



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

August 28, 1986

RE: 881-903 Congress Street

Maine Medical Center  
22 Bramhall Street  
Portland, Maine 04102

Dear Sir:

Your application to construct a parking lot for 49 passenger cars has been reviewed and a permit is herewith issued subject to the following requirements:

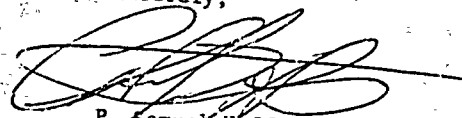
### Site Plan Review

Inspection Services Approved Mr. W. J. Turner 8/25/86  
Fire Department Approved LT. J. P. Collins 6/10/86  
Planning Division Approved Conditional Use Mr. D. Klerk 7/16/86  
Public Works Approved with conditions

1. A hydrobrake with a peak outflow of 0.35 cubic feet per second shall be installed in the catchbasin on site;
2. The stormdrain connection into the City manhole shall be done as directed by the Sewer Division of Public Works; and,
3. The existing curbcut on Forest Street shall be closed off with granite curb and the brick sidewalk behind it shall be reconstructed to City standards. Mr. Robert Roy 6/13/86

If you have any questions on these requirements, please call this office.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

/s/



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 881-903 Congress Street

Issued to Maine Medical Center

Date of Issue November 20, 1986

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 86-1138, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

parking lot

49 passenger cars

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

11/20/86  
(Date)

Kathleen A. Taylor  
Inspector

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.

PERMIT ISSUED

01138

SER 2 1986

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

City Of Portland

Portland, Maine June 5, 1986

Location 881-903 Congress Street

Zone

To the INSPECTOR OF BUILDINGS, Portland, Maine

PERMIT ISSUED  
WITH LETTER

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for parking lot

as set forth on the attached site plan (made by Hunter - Ballew Assoc. whose address is 5 Fundy Rd. Falmouth) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Maine Medical Center

Lessee (name, address and phone number) N/A

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

If off-street parking is sought, what is proposed maximum number of vehicles to be parked—passenger cars? 49, commercial vehicles? none

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)? yes  
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? one access

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

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

Minor site plan fee  
300.00 pd 6-5-86

Signature of Owner

By B. J. Hunter T.Y. Lin Inter.  
(duly authorized thereto) Hunter Ballew Assoc.

\*\*\*\*\*

THIS IS NOT A CERTIFICATE OF OCCUPANCY.

To:

PERMIT ISSUED  
WITH LETTER

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

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

(Date)

July 28/1986 [Signature]  
Inspector of Buildings

PERMIT ISSUED

10/23/86 Paving begun without lot  
lines comp.

10/27 - Paved, marked, Forest St curb cut closed.

11/13 - Called PPW (Ray) & Arlonist to get their  
OK's on site work.

11/19/86 - Work completed to OK of Carmella &  
Bob Ray. OK for CofD to M.C.P.

881-903 Lingua  
parking lot



Maine Medical Center

Date June 5, 1986  
 Address of Proposed Site 881-903 Congress Street  
 Site Identifier(s) from Assessors Maps                       
 Zoning of Proposed Site                     

Proposed Number of Floors \_\_\_\_\_  
Total Floor Area \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

☐ Use does NOT comply with Zoning Ordinance

☐ Requires Board of Appeals Action

☐ Requires Planning Board/City Council Action

☒ Use complies with Zoning Ordinance — Staff Review Below

**REASONS:**

BUILDING DEPARTMENT - ORIGINAL

**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
 Processing Form

Applicant _____		Date _____
Mailing Address _____		Address of Proposed Site _____
Proposed Use of Site _____		Site Identifier(s) from Assessors Maps _____
Acreage of Site / Ground Floor Coverage _____		Zoning of Proposed Site _____
Site Location Review (DEP) Required: ( ) Yes ( <input checked="" type="checkbox"/> ) No		Proposed Number of Floors _____
Board of Appeals Action Required: ( ) Yes ( <input checked="" type="checkbox"/> ) No		Total Floor Area _____
Planning Board Action Required: ( ) Yes ( <input checked="" type="checkbox"/> ) No		
Other Comments: _____		
Date Dept. Review Due: _____		

**PUBLIC WORKS DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
APPROVED CONDITIONALLY										<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

- REASONS: 1) A hydrobrake with a peak outflow of 0.35 cubic feet per second shall be installed in the catchbasin on-site.  
 2) The stormdrain connection into the City manhole shall be done as directed by the Sewer Division of Public Works.  
 (Attach Separate Sheet if Necessary)  
 3) The existing curb cut on Forest St shall be closed off with granite curb and the brick sidewalk behind it shall be reconstructed to City standards.

