818-820 CONGRESS STREET

CITY OF PORTLAND, MAINE

BUILDING & INSPECTION SERVICES

Date February 14, 1974

With relation to permit applied for to demolish a building at 820 Congress St it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspection Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

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

Very truly yours,

R. Lovell Brown
Director

Owner: Gene Cohen

Address: Congress St Portland Glass Co.

Contractor: Ralph Romano

Address: 55 Frederick St

Health Department comments: Inspection revealed no evidence of rodent or vermin infestation at this time.

R. Watson

Copies to:

Health (Mr. Blain) ------ 2
Health (Mr. Noyes) ------ 1
Public Works ---------- 1
Fire Department --------- 1

APPLICATION FOR PERMIT

PERMIT ISSUED
FEB 20 1974
CITY of PORTLAND

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

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

ZONING LOCATION _____ PORTLAND, MAINE, Feb. 14, 1974.

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 820 Congress St. ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address Gene Cohen, Portland Glass Co.- Congress St. Telephone .....
2. Lessee's name and adddress ..... Telephone .....
3. Contractor's name and address Ralph Romano, 55 Frederick St. Telephone 774-3096
4. Architect ..... Specifications ..... Plans ..... No. of sheets 2

Proposed use of building ..... No. families .....

Last use rooming house ..... No. families ?

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

Other buildings on same lot .....

Estimated contractural cost $..... Fee $ 10

FIELD INSPECTOR—Mr. ..... @ 775-5451 Ext. 234

GENERAL DESCRIPTION

This application is for:

Dwelling .....
Garage .....
Masonry Bldg. .....
Metal Bldg. .....
Alterations .....
Demolitions .....
Change of Use .....
Other .....

To demolish 2½ story wooden dwelling. (Partly burned) Gas Co. was called. Sewer to be closed under Supervision of Public Works Dept.

Stamp of Special Conditions

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

Sent to Health Dept. 2/14/74

Rec'd from Health Dept. 2/19/74

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: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

MISCELLANEOUS

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

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

Ralph Romano

Signature of Applicant Alfred Romano ..... Phone # 774-3096

Type Name of above ..... 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other .....

and Address .....

FIELD INSPECTOR'S COPY

NOTES

~~FEL00~~

3-12-74 Bldg down

Use of lot ?

Permit No. 74/117

Location 820 Congress St

Owner Portland Gas Co

Date of Permit 1/20/74

Approved

Nelson

ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 31, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect alter repair demolish move~~ *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 820 Congress St. Within Fire Limits? yes Dist. No.

Owner's name and address Lynsandro Portello, 135 Bridge St., Westbrook Telephone

Lessee's name and address Telephone

Contractor's name and address Herton F. McAlister, 820 Congress St. Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building apartment house No. families 10

Last use " " No. families 8

Material wood No. stories 2½ Heat Style of roof Roofing

Other buildings on same lot Fee $ 5.00

Estimated cost $ ~~1,000~~ 3,000.

General Description of New Work

To partition off former storage space in basement into two apartments making 10 apartments in building.
All partitions to be 2x3 studs, 16" on centers, covered on both sides with plasterboard. Height of ceiling 7' 6".
All ceilings to be plasterboard.
To enlarge existing windows on Ellsworth St. side of building, two sets of two windows, opening 62" wide with stud between. To change ~~xx~~ door to window on rear of building.
Floors to covered with tile.
To enlarge window in front kitchen to 31" x 26".
Existing furnace to be used for heating this apartment.
To remove existing 1-story piazza on rear of building and on Ellsworth St. side of building.
To close up door at first floor lexvel on Ellsworth St. side of building leading to this piazza.

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*** owner

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

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? Size

Corner posts Sills Girt or ledger board? Max. on centers

Girders Size Columns under girders Size

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

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

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

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

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

If a Garage

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

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

Miscellaneous

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

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

APPROVED:

Signature of owner Merton F. McAlister

INSPECTION COPY

Permit No. [illegible]

Location 120 Congress St.

Owner Lynaudie Corello

Date of permit / / 55

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

YELLOW COPY

AP - 820 Congress Street

June 3, 1955

Contractor - Merton McAlister,
820 Congress St.

Owner - Lynsandro Porello
135 Bridge St.,
Westbrook, Maine

We are unable to issue a permit for providing two apartments in basement of building at the above location because the plan filed with application for permit does not show compliance with Building Code requirements in the following respects:

1. Will ceiling height in all of rooms be at least 90 inches as specified by Section 203-d-5.1?

2. Are window areas in each room equal to one-tenth of the floor area as required by Section 203-d-5.2?

3. Is the ceiling at all points at least 45 inches above the grade of the ground outside of windows providing light and air for rooms, as specified by Section 203-d-5.4?

4. The bedroom of one of apartments is shown without at least one window opening directly to the outside air, contrary to Section 212-d-1.1.

5. Kitchen of one apartment about 75 square feet in area is shown without window opening directly out-of-doors.

6. What provision is to be made to vent inside bathroom?

7. The two apartments do not have access to two means of egress, as required by Section 203-r-1.

8. Is outside entrance door to apartments at least 36 inches wide?

9. What provision is to be made for lighting entrance hall in accordance with Section 203-e-3?

We shall be unable to issue a permit for the proposed work unless and until plans showing compliance with all Building Code requirements have been filed for checking and approval. It is necessary that these plans be in the form of blueprints and drawn to scale.

Very truly yours,

AJS/H

Inspector of Buildings

Two New Apartments in Building at 818-820 Congress

6/2/55

1- Zoning:- Limited Business Zone - Use OK.

2- Special + General Use Requirements:-

SECTION 203	SECTION 212
a.- O.K.	a.- O.K
b-O.K.	b-O.K.
c-O.K.	c-O.K.
d-5.1-Ceiling height d-5.2-Window areas. d-5.4-75 ceiling at all points half of required ceiling hgt above grade of ground where required windows open?	d-Ventilation of bath rooms.
e-1-Access to two means of egress required for bath apts. e-3-Hall lights?	e-Width of entrance door to basement
f-1-Covering of hall partitions.	f-O.K
g-O.K.	g-O.K
h-O.K.	h-O.K
i-O.K.	i-O.K
j-O.K.	j-O.K

FILL IN AND SIGN WITH INK

PERMIT ISSUED
70903
JUL 3 1954
CITY of PORTLAND

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 2, 1954

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 818 Congress St. Use of Building apartment house No. Stories ____ ~~New~~ Building / Existing "

Name and address of owner of appliance Samuel Porello, 135 Bridge St., Westbrook

Installer's name and address Peterson Oil Co., 337 Cumberland Ave. Telephone ____

General Description of Work

To install forced hot water heating system and oil burning equipment (replacement)

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 3½'

From top of smoke pipe 4' From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 8x12 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 York Heat Labelled by underwriter's laboratories? yes

Will operator be always in attendance? ____ Does oil supply line feed from top or bottom of tank? bottom

Type of floor beneath burner concrete Size of vent pipe existing

Location of oil storage basement Number and capacity of tanks existing

Low water shut off ____ Make ____ No. ____

Will all tanks be more than five feet from any flame? yes How many tanks enclosed? ____

Total capacity of any existing storage tanks for furnace burners ____

IF COOKING APPLIANCE

Location of appliance ____ Any burnable material in floor surface or beneath? ____

If so, how protected? ____ Height of Legs, if any ____

Skirting at bottom of appliance? ____ Distance to combustible material from top of appliance? ____

From front of appliance ____ From sides and back ____ From top of smokepipe ____

Size of chimney flue ____ Other connections to same flue ____

Is hood to be provided? ____ If so, how vented? ____ Forced or gravity? ____

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 ($2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [illegible] 7/2/54

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

Peterson Oil Co.

Signature of Installer by: [illegible]

INSPECTION COPY

Permit No. 54/903

Location 816 Congreso St.

