

927-931 CONGRESS STREET

LOCATION _____

CITY
DEPART[illegible]

Date Issued **6-1-71**

Portland Plumbing Inspector

By **ARNOLD R GOODWIN**

App. First Insp. **6/1/71**

Date **6/1/71**

By **ARNOLD R GOODWIN**

App. Final Insp. **6/1/71**

Date **6/1/71**

By **ARNOLD R GOODWIN**

Type of Bldg.

☐ Commercial

☐ Residential

☐ Single

☐ Multi Family

☐ New Construction

☐ Remodeling

PERMIT TO INSTALL PLUMBING

Address **127 Congress Street**

Installation for **2 F.A.R.**

PERMIT NUMBER **495**

Owner of Bldg **Frank T. Pierobello**

Owner's Address **769 Washington Ave.**

Plumber **Frank T. Pierobello**

Date **6-1-71**

NEW	REPL	OWNER	NO	DATE	PRICE
2		SINKS			
		LAVATORIES			
		TOILETS			8.00
		BATH TUBS			
		SHOWERS			
		DRAINS FLOOR SURFACE			
		HOT WATER TANKS			
		TANKLESS WATER HEATERS			
		GARBAGE DISPOSALS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEADERS			
		AUTOMATIC WASHERS			
1		DISHWASHERS			
		OTHER	1		2.00
				TOTAL	6.00

Building and Inspection Services Dept. Plumbing Inspection.

Date
Issued **4-14-71**
Portland Plumbing Inspector
By **ERNOLD R GOODWIN**

App. First Insp.
Date **4/21/71**
By **DEPUTY PLUMBING INSPECTOR**

App. Final Insp.
Date **4/21/71**
By **DEPUTY PLUMBING INSPECTOR**

Type of Bldg.
☐ Commercial
☐ Residential
☐ Single
☒ Multi Family
☐ New Construction
☐ Remodeling

PERMIT TO INSTALL PLUMBING

Address		929A Congress St.		PERMIT NUMBER 316	
Installation For		Multi			
Owner of Bldg		Frank Pierobello			
Owner's Address		506 Washington Ave.			
Plumber		Northern Utilities		Date 4-14-71	
NEW	REPL			NO	FEE
		SINKS			
		LAVATORIES			
		TOILETS			
		BATH TUBS			
		SHOWERS			
		DRAINS	FLOOR	SURFACE	
1		HOT WATER TANKS			2.00
		TANKLESS WATER HEATERS			
		GARBAGE DISPOSALS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEADERS			
		AUTOMATIC WASHERS			
		DISHWASHERS			
		OTHER			
				TOTAL	1 2.00

Building and Inspection Services Dept., Plumbing Inspection

3 APPLICATION FOR PERMIT B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION 00877 ZONING LOCATION PORTLAND, MAINE Oct. 6, 1982 PERMIT ISSUED Oct 7 1982 CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:
LOCATION 929 Congress St. Fire District #1 ☐ #2 ☐
1. Owner's name and address Michael Gillis - same Tel. note 773-9449
2. Lessee's name and address Telephone 772-5880
3. Contractor's name and address William Smith - 73 Paimouth St. Telephone 772-5880
Proposed use of building 3 multi-family No. of sheets
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$20,000
FIELD INSPECTOR - Mr. @ 775-5451 Appeal Fees \$ Base Fee 110.00 Late Fee 110.00 TOTAL \$

To make alterations to 2nd and 3rd floors of already existing building as per plans. 1 sheet of plans. no structural changes.

Stamp of Special Conditions

send permit to # 1

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: Will there be in charge of the above work a person competent
BUILDING CODE: to see that the State and City requirements pertaining thereto
Fire Dept. are observed?
Health Dept.
Others:

Signature of Applicant William Smith Phone # same
Type Name of above William Smith for 1 ☐ 2 ☐ 3 ☒ 4 ☐
Michael Gillis Other and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

929 Congress Street

January 22, 1976

Mr. Michael Gillis
The Bar Room
929 Congress Street
Portland, ME 04102

Dear Mr. Gillis:

Our inspector reports that as of this date you have a lock on an exit door which would prevent the public from exiting quickly in a panic situation.

Please have this lock removed at once, and notify this office for another inspection.

Also, the white light outside of the exit door is broken.

Please have these discrepancies taken care of by Tuesday the 27th of January, or it will be necessary to instruct the City Clerk to retract your city licenses which pertain to food and drink.

Very truly yours,

S. Hoffses
Plan Examiner

SH/mj

cc: Fire Department
City Clerk

ALWAYS PREVENT FIRE ALL WAYS

FRANK M. HODGERTY, JR.
COMMISSIONER

HAROLD L. TRAHEY
DEPUTY COMMISSIONER



STATE OF MAINE

Insurance Department
DIVISION OF STATE FIRE PREVENTION
AUGUSTA, MAINE 04330

CHARLES F. ROGAN
DIRECTOR

HARRY E. ROLLINS
ASSISTANT DIRECTOR

November 29, 1971

Frank T. Piero
769 Washington Ave
Portland, Maine

Dear Mr. Pierobello: Re: Broken Drum - 927 Congress Street, Portland

A recent inspection of your property by a Supervising State Fire Inspector revealed the existence of conditions which are in violation of the laws pertaining to fire and structural safety.

Accordingly, the following steps are to be taken to remedy these conditions:

1. Provide self-closing drop down slide for pass through from kitchen. This to be equipped with fusible link and constructed of one hour fire resistant material.

Please advise this office when compliance has been made with the above violation in order that consideration may be given to the issuance of your dance license.

Completed
(115)

Please advise this office within ten days of the action which you propose to take.

By Direction of the Insurance Commissioner

Charles F. Rogan

Director

WHH:jgm
cc: Liquor Commission
Fire Chief
Portland Building Inspector



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 24, 1971

PERM. 122
JUN 25 1971 770
CITY OF PORTLAND

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 927-929 Congress St. Use of Building restaurant No Stories 2 New Building
Name and address of owner of appliance Frank Pierobello, 769 Washington Ave. Existing "
Installer's name and address owner Telephone

General Description of Work

To install gas-fired
one fryolator (Panco) one gas-fired grille (Frymaster)
one steam table (gas-fired) stainless steel

IF HEATER, OR POWER BOILER

Location of appliance first floor Any burnable material in floor surface or beneath? asbestos on floor
If so, how protected? asbestos Kind of fuel? gas
Minimum distance to burnable material, from top of appliance or casing top of furnace 7' to hood
From top of smoke pipe From front of appliance 16' From sides or back of appliance over 4'
Size of chimney flue Other connections to same flue
If gas fired, how vented? into hood Rated maximum demand per hr 150,000 BTU
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

plan for hood here in office

Amount of fee enclosed: 12.00 (enclosed) etc., in same building at same time)

APPROVED:

O.K. E.S.S. 6/24/71

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

Frank Pierobello

CS 300

INSPECTION COPY

Signature of Installer

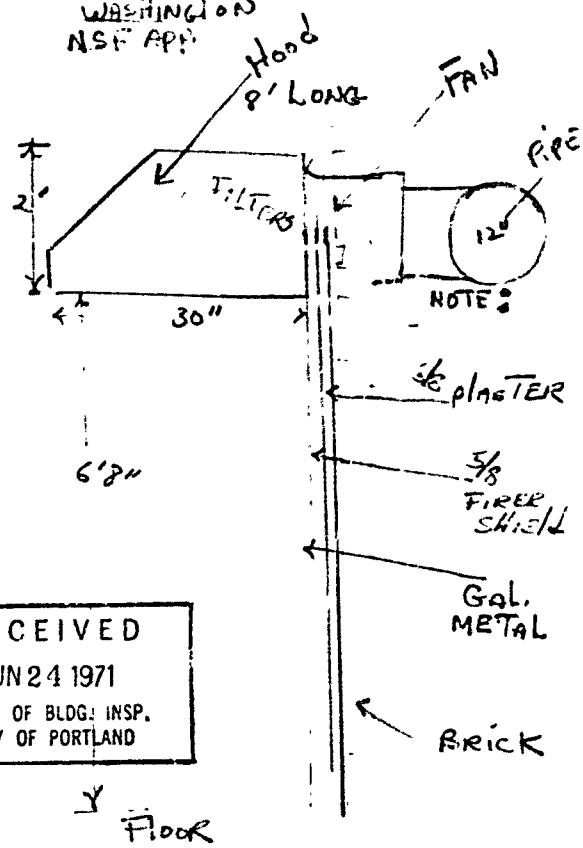
By

Frank T. Luchelli

Mac

FRAN: PEROBELLO
929 CONGRESS ST.

WASHINGTON
NSF APP.



