. & Mrs. Greenberg:

It has recently come to our attention that the retaining wall at the rear of the above named property is in a most serious and dilapidated condition and is endangering the adjoining property owner's building.

Enclosed is a paper on which I have tried to point out the conditions and have indicated with the letter X - some of the timbers against the adjoining property owner's building at the rear of 186 Grant Street.

The retaining wall is in need of an immediate and complete overhaul.

It is necessary that you take immediate action to correct these condition within 10 days and not later than September 30, 1972.

Please advise us as to your course of action. Also feel free to call at any time regarding this matter.

I would call to your attention that the lot on 849 Congress Street is being used once again for parking. In our letter of April 30, 1970, we requested that when the lot was filled and leveled, that a fence be erected along the front to eliminate parking on this vacant lot.

Now that this has been brought to your attention, it is hoped that we will have your cooperation regarding both matters in order that no further action by this department will become necessary.

Very truly yours,

Hugh Irving

Inspector

HI/c



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

INSPECTION COPY
COMPLAINT NO. 72/97

Date Received September 11, 1972

Location:
849-851 Congress St.

Location 849-851 Congress St. Use of Building _____
Owner's name and address Morris & Sylvia Greenberg Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address Building Inspector Telephone _____

Description: Rear of building is in a serious, dangerous and dilapidated condition and is endangering the adjoining property owner's building.

NOTES: Payable was received 4/10/72 - (the work was done in a poor work)
10/10/72 Nothing done to date of approx 3 wks have passed
11/14/72 Condition remains the same, will again contact responsible contractor
July 2/73 1st changes



CITY OF PORTLAND, MAINE R6 RESIDENCE ZONE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
849 Congress St.

INSPECTION COPY

COMPLAINT NO. 72/38

Date Received Feb. 24, 1972

Location 849 Congress St. Use of Building _____
Owner's name and address Sylvia D. Greenberg-130 Pitt St. Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address Neighbors Telephone _____
Description: **RK** Property being used for parking - not allowable..

NOTES: 5/11/72 This property is continuously used for
parking by tenants of adjoining properties.
The timbers across the front have been moved
the front should be fenced off. Rear retaining
wall is breaking up some but does not appear
to be dangerous. Letter to owner.
11/13/72 Waiting on action to be taken
by the Greenbergs etc. *JK*

849 Congress Street

April 30, 1970

Mr. Morris Greenberg
193 Middle Street

Dear Mr. Greenberg:

An inspector from this department noticed that the cellar at 849 Congress Street was being filled with solid fill on Wednesday. Unfortunately we had to stop him from depositing this because the cellar has not yet been cleaned of non-combustible and non-decaying material. In accordance with Section 101.2.3 of the Building Code, which is titled filling of abandoned openings, the cellar should be cleared of the old debris and levelled to a point 6 inches below that of the surrounding grade and then back filled with solid material, such as gravel or sand.

When the cellar hole has been properly cleared and walls demolished to comply with the Code the remaining opening may be filled with solid fill.

Very truly yours,

R. Lovell Brown
Director Building & Inspection Services

RLB:m

FROM THE DESK OF
ROBERT LOVELL BROWN

APR 29 1970

1:30 PM.

FIRE DEPT REPORT
THEY ARE DUMPING
FILL ON TOP OF
JUNK IN BASEMENT.

NOT ALLOWED
POT COOK

SENT AHEAD OUT
TO STOP IT

HE DID STOP ON ST 2.

2/18/70 - FILE. G.L.
R.L.B.

MORRIS GREENBERG

Attorney at Law

193 MIDDLE STREET
PROFESSIONAL BUILDING
PORTLAND, MAINE 04111
DIAL 773-0661

February 17, 1970

Mr. R. Lovell Brown
Director of Building & Inspection Services
City Hall
Portland, Maine

Dear Mr. Brown:

40
30
2.67
In reply to your letter of February 12th, I beg to advise that you evidently have not recently inspected this property, because the property is ninety-seven per cent removed as of this date. It is true it has taken a longer time than anticipated, but because of the closeness of the adjoining property, this had to be taken down by hand.