Owner Samuel Portillo

Date of permit 7/2/54

Approved

1 Fill Pipe
2 Vent Pipe
3 Kind of Heat
4 Burner Rigidity & Supports
5 Name & Label
6 Stack Control
7 High Limit Control
8 Remote Control
9 Piping Support & Protection
10 Valves in Supply Line
11 Capacity of Tanks
12 Tank Rigidity & Supports
13 Tank Distance
14 Oil Gauge
15 Instruction Card
16 Low Water Shut-off

NOTES

7.22.54. Work Started.
This installation
replaces Permit
54-214. under
date 3-2-54.
Final.

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
00234
MAR 2 1954
CITY of PORTLAND

Portland, Maine, March 2, 1954

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 820 Congress St. Use of Building Apartment house No. Stories ___ ~~New~~ Building Existing "

Name and address of owner of appliance S. Forello, 135 Bridge St., Westbrook 1232-W

Installer's name and address Philip Lourie, 81 Vesper St. Telephone 4-6896

General Description of Work

To install forced hot water heating system and reinstall old 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 2'

From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue 10x12 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 ___ Labelled by underwriter's laboratories? ___

Will operator be always in attendance? ___ Does oil supply line feed from top or bottom of tank? ___

Type of floor beneath burner ___ Size of vent pipe ___

Location of oil storage ___ Number and capacity of tanks ___

Low water shut off ___ Make ___ No. ___

Will all tanks be more than five feet from any flame? ___ How many tanks enclosed? ___

Total capacity of any existing storage tanks for furnace burners ___

IF COOKING APPLIANCE

Location of appliance ___ Any burnable material in floor surface or beneath? ___

If so, how protected? ___ Height of Legs, if any ___

Skirting at bottom of appliance? ___ Distance to combustible material from top of appliance? ___

From front of appliance ___ From sides and back ___ From top of smokepipe ___

Size of chimney flue ___ Other connections to same flue ___

Is hood to be provided? ___ If so, how vented? ___ Forced or gravity? ___

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

R.M.G. Plans no additional a Hallowell Oil Burner that are never have checked to 1' and they to check at a more should check up better just cut 75% and [illegible]

[illegible]
3/4/54

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. 3-2-54 [illegible]

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 Philip Lourie

INSPECTION COPY

Permit No. 54-2-14
Location 820 Congressional
Owner S. Portello
Date of permit 3/2/54
Approved 7-22-54

1 Fill Pipe
2 Vent Pipe
3 Kind of fuel
4 Burner
5 Name & [illegible]
6 Stack
7 Sign
8 Rem
9 Pipe
10 Val
11 Cap
12 Tank
13 Tank
14 Oil Gauge
15 Instructor Card
16 Low Water Shut-off

NOTES

3-4-54 Fire Value at Furnace Not installed Contact Fire

3-4-54 Tried to contact installer Fire

3-30-54 Called installer

Owner left word for him to call me Fire

3-30-54 Jim Farmi called and said he was to install the hot water tank. He applied the fuel what needed to be done and he is to contact owner and let me know what he and Portello is to do. If he can't then the owner to contact these electricians. I gave to 30 on truck where owner. Fire

3-30-54 Mr. Portello (SPAGHETTI) called. Said remote control inside. Back had disconnected wire. Have fire value put in and furnish instructions card. Will call me when work is finished. Fire

4-12-54 Contact installer provide safety door and fire value. Fire

4-15-54 Mr Portello will call Ballard air and have them install fire value at furnace. Fire

5-3-54 No people at this location today. Ballard air to install value and owner will have to call when ready. Fire

7-22-54 This installation was never brought up to requirements. See Permit No. 34-90 3 under date 7-2-54.

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 1951

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 820 Congress Street Use of Building 19 Congress St. Deering, Me. No. Stories New Building / Existing "

Name and address of owner of appliance Lysandro Porello, 820 Congress Street

Installer's name and address Holland Furnace Company, 7 ~~Franklin Street~~ Deering Ave. Telephone 5-1522

General Description of Work

To install

IF HEATER, OR POWER BOILER

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

If wood, how protected? Kind of fuel

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

From top of smoke pipe From front of appliance From sides or back of appliance

Size of chimney flue Other connections to same flue

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

IF OIL BURNER

Name and type of burner Holland Labelled by underwriters' laboratories? Yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?

Type of floor beneath burner

Location of oil storage Number and capacity of tanks

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

Will all tanks be more than five feet from any flame? How many tanks fire proofed?

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 top of appliance

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented?

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Job largely installed before application filed. Permit that issued became lost. Lack of time to complete check + get any defects corrected. For status, see notes on reverse side and letter of 12/19/51.

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:

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

INSPECTION COPY

Permit No. 51 11-6-51

Location 320 Congress St.

Owner Reynolds Gould

Date of permit 1/51

Approved

NOTES

10-24-51 No fire dalue at Drama
Yes remote control that I
could find. Yes instructions Cat.
Pmc

11/19/51 - See 2 other - [illegible]

5-13-52 Notified to day, installation
Completed
Pmc

5-14-52. Could not get in. Pmc

AP 820 Congress Street-I

December 19, 1951

Mr. Lysandro Porello
820 Congress Street
Holland Furnace Company
Attn: Mr. Kirby
7 Deering Avenue

Location: 820 Congress Street

Installer: Holland Furnace Company

Gentlemen:

Further with relation to heating appliances installed at the above location without a permit having been secured from this department our inspector reports the following defects as compared with Building Code standards for safety and fire prevention, the Building Code containing no requirements as to the efficiency of such apparatus in heating the building:

Judging from the application the only appliance installed by the Holland Furnace Company is Holland oil burning equipment, and even so there is no indication at all on the application about oil storage tanks. If the job included anything else than installation of oil burning equipment with tank in connection with an existing furnace, will the owner advise this office as soon as possible of what the additional installation consisted of?

1. An automatic shut-off valve is required in the oil supply line at the burner assembly—this capable of cutting off the supply of oil to the burner automatically in event fire should take place in the cellar.

2. Our inspector could discover no remote control switch. Such a switch is intended to be far enough away from the burner assembly, so that if anything should go wrong there, a person would have certain opportunity to reach the switch and shut off the burner without being exposed to the danger. When equipment is in the cellar, the usual place for this is at the top of the cellar stairs, still better would be a location in the first story just as one would enter the cellar stairway. It should not be below the top of the cellar stairs and in any case should be clearly marked so that the oil burner will not be accidentally turned off thinking the switch is for lights or some other appliances.

3. An instruction card explaining the operation of the oil burning equipment is required to be posted near the oil burner assembly.

This department has no authority to give instructions directly to the installing company to enter into an owner's building and make any changes without owner's consent. According to the Building Code standards for safety, correction of these defects are necessary to safeguard the building and the occupants, and it is hoped that they may be corrected without delay. If the owner feels that the corrections should not be made, or if the owner does not understand the reason for the corrections, it is hoped that he will contact Inspector Thurlow of this office, so that the matter may be cleared up to his satisfaction. Mr. Thurlow may usually be reached by phone (4-1431, extension 234) week days other than Saturday between 4:00 and 4:30 P.M.

The installer should notify this office for another inspection when defects have been corrected. We shall appreciate a notice from the owner at that time as to whether or not he is satisfied with the work done.

Very truly yours,

WMcD/G

Approved:_____

Warren McDonald
Inspector of Buildings

BI 124

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

September 28 1951

Location: 820 Congress Street

Mr. Lysandro Porello
820 Congress Street
Portland, Maine

Dear Mr. Porello:

A heating appliance, oil burning equipment or similar device has been installed in the building at the above location although the installer did not apply for and secure a building permit before commencing the installation as required by the Building Code of the City of Portland.

Installers of such equipment had become careless about securing permits before starting such installations, and since early in 1951 a special effort has been underway to compel compliance with this part of the law because such acts are not only in violation of the law, but they leave this Department without knowledge of the installation and the owner without benefit of inspection by the department before the installation is accepted and paid for by the owner.

