

872-875 CONGRESS STREET

SHAW-WALKER

Full cut #920R - Half cut #9202R - Third cut #9203R - Full cut #9205R

# CITY OF PORTLAND, MAINE

## Application for Permit to Install Wires

Permit No. 2147  
Issued 8/28/74

Portland, Maine

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 Rice + ... Tel. ...  
Contractor's Name and Address M. M. ... Tel. 767241  
Location 873 ... Use of Building ...  
Number of Families Apartments 7 Stores 3 Number of Stories 4  
Description of Wiring: New Work Additions Alterations  
Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)  
No. Light Outlets 3 Plugs 30 Light Circuits 1 Plug Circuits 3  
FIXTURES: No. Fluor. or Strip Lighting (No. feet)  
SERVICE: Pipe Cable Underground No. of Wires 4/0 Size 20 amp  
METERS: Relocated Added Total No. Meters  
MOTORS: Number Phase H. P. Amps Volts Starter  
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.  
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 19 Ready to cover in 19 Inspection 19  
Amount of Fee \$

Signed Tony Mairand

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)

(COPI)

CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 873-875 Congress St.

Date of Issue Jan. 22, 1954



Issued to Myer Cope

This is to certify that the ~~building~~ premises, ~~located at the above location, under a~~  
~~changed as shown on the attached plans, and is hereby~~  
~~approved for occupancy or use, limited or otherwise, as indicated below.~~  
APPROVED OCCUPANCY  
Parking or Storage of motor vehicles

Entire

Limiting Conditions:  
Not more than one commercial motor  
vehicle to be stored at one time.

This certificate supersedes  
certificate issued

Approved:

(Date)

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.

add  
long name  
1/2/54  
[Signature]

48 William St.  
Portland, Me.

January 8, 1954

Warren McDonald  
Inspector of Buildings

Dear Sir:-

I have graded off the vacant lot at 873-875 Congress St. and plan to use it for a parking lot for motor vehicles, many of the vehicles parked there being owned by my tenants in the nearby apartment house.

Will you be good enough to issue to me the certificate of occupancy for this use of the lot which is required by the Zoning Ordinance before the lot may be lawfully used.

Very truly yours,

Myer Cope

*Myer Cope*



# APPLICATION FOR PERMIT

Permit No. 1-5553

Class of Building or Type of Structure Third Class

Portland, Maine, AUG 22 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 875 Congress Street Ward 7 Within Fire Limits? yes Dist. No. 8  
Owner's or Lessee's name and address Antonio Leo Telephone \_\_\_\_\_  
Contractor's name and address Antonio Leo, 117 Oxford Street Telephone 3-0612  
Architect's name and address \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Plans filed as part of this application? no No. of sheets \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

## Description of Present Building to be Altered

Material frame No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use existing Tenement No. families \_\_\_\_\_

## General Description of New Work

To demolish three story ~~existing~~ tenement house.

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

## Details of New Work

Size, front \_\_\_\_\_ dep. h. \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

## If a Garage

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

## Miscellaneous

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

Signature of owner Antonio Leo

INSPECTION COPY

Ward 7 Permit No. 36/1288

Location 875 Congress St.

Owner Antonio Lee

Date of permic 9/22/36

Notif. closing-in

Insp'n. closing-in

Final Notif.

Final Inspn. 9/28/36 C.A.G.

Cert. of Occupancy issued [Signature]

NOTES

THIS AGREEMENT made this \_\_\_\_\_ day of August, 1936, by and between the CITY OF PORTLAND, a body politic and corporate, and located in the County of Cumberland and State of Maine, and Antonio Leo, of said Portland, WITNESSETH as follows:-

Said Leo agrees to take down, wreck or otherwise demolish the frame building now standing on the land numbered as 875 Congress Street in said City of Portland; to remove all material now in or forming a part of said building, down to the grade of the ground around the building at least, said material to become the property of said Leo, and to leave said premises free of all refuse and debris from said building, except that non-burnable material such as refuse plaster may be deposited in the cellar of said building provided such material is graded fairly level and covered with a sufficient depth of earth or cinders to keep such material from dusting or blowing about the neighborhood; and to keep all material from the building sufficiently wet down at all times so that it will not dust or blow about.

