

965-985 CONGRESS STREET

SHAW-WALKER

First cut #920A - Half cut #9202R - Third cut #9203R - Full cut #9204R

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Portland Terminal Company  
222 St. John St.  
Portland, Maine

June 18, 1964

Gentlemen:

With relation to permit applied for to demolish a building or  
portion of building at 983-985 Congress St. (brick crossing tower) 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 Inspector 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,

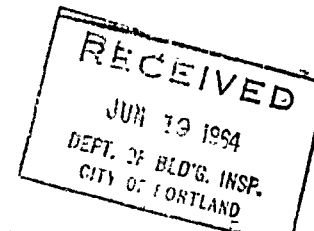
*Albert J. Sears*

Albert J. Sears  
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

*J. L. K. J.*  
6-18-64





# APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class  
Portland, Maine, June 18, 1964

PERMIT ISSUED  
00699

JUN 19 1964

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 983-985 Congress St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Portland Terminal Co., 222 St. John St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address owners Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use \_\_\_\_\_ Crossing tower No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ 5.00

## General Description of New Work

To demolish existing brick crossing tower

*Evacuation letter sent 6-18-64*

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 owners *att Mr. Potter*

## 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 \_\_\_\_\_ the proposed building? \_\_\_\_\_

APPROVED:

*OK - 6/19/64 - ags*

Miscellaneous

Will work require disturbing of any \_\_\_\_\_ 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 Portland Terminal Co.

CS 301

INSPECTION COPY

Signature of owner

By:

*Reid H. Potter*

*P.H.*

5. 8. 11.

983-987

...

1101

[illegible]

\_\_\_\_\_

2

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1.

7-2-1948 Ammonia





FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 29, 1962

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 971-977 Congress Street Use of Building Store No. Stories 1 New Building  
Name and address of owner of appliance Samuel Poorvue, 209 Washington St., Boston, Mass. Existing  
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone

## General Description of Work

To install 1-gas-fired #LUS-201-BE. Reznor duct heater  
1-gas-fired #LUS-250-BE " "

## IF HEATER, OR POWER BOILER

Location of appliance suspended from Any burnable material in floor surface or beneath? no  
If so, how protected? ceiling Kind of fuel? gas  
Minimum distance to burnable material, from top of appliance or casing top of furnace 18"  
From top of smoke pipe From front of appliance 4" From sides or back of appliance 18"  
Size of chimney flue \* Other connections to same flue  
If gas fired, how vented? thru roof - 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 underwriters' laboratories?  
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?  
Type of floor beneath burner Size of vent pipe  
Location of oil storage Number and capacity of tanks  
Low water shut off Make No.  
Will all tanks be more than five feet from any flame? How many tanks enclosed?  
Total capacity of any existing storage tanks for furnace burners

## IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?  
If so, how protected? Height of Legs, if any  
Skirting at bottom of appliance? Distance to combustible material from top of appliance?  
From front of appliance From sides and back From top of smokepipe  
Size of chimney flue Other connections to same flue  
Is hood to be provided? If so, how vented? Forced or gravity?  
If gas fired, how vented? Rated maximum demand per hour

## MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

\* Type B gas vent (Kelalhestos)  
Amount of fee enclosed? 3.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O-K. 1029-62

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

Portland Gas Light Co.

CS 300

INSPECTION COPY

Signature of Installer By:

Gay H. Spaulding Jr.

NOTES  
12-3-62 Completed

Location 911-911 (2001)

Date of permit 10/30/11

Approved











1-2 INDUSTRIAL ZONE

## APPLICATION FOR PERMIT

Class of Building or Type of Structure second classPortland, Maine, July 11, 1962PERMIT ISSUED  
00806  
JUL 18 1962  
CITY of PORTLANDTo the INSPECTOR OF BUILDINGS, PORTLAND, MAINE Application completed 7/12/62

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 971-977 Congress St. Within Fire Limits?      Dist. No.       
Owner's name and address Samuel W. Poore, 203 Washington St. Boston Mass. Telephone       
Lessee's name and address Portland Shopping Center Telephone       
Contractor's name and address 2251 1st Seaboard Engineering Co., 144 Bond St. Portland Me. Telephone 6-6077  
Architect William L. East Specifications yes Plans yes No. of sheets       
Proposed use of building Store (Portland Shopping Center) No. families       
Last use      No. families       
Material brick No. stories 2 Heat      Style of roof      Roofing       
Other buildings on same lot      Fee \$ 60.00  
Estimated cost \$40,000.00 Paid 7/12/62

## General Description of New Work

to construct one story brick and block building (store) as per plans and specifications.  
50' wide by 112'6" long.