Better operation of the law in this particular is the rule now, but our effort in this connection has turned up a considerable number of installations which may have been thus installed without permits a year or more ago.

With our large volume of inspection work, we have been unable to inspect these jobs, but we hope to do so as fast as time permits.

It is to be hoped that the above job, as to its details of installation, complies with the requirements of the Building Code. If not you and the installer will be notified.

It is to be borne in mind that the Building Code regulates details of such installations from the standpoint of fire protection and prevention, and contains no requirements as to the efficiency of the appliance or system in heating the building.

Very truly yours,

Warren McDonald

Inspector of Buildings

WMcD/H

AP 820 Congress Street-I

June 18, 1948

Mr. Arthur Allen
87 Pleasant Avenue
Portland, Maine

Subject: Building permit for rebuilding retaining wall along public sidewalks at 820 Congress Street, corner of Ellsworth Street.

Dear Mr. Allen:

Building permit for the above work is issued based on Mr. Fenderson's markings in red crayon on the plan as of June 8, 1948, but subject to the following:

1. The wall along Congress Street is to be rebuilt from the corner of Ellsworth Street to the front entrance steps, and more than the 30 feet along Ellsworth Street if the portion farther up Ellsworth Street is found to be defective.

2. All of the replaced wall is to have its foundation extend at least 4 feet below the grade of public sidewalk or to ledge if ledge is encountered at a less depth.

3. All of the stone masonry is to have joints slushed full of mortar, and the Building Code is to be observed in that where the wall [illegible] is 24 inches or less in thickness hand stones are to be built in with a maximum spacing of 3 feet vertically and horizontally, and where the wall is more than 24 inches thick one hand stone is to be provided for at least each 6 square feet of wall surface on both sides of the wall.

4. I am unable to approve the arrangement whereby the foundation will not be as thick as the wall above, unless you are able to supply an analysis of the superstructure to prove that the arrangement will work out all right. I have never happened to see a proposal like this before, and it is my belief that the weight of earth and surcharge over the batter of the wall would produce shearing action in the stone masonry which it could hardly be expected to stand. It may be that a careful analysis of the thrust will allow a somewhat less thickness of superstructure and if so a less thickness of foundation of course.

5. While it is an excellent precaution to drain the material in back of the wall, it certainly is not allowable to discharge any considerable amount of water upon either public sidewalk. If that may possibly take place, some other method of back-draining the wall should be adopted.

Very truly yours,

Inspector of Buildings

He claims there is footing wall in good condition at the front and he will show the footing on Ellsworth, and remove the fender and notify Inspector

WMcD/S

CC: Mr. E. W. Fenderson
26 Nevada Avenue

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01008
JUN 18 1948
CITY of PORTLAND

Class of Building or Type of Structure Structure

Portland, Maine, May 27, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 820 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's name and address Arthur Allen, 87 Pleasant Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Apartment No. families 8

Last use " No. families 8

Material frame No. stories 2½ Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 500.. Fee $ 1.00

General Description of New Work

To replace and repair existing stone retaining wall, as per plan.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Permit Issued with Letter

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

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

Signature of owner Arthur Allen

INSPECTION COPY

Permit No.	48-1008
Location	820 Campbell
Owner	Dutton Allen
Date of permit	6-18-48
Notif. closing-in	
Insp. closing-in	
Final Notif.	
Final Inspn.	7-2-48
Cert. of Occupancy issued	

NOTES

7/2/48 Section on Ellsworth St. 0.K. about 6' long rebuilt to 30" above sidewalk. Workman said he went 24" below sidewalk, filled in existing stone with concrete and built on this. Remaining section of wall (Ellsworth St side) to be removed. Told them to notify Insp. and other men withdrawn. Due to unusual high grade and loose stone attached bracing to prevent possible washout in case of heavy rain over long week-end. O.K.

6/6/48 Mr. went over this on job notification to be given when foundation grade stell and ready for stone. O.K.

7/9/48 Inspection of c section on Ellsworth St. abt 6' from corner of Hutchinson cleaned out about 2' below grade exposing a stone wall on the back inside. Bottom is to be grouted and the stone laid. O.K.

7/19/48 Wall completed. Several weep holes emptying onto Ellsworth St. Thru doesn't seem to be anything controlling this, in fact in fact rather there would be little, if any running water and at other times or particular damage would be done under our ideal conditions O.K.

INSPECTION COPY

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Arthur Allen

Date of Issue May 28, 1948

This is to certify that the building, premises, or part thereof, indicated below, and ~~built~~ altered—changed as to use at 818-820 Congress Street under Building Permit No. 48/138 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Building

APPROVED OCCUPANCY

Family Apartment House
First floor-3 apartments
Second floor-3 apartments
Third floor-2 apartments

Limiting Conditions:

This certificate supersedes
certificate issued

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

XP 818-820 Congress St.-I

February 5, 1948

Mr. Arthur Allen
87 Pleasant Avenue
Portland 5, Maine

Subject: Permit for alterations in apartment and lodging house at 818-820 Congress Street to provide eight apartments therein

Dear Sir:

The permit for the above work is issued herewith based on plans filed with application and subject to the following:

1. A vent through the roof of incombustible material at least 50 square inches in cross sectional area is required for the new kitchenette of apartment #1. No cross connection of this vent with vents from bathrooms is allowable. Since the venting of the inside bathrooms is no longer controlled by the Building Code, the Plumbing Inspector should be consulted concerning requirements. See Section 212d of the Building Code.

2. Unless they are already so arranged, the hall lights are required to be on the owner's meter controlled by an automatic time switch so as to burn from sunset to sunrise. Section 203e3.

3. The door to boiler room enclosure is required to be at least a Class C (labelled) fire door set in a structural metal frame since it is to be in a masonry wall. It must be either automatic or self-closing, but preferably self-closing as shown on plan. Section 203f3.

4. Where stairs to cellar from first story are to be removed, the wells are to be framed and covered in with construction equivalent to that in the rest of the first floor.

Very truly yours,

Inspector of Buildings

AJS/S

P.S. Because this work represents a substantial alteration, when all features controlled by the Building Code are completed, notice of readiness for final inspection is required, and none of the new apartments is to be occupied for living quarters until the certificate of occupancy covering the new situation has been issued.

LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00135
FEB 5 19
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, February 4, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 818-820 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's name and address Arthur Allen, 87 Pleasant Avenue Telephone 3-0924

Lessee's name and address Telephone

Contractor's name and address Owner Telephone

Architect Owner Specifications Plans yes No of sheets 4

Proposed use of building Apartment House No. families 8

Last use Apartment House & Lodging House No. families 3

Material wood No. stories 3 Heat hot water Style of roof Roofing

Other buildings on same lot

Estimated cost $ 2000 Fee $ 5.75

General Description of New Work

To provide 8-apartments in entire building in place of apartment and lodging house use, as per plans.

Permit Issued with Letter

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

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

Signature of owner Arthur Allen

INSPECTION COPY

48/138

Permit

Loc 818-820 Congress St

Arthur Allen

e of permit 2/5/48

Notif. closing-in 5/24/48 (11:30)

Inspn. closing-in

Final Notif.

Final Inspn. 5/27/48 PM.

Cert. of Occupancy issued 5/27/48

NOTES

5/20/48. Door from hotel apt. 8 third floor to apt 7 not closed.

Could not get in apt 1 first floor. This is under a separate permit. SEE said unit done.

Finding cellar enclosure not hung up.

PM.

AP 818 Congress Street-1

December 13, 1947

Mr. Arthur Allen
87 Pleasant Avenue
Portland, Maine

Subject: Permit for alterations in building at 818 Congress Street to provide a second apartment in first story

Dear Sir:

Permit for the above work is issued herewith, subject to the following:

1. Unless the opening between the livingroom of the new apartment and the proposed kitchenette is made large enough to have an area equal to 60 percent of the area of the partition separating the two rooms, a vent of incombustible material at least 54 square inches in cross sectional area through roof of building is required.