And he FURTHER agrees to assume full responsibility for damage or injury to persons or property that may occur and to save the City of Portland harmless from any loss, cost or damage that it may suffer by reason of any act of said Leo, his servants or agents, in the prosecution of the work; and if said City of Portland shall so elect, said Leo will deliver to said City of Portland, before commencing work, a bond with surety approved by the Corporation Counsel of said City of Portland in the penal sum of Ten Thousand Dollars (\$10,000) conditional to indemnify and save harmless the City of Portland from all costs, damage or expense of any kind whatsoever, which may be suffered by said City of Portland because of negligence on the part of said Leo in the prosecution of the work under this agreement.

And he FURTHER agrees to complete the work within 50 days from the date of this agreement and to pay said City of Portland upon completion of the work the sum of Thirty-five Dollars (\$35.00).

The City of Portland, on its part, agrees to relinquish all claim to all material and equipment in or a part of said building from and after the date of this agreement; and further agrees to pay the cost or premium of the surety bond, if such surety bond is required.

Witness:

CITY OF PORTLAND

BY \_\_\_\_\_

Its City Manager

\_\_\_\_\_  
Contractor



Bids received for demolishing building at 875 Congress St.  
10 requests sent out and 5 bids received.

Name

Amount.

Antonio Leo,  
117 Oxford St.,  
City.  
Dial 3-0612

Demolish building and allow \$100 to City of Portland.

Jas. B. Aldrich,  
Cumb. Ctr., Me.  
Phone 51-21

" " for sum of \$100 to be paid by C. of P.  
within 3 weeks, to City's satisfaction.

Joe Ascanio,  
124 Walton St.,  
Portland, Me.

" building for \$400.00 to be paid by City of Port.

Benedetto Bucci Cont. Co. Inc.,  
117 Newbury Street,  
Portland, Maine.

Demolish building for \$175.00 to be paid by City of Port.  
(Bucci to have material down.)

Louis Serota (Woodfords Const. Co)  
38 Smith Street,  
Portland, Maine.

Demolish building and allow \$100 to City of Portland.

Rec'd  
8/31/61  
m



REPORT UPON DANGEROUS AND DILAPIDATED BUILDING  
AT 875 CONGRESS STREET

File C-30-101-I

May 2, 1936

Formerly owned by Annie L. Long, Deceased, Jennie F. Long, Executrix.

City of Portland now owns the property by tax deed.

Assessors valuation for 1936: Building \$325.; Land \$2500.; Total \$2825.

Taxes due on the building and land, including 1935 - something more than \$500.

This building has a long history in our records, parts of it having been demolished at the request of this Department when it was under private ownership.

Photograph attached. The main part of the building has a substantial frame on the inside, but the closeness to the adjoining property and the cost of putting the building in condition for any use whatever makes the rehabilitation of it seem prohibitive.

I recommend that the building be demolished as soon as possible, and feel sure that one or more men could be found who will demolish the building, fill the cellar and clear up the lot for material they can get out of the building. This, I think, could be done without the City of Portland incurring liability for personal injury.

*Walter H. J. J.*  
Inspector of Buildings.

*This being demolished fall of 1936*

Bids received for demolishing building at 875 Congress Street.  
10 requests sent out and 5 bids received.