*Robert J. Roy* 6/13/86  
 SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

# CITY OF PORTLAND, MAINE

## SITE PLAN REVIEW

### Processing Form

Applicant \_\_\_\_\_

Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

Proposed Use of Site \_\_\_\_\_

Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acreage of Site / Ground Floor Coverage \_\_\_\_\_

Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

## FIRE DEPARTMENT REVIEW

(Date Received) \_\_\_\_\_

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMOSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY									
DISAPPROVED									

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

*James V. Calhoun*  
 SIGNATURE OF REVIEWING STAFF/DATE  
 FIRE DEPARTMENT COPY 6-10-86



1992

Date \_\_\_\_\_

**Address of Proposed Site**

Site Identifier(s) from Assessors Maps

### Zoning of Proposed Site

Proposed Number of Floors

**Total Floor Area**

**Total Floor Area**

**Other Comments:**

Date Dept. Review Due: 12/15/2011

(Date Received)

- 0973700-1

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITC PLAN	
APPROVED													CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY													
DISAPPROVED													

**REASONS:**

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE  
PLANNING DEPARTMENT COPY



PERMIT ISSUED

SER 2 1986

01138

City Of Portland

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Location 881-902 Congress Street Portland, Maine June 5, 1986  
Zone \_\_\_\_\_

To the INSPECTOR OF BUILDINGS, Portland, Maine

PERMIT ISSUED  
WITH LETTER

The undersigned hereby applies for a certificate of occupancy for the use of the above named premises for parking lot

as set forth on the attached site plan (made by Hunter - Ballew Assoc. whose address is 5 Emory Pl. Falmouth) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Maine Medical Center

Lessee (name, address and phone number) N/A

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

If off-street parking is sought, what is proposed maximum number of vehicles to be parked—passenger cars? 40, commercial vehicles? none

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)? yes  
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? one access

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

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

Minor site plan fee  
300.00 pd 6-5-86

Signature of Owner

By B. J. Hunter Hunter - Ballew Assoc.  
(duly authorized thereto)

\*\*\*\*\*

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To:

PERMIT ISSUED  
WITH LETTER

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

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

(Date) Aug 28/1986 [Signature]  
Inspector of Buildings

PERMIT ISSUED  
WITH LETTER



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date Aug 10, 19 83  
Receipt and Permit number B 08312

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: Congress Street across from parking garage, work for Mr. Medical

OWNER'S NAME: Essex Plumb & Heating, Inc. ADDRESS: Essex Junction, Vermont

OUTLETS:

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

FIXTURES: (number of)

Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_

Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES:

Overhead \_\_\_\_\_ Underground \_\_\_\_\_ Temporary \_\_\_\_\_ 100 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 \_\_\_\_\_

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  
FOR REMOVAL OF A "STOP ORDER" (304-16.b)

INSTALLATION FEE DUE: \_\_\_\_\_

DOUBLE FEE DUE: \_\_\_\_\_

TOTAL AMOUNT DUE: \_\_\_\_\_

3.50

INSPECTION:

Will be ready on \_\_\_\_\_

8-11- 10A.M.

ready \_\_\_\_\_

19 \_\_\_\_\_

or Will Call \_\_\_\_\_

CONTRACTOR'S NAME:

James Cassidy & Sons

ADDRESS:

21 Hodgins St.

TEL.: \_\_\_\_\_

MASTER LICENSE NO.:

4853

LIMITED LICENSE NO.:

SIGNATURE OF CONTRACTOR:

James Cassidy

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

## ELECTRICAL INSTALLATIONS—

Permit Number

8513

Location

1881 Congress St.

## Overview

≡ ~~100~~ vcring  
D-18-83

Date of Permit

8-10-87  
C-11-83

### Final Inspection

8-11-02  
J.P.R.

**B; Inspector -**

2008-08-17

Permit Application Register Page No.           