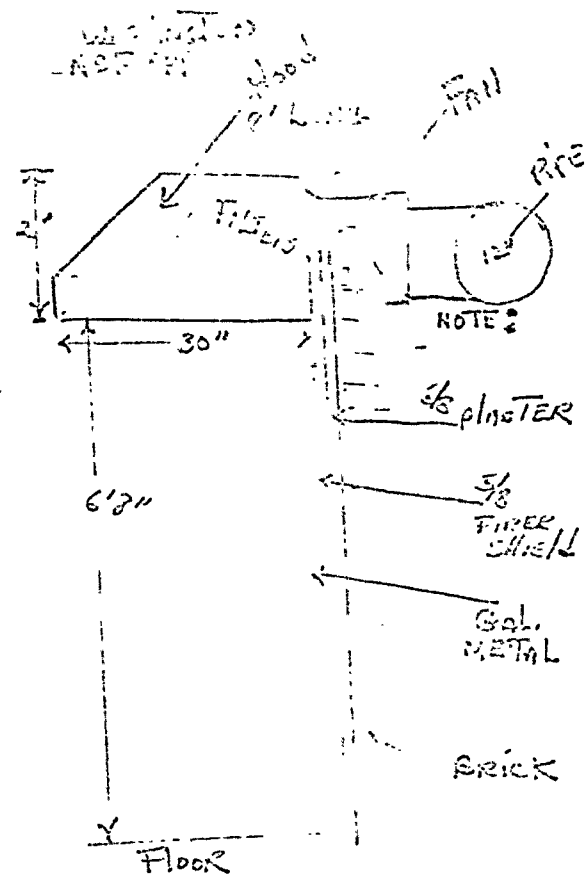
RECEIVED
JUN 24 1971
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Floor

NOTE: PIPE ATTACHES TO EXISTING
PIPE STACK

3/11/71

Mr. [unclear] and
Mr. Gonsky



NOTE: PIPE ATTACHES TO EXISTING
PIPE STACK

RECEIVED
JUN 24 1971
DEPT. OF BLDG.
CITY OF PORTLAND



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, June 24, 1971

PERMIT 12345

JUN 25 1971

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 71/715 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 927-929 Congress Street Within Fire Limits? Dist. No.
Owner's name and address Frank Pierobello, 769 Washington Ave. Telephone
Lessee's name and address Broken Drum, 927-929 Congress St. Telephone
Contractor's name and address owner Plans filed No. of sheets
Architect No. families 4
Proposed use of building restaurant stores & apts. No. families
Last use Additional fee 3.00
Increase cost of work 400.

Description of Proposed Work

To erect hood over existing fryer as per plan

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 of lining
No. of chimneys Material of chimneys
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
Or centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Signature of Owner By

Approved

Inspector of Buildings

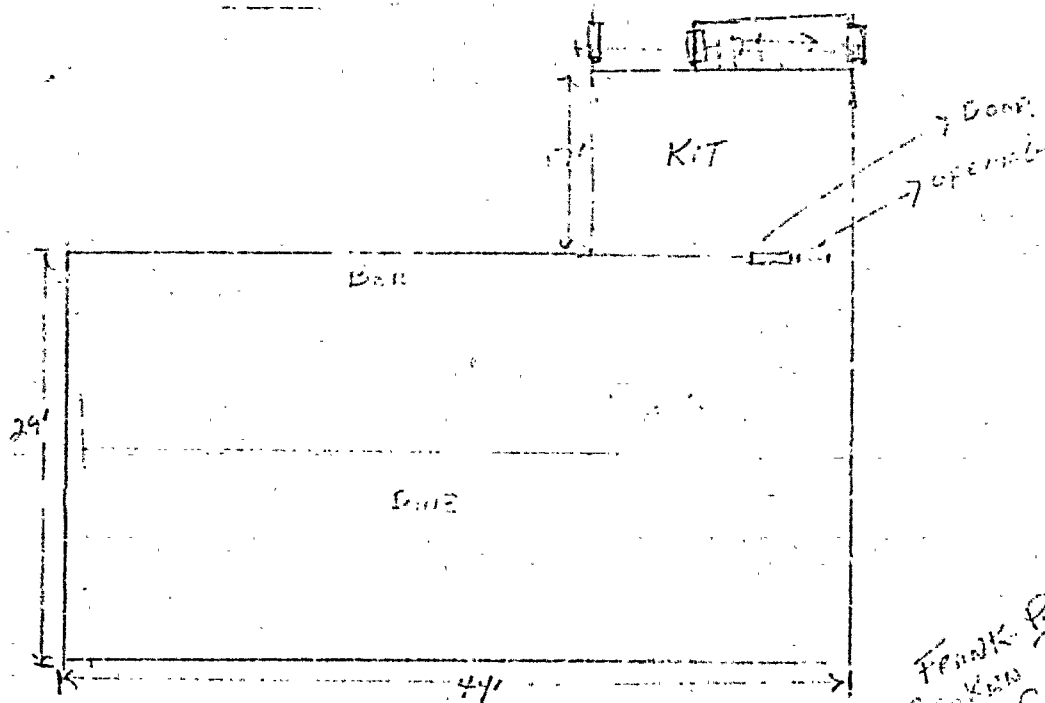
INSPECTION COPY
CS-105

41 C.

Class C
Tile

1000

RECEIVED
JUN 16 1971
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



RECEIVED

JUN 16 1971

DEPT. OF BLDG INSP.
CITY OF PORTLAND

Frank P. [unclear]
[unclear] 1989-06-16-6666



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Second Class

Portland, Maine,

June 16, 1971

PERMIT ISSUED
JUN 16 1971
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 927-929 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Frank Pierobello, 769 Washington Ave. Telephone 774-1979
Lessee's name and address Broken Drum, 927-929 Congress St. Telephone
Contractor's name and address owner Telephone
Architect Specifications Plans yes No. of sheets 3
Proposed use of building Restaurant-Stores & Apts. No. families 4
Last use " " " No. families 4
Material brick No. stories 3 Heat Style of roof Roofing
Other buildings on same lot Fee \$ 3.00
Estimated cost \$ 500.00

General Description of New Work

To drop ceiling 11" using 2" x 10" beams exposed on 14' span-4' on center with Class "C" ceiling tiles.
To cut door and pass window into 17' x 17' kitchen area rear of #931 Congress St.
B-label Door and Shutter.

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
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

APPROVED:

C. H. 6/14/71 - All

Frank Pierobello

CS 301

INSPECTION COPY

Signature of owner by: Frank T. Pierobello

A.M.

Permit No. 71/715
Location Gr-7-929 Ingram Dr.
Owner Frank P. Williams
Date of permit 6/16/71
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

7-6-71

Completed *(initials)*

(checkmark)



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, April 7 1971

PERMIT ISSUED

APR 9 1971

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 927 Congress St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Frank Pierobello, 769 Washington Ave. Telephone 774-1979
Lessee's name and address Al's Tailor Shop, 927 Congress St. Telephone _____
Contractor's name and address owner Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Restaurant—Stores & Apartments No. families 4
Last use _____ " " " No. families 4
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 3.00
Estimated cost \$ 250.00

General Description of New Work

To erect 17' non-bearing partition on rear of tailor shop.
To cut in 9' opening between restaurant and proposed kitchen area (with header)
To provide (2) solid core doors 1 3/4" thick self-closing. Hold

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 _____
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

APPROVED:

O.K. C.B.R. 4/9/71

CS 301

INSPECTION COPY

Signature of owner by: Frank Pierobello

Frank Pierobello

7m

Permit No. 71/344
Location 977 Congress St.
Owner Frank B. Brimble
Date of permit 4/9/71
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued 7/15/71
Issued Inspn. IRV
Setting Out Notice
Form Clerk's Notice

NOTES

6-16-71
Completed
OK

ALWAYS PREVENT FIRE ALL WAYS

FRANK M. HEATH, JR.
COMMISSIONER

HAROLD E. TRAHEY
DEPUTY COMMISSIONER



STATE OF MAINE

Insurance Department

DIVISION OF STATE FIRE PREVENTION

AUGUSTA, MAINE 04330

June 9, 1970

CHARLES F. ROGAN
DIRECTOR

HARRY B. ROLLINS
ASSISTANT DIRECTOR

Frank T. Pierobello
606 Washington Avenue
Portland, Maine

Dear Sir:

Re: Casino - 927-929 Congress Street - Portland

A recent inspection of your property by a Supervising State Fire Inspector revealed the existence of conditions which are in violation of the laws pertaining to fire and structural safety.

Accordingly, the following steps are to be taken to remedy these conditions:

Remove all hasps from exit doors.

Please advise this office within ten days of the action which you propose to take.

By direction of the Insurance Co

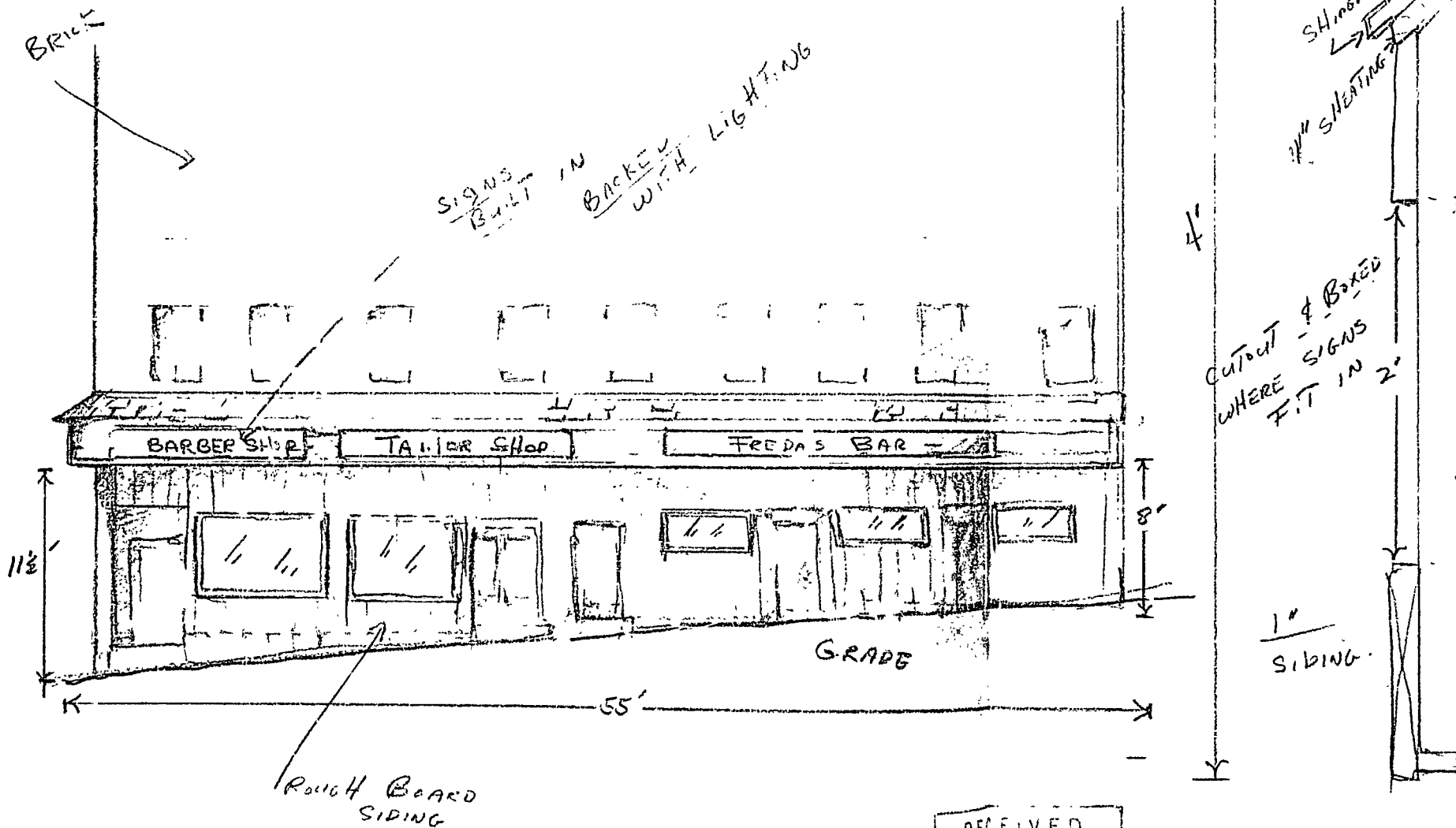
Charles F. Rogan

WHR:cag

cc: Alfreda Waterhouse
Chief Joseph Cremo
Portland Building Inspector
Liquor Commission

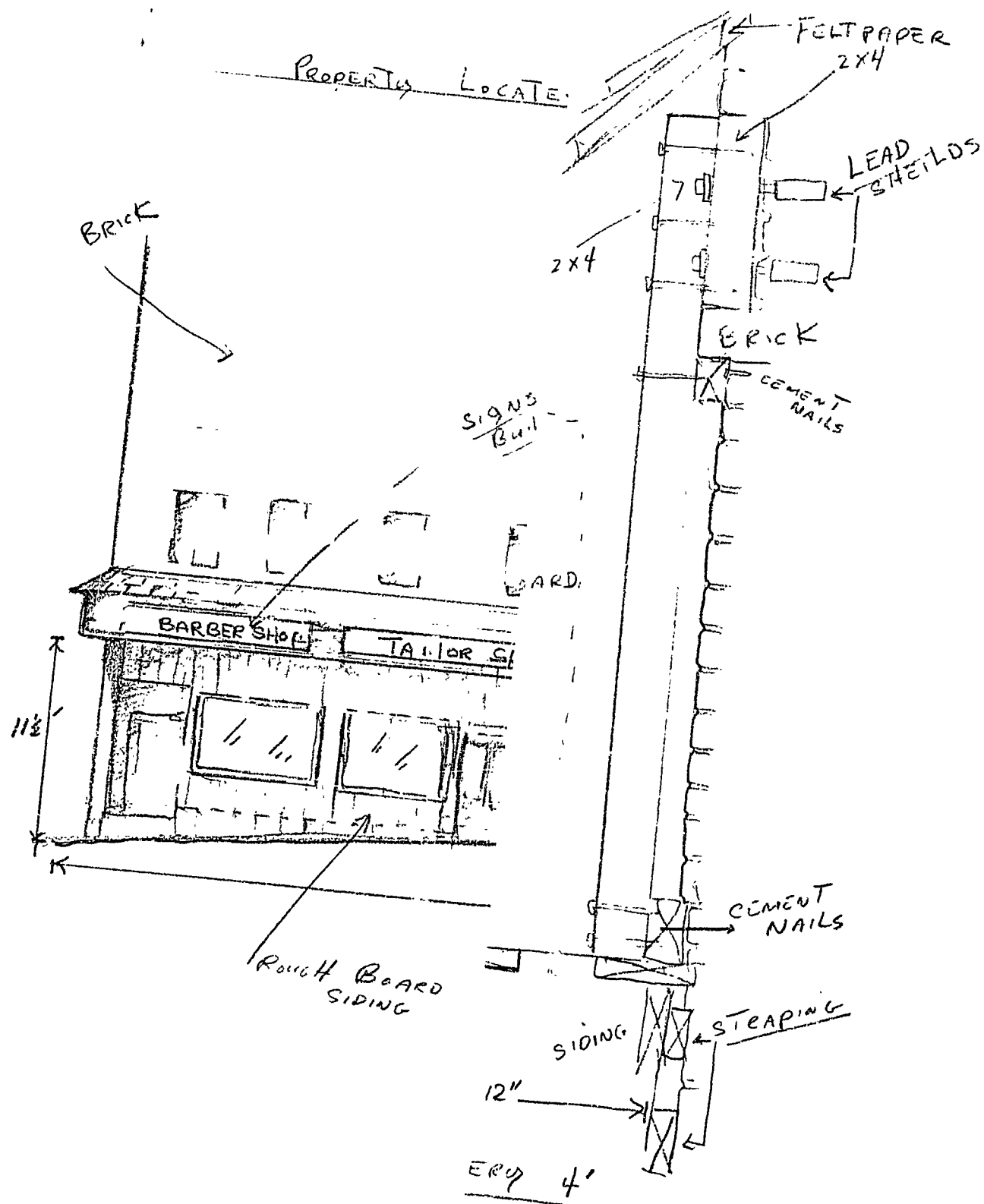
PROPERTY LOCATED AT 119 CONGRESS

FRANK T. PIEROBELLO
774-1979



RECEIVED
MAY 24 1970
DEPT. J
CITY

SPACING





APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, May 28, 1970

PERMIT NO. 574
MAY 29 1970

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 929 Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Frank T. Pierobello, 606 Washington Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Specifications _____ Plans no No. of sheets _____
Architect _____ No. families _____
Proposed use of building Stores and apts No. families _____
Last use _____ Roofing _____
Material brick No. stories 3 Heat _____ Style of roof _____
Other buildings on same lot _____ Fee \$ 5.00
Estimated cost \$ 600.

General Description of New Work

To provide new store front as per plan

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

If a Garage

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

Miscellaneous

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

APPROVED:

OK. R. L. S. 5/29/70

CS 301

INSPECTION COPY

Signature of owner

Frank T. Pierobello

PC

Permit No. 701574
Location 499 Congress St
Owner Frank & H. Leonard
Date of permit 5/29/70
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Sinking Out Notice _____
Form Check Notice _____

NOTES

4-9-70 Completed ME

/

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 927-929 Congress Street

Date of Issue April 22, 1969

Issued to Ronald & Jean Doughty
1 Madison Street

~~This is to certify~~ that the building, premises, or part thereof, at the above location, ~~has~~—altered
—changed as to use under Building Permit No. 69/75, 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

1st floor

APPROVED OCCUPANCY

Major Assembly Hall
(dine and dance)

Limiting Conditions:

As per plan submitted
January 27, 1969

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
Inspector

(Date)

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.

927-929 Congress Street

January 29, 1969

Ronald & Jean Doughty
1 Madison Street

cc to: Bessie Schrire & Ruth Sprince
48 Highland Street

Dear Mr. & Mrs. Doughty:

Building permit to make alterations on the first floor of this building at the above named location is being issued subject to the plans received with the application and in compliance with the Building Code restrictions as follows:

1. Vestibule latchsets or equivalent are required on all entrance doors and exit doors under 150 persons. A vestibule latchset is one that anyone may leave the building, even though doors are locked against the entrance from the outside, without the use of a key, merely by turning the customary knob or by pressure on the usual thumb latch. All other kinds of locks will need to be removed from these doors.

2. Exit lights (the word exit or to exit shall be in letters no less than 4 1/2 inches high, showing red or green with an opaque background) with white lights on the outside are required at the rear exit doors.

3. All doors in the toilet rooms must be made self-closing.

4. The rear platform serving as means of egress must be repaired and any rotten members replaced to be made structurally sound.

5. It will be necessary to have the electrical inspector, located in this department, to check all your wiring before a license can be granted for this use. The Portland Fire Department recommends the following:

1. The installation of two emergency lighting systems.
2. A fire door rated for at least one hour at the head of the cellar stairs.
3. Replace the fire door in the boiler room enclosure.

On the above recommendation to the Fire Department it will be necessary for you to contact them for any information or inspections that you may require on the above three items.

These requirements are only those of the Portland Building Code and the Portland Fire Department and does not cover any state regulations.

Very truly yours,

A. Allan Soule
Director of Building Inspection

A.S:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine,

52 BUSINESS ZONE

Second Class

January 23, 1969

PERMIT 750

JAN 29 1969

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 927-929 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Bessie Schriro & Ruth Sprince, 48 Highland St. Telephone
Lessee's name and address Casino(Jean Doughty)-1 Madison St. Telephone 772-8917
Contractor's name and address Ronald Doughty, 1 Madison St. Telephone
Architect Specifications Plans YES No. of sheets 1
Proposed use of building Stores-Apts. & Major Assembly Hall No. families
Last use " " " " No. families
Material 2nd. cl. No stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 500.00 Fee \$ 3.00

General Description of New Work

7 CHANCE USE OF FIRST FLOOR FROM RESTAURANT TO MAJOR ASSEMBLY HALL(dine and dance).
To remove (1) non-bearing dividing partition, 1st. floor.

Sent to Fire Dept. 1/24/69
Ret. from Fire Dept. 1/24/69

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

Details of New Work

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

If a Garage

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

APPROVED:

Clement L. B. King, Jr.
O.K. - 1/24/68 - Allen Y. Little

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

Casino(Jean Doughty)

CS 301

INSPECTION COPY

Signature of owner by:

Jean Doughty

7m

NOTES

2-6-69 Closed -
 10000 stained
 Wood shingled in
 going up 2000 bar
 To live print under. *PA*

2-19-69 New doors
 on front - closed *PA*

2-24-69 some panes
 up in room. *PA*

4-1-69 Ready in
 about 2 weeks *PA*

4-22-69 Work
 completed *PA*

X
C. of O.

Permit No. 69/71
 Location 327-929 Congress St
 Owner James L. Bell
 Date of permit 1/29/69
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 4/23/69
 Staking Out Notice
 Form Check Notice

A. J. Smith

712
CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Steve Rafferty, License Inspector, City Clerk's Office
FROM: A. Allan Soule, Assistant Director, Building Inspection Department
SUBJECT: License - 927-929 Congress Street

DATE: 4-21-69

Building Inspector requests that this application be held up for
final inspection by this department.

A. Allan Soule

AAS:m

attachment

CK 4/22/69 JH

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **182**

Date Issued **3/21/69**

Portland Plumbing Inspector
By **ERNOLD R. GOODWIN**

App. First Insp.

Date _____

By **ERNOLD R. GOODWIN**

App. Final Insp.

Date _____

By **WALTER H. HAYES**

Type of Bldg.

☐ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

Address **931 Congress Street**

City **H. Springs**

County **931 Congress Street**

Permit No. **3/21/69**

NEW **Reuben Katz**

	SINKS	1	2.00
	LAVATORIES	1	2.00
1	TOILETS		
1	BATH TUBS		
	SHOWERS		
	DRAINS FLOOR SURFACE		
	HOT WATER TANKS (1100)	1	2.00
1	TANKLESS WATER HEATERS		
	GARBAGE DISPOSALS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	ROOF LEADERS		
	AUTOMATIC WASHERS		
	DISHWASHERS		
	OTHER		
	TOTAL	3	6.00

Building and Inspection Services Dept., Plumbing Inspection

PERMIT TO INSTALL PLUMBING

Date Issued **3/18/69**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

Address **929 929 Congress Street**
 Name of Bldg **Restaurant**
 Owner's Address **Mrs. Jean Doughty**
1 Madison Street,
 Planner **Richard P. Maltz**
 Date **3/18/69**
 NO **166**

NEW	TYPE	QUANTITY	UNIT PRICE	TOTAL
1	SINKS	1	2.00	
1	LAVATORIES			
	TOILETS			
	BATH TUBS			
	SHOWERS			
	RAINS FLOOR SURFACE			
1	HOT WATER TANKS (GAL)	1	2.00	
	TANKLESS WATER HEATERS			
	WASTE DISPOSALS			
	SEPTIC TANKS			
	HOUSE SEWERS			
	ROOF LEADERS			
	AUTOMATIC WASHERS			
	DISHWASHERS			
	OTHER	1	2.00	
1	SPECIAL WASTE			
			TOTAL	3 6.00

App. First Insp.
 Date **3/18/69**
 By **ERNOLD R. GOODWIN**
 App. Final Insp.
 Date
 By **ERNOLD R. GOODWIN**
 Type of Bldg.
☐ Commercial
☐ Residential
☐ Single
☐ Multi Family
☐ New Construction
☐ Remodeling

Building and Inspection Services Dept., Plumbing Inspection

927-929 Congress St.

March 26, 1968

William Economos
206 Danforth Street

cc to Messrs Schriro & Ruth Sprinco,
48 Highland Street

Dear Mr. Economos:

In checking your application to remove non-bearing partition in kitchen area, first floor as per plan at the above named location we find that we are unable to continue processing your permit until further information is provided as follows:

1. Layout plan will need to show tables and seating arrangement for this use.
2. Vestibule latchsets or equivalent are required on all entrances and exit doors if under 150 persons. A vestibule latchset is one that anyone may leave the building, even though doors are locked against entrance from the outside, without the use of a key and merely by turning the usual knob or by pressure on the usual thumb latch. All other kinds of locks will need to be removed from these doors.
3. Exit lights with white lights on the outside are required at the rear exit doors.
4. All doors in the toilet rooms must be made self-closing.
5. Cellar stairs are required to be enclosed in the cellar with partitions of one-hour fire-resistance material. Fire door shall be equipped with an approved self-closing device is needed on opening to enclosure. A light will be needed in the enclosure.
6. These requirements are only those of the Portland Building Code and does not cover any state regulations.
7. Inspection will need to be made by the Fire Department and electrical inspector before permit can be issued.

Very truly yours,

A. Allan Soule
Acting Building Inspector

A Jim

No. 927-729 Congress St.

May 16, 1967

Eugene Hill House
929 Congress Street

cc to: Eddie Schiro & Ruth Prince, 48 Highland St.
cc to: Corporation Counsel
cc to: Fire Department

Dear Mr. Hillhouse:

Permit to change use of first floor from restaurant to "dance hall" at the above named location is not issuable under the building code because the use is classified as a major assembly hall and therefore would not meet the requirements relating to the fire-resistance of the partition separating the dance hall from another store in the same building. This wall is required to be two-hour fire resistant and to meet this requirement would be very expensive and also difficult to do. As per our conversation we understand that you desire to have the Municipal Officers waive the requirements of the code relating to this separating partition.

If the building code approval is approved the following must be completed before a certificate of occupancy can be issued for this use.

1. Vestibule latches or equivalent are required on all entrances and exit doors. A vestibule latchset is one that anyone may leave the building, even though doors are locked against entrance from the outside, without the use of a key and merely by turning the usual knob or by pressure on the usual thumb latch. All other kinds of locks will need to be removed from these doors.
2. The door leading from the room where baths are located (through area called kitchen on plan) is required to be an exit door.
3. Exit lights with white lights on the outside are required at the rear exit doors.
4. The passageway to the two rear exits are inadequate. The passageway through the kitchen will need to be not less than 34 inches in width. The counter blocking the way to the rear exit door will need to be removed and the cooking equipment that partly blocks this door (width is now only 19") will also have to be moved. The stage in the dance area is too close to the rear exit door on the right side. The fire department requires that the stage be moved away from this door.
5. All doors in the toilet rooms must be made self-closing.
6. Cellar stairs are required to be enclosed in the cellar with partitions of one-hour fire-resistance material. A Class "B" labelled fire door equipped with an approved self-closing device is needed on opening to enclosure. A light will be needed in the enclosure.
7. These requirements are only those of the Portland Building Code and does not cover any State regulations.

Very truly yours,

A. Allan Gule, Inspector

AGM



B2 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure second class
Portland, Maine, March 21, 1968

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 927 Congress Street Within Fire Limits? Dist. No.
Owner's name and address Bessie Schirra & Ruth Sprince, 48 Highland St. Telephone
Lessee's name and address William Economos, 206 Danforth St. Telephone
Contractor's name and address lessee Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building art. & tavern with dancing No. families 4
Last use Apts. " No. families
Material brick No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 100. Fee \$ 2.00

General Description of New Work

To remove non-bearing partition around kitchen on first floor as per plan

3/29/68 - Rejected. no. & not being done here.

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 lessee

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 of lining Kind of heat fuel
Framing Lumber—Kind ; Dressing or size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor , 2nd , 3rd , roof
On centers: 1st floor , 2nd , 3rd , roof
Maximum span: 1st floor , 2nd , 3rd , roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

William Economos

CS 301

INSPECTION COPY

Signature of owner By: William Economos

A.P.- 927-929 Congress St.

May 16, 1967

Eugene Bellancien
929 Congress Street

cc to: Leslie Scurro & Ruth Sprince, 421
cc to: Corporation Counsel
cc to: Fire Department

Dear Mr. Bellancien:

Permit to change use of first floor from restaurant to "Dance Hall" at the above named location is not issuable under the Building Code because the use is classified as a Major Assembly Hall and therefore would not meet the requirements relating to the fire-resistance of the partition separating the dance hall from another store in the same building. This wall is required to be two-hour fire resistant and to meet this requirement would be very expensive and also difficult to do. per our conversation we understand that you desire to have the municipal officers waive the requirements of the code relating to this separating partition.

If the Building Code appeal is approved the following must be completed before a certificate of occupancy can be issued for this use.

1. Vestibule latches or equivalent are required on all entrances and exit doors. A vestibule latchset is one that anyone may leave the building, even though doors are locked against entrance from the outside, without the use of a key and merely by turning the usual knob or by pressure on the usual thumb latch. All other kinds of locks will need to be removed from these doors.

2. The door leading from the room where booths are located (through area call kitchen on plan) is required to be an exit door.

3. Exit lights with white lights on the outside are required at the rear exit doors.

4. The passageways to the two rear exits are inadequate. The passageway through the kitchen will need to be not less than 36 inches in width. The counter blocking the way to the rear exit door will need to be removed and the cooking equipment that partly blocks this door (width is now only 19") will also have to be moved.

The stage in the dance area is too close to the rear exit door on the right side. The Fire Department requires that the stage be moved away from this door.

5. All doors in the toilet rooms must be made self-closing.

6. Cellar stairs are required to be enclosed in the cellar with partitions of one-hour fire-resistance material. A Class "U" labelled fire door equipped with an automatic self-closing device is needed on opening to enclosure. A light will be needed in the enclosure.

7. These requirements are only those of the Portland Building Code and does not cover any State regulations.

Very truly yours,

AAS:m

A. Allan Soule, Inspector

City of Portland, Maine
Municipal Officers
BUILDING CODE

Memorandum 6/5/67

67/36

May 25

, 19 67

To the Municipal Officers:

Your appellants Bessie Schriro & Ruth Sprince, who are the owners of property at 927-929 Congress Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code, to allow a larger dance area to increase the major assembly hall use. This permit is presently not issuable under the Building Code because the partition separating the restaurant from the other uses in the rest of the first story is not constructed so as to provide the absolute separation of not less than two hour fire-resistance required by Section 402-2b of the Code applying to the Major Assembly hall use.

The facts and conditions which make this exception legally permissible are as follows: An exception may be granted if the Municipal Officers find that enforcement of the Building Code would involve practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

Ruth Y Sprince
Appellant

After public hearing held on the 5th day of June, 19 67, the Municipal Officers find that an exception is not necessary to avoid practical difficulty and desirable relief may not be granted without substantially departing from the intent and purpose of the Building Code.

It is, therefore, determined that exception to the Building Code may not be permitted in this specific case.

Harold G. Loring

Charles W. Allen

Ralph Amergian

Daniel B. Felix

Popkins Zakarian

Sidney W. Thaxter

MUNICIPAL OFFICERS

COPY
CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Barnett I. Shur, Acting City Manager
FROM: Gerald E. Mayberry, Director of Building & Inspection Services
SUBJECT: Building Code appeal at 927-729 Congress Street

DATE: May 23, 1967

This location is one which was appealed for a restaurant (Gero's Beer Parlor) with dancing (major assembly hall) in May of 1961 and is being appealed again as a Teen Age Dance Hall with refreshments being provided by food dispensing machines, (major assembly hall). The reason for the second appeal is the increase in the non-conforming use by the enlarged area devoted to dancing.

Next SH Check of the premises at this location against Building Code requirements for a Major Assembly Hall discloses the requirements outlined in the attached copy of letter sent to proprietor. He is able to comply with all requirements except that relating to the fire-resistance of the partition separating the dance hall from another store in the same building. To replace this partition with construction providing two-hour fire-resistance would not only be very expensive but also rather difficult to do.

The dance hall occupies two sections of the building, with two arched openings in the dividing partition, and is in the end of the structure so that all of the enclosing walls, except the partition adjoining the rest of the first story occupancy, are outside walls which are of masonry. The dance area is to be in that part of the first floor farthest removed from the partition in question with booths in that section near the partition.

This partition of wood studs and plaster would present more of a hazard naturally than masonry walls, particularly with a large amount of cigarette smoking. In view of past performances at this location I think that other departments such as the Police, Fire and Health Departments should be consulted for their recommendations.

The Municipal Officers have authority to waive the requirements of the Code relating to this separating partition, if they see fit to do so. If the appeal is granted, the proprietor is prepared to provide compliance with all other requirements of the Code applying to this establishment so that a license involving dancing can be approved by this department.

Gerald E. Mayberry

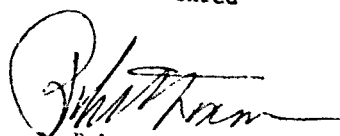
GEN:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Gerals Mayberry, Director Building Inspection Dept. DATE: June 6, 1967
FROM: Robert W. Donovan, Assistant Corporation Counsel
SUBJECT: Building Code Appeal

Attached please find file in connection with appeal heard
by the Municipal Officers on June 5, 1967:

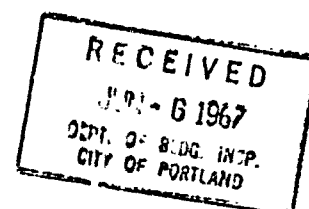
Bessie Schriro & Ruth Sprince--927-929 Congress Street--
Building Code--Denied



Robert W. Donovan
Assistant Corporation Counsel

RWD/h
enclosure

cc: City Clerk (with copy of decision)
Planning Board



GERALD E. MAYBERRY
DIRECTOR OF BUILDING INSPECTION

To: Barnett I Shur, Acting City Manager
PORTLAND, MAINE
Building Inspection

329 Congress St.

May 16, 1967

cc to: Bessie Schriro & Ruth Sprince, 48 Highland St.
cc to: Corporation Counsel
cc to: Fire Department

Dear Mr. Bellanseau:

Permit to change use of first floor from restaurant to "Dance Hall" at the above named location is not issuable under the Building Code because the use is classified as a Major Assembly Hall and therefore would not meet the requirements relating to the fire-resistance of the partition separating the dance hall from another store in the same building. This wall is required to be two-hour fire resistant and to meet this requirement would be very expensive and also difficult to do. As per our conversation we understand that you desire to have the Municipal Officers waive the requirements of the code relating to this separating partition.

If the Building Code appeal is approved the following must be completed before a certificate of occupancy can be issued for this use.

1. Vestibule latchsets or equivalent are required on all entrances and exit doors. A vestibule latchset is one that anyone may leave the building, even though doors are locked against entrance from the outside, without the use of a key and merely by turning the usual knob or by pressure on the usual thumb latch. All other kinds of locks will need to be removed from these doors.
2. The door leading from the room where booths are located (through area called kitchen on plan) is required to be an exit door.
3. Exit lights with white lights on the outside are required at the rear exit doors.
4. The passageways to the two rear exits are inadequate. The passageway through the kitchen will need to be not less than 34 inches in width. The counter blocking the way to the rear exit door will need to be removed and the cooking equipment that partly blocks this door (width is now only 19") will also have to be moved.

The stage in the dance area is too close to the rear exit door on the right side. The Fire Department requires that the stage be moved away from this door.

5. All doors in the toilet rooms must be made self-closing.
6. Cellar stairs are required to be enclosed in the cellar with partitions of one-hour fire-resistance material. A Class "C" labelled fire door equipped with an approved self-closing device is needed on opening to enclosure. A light will be needed in the enclosure.
7. These requirements are only those of the Portland Building Code and does not cover any State regulations.

Very truly yours,

A. Allen Soule, Inspector

AAS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: May 23, 1967

TO: Barnett I. Shur, Acting City Manager
FROM: Gerald E. Mayberry, Director of Building & Inspection Services
SUBJECT: Building Code appeal at 927-929 Congress Street

This location is one which was appealed for a restaurant (Gero's Beer Parlor) with dancing (major assembly hall) in May of 1961 and is being appealed again as a Teen Age Dance Hall with refreshments being provided by food dispensing machines, (major assembly hall). The reason for the second appeal is the increase in the non-conforming use by the enlarged area devoted to dancing.

Check of the premises at this location against Building Code requirements for a Major Assembly Hall discloses the requirements outlined in the attached copy of letter sent to proprietor. He is able to comply with all requirements except that relating to the fire-resistance of the partition separating the dance hall from another store in the same building. To replace this partition with construction providing two-hour fire-resistance would not only be very expensive but also rather difficult to do.

The dance hall occupies two sections of the building, with two arched openings in the dividing partition, and is in the end of the structure so that all of the enclosing walls, except the partition adjoining the rest of the first story occupancy, are outside walls which are of masonry. The dance area is to be in that part of the first floor farthest removed from the partition in question with booths in that section near the partition.

This partition of wood studs and plaster would present more of a hazard naturally than masonry walls particularly with a large amount of cigarette smoking. In view of past performances at this location I think that other departments such as the Police, Fire and Health Departments should be consulted for their recommendations.

The Municipal Officers have authority to waive the requirements of the Code relating to this separating partition, if they see fit to do so. If the appeal is granted, the proprietor is prepared to provide compliance with all other requirements of the Code applying to this establishment so that a license involving dancing can be approved by this department.

Gerald E. Mayberry

GEM:AM

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: May 23, 1967

TO: Barnett I. Shur, Acting City Manager
FROM: Gerald E. Mayberry, Director of Building & Inspection Services
SUBJECT: Building Code appeal at 927-929 Congress Street

This location is one which was appealed for a restaurant (Cero's Beer Parlor) with dancing (major assembly hall) in May of 1961 and is being appealed again as a Teen Age Dance Hall with refreshments being provided by food dispensing machine, (major assembly hall). The reason for the second appeal is the increase in the non-conforming use by the enlarged area devoted to dancing.

Check of the premises at this location against Building Code requirements for a Major Assembly Hall discloses the requirements outlined in the attached copy of letter sent to proprietor. He is able to comply with all requirements except that relating to the fire-resistance of the partition separating the dance hall from another store in the same building. To replace this partition with construction providing two-hour fire-resistance would not only be very expensive but also rather difficult to do.

The dance hall occupies two sections of the building, with two arched openings in the dividing partition, and is in the end of the structure so that all of the enclosing walls, except the partition adjoining the rest of the first story occupancy, are outside walls which are of masonry. The dance area is to be in that part of the first floor farthest removed from the partition in question with booths in that section near the partition.

This partition of wood studs and plaster would present more of a hazard naturally than masonry walls particularly with a large amount of cigarette smoking. In view of past performances at this location I think that other departments such as the Police, Fire and Health Departments should be consulted for their recommendations.

The Municipal Officers have authorized me to waive the requirements of the Code relating to this separating partition, or they see fit to do so. If the appeal is granted, the proprietor is prepared to provide compliance with all other requirements of the Code applying to this establishment so that a license involving dancing can be approved by this department.

Gerald E. Mayberry
Gerald E. Mayberry

GEM:m

City of Portland, Maine
Municipal Officers
BUILDING CODE

May 25, 1967

To the Municipal Officers:

Your appellants **Bessie Schiro & Ruth Sprinco**, who are the owners of property at **927-929 Congress Street**, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code, to allow a larger dance area to increase the major assembly hall use. This permit is properly not issuable under the Building Code because the partition separating the restaurant from the other uses in the rest of the first story is not constructed so as to provide the absolute separation of not less than two hour fire-resistance required by Section 402-2a of the Code applying to the major Assembly hall use.

The facts and conditions which make this exception legally permissible are as follows: An exception may be granted if the Municipal Officers find that enforcement of the Building Code would involve practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

Appellant

After public hearing held on the _____ day of _____, 19 _____, the Municipal Officers find that an exception is

It is, therefore, determined that exception to the Building Code may _____ be permitted in this specific case.

Harold G. Loring

Charles W. Allen

Ralph Amergian

Daniel B. Felix

Popkins Zakarian

Sidney W. Thaxter

MUNICIPAL OFFICERS

Re: 929 Congress Street

April 25, 1967

Eugene Bellaneau
147 Cumberland Avenue

cc to: City Clerk - Att: Stephen Daffery

Dear Mr. Bellaneau:

This department is unable to approve a license for dancing only at the above address until a permit is filed for this use at this office, Room 113, City Hall. It will be necessary at the time that the permit is filed to give us all information on what may be involved besides dancing, if anything. We will need two layout plans of the area involved with a definite scale. It will need to show entrances and exits with type of door hardware, toilet rooms, stairways and bar, tables, chairs, booths if any. Exit lights and outside white lights for exit doors are to be shown.

If any information is desired on the above please contact this office. (Building and Inspection Services).

Very truly yours,

A. Allan Soule
Inspector

AAS:m

EB
15
(enc)

Mr. J. J. Harding, Mayor

Ben G. K. 312

CITY OF PORTLAND, MAINE
OFFICE OF THE CITY CLERK

4 24 1967

To the Municipal Officers:

The undersigned hereby applies for a DANCING AND ENTERTAINMENT permit period *May 2*
1967 to *Dec. 31* 1967 inclusive.

Name of applicant: *Acil York Jr. & Sons 910 1/2 Presque Isle* 81
Address *147 Cumberland Ave.* Telephone *774-5588*

Date of Birth *7-29-28* Place of Birth *Hartford, Conn.*

Firm Name of Trade Name *Rock - N - Roll* Address *296 Congress St.*

Check One Sole Proprietor ☐ Partnership ☒ Corporation ☐

Name and Address of Manager *Rock* Telephone _____

List of all Employees

Name	Address	Position
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Maximum capacity of entire establishment _____

Have you ever been arrested, indicted, convicted for any violation of the law. Yes: _____
No: ☒

Attach to this application a Plan ~~to be drawn~~ to a definite scale, preferably 1/4" to 1' showing entire floor plan of each floor used with dimensions and diagram of dance floors, entrances and exits with type of door hardware, bar, tables, chairs, booths, toilet rooms, stairways and fire escapes. Indicate all room and exit lights.

Certificate of Applicant's

Read carefully before signing.

I hereby certify that all statements made in this application are true, and I agree and understand that any mis-statements of material facts herein will result in refusal of license or revocation of same if one has been granted to me.

Signature of Applicant *Eugene Bellavance 1 Acil York Jr.*

Building Inspector

Approved _____

Disapproved _____

Comment _____

Chief of Fire Department

Approved _____

Disapproved _____

Comment _____

Health Officer

Approved _____

Disapproved _____

Comment _____

Chief of Police

Approved _____

Disapproved _____

Comment _____

License Inspector

Approved _____

Disapproved _____

Comment _____

R2 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, May 11, 1967

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 929 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Bessie Schriro & Ruth Sprince, 48 Highland St. Telephone _____
 Lessee's name and address Eugene Bellanceau, 27 Smith St. ("The Big Tent") Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans YES No. of sheets 2
 Proposed use of building _____ (Dance Hall) No. families _____
 Last use _____ restaurant & dancing. No. families _____
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

The Change Use of first floor from restaurant to "Dance Hall", no alterations.

*Belg code appeal
denied 6/5/67*

Sent to Fire Dept. 5/11/67
 Rec'd from Fire Dept. 5/12/67

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** Mr. Bellanceau-929 Congress St.

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

Eugene Bellanceau

CS 301

INSPECTION COPY

Signature of owner

by:

Eugene Bellanceau

Permit No. 471

Location 929 Carson Street

Owner Edward J. Belmont

Date of permit 5/67

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Taking Out Notice

Form Check Notice

[illegible]

THE

THE

NOTES

Location	929 Lincoln Street
Owner	Russell Beclaus
Date of permit	5/1/67
Notif. closing-in	
Occup. closing-in	
Final Notif.	
Final Inspn.	
Permit. of Occupancy issued	
Leaving Out Notice	
Final Check Notice	

(61)

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert W. Donovan, Assistant Corporation Counsel DATE: May 12, 1961
FROM: Albert J. Sears, Building Inspection Director
SUBJECT: Building Code appeal at 927-929 Congress Street.

This location is one of the restaurants or beer parlors where an application for a license for dancing has been filed. Under the Building Code a place where food or drink is served for consumption on the premises which accommodates more than 20 persons is classified as a Minor Assembly Hall, but any such place where dancing is indulged in by the patrons must be classified as a Major Assembly Hall.

Check of the premises at this location against Building Code requirements for a Major Assembly Hall discloses the requirements outlined in the attached copy of letter sent to proprietor. He is able to comply with all requirements except that relating to the fire-resistance of the partition separating the restaurant from another store in the same building. To replace this partition with construction providing two-hour fire-resistance would not only be very expensive but also rather difficult to do.

The restaurant occupies two sections of the building, with two arched openings in the dividing partition, and is in the end of the structure so that all of the enclosing walls, except the partition adjoining the rest of the first story occupancy, are outside walls which are of masonry. In view of this fact and because the dancing area is to be in that part of the restaurant farthest removed from the partition in question, it is my belief that the existing partition of wood studs and plaster would present no particular hazard to patrons of the restaurant and that it would be a hardship to require its replacement. Capt. Flaherty of the Fire Department agrees with me in this belief.

Under such circumstances the Municipal Officers have authority to waive the requirement of the Code relating to this separating partition, if they see fit to do so. The purpose of the appeal is to accomplish this result. If the appeal is granted, the proprietor is prepared to provide compliance with all other requirements of the Code applying to this establishment so that a license involving dancing can be approved by this department.

Very truly yours,

AJS/jg

Building Inspection Director

cc to: Fire Department

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: May 12, 1961

TO: Arthur H. Duffett, City Clerk
FROM: Albert J. Sears, Building Inspection Director
SUBJECT: Building Code requirements to allow dancing in beer parlor at
927-929 Congress Street.

Attached herewith is copy of letter to proprietor of restaurant at 927 Congress Street. He is prepared to comply with all requirements except that relating to the type of construction of the partition between his quarters and another occupancy in the same building. He has filed a Building Code appeal to be relieved from compliance with this requirement.

Very truly yours,

AJS/jg

Building Inspection Director

City of Portland, Maine
Municipal Officers
BUILDING CODE

*Sustained 5/15/61
6/1/35*

May 12, 1961, 19

To the Municipal Officers:

Your appellant, Elizabeth L. Goodman, who is the owner of property at 927-929 Congress Street, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code.

Building permit for alterations to restaurant in first story of building at the above named location to allow dancing therein, thus changing its use from a minor to a major assembly hall, is not issuable under the Building Code because the partition separating the restaurant from the other uses in the rest of the first story is not constructed so as to provide the absolute separation of at not less than two-hour fire-resistance required by Section 22-b-2 of the Code applying to the major assembly hall use.

The facts and conditions which make this exception legally permissible are as follows: An exception may be granted if the Municipal Officers find that enforcement of the Building Code would involve practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Code.

Elizabeth L. Goodman
Appellant

After public hearing held on the 15th day of May, 1961, the Municipal Officers find that an exception is necessary to avoid practical difficulty and desirable relief may be granted without substantially departing from the intent and purpose of the Building Code.

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

George E. Smith
John J. Higgins
Edmund A. Smith
John E. Ball Jr.
Daniel P. Foley
Joseph J. Renshaw
MUNICIPAL OFFICERS

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert W. Donovan, Assistant Corporation Counsel DATE: May 12, 1961
FROM: Albert J. Sears, Building Inspection Director
SUBJECT: Building Code appeal at 927-929 Congress Street.

This location is one of the restaurants or beer parlors where an application for a license for dancing has been filed. Under the Building Code a place where food or drink is served for consumption on the premises which accommodates more than 20 persons is classified as a Minor Assembly Hall, but any such place where dancing is indulged in by the patrons must be classified as a Major Assembly Hall.

Check of the premises at this location against Building Code requirements for a Major Assembly Hall discloses the requirements outlined in the attached copy of letter sent to proprietor. He is able to comply with all requirements except that relating to the fire-resistance of the partition separating the restaurant from another store in the same building.) To replace this partition with construction providing two-hour fire-resistance would not only be very expensive but also rather difficult to do.

The restaurant occupies two sections of the building, with two arched openings in the dividing partition, and is in the end of the structure so that all of the enclosing walls, except the partition adjoining the rest of the first story occupancy, are outside walls which are of masonry. In view of this fact and because the dancing area is to be in that part of the restaurant farthest removed from the partition in question, it is my belief that the existing partition of wood studs and plaster would present no particular hazard to patrons of the restaurant and that it would be a hardship to require its replacement. Capt. Flaherty of the Fire Department agrees with me in this belief.

Under such circumstances the Municipal Officers have authority to waive the requirement of the Code relating to this separating partition, if they see fit to do so. The purpose of the appeal is to accomplish this result. If the appeal is granted, the proprietor is prepared to provide compliance with all other requirements of the Code applying to this establishment so that a license involving dancing can be approved by this department.

Very truly yours,

AJS/jg

Albert J. Sears
Building Inspection Director

Copy

AP- 927-929 Congress Street May 9, 1961

Mr. Joseph Giordano
927 Congress Street

cc to: Mrs. Elizabeth L. Goodman
18 Sherman Street
cc to: Fire Department

Dear Mr. Giordano:

Check of plan filed with application for permit for alterations to restaurant at the above named location to permit dancing therein discloses variances from and questions as to compliance with building code requirements as listed below. Before a permit can be issued it is necessary that information indicating compliance with requirements be furnished for checking and approval by this department. Details in question are as follows:

1. Size and material of lintel over new opening in front part of dividing partition needs to be furnished. If this is a masonry wall, a steel lintel will be needed and information provided accordingly.
2. The exit from the rear of the restaurant is inadequate in that passage through the kitchen is necessary, in that some parts of passageway are much less than the required three feet in width, and in that the exit door is less than 34 inches in width. It will therefore be necessary to provide a new exit door in rear wall of lounge section with platform and steps outside if necessary. Door will need to be not less than 36 inches wide, and to swing outward in direction of exit travel without any step down at the doorway greater than the thickness of the usual threshold. An exit light with white light on the outside on the same circuit will be needed over this door. Another exit light will be needed on the bar side of the rear opening in dividing partition. There may be a question of the closeness of any new platform and steps to property lines, but this cannot be determined until location of new doorway is known. Information as to framing and foundation of platform and rise and tread of steps will need to be furnished.
3. Vestibule latch sets so installed that anyone may leave the building, even though doors are locked against entrance from the outside, without the use of a key and merely by turning the usual knob or by pressure on the usual thumb latch will be needed on all entrance and exit doors. All locks of any other kind will need to be removed from these doors.
4. Cellar stairs are required to be enclosed in the cellar with partitions of one-hour fire-resistance constructed without the use of combustible material. A Class "C" labelled fire door equipped with an approved self-closing device will be needed on opening to enclosure. A light will be needed in the enclosure. A plan showing location and details of enclosure will need to be furnished for checking.

Mr. Joseph Giordano

Page 2

May 9, 1961

5. The Fire Department will also require installation of an approved emergency lighting system capable of cutting in automatically and of keeping exit lighting in operation for 90 minutes should there be a failure in the normal supply of electricity.

Approval of license involving dancing at this location can only be given by this department only after all of the above details have been cared for in a satisfactory manner.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

P.S.: Further investigation indicates that the partition between the bar section and the rest of the first story probably consists of wood studs covered with wood lath and plaster. Such construction does not provide the absolute two-hour fire-resistance required by Section 212-b-2 of the Building Code and probably cannot be made to do so without replacement using incombustible materials. You have the right under Section 115-a-1 of the Code to ask the Municipal Officers from relief from compliance with this particular requirement if you so desire, but there is no way of telling in advance what action they might take on such an appeal. We will be glad to explain appeal procedure upon request.

This check has been made only against requirements of the Portland Building Code and does not cover any check as regards compliance with State regulations governing safety features of buildings throughout the State as promulgated by the Insurance Commissioner, State House, Augusta, Maine, application of which may be involved in the change of use proposed.

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP- 927-929 Congress Street
May 11, 1961

Mr. Joseph Giordano
927 Congress Street

cc to: Mrs. Elizabeth L. Goodman
18 Sherman Street
cc to: Corporation Counsel

Dear Mr. Giordano:

Building permit for alterations to restaurant in first story of building at the above named location to allow dancing therein, thus changing its use from a minor to a major assembly hall, is not issuable under the Building Code because the partition separating the restaurant from the other uses in the rest of the first story is not constructed so as to provide the absolute separation of at not less than two-hour fire-resistance required by Section 212-b-2 of the Code applying to the major assembly hall use.

We understand that you would like to exercise your appeal rights concerning this discrepancy as provided by Section 115-a-1 of the Code. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



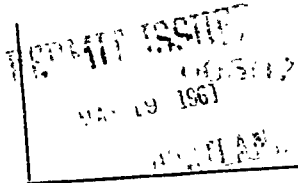
Class of Building or Type of Structure
Portland, Maine,

R2 BUSINESS ZONE

APPLICATION FOR PERMIT

2nd class

May 2, 1961



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 927 Congress St. Within Fire Limits? 16 Dist. No. 16
Owner's name and address Elizabeth Goodman, 180 Sheraton St. Telephone 180
Lessee's name and address Joseph Giordano (Giro's) 927 Congress St. Telephone 180
Contractor's name and address _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Stores & Apartments & Restaurant No. families _____
Last use _____ " " " " No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 1.00
Estimated cost \$ _____

General Description of New Work

For change of use from Minor to Major Assembly Hall with a plan of arrangement filed with application. (Dancing)

Permit Issued with Letter

Sent to Fire Dept. 5/8/61
Rec'd from Fire Dept. 5/9/61

Blk 1 code Appeal sustained 5/15/61

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** lessee-Joseph Giordano 927 Congress St.

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 _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Corner posts _____ Sills _____
Framing Lumber-Kind _____ Dressed or full size? _____ Size _____ Max. on centers _____
Size Girder _____ Columns under girders _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 ft
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 a
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed?

Miscellaneous

Will work require disturbing of any tree on a
Will there be in charge of the above work
see that the State and City requiremen
observed? yes
Joseph Giordano (Giro's)

APPROVED:

Carl F. Johnson
CHIEF OF FIRE DEPT.

CS 301

INSPECTION COPY

Signature of owner

by:

Joseph Giordano

NOTES

5-31-61 Ramp const.
 OK Fire door & closer
 on cellar stairs.
 Hdwr OK
 6-1-61 Completed

Permit No. 61/507
 Location 937-939 Langston St.
 Owner Joseph L. Williams
 Date of permit 5/19/61
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of occupancy issued 6/2/61
 Staking Out Notice
 Form Check Notice

Exit lights OK ✓
 Plaster walls stairway ✓
 Arch Header. ✓

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 927-929 Congress St.

Issued to Joseph Giordano
927 Congress St.

Date of Issue June 1, 1961

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. 61/507, 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

First Floor (Lounge Area)

APPROVED OCCUPANCY

Major Assembly Hall

Limiting Conditions.

This certificate supersedes
certificate issued

Approved:

(Date) Nelson F. Cartwright
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.

AP-927-929 Congress Street

May 19, 1961

Mr. Joseph Giordano
927 Congress Street

cc to: Mrs. Elizabeth L. Groden
18 Sherman Street
cc to: Fire Department

Dear Mr. Giordano:

Permit for alterations to restaurant at the above named location to permit drawing therein is issued herewith based on revised plan filed May 18, 1961, but subject to the following conditions:

1. Any new partition work needed to complete the enclosure of the cellar stairs is to be of the same material and thickness as the existing construction. The (Class "C" labelled fire door on opening to the enclosure is required to be hung in an all metal (not metal covered wood) frame.
2. Any openings in the masonry wall separating the cellar beneath restaurant from that of the adjoining store space are to be filled tightly with masonry.
3. Any places on wood stud partition separating those two areas where wood lathing is exposed are to be covered with plaster.
4. Rail along edge of new egress hallway is to be at least 34 inches high instead of the 32 inches indicated on plan.
5. Both white lights on the outside of the building are to be on the same circuit as the exit lights.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS/JS

AP- 927-929 Congress Street

May 9, 1961

Mr. Joseph Giordano
927 Congress Street

cc to: Mrs. Elizabeth L. Goodman
18 Sherman Street
cc to: Fire Department

Dear Mr. Giordano:

Check of plan filed with application for permit for alterations to restaurant at the above named location to permit dancing therein discloses variances from and questions as to compliance with Building Code requirements as listed below. Before a permit can be issued it is necessary that information indicating compliance with requirements be furnished for checking and approval by this department. Details in question are as follows:

1. Size and material of lintel over new opening in front part of dividing partition needs to be furnished. If this is a masonry wall, a steel lintel will be needed and information provided accordingly.
2. The exit from the rear of the restaurant is inadequate in that passage through the kitchen is necessary, in that some parts of passageway are much less than the required three feet in width, and in that the exit door is less than 34 inches in width. It will therefore be necessary to provide a new exit door in rear wall of lounge section with platform and steps outside if necessary. Door will need to be not less than 36 inches wide, and to swing outward in direction of exit travel without any step down at the doorway greater than the thickness of the usual threshold. An exit light with white light on the outside on the same circuit will be needed over this door. Another exit light will be needed on the bar side of the rear opening in dividing partition. There may be a question of the closeness of any new platform and steps to property lines, but this cannot be determined until location of new doorway is known. Information as to framing and foundation of platform and rise and tread of steps will need to be furnished.
3. Vestibule latch sets so installed that anyone may leave the building, even though doors are locked against entrance from the outside, without the use of a key and merely by turning the usual knob or by pressure on the usual thumb latch will be needed on all entrance and exit doors. All locks of any other kind will need to be removed from these doors.
4. Cellar stairs are required to be enclosed in the cellar with partitions of one-hour fire-resistance constructed without the use of combustible material. A Class "C" labelled fire door equipped with an approved self-closing device will be needed on opening to enclosure. A light will be needed in the enclosure. A plan showing location and details of enclosure will need to be furnished for checking.

Mr. Joseph Giordano

Page 2

May 9, 1961

5. The Fire Department will also require installation of an approved emergency lighting system capable of cutting in automatically and of keeping exit lighting in operation for 30 minutes should there be a failure in the normal supply of electricity.

Approval of license involving dancing at this location can only be given by this department only after all of the above details have been cared for in a satisfactory manner.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

P.S.: Further investigation indicates that the partition between the bar section and the rest of the first story probably consists of wood studs covered with wood lath and plaster. Such construction does not provide the absolute two-hour fire-resistance required by Section 212-b-2 of the Building Code and probably cannot be made to do so without replacement using incombustible materials. You have the right under Section 115-a-1 of the Code to ask the Municipal Officers from relief from compliance with this particular requirement if you so desire, but there is no way of telling in advance what action they might take on such an appeal. We will be glad to explain appeal procedure upon request.

This check has been made only against requirements of the Portland Building Code and does not cover any check as regards compliance with State regulations governing safety features of buildings throughout the State as promulgated by the Insurance Commissioner, State House, Augusta, Maine, application of which may be involved in the change of use proposed.

INTER-OFFICE CORRESPONDENCE

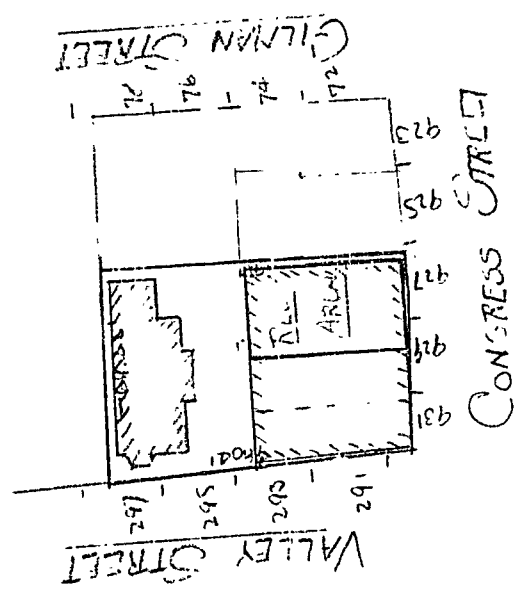
CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

To: Mr. Albert J. Sears, Building Inspector DATE: May 9, 1961
From: Carl P. Johnson, Chief of Fire Dept. SUBJECT: Change of use from
Minor to Major Assembly
Hall at 927-929 Congress St.

This permit is approved by this department but subject to the conditions which follow:

1. A question as to whether or not a crowd could get out through the kitchen in case of panic or any other emergency to reach the rear exit. In view of this uncertainty, this department recommends that the rear exit door be relocated so as to be accessible from the section of hall used for dancing. *OK*
2. Provide standard exit light sign over the rear exit door and the usual white light outside of this doorway, both controlled by the exit sign switch. *OK*
3. Provide emergency lighting system so that in case of failure of the normal current it will cut in automatically and of sufficient capacity to carry means of exit lighting for at least 30 minutes. *11/26*

Carl P. Johnson



*1. Building
2. City*

AP- 927-729 Congress Street

May 11, 1961

Mr. Joseph Giordano
927 Congress Street

cc to: Mrs. Elizabeth L. Goodman
18 Sherman Street
cc to: Corporation Counsel

Dear Mr. Giordano:

Building permit for alterations to restaurant in first story of building at the above named location to allow dancing therein, thus changing its use from a minor to a major assembly hall, is not issuable under the Building Code because the partition separating the restaurant from the other uses in the rest of the first story is not constructed so as to provide the absolute separation of at not less than two-hour fire-resistance required by Section 212-b-2 of the Code applying to the major assembly hall use.

We understand that you would like to exercise your appeal rights concerning this discrepancy as provided by Section 115-a-1 of the Code. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m