<u>Name</u>	<u>Amount.</u>
Antonio Leo, 117 Oxford St., City. Dial 3-0612	Demolish building and allow \$35.00 to City of Portland.
Jas. B. Aldrich, Cumb. Ctr., Me. Phone 51-21	" " for the sum of \$50.00 to be paid by C. of P. within 3 weeks, to the City's satisfaction.
Joe 'Ascanio, 124 Walton St., Portland, Me.	" building for \$400.00 to be paid by City of Port.
Benedetto Buccì Cont. Co. Inc., 117 Newbury Street, Portland, Maine.	Demolish building for \$175.00 to be paid by City of Port. (Buccì to have material torn down.)
Louis Serota (Woodfords Const. Co) 38 Smith Street, Portland, Maine.	Demolish building and allow \$25.00 to City of Portland.

REPORT UPON DANGEROUS AND DILAPIDATED BUILDING  
AT 675 CONGRESS STREET

File: C-50-101-I

May 2, 1938

Formerly owned by Annie W. Long, Devises, Jennie F. Long, Lesatrix.  
City of Portland now owns the property by tax deed.

Assessors valuation for 1936: Building \$325.; Land \$2500.; Total \$2825.  
Taxes due on the building and land, including 1935 - something more than \$500.

This building has a long history in our records, parts of it having been demolished at the request of this Department when it was under private ownership.

Photograph attached. The main part of the building has a substantial frame on the inside, but the closeness to the adjoining property and the cost of putting the building in condition for any use whatever makes the rehabilitation of it seem prohibitive.

I recommend that the building be demolished as soon as possible, and feel sure that one or more men could be found who will demolish the building, fill the cellar and clear up the lot for material they can get out of the building. This, I think, could be done without the City of Portland ~~incurring~~ *incurring* liability for personal injury.

Inspector of Buildings.

DEPARTMENT : BUILDING INSPECTION

November 5, 1935

John R. Martin,  
City Treasurer and Collector

Dear Sir:-

These buildings concerning which I have the complaints and which upon examination proved to be dilapidated and in a dangerous condition from the standpoint of catching and spreading a fire, appear to have been sold for taxes and are really the property of the City of Portland, although, I believe, the City has not yet taken title to them.

All three of the owners that the City want

All three of the buildings are in such condition that I recommend that the City actually take title to the property and then have the buildings demolished. If this then appears to be wise, probably all of the buildings may be removed without cost to the City, and I shall be glad to help to that end if desired.

One property is on a street

87-4-12, 13, 14

One property is on 4 Street, Pecos Island, Assessors lot numbers 87-N-14, 15, last taxed to Antonio Cipriano heirs. Taxes are due for 1930 to 1935 inclusive, aggregating with interest perhaps \$1,000.

One property is located on lot 170-176 Corneli street, formerly owned by Fannie J. Makos. This building was the scene of a fire two or three years ago and is now in danger of complete collapse. Taxes are unpaid from 1932 to 1935 inclusive and aggregates perhaps \$90. with interest.

One property was once a substantial and valuable two and one-half story dwelling house and is located at 875 Congress Street. The last owner was Annie M. Long, Devises, Jennie F. Long, Executrix. This building has been going to pieces for six or eight years, and now is worth little, if anything.

Before an attempt is made to take photographs of the property

Before an attempt is made to demolish these buildings, I suggest that photographs be taken, and this department is equipped to take the photographs, if desired.

Very truly yours,

Yours,  
L. B. Nichols

Inspector of buildings.

McD/S  
CC: Mr. Barkow  
Mr. Wilbur

Inspector of buildings.

*File*

JOHN R. GILMARTIN  
CITY TREASURER AND COLLECTOR



CITY OF PORTLAND, MAINE  
• TREASURER'S DEPARTMENT •

Nov. 5, 1935

Mr Warren S. McDonald  
Inspector of Buildings  
BUILDING

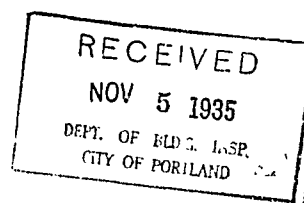
Dear Sir:

In reply to your letter of Nov. 5th in reference to the Cipriano, Rakos and Long properties, I respectfully advise that the City of Portland has filed its deed to all of the above named properties. It strikes me as a good idea to have your department take photographs of the three properties.

