

1028-1034 CONGRESS STREET

1st cut #920H - 1st cut #920H - 1st cut #920H - 1st cut #920H  
2nd cut #920H - 2nd cut #920H - 2nd cut #920H - 2nd cut #920H  
3rd cut #920H - 3rd cut #920H - 3rd cut #920H - 3rd cut #920H  
4th cut #920H - 4th cut #920H - 4th cut #920H - 4th cut #920H  
5th cut #920H - 5th cut #920H - 5th cut #920H - 5th cut #920H

1030 - 1034 Congress Street

February 6, 1978

Donald M. Howland  
570 Brighton Avenue  
Portland, Maine 04102

RE: 1030-1034 Congress St., Cor. 2-10 Frederick St.

Dear Mr. Howland,

A recent inspection of the above location revealed that the chimney on the far right of your building is missing several bricks causing a dangerous situation in case of high winds. If the chimney is in use, it must be rebricked and pointed immediately. If the chimney is not in use, it might be more feasible to you to remove it and cap it over at roof level. In any case, this dangerous situation must be remedied immediately.

Very truly yours,

Marge Schmuckal  
Building Inspector

MS/r



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

Location:  
1030 Congress St.

INSPECTION COPY

COMPLAINT NO. 72/23

Date Received September 16, 1971

Location 1030 Congress St. Use of Building Dwelling  
Owner's name and address Donald M. Howland-570 Brighton Ave. Telephone  
Tenant's name and address Telephone  
Complainant's name and address Mrs. Wentworth-29A Frederick St. Telephone 773-5839  
Description: 5 Used cars being repaired here. Cars are from Century Tire Co.

NOTES: 9/13/71 It was noted that 4 cars were having repairs made on them as it appeared. I couldn't make contact with anyone so I'll check back.

9/16/71 Called by today I found (1) car parked in the yard. Neighbor said he works on people's cars - from time to time. I'll try to keep a check on this from time to time.

4-10-72 Note on C/L - it -

Date Issued <b>May 15, 1970</b> Portland Plumbing Inspector By <b>ERNOLD R. GOODY</b>		<b>PERMIT TO INSTALL PLUMBING</b> Address <b>1030 Congress</b> City <b>Portland</b> State <b>ME</b> Zip <b>04101</b> Date <b>5-15-70</b> Permit Number <b>1382</b>	
App. First Insp. Date <b>6/8/70</b> By <b>WALTER H. WALL</b> Deputy Plumbing Inspector		App. Final Insp. Date <b>6/10/70</b> By <b>WALTER H. WALL</b> Deputy Plumbing Inspector	
Type of Bldg. <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Single <input type="checkbox"/> Multi Family <input type="checkbox"/> New Construction <input type="checkbox"/> Remodeling		Description of Work NEW <b>1</b> SINKS <b>2.00</b> LAVATORIES TOILETS BATH TUBS SHOWERS DRAIN FLOOR SURFACE HOT WATER TANKS TANKLESS WATER HEATERS GARBAGE DISPOSALS SEPTIC TANKS HOUSE SEWERS ROOF LEADERS AUTOMATIC WASHERS DISHWASHERS OTHER <b>TOTAL 1 2.00</b>	

Building and Inspection Services Dept., Plumbing Inspection

**PERMIT TO INSTALL PLUMBING**

Date **May 18, 1970**  
 Portland Plumbing Inspector  
 By **ERNOLO R. GOODWIN**

App. First Insp. **5/22/70**  
 Date **5/22/70**  
 By **WALTER H. WALLACE**  
 App. Final Insp. **5/22/70**  
 Date **5/22/70**  
 By **WALTER H. WALLACE**  
 DEPUTY PLUMBING INSPECTOR

Address **1030 Congress St. (1st)**  
 Install in **dwelling**  
 Owner's Bldg. **Donald Howard**  
 Owner's Address **570 Brighton Ave**  
 Plumber **Portland Gas Light Co.**