INSPECTIONS:

Service Tenep by Libby

Service called in 8-11-83

Closing-in . . . . . by

**PROGRESS INSPECTIONS:**

CODE  
COMPLIANCE  
COMPLETED

**DAT**

8-11-8

DATE \_\_\_\_\_

REMARKS:



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

INSPECTION COPY  
FILE COPY

C.E.O.: Arthur Rowe

COMPLAINT NO. 83/36

Date Received August 5, 1983

Location  
985 Congress Street

Location 885 Congress Street Use of Building sin. fam.

Owner's name and address Telephone

Tenant's name and address Telephone

Complainant's name and address Marty Batista, 53 Maine Senior Citi-Telephone  
861 Congress Street, Portland zens

Description: Complains building is run down and in need of repair. Children hanging on railings.  
Structure is occupied. She thought building was going to be demolished.

NOTES: As owner is doing work to fix roof. The land  
now is being reshaped as if the building was down.  
So, also being replaced to active rehab work  
program. M.P.

# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION .....

PORTLAND, MAINE Oct. 29, 1982

PERMIT ISSUED

NOV 1 1982

To the CHIEF 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 883-903 Congress Cor 16-30 Boynton & Cor 1-5 Forest St  
 1. Owner's name and address Lessee Maine Medical Center - 22 Bramhall St Fire District #1 ☐ #2 ☐  
 2. Lessee's name and address Ernest Henderson - Wellsley, Mass. Telephone 871-2404  
 3. Contractor's name and address .....

Proposed use of building ..... No. of sheets .....  
 Last use ..... No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... No. families .....  
 Other buildings on same lot ..... Roofing .....  
 Estimated contractual cost \$ .....

FIELD INSPECTOR—Mr. ....

@ 775-5451

Appeal Fees \$ .....  
 Base Fee 15.00  
 Late Fee .....  
 TOTAL \$ 15.00

Temporary construction trailer, parking and storage for new construction at Maine Medical Center.

Stamp of Special Conditions

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

## 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 ..... 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:

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: MHA .....

BUILDING CODE: .....

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 .....

Type Name of above .....

Reynold R. Welch for  
 Maine Medical Center

Phone # same

1 ☐ 2 ☒ 3 ☐ 4 ☐

Other .....

and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Permit No. 82/975  
Location 883-803 Congress St  
Owner Mr. Ernest Lindgren  
Date of permit 10-29-82  
Approved 11-1-82  
Dwelling \_\_\_\_\_  
Garage \_\_\_\_\_  
Alteration Temporary tracks

NOTES

12-15-82. Tracks are being  
laid out on property of Mr. Lindgren  
located on part of Congress St.  
1-4-83. Tracks and company are  
being placed adjacent to the  
Spokane River.



883-903 CONGRESS STREET

## APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION ..... 00975  
 ZONING LOCATION ..... PORTLAND, MAINE Oct. 29, 1982

NOV 1 1982

CITY of PORTLAND

To the CHIEF 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 883-903 Congress Cor 16-30 Boynton & Cor 1-5 Forest St. District #1 ☐ #2 ☐

1. Owner's name and address ..... Maine Medical Center - 22 Bramhall St. Telephone 871-62404  
 2. Lessee's name and address Ernest Henderson - Wellsley, Mass. Telephone .....  
 3. Contractor's name and address ..... Telephone .....

Proposed use of building ..... No. of sheets .....  
 Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....  
 Estimated contractual cost \$ ..... Appeal Fees \$ .....

FIELD INSPECTOR—Mr. .... Base Fee ..... 15.00

@ 775-5451

Late Fee .....

TOTAL \$ ..... 15.00

Temporary construction trailer, parking  
 and storage for new construction at Maine Medical  
 Center.

Stamp of Special Conditions

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

## DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....  
 I. Connection to be made to public sewer? ..... If not, what is proposed for sewage? .....  
 P. 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 ..... Will work require disturbing of any tree on a public street? .....

ZONING: ..... Will there be in charge of the above work a person competent

BUILDING CODE: ..... to see that the State and City requirements pertaining thereto

Fire Dept.: ..... are observed?

Health Dept.: .....  
 Others: .....

Signature of Applicant ..... Phone # ..... same

Type Name of above Reynold R. Welch for ..... 1 ☐ 2 ☐ 3 ☐ 4 ☐

Maine Medical Center

Other .....

and Address .....