Permit Issued with Letter

Appeal sustained 5/17/62

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** contractor

## 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? yes  
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 concrete at least 4' below grade-see plans 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?     

## 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  
Samuel W. Poore

APPROVED:

CS 301

INSPECTION COPY

Signature of owner

by:

NOTES

7/31/62 - See letter to archi-  
tect. *AG*

8/3/62 - Mr. Nast was  
in and said they would  
cut masonry above  
store front down to  
four feet above top of  
brick. Therefore fire-  
proofing of lintel and  
supporting columns  
will not be required.  
*AG*

9-7-62 Foundation  
about all in *RP*

10-5-62 Left wall  
& rear up *RP*

12-3-62 Completed  
all ok except

✓ Exit sign  
✓ Sidewalk curbs guards. *7*

12-7-62 Completed  
*RP*

X

Permit No. *62-806*  
Location *971-977 12*  
Owner *Shmuel H. Korman*  
Date of permit *7/18/62*  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Initial Inspn.  
Cert. of Occupancy issued *12/11/62*  
Staking Out Notice  
Check Notice

Appeal sustained 7/1/62  
Granted 5/17/62 62/35  
DATE: May 17, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SAMUEL W. POCOCK  
AT 967-979 Congress Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

	YES	NO
Franklin C. Hinckley	(✓)	( )
Ralph L. Young	(✓)	( )
Harry M. Schwartz	(✓)	( )

Record of Hearing

No opposition.

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

MISCELLANEOUS APPEAL

May 10, 1962

Samuel W. Poirer owner of property at 967-979 Congress Street  
under the provisions of Section 27 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: Construction of a one-story mercantile building 50 feet by 112 feet at the location. This permit is presently not issuable because a minimum front yard set back from one corner of the building of 10 feet, and from a side of about 6 feet, is to be provided instead of the set back of 25 feet required by Sec. 12-C-2 of the Ordinance applying to the L-2 Industrial Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

Samuel W. Poirer  
APPELLANT

DECISION

After public hearing held May 17, 1962, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

Harry M. Smith  
John J. Smith  
Frank Robinson  
BOARD OF APPEALS

May 14, 1962

Mr. Samuel W. Poorvu  
209 Washington Street  
Portland, Maine

Dear Mr. Poorvu:

May 17, 1962      3:30

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

May 14, 1962

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall on Thursday, May 17, 1962, at 3:30 P. M. to hear the appeal of Samuel W. Poorvu requesting an exception to the Zoning Ordinance to permit construction of a one-story mercantile building 50 feet by 112 feet on the property at 967-979 Congress Street.

This permit is presently not issuable because a minimum front yard setback from one corner of the building of 10 feet, and a canopy of about 6 feet, is to be provided instead of the setback of 25 feet required by Section 12-C-2 of the Ordinance applying to the I-2 Industrial Zone in which the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Copies to: Exchange Corp. - P. O. Box 678, Portland, Maine  
Portland Terminal Co. - 232 St. John St., Portland, Me.



ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP - 967-979 Congress St.

May 3, 1962

cc to Corporation Counsel ✓

Mr. Samuel W. Poorvu  
209 Washington Street

Mr. Herman L. Feer;  
27 School Street  
Boston, Mass.

Gentlemen:

Building permit for construction of a one story mercantile building 50 feet by 112 feet at the above named location is not issuable under the Zoning Ordinance because a minimum front yard set back from one corner of the building of 10 feet, and from a canopy of about 6 feet, is to be provided instead of the set back of 25 feet required by Section 12-C-2 of the Ordinance applying to the I-2 Industrial Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should be sent to file the appeal.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AJS/R

C  
O  
P  
Y

AP - 967-979 Congress St.

May 3, 1962

cc to Corporation Counsel

Mr. Samuel W. Poorvu  
209 Washington Street

Mr. Herman L. Peor,  
27 School Street  
Boston, Mass.

