

1068-1070 CONGRESS STREET

STAMP
MAKER

Full cut # 920R - Half cut # 920H - Third cut # 920T - Fifth cut # 920F



APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine

Nov. 20, 1972

PERMIT ISSUED

NOV 20 1972

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 1068 Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address _____ Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Ralph Romano Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use _____ Apartment house No. families 3
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ _____
Estimated cost \$ _____

General Description of New Work

To demolish existing 30 story frame apartment house

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

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

APPROVED:

CS 301

FILE COPY

Signature of owner

Ralph Romano

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #1068-1070 Congress St.

Date of Issue November 26, 1968

Issued to Lawrence D Cokutis
94 Whitney Ave.

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. _____, 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

Area as shown on plot plan.

APPROVED OCCUPANCY

Off-street parking for
two passenger cars.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
(Date) Inspector

Inspector of Buildings

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

1, 1070 Congress. St - 10/23/68 - A/12
Parking - 2 cars
RL

CHECK AGAINST ZONING ORDINANCE

✓ Date - Before 4/5/57
✓ Zone Location - RL
✓ Interior or corner lot -
✓ 40 ft setback area? (Section 21) 100
✓ Use - Parking 2 cars
✓ Sewage Disposal -
✓ Rear Yards - 40' - O.K. - Reg. None
→ Side Yards - 1' - Reg. - 5'
✓ Front Yards - 3' - Reg. None
Projections -
Height -
Lot Area -
Building Area -
Area per Family -
Width of Lot -
Lot Frontage -
✓ Off-street Parking -

8-1079

1068-1070 Congress St.

Oct. 24, 1968

Lawrence D. Cekutis
94 Whitney Avenue

cc to: Corporation Counsel

Dear Mr. Cekutis:

Certificate of occupancy for off-street parking for two motor vehicles, each space being 8x18, at the above named location is not issuable under the Zoning Ordinance because these parking areas which are located on the right of the dwelling as you face it from the street will be only one foot from the side lot line instead of the required five feet which is contrary to the provisions of Section 602.14F of the Ordinance applying to the R-6 Residential Zone in which the property is located.

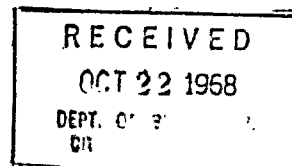
We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection

AAS:m

- Lot at 1068-1070 Progress Mnt -



8-1070

Colony
100 Military Avenue
Portland, Maine
September 20, 1968

City Council
Portland, Maine
Subject-- Variance of 5 feet
Bill for a driveway on the
family house, on a 10 foot lot
Lot at 100-101 Congress Street
On city sheet #67--State lot #622
Dear Sir:

I would like to have a curb removed so I can make a driveway on the
right side of my building, and would like to use all the space from the
building to my line which is a distance of ten feet.

The State owns the next lot part of which will be used as an off
ramp for the interstate on Congress Street. I do not believe the State
would object to my going up to my line, as they are only going to use
part of their lot which they have #622.

Yours very truly,
Lawrence E. Cakutis

RECEIVED
OCT 22 1968
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

PERMIT ISSUED

NOV 4 '68

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES OF PORTLAND

Location 1068-1070 Congress St. Portland, Maine October 22, 1968
Zone R6 RESIDENCE ZONE

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for parking area

as set forth on the attached site plan (made by Lawrence D. Cekutis whose address is 94 Whitney Ave.) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Lawrence D. Cekutis, 94 Whitney Ave.

Lessee (name, address and phone number) " " " "

Is proposed use to be accessory to a building or other use on this lot? yes
If so, what is use of building or other use Apt. Bldg.

If off-street parking is sought, what is proposed maximum number of vehicles to be parked--passenger cars? 2, commercial vehicles? none.

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)? yes
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? yes

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? yes

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? yes

Signature of Owner Lawrence D. Cekutis

\$2.00 -fee paid 10-22-'68

By _____
(duly authorized thereto)

Appeal sustained 10/31/68 *****

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To: Lawrence D. Cekutis
94 Whitney Ave.
Portland Maine

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below--notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) 11/4/68

Richard J. [Signature]
Inspector of Buildings

INSPECTION COPY

11-26-68 Completed - except curb cuts AW

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

B 5 Pa 10/25/68
Granted 10/31/68
68/92

MISCELLANEOUS APPEAL

Lawrence D. Celutis, owner of property at 1063-1070 Congress Street
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: off-street parking
for two motor vehicles, each space being 8x18. This permit is presently not
issuable under the Zoning Ordinance because these parking areas, which are located
on the right of the dwelling, will be only one foot from the side lot line instead
of the required five feet which is contrary to the provisions of Section 602.14F
of the Ordinance applying to the R-6 Residence Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find
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.

Lawrence D. Celutis
APPELLANT

DECISION

After public hearing held October 31, 1968, 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.

BOARD OF APPEALS

William J. Smith
Harry W. Smith
John R. Smith

DATE: October 31, 1968

HEARING OF APPEAL UNDER THE ZONING ORDINANCE OF Lawrence Dekuti.

AT 1068-1070 Congress Street

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

BOARD OF APPEALS

	YES	NO
Franklin G. Hinkle	(x)	()
W.B. Kirkpatrick	(x)	()
Ralph L. Young	(x)	()
Harry M. Schwartz	(x)	()

Record of Hearing

1068-1070 Congress St.

