

877 CONGRESS ST. N

SHAW-WALKER

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

CITY OF PORTLAND, MAINE  
BUILDING AND INSPECTIONS SERVICES

DATE Dec.14, 1976

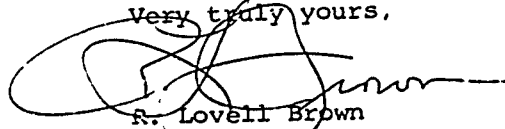
TO: Santino J. Viola

With relation to permit applied for to demolish \_\_\_\_\_  
building - dwelling - 877 Congress St. belonging to  
Chet Nesbit -125 Ocean 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 a building or structure unless a provision is made for rodent and vermin eradication. No permit for a demolition of a building or structure shall be issued by the Building and Inspection Services 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

Health Department comments: 10-15-76 No Evidence of  
rodent or vermin activity.  
Units: B Why

copies to:  
Original-----applicant  
Health----- 2 (Blain)  
Health----- 1 (Noyes)  
Public Works----- 1  
Fire Department----- 1  
Gus James----- 1

CITY OF PORTLAND  
MAINE

DEC 14 1976

HEALTH & SOCIAL SERVICES



# APPLICATION FOR PERMIT

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

ZONING LOCATION ..... PORTLAND, MAINE, Dec. 14, 1976

PERMIT ISSUED

DEC 16 1976

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 .... 877 Congress St. .... Fire District #1 ☐ #2 ☐  
1. Owner's name and address .... Chet Nesbitt - Ocean St. .... Telephone ... 767-3331  
2. Lessee's name and address ..... Telephone .....  
3. Contractor's name and address ... Santino J. Viola ... 12 Frost St. .... Telephone ... 772-2392  
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....  
Proposed use of building ..... No. families .....  
Last use .... 3 family ..... No. families .....  
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
Other buildings on same lot .....  
Estimated contractual cost \$ ..... Fee \$ ... 25.00

FIELD INSPECTOR—Mr. Marge ..... GENERAL DESCRIPTION

This application is for: @ 775-5451  
Dwelling ..... Ext. 234 Permit to demolish 3 family  
Garage ..... utilities have been called.  
Masonry Bldg. ....  
Metal Bldg. .... Stamp of Special Conditions  
Alterations .....  
Demolitions .... X .....  
Change of Use .....  
Other .....

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

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

Other: .....

## DETAILS OF NEW WORK

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

## IF A GARAGE

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

APPROVALS BY: DATE  
BUILDING INSPECTION—PLAN EXAMINER .....  
ZONING: .....  
BUILDING CODE: 0.14.2.8. 12/16/76  
Fire Dept.: F. J. Gaff for John Blain  
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 # same  
Type Name of above Santino J. Viola ..... 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other .....  
and Address .....

FIELD INSPECTOR'S COPY

NOTES

12-20-76 Demolished & Graded. *UG*

Permit No. 96/1140  
Location 872 Longview St.  
Owner *Ch. J. G. L. L.*  
Date of permit 12-11-76  
Approved 12-16-76

CITY OF PORTLAND  
MAINE

DEC 16 1976

ENVIRONMENTAL  
HEALTH SERVICES





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR  
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 7, 1962

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 677 Congress Street Use of Building Apts. No Stories ~~New~~ Building Existing "  
Name and address of owner of appliance Warren M. Suchta, 69 Layson St.  
Installer's name and address Eastern Oil Co., 27 Portland St. Telephone

General Description of Work

To install steam boiler (replacement) and reinstall oil burner

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 3'  
From top of smoke pipe 3' From front of appliance 4' From sides or back of appliance 3'  
Size of chimney flue 8x8 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 existing 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 yes Make McDonnell-Keller No. 67  
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 smoke pipe  
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? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED

OK 1.9.62 [Signature]

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

Eastern Oil & Equip. Co.

Signature of Installer BY: [Signature]

CS 300

INSPECTION COPY

Permit No. 62-25

Permit No. 62/22  
Location 87th Camp Road  
Owner Warren W. Buckner  
Date of permit 1-29-62  
Approved 1-23-62 W. W. Buckner

## NOTES

1	Year	1910
2	Year	1911
3	Year	1912
4	Year	1913
5	Year	1914
6	Year	1915
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98	Year	2007
99	Year	2008
100	Year	2009

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



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

INSPECTION COPY

COMPLAINT NO. 59/79

Date Received November 10, 1959

Location  
877 Congress Street

Location 877 Congress Street Use of Building \_\_\_\_\_

Owner's name and address Mr. Samuel Reef, 104 North St. Telephone \_\_\_\_\_

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

Complainant's name and address Health Dept. Telephone \_\_\_\_\_

Description: Side and rear ~~rear~~ piazza in dangerous condition.

NOTES: Rear side porch - rail unhooked one end  
(10' about grade; bracket under one corner  
gone - falling away (2" x 4")  
hole in one floor board  
Inside has new  
railing & Newall Post  
gone - up to 2nd floor  
12-4-59 Above repaired & replaced (M)

FU - 11-25-59 NFC

Cplt. 59/79 - 877 Congress Street

Reg. Mail  
Ret. Receipt

November 13, 1959

Mr. Samuel Reaf  
104 North Street

Dear Mr. Reaf:

An inspector from this department reports certain parts of the rear side porch of the building at the above named location are in dangerous condition. His report states that the railing is disconnected at one end, the bracket supporting one corner has pulled loose, and that there are holes in some of the floor boards. He also reports that the railing and newel post on inside stairway are gone.

As authorized and directed by Section 109-a of the Building Code of the City of Portland (copy enclosed herewith) you are hereby required to have made before Nov. 25, 1959 such repairs and replacements as are necessary to correct these dangerous conditions. If additional information relative to the above is desired, please phone Inspector Cartwright at Spruce 4-8221, extension 234, any week day but Saturday between 8:00 and 9:00 A.M.

Very truly yours,

Albert J. Sears

AJS/jg

Post Office Box  
OFFICIAL BUSINESS

REGISTERED NO.

Value \$ 50 Spec. del'y fee \$  
Fee \$ 50 Ret. receipt fee \$  
Surcharge \$ Ret. del'y fee \$  
Postage \$ 4 ☐ Airmail

Return to: Bureau  
Street and Number,  
or Post Office Box.

REGISTERED A  
No. 1038  
INSURED PA  
No. 1

From: City of Portland  
To: Mr. Samuel Reaf  
104 North Street  
Portland, Ore.