PERMIT NUMBER **1340**

Date **May 18, 1970**

	FLOOR	SURFACE
SINKS		
WATER CLOSETS		
TOILETS		
BATH TUBS		
SHOWERS		
DRAIN		
WATER TANKS		
TANKLESS WATER HEATERS		
GARBAGE DISPOSALS		
SEPTIC TANKS		
HOUSE SEWERS		
ROOF LEADERS		
AUTOMATIC WASHERS		
DISHWASHERS		
OTHER		
<b>TOTAL</b>	<b>2</b>	<b>2.00</b>

Building and Inspection Services Dept., Plumbing Inspection



# CITY OF PORTLAND, MAINE Application for Permit to Install Wires

Permit No. 58433  
Issued 1/12/70  
Portland, Maine Jan 12, 1970

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee \$1.00)

Owner's Name and Address *Lester A. Holland* Tel. *772 0000*  
Contractor's Name and Address *W. J. Jensen*  
Location *10 SE Longworth St* Use of Building *2 family*  
Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories \_\_\_\_\_  
Description of Wiring: New Work Additions ☒ Alterations \_\_\_\_\_

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)  
No. Light Outlets Plugs Light Circuits Plug Circuits  
FIXTURES: No. Fluor or Strip Lighting (No. feet)  
SERVICE: Pipe Cable Underground No. of Wires Size  
METERS: Relocated Addn. Total No. Meters  
MOTORS: Number Phase H. P. Amps Volts Starter  
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.  
Commercial (Oil) No. Motors Phase H.P.  
Electric Heat (No. of Rooms)  
APPLIANCES: No. Ranges Watts Brand Fuses (Size and No.) *10-3*  
Elec. Heaters *Dryer* Watts  
Miscellaneous Watts  
Extra Cabinets or Panels  
Transformers Air Conditioners (No. Units) Signs (No. Units)  
Will commence *Jan 12* 19 *70* Ready to cover in 19 Inspection 19  
Amount of Fee \$ *1.50* Signed *W. J. Jensen* *1765*  
*18 Subcraft Prod*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUP
VISITS: 1 2 3 4 5 6	7 8 9 10 11 12	

REMARKS:

INSPECTED BY *F. W. Herbert* (OVER)

LOCATION *Conyers ST 1030*  
 INSPECTION DATE *1/13/12*  
 WORK COMPLETED *1/13/12*  
 TOTAL NO. INSPECTIONS  
 REMARKS:

# FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

## WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	

## SERVICES

Single Phase	2.00
Three Phase	4.00

## MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

## HEATING UNITS

Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75

## APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
---	------

## MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00

## ADDITIONS

5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Bruce Dalton, Planning Director

DATE: Jan. 27, 1967

FROM: Gerald E. Mayberry, Director of Building & Inspection Services

SUBJECT: Request for change of zone  
1030 Congress Street - Mrs. Gladys Strout - R-6 to I-2

Should the I-2 Industrial Zone be extended to include this property then the proposed use of this property for a contractor's business would be an allowable use under the Zoning Ordinance provided yard space and external effects requirements as well as Building Code requirements could be met.

This property has been used as a residence and has been vacant in late years and apparently has fallen into disrepair to the extent that we have had complaints from the neighborhood.

Gerald E. Mayberry

GEN:m



CITY OF PORTLAND, OREGON  
Memorandum

January 26, 1967

To: /Gerald Hayberry, Director of Building Inspection Services  
Fred Lucci, Director, Assessors  
Barnett L. Shur, Corporation Counsel  
Karl Switzer, Director of Parks and Recreation  
Thomas F. Griffin, Jr., Director, Public Works  
Dr. John Davy, Director, Health Department

From: Wm. Bruce Dalton, Planning Director

Subject: Request for Change of Zone - 1030 Congress Street - Mrs. Gladys Strout - R-6 to I-2

Mrs. Gladys Strout has requested a change of zone on her property located at 1030 Congress Street (at the S. E. corner of Frederick Street).

The Planning Staff is now studying this request and would appreciate your comment regarding the future use of this property which would require an extension of the present I-2 Zone in which the adjacent Brink's office building is now located.