The building was scheduled to be entirely down by December 1, 1969. On November 16, 1969, Mr. Clifford Hamilton, who has been taking the property down, was seriously injured in an automobile accident, and he was unable to continue the work. However, on February 6, 7, and 8, 1970, a resumption in the removal of this structure was again commenced. It was contemplated that the entire structure would be removed by Sunday, February 14th, but due to the storm, all work stopped.

I have again talked with Mr. Hamilton and his son, and they have assured me that it will take two and one-half more working days to completely remove the remaining wooden structure which will then enable me to put the sand and gravel in. If you care to talk with Mr. Hamilton yourself, his number is 892-8883.

I feel confident that within the next two or three weeks, weather permitting, this job should be fully completed.

Very truly yours,

MG:lc
CC: Hon. John Menario
Barnett I. Shur, Esq.

MORRIS GREENBERG

OVER —

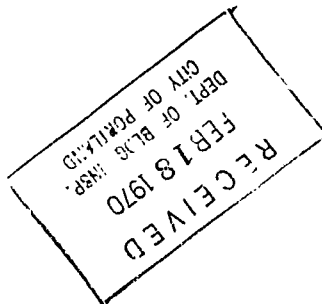
Feb. 18, 1970

10:15 A. M. 2-18-70

I talked with Mr. Hamilton about the condition of this building,
and the progress of his work this date.

He informed me that he was in the process of going to the job as
soon as we finished our conversation and would continue work this
and next week with high hopes of completing the job in that time.

RLB



342 Congress Street

Feb. 12, 1970

Mr. Morris Greenberg
150 Pitt Street

cc to: John McNerle, City Manager
cc to: Corporation Counsel
cc to: Fire Department
cc to: Health Department

Dear Mr. Greenberg

On July 15, 1969 I sent you a letter requesting that you proceed with haste to completely demolish the structure and clean up the premises by July 22, 1969. At this date much of the building still stands, an eyesore to the City of Portland and truly a monument to your profound interest in it.

For nearly a year now we have received a constant flow of complaints from all sources and corners of the City. Other people have had the misfortune of fires and have cleaned them up in reasonable time.

Inasmuch as you are obviously not proceeding to have this structure cleaned up, I am ordering that the condition be corrected and completed by February 21, 1970 in accordance with Sec. 205 of the Code. If at that time, the work has not been completed, the foundation raised and the hole back-filled in accordance with the Code requirements, I shall present all evidence to the City Council for a public hearing at the next regular meeting.

Very truly yours,

L. Lovell Brown
Director Building & Inspection Services

MLB:in

reg. mail
ret. rec. req.

7 29-69

H-5 Zone:

Very - 5+
 849 - 1/2 mile - for few days,
 another - 1/2 mile - head
 increased, conditions in rear
 appear worse.
 Site - hole into diaphragm
 down intermining ground etc.

Maybe send another - 76 -
 letter?

OK. Then to see if wk has existed

8-1-69 Nothing:

8-4-69 " "

8-11-69 Nothing:

8-12-69 " "

- 13 - "

- 14 - "

- 15 - "

- 16 - "

- 17 - "

- 18 - "

- 19 - "

- 20 - "

- 21 - "

- 22 - "

- 23 - "

2-16-72
 It has been noted that
 cars have been using
 this property for parking cars.
 The signs placed
 along the front of the
 property have been
 removed, no permits
 have been issued for
 change of use.

847 Congress Street

July 15, 1969

Morris Greenberg
130 Pitt Street

cc to: C. . Hamilton Company
61 Hartley Street

Dear Mr. Greenberg:

It has come to my attention from numerous complaining that the demolition of the building at the above address is progressing very slowly. On this date I have personally reviewed the premises and find that the remaining portion of the building is structurally unsound to the neighborhood. The rear wall is in imminent danger of collapse both backwards down the hill and to the side endangering the neighborhood. This is because of superimposed trash at the first floor level and soggy wet conditions making the structure completely unsound. Inasmuch as the safety of others is at stake at this point I am requesting that you proceed with haste to have the building completely demolished and premises cleaned up by July 23, 1969. If your present contractor cannot meet this commitment that date I suggest you find one who can so that no further action by this department will be necessary.