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



881-889 CONGRESS STREET

SHAW-WALKER





# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, April 30, 1981

PERMIT ISSUED

MAY 1 1981

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 ... 889 Congress Street ... Fire District #1 ☐ #2 ☐  
1. Owner's name and address ... Sharon A. & Joseph C. Pizzo - same ... Telephone 774-2521  
2. Lessee's name and address ... Telephone ...  
3. Contractor's name and address ... Brown Homes Inc. - 96 Spurwink Rd. ... Telephone 767-3215  
4. Architect ... Specifications ... Scarborough 04074 ... No. of sheets ...  
Proposed use of building ... dwelling with addition ... No. families ... 1  
Last use ... dwelling ... No. families ... 1  
Material ... No. stories ... Heat ... Style of roof ... Roofing ...  
Other buildings on same lot ... Fee \$ ... 91.00  
Estimated contractual cost \$ ... 20,000

FIELD INSPECTOR—Mr.

## GENERAL DESCRIPTION

This application is for:

@ 775-5451

Ext. 234

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alteration

Demolitions

Change of Use

Other

To construct 16' x 32' addition to already existing dwelling as per plans, 1 sheet of plans.

Stamp of Special Conditions

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:

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

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

William T. Brown Phone # same

Type Name of above

Brown Homes Inc. 1 ☐ 2 ☐ 3 ☒ 4 ☐

William Brown

Other and Address

OFFICE FILE COPY

3A

October 20, 1977

Thomas P. Blake  
Pearl Street  
Higgins Beach, Maine

RE: 879 Congress Street

Dear Mr. Blake:

A recent inspection at this location revealed violation of the Building, Electrical, and Plumbing Codes. I would like to make an appointment with you to go thru the building. Please call immediately so that we can set a date to meet at the above location.

Very truly yours,

Marge Schmuckal  
Building Inspector

MS/r

MARTINSON CONSTRUCTION CORP.

PARKING FACILITIES

305 EAST 63RD STREET

NEW YORK, N. Y. 10021

PHONE: 212-755-5557

*F. 13*

5 June 1972

City of Portland, Maine  
Department of Building Inspection  
City Hall, Portland, Maine

Attention: Mr. E.S. Smith, Plans Examiner

Gentlemen:

Re: your letter of 30 May 1972.

We were not aware that our employees were using subject property as a parking lot.

Should this be the case, we will do all in our power to put a stop to this practice.

Very truly yours,

MARTINSON CONSTRUCTION CORP.

*Leon London*  
Leon London, V. P.

LL:mp



*hy*  
HENDERSON HOUSES  
OF AMERICA, INC.

June 5, 1972

Mr. Earle S. Smith  
Plan Examiner  
Department of Building Inspection  
Portland, Maine

Dear Mr. Smith:

I have your letter of May 30th concerning the land I own on Congress Street near the Maine General Hospital. First of all may I say that I regret that it was necessary for you to write this letter as I am aware that I am in violation of the zoning.

Permit me to review the history of this property. It was acquired several years ago with the intention of building an extended care facility thereon. Blueprints were drawn to the point at which we were almost ready to go out for bid when it was decided the economics were not right, and we postponed construction at that time. As a courtesy, we permitted a local restaurant to permit its patrons to park their cars on our lot, as the cost of barricading it would have been expensive. For this courtesy, he paid part of the cost of the real estate taxes, and Myron Finkelman, the prior owner, acted as my agent to watch over the property.

Last fall, I had offered to sell this property back to Mr. Finkelman when I received a serious inquiry from another party who wanted the property for a specific purpose. Under the circumstances I withdrew from further conversation with Mr. Finkelman. Subsequently, Mr. Finkelman died.

We have decided that this property does not fit in with our long-range plans. We have made tactful inquiries to certain parties as to whether they had any interest. However, my friends tell me as we are coming out of the present business situation, this land should appreciate faster than the cost of carrying it and, as such, while we wish to sell it, we do not feel under heavy pressure to move immediately.

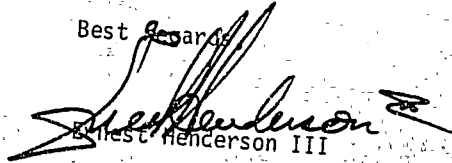
All of this brings us down to a request for guidance from you. I am trying to minimize my expenses while we are trying to find a buyer. It is expensive to either barricade egress to this property or to pave it and provide appropriate facilities for parking in an area in which I do not believe there is a real demand for parking. The nominal amount paid by the restaurant certainly is not an incentive to keep it as a commercial parking lot.