POSTMASTER: BY  
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AON

PD Form 3506  
Sept. 1957



CITY OF PORTLAND  
HEALTH DEPARTMENT  
HOUSING DIVISION

Mr. Samuel Hoef  
134 North Street  
Portland, Maine



Loc. #77 00124 S. STREET  
Loc. w/i S. #00124  
Bldg. # Fire # Elec # Other  
Issued November 10, 1959  
Expires December 10, 1959

Dear Sir:

On November 4, 1959 an examination was made of the premises located at 877 Commercial Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started.

If any additional information is desired, visit or telephone the Housing Supervisor at this Office, Phone 4-8121, extension 126. Kindly notify this office as soon as all corrections have been completed.

*Building Inspector*  
*The side porch and rear porch*  
*should be checked by the*  
*Bldg Inspector*

Very truly yours,  
Douglas H. Brown, H. D.  
Health Director

By \_\_\_\_\_  
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

## Responsibility of Owner or Agent      \*\* Responsibility of Occupant

REPAIRS

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Repair or replace the loose, worn, disintegrated, and hazardous parts of the outside rear and side porches.
- a. Determine the reason and remedy the condition which now causes the rear porch of the structure to pull away from the building.
- a. Repair or replace the missing front porch lattice under the porch.
- d. Replace the broken window panes on the rear porch of the structure, on the right side of the cellar, in the living room of the 1st floor front apt., in the right bedroom of the 1st floor rear apt., and in the kitchen of the 2nd floor rear apt.
- a. Repair or replace the deteriorating parts of the window sashes and frames throughout the structure.
- f. Repair or replace the deteriorating parts of the underpinning and sills of the garage.
- b. Putty the loose window panes, tighten the loose window sashes in the living room of the 1st floor front apt., in the kitchen of the 1st floor rear apt., in the kitchen and bedroom of the 3rd floor rear apt., and throughout the structure.
- h. Repair or replace the broken or missing sash cords in the living room of the 1st floor rear apt., in the kitchen and living room of the 3rd floor front apt., and throughout the structure.
- i. Repair or replace the cracked, loose, or missing plaster on the ceiling of the 2nd floor front hall, in the basement of the structure, above the front cellar stairs, in the kitchen and bathroom of the basement apt., in the living room of the 1st floor front apt., and in the bedroom of the 2nd floor rear apt.
- c. Determine the reason and remedy the condition which now causes the ceiling of the 2nd floor hall, in the bathroom of the 2nd floor front apt., and in the kitchen of the 2nd floor rear apt. to show signs of leakage.
- k. Determine the reason and remedy the condition which now causes the ceiling of the living room in the 1st floor front apt., and in the bedroom of the 1st floor rear apt. to show signs of leakage.
- i. Repair or replace the peeling, loose, or missing paint on the ceiling of the bathroom and living room of the 2nd floor front apt., and in the kitchen of the 3rd floor rear apt.

- n. Repair or replace the cracked, loose, or missing plaster on the walls of the kitchen in the basement apt., in the bathroom of the 1st floor rear apt., behind the tank in the kitchen of the 2nd floor rear apt., and in the kitchen of the 3rd floor rear apt.
- o. Determine the reason and remedy the condition which now causes the signs of leakage on the walls of the kitchen of the 3rd floor rear apt.
- p. Determine the reason and remedy the condition which now causes the floors to sag toward the inside of the structure in the 3rd floor rear apt.

#### ELECTRICAL WORK:

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a. Our inspection reveals that the wiring is defective throughout the entire structure and should be thoroughly checked by a competent licensed electrician.
- b. Install convenience outlets in all the rooms where there is a dangerous excessive use of extension cords. Particular attention is directed to the living room and bedroom of the basement apt., in the kitchen of the 1st floor front apt., in the kitchen and living room of the 1st floor rear apt., in the kitchen of the 2nd floor front apt., and in the living room of the 2nd floor rear apt.
- c. Install convenience outlets in the bedroom of the basement apt., in the bedroom of the 1st floor rear apt., in the bedroom of the 2nd floor front apt., throughout the 3rd floor rear apt., in the kitchen, living room, and bedroom of the 3rd floor front apt., and in the living room and bedroom of the 3rd floor rear apt.
- d. Repair or replace the defective fixtures in the front hall of the 1st floor, in the living room of the 1st floor rear apt., and in the bedroom of the 3rd floor rear apt.
- e. Repair or replace the defective support on the outlet in the kitchen of the 1st floor rear apt., and in the kitchen of the 2nd floor rear apt.
- f. Install an overhead fixture in the bedroom of the 3rd floor front apt. and install a fixture in the living room of the 3rd floor rear apt.
- g. Determine the reason and remedy the condition which now causes the pipes to flow continuously in the 1st floor front apt.

#### PLUMBING:

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a. Repair or replace the leaking waste line in the kitchen of the basement apt.
- b. Install a safety valve on the hot water tank in the kitchen of the basement apt., and on the hot water tank of the 1st floor rear apt.
- c. Repair or replace the broken toilet seat in the bathroom of the 1st floor front apt., and in the bathroom of the 1st floor rear apt.
- d. Repair or replace the cross connection in the bathtub of the 1st floor front apt., in the bathroom of the 1st floor rear apt., and on the tank of the bathroom in the 3rd floor rear apt.
- e. Determine the reason and remedy the condition which now causes the tap to leak in the tub of the 1st floor rear apt.
- f. Determine the reason and remedy the condition which now causes the plug in the hot water tank to leak.

#### PAINTING:

- a. Repair or replace the torn and missing surface insulation.

#### DISORDER AND UNHEALTHY CONDITIONS:

- a. Accomplish a general clean-up of the storage rooms in the cellar of the structure and the sink in the kitchen of the 3rd floor front apt., by removing and properly disposing of all trash, filth, litter, and debris.

The above mentioned conditions are in violation of the City Ordinance, N.E.S.P. 24 ORDINANCE FOR CONTINUOUS OCCUPANCY, and ARE CAUSE TO VIOLATE N.E.S.P. 24, and must be corrected on or before December 10, 1959.

CITY OF PORTLAND  
HEALTH DEPARTMENT  
HOUSING DIVISION



Loc 877 Congress St.  
Ordinance No. 1007-4416  
Bldg & Fire & Elec & Other  
Issued October 17, 1957  
Expires November 17, 1957

Saxton Reef  
104 North St.  
Portland, Maine.