Very truly yours,

H. Lovell Brown

Director, Building Inspection Department

RLB:m

]

June 2, 1969

Mrs. Hazel McIntosh
845 Congress Street
Portland, Maine

Dear Mrs. McIntosh:

Thank you very much for your note of May 20, 1969, in which you again, express your concern on the progress being made on demolition of the burned out structure at 849 Congress Street.

Please be advised that our inspectors have continually visited this site in an effort to make sure that demolition proceeds in an orderly manner. We are fortunate that this building is being demolished as quickly as it is as many times the City faces a long and complicated legal process and many months of delay before a building of this size can be demolished. We would prefer to let the individual involved demolish the building and to maintain reasonable controls on his activities in the hopes that the building will be speedily demolished rather than being so stringent that the demolition drags on for months.

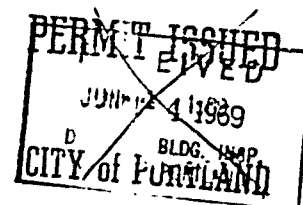
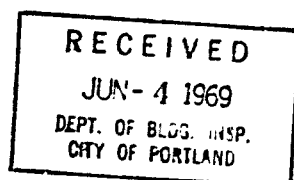
Should any damage to your building or grounds accrue as a result of his activities, you would of course have grounds for suit to recover those damages. However, we will make every effort to see that the demolition is done according to law so that no damages will occur.

Thank you very much for calling this matter to my attention.

Sincerely,

John S. Dexter, Jr.
Assistant City Manager

JSD:af
cc: R.Lovell Brown, Director of Buildings & Inspection



5-5-70.

Bot. Not filled in at all.
(just one load & out)
Should be quit & at least.

5-6-70 - N.F.I.

File in GL - 10-30-70
Fill incomplete etc.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Morris Greenberg
130 Pitt St.
Portland Maine

April 3, 1969

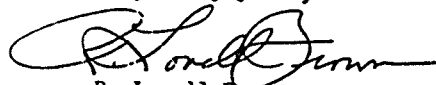
Dear Sir:

With relation to permit applied for to demolish a building or portion of building at #849 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 Inspection Department 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.

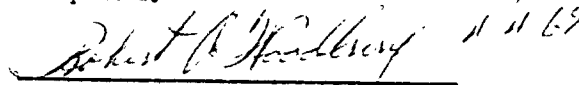
The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered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

Very truly yours,


R. Lovell Brown
Director

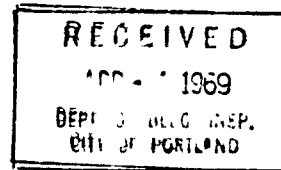
h

Eradication of this building has been completed.



Contractor: C.G. Hamilton

61 Hartley St.





R6 RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, ~~May~~ April 3, 1969

PERMIT 12755
242
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 849 Congress Street
Owner's name and address Morris Greenberg, 130 Pitt St. Within Fire Limits? _____ Dist. No. _____
Lessee's name and address _____ Telephone _____
Contractor's name and address C. G. Hamilton Co., 61 Hartley St. Telephone 774-2839
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use Apartment house No. families 20
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To demolish existing 4-story frame apartment house.

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

Land to be used for parking

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 Hamilton

Sent to Health Dept. 4/3/69
Rec'd from Health Dept. 4/4/69

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

Morris Greenberg

CS 301

INSPECTION COPY

Signature of owner

By: C. G. Hamilton

7M

NOTES

4-18-69
Started - 2444

5-28-69
Half days working
at it steady - 744

7-22-69
1 year to the
the of a year
a year or so

8/29/69
I have kept a continuous
check on the property
and it has been found
that there are no more
days there is no
work done here
since 10/5 this day
the work is going
on in building has been
demolished to first
floor this far.