2. Check should be made with the Plumbing Inspector to make sure that the method proposed of venting the new bathroom into a chimney flue will meet requirements of law.

Very truly yours,

Inspector of Buildings

AJS/S

Location 818 Congress Street

Date 12/18/47

Permit
Inquiry
Complaint

M. & L:-

Since our last record gives use of this half 2½ building as 1 apt - 1st story
3 ldg rms - 2nd story
3 ldg rms - 3rd story
and existing use in application is given as Lodging House & 2 apts, there is no change of use involved. - A.J.S.

PI 67

(B) LIMITED ...

APPLICATION FOR PERMIT

Permit Issued
033...
DEC 18 1947

Class of Building or Type of Structure Third Class

Portland, Maine, December 15, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish move 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 818 Congress Street Within Fire Limits? yes Dist. No. 13

Owner's name and address Arthur Allen, 87 Pleasant Avenue Telephone 3-0924

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans yes No of sheets 1

Proposed use of building Lodging House - apartments (duplex) No. families 3

Last use " Dwelling No. families 2

Material frame No. stories 3 Heat steam Style of roof Roofing

Other buildings on same lot Fee $ 2.00

Estimated cost $ 1000.

General Description of New Work

To partition off new kitchenette and bathroom in existing front room, first floor, to provide new apartment making two apartments on 1st floor and one apartment on second floor of this half of duplex house.
Studs 2x4, 16" OC., covered with sheetrock both sides.

Permit Issued with Letter

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

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max.

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

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

On centers: 1st floor, 2nd, 3rd

Maximum span: 1st floor, 2nd, 3rd

If one story building with masonry walls, thickness of walls? s to be accommodated

If a Garage

No. cars now accommodated on same lot, to be accommodated number proposed building?

Will automobile repairing be done other than minor repairs to cars habitually

Miscellaneous

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

Will there be e and City requirements pertaining thereto are

see that th s observed?

APPROVED:

Signature of owner Arthur Allen

INSPECTION COPY

Permit No. 47/3369

Location 918 Congress St

Owner Arthur Allen

Date of permit 12/18/47

Notif. closing-in

Insp. closing-in

Final Notif.

Final Inspn. 5/19/48

Cert. of Occupancy issued

NOTES

1/14/48 - All one
Room
5/19/48 - [illegible]

INQUIRY BLANK

ZONE ?

FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE 5/1/45

Verbal
By Telephone

LOCATION 820 Congress St OWNER ?

MADE BY Richard Hansen, attorney for Mrs. Hayward TEL. 3-5746

ADDRESS

PRESENT USE OF BUILDING ?

CLASS OF CONSTRUCTION NO. OF STORIES

REMARKS: I believe Mrs. Hayward is a prospective tenant and the State Health Dept. has told her that she must satisfy our requirements

INQUIRY: What is legal use of this building?

R.M.T. If you will determine legal use and find zone - the next time I will do the rest - MH

ANSWER:

DATE OF REPLY REPLY BY

Location 820 Sampson

Date 7/1/45

Permit

Inquiry

Complaint

1st floor front room
lessee apt. kitchen
toilet + no room
front - bdy rear bdy
home 1st floor

2nd floor
3 lodging rooms

3rd - 3 lodging rooms
2 rooms - 1 each
& 1 double

Jennie L. Monzie
Investigation Officer

BER 54 - A - 1
B
Limited Bldg 5/2/45

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location 820 Congress St. Ellsworth-26 Date investigation commenced 7/2/45

2. References: Complaints _____ Appl.BP _____ Inq. _____

3. Present Owner and Address Don L. Ling + Maude Noble - 818 Congress

4. Present Lessee and Address

5. Building Permit Record:

820 lodging for this year. Add number was called 818

Assessors' Record

6. Survey 1924: Owner Blossie Single M. Feldman. No. tenants 1

No. rooms 9 ; Class of Use Dwelling - 3 rooms 8-4-5-10

7. Assessors' change record since 1924

1925 Grace Feldman. 1927 May W. Simonds.

8. Change of Owners, 1924 to date 1929 Frank Pratt + Trading Co. 1930 Alvin H. Libby Co. 1931 Elmer S. Moody 1936 Union Safe Deposit. 1937 Geo. W + Dorothy Kirk, 1940 Emma M. Dubois 1943 Don L. Ling + Maude Noble

9. City Directory Record

1926 (818) Mrs. Grace T. Murphy (818) Charles E. Clark

1927 (820) Ellsworth St

1928 (818) Mrs. Louisa McFarland

1929 (818) Vacant

1930 Same

1931 Same

1932 Same

1933 (818) C. Harry Sanborn (Louise F.)

1934 (818) Vacant

1935 (818) Louis R. Sias (Mary E)

1936 (818) Vacant.

1937 Same

1938 (818) Annie E. Bears Robert E. Downs (Oldest)

1939 (818) Robert E. Downs.

1940 (818) The Hill-Top Lodgh (818) Mrs. Helen M. Cawdrey - Lodgh

1941 (820) Mrs. Helen M. Callahan, Lodgh Don L. Ling

1942 818-820 Catherine M. Ling (Lodgh) Same as 818-820

1943 (820) Vacant 818 - Don L. Ling - Lodg

1944 820 - Wesley W. Hubbard.

1945

10. Miscellaneous

Conclusions and Action

(B) LIMITED BUSINESS ZONE

RECORD OF PLUMBING PERMIT

DATE May 2, 1945

Location 820 Congress St.

Owner Don Ling

Plumber H. A. Williams

~~New Building~~ Old Building

How is building occupied? Res. and rooming house

How many families? 2 Number of Stores?

Present Use of Building? Res & Rooms Proposed Use same

NATURE OF WORK

	Closets	Lavatories	Bath Tubs	Sinks	Laundry Trays	Conductors	Foot Baths	Slop Hoppers	Cuspidors	Soda Fountains	Ice Boxes	Urinals	Shower Baths	Drinking Fountains	Stall Drains	Butler Sinks	Dish Washers	Washing Machines	Soil Pipe Extended Through Roof	Drains	Collar Drains	Roof Drains	Cement Drain Removed	Vaults & Cesspools Done Away With
Basement																								
Stories																								
1st	1	1		1									1											

Remarks:

ZONE _____

INQUIRY BLANK

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE 4/20/45

Verbal
By Telephone

LOCATION 820 Congress St OWNER _____

MADE BY Mrs. Minor P. Haywood TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING Lodging House

NO. OF STORIES _____

CLASS OF CONSTRUCTION 3rd

REMARKS: Mrs. Haywood has leased this half of a double house (owner lives in other half) and wishes to convert to convalescent home

INQUIRY: She has a communication of some sort from Mr. Harmon, State Health Dept. in which he tells her to find out if responsibility - from this office

ANSWER: Explained what necessary permit and certificate of occupancy and that architect, that plans will be necessary with application for permit - further that such a permit for wooden building could only be issued after approval by Municipal Officers

DATE OF REPLY 4/20/45

REPLY BY WMD

Kept. 28340-I
C-33-133-I
2-15-43-S

February 26, 1943

Mr. D. L. Ling,
813 Congress Street,
Portland, Maine

Subject: Application for building permit to cover cutting in fire door in cellar of building at 316-318 Congress Street

Dear Sir:

I am unable to issue this permit for the following reasons. The two sides of this building, both used as a combined apartment and lodging house have a dividing wall from the cellar to the roof, unbroken except for the single fire door opening in the third story. Both sides have cellar stairs from the first floor to the cellar.