Gentlemen:

Building permit for construction of a one story mercantile building 50 feet by 112 feet at the above named location is not issuable under the Zoning Ordinance because a minimum front yard set back from one corner of the building of 10 feet, and from a side of about 6 feet, is to be provided instead of the set back of 25 feet required by Section 12-C-2 of the Ordinance applying to the I-2 Industrial Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 203, City Hall, an authorized representative should be sent to file the appeal.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AJS/H

CITY OF PORTLAND, MAINE

City Planning Board

To: Albert J. Sears, Building Inspection Director Date: April 30, 1962  
From: William Dickson, Planning Director  
Subject: PARKING FACILITIES (2) FOR THE PROPOSED PORTLAND  
SHOPPING CENTER AT THE SITE OF THE FORMER UNION STATION

Plans for the above proposed parking areas were reviewed by the Board at its meeting of April 27, 1962. Since part of the larger parking area proposed encroaches upon the accepted portions of St. John Street, the subject was tabled and both plans referred back to you until City action has been taken regarding the location of the western boundary of St. John Street. Any action to vacate portions of the accepted street will be subject to Planning Board and City Council consideration and should be initiated by the developer.

*William Dickson*

William Dickson

cc: Samuel Conner  
Traffic Engineer

HERMAN L. FEER

WILLIAM E. NAST, A. I. A.

*Architects and Engineers*

27 SCHOOL STREET  
BOSTON 8, MASS.  
CAPITOL 7-2981  
CAPITOL 7-2038

May 2, 1962

RECEIVED

MAY 3 1962

DEPT. OF BUILDINGS  
CITY OF PORTLAND

Mr. Albert J. Sears  
Building Inspection Director  
Building Department  
City Hall  
Portland, Maine

Re: Proposed Top Value Stamp  
Redemption Store  
971-977 Congress Street  
Portland, Maine

Dear Mr. Sears:

With reference to your letter of April 24, 1962 stating that the proposed subject building is not in accordance with building regulations with respect to setbacks from street boundary lines, I have taken this matter up with Mr. Samuel W. Poorvu, owner, who has advised that in view of the fact that we will have to ask the Appeal Board for a variance, we have decided to place the building closer to the street lines, namely 10'0" at one point and 16'6" at the other point.

We are therefore inclosing two plot plans showing the location of the building as desired by the owner.

Will you please forward letter of certification upon which an appeal can be made.

Very truly yours,

*Herman L. Feer*  
Herman L. Feer, Architect

HLF:mr  
Incl.

cc: Mr. Samuel W. Poorvu

AP-567-979 Congress Street

April 24, 1962

Mr. Herman L. Feer  
27 School Street  
Boston, Mass.

cc to: Mr. Samuel W. Poorvu  
209 Washington Street  
Boston, Mass.

Dear Mr. Feer:

In examining plot plan for proposed stamp redemption store at the above named location, this City, it is noted that one front corner of the building is to be located about 15 feet and the other about 22 feet from the line of Congress Street. The property is located in an I-2 Industrial Zone where a minimum setback of 25 feet is required from the street line to any part of the front wall of a building. Therefore, before a permit could be issued for construction of the building in the location proposed, authorization would need to be secured from the Board of Zoning Appeals.

This information is being transmitted to you at this time so that decision can be made as to whether you will move the building farther away from the street line or seek a variance from the Board of Appeals. If you desire to follow the latter course, please let me know so that a certification letter can be written on which an appeal can be based, otherwise, the plot plan should be revised to show compliance with Zoning Ordinance requirements.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

New Mercantile Building at 767-77 Congress Street 4/23/62

1- Zoning: I-2 Industrial Zone  
 Sect 12-C-1- Side yard equal  
 to height of bldg req'd. (15' req. + 20'  
 to be provided to O.K.  
 Sect 12-C-2- Front yard  
 of 25' req'd - 15' at one corner and  
 20' at other corners provided  
 Sect 12-C-4- Rear yard O.K.  
 Sect 14-B-5- On Street  
 parking. Total space = 44' x 48' = 2112  
 sq. ft. off street parking is req'd.  
 About 45 spaces being provided,  
 however.