Hugh
9-3-69
No work on the job
this am - 744
10-7-69
Work has stopped on
the job over there
744

2-11-70
There has been no
work going on here for
a long time. I was
told by the director
not to bother with this
that it will be taken
care of etc. I get
continuous complaints

Permit No.	
Location	
Owner	
Date of permit	
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Sinking Out Notice	
Form Check Notice	

4/6/70 744
I am going to the
same place as before
744

4-29-70
The work is going
on in the log
filling in the
part of the
filling in the
part of the
filling in the
part of the

4-30-70
Same - 744
5-4-70 - 744
I am going out of the
job to fill in the
part of the
part of the
part of the
part of the

5-11-70
The work is going
on in the log
filling in the
part of the
part of the
part of the

5-26-70
Same - 744
6-11-70
The work is going
on in the log
filling in the
part of the
part of the
part of the

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: John F. Menario, City Manager
FROM: R. Lovell Brown, Director of Building & Inspection Services
SUBJECT: In reference to the condition of the structure at 619 Congress Street

DATE: 3-26-69

In answer to your memo of 3-25-69 on the above subject I am happy to report that the morning after the fire I entered the premises at the above address and gave a preliminary inspection of its condition. Shortly thereafter I went down with Chief Crezo and we went through the building after it had cooled down enough so that we could go in and looked it over quite thoroughly. The building I would consider as a complete loss and should be demolished. I told Chief Crezo this and he was of the same opinion at the time. Shortly thereafter the owner, Mr. Greenberg called me and asked me what I thought about it, he had some aspirations as to going down a couple stories and using just the first one or two, but I told him the same thing that I felt it was economically impossible to do much with it and it should be demolished.

A few weeks ago I had a complaint come in from a local neighbor about mattresses, etc. being tossed out into the area around the building that were a health hazard, etc. I then called Mr. Greenberg and asked him about that, he said that during the fire these things were thrown out but froze into the ground from all of the water, etc. and he was aware of them being there but they could not be removed during the heavy snow and ice conditions, and that this was to be removed when the building was demolished on or about April 1st. As it stands now my last conversation with him a few weeks ago was that the building was to be demolished on or about April 1st, and again my recommendation is for complete demolition.

R. Lovell Brown

RLB:m

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 3-25-69

TO: R. Lovell Brown, Building Inspector, Director
FROM: John E. Menario, City Manager
SUBJECT: Condition of Structure at 849 Congress Street.

I would appreciate receiving a status report regarding the condition of the structure at 849 Congress Street which was subject to a serious fire several weeks ago. It appears that the property owner is concerned and has taken appropriate action to secure the first floor premises. It does appear, however, from street observation that the property itself may be beyond economic repair.

When you have an opportunity to have this property inspected I would appreciate a report indicating your opinion and whether the existing building poses a serious and eminent danger to pedestrians or adjacent property owners.

Apparently, there is some indications that the present owner, a Mr. Greenburg has intentions to demolish the structure. It may be well to verify this for if it is accurate it may resolve all of our problems.


John E. Menario
City Manager

JEM:af

RECEIVED
MAR 26 1969
DEPT OF BLDG INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 57545
Issued 2/3/69

Portland, Maine Feb. 3

, 1969

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Morris Greenberg, 130 Pitt Street Tel.
Contractor's Name and Address Randall & Mc Allister, 84 Comm. St. Tel.
Location 851 Congress Street Use of Building Apt.
Number of Families 4 Apartments 17 Stores Number of Stories 3
Description of Wiring: New Work X Additions Alterations
Install American Standard Boiler-Burner Steam Unit, and Model P-30 Sun-Ray Water Heater
Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires Size
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) 2 No. Motors 2 Phase 1 H.P. 1/3 & 1/8
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels
Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence Feb. 3 19 69 Ready to cover in 19 Inspection Feb. 5 19 69
Amount of Fee \$ 4.00 ✓