If you were to be allowed to cut this opening in the dividing wall in the cellar, the law provides that both of those stairs between the first floor and the cellar would have to be enclosed with fire resistive partitions and with a self-closing standard fire resistive door in each enclosure at the foot of each pair of stairs. A similar standard self-closing fire resistant door would be required in the new opening in the dividing wall. In view of the scarcity of metal for making those fire doors, it is extremely doubtful if you could satisfy the requirements of the law now even if you are willing to go to the expense. There might be a chance for variation from these requirements for enclosing the cellar stairs, according to what you can get along with. For instance you might be able to remove the cellar stairs on one side the building and fill in the well (this additional space in the first story, if beneath stairs to the floors above could not be used for a closet, however); then enclose the other pair of cellar stairs, put a fire door in the opening in the dividing wall. Or, you could remove both cellar stairs, flooring over the wells tightly; provide entrance to one side of the cellar or the other, or both, from the outside of the building only and then provide the new opening with fire door in the dividing wall.

The type of stairway enclosure in such a case required consists of wooden 2x4 studs set vertically no more than 16 inches from center to center and covered on both sides with plaster on perforated gypsum lath with the same material on the underside of the stairs if the underside of the stairs would otherwise be exposed to the cellar. The standard fire resistant door is specified in Section 802-c-4 of the Building Code together with the details of the fire door frame. The term "self-closing" means a door which is normally closed and kept closed by a suitable device. The fire door in the central masonry wall in the cellar would have to have a frame of structural metal such as angles or channels.

Our inspector finds that, perhaps through ignorance of legal requirements, you have already cut the opening through this wall. It will be necessary for you to have this opening closed with masonry the same thickness as it was before you started and made thoroughly tight not later than March 9, 1943.

In event you decide that you will not go through with any of the above requirements as to stairway enclosures, etc., if Mr. Stultz will return the receipt for the fee paid to this office the money will be refunded by voucher. If you decide that you will make the changes, complying with the legal requirements, you should have him revise the application for the permit accordingly, give the new estimated cost and adjust the fee.

In any event there are several matters which require attention and which were never fully taken care of by the former owner who made the change from a duplex dwelling house to apartments and lodging rooms. The stairs from third floor to second floor on both sides are required to be provided with a handrail the full length on at least one side. If there are any closets existing under stairs in the building they must be eliminated. Electric lights in public and stair halls on both sides of the building are required adequate to show the way out of the building in case of emergency. All of these lights must be placed on the owner's meter and are required to be kept burning from sunset to sunrise each night. The fire door existing in the dividing wall at about the third floor level is required to be made self-closing (normally closed and kept closed by a suitable device). It is necessary that you have these latter matters attended to not later than March 9th and notify us for another inspection.

Very truly yours,

WMcD/H

Inspector of Buildings

CC: Shepard Stultz
R.F.D. #5

LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 0202
MAR 3 1943

Class of Building or Type of Structure Third Class

Portland, Maine, January 30, 1943
Completed 2/24/43

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 ~~816-818-820~~ Congress Street Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address D. L. Ling, 818 Congress St. Telephone 4-2593

Contractor's name and address Shepard ~~Stiffin~~ Stultz, West Falmouth Portland #5 Telephone 4-5808

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building Apartments and rooms (20) No. families 2

Other buildings on same lot _____

Estimated cost $ 100. Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____

Last use Apartments and rooms (20) No. families 2

General Description of New Work

~~To cut in new door (2'6") in existing brick party wall in basement self-closing fire door~~

To put sheet rock on walls of an existing room on third floor of 816

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

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate _____

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 _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind _____ Dressed or full size? _____

Girders posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Walls (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof 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 _____

One story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

How accommodated on same lot _____, to be accommodated _____

Number commercial cars to be accommodated _____

Automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will the 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

D. L. Ling

Signature of owner By Aaron S. Shelton

ORIGINAL ON COPY

Permit No. 43/202

Location 816 ~~818 820~~ Cinquez St.

Owner D. L. Ling

Date of permit 3/8/43

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/13/45

Cert. of Occupancy issued None

NOTES

2/25/43 - The use of the building specifically described as called for in specifications submitted by Mrs. Lillie Allen. The number of lodgers provided is more probably greater than stated therein. The use hereafter is as follows:-

#818 East side -
1st story 4 - 1 apartment (owner)
2nd " 4 - 3 lodging rooms
3rd " 4 - 3 lodging rooms

#820 - West side -
1st story - 2 apartments
2nd " 4 - 3 lodging rooms
3rd " 4 - 3 lodging rooms

Owners runs both sides of house. Fire door put in between stairs in 3rd story stands open. Should this not be closing but not necessarily provided with locks since both sets are under the control of one party? Handrails on both sets of stairs from 3rd story do not extend full length of stairs which are very steep and winding.

Purpose of fire door in 818 not clear as Basement is to provide access from one half of house to other to find lodgers without going out of doors. Use of basements has been computed from oil and the other to be used.

Room in third story to be furnished off is now in use, a man being asleep there at time of inspection. This is probably an old use since specifications call for three rooms in this story.

3/5/43 - Opening in Basement has been closed. Tel. by Mrs. Ling.

STATEMENT OF SPECIFICATIONS ACCOMPANYING APPLICATION FOR BUILDING PERMIT TO COVER MINOR ALTERATIONS AND CHANGE OF USE OF THE BUILDING OF MRS. EMMA DUBIE AT 818-820 CONGRESS STREET

File in Copy with 820

November 25, 1939

1. This statement of specifications is to be considered as much a part of the application for the building permit as though written on the application form, but failure to mention any requirement of the Building Code herein shall not relieve owner, tenant, contractor or any other person from compliance therewith.

2. It is proposed to change the use of this building from the last legal use, that of a two family duplex dwelling house to the following use: on the west side one apartment in the first story, one two room apartment with cooking, one lodging room without cooking and one common bathroom in the second story, three rooms for one lodger each on the third floor; on the east side of the building a single apartment in the first story, three separate lodging rooms, one lodger to each, and a common bathroom, on the third floor three lodging rooms for one lodger each; not more than nine persons to be accommodated at any one time on each side of the building, thus making a maximum of 18 in the entire building, and no cooking facilities to be permitted in any of the rooms indicated as lodging rooms.

3. An approved metal-covered fire door set in a metal covered frame will be provided in the partition dividing the two sides of the house on the stairs just below the ~~first~~ third floor level to swing to give as wide an opening as possible and to interfere with the stairway as little as possible. This fire door will have in it a small thin glass panel, will be equipped with two mortise bolts with a turn button on each side of the door, each button to operate only one of the bolts. The entire arrangement is to be so that in case of emergency a person on either side of the door may turn the button on his side, break the thin glass, reach through the opening and turn the button on the other side, thus allowing him to open the door and use the stairway on the opposite side of the building. The glass panel will be appropriately lettered on both sides to indicate even to a new tenant in the building the course to follow in an emergency, such as a fire in the building.

4. If there are not existing handrails on at least one side of each run of stairs, the full length of the stairs, such handrails will be provided. If any closets exit under any of the stairs in the building, they will be eliminated.

5. One or the other of the following methods of lighting public halls and stairhalls in the building will be adopted and provided:

a. Adequate electric lights in all public hallways and stairhalls, both front and rear so that persons may have their way illuminated to leave the building, all lights to be on the meter of the owner of the building and controlled by a time switch and all such lights to be kept burning from sunset to sunrise each night; or

b. Similar lights will be provided in hallways and stairhalls, all such lights on each side of the building to be either on the owner's meter or on the meter of the tenant leasing that entire side and so arranged that any tenant or occupant on any floor level may operate a single switch conveniently located on the floor level where he is and light all lights in halls both front and back in the side of the building in which he is. In this latter case, these switches for the third floor levels will be located conveniently and similarly on both sides of the fire door mentioned above.

6. All of the above provisions will be made and operative, notice for final inspection will be given the Inspector of Buildings and a certificate of occupancy required by law received from him before any of the rooms on the third floor level on the easterly side of the building are occupied.