44  
 48  
 352  
 176  
 2112  
 6  
 2112  
 210

2- Special & General Use Requirements:-

SECTION 205	SECTION 212
a- O.K.	a- O.K.
b- O.K.	b- O.K.
c- O.K.	c- O.K.
d- O.K.	d- O.K.
e- 4- Exit sign	e- 44' x 48' = 60 persons 35
	e- 25- Firebule Catch self required.
f- O.K.	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.

Details in connection: 7/17/62  
 1- Off-street parking  
 2- Exit sign  
 3- Fireproofing of exterior columns of store  
 front in both walls because more than  
 4' of masonry supported.  
 5- Sheet of piping at ceiling line



<p>Express St. Const 12. Brick + Block building          112' x 6" Arch 3. Poorly          Fire test (Not in fire test) H          Class of Construction: 1st and 2nd story, wood stud          partitions, floor joist, roof          Second class construction One story          Interior of design + fire scale          of value of construction is low</p>		5/16/62
Section 205 Business + Industrial Merchandise store	Section 212	Corridor, stairs, etc.
<p>b. OK.          c. 2nd class construction          light 44' 15' 302 sq.          302 sq. area.  <math>50 \times 112 = 5600</math> the 9000 sq.          d. Just OK.          e. Two levels separated areas          Widely separated? Dispersed area          Exit sign over entrance          #8</p>	<p>b. OK          c. OK          d. OK.          e. Area display section  <math>48' \times 42' \frac{2040}{35} = 59</math>          Express sub. widths separated          approx. width of signs  <math>134 + 22 = 58</math> in reg.          show. 113 in  <math>6'2" \times 7'0" \times 3' \times 7'</math>          ventilation catch in reg'd.</p>	<p>floor hd. signs          storage area</p>
<p>f. Heat - suspended gas heater          separation?          g. Refraction OK          h.</p>	<p>f. OK.          g. OK          h. OK          i. 3rd story, reg. exit          &lt; 50'</p>	
<p>Section 302 Class of Construction.          Second Class Construction OK.          Section 303 d. 2. Fireproofing of beams + columns.          Lintel @ above windows 20" span + support of over 4' of masonry          14 WF 53 max W 1 1/2" WL + overmin. to plaster.          2 hr reg'd. p. 75 min. test. 1/2" of brick. Then covered          door, this cover!          Columns stay 1 3 hr. resistance</p>		



Proof  
 Deck: 12' x 22' x 5.5' (cur spec)

16 J 6 @ 5'-6" O.C. 24' span.  
 3' x 6" C3 #4  
 16 J 8 @ 5'-6" O.C. 24' span  
 3' x 6" C3 #4

Mix: A-3.6 ft

Load from joists @ 5'-6"  
 $5.5' \times 66 \frac{1}{4} \times 1.5' = 9.07 \text{ K/5.5 ft}$

$$\begin{array}{r} 9.07 \text{ K/5.5'} = 1.65 \text{ K/ft} \\ \text{Mixer} \quad \quad \quad .04 \\ \hline 1.69 \text{ K/ft} \end{array}$$

# Weights

	lb/ft <sup>2</sup>
T & G	2
INSUL	1
Metel deck	2
Finest Joist	4
Chairs	10
Mechanics	3
DL	26
LL	40
T.L	66
Data from 3' x 6" C3 #4	
center spans	

HERMAN L. FEER

WILLIAM E. NAST, A. I. A.

*Architects and Engineers*

27 SCHOOL STREET  
BOSTON 8, MASS.  
CAPITOL 7-2981  
CAPITOL 7-2938

August 10, 1962

Mr. Albert J. Sears, Building Inspection Director  
City Hall  
Portland, Maine

Dear Mr. Sears:

Inclosed is set of drawings covering construction of proposed TV Stamp Store (#6) at the Shopping Center, Congress & St. John Street, Portland, Maine, which have been revised to conform to the requirements of the Building Department as outlined in your letter of July 18.

In accordance with my discussion with you, we have reduced the height of the masonry parapet wall so as to come within the 4' limitation in height so that it will be permissible to omit fireproofing on the window columns.

All changes made on the drawings have been circled and dated Aug. 8, 1962.

We have this week made application to the Planning Board in regard to the exit from the parking lot.

Very truly yours,

*William E. Nast*  
William E. Nast, A.I.A., Architect

WEN:nm

cc: Mr. S.W. Poorvu

Mr. H.E. Williams (ditto incl)

Incl.