892 WORCESTER STREET, WELLESLEY, MASSACHUSETTS 02181 • TEL: (617) 237-3610

- 2 -

My desire is to work with people, minimize problems, be helpful and minimize my expenses while I am trying to find a buyer. As such, I would appreciate your guidance in how I should handle this matter.

Best regards,

  
Ernest Henderson III

jf

Cplt. 71/68 -  
883-903 Congress Street

May 30, 1972

Ernest Henderson III, et als, Tr.  
892 Worcester Street  
Wellsley, Mass.

cc to: Myron Finkelman Estate  
305 Deering Avenue  
cc to: Martinson Construction Co.  
305 E 63rd St. New York, N.Y.  
cc to: Charles Wernig, 205 Park Ave.  
cc to: Mr. Berman, Pub. Works Dept.

Gentlemen:

It has again come to the attention of this office that the vacant land at the above address is being used for a parking lot for motor vehicles. We have never had an application for a parking lot permit at this location, therefore the use must be discontinued at once.

If it can be accomplished in no other way, then this lot should be roped off and posted against parking. However, if it is your desire to establish a parking lot at this address, then it is necessary that you apply at this office to establish a parking lot as such, providing us with a detailed diagram showing the number of cars proposed to be parked, curb guards, or bumper guards together with fencing and drainage.

The employees of the Martinson Construction Company have been using this as their parking lot. This use is to cease and the sidewalk repaired.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:m





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

Location  
883-903 Congress St.

FILE COPY

COMPLAINT NO. 71/68

Date Received November 24, 1971

Location 883-903 Congress Street Use of Building \_\_\_\_\_  
Owner's name and address Ernest Henderson III, et als Tr., 892 Worcester St. Telephone \_\_\_\_\_  
Wellesley, Mass.  
Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Complainant's name and address Office Telephone \_\_\_\_\_  
Description: Using vacant lot for parking of motor vehicles (for Sportsman's Grille, etc.)

NOTES: We have never had a permit for a parking lot here

letter - 5-30-72 - Earle Smith -

Send copy of  
letter to  
Charles Wernig  
205 Park Ave

1  
P.W.  
Bennett

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

March 17, 1969

Myron Linkelman  
305 Deering Ave.

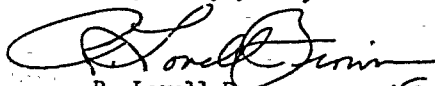
Dear Sir:

With relation to permit applied for to demolish a building or portion of building at 881 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.

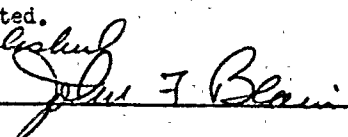
Very truly yours,

  
R. Lovell Brown  
Director

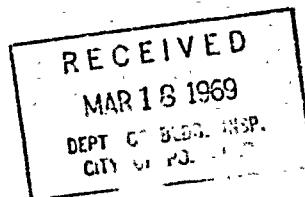
18 March 1969

h

Eradication of this building has been completed.

*Structure has been demolished*  


Contractor: DiRenzo & Sons Co.  
56 Rochester St. Westbrook





# APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine,

March 17, 1969

R6 RESIDENCE ZONE

PERMIT ISSUED

MAR 18 1969

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 881 Congress Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Myron Finkelman, 305 Deering Ave. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address DiRenzo & Sons, Co., 56 Rochester St. Westbrook Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families 13  
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 2-story frame apartment building

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

Land to be left vacant

Sent to Health Dept. 3/17/69  
Rec'd from Health Dept. 3/18/69

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**

## 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? \_\_\_\_\_  
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

DiRenzo Sons Co.

CS 301

INSPECTION COPY

Signature of owner

y:

Myron Finkelman



Permit No. 185  
Location 881 Congress St  
Owner Walter H. Hadden  
Date of permit 3/18/69  
Notic. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_  
Sinking Out Notice \_\_\_\_\_  
Form Check Notice \_\_\_\_\_

NOTES

3-19-69  
Generalized  
High

881-889 CONGRESS STREET