Please sign and return this copy

Mrs. Emma M. Dubie

COPY

S TEMENT OF S IFICATIONS ACCOMPANYING APPLICATION FOR BUILDING PERMIT TO COVER MINOR ALT ATIONS AND CHANGE OF USE OF THE BUILDING OF MRS. EMMA DUBIE 818-82C CONGRESS STREET

November 25, 1939

1. This statement of specifications is to be considered as much a part of the application for the building permit as though written on the application form, but failure to mention any requirement of the Building Code herein shall not relieve owner, tenant or contractor or any other person from compliance therewith.

2. It is proposed to change the use of this building from the last legal use, that of a two family duplex dwelling house to the following use: on the west side one apartment in the first story; one two room apartment with cooking, one lodging room without cooking and one common bathroom in the second story; three rooms for one lodger each on the third floor; on the east side of the building a single apartment in the first story, three separate lodging rooms, one lodger to each, and a common bathroom, on the third floor three lodging rooms for one lodger each; not more than nine persons to be accommodated at any one time on each side of the building, thus making a maximum of 18 in the entire building, and no cooking facilities to be permitted in any of the rooms indicated as lodging rooms.

3. An approved metal covered fire door set in a metal covered frame will be provided in the partition dividing the two sides of the house on the stairs just below the ~~first~~ third floor level to swing to give as wide an opening as possible and to interfere with the stairway as little as possible. This fire door will have in it a small thin glass panel, will be equipped with two mortise bolts with a turn button on each side of the door, each button to operate only one of the bolts. The entire arrangement is to be so that in case of emergency a person on either side of the door may turn the button on his side, break the thin glass, reach through the opening and turn the button on the other side, thus allowing him to open the door and use the stairway on the opposite side of the building. The glass panel will be appropriately lettered on both sides to indicate even to a new tenant in the building the course to follow in an emergency, such as a fire in the building.

4. If there are not existing handrails on at least one side of each run of stairs, the full length of the stairs, such handrails will be provided. If any closets exist under any of the stairs in the building, they will be eliminated.

5. One or the other of the following methods of lighting public halls and stair halls in the building will be adopted and provided:

a. Adequate electric lights in all public hallways and stairhalls, both front and rear so that persons may have their way illuminated to leave the building, all lights to be on the meter of the owner of the building and controlled by a time switch and all such lights to be kept burning from sunset to sunrise each night; or

b. Similar lights will be provided in hallways and stairhalls, all such lights on each side of the building to be either on the owner's meter or on the meter of the tenant leasing that entire side and so arranged that any tenant or occupant on any floor level may operate a single switch conveniently loc on the floor level where he is and light all lights in halls both front and back in the side of the building in which he is. In this latter case, these switches for the third floor levels will be located conveniently and similarly on both sides of the fire door mentioned above.

c. All of the above provisions will be made and operative, notice for final inspection will be given the Inspector of Buildings and a certificate of occupancy required by law received from him before any of the rooms on the third floor level on the easterly side of the building are occupied.

Rept. 5724C-I
C-39-133-I

November 13, 1939

Mrs. Emma Dubie,
816 Congress Street,
Portland, Maine

Dear Madam:

The status of your building at 818-820 Congress Street is now as follows:

According to information given to me by your tenant, the west half of the building is being used for one apartment (your tenant's) in the first story; one two-room apartment with cooking, one lodging room without cooking and one common bathroom in the second story; two rooms for one lodger each and one small room sometimes used as a kitchenette on the third floor; a total of eight persons accommodated. Thus this side has been converted to a three apartment tenement with a few lodging rooms without cooking in them, and this without a permit as required under the Building Code. We are not disposed to emphasize the latter omission, but to straighten the matter out as well as possible. On this side of the building there are four consecutive winding treads in two places in the stairs between the second and third floors, a condition which is not permitted under Building Code regulations for tenement houses.

I presume the easterly half is being used as you agreed when the building permit was issued for changes there on September 23, 1939,-the first story for a single apartment (your own), three separate rooms in second story to be used by lodgers without cooking facilities; the third floor to be unused for human occupancy on account of lack of means of egress; a maximum of not more than nine persons being accommodated at any one time on the easterly side of the building.

You have applied for a permit to cut in a new self-closing door on the third floor between the two sides of the building to act as an alternate means of egress for persons in the third story on either side of the dividing wall in case of emergency. There is a clause in this application which I do not understand, reading as follows: "To cut in new self-closing door on stairway between second and third floor, so as to provide additional means of egress from third floor of either half of this building (from third step from top of stairs)". The tenant on the westerly half told me that she understood that this doorway was to be cut between two closets at the third floor level instead of right on the stairs as indicated in the application by Mr. Skinner. I should think the door between the closets would be satisfactory, but I doubt if the arrangement on the stairs, which I may not understand, would be approved by the Board of Fire Engineers who have final jurisdiction in this matter of exits. In any event this alternate means of egress will have to be approved by the Board of Fire Engineers, and I suggest that you have Mr. Skinner supply a sketch showing clearly in what part of the building the doorway is to be provided with relation to the stairs and the rooms on the third floor and indicate the kind of door, the size of it and the fact that it would be self-closing, that is normally closed and kept closed by an approved closing device such as a door closer or spring. This door would have to be a metal covered fire door set in fire door frame, but could be a more or less ornamental door, if you desire to purchase a fire door of that type. If the dividing wall is of wooden construction, the frame of the door may be covered all over tightly so as to exclude air with metal, but if the dividing wall is brick, the frame of the fire door ought to be of structural metal. In any event a thin glass panel will

be required in the door and two bolts with turn buttons on either side of the door, so arranged that a person on either side can break the glass reach through and turn the knob on the other side, thus being able to pass to the opposite side of the building and use the stairs there. Full directions should be indicated permanently on the glass panel to read from both sides of the door.

I am told by the tenant on the west side that the small rooms on the third floor has only been used occasionally for cooking. With the third story stairs having winders as indicated above, a permit cannot be granted to use the west half of the building for more than two apartments, but a permit could be granted for two apartments as at present with the other rooms to be used for single lodgers with no cooking privilege or facilities other than those in the two apartments and with a total of not more than nine persons on that side.

After the new door and dividing wall has been provided and after a few requirements of the Building Code have been complied with as indicated herein, the easterly half of the building as you have indicated that you now desire,-one apartment in the first story; three rooms in the second story for lodgers without cooking privilege or facility; lodging rooms in the third story without cooking privilege or facility with a maximum of not more than nine persons on that side; or it might be used in the same manner as indicated for the west half; all of that to be made clear in the application for the permit covering the installation of the new door.

If these indicated uses are to be maintained or established, the Building Code requires the following: handrails on at least one side of all stairs the full length; electric lights adequate in number, size and location to illuminate the way to leave the building, both front and back, the lights to be on the owner's meter, or may be on the main tenant's meter on each side, and controlled by switches so that there is one switch in each public hallway on each floor easily accessible to all tenants and which, when operated, will light the lights front and back so that any tenant by turning a single switch on his own floor level may illuminate his way to the outside of the building; or all of the lights would have to be kept burning from sunset to sunrise each night.

If you desire to go ahead with this, perhaps the quickest way would be for you to sign a statement of specification covering these features, which I will prepare upon notice from you, if you want to go ahead, to accompany application for permit which you have filed for the door, this statement and application will then go to the Chief of the Fire Department for approval, and when the approval is received the permit will be issued. Before the building on either side can be considered to be legally occupied in the above manner, it will be necessary for these noted provisions to be made and certificate of occupancy received from this department.

Very truly yours,

WMcD/H Inspector of Buildings

Chief Sanborn

Rept. 5724C-I

November 25, 1939

Mrs. Emma Dubie,
816 Congress Street,
Portland, Maine

Dear Madam:

Relating to your building at 818-820 Congress Street, you have authorized Mr. Edward C. Berry of the firm of Brown & Berry, Inc. to proceed with the work of securing a permit and making the necessary changes incident to the change of use of the building, and I find that the Board of Fire Engineers is willing to approve the arrangement which he proposes of a fire door on the stairs and in the partition dividing the building into its two parts a little below the third floor level.