RECEIVED

AUG 13 1962

DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

157- 971-977 Congress St.

July 31, 1962

Mr. William L. Mast  
27 School Street  
Boston 8, Mass.

cc to: Seaboard Engineering Company  
111 Thaddeus St., So. Portland  
cc to: Samuel J. Poorvue

Dear Mr. Mast:

Your letter concerning details of construction of the mercantile building at the above named location in this city has been received. Proposed method for caring for the fireproofing of the steel lintels and columns of the store front, however, does not comply with Building Code requirements. Fireproofing requirements are not the same as for the steel in Section 2 of the other building because reasons for the fireproofing are different.

The area of the large department store is so great as to require that part of the building to be of Protected Non-combustible Construction, in which all of the steel including beams, joists, and columns are required to be protected for not less than one-hour fire resistance. No such requirement applies to the building in question, but fireproofing of the steel lintels and columns supporting the masonry wall above the show windows is required because the height of wall supported is more than four feet. This fireproofing is required to have the same rating as the wall supported, which in this case is two hours. The 5/8 inch Fireshield proposed for use will not give the required two-hour fire-resistance.

I will be pleased to meet with you and Mr. Sherwood at 10 A.M. next Friday and discuss any questions you may have.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

HERMAN L. FEER

WILLIAM E. NAST, A. I. A.

*Architects and Engineers*

27 SCHOOL STREET

BOSTON 8, MASS.

CAPitol 7-2901

CAPitol 7-2936

July 30, 1962

Mr. Albert J. Sears, Building Inspection Director  
City Hall  
Portland, Maine

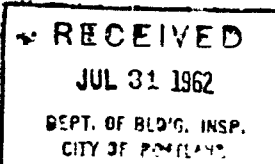
Re: Mercantile Building  
Unit II  
Portland, Maine

Dear Mr. Sears:

We have revised our drawings for the subject project in accordance with your letter of July 18 as follows:

1. Your understanding that the floor will rest directly on grade is correct.
2. With your permission we have revised our drawings in regard to the fireproofing in exactly the same manner as that used for the previous portion of the Shopping Center. That is, we have provided two hour fire rated ceilings throughout and have used the Fireshield at the front and soffit to properly enclose the steel cantilever required for the canopy.
3. In accordance with your decision on the previous portion of the Center, all columns are indicated without any further fireproofing.
3. Exit signs will be installed over the doors leading to Congress Street and to the parking area.
4. We have noted on our drawings that all exit hardware should be cleared with you, and have requested that those installing the hardware obtain written approval from you for the material which they plan to furnish and install.
5. We have noted on the drawings that incombustible fireproofing is to be installed between the strapping at the ceiling line.
6. Requires no comment.
7. We are notifying the general contractor of this requirement.
8. At present there are no cars which will be projecting over the sidewalk since the parking on both sides is parallel to the lot lines.

We have notified our electrical engineers regarding shading or screening of the artificial lighting; and note covering this requirement will appear on the electrical drawings.





Mr. Albert J. Sears, Portland Bldg. Dept.

July 30, 1962

9. We are forwarding a plot plan to the City Traffic Engineer in order to obtain necessary approval for this item.

10. Our plot plan will indicate that the building is located 20 feet from the rear lot line, and the closest any portion of the side of the building approaches Congress Street is 10 feet. Since the minimum according to your letter is 10 feet, we are somewhat in excess of this requirement and anticipate that our plan will meet with your approval.

Am planning to be in Portland at about 10 a.m. Friday, August 3, with Mr. George Sherwood, my associate, and would very much appreciate an opportunity to meet with you at that time if it is convenient to you. If you will be able to meet with us will you kindly confirm this appointment.

Very truly yours,

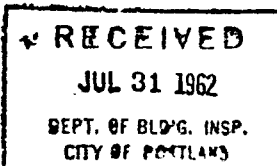
*William E. Nast*  
William E. Nast, A.I.A., Architect

WEN:nn

Mr. S.W. Poortu

Mr. H.E. Williams

Seaboard Engineering Co.



AP- 967-979 Congress Street

July 18, 1962

Seaboard Engineering Co.  
144 Thaddeus Street  
South Portland, Maine

cc to: Samuel W. Doerrue  
209 Washington St., Boston, Mass.  
cc to: Mr. William L. Nast  
27 School St., Boston, Mass.