Dear Sir: On June 21, 1957 an examination was made of the premises located at 877 Congress St. Portland, Maine. Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action. Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,  
Edward W. Colby, M.D.  
Health Director

By \_\_\_\_\_  
Housing Supervisor

VIOLETIONS & SPECIFICATIONS

## Responsibility of Owner or Agent \*\* Responsibility of Occupant

- 1) Electrical Work  
Check & have repaired all defective electric wiring and electrical equipment throughout the structure.
  - a) Install convenient outlets in all the rooms where there is a dangerous and excessive use of extension cords. Particular attention is directed to the basement of the basement apartment.
  - b) Repair or replace the bare, exposed and dangerous wiring in the rubbish shed.
- 2) Structural Repairs  
Repair or replace broken door on the 1st floor rear, left side.  
Repair or replace doors, worn, dilapidated and hazardous parts of the structure as follows:
  - a) Repair or replace the cracked, loose or missing plaster in the walls of the bedrooms and living room of the 1st floor apartment, rear.
  - b) Repair or replace the cracked, loose or missing plaster in the ceilings of the bathroom and bedroom of the basement apartment, the bathroom of the first fl apt. rear and the bathroom, living room and bedroom of the 2nd floor apt. rear.
- 3) TRASH  
Install a trap under the kitchen sink in the 2nd floor apartment, rear.
- 4) Sanitation & Sanitary Conditions
  - a) Accomplish a general cleanup of the rear shed by removing and properly disposing of all trash, litter and debris.
  - b) Kill the premises of all infestations and vermin (roaches). If you can not do this properly yourself, we suggest that you obtain the services of a licensed pest control operator, registered with this department, to do the work.
  - c) Provide suitable, sufficient water-tight, tightly covered metal barrels and rubbish containers, adequate to receive the accumulation of garbage and rubbish during the intervals between collections.

The above mentioned conditions are in violation of the City Ordinance "Minimum Standards for Continued Occupancy" and "Authority to Vacate Buildings" and must be corrected on or before November 17, 1957.

NOTE: At the time of the inspection, the inspectors were unable to gain access to the apartments located on the 2nd floor. Therefore any and all housing conditions within these apartments must be corrected to comply with the above conditions as well.

*Granted 9/3/48*

*A/S*

City of Portland, Maine  
Board of Appeals  
—ZONING—

August 26,

48

To the Board of Appeals:

Your appellant, Mr. Sam P. Reef, who is the owner of property at 87<sup>th</sup> Congress Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Proposed fire escape would be located only about 7 feet from the side property line where a clearance of at least 10 feet is required by Zoning Ordinance in the Limited Business Zone where property is located.

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

Owner has been ordered by Chief of Fire Department to provide this fire escape for the safety of occupants of the building, and failure to secure a permit therefor would make it impossible to comply with order.

*Mrs. Sam Reef*  
Appellant

City of Portland, Maine  
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 3rd day of September, 1948,  
on petition of Sam P. Reef, owner of property at  
877 Congress Street, seeking to be permitted an exception to the regulations of  
the Zoning Ordinance relating to this property.

Proposed fire escape would be located only about 7 feet from the side  
property line whereas a clearance of at least 10 feet is required by  
Zoning Ordinance in the Limited Business Zone where property is located.

Owner has been ordered by Chief of Fire Department to provide this fire  
escape for the safety of occupants of the building, and failure to  
secure a permit therefore would make it impossible to comply with order.

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

*Robert P. Collier*  
*Helmer C. Thorne*  
*Edwin J. Colley*  
*B. W. H. H. H.*

*Gerald J. Cole*  
.....  
.....  
.....

Board of Appeals



September 3, 1948

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MR. SAM REEF  
AT 877 Congress Street

Public hearing on above  
appeal was held before  
the BOARD OF APPEALS  
today.

Present for City  
Board of Zoning Appeals members:-

VOTE

	Yes	No
Mr. Gutchell	(x)	( )
Mrs. Frost	(x)	( )
Mr. Holbrook	(x)	( )
Mr. Colley	(x)	( )
Mr. Cole	(x)	( )
	( )	( )
	( )	( )
	( )	( )
	( )	( )

Municipal Officers:-

NO OPPOSITION

City officials:-

CITY OF PORTLAND, MAINE  
LEGAL DEPARTMENT

August 26, 1948

All Maine Trading Company  
527 Cumberland Ave.,  
Portland, Maine

Gentlemen,

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, September 3, 1948 at 10:30 A.M. to hear the appeal of Mr. Sam P. Reef requesting exception to the Zoning Ordinance, Sect 5B, to permit construction of a fire escape at 877 Congress Street on side opposite property at 879 Congress St.

This permit is not issuable under the Zoning Ordinance because the fire escape would be located only about 7 feet from the side property line whereas a clearance of at least 10 feet is required by Zoning Ordinance in the Limited Business Zone where property is located. However, the Owner has been ordered by Chief of the Fire Department to provide this fire escape for the safety of occupants of the building and failure to secure a permit therefore would make it impossible to comply with order.

This appeal is taken under Section 17E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

Very truly yours,

for  
THE BOARD OF APPEALS

jaz

		Street
	Land owned by Reef	
City Lot	Reef 877	West End Taylor 879 Ruel Blaisie

Congress ST

Assessors office pays  
this property in name of:

All Maine Trading Corp.  
527 Cumberland Ave

5/26  
gry

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

August 27, 1948

Mr. Sam P. Reef  
877 Congress St.,  
Portland, Maine

Dear Mr. Reef,

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, on Friday, September 3, at 10:30 A. M. to hear your appeal relating to the above premises.