Yours very truly,

*John R. Gilmartin*  
John R. Gilmartin  
City Treasurer

JRG:R



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

File: C-31-63  
C-30-101  
C-33-1

November 4, 1935

John R. Gilmartin,  
City Treasurer and Collector

Dear Sirs:-

Three buildings concerning which I have the complaints and which upon examination prove to be dilapidated and in a dangerous condition from the standpoint of catching and spreading of fire, appear to have been sold for taxes and are really the property of the City of Portland, although, I believe, the City has not yet taken title to them.

All three of the buildings are in such condition that I recommend that the City actually take title to the property and then have the buildings demolished. If this step appears to be wise, probably all of the buildings may be removed without cost to the City, and I shall be glad to help to that and if desired.

One property is on B Street, Peaks Island, assessors lot numbers 87-N-12,13, last taxed to Antonio Cipriano heirs. Taxes are due for 1930 to 1935 inclusive, aggregating with interest perhaps to \$200.

One property is located on Lot 178-179 Cornhill Street, formerly owned by Fannie J. Rakos. This building was the scene of a fire two or three years ago and is now in danger of complete collapse. Taxes are unpaid from 1932 to 1935 inclusive and aggregated perhaps \$30. with interest.

One property was once a substantial and valuable two and one-half story dwelling house and is located at 875 Congress Street. The last owner was Annie L. Long, Deceased, Jeanie F. Long, Executrix. This building has been going to pieces for six or eight years, and now is worth little, if anything.

Before an attempt is made to demolish these buildings, I suggest that photographs be taken, and this department is equipped to take the photographs if desired.

Very truly yours,

Inspector of Buildings.

McL/H  
CC: Mr. Barlow  
W. H. H.

C-30-101-I

December 10, 1932

Miss Jennie F. Long  
6 Lawn Avenue  
Portland, Maine

Dear Madam:

We are again receiving complaints concerning the property at  
875 Congress Street.

Will you not come to this office, or have Mr. George H. Long  
come here, at your earliest convenience to discuss this situation  
with a view to getting this troublesome condition permanently settled?

Very truly yours,

Inspector of Buildings.

THH/HC



C-30-101-I

Copy to James E. Barlow, City Manager

May 5, 1932

Miss Jennie F. Long  
6 Lawn Avenue  
Portland, Maine

Dear Madam:

I find that I must trouble you again about the condition of the building at 875 Congress Street which is held in the name of the Estate of Annie L. Long.

Some of the windows or doors in this unoccupied dwelling now are uncovered or unprotected so that persons may enter the building at will. As I have explained to Mr. George H. Long before, such a condition is considered a dangerous and inflammable one as designated in the State Law.

In addition we have had complaints from the neighborhood that men and boys are entering the building at night.

It is necessary for me to require that you have all doors and windows which are now open boarded up tightly or otherwise closed so that persons may not enter at will and so that they may not be able to throw combustible material inside of the building, this work to be done on or before May 14, 1932.

I have examined the building personally on the outside, and I note that parts of it are deteriorating very rapidly, and I can imagine that if people are entering at night that probably damage is being done on the inside also. Since you are getting no income from the property, you may prefer to have the building demolished. If this is the case, I should be glad to go over the proposition with you or with Mr. Long if you will come to this office at some time during the Inspector's office hours named above.

Very truly yours,

C-30-101-I

Copy to James E. Barlow, City Manager

May 5, 1932

Miss Jennie F. Long  
6 Lawn Avenue  
Portland, Maine

Dear Madam:

I find that I must trouble you again about the condition of the building at 875 Congress Street which is held in the name of the Estate of Annie L. Long.

Some of the windows or doors in this unoccupied dwelling house are uncovered or unprotected so that persons may enter the building at will. As I have explained to Mr. George H. Long before, such a condition is considered a dangerous and inflammable one as designated in the State Law.