In order to clear this matter up and as indicated in my letter to you of November 15th, enclosed for your convenience is a statement of specifications to accompany the application for the building permit, original and one copy. If you will sign the original and return to this office, we should be able to issue the building permit to Mr. Berry covering both minor alterations and change of use of both sides of the building.

Very truly yours,

Inspector of Buildings

WMcD/H
CC: Brown & Berry, Inc.
22 Monument Square,
Portland, Maine

Dear Mr. Berry:

An application for this permit was filed by another contractor. We have notified him and he is withdrawing it and collecting his fee. Whenever convenient please drop in the office and file your own application for this permit, and as soon as the signed specifications is received from Mrs. Dubie, we can issue the permit.

Warren McDonald

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. 2198

PERMIT ISSUED

Class of Building or Type of Structure Third Class

Portland, Maine, November 28, 1939 DEC 4 1939

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 816-818-820 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's ~~or Lessee's~~ name and address Emma Dubie, 818 Congress St. Telephone

Contractor's name and address Brown & Berry, Inc. 22 Monument Sq. Telephone 3-2482

Architect Plans filed no No. of sheets

Proposed use of building Lodging House No. families

Other buildings on same lot

Estimated cost $ 50. Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 2½ Heat Style of roof Roofing

Last use dwelling house No. families 2

General Description of New Work

To cut in new door (self-closing, metal covered) in division wall between the two buildings at third floor level from stairs as per specifications - this is to provide second means of egress from this floor

To change Use of building: All as indicated in specification signed by Owner, attached hereto and made a part of this application

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

Details of New Work

Is any plumbing work involved in this work?

Is any electrical work involved in this work? Height average grade to top of plate

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 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 Type of fuel Is gas fitting involved?

Framing Lumber—Kind Dressed or Full Size?

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

Mrs. Emma Dubie

Signature of Owner By Brown & Berry, Inc.

INSTRUCTION CARD By Edward C. Berry

CHIEF OF FIRE DEPT.

I

Permit No. 39/2198

Location 816 818-820 Congress St.

Ow Emma Dubie

Date of permit 12/4/39

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/12/45

Cert. of Occupancy issued None

NOTES

See notes on inspection copy of 43/202

See 10 folder #818 Congress

P.39/1543-I

November 10, 1939

Harris Oil Company,
17 Main Street,
South Por[illegible]d, Maine

Gentlemen:

Please provide an instruction card relating to the operation of the oil burning equipment which you have installed for Mrs. Emma Dubie at 816 Congress Street, permanently posted in place near the oil burner and thus comply with the regulations of the Building Code.

Very truly yours,

Inspector of Buildings

WMcD/H

CC: Mrs. Emma Dubie
816 Congress Street

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 1545
SEP 16 1939

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 16, 1939

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 816 Congress Street Use of Building tenement N. Stories 2½ ~~New~~ Building Existing "

Name and address of owner of appliance Mrs. Emma Rubie 816 Congress St.

Installer's name and address Harris Oil Co., 17 Main St. So. Port. Telephone 2-8304

General Description of Work

To install Oil Burning Equipment in connection with existing hot water heat (forced)

APPLICATION BEFORE LATHING OR CLOSING-IN IS WANTED. CERTIFICATE OF OCCUPANCY REQUIREMENT IS ...

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel Oil

Material of supports of appliance (concrete floor or what kind) concrete

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

from top of smoke pipe _____ from front of appliance _____ from sides or back of appliance _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Fluid Heat Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) pressure

Location oil storage basement No. and capacity of tanks 1 - 275 gal.

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____

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

INSPECTION COPY

Signature of Installer Harris Oil Co. By R M Hall

Permit No. 39/1545

Location 816 Congress St.

Owner Mrs Emma Duhe

Date of Permit 9/15/39

Post Card sent

Notif. for inspn. None

Approval Tag issued 11/9/39 No

Oil Burner Check List (date) 11/9/39.

1. Kind of heat H.W. (Forced)
2. Label 34/988
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card No
16. Draft Stat in smoke pipe

NOTES

11/10/39 Rec'd

P.39/1542-I

820 Cyzen

November 10, 1939

Harris Oil Co.,
17 Main Street
South Portland, Maine

Gentlemen:

The outlet of the vent pipe connected with the oil storage tank of the oil burner assembly which you have installed for Mrs. Emma Dubie at 818 Congress Street is several inches less than the required 24 inches above the grade of the ground required by the Building Code.

Please have this vent pipe extended to comply with legal requirements at least by November 20, 1939.

Very truly yours,

Inspector of Buildings

WHcD/H
CC: Mrs. Emma Dubie
816 Congress Street

FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 1542

PERMIT ISSUED

SEP 16 1939

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 16, 1939

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 818 Congress Street Use of Building tenement No. Stories 2½ New Building / Existing "

Name and address of owner of appliance Mrs. Emma Dubie, 818 Congress St.

Installer's name and address Harris Oil Co. 217 Main St. So Portland Telephone 2-8304

General Description of Work

To install Oil Burning Equipment in connection with editting ~~xx~~ hot water heat (gravity)

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil

Material of supports of appliance (concrete floor or what kind) concrete

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

from top of smoke pipe _____ from front of appliance _____ from sides or back of appliance _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Quiet Heat Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) pressure

Location oil storage basement No. and capacity of tanks 1 - 275 gal.

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____

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

INSPECTION COPY

Signature of Installer Harris Oil Co.

By R M. Hall

Permit No. 39/1542

Location 818 Congress St.

Owner Mrs Edwina Duhie

Date of Permit 9/16/89

Post Card sent

Notif. for inspn. None

Approval Tag issued 11/27/89 JHC

Oil Burner Check List (date) 11/9/89.

1. Kind of heat H.W. Gravity
2. Label 352841
3. Anti-siphon ✓
4. Oil storage ✓
5. Tank distance ✓
6. Vent Pipe 20" Above grade 11/27/89 O.K. ✓
7. Fill Pipe ✓
8. Gauge ✓
9. Rigidity ✓
10. Feed safety ✓
11. Pipe size and material ✓
12. Control valve ✓
13. Ash pit vent ✓
14. Temp. or pressure safety ✓
15. Instruction card ✓
16. Draft & Stat in ok & filled

NOTES

11/10/89 - Letter sent

LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Third Class

Portland, Maine, October 13, 1939

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 S-13 - 820 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's ~~or Lessee's~~ name and address Emma Dubie, 816 Congress St. Telephone _____

Contractor's name and address Thomas Skinner Co., 127 Main St. So. Portland Telephone 4-4746

Architect _____ Plans filed no No. of sheets _____

Proposed use of building Loding House No. families _____

Other buildings on same lot _____

Estimated cost $ 40. Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____

Last use Lodging House No. families _____

General Description of New Work

To cut in new self-closing door on stairway between second and third floor, so as to provide additional means of egress from third floor of either half of this building (from third step from top of stairs) There will be no lock of any kind on this door so that it may be opened from either side at any time

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

Details of New Work

Is any plumbing work involved in this work? _____ CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Is any electrical work involved in this work? _____ Height average grade to top of plate _____

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 _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____

Framing Lumber—Kind _____ Dressed or Full Size? _____

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

Signature of owner Emma Dubie By Thomas Skinner

INSTRUCTION COPY

57242

Permit No. 391

Location 818-820 Congress St.

Owner Emma Dube

Date of permit 10/ /39.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 12/11/39.