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

Very Truly yours,

BOARD OF APPEALS

Robert L. Getchell

Chairman

WYOMING STREET

EXISTING  
CHURCH

EXISTING  
TELEPHONE  
OFFICE

VACANT LOT

OWNED BY

CITY

OF

PORTLAND

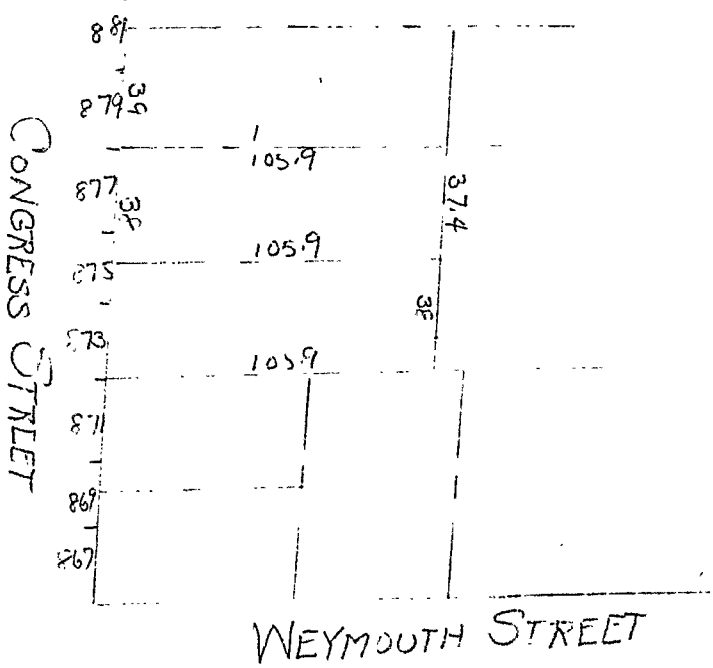
NEW LOCATION  
OF FIRE LANE

EXISTING  
TELEPHONE  
OFFICE

#877 CONGRESS STREET



21. 109. 100. 100.  
109. 100. 100.



AP 677 Congress Street-1

August 23, 1943

Mr. Sam P. Roof  
104 North Street  
Mogulier & Jones Company  
33 Pearl Street

Subject: Application for permit for  
erection of metal fire escape on  
westerly side of apartment house  
at 677 Congress Street

Gentlemen:

We are unable to issue the permit for the above work because the proposed fire escape would be located only about 7' from the side property line whereas a clearance of at least 10' is required by the Zoning Ordinance in the Limited Business Zone where the property is located. Because of the need for providing a means of egress from the upper stories of this building in order to comply with the provisions of the Safety Ordinance, it is likely that the Board of Zoning Appeals would give sympathetic consideration to a request from the owner for an exception to the law in this case. Therefore we are enclosing to him an outline of the appeal procedure in case he should care to exercise his appeal rights and are certifying the case to the Assistant Corporation Counsel, who handles the appeals.

Very truly yours,

Inspector of Buildings

AJS/s

CC: Edward T. Gignoux  
Assistant Corporation Counsel

Oliver T. Sanborn, Chief  
of the Fire Department



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, August 19, 1948

PERMIT ISSUED  
01615  
9 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE ~~(A) APARTMENT HOUSE ZONE~~ **(B) LIMITED BUSINESS ZONE**

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 104 North Street 877 Congress Street Within Fire Limits? yes Dist. No. 3  
Owner's name and address Mrs. Sam P. Reef, 104 North St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Megquier & Jones Co., 33 Pearl St. Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
Proposed use of building Apartment No. families \_\_\_\_\_  
Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
Material frame No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_ Fee \$ 4.00  
Estimated cost \$ 750.

## General Description of New Work

To erect metal fire escape on west side of building from third floor to ground,  
as per plan

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

Appeal sustained 9/3/48

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Megquier & Jones

### Memo Sent to Fire Chief

### Details of New Work

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

### If a Garage

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

### Miscellaneous

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

APPROVED:

INSPECTION COPY

Signature of owner By: \_\_\_\_\_

Mrs. Sam Reef  
Megquier & Jones

*Clifton J. Wagner*

NOTES

10/7/48 - NO work started  
E.S.

11/24/48 - Checked through back of top bracket under yellow laundry works. one goes through steel between windows, other catches at back one end with long plate really s.f. 6-8 s.c. is a fiber line distributed with long plate  
E.S.

12/2/48 - Check along rear window opening a.k.

2nd floor - window opening a.k. E.S.

3rd floor front - 26" high

12/18/48 - JMS Reel said he would see that window was second floor front window. he figured to comply with B.C.  
E.S.

Permit No. 48/1615  
Location 877 Congress St.  
Owner Mrs. Sam DeGard  
Date of permit 9/9/48  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn. 12/15/48  
Cert. of Occupancy issued

CLERK OF BOARD OF HEALTH

1st floor - roof  
2nd floor - roof  
3rd floor - roof  
4th floor - roof  
5th floor - roof  
6th floor - roof  
7th floor - roof  
8th floor - roof  
9th floor - roof  
10th floor - roof  
11th floor - roof  
12th floor - roof  
13th floor - roof  
14th floor - roof  
15th floor - roof  
16th floor - roof  
17th floor - roof  
18th floor - roof  
19th floor - roof  
20th floor - roof  
21st floor - roof  
22nd floor - roof  
23rd floor - roof  
24th floor - roof  
25th floor - roof  
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27th floor - roof  
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30th floor - roof  
31st floor - roof  
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33rd floor - roof  
34th floor - roof  
35th floor - roof  
36th floor - roof  
37th floor - roof  
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39th floor - roof  
40th floor - roof  
41st floor - roof  
42nd floor - roof  
43rd floor - roof  
44th floor - roof  
45th floor - roof  
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80th floor - roof  
81st floor - roof  
82nd floor - roof  
83rd floor - roof  
84th floor - roof  
85th floor - roof  
86th floor - roof  
87th floor - roof  
88th floor - roof  
89th floor - roof  
90th floor - roof  
91st floor - roof  
92nd floor - roof  
93rd floor - roof  
94th floor - roof  
95th floor - roof  
96th floor - roof  
97th floor - roof  
98th floor - roof  
99th floor - roof  
100th floor - roof

WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to File

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU AP 877 Congress Street-1

August 23, 1943

C  
O  
P  
Y

Mr. Sam P. Keef  
10 1/2 North Street  
Megquier & Jones Company  
33 Pearl Street

Subject: Application for permit for  
erection of metal fire escape on  
westerly side of apartment house  
at 877 Congress Street

Gentlemen:

We are unable to issue the permit for the above work because the proposed fire escape would be located only about 7' from the side property line whereas a clearance of at least 10' is required by the Zoning Ordinance in the Limited Business Zone where the property is located. Because of the need for providing a second means of egress from the upper stories of this building in order to comply with the provisions of the Safety Ordinance, it is likely that the Board of Zoning Appeals would give sympathetic consideration to a request from the owner for an exception to the law in this case. Therefore we are enclosing to him an outline of the appeal procedure in case he should care to exercise his appeal rights and are certifying the case to the Assistant Corporation Counsel, who handles the appeals.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