Mr. Strout, a builder, is interested in constructing a 2-story cement block garage containing 4 stalls and storage above, approximately 30' deep and 40' wide behind the existing residential structure. The garage building would require removal of the existing ell on the residence and would be heated from the furnace of the house. No outside storage would be involved. There would be no noise and no fire hazard involved.

The proposed structure, if permitted by the zone change, might be used for a carpenter's shop, possibly to rent out a couple of stalls to a plumber, and for storage purposes on the second floor.

Any thoughts your department may have regarding this proposed change of zone would be greatly appreciated. It is hoped that your comments would be available by January 30, 1967.



## APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, January 19, 1970

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 1034 Congress St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address \_\_\_\_\_ State of Maine Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Frank Rossi, National Bank Bldg., Gardiner Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use \_\_\_\_\_ Church No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ \_\_\_\_\_

### General Description of New Work

To demolish existing 2-story frame building

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** Frank Rossi

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

CS 301

INSPECTION COPY

Signature of owner

Frank Rossi + Son Inc By Frank Rossi

P.H



RG RESIDENCE ZONE  
APPLICATION FOR PERMIT  
Third Class

Class of Building or Type of Structure  
Portland, Maine, July 28 1966

PERMIT ISSUED

1001...  
49 1966

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair and 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 1030 Congress St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Gladys Strout, 74 Chestnut St. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Glendon Strout, 74 Chestnut St. Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
Last use Barn No. families \_\_\_\_\_  
Material frame No. stories 1 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_ Fee \$ 3.00  
Estimated cost \$ 200.00

General Description of New Work

To demolish existing 1 1/2-story frame barn (no sewer connections)  
(damaged by fire) and small all-r.e.r.

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 \_\_\_\_\_ 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 center: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

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

Miscellaneous

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

APPROVED:

*[Signature]*

CS 301

INSPECTION COPY

Signature of owner by:

Gladys Strout

*[Signature]*

*[Signature]*

NOTES

7-1-66 Removal

8th

Permit No. 66/674  
Location 1035 Ave. of  
Owner Edward J. McLaughlin  
Date of permit 7/29/66  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn.  
Cert. of Occupancy issued  
Sealing Out Notice  
Form Check Notice

Cplt 65/61 - 1030-1034 Congress St.

August 3, 1965

Mr. Robert Janke  
c/o Janke Co. Inc.  
2310 Lodi Street  
Syracuse 8, N. Y.

cc: Mr. Ralph Raymond  
Clifford Swan Co.  
234 Middle Street

Dear Mr. Janke:

An inspection at the above location in answer to a complaint reveals that a portion of the fence at the above location bordering on Frederic Street has fallen onto the Frederic Street sidewalk and more of this fence is in danger of collapse which conceivably might cause injury to persons or property.

Your real estate agent, Mr. Ralph Raymond of the Clifford Swan Co. was phoned and advised that temporary measures should be taken to prevent more of this fence from falling onto the public sidewalk.

As authorized by Section 109-a of the Building Code of the City of Portland (copy enclosed herewith) you are hereby directed to have taken at once and surely before August 16, 1965 such steps as are necessary to correct this dangerous condition. Failure to do so will make it necessary for me to report the violation to the Corporation Counsel for the taking of whatever legal action he may deem appropriate.

It is hoped that we may have your cooperation in correcting this violation without further action by this department becoming necessary.

Very truly yours,

Gerald E. Mayberry  
Deputy Director of  
Building Inspection

GEM/h



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
COMPLAINT

INSPECTION COPY

COMPLAINT NO. 65/61

Date Received March 2, 1965

Location:

103-1 1/2 Congress St.

Location 103-1 1/2 Congress Street Use of Building

Owner's name and address Robert J. & Mary J. Smith, Inc. Telephone

Tenant's name and address 103-1 1/2 Congress St., 3rd floor Telephone

Complainant's name and address  Telephone

Description: Work on sidewalk. Sides of door still  
in place.

NOTES: 8/3/65 - Letter to owner - AJ  
Hand off sidewalk and on lawn of house  
Call.