Gentlemen:

Building permit for construction of a one story mercantile building 50 feet by 112 feet at the above named location is issued herewith based on plans filed with application for permit but subject to the following conditions:

1. It is understood that instead of the self-supporting floor with crawl space beneath as shown on plans originally filed, the foundation is to be constructed as shown on revised plan filed 7/12/62 with floor slab resting directly on grade. Permit is issued on this basis.
2. Because the steel lintels over openings in store front will support more than four feet of masonry, they as well as the supporting columns are required to be fire-proofed with construction of at least two-hour fire resistance. Information is to be furnished before notification is given for check of forms for foundation walls as to the exact manner in which this fireproofing is to be done, including the type of metal lath to be used, spacing out from steel, and thickness and mix of plaster covering.
3. Because entrance to the building will undoubtedly be made through both the Congress Street and parking area doors to sales area, exit signs are required over both entrances.
4. Vestibule latch sets, without locking devices of any other kind, are required on the Congress Street and parking area doors.
5. Wherever wood strapping is to be used on the masonry walls, incombustible fire-stopping is required between the strapping at the ceiling line.
6. According to the specifications on Sheet 3-1 the structure has been designed on the basis of the use of A-36 steel. Permit is issued on the use of such steel where specified.
7. Separate permits issuable only to the actual installers are required for the installation of systems of heating and mechanical ventilation.

No.

7

-O.K. ✓

-O.K. ✓

-O.K. ✓

-O.K. ✓

-O.K. ✓

Seaboard Engineering Co.

Page 2

July 18, 1962

8. The entrance and exit from the parking lot has not as yet been approved by the Planning Board as required, pending decision as to arrangements at the parking area on the opposite side of Congress Street. Information is needed as to what provision is to be made along both street lines to prevent cars from being parked in such a manner as to be projecting over the public sidewalk. All artificial lighting is to be shaded or screened in compliance with Zoning Ordinance requirements.
9. Compliance will need to be provided with the City sidewalk Ordinance as regards sidewalk and curbing along both Congress and St. John Streets unless waiver of requirements is secured from the City Council. The City Traffic Engineer should be consulted as to requirements in this regard.
10. The building is to be located in accordance with the plot plan on which the Zoning appeal was based and sustained. This indicates one front corner not less than 10 feet and the other front corner not less than 16 1/2 feet from the line of Congress Street with the westerly wall 20 feet from the side lot line.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



## Certificate of Occupancy

LOCATION #971-977 Congress St.

Issued to Portland Shopping Center (two copies) Date of Issue December 7, 1962  
209 Washington St. Boston Mass.

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 62/806, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Retail Store (stump store)

Limiting Conditions.

This certificate supersedes  
certificate issued

Approved:

Nelson F. Cartwright  
(Date) Inspector

Albert J. Sears  
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.



# APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, June 27, 1955

PERMIT ISSUE

01001  
JUL 7 1955

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~the following building structure~~ ~~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 561 Congress St. Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Portland Terminal Co., 222 St. John St. Telephone \_\_\_\_\_  
Lessee's name and address John Donnelly & Sons, 73 Main St., Co., Portland Telephone 2-0050  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other building on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_

## General Description of New Work

Fee \$ 2.00.

To erect poster panel (all metal) x 12' x 50' as per plans.

Approved by Municipal Officer 7/6/55

CERTIFICATE OF PERMIT

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 John Donnelly & Sons

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

Portland Terminal Co.  
John Donnelly & Sons

INSPECTION COPY

Signature of owner by: \_\_\_\_\_

C16-254-1M-Marks

James J. Donnelly

1  
10.12  
7-27  
8-4  
9.23

Owner: John D. Dwyer

Notif. cl. "rin  
11 1955

Notif. cl.      " r-in

Inspn. Clot - in

Final Net

Final Test

ert of Occupancy issues

### Issuing Out Notice

Form Check Notes

*[Faint handwriting on lined paper]*

near St.  
well 17 June  
165



City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

July 6, 1955

ORDERED:

That a building permit to authorize erection of all metal outdoor advertising sign about 12 feet by 50 feet, the top to be about 24 feet above the ground, by John Donnelly & Sons on land owned by Portland Terminal Co. at about 965-969 Congress St. (between St. John St. and Maine Central tracks) be and hereby is approved, as per Section 103c of the Building Code, subject to compliance with all terms of the Building Code applying thereto.

Copy to: Corporation Counsel

June 29, 1935

Copies to: Corporation Counsel

Julian H. Orr, City Manager

Philip L. Brennan,  
Public Utilities Engineer

Warren McDonald, Inspector of Buildings

Approval by W. O. of building permits involving installation of fuel oil tank beneath the Sprule St. sidewalk at City Hall and projection of three pipes into the area of the Sprule St. sidewalk; and for erection of an outdoor advertising sign at 505-509 Congress St.

In the said form there are attached Municipal Officers' orders concerning the building permits at the two above locations.

No reason appears against allowing these permits; but the projection of the three pipes into the public sidewalk of Sprule St. within nine inches from the building seems unfortunate not only from the looks standpoint but that of possibility of accident to persons.

I have talked with Mr. Patton of the Vels Co. as to some other location of these three vent pipes. He seemed to think there was no other economical way. It might be advisable to ask Mr. Brennan to explore this proposition before the meeting on July 6th.

---

Inspector of Buildings

WFO:G

Attachments: H. O. orders



# APPLICATION FOR PERMIT

Permit No. 107

Class of Building or Type of Structure Third Class

Portland, Maine, October 21, 1927

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, any, submitted herewith and the following specifications:

Location 381 Congress Street Ward 7 Within Fire Limits? No Dist. No. \_\_\_\_\_  
Owner's or Lessee's name and address Portland Terminal Co. Telephone \_\_\_\_\_  
Contractor's name and address Owner Telephone \_\_\_\_\_  
Architect's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Proposed use of building Gateman's House  
Other buildings on same lot \_\_\_\_\_ No. families \_\_\_\_\_

## Description of Present Building to be Altered

Material Wood No. stories 1 Heat \_\_\_\_\_ Style of roof Pitch Roofing asphalt  
Last use Gateman's House No. families \_\_\_\_\_

## General Description of New Work

To cut in one new window about 2 x 2 1/2 on East Side

## Details of New Work

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

## If a Garage

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

## Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? No  
Plans filed as part of this application? No No. sheets \_\_\_\_\_  
Estimated cost \$ 10. Fee \$ 25  
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 By  
Portland Terminal Co.

INSPECTION COPY

5060

Ward 7 Permit No. 27/2060 H  
Location 981 Congress St.  
Owner Portland Terminal Co.  
Date of permit Oct. 21/27  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. 12/29/27 C/M  
Cert. of Occupancy Issued \_\_\_\_\_

NOTES



965-985 CONGRESS STREET

A high-contrast, black and white image of a film strip. The strip is divided into three horizontal rows of frames. The top row contains 12 frames, the middle row contains 12 frames, and the bottom row contains 12 frames. The frames are mostly black with some white speckles and noise. The bottom row shows some white marks, possibly scratches or damage to the film.



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. # 1

Portland, Maine, March 23, 1984

0261  
**PERMIT ISSUED**

MAR 29 1984

**CITY of PORTLAND**

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 84-56 pertaining to the building or structure comprised in the original application 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 971 Congress Street Within Fire Limits?      Dist. No.       
Owner's name and address Logan Painting - same Telephone 774-6321  
Lessee's name and address      Telephone       
Contractor's name and address George DiMatteo - 169 Front St. So. Portland Telephone 799-3307  
Architect      Plans filed      No. of sheets       
Proposed use of building retail of paint & decorating No. families       
Last use same No. families       
Increased cost of work \$ 12,602 Additional fee 75.00

## Description of Proposed Work

To construct 2nd story mezzanine on block addition to original building as per plans. 4 sheets of plans.

send permit to # 3 04106

**PERMIT ISSUED  
WITH LETTER**

*Appeal for office: Bulk Variance granted by Board of Appeals 7/25/83  
O.K. for Zone W-2*

## Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no  
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      Fire per foot      Roof covering       
No. of chimneys      Material of chimneys      of lining       
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     

Approved:     

**PERMIT ISSUED  
WITH LETTER**

Signature of Owner       
Approved:      Inspector of Buildings

FILE COPY