MS/S

CC: Edward T. Gignoux  
Assistant Corporation Counsel

Oliver T. Sanborn, Chief  
of the Fire Department



AP 877 Congress Street-1

March 16, 1948

Megquier & Jones Company  
33 Pearl Street  
Mr. Samuel Reef  
104 North Street

Subject: Application for permit  
for erection of fire escape  
on easterly side of tenement  
house at 877 Congress Street

Gentlemen:

We are unable to issue a permit for the above work because it appears from any records which we have been able to consult that little if any of the land adjoining the tenement house on the east belongs to the owner of the building and hence the proposed fire escape would project beyond the line of the lot on which the building is located. In the Limited Business Zone where the property is located a minimum distance of ten feet from any part of the fire escape to a side lot line is required by the Zoning Ordinance.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Oliver T. Sanborn, Chief  
of the Fire Department



(B) LIMITED BUSINESS ZONE

## APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, March 13, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 877 Congress Street Within Fire Limits? yes Dist. No. 15  
Owner's name and address Mr. Sam Reef, 104 North Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Megquier & Jones, 33 Pearl Street Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No of sheets 1  
Proposed use of building apart Tenement No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material frame No. stories 3 Heat \_\_\_\_\_ Style of roof flat Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 500. Fee \$ 1.00

Nemo Sent to Fire Chief

### General Description of New Work

To construct metal fire escape from third floor to ground on east side of buildings  
as per plan

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Megquier & Jones

### Details of New Work

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

### If a Garage

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

APPROVED:

### Miscellaneous

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

Sam Reef  
Megquier & Jones

Signature of owner By: P. L. F. Armer Jr.

INSPECTION COPY

Permit No. 1151  
Location 872 Congress St  
Owner Sam Reef  
Date of permit 3/1/48  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_  
NOTES

On 10/1/52 at 872 Congress.

~~Device is present abnormal discharge~~  
~~Port is from a water main~~  
For emergency use for fire  
discharge or hand pump or for testing

Understand not greatly used of  
in 5 hours

✓ Device to prevent abnormal  
discharge of oil at burner by automatic  
means

✓ Gauge is pressure tank

Tank to be supported  
by structural independent  
supports to prevent settling, & bending  
or lifting

✓ Tank makes 1 bar #16 gauge  
Sent to 1st?

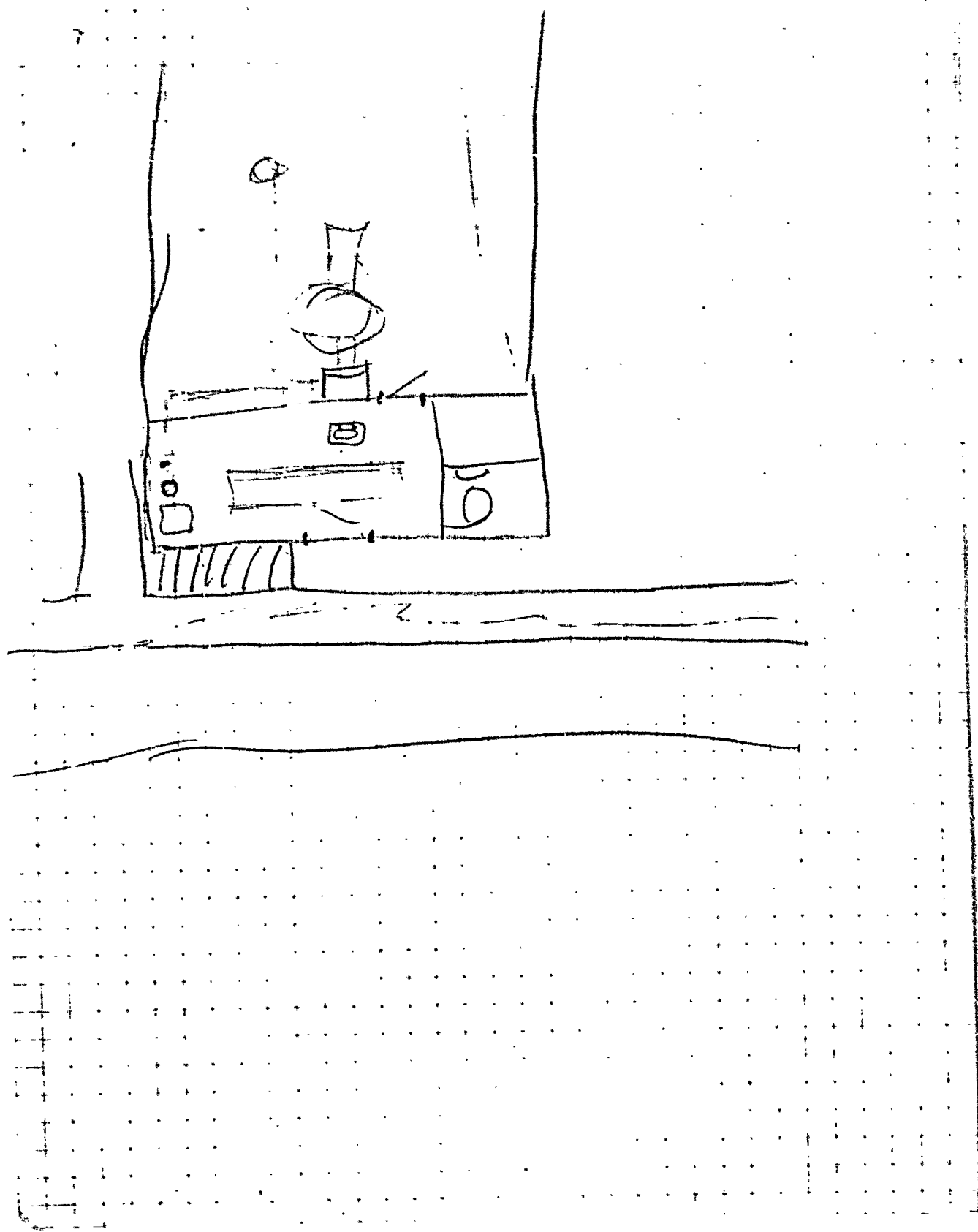
✓ Pressure tank has automatic  
relief valve, & is part of discharge  
system of boiler

Full pipe outside?