Cert. of Occupancy issued

NOTES

#10/31/39 - 1st floor
used by family of
[illegible]
and out 2-room apartment
cooking by gas with oven -
no private bath - one
front room lodger.
One common bath.
3rd floor - 2 rooms -
lodger each - small
room [illegible]
no bath [illegible] with
total of 8 persons on
the third. 4 [illegible]
[illegible] 2 [illegible] and
two 2nd floor. Hallway
[illegible] entire
length of house

APPLICATION FOR PERMIT

Permit No. 39/1116 PERMIT ISSUED

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 23, 1939 SEP 23 1939
Supersedes application of 9/20/39

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 818 Congress Street (Called 816) Within Fire Limits? yes Dist. No. 3

Owner's ~~or Lessee's~~ name and address Mrs. Emma Dubie, 816 Congress Street Telephone

Contractor's name and address L. A. Lane & Son, 278 Front St. So. Portland Telephone no

Architect

Proposed use of building Single apartment first floor, 3 lodging room 2d floor Plans filed no No. of sheets

Other buildings on same lot the other half of this duplex building No. families

Estimated cost $ 50. Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 3 Heat hot water Style of roof hip Roofing asphalt

Last use certified use - single family dwelling house No. families 1

General Description of New Work

First floor, remove about 3' non-bearing partition to change pantry to bath room, existing window at least three square feet in area for ventilation

This alteration involves the easterly half of this duplex building only. The Owner has verbally agreed in presence of Inspector of Buildings and contractor that all rooms in first story will be used as single apartment; that the three rooms in second story will be used by lodgers and that no cooking will be permitted in these three rooms; and that the rooms on third floor will not be used for human occupancy because there is only one means of egress, until an additional permit has been secured covering changes required; and further that there will not be more than nine (9) persons accommodated at any one time on this side of this duplex building.

(All information that can be found seems to point to the facts that this half of the building was being used as a single family dwelling when the Building Code became effective in 1927. Perhaps a year or two ago some person may have used it as a rooming house, but the recorded information does not support that fact. The above change does not constitute a change of use.

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

Details of New Work

Is any plumbing work involved in this work? yes

Is any electrical work involved in this work? yes Height average grade to top of plate

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 cellar

Material of underpinning Height Thickness

Kind of Roof Rise per foot Roof covering

No. of chimneys Material of chimneys

Kind of heat Type of fuel Is gas fitting involved? of lining

Framing Lumber—Kind Dressed or Full Size?

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

INSTRUCTION COPY

Signature of owner Mrs. Emma Dubie

By L. A. Lane & Son

(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. _____

Cla of Building or Type of Structure third

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, Sept. 20, 1939

The undersigned hereby applies for a permit to erect alter remove 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 816 Congress St. Within Fire Limits? _____ Dist. No. _____

Owner's or Lessee's name and address Emma Dubie 816 Congress St. Telephone _____

Contractor's name and address L.A.Lene & Son 278 Front St. So.Portland Telephone no

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building Rooming house No. families _____

Other buildings on same lot _____

Estimated cost $ 50 Fee $ .50

Description of Present Building to be Altered

Material frame No. stories 3 Heat _____ Style of roof hip Roofing _____

Last use Rooming house No. families _____

General Description of New Work

First floor, remove about 3 ft 0 non-bearing partition to change pantry to bathroom. present windows ventilation
Third floor to finish off partly studded room for bathroom, present skylight 30x36 for ventilation.

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

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? yes

Is any electrical work involved in this work? yes

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____

To be erected on solid or filled land? _____ Height average grade to highest point of roof _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____ earth or rock? _____

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? _____

Framing Lumber—Kind _____ Dressed or Full Size? _____

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 the 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

INSTRUCTION COPY

Signature of owner Emma Dubie

L A Lene & Son

H 5463

Permit No. 39/1616

Location 816 Congress St.

Owner Emma Duhé

Date of permit 9/23/39

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 9/28/39

Cert. of Occupancy issued None

NOTES

Rooming record

1921 - 818 - 1 tenant (owner)

8 rooms 820 - Dwelling 1

tenant has 3 rooms

Directory nos. 816 & 818

Directory Record

1926 {816 - 1 house
818 - 2 "

1927 {816 - vacant
818 - 1 house

1928 {816 - 1 "
818 - 1 "

	816	818
1929	vacant	vacant
1930	"	"
1931	"	"
1932	"	"
1933	"	1 house
1934	"	vacant
1935	"	1 house Carmen Briones
1936	"	vacant
1937	"	"

	816	818
1938	1 house	2 rooms
1939	Elias P. Weller	1 house Rolf Simons

no 816 9/21/39

9/28/39 - Work done OK

29/1683

January 17, 1930

Almon C. Libby Company
12 Monument Square
Portland, Maine

Gentlemen:

With reference to alterations proposed last summer upon the building at 818 Congress Street, and covered under building permit #29/1683, an inspector from this office reports that nothing has been done upon this project. Therefore, since more than ninety days have elapsed since the permit was issued, and no work has been commenced upon the project, the building permit has lapsed.

If this work is contemplated in the future, it will be necessary to apply for and secure a new building permit to cover the same.

Very truly yours,

Inspector of Buildings.

WM/HC

Hy. 1 — Congress and Ellsworth to

Wooden girder on 6½ ft span carries

$5 \times 25 + 23 \times 20 + 2 \times 11 \times 25 = 1135$

$6 \times 1135 = 6810$ #

8" I on 10' span grd for 17,100

15" I at 42# on 18' span grd for 39000#

FC $6.5 \times 18 \times 55 + 5.5 \times 18 \times 75 + 20 \times 20 \times 18 =$

$6435 + 7425 + 7200 = 21,160$

$21,160 + 2 \times 6900 = 21,160 + 13800 =$

$34,960$

7 x 9 on 12 ft span grd for $840 \times 7 = 5880$

FC $12 \times 24 \times 20 = 5760$

2 x 10 wooden girder on 15 ft span grd for 1630.

FC $15 \times 1.15 \times 55 = 1100$

Lapsed

29/1683

#9875-I

August 26, 1929

Almon G. Libby Company
12 Monument Square,
Portland, Maine

Gentlemen:

Enclosed is the building permit covering alterations to the building at 818 Congress Street.

Please note the following:

The ceilings of the stores are required to be lathed with metal lath or other incombustible lath and plastered or, if desired, these ceilings may be covered with incombustible wall board which is turn should be covered with metal ceiling.

No toilet facilities are shown on the plan and at least one toilet easily accessible to all of the stores will be required and if women are likely to be employed in the stores, an additional toilet must be provided for them and so marked.

It is understood that the new foundation walls are to be of stone laid in mortar. The minimum thickness permitted is 18 inches and all of the walls should extend at least 4 feet below the grade. It will be necessary to make the rear walls, which hold a considerable bank of earth, much thicker than 18 inches.

When the work is completed, one fire extinguisher will be required in the boiler room and one in the corner store.

Please be governed accordingly.

Very truly yours,

Inspector of Buildings.

(B) LIMITED BUSINESS ZONE

PERMIT ISSUED
AUG 26 1929

Permit No. 1683

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 30, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersignd 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 818 Congress Street Ward 7 Within Fire Limits? Yes Dist. No. 3

Owner's or ~~Lessee's~~ name and address Almon G. Libby Co., 12 Monument Sq. Telephone F 5535

Contractor's name and address not let Telephone

Architect's name and address

Proposed use of building Stores and tenements No. families 2

Other buildings on same lot none

Description of Present Building to be Altered

Material wood No. stories 2½ Heat Style of roof Roofing

Last use dwelling house No. families 1

General Description of New Work

To make alterations to existing building as per plans submitted to provide for two stores in basement (or street level) and two tenements

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 no change except in location of boiler 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 6

Estimated cost $ 3200. Fee $ 5.75

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

Almon G. Libby Co.

Signature of owner By Almon G. Libby Treas

INSPECTION COPY

Ward 7 Permit No. 29/16813

Location 918 Congress St.

Owner Almon G. Libby Co.

Date of permit 7/26/29

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Nothing started yet a.g.

9/6/29 Nothing started yet a.g.

9/16/29 Nothing started yet a.g.

9/26/29 Nothing started yet a.g.

10/10/29 no change a.g.

10/24/29 no change

11/15/29 No change a.g.