In addition we have had complaints from the neighborhood that men and boys are entering the building at night.

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I have examined the building personally on the outside, and I note that parts of it are deteriorating very rapidly, and I can imagine that if people are entering at night that probably damage is being done on the inside also. Since you are getting no income from the property, you may prefer to have the building demolished. If this is the case, I should be glad to go over the proposition with you or with Mr. Long if you will come to this office at some time during the Inspector's office hours named above.

Very truly yours,

Inspector of Buildings.

WM/HG

Mr. Barlow:

This is in connection with your telephone request of a few days ago. I suggest that the Police Department be instructed to give special attention

(Over)

to this house in the way of keeping people out as it seems evident that  
the place is boarded up, persons who enter have no good reason for being there.

W. McD.

P. S. (On letter to Miss Long.)

I am calling attention of the complaint about persons entering the  
building to the proper authorities with the idea that the police may do what  
they can to prevent illegal entry.

W. McD.

C-30-101

August 7, 1930

Mr. James E. Barlow, City Manager  
Portland, Maine

Dear Sir:

Referring to your joint memorandum to Chief Sanborn and myself concerning the condition of buildings at 875 Congress Street, after examination of the premises which are owned by the Estate of Annie L. Long, Mrs. Jennie F. Long, Executrix, the condition was explained to the owner and the duty of this office with regard to it.

The owner has agreed to remove the building in the rear, and I think with all possible haste will proceed to board up all windows and doors that are open, and to either strengthen the front piazza or remove it entirely.

In this connection, the owner complains that in spite of seeking the assistance of the Police Department, this building has been largely stripped of fittings which were of any value.

After this house is completely boarded up wherever windows and doors are broken, it seems to me that the owner should have a fair amount of police protection in an effort to see that boys or others do not again break in.

Very truly yours,

Inspector of Buildings.

WM/HC

C-50-101  
Rm-R 7-31/30

July 25, 1930

Mrs. Jennie F. Long  
6 Lawn Avenue  
Portland, Maine

Dear Madam:

It is understood that you are the executrix of the Estate of Annie L. Long which estate is reported to own the property at 875 Congress Street.

We find upon examination that both the frame dwellings on the front of the lot and the one and one-half story garage or stable in the rear are in bad condition.

The dwelling house has windows and possibly doors broken out of it in such a way that any persons may enter at will on mischief bent, and which is considered a dangerous and inflammable condition, and the front piazza is in danger of collapse upon the public sidewalk of Congress Street.

The building in the rear is also in such condition as to constitute a dangerous and inflammable one, and is further in my opinion structurally unsafe.

This Department requires that the dwelling house be boarded up or otherwise tightly closed so that persons may not enter at will on mischief bent, and so that cigarettes, matches, etc. may not be thrown into the building, also that the front piazza be entirely removed or permanently strengthened so as to make it safe.

With regard to the building in the rear, this Department requires that the building be entirely removed, as it seems as though this method were the only practicable one to remove the hazard.

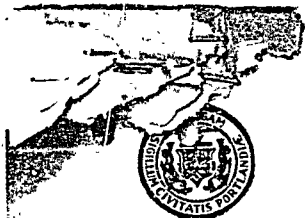
This informal letter is being written to you with the thought that you would prefer to go peaceably about putting this property in shape rather than becoming involved with legal orders, public hearings, and possibly court proceedings.

I should be glad to go over the matter with you if you will come to this office at some time during the Inspectors office hours named above, but if we do not hear from you definitely on or before July 30, 1930, we shall be forced to adopt legal measures to require you to correct the conditions noted.

Very truly yours,

WM/HGC

Inspector of Buildings.



City of Portland, Maine

EXECUTIVE DEPARTMENT

NEAL W. ALLEN  
CHAIRMAN CITY COUNCIL

July 23, 1930.

Mr. Warren McDonald,  
Building Inspector,  
City Building.

Mr. Oliver T. Sanborn,  
Chief, Portland Fire Department,  
Portland, Maine.

Gentlemen:

Attached hereto is copy of a letter which I have received  
in regard to a dilapidated house at 875 Congress Street, next to  
Mrs. James W. Lessard.

What do you recommend be done with this property?

Yours truly,

City Manager.

JEB:EFC

COPY.

Portland, Maine,

July 15, 1930.

Mr. James E. Barlow,

City Manager,

City of Portland.

My dear Mr. Barlow - City Manager

I am calling your attention to the old dilapidated house, number 875 Congress Street, glass broken out of windows doors broken down and tramps can enter at any time and set fire to the buildings, in fact I have seen someone in there with a light, I presume a candle, in the middle of the night.

As my property is next door, which is an apartment house, it makes it rather dangerous for letting my apartments as it is so dangerous. There is no doubt but what it is a nuisance.

I have several times notified the police and nothing has been done.

Would you kindly attend to this and call the attention of the Building Inspector to it's condition.

Very truly yours,

Mrs. James W. Lessard,

877 Congress St.

[illegible]



June 4 - 54 - Geo. H. Jones  
11/24 - 290  
9.6 - 50.0  
3 - 158

Taken winged & without interest  
11/24 - 33 - 134 05  
11/24 137.54 140.42 129.71

11/25 - Peller to  
city Treas. and  
to J. J. Jones at  
7:20 AM and  
11/26 at 7:20  
11/27

11/27 - Second  
photo of front  
at 9:15 to day  
11/27 - 3rd photo  
of front at 9:20 am  
11/27

Val 149.06  
Time 3.25  
Band 25.00  
11/28 - Report to  
H



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-50-102

COMPLAINT

Received July 24, 1930

Location 875 Congress Street Ward 7  
Owner's name and address Annie L. Long Devises, Jennie F. Long Telephone \_\_\_\_\_  
Tenant's name and address of 6 Room One appointed Executive Jan 1924 Telephone \_\_\_\_\_  
Use of building \_\_\_\_\_

General Description

Dilapidated house with glass broken out of windows, doors broken down and tramps can enter at any time. Serious fire hazard. Is also nuisance to surrounding property owners.

Complainant's name and address Mrs. James W. Jessard-877 Congress St. Telephone \_\_\_\_\_

Date of examination and conditions found 7/25/30 - examined - conditions found as noted in my letter of same date - none.

Action taken Letter 7/25/30

INSPECTION COPY 7/4/30 Report to C.M.  
mm

2nd. used

Card 7 Complaint No C-30-101

Location 875 Congress Street

Date Received 7/24/30

Date Disposed of 7/7/31 9/22/36

NOTES

2 Photos in file.

8/6/30 - Mr. Long was  
+ 5 days ago and  
explained some of  
in which he was  
involved. He phoned  
today that he was  
going to demolish  
near 875 - used  
8/9/30 Application to  
demolish stable in  
rear applied for. Permit  
issued 30/1653

7/7/31 - Window is done  
covered up with planks

4/2/31 - Mr. Stinson  
phoned about this  
hard neighbors claim  
was and boy go

in here at night

7/13 - Value of Hdy  
\$750

1924 owned by Annie E. Long.  
transferred to  
Dennis in 1929.

5/5/32 - Letter - Mrs.

5/13/32 - Mrs. Long in  
today and Mr. Luther  
teed building done a  
board up windows. - Mrs.

17/9/32 - Mrs. Bassard  
in today & complained  
about this. Hdy. See

Letter - Mrs.

3/11/34 - Clark Chapman  
called up for Mrs. Bassard  
paid one second story  
window and floor

on side toward Mrs.  
Bassard is open  
and part of cornice

in danger of falling.  
Promised to write to  
Mrs. Long and

notify Ch. Chapman  
of result. - Mrs.  
8/1/35 - Mr. Dimpfel goes in  
inquired to the  
as they had a complaint

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

(3) LIMITED BUSINESS ZONE

Verbal in person  
By telephone

Date 11/23/35

Location 875 Congress St

Made by J. P. Plisner 258 Vaughan St.

Inquiry: 1. Wants to know if permit would be granted to convert this bldg into 3 flat  
new bath, heater, etc. remove present  
all of bldg and bldg 3 car garage  
in rear yard - has had Mr. Risk go over it.

Answer: 1. Would ask M.D. and he will be back later to find out - he has talked  
with Mr. Gilman in regard to buying  
it

See letter 12/2/35 - 1 m

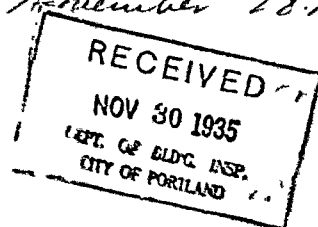
Reply by

4th

258 Vaughan St.,  
Portland, Maine.

November 28, 1935.

Mr. Warren McDonald,  
Building Inspector,  
City.



Dear Sir:-

As per our conversation in your office  
last Wednesday, I herewith submit the  
suggested changes that should be made on  
the property at 875 Congress Street now  
held by the city.

- 1 - New roof and gutters, new windows  
replacement of some of the clapboards
- 2 - The shed at the rear of the building torn down
- 3 - Back stair way
- 4 - A three car garage
- 5 - Painted outside, cleaned, papered and <sup>inside</sup> painted
- 6 - Hard wood floors.
- 7 - A central heating plant.
- 8 - A modern bath room on each floor.
- 9 - New electric wiring.
- 10 - A new front entrance to be built.
- 11 - All to comply with the building code.

Yours respectfully  
John F. Presnell.

File: Inquiry  
C-30-131-I

December 2, 1935

Mr. J. F. Presnell,  
258 Vaughan Street,  
Portland, Maine

Dear Sir:-

Referring to your inquiry concerning the possible use of the building now owned by the City at 875 Congress Street as a three family tenement house with one apartment on each of the three floors, I have examined the building today and I see no reason why such a conversion of the building is not legally possible.

It will probably be necessary to introduce a few more piers or columns under the girder in the cellar as the present piers are too far apart, and I think it likely that it will be necessary to make some adjustment in the front stairs between the second and third floor as these stairs contain winders which are not permissible under the terms of the building Code in a tenement house especially in the front stairs. A rear stairway from the third floor to the first floor with a convenient rear door will of course be necessary, and it will also be necessary to comply with building Code requirements as regards venting of ovens of gas ranges, gas-fired hot water heaters, etc.

If this letter does not entirely satisfy you, I should be glad to go over the proposition further with you at your convenience.

Very truly yours,

McD/H

Inspector of Buildings

PERMIT 1005  
Permit No.

## APPLICATION FOR PERMIT

JUN 11 1931

Class of Building or Type of Structure Room Class

Portland, Maine, June 11, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 375 Congress Street Ward 7 Within Fire Limits? yes Dist. No. 1  
Owner's or Lessee's name and address George H. Long, Loan Ave. Telephone \_\_\_\_\_  
Contractor's name and address Charles Greenleaf, 74 Upland Ave. Telephone F 1708 B  
Architect's name and address \_\_\_\_\_  
Proposed use of building vacant No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Plans filed as part of this application? \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Estimated cost \$8. Fee \$ .25

## Description of Present Building to be Altered

Material wood No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use vacant No. families \_\_\_\_\_

## General Description of New Work

To demolish one story front portion of building

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

## Details of New Work

Height average grade to top of plate \_\_\_\_\_  
Sire. front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