✓ Boiler & has tubing not smaller than  
1/2" min pipe

✓ Protection of oil by steam, hot  
water or oil fired boiler

✓ Remote control valve





AP 877 Congress Street-I

January 26, 1948

Mr. Alfred Jacques  
12 Aspen Avenue  
So. Portland, Maine  
Mr. W. W. Johnson  
43 College Street

Subject: Building permit to cover installation of gas-fired steam boiler in connection with pressing machine at 877 Congress Street

Gentlemen:

Following my letter of January 13 relating to the originally proposed oil-fired boiler, Mr. Johnson has requested that the application be changed over his signature to call for a gas-fired steam boiler instead of the oil-fired boiler on original application and to change all pertinent information accordingly, the information as to clearances and venting to remain the same.

The permit for the gas-fired boiler is accordingly issued herewith, subject to the following:

The owner of the appliance will have to assume responsibility as to whether or not this burner, designed originally to burn gas generated from fuel oil within the appliance, is suitable for burning city gas which is now to be used.

If the gas burner is to be made so as to increase and decrease the gas flame automatically, then a safety appliance must be provided on the gas burner capable of shutting off all gas supply to the appliance in event the pilot flame should be extinguished—this because the boiler is to be connected to a flue to which there is also connected the boiler which heats the building and a gas-fired hot water heater.

It is understood that the boiler has an automatic water supply device so that water will be automatically filled in the boiler should it become unduly low and the supply will be automatically shut off as soon as the boiler is filled to the proper level. This appears to be of particular importance if the boiler is to be manually controlled throughout.

It is understood that the gas-fired hot water heater in the main cellar is also to be used, and is also vented to this same chimney flue. Presumably this heater is automatically controlled as to temperature of the water, and, if that is the case, the same type of safety shut off in event the pilot light goes out is required for this heater as specified above for the automatic pressing boiler.

Very truly yours,

Inspector of Buildings

WMCD/J

CC: Messrs. Sam P. Reef & David Bell  
104 North Street

At 377 Congress Street-1

January 23, 1948

Mr. Alfred Jacques  
12 Aspen Avenue  
No. Portland, Maine  
Mr. W. L. Johnson  
43 College Street

Subject: Application for building permit to cover  
installation of oil-fired steam boiler in con-  
nection with reversing machine at 377 Congress  
Street

Gentlemen:

The question as to whether or not a permit for such an installation as this could be issued is determined under the law upon the basis of compliance with the standards of the National Board of Fire Underwriters and the National Fire Protection Association. In the absence of information as to the manufacturer of the oil burning part of the boiler and of any record of the oil burning equipment having been approved by the Underwriters Laboratories, Inc., there may be some safety controls in connection with the oil burning equipment that I do not know of, but comparison with the above regulations shows the following features as not in compliance, and for these reasons I cannot issue a permit:

1. Since the oil tank is operated under pressure, item 6 of the regulations requires a device at the burner which will automatically shut off the oil supply if too much oil is drawn from the burner.

2. Item 10 requires that the tank shall be firmly fastened in place without the use of turnbuckle material to keep it from sliding or being lifted.

3. Presumably the tank is of heavy gauge metal--item 11 requires it to be no less than No. 16 gauge, but must be designed for at least six times the maximum working pressure of 30 pounds per square inch.

4. Item 12 requires that the tank be equipped with a relief valve piped to discharge outside of the building--this is because the tank would be under pressure.

5. Item 20 requires that there shall be some means of shutting off the oil supply from tank to burner at some conveniently located place at a safe distance from the burner--thus to make this shut-off possible in case a dangerous condition was created around the burner.

6. Item 16 provides that copper or brass tubing serving such a burner shall not be smaller than one-half inch iron pipe size--it is understood that the tubing with this equipment is only about one-eighth inch. Even with an ordinary range burner, the oil supply tubing is required to have an outside diameter no less than 5/16 of an inch. All piping or tubing is required to be fastened rigidly in place in a workman-like manner and protected from mechanical injury.

7. The manner of operating this device at least at the beginning counts to preheating the oil to the point where it will gasify and burn as a gas coming through the main burner opening. Item 17 provides that such preheating must be done by an approved electric heater. It was the original intention to accomplish initial preheating of the oil by lighting fuel oil to be squirted into the chamber beneath the so-called "generator". Now I understand it is proposed to run a gas pipe to the burner and preheat the oil by a gas jet manually controlled.

Jacques, Johnson — 2

January 23, 1948

I have examined a similar installation at 618 Forest Avenue, and find that this installation was covered by a permit in 1936 when the regulations were not nearly as extensive as at present.

That installation is in a 1 1/2-story building used entirely for business purposes while the unit contemplated in your application would be in the cellar of an apartment house housing 7 dwelling units on the floor above the cellar or basement. This I could not now be able to issue a permit under the Building Code unless the equipment complied with the present regulations, your installation becomes all the more important because of the threat to the safety of the persons who have their homes in this building.

Since my type of oil burning equipment for this purpose would require the storage of fuel oil on the premises at least to the extent of a 55-gallon drum, unless the oil burning equipment were of the type known as domestic and labelled by Underwriters Laboratories Inc. as such, it is my belief that the Building Code, as applied to business use in apartment houses, would require that the room in which the boiler and oil storage tank are located be separated from the balance of the building by partitions and ceilings overhead having a fire resistance of at least a period of one hour, and this would include a labelled fire door in the doorway leading from the shop to the basement—this because of the extra hazard afforded by the non-automatic oil burning equipment to the occupants of the apartment house.

In looking over the equipment at Forest Avenue and talking with the man who owns it, I learned that with such a manually controlled device there are always possibilities for human failure or neglect which may prove hazardous. For instance, on one occasion the gas jet was left burning inadvertently all night and practically ruined the boiler. That installation, on the other hand, is the tank, because of an electric compressor which, as far as I could see, has no automatic control to prevent building up excessive pressure in the tank.

Very truly yours,

Inspector of Buildings

134c2/8

P.S. If Mr. Johnson will return the receipt for the fee paid to this office, the money will be refunded by voucher.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR  
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 19, 1948

PERMIT ISSUED

00091

JAN 26 1948

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 877 Congress St. Use of Building ~~Tailor shop and~~ Tailor shop and No. Stories 3-b ~~Exw Building~~ Existing "

Name and address of owner of appliance Alfred Jacques, 12 Asphon St., So. Portland

Installer's name and address H. H. Johnson, 43 College St. Telephone 2-2555  
Owner of Building 52m 104 North St.

General Description of Work

To install ~~steam boiler in connection with oil-fired presser machine~~  
oil-fired steam boiler in connection with pressing machine

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement Type of floor beneath appliance concrete

If wood, how protected? Kind of fuel oil

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 4'

From top of smoke pipe 18" From front of appliance Over 4' From sides or back of appliance 12"

Size of chimney flue (4" x 12") Other connections to same flue (steam heating boiler and gas-fired water heater)

If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labelled by underwriter's laboratories?