Signed Randall & Mc Allister

DO NOT WRITE BELOW THIS LINE

SERVICE	METER				GROUND	
VISITS: 1	2	3	4	5	6	
7	8	9	10	11	12	

REMARKS:

INSPECTED BY

[Signature]

(OVER)

LOCATION *Congress ST 851*
 INSPECTION DATE *2/11/69*
 WORK COMPLETED *2/11/69*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 1-50 Outlets		1.00
Wiring, each additional outlet over 50		.02
Wiring, each additional outlet over 50		10.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 3, 1969

PERMIT ISSUED

FEB 3 1969

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 851 Congress St. Use of Building Apt. Bldg. No. Stories 3 New Building
Name and address of owner of appliance Morris Greenberg, 130 Pitt St. Existing "
Installer's name and address Randall & McAllister, 84 Commercial St. Telephone

General Description of Work

To install (1)-oil-fired steam heating system (new installation) central heating system.
To install domestic oil-fired water heater (new installation)

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'-boiler
From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3' water heater
Size of chimney flue 36x36 Other connections to same flue none
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 American Standard guntype Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 275 gals.
Low water shut off? yes Make McD-Miller No. 67
Will all tanks be more than five feet from any flame? yes 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? 3.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

J.K. 2/3/69 Allen

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

Randall & McAllister

CS 300

INSPECTION COPY

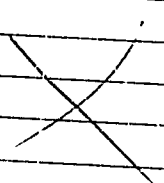
Signature of Installer by: McKelgore

Permit No. 69/84
 Location 8576 Highway, Al.
 Owner Richard Greenberg
 Date of permit 7/3/69
 Approved _____

NOTES

1	Fill Pipe	
2	W. it Pipe	
3	Kind of Hole	
4	Buried	
5	Hand	
6	Size	
7	Depth	
8	Notes	
9	Notes	
10	Notes	
11	Notes	
12	Notes	
13	Notes	
14	Notes	
15	Notes	
16	Notes	

3. Compliance Al.
 4. Al.
 5. Al.
 6. Al.





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 27, 1967

PERMIT ISSUED

000271067

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 **849 Congress St.** Use of Building **Apt.** No. Stories **4** ~~New Building~~
Existing "
Name and address of owner of appliance **Morris Greenberg, 130 Pitt St.**
Installer's name and address **Randall & McAllister, 84 Commercial St.** Telephone **774-4554**

General Description of Work

To install **oil burning equipment in existing boiler in place of coal central heating**

IF HEATER, OR POWER BOILER

Location of appliance **basement** Any burnable material in floor surface or beneath? **no**
If so, how protected? Kind of fuel? **oil**
Minimum distance to burnable material, from top of appliance or casing top of furnace **6'**
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner **Sun-Ray- gun type** Labelled by underwriters' laboratories? **yes**
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? **bottom**
Type of floor beneath burner **cement** Size of vent pipe **1 1/2"**
Location of oil storage **basement** Number and capacity of tanks **2- 275 gal.**
Low water shut off Make **McDonnell Miller** No. **47-2**
Will all tanks be more than five feet from any flame? **yes** How many tanks enclosed? **2**
Total capacity of any existing storage tanks for furnace burners **one-**

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

Tanks to be enclosed by 8" cement block, well bonded to nonburnable floor and constructed to a level not less than 12 inches above top of tanks, space between tanks and enclosure and to top of walls to be completely filled with sand or well tamped earth, and coated as for ~~underground tanks~~ *Note: Manufacturer has there is 4-275 tanks in*

cell.
Amount of fee enclosed? **2.00** (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

M.E. Ph.

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**

Morris Greenberg
Randall & McAllister

By: *Mac*

CS 300

Signature of Installer

INSPECTION COPY

Permit No. 677

Location

Owner

Date of permit

Approved

ALL - 3 - 1564

NOTES

1	Full Page
2	Vertical Page
3	Kind of Heat
4	Buried and the Supports
5	Alarm & Alarm
6	Stack Co
7	Hand
8	Penalty
9	Page
10	
11	
12	
13	
14	
15	Instruction Card
16	ICW Water Shut-off