Oct. 24, 1968

Lawrence D. Cekutis
94 Whitney Avenue

cc to: Corporation Counsel

Dear Mr. Cekutis:

Certificate of occupancy for off-street parking for two motor vehicles, each space being 6x18, at the above named location is not issuable under the Zoning Ordinance because these parking areas which are located on the right of the dwelling as you face it from the street will be only one foot from the side lot line instead of the required five feet which is contrary to the provisions of Section 602.14F of the Ordinance applying to the R-6 Residential Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection

AAS:m

772-2021

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

October 25, 1968

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, October 31, 1968 at 4:00 p.m. to hear the appeal of Lawrence D. Cakutis requesting an exception to the Zoning Ordinance to provide an off-street parking area for two motor vehicles at 1068-1070 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because this parking area is proposed only one foot from the side lot line instead of the required five feet which is contrary to the provisions of Section 602.14F of the Ordinance applying to the R-6 Residential 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

b

cc: Louise G. Sangillo
1066 Congress St.

Midreco Inc.
234 Middle St.

Mr. Lawrence Cekutis
94 Whitney Ave.

Dear Mr. Cekutis:

October 31, 1968

Lot at 1068-1070 Congress Street -

Sept. 24, 1968

Lawrence D. Cekutis
94 Pittman Avenue

Dear Mr. Cekutis:

In answer to your letter of Sept. 19th, 1968, it will be necessary for you to bring to this office at Room 113, City Hall, a plot plan showing the location of the number of parking spaces that you desire, showing the distances to the side lot line and to the street line as well as the distance from the dwelling to the side lot line where the parking is to be located. Each parking space must be at least 8 feet by 18 feet. It will be necessary for you to apply for a certificate of occupancy at this office at the time you bring in required plot plan.

If the above is approved; we will notify the Traffic Engineer of the curb cut that you desire at this location.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection

Ans:m

Cekutis

94 Whitney Avenue

Portland, Maine

September 19, 1968

City Council

Portland, Maine

Subject-- Varieme on 5 feet

Rule for a driveway on a three
family house, on a 50x100 feet

Lot at 1068-1070 Congress Street

On city sheet #67---State lot #622

Dear Sir:

I would like to have a curb removed so I may make a driveway on the right side of my building, and would like to use all the space from the building to my line which is a distance of ten feet.

The State owns the next lot part of which will be used as an off ramp for the interstate on Congress Street. I do not believe the State would object to my going up to my line, as they are only going to use part of their lot which they have #623.

Yours very truly,

Lawrence D. Cekutis



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Dec. 29, 1967.....

PERMIT ISSUED
00983
JAN 23 1957
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	1070 31 st Street St.	Use of Building	Office	No. Stories	3	New Building Existing "
Name and address of owner of appliance	Lester L. Larson, 1070 31 st Street St.					
Installer's name and address	Portland Portland Co.,	Telephone				

General Description of Work

To install one gas-fired 302-2LL Roberts Appliance conversion burner to heat second floor only in place of steam coal fired heat

IF HEATER, OR POWER BOILER

Location of appliance	Any burnable material in floor surface or beneath?	
If so, how protected?	Kind of fuel?	
Minimum distance to burnable material, from top of appliance or casing top of furnace		
From top of smoke pipe	From front of appliance	From sides or back of appliance
Size of chimney flue	Other connections to same flue	
If gas fired, how vented?	Rated maximum demand per hour	
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?		

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 Yes Make McDonnell Miller No. 67	
Will all tanks be more than five feet from any flame?	How many tanks are there?
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

equipped with automatic safety shutoff

Amount of fee enclosed: 2.00 (for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 9-29-67 *RD*

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

Fort and Light Co.

CS 300

Signature of Installer^B

B.:

INSPECTION COPY

C. Lighton

20

Permit No. 67/983
Location 1070 Congress Street
Owner Jettie M. Quinn
Date of permit 9/29/67
Approved 10 11 1967 by

NOTES

10/2 not started by



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 13, 1964

1964
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 1070 Congress St.
Use of Building Apt. house
Name and address of owner of appliance Miles Anderson, 1070 Congress St.
Installer's name and address Gould Farmer Company of Maine Inc 70 Free St. Telephone No. Stories 3
Existing Building

General Description of Work

To install steam heating system and oil burning equipment in place of coal-fired steam heat, third floor only.

IF HEATER, OR POWER BOILER

Location of appliance Basement
If so, how protected? Any burnable material in floor surface or beneath? none
Minimum distance to burnable material, from top of appliance or casing top of furnace Kind of fuel? oil
From top of smoke pipe 3' From front of appliance 4' From sides or back of appliance 3'
Size of chimney flue 24" Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Crane-Aunt type
Will operator be always in attendance? Labeled by underwriters' laboratories? yes
Type of floor beneath burner concrete Does oil supply line feed from top or bottom of tank? bottom
Location of oil storage basement Size of vent pipe 1 1/2"
Low water shut off yes Number and capacity of tanks 275 gal.
Will all tanks be more than five feet from any flame? yes Make McDougal
Total capacity of any existing storage tanks for furnace burners No. 46
How many tanks enclosed?

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Boiler set in by Wilbur F Blake Inc.

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

APPROVED:

OK 3-13-64 (A)

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.

Gould Farmer Company of Maine Inc/

Signature of Installer

D. J. Kelly

INSPECTION CCPT