Will operator be always in attendance? (yes) Does oil supply line feed from top or bottom of tank? (top under pressure)

Type of floor beneath burner (concrete)

Location of oil storage (basement) Number and capacity of tanks (1-100 gal.)

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? (yes) How many tanks fire proofed? (none)

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or combustible material from 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?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

(This device is devised on the basis of pre-heating the oil to make gas which is burned through a burner such like a gas burner, and the control is all manual)

All information in parentheses entered from telephone and personal conversation with Mr. Johnson, installer

Permit Issued with Letter

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

Signature of Installer

H. H. Johnson

INSPECTION COPY

Permit No. 221/91  
Location 570 Congress St.  
Owner Alfred Jacques  
Date of permit 1/26/48  
Approved 3-6-48 J.M.H.

NOTES

2-17-48 Gas found  
Hot water heater in  
basement not in  
use, altho it is  
connected and could  
be used. This  
water was used  
when the beauty  
parlor was at this  
location.  
Gas found under  
floor in cellar  
near boiler  
room.  
J.M.H.

File: C-1-121-I

January 23, 1943

To: Oliver T. Sanborn, Chief  
of the Fire Department

From: Warren McDonald  
Inspector of Buildings

Subject: Question of safe egress in apartment house at  
377 Congress Street

We have a report of quite long standing that the  
apartments in the 7-family apartment house at 377 Congress  
Street each have only one means of egress.

It appears that there are two apartments—one front  
and one rear—on each of the three floors and one small apart-  
ment in the basement.

This has been an apartment <sup>house</sup> of very long standing and  
the Building Code has no control over it as regards means of  
egress.

---

Inspector of Buildings

W.C./S





CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Complaint No. 128

## COMPLAINT

**INSPECTION COPY**

Date received October 3, 1946

Location 877 Congress Street Use of Building Lodging House

Location 877 Congress Street <sup>xxx</sup> Use of Building Lodging House  
 Owner's name and address Joseph B. & Katherine M. Crozier, 14 Orchard St. Sim. B. Ref. & Land Use - Boston - 817 Transfer Telephone \_\_\_\_\_

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

Complainant's name and address EMCL Telephone \_\_\_\_\_

Description: Mr. McDonald met a woman on the street who said that the third floor of this building had only one means of egress.

1

COMPLAINT INVESTIGATION

Location 877 Congress St.

Date Received 10/2/46

Date Disposed of 11/23/46

NOTES

10-17-46. Three  
story. Two apt's on  
each floor. One  
means of egress each.  
Basement, flag  
Beauty parlor in  
front and apt in  
rear. Front

1/23/47 - Memo  
to Fire Chief  
[unclear]



# APPLICATION FOR PERMIT

Permit 1929

Class of Building or Type of Structure Third Class

Portland, Maine, Sept 18/28

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect or 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 877 Congress Street Ward 7 Within Fire Limits? yes Dist. No. 3  
Owner's or ~~Builder's~~ name and address Jas. W. Leonard, 877 Congress Street Telephone   
Contractor's name and address Arthur Moulton, 75 Union Street Telephone 5 5639  
Architect's name and address  Telephone   
Proposed use of building 6 family tenement No. families   
Other buildings on same lot

## Description of Present Building to be Altered

Material wood No. stories 4 Heat steam Style of roof  Roofing   
Last use 6 family tenement No. families

## General Description of New Work

To install oil burner.

THIS BURNER LABELED AND APPROVED BY THE UNDERWRITERS' LAB. INC.

## 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 steam Type of fuel oil Distance, heater to chimney 2'  
If oil burner, name and model Williams Automatic  
Capacity and location of oil tanks 1-275 gallon tank inside in the cellar 12' from heater.  
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? no No. sheets   
Estimated cost \$ 688. Fee \$ 1.00  
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

Jas. W. Leonard

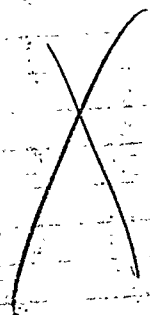
by: Arthur Moulton

1574R

Ward        Permit No. 28/1929 <sup>M</sup>  
Location 877 Congress St  
Owner Gas. Sward  
Date of permit Sept 15/28  
Notif. closing-in         
Inspn. closing-in         
Final Notif.         
Final Inspn.         
Cert. of Occupancy issued       

NOTES

1/17/30 - Unable to raise  
anyone - a g  
2/12/30 - Unable to find  
underwriters label  
buried in ground  
outside of house a g





Location, Ownership and detail must be correct, complete and legible.  
Separate application required for every building.  
Plans must be filed with this application.

## Application for Permit for Alterations, etc.

To the **Inspector of Buildings:** **Portland,** **June 5, 1922** **192**

The undersigned applies for a permit to alter the following described building:—

Location **877 Congress Street** Ward, **7** in fire-limits? **no**  
Name of Owner or Lessee, **James W Lessard** Address **877 Congress Street**  
" " Contractor, **owner**  
" " Architect

Descrip-  
tion of  
Present  
Bldg.

Material of Building is **wood** Style of Roof, **flat** Material of Roofing, **tar & gravel**  
Size of Building is **60ft** feet long; **28ft** feet wide. No. of Stories, **3**  
Cellar Wall is constructed of **stone** is inches wide on top and batters to inches on top.  
Underpinning is **brick** is inches thick; is feet in height.  
Height of Building **30ft** Wall, if Brick; 1st, 2d, 3d, 4th, 5th,  
What was Building last used for? **tenement** No. of Families? **6**  
What will Building now be used for? **tenement & store**

### DETAIL OF PROPOSED WORK

**put in store front, cut in door, change partitions in basement for store**  
**all to comply with the building ordinance**

Estimated Cost \$ **350.**

### IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?  
No. of Stories high? ; Style of Roof? ; Material of Roofing?  
Of what material will the Extension be built? Foundation?  
If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.  
How will the extension be occupied? How connected with Main Building?

### WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations  
No. of feet high from level of ground to highest part of Roof to be?  
How many feet will the External Walls be increased in height? Party Walls

### IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.  
Size of the opening? How protected?  
How will the remaining portion of the wall be supported?