11  
Granted 5/14/64  
64/54

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Maurice W. Pomfrey et als  
~~Maurice W. Pomfrey~~, owner of property at 1020-1034 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: authorization for re-locating, as indicated on plot plan submitted, the lot line between two pieces of property having frontage at 1020-1034 Congress Street and extending from Westfield Street to Frederic Street (both parcels being formerly under the ownership of Robert R. Janks, Donald F. Pomeroy and Maurice W. Pomfrey). This permit cannot be given under the Zoning Ordinance because there will be only about 9 feet between the new lot line and a bay window on the side of an existing dwelling located on the parcel at 1030-1034 Congress Street, corner of Frederic Street, instead of the minimum side yard of 10 feet required by Section 7-B-2 of the Ordinance applying to the R-6 Residence Zone in which the dwelling is located.

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

Maurice W. Pomfrey et als

By

*Ron A. Wood*

APPELLANT'S ATTORNEY

DECISION

After public hearing held May 5, 1964 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 E. Hurdley*  
*Harry M. Strong*  
*William E. Hurdley*

DATE: May 14, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Maurice W. Pomfrey et al  
AT 1020-1034 Congress Street  
Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley  
~~Ralph L. Young~~ William B. Kirkpatrick  
Harry M. Shwartz

	YES	VOTE	NO
	(x)		( )
	(x)		( )
	(x)		( )

Record of Hearing

Granted.

No opposition.

May 11, 1964

Louis A. Wood, Esq.  
57 Exchange Street  
Portland, Maine

Dear Mr. Wood:

May 14, 1964

1020-1034 Congress Street.

, relating to

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

May 11, 1964

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, May 14, 1964, at 4:00 p.m. to hear the appeal of Maurice W. Pomfrey et als requesting an exception to the Zoning Ordinance to permit authorization for re-locating, as indicated on plot plan submitted, the lot line between two pieces of property having frontage at 1020-1034 Congress Street and extending from Westfield Street to Frederic Street (both parcels being formerly under the ownership of Robert R. Janks, Donald F. Pomeroy and Maurice W. Pomfrey).

This permit is presently not issuable under the Zoning Ordinance because there will be only about 8 feet between the new lot line and a bay window on the side of an existing dwelling located on the parcel at 1030-1034 Congress Street, corner of Frederic Street, instead of the minimum side yard of 10 feet required by Section 7-B-2 of the Ordinance applying to the R-6 Residence Zone in which the dwelling 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

cc: Mr. Greenfield C. Sawyer, 14 Frederic Street

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

1020-1034 Congress Street

April 30, 1964

Mr. Louis A. Wood, Esq.  
57 Exchange Street

cc to: Corporation Counsel

Dear Mr. Wood:

Authorization for re-locating as indicated on plot plan submitted the lot line between two pieces of property having frontage at 1020-1034 Congress Street and extending from Westfield Street to Frederic Street (both parcels being formerly under the ownership of Robert R. Janks, Donald F. Pomeroy and Maurice W. Pomfrey) cannot be given under the Zoning Ordinance because there will be only about 8 feet between the new lot line and a bay window on the side of an existing dwelling located on the parcel at 1030-1034 Congress Street, corner of Frederic Street, instead of the minimum side yard of 10 feet required by Section 7-B-2 of the Ordinance applying to the R-6 Residence Zone in which the dwelling is located.

We understand that your clients would like to exercise their appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office you should go to file the appeal.

Very truly yours,

Albert J. Sears  
Director of Building Inspection

AJS/n

# PERMIT TO INSTALL PLUMBING

12508

PERMIT NUMBER

Date Issued: 2-15-63  
PORTLAND PLUMBING INSPECTOR

By J. P. Welch  
APPROVED FIRST INSPECTION

Date 2-14-63

By J. P. Welch  
APPROVED FINAL INSPECTION

Date

JOSEPH P. WELCH

By

TYPE OF BUILDING

☐ COMMERCIAL

☐ RESIDENTIAL

☐ SINGLE

☐ MULTI FAMILY

☐ NEW CONSTRUCTION

☐ REMODELING

Address 1030 Congress Street

Installation For: Franklin G. Hinckley

Owner of Bldg Franklin G. Hinckley

Owner's Address 1030 Congress Street

Plumber: Portland Gas Light Company Date: 2-15-63

PROPOSED INSTALLATIONS

NEW	REPL		NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
1		HOT WATER TANKS	1	\$ 2.00
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR  
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 30, 1961

PERMIT ISSUED  
00078  
JAN 30 1961  
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 1030 Congress St. Use of Building Dwelling No. Stories 2<sup>1</sup> New Building  
Name and address of owner of appliance Mildred Carr, 105 Falmouth St. Existing "  
Installer's name and address Pallotta Oil Company, 112 Exchange St. Telephone

General Description of Work

To install Oil-fired steam boiler and oil burning equipment.  
for 2nd floor.

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? none  
If so, how protected? Kind of fuel? oil  
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'  
From top of smoke pipe 12" From front of appliance over 4' From sides or back of appliance over 3'  
Size of chimney flue 8x10 Other connections to same flue boiler  
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 Quiet-Heat-gun type Labelled by underwriters' laboratories? yes  
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom  
Type of floor beneath burner concrete Size of vent pipe 11"  
Location of oil storage basement Number and capacity of tanks 275 gal.  
Low water shut off yes Make McDonnell-Miller No. 167  
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?  
Total capacity of any existing storage tanks for furnace burners 275 gal.

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

This is an additional heating system for 2nd floor-formerly one heating system  
for both floors.

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

APPROVED:

OK 1-30-61 [Signature]

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

Pallotta Oil Company

Signature of Installer by: [Signature]

CS 300

INSPECTION COPY

T-2



File: Rec. 8251B-I

November 27, 1936

Mr. Almon G. Libby,  
82 Exchange Street  
Portland, Maine

Dear Sir:

We are holding an application for a building permit which you have filed to cover alterations in the garage at 1030 Congress Street owned by Mrs. L. B. Marshall.

In your application for the permit you have stated that a large opening was to be provided in the front of the building for two pair of large doors, a sixteen foot opening with steel beam overhead as per plan. You did not file a plan, and the Building Code requires that such steel shall be covered by a statement of design signed by a competent designer who has actually designed the steel in question.

A copy of this blank statement of design is enclosed, and I would be glad for you to have the person who actual designed this steel beam to fill out the blank, attach it to the plan and send the plan to this office so that we may be in a position to issue the permit without further delay.

Very truly yours,

McD/H

Inspector of Buildings



APPLICATION FOR PERMIT

RECEIVED

Class of Building or Type of Structure Third Class DEC 17 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, November 12, 1936

Statement of design rec'd 12/17/36

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

Location 1028 Congress Street Wa 7 Within Fire Limits? no Dist. No.       
Owner's or Lessee's name and address Mrs. L. B. Marshall, 1028 Congress St. Telephone       
Contractor's name and address A. G. Libby, 82 Exchange St. Telephone 2-1768  
Architect's name and address      Telephone       
Proposed use of building 2 car garage attached to dwelling house No. families 1  
Other buildings on same lot      No. families 1  
Plans filed as part of this application? no No. of sheets       
Estimated cost \$ 200. Fee \$ .75

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat      Style of roof gambrel Roofing wood  
Last use dwelling house with 2 car garage attached No. families 1

General Description of New Work

To remove front portion of garage (former stable) 10' x 20'  
To cut in new 8' opening to provide two double doors in front of building supporting 16' opening in gable and with steel 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.

Details of New Work

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

If a Garage

No. cars now accommodated on same lot 2 to be accommodated 2  
Total number commercial cars to be accommodated none  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

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

INSPECTION COPY      Signature of owner Mrs. L. B. Marshall By A. G. Libby  
CHIEF OF FIRE DEPT.

Ward 7 Permit No. 36/2161

Location 1030 Congress St.

Mr. L. B. Marshall

Date of Permit 12/17/36

Notif. closing-in

Inspn. closing-in

Final ...

Final Inspn. 12/22/36

Cert. of Occupancy issued None

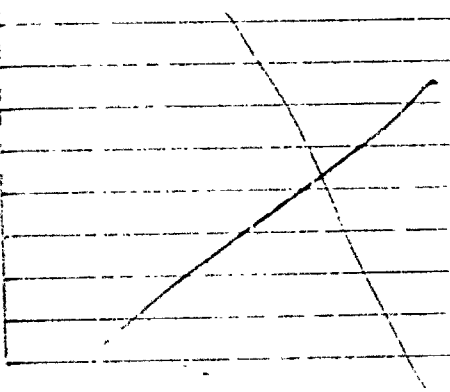
NOTES

12/22/36 - Work done

Beam covered in

unable to inspect

R. J. C.





LIMITED BUSINESS ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 26, 1915

AUG 27 1915

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 1028 Congress Street Ward 7 Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's or lessee's name and address Mrs. L. B. Marshall, 1028 Congress St. Telephone \_\_\_\_\_  
Contractor's name and address L. I. Herrick, 540 Washington Ave. Telephone \_\_\_\_\_  
Architect's name and address \_\_\_\_\_ No. families 1  
Proposed use of building dwelling house  
Other buildings on same lot \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Plans filed as part of this application? no Fee \$ .50  
Estimated cost \$ 60

Description of Present Building to be Altered

Material wood No. stories 2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use dwelling house No. families 1

General Description of New Work

To provide new toilet room app. 5' x 8' in rear of front hall, first floor, cutting in new window at least three square feet in area for ventilation of same

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

Details of New Work

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

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes  
Signature of owner Mrs. L. B. Marshall

INSPECTION COPY



Ward 7 Permit No. 35/1334

Location 1028 Congress St.

Owner Mrs L. B. Marshall

Date of permit 8/27/35.

Notif. closing-in

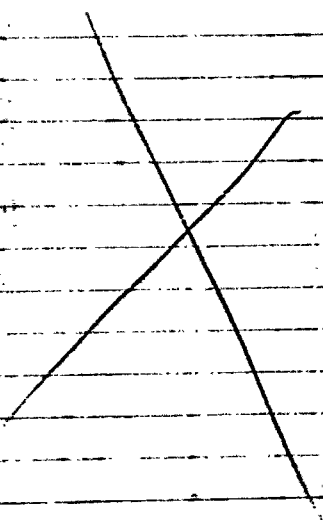
Inspn. closing-in

Final Notif.

Final Inspn. 9/5/35

Cert. of Occupancy issued None

NOTES  
9/5/35 Work being  
done O.K.





FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1527  
SEP 6 1932

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 2, 1932

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 104 1/2 - 3rd St. - Street Use of Building 1. Club House  
Name and address of owner Philip J. ...  
Contractor's name and address W. J. ... Ward 7  
Telephone ...

General Description of Work

To install oil burner

NOTIFICATION BEFORE CLOSING IN IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story ... Kind of fuel oil  
Material of supports of heater or equipment (concrete floor or what kind) ...  
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 9/6/32  
from top of smoke pipe ..., from front of heater ... from sides or back of heater ...

IF OIL BURNER

Name and type of burner Automatic Labeled and approved by Underwriters' Laboratories? yes  
Will operator be always in attendance? no Type of oil feed (gravity or pressure) gravity  
Location oil storage ... No. and capacity of tanks 1-75 gallon  
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? no  
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor W. J. ...

Ward 7 Permit No. 32/1327

Location 1028 Congress St.

Owner Philip R. Well

Date of permit 9/6/32

Notif. closing-in

Inspn. closing-in

Final Notif. 9/14/32

Final Inspn. 9/14/32 - 9/27/32

Cert. of Occupancy issued None

#### NOTES

1. Kind of heat ☒
2. Label ☒
3. Anti-siphon ☒
4. Oil storage ☒
5. Tank distance ☒
6. Vent pipe ☒ - Gully outside
7. Fill pipe ☒
8. Gauge ☒
9. Elgidity ☒
10. Feed masonry ☒
11. Pipe ☒
12. Coaming ☒
13. Ash pit vent ☒
14. Temp. or pressure ☒
15. Inspection card ☒
16. ☐

9/14/32 - Vent pipe not  
legal size - 1 1/4"  
9/18/32 - Mr. Sorejoy says

vent will be changed  
to 1 1/4" - 1 1/4"  
1 1/4" is ok  
larger than  
1 1/4" is ok

π 211  
4-90-77

AN ORDINANCE AMENDING ZONING ORDINANCE RELATING TO HOME OCCUPATIONS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE, IN CITY COUNCIL ASSEMBLED, AS FOLLOWS:

THAT, Chapter 602 (Zoning Ordinance) of the Municipal Code of 1968, as amended, be further amended as follows:

By amending Section 602.18 by adding thereto a new subsection 602.18.1., to read as follows:

- \*1. The use of that portion of a residential dwelling unit for a home occupation, as defined in Section 602.27 of the Zoning Ordinance, shall be subject to the following limitations:
  - a. In connection with the operation of a home occupation, within a dwelling unit, the following shall not be permitted:
    1. To occupy more than 500 square feet of floor area or more than 25% of the total floor area of such dwelling unit, whichever is less, or in the case of licensed family day care homes, to accommodate more than six (6) children.
    2. To have exterior displays, or display of goods visible from the outside.
    3. To store materials or products within the building except as is strictly incidental to the conduct of the home occupation. Such storage shall count as a part of the occupancy limitations in item 1. above, but shall not constitute a dominant part of such occupancy.
    4. To display signs, except one non-illuminated sign not exceeding a total area of two square feet, affixed to the building, not projecting more than one foot beyond the building, that will indicate from the exterior that the building is being utilized in part for purposes other than a dwelling.
    5. To make external structural alterations which are not characteristic of residential buildings or which are not compatible with the use or the appearance of the building as a residence by virtue of exterior materials, lighting, signs, or the transmission of sounds, noises or vibrations.
    6. To generate any on-street parking. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front yard.
    7. To produce offensive noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare or other objectionable effects.
    8. To employ more than one non-resident.

- b. No residence shall be occupied, altered, or used for any home occupation except the following:

Accountants and auditors  
Architects  
Antique Restoration, excluding the sale of antiques  
Artists and Sculptors  
Authors and Composers  
Answering Services (Telephone)  
Bill Collection Services  
Custodial Services  
Custom Furniture Repair and Upholstering  
Dentists, Doctors, and other licensed medical practitioners  
Direct Mail Services  
Dressmakers, seamstresses and tailors  
Engineers  
Licensed Family day care home  
Family Planning Services  
General Business Offices of home occupations not elsewhere classified and where conduct is substantially confined to administrative activity.  
Hairdressers (limited to no more than two hair dryers)  
Home crafts, such as model making, rug weaving, lapidary work, cabinet making, weaving, ceramics  
Interior Decorators  
Office facility of a minister, rabbi, or priest  
Office facility of a salesman, sales representative, or manufacturers' representative, provided that no retail or wholesale transactions are made on the premises  
Insurance  
~~Instructor-in-arts-and-crafts~~  
Lawyers  
Musicians, but not including performances or band rehearsals  
Photographic Studios  
Professional Consulting Services  
Professional Research Services  
Snow Plowing and Towing Services, when limited to one commercial vehicle and provided that no permanent or temporary storage of towed vehicles take place on the site, or on any residential property or street.  
→ Stenographic and other Clerical Services  
Tape Recording Services  
Typewriter Repair  
Real Estate Office  
Sales Persons  
Special Tutoring or Instruction (not to exceed three (3) pupils at any given time)  
The letting of rooms to not more than two roomers per dwelling, provided no additional kitchen facilities are thereby created.

\* \* \* \* \*

MAY 7, 1985

Dear Sir:

I would like a permit to operate a <sup>Home Occupation</sup> ~~part-time business~~ from my home located at 1030 Congress Street. 1030 Congress Street is a two family structure of which I own and live on the first floor.

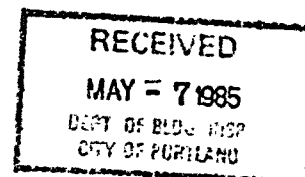
The <sup>Home Occupation</sup> ~~part-time business~~, G & G Laser Typesetting, will produce documents and manuscripts (example enclosed). This business would be very similar to one which would do typing or word processing. <sup>Under the ordinance, this is called stenographic services.</sup>

This business will be done by my brother and myself on a part-time basis. There will be very little traffic due to customers picking up their completed work.

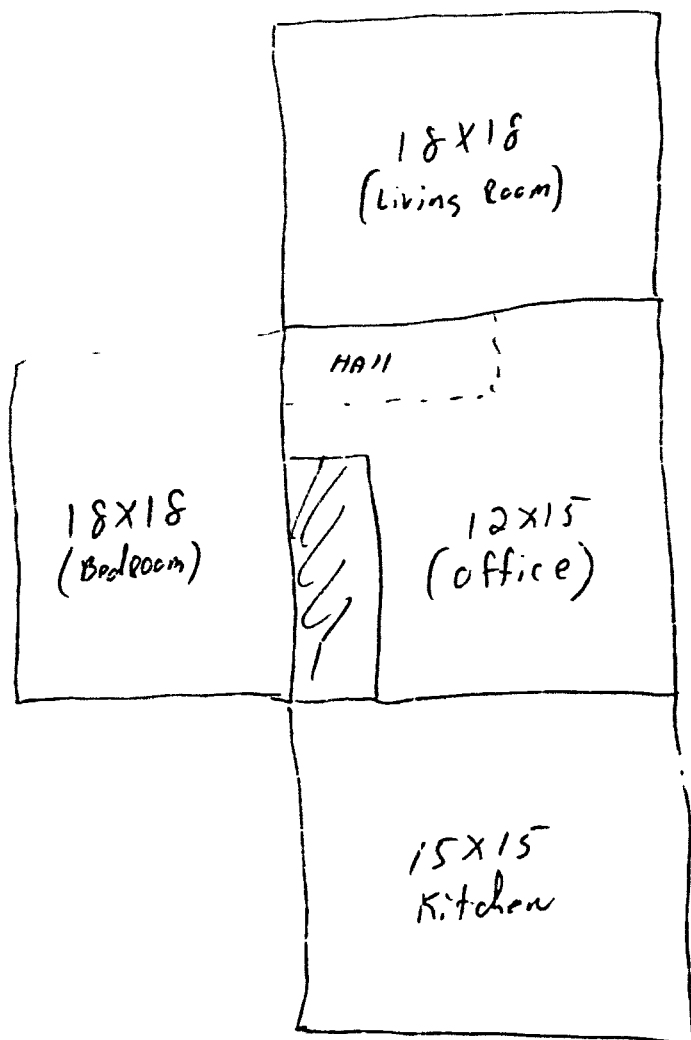
Sincerely,

*Walter J. Gallant*

Walter J. Gallant  
773-0328







RECEIVED  
MAY - 7 1985  
DEPT. OF PUBLIC WORKS  
CITY OF PORTLAND

CONGRESS STREET

NO PARKING

FREDERICK STREET

NO PARKING

DEAD END

OFFICE 18' X 18'

1030 CONGRESS  
TWO FAMILY

ROOM FOR THREE CARS

FIRST FLOOR  
4 ROOMS AND BATH  
SECOND FLOOR  
4 ROOMS AND BATH  
THIRD FLOOR  
3 BEDROOMS

Planning Dept - Rick Roland

86 zone  
1030 Congress St.



Permit No. 85/155  
Location 1036 Longway Rd  
Owner Maithe Randall  
Date of permit 5-7-85  
Approved 5-13-85  
Dwelling Change of use  
Garage  
Alteration

NOTES

5/14/85. OK