## If a Garage

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

## Miscellaneous

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

George H. Long,

Signature of owner

INSPECTION COPY

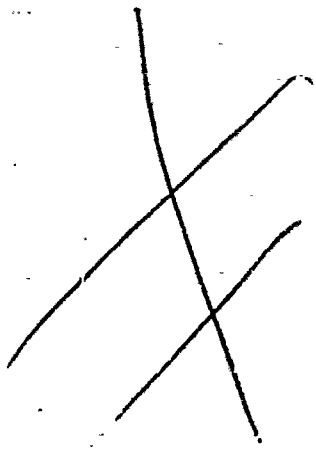
5058A  
3-20007



Ward 7 Permit No. 31/1005  
Location 875 Congress St  
Owner Geo. H. King  
Date of permit 6/11/31  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn. 6/11/31  
Cert. of Occupancy issued None

NOTES

6/11/3 - P.I.T. - A.J.S.





## APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 8, 1930

PERMIT ISSUED  
1888

AUG 8 1930

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 875 Congress Street Ward 7 Within Fire Limits? Yes Dist. No. 3

Owner's or lessor's name and address Charles Greenleaf, 74 Upland Ave. Telephone 7 3712 W

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

Architect's name and address \_\_\_\_\_

Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_

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

### Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use stable No. families \_\_\_\_\_

### General Description of New Work

To demolish building, 15 x 30

### Details of New Work

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

To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

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

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

Kind of roof \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Distance, heater to chimney \_\_\_\_\_

If oil burner, name and model \_\_\_\_\_

Capacity and location of oil tanks \_\_\_\_\_

Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_

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

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

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

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

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

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

### If a Garage

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

Total number commercial cars to be accommodated \_\_\_\_\_

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

### Miscellaneous

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

Plans filed as part of this application? Yes No. sheets \_\_\_\_\_

Estimated cost \$ \_\_\_\_\_ Fee \$ .50

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

INSPECTION COPY

Signature of owner

Charles Greenleaf

2666A



NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development  
Inspection Services Division  
Tel. 775-5451 - Ext. 311 - 346

Daniel S. McLaughlin, Inc.  
783 Congress Street  
Portland, ME 04102

DU 4

CH. 47 BLK. A LOT 14

LOCATION: 783-785 Congress

PROJECT: MCP-WE  
ISSUED: November 6, 1985  
EXPIRES: January 6, 1986

Dear Mr. McLaughlin:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 783-785 Congress St. by Code Enforcement Officer Burt G. MacIsaac. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before January 6, 1986. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

Please contact this office if you have any questions regarding this order.


Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By: 

P. Samuel Hoffses  
Chief of Inspection Services

  
Code Enforcement Officer - B. MacIsaac (6)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Daniel S. McLaughlin, Inc. LOCATION: 783-785 Congress St.  
CODE ENFORCEMENT OFFICER: Burton MacIsaac (6) NCP-WE 47-A-14  
HOUSING CONDITIONS DATED: Nov. 6, 1985 EXPIRES: Jan. 6, 1986

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE",  
AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

	SEC.(S)
1. CHIMNEY ABOVE ROOFLINE - loose brick.	6-108(5)
2. SECOND FLOOR FRONT - hall - broken plaster.	6-108(2)
3. SECOND & THIRD FLOOR HALL - stairway - broken plaster.	6-108(2)
<u>SECOND FLOOR RIGHT</u>	
4. FRONT BEDROOM - ceiling - loose light fixture.	6-112(5)
5. KITCHEN - sink - loose faucet.	6-111(4)
<u>SECOND FLOOR REAR</u>	
6. KITCHEN - ceiling - cracked plaster.	6-108(2)
7. LIVING ROOM - windows - missing sashcords.	6-108(3)
8. BATHROOM - window - loose.	6-108(3)
<u>THIRD FLOOR RIGHT</u>	
9. KITCHEN - window - cracked glass.	6-108(3)
10. BATHROOM - floor - loose board.	6-108(2)
<u>THIRD FLOOR REAR</u>	
11. KITCHEN - ceiling - cracked plaster.	6-108(2)
12. BATHROOM - ceiling - missing tiles.	6-108(2)