Signature of Owner or  
Authorized Representative  
Address

**James W. Lessard**

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



Location, ownership and detail must be correct, complete and legible. Separate application required for every building. Plans must be filed with this application

## APPLICATION FOR PERMIT TO BUILD

(3D CLASS BUILDING)

Portland, Me., April 18, 1922 19

To THE  
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following

Specifications:—

Location 877 Congress Street Wd. 7  
Name of owner is? James Lessard Address 877 Congress Street  
Name of mechanic is? owner  
Name of architect is? \_\_\_\_\_  
Proposed occupancy of building (purpose)? wood shed  
If a dwelling or tenement house, for how many families? \_\_\_\_\_  
Are there to be stores in lower story? \_\_\_\_\_  
Size of lot, No. of feet front? \_\_\_\_\_ : No. of feet rear? \_\_\_\_\_ : No. of feet deep? \_\_\_\_\_  
Size of building, No. of feet front? 8ft : No. of feet rear? 8ft : No. of feet deep? 10ft  
No. of stories, front? 1 : rear? \_\_\_\_\_  
No. of feet in height from the mean grade of street to the highest part of the roof? 12ft  
Distance from lot lines, front? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; side? \_\_\_\_\_ feet; rear? \_\_\_\_\_  
Firestop to be used yes  
Will the building be erected on solid or filled land? \_\_\_\_\_  
Will the foundation be laid on earth, rock or piles? \_\_\_\_\_  
If on piles, No. of rows? \_\_\_\_\_ distance on centres? \_\_\_\_\_ length of? \_\_\_\_\_  
Diameter, top of? \_\_\_\_\_ diameter, bottom of? \_\_\_\_\_  
Size of posts? \_\_\_\_\_  
" girts? \_\_\_\_\_  
" floor timbers? 1st floor \_\_\_\_\_, 2d \_\_\_\_\_, 3d \_\_\_\_\_, 4th \_\_\_\_\_  
O. C. " " " " \_\_\_\_\_  
Span " " " " \_\_\_\_\_  
Braces, how put in? \_\_\_\_\_  
Building, how framed? \_\_\_\_\_  
Material of foundation? post thickness of? \_\_\_\_\_ laid with mortar? \_\_\_\_\_  
Underpinning, material of? \_\_\_\_\_ height of? \_\_\_\_\_ thickness of? \_\_\_\_\_  
Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt  
Will the building be heated by steam, furnaces, stoves, or grates? \_\_\_\_\_ Will the flues be lined? \_\_\_\_\_  
Will the building conform to the requirements of the law? yes  
No. of brick walls? \_\_\_\_\_ and where placed? \_\_\_\_\_  
Means of egress? \_\_\_\_\_

If the building is to be occupied as a Tenement House, give the following particulars

What is the height of cellar or basement? \_\_\_\_\_  
What will be the clear height of first story? \_\_\_\_\_ second? \_\_\_\_\_ third? \_\_\_\_\_  
State what means of egress is to be provided? \_\_\_\_\_  
\_\_\_\_\_ Scuttle and stepladder to roof? \_\_\_\_\_

Estimated Cost,

\$ 75.

Signature of owner or authorized representative,

Address,

James H. Lessard

Plans submitted? \_\_\_\_\_

Received by? \_\_\_\_\_

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.





Location, Ownership and detail must be correct, complete and legible.  
Separate application required for every building.  
Plans must be filed with this application.

## Application for Permit for Alterations, etc.

To the  
INSPECTOR OF BUILDINGS:

Portland January 11, 1922 ..... 192

The undersigned applies for a permit to alter the following described building:—

Location 877 Congress Ward, 8 in fire-limits? no  
Name of Owner or Lessee, James W Lessard Address 877 Congress  
" " Contractor, owner  
" " Architect  
Description of Present Bldg. Material of Building is wood Style of Roof, flat Material of Roofing, tar & gravel  
Size of Building is 40ft feet long; 20ft feet wide. No. of Stories, 3  
Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.  
Underpinning is brick is inches thick; is feet in height.  
Height of Building 35ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,  
What was Building last used for? tenement No. of Families? 6  
What will Building now be used for? same

### DETAIL OF PROPOSED WORK

cut in door and finish room in basement all to comply with the building ordinance

Estimated Cost \$ 300.

### IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?  
No. of Stories high? ; Style of Roof? ; Material of Roofing?  
Of what material will the Extension be built? Foundation?  
If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.  
How will the extension be occupied? How connected with Main Building?

### WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations  
No. of feet high from level of ground to highest part of Roof to be?  
How many feet will the External Walls be increased in height? Party Walls

### IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in ... Story.  
Size of the opening? How protected?  
How will the remaining portion of the wall be supported?

Signature of Owner or  
Authorized Representative

Address

James W. Lessard

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK





Location, Ownership and detail must be correct, complete and legible.  
Separate application required for every building.  
Plans must be filed with this application.

## Application for Permit for Alterations, etc.

To the  
INSPECTOR OF BUILDINGS:

Portland, May 3, 1920 191

The undersigned applies for a permit to alter the following-described building:—

Location	877 Congress Street	Ward,	7	in fire-limits?	no		
Name of Owner or Lessee,	James Lessard	Address	877 Congress Street				
" " Contractor,	Alexander Comeau	"	73 Anderson Street				
" " Architect,		"					
Description of Present Bldg.	Material of Building is	wood	Style of Roof,	flat	Material of Roofing,	tar & gravel	
	Size of Building is	60ft	feet long;	30ft	feet wide.	No. of Stories,	3
	Cellar Wall is constructed of	stone	is	inches wide on bottom and batters to	inches on top.		
	Underpinning is	brick	is	inches thick; is	feet in height.		
	Height of Building,	30ft	Wall, if Brick; 1st,	2d,	3d,	4th,	5th,
	What was Building last used for?	tenement	No. of Families?	3			
What will Building now be used for?	6 families	same					

### DETAIL OF PROPOSED WORK

Cut in three windows, put in stairway from basement to third floor, interior alterations to comply with the building ordinance

Estimated Cost \$, 800.

### IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?  
No. of Stories high? ; Style of Roof? ; Material of Roofing?  
Of what material will the Extension be built Foundation?  
If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.  
How will the extension be occupied? How connected with Main Building?

### WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations  
No. of feet high from level of ground to highest part of Roof to be? Party Walls  
How may feet will the External Walls be increased in height?

### IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.  
Size of the opening? How protected?  
How will the remaining portion of the wall be supported?

Signature of Owner or  
Authorized Representative

Address

Alexander J. Comeau  
73 Anderson St.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK