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| Portland Plumbing Inspector       | Fur       | PEPL        | Palph Blake-11 Glorgamen St |                |
| By ERNOLD R GOODWIN               | _ <u></u> | - P:P1 =    | SINKS                       |                |
| App. First Insp.                  |           | <del></del> | LAVATORIES                  | 3              |
| Date #164-                        | 1982      |             | TOILETS                     | 6              |
|                                   |           | 1202        | BATH TURN 2.5 1982          | 2              |
|                                   | AUG 1     | 5 1300      | SHOWERS                     | 4              |
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| Date SEP 29 1982                  | 1         | <del></del> | TANKLESS WATER HEATERS      | 3              |
| By JC! 2                          |           | 161         | GARBAGE TISPOSALS           | <del></del>    |
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| Residential                       |           |             | POOF MALEYS                 |                |
| Single                            |           |             | AUTOMATIC WASHERS           |                |
| Mult. Family & office             | .ea       |             | ISHWACHTEC                  |                |
| ☐ New Construction                |           |             | house sewer                 | <del>1</del>   |
| Remodeling                        |           |             | <del></del>                 | - <del> </del> |



#### CITY OF PORTLAND, MAINE Department of Building Inspection

## Certificate of Occupancy

LOCATION

1290 Congress Street

Mary Ann Otis

Date of Issue Jan. 3, 1983

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. 1112, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinaite 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

APPROVED OCCUPANCY

1St & 2xd Floors only Limiting Conditions:

Real Estate Offices and 1 Apt.

This certificate supersedes certificate arsued

SEP 21 1981

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16



## CITY OF PORTLAND

JOSEPH E. McDONOUCH FIRE CHIEF

October 15, 1981

Maryarn Otis 1290 Congress Street Portland, Maine 04102

Re: 1290 Congress Street

Dear Ms. Of 3:

Your permit application to change the use from vacant building to 6 real estate offices on 1st floor, 1 apartment on 2nd, 1 apartment on 3rd. to increase height of building 1 story as per plans, at the above named address, is hereby approved subject to the following conditions:

#### CODE #

- 10. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of Aeys, special knowledge, or ability, but by merely turning the usual know or by pressure on a plate or lever.
- 11. The boiler room s '! be enclosed with construction having a fire rating of at least one including the ceiling, and fire doors with self-
- 14. All vertical openings (stairways) shall be enclosed with construction naving a fire rating of at least one hour including fire door with self-
- 16. Each apartment shall be equipped with a single station smoke detector wired to the house current. These detectors shall be placed in a manner which will protect the sleeping areas.
- 18. Each apartment shall have access to two separate and remote approved exits. Upon entering the exit enclosures, one shall be able to remain in the protected enclosure until reaching the building exterior.

If I may be of any further assistance, please feel free to contact me at 775-5451, Ext. 350.

Yours truly,

Lt. James P. Collins Fire Prevention Bureau

JPC/jmr

109 MIDDLE STREET . PORTLAND, MAINE 04101 . TELEPHONE (207) 775-6361

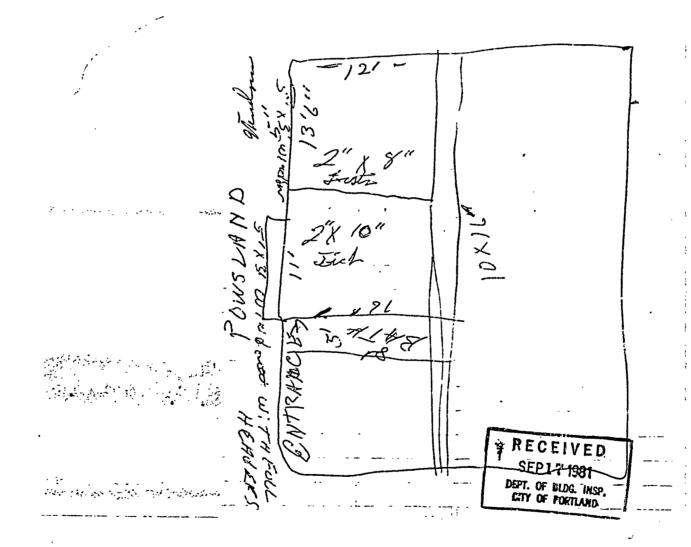
| To the DIRECTOR OF B | UILDING & INSPECTION | SERVICES, PORT | LAND, MAINE |
|----------------------|----------------------|----------------|-------------|
|                      |                      |                |             |

|   |                         | TOURCE BOOK       | LAND MAINE           |  |           |
|---|-------------------------|-------------------|----------------------|--|-----------|
|   | s for a permit to erect | ager, repair, ac  | of Maine, the Portl  | stall the following building, struc-<br>and Bs) C.A. Building Code and<br>rewith and the following specifica-                          |           |
| ture, equipment or change use in a Zoning Ordinance of the City of I  | ortland with plans wu   | specifications, i | any, submitted her   | Chill Dia Die Joseph   |           |
| tions: 1290 Congres   | s Street                |                   |                      | Fire Disuer #1 [], #2 [  | )         |
| 1. Owner's name and address.  |                         |                   |                      |  |           |
| <ol> <li>Owner's name and address.</li> <li>Lessee's name and address.</li> <li>Contractor's name and address.</li> </ol> |                         | - Boy 787         | No                   | hark . Telephone 8929.1.19.  |           |
|   |                         |                   |                      |  |           |
|   |                         |                   |                      |  |           |
| Proposed use of building  Last use  |                         |                   |                      | No. families   | •         |
|   |                         |                   |                      |  |           |
| Material  |                         |                   |                      |  | •         |
| Estimated contractural cost \$. 2   | 0. <b>,</b> .QQQ        |                   |                      |  | •         |
| FIELD INSPECTOR-Mr. de  | Man mener               | GENER             | AL DESCRIPTIO        | N  |           |
| This application is for:  | 775-5451                |                   |                      |  |           |
| Dwelling  | Ext. 234                |                   |                      | and bldg to  |           |
| Garage  | V                       |                   | - 7                  | om vacant bldg. to<br>Efices on 1st floor  |           |
| Masonry Bldg  |                         | 1 22              | + on 2nd.            | a Canalat Conditions   |           |
| Metal Bldg  |                         | 1 det             | on 3rd. st           | Stamp of Special Conditions<br>to increase height  | of        |
| Alterations   |                         | 100               | one story            | as per plans.  |           |
| Demolitions   |                         | COLLEGE           | ONCERS S             | mbeen.   |           |
| Change of Use   | /                       |                   | PERMIT TO D          | OTTIE OWENS  |           |
| Other   | and marmies of the      | end horizoniusta  | llers and subcontro  | actors of heating, plumbing, elect   | tri-      |
| NOTE TO APPLICANT: Sep  | arate permus process    | N.                |                      |  |           |
| eat and meenanicals.  | PERMIT TO EST           | CED TO 1          | 2 3 3                | 4 🗆  |           |
|   |                         | Other:            |                      | Stang of special collections to increase height to increase height as per plans.  TREET OTTIE OWENS actors of heating, plumbing, elect |           |
|   | DETA                    | ILS OF NEW        | WORK                 |  |           |
|   |                         | Te any é          | lectrical work invo  | lved in this work?   | • • •     |
|   |                         |                   |                      |  |           |
|   |                         |                   |                      |  |           |
|   |                         |                   |                      |  |           |
|   |                         |                   |                      |  |           |
|   |                         |                   |                      |  |           |
| _   | Total man foot          | 17 (3.5)          | Ovenny               |  |           |
| No. of chimneys   | Material of chimney     | or nan            | Corner posts         | Sills  |           |
| Framing Lumber—Kind   | Dressed or Iu           | size:             | Size                 | Max. on centers  |           |
| Size Girder Studs (outside walls and carr   | marritiant \ 'YA-1      | S" () C. MINOPE   | IN III CICIA HOOF W  | ild line to be of the  |           |
| Studs (outside walls and carr   | 1 et floor              | 2nd               |                      |  |           |
| Joists and rafters: On centers:   | 1-4 4                   | 2nd               | 3rd                  | , root   |           |
|   | 4                       | 2nd               | 3rd                  |  | • • • •   |
| If one story building with ma   | sonry walls, thickness  | f walls?          |                      | height?  | • • • •   |
|   |                         | IF A CARAC        | TE.                  |  |           |
| No care now accommodated  | on same lot to          | a accommodate     | number com           | mercial cars to be accommodated  | i         |
| Will automobile renairing be  | done other than min     | r repairs to cars | habitually stored i  | n the proposed building?   | • • • •   |
| APPROVALS BY:   | D                       | ITF               | MIS                  | SCELLANEOUS  |           |
| BUILDING INSPECTION   |                         |                   | work require distur  | bing of any tree on a public street  | t?        |
| ZONING: Q. A. A.  | 191/10/13/              |                   |                      |  |           |
| BUILDING CODE A.  | AT XXX IX               | Will              | here be in charge of | of the above work a person comp  | eteni     |
| Fire Dept.: Z   | arthodra                |                   |                      | d City requirements pertaining th  | letett    |
| Health Dept.:   | . M J                   | are of            | bserved?             | _  |           |
| Others:   |                         | ····· /:)         | 00                   | -Pa  |           |
|   | Significant Significan  | //s               | عبه). ده بسلب        | Phone #same  | , <b></b> |
|   | Just Sint St Anove      | <u>ٽ</u>          | ndre Cote            | 1 □ 2 □ 3 🖾  | 4 🗆       |
|   | K.A. Z.                 |                   | Other .              | •••••  | • • • •   |
| FIELD INSPECTOR'S CC  |                         | ^                 | and Add              | ress   | • • • •   |
|   |                         |                   |                      |  |           |

NOTES 2011 1 12 7/30/12- Colered for parting Color on Let flow only and fut be issued been a stome on hat water heaters 2) Ina train for Class to che functi 2) Angilit wir entry steers and pack met empleted

1290 Creates St ne of the #3 late 11 Q THE TELLY iia

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## CITY OF PORTLAND

JOSEPH E McDONOUGH FIRE CHIEF

October 15, 1981

Marys in Otis 1290 Ongress Street Portl 11, Maine 04102

Re: 1290 Congress Street

Dear Ms. Oths:

Your permit application to change the use from vacant building to 6 real estate offices on 1st floor, 1 apartment on 2nd, 1 apartment on 3rd. to increase reight of building 1 story as per plans, at the above named address, is hereby approved subject to the following conditions:

#### CODE #

- 10. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge, or ability, but by merely turning the usual knob or by pressure on a plate or lever.
- 11. The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceiling, and fire doors with self-closers.
- 14. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour including fire door with self-closers.
- 10. Each apartment shall be equipped with a single station smoke detector wired to the house current. These detectors shall be placed in a manner which will protect the sleeping areas.
- 18. Each apartment shall have access to two separate and remote approved exits. Upon entering the exit enclosures, one shall be able to remain in the protected enclosure until reaching the building exterior.

If I may be of any writher assistance, please feel free to contact me at 775-5451, Ext. 350.

Yours truly,

Lt. James P. Collins Fire Prevention Eureau

JPC/jmr

109 MIDDLE STREET . PORTLAND MAINE 04101 . TELEPHONE (207) 775 6361

and Address .....

OFFICE FILE COPY

(3)\_

# DEPARTMENT OF BUILDING INSPECTIONS SERVICES ELECTRICAL INSTALLATIONS

Date Sept. 22 , 19 81
Receipt and Permit number A 73188

| WNER'S NAME: Mary A. Otis   | al Electrical Code and the following sp<br>288<br>ADDRESS: <u>same</u> | FEES                                    |
|---|--|---|
| יותיו דיים.   |  |   |
| Receptacles Switches Plugm  | old ft. TOTAL  |   |
| IXTURES: (number of)  | of stain) TOTAT  |   |
| IXTURES: (number of)   Incandescent Flourescent (r. Strip Flourescent ft            | ot strip) TOTAL  | /                                       |
| Billp Floateseent In  | · · · · · · · · · · · · · · · · · · ·                                  |   |
| T   | porary <u>k@@</u> x TOTAL amperes 10                                   | 2 <u>3.00</u>                           |
| Overhead Underground Tem METERS: (number of) 1                                      | ······································                                 |   |
| MOTORS: (number of) Fractional  |  |   |
| Fractional  1 HP or over  |  |   |
| THE ADDITION AT LAND A DENIC.   |  |   |
| Oil or Cas (number of units)  |  |   |
| Electric (number of rooms)  |  |   |
| COLEMBRICA AT AND INDITION DIATE THE AMENIC   |  |   |
| Cil or Gas (by a main boiler)   |  |   |
| Oil or Gas (by separate units)  Electric Under 20 kws Over 20 k                     | ws   |   |
| APPLIANCES: (number of)   |  |   |
| Ranges  | Water Heaters  |   |
| Cook Tops   | Disposals  |   |
| Wall Ovens  | Dishwashers  |   |
| Dryers  | Compactors Others (denote)   |   |
| Fans TOTAL  |  |   |
|   |  |   |
| Branch Panels   |  |   |
| Transformers  |  | · · · · · · · · · · · · · · · · · · ·   |
| Air Conditioners Central Unit   |  |   |
| Separate Units (Windows) Signs 20 sq. ft. and under                                 |  |   |
| Over 20 sq. ft  |  | · · · · · · · · · · · · · · · · · · ·   |
| Swim sing Pools Above Ground  |  |   |
| In Ground   |  |   |
| Fire/Burglar Alarms Residential   |  | · · · · · · <u> </u>                    |
| Commercial  | and 20 carre and us 'ar  |   |
| Heavy Duty Outlets, 220 Volt (such as welder  | orran 30 amne  |   |
| Circus, Fairs, etc.   |  |   |
| Alterations to wires  |  | • |
| Panaira after fire  |  |   |
| Emergency Lights battery  |  |   |
| Emergency Generators  | INSTALLATION FEE DUE:  |   |
| FOR ADDITIONAL WORK NOT ON ORIGINAL I   |  |   |
| FOR REMOVAL OF A "STOP ORDER" (301-16.b)  |  |   |
| Total timile, villa of 11 pro-  | TOTAL AMOUNT DUE:  | 3.50                                    |
|   |  |   |
| INSPECTION:   | Will Coll ++   |   |
| Will be ready on, 19  | or will call   |   |
| CONTRACTOR'S NAME: Thomas Arsen   | pport  |   |
| ADDRESS: pro # 2 Fre  |  |   |
| ADDRESS: RFD # 2 Fre  | ррог с   |   |
| ADDRESS: RFD # 2 Fre TEL: 865-3848  MASTER LICENSE NO.: 03828  LIMITED LICENSE NO.: |  |   |

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

| Service called in 9-28-8/ Date of Permit Number  Closing-in by Application  PROGRESS INSPECTIONS:  |   |
|--|---|
| Closing-in by Apple on Nu E  |   |
| Closing-inby nit Application  PROGRESS INSPECTIONS:  |   |
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| COMPLIANCE CONTRACTOR  |   |
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City ( Portland, Maine Fire Department

MaryrAnn Otis

1288-90 Congress St.

Portland, ME

Re: Fire at 1288-90 Congress St.

Dear Ms. Otis

On December 14 1080 a fire occurred in the building listed above, of which you are reported to be the owner.

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours.

Chief Portland Fire Department

cc: Building & Inspection Dept. Health Dept. (Housing Div.) City Assessor's (Mr. Lucci)

 $3\frac{1}{2}$  story wood structure. Originated above the furnace; extended horizontally across basement ceiling and vertically through structure.

City of Portland Chief Building Inspector 389 Congress Street Portland, Maine OhlOl

Attention: Marge Schmuckal

Dear Ms. Schmuckal:

Regarding your letter of July 2 $\mu$ , 1979. Please note I have replaced an existing sign.

Enclosed for your records are the dimensions and securing specs of the replacement  $\sin \eta_{\rm L}$ 

Please advise if a permit is required to replace an existing

Sincerely yours,

Maryann S. Ota Maryann S. Otis

mo/pd

RECEIVED

AUG - 1 1979

DEAT. OF BLDG. INSP. CITY OF PORTLAND

August 6, 1979

Maryann S. Otis 1290 Congress Street Portland, Maine

Re: 1290 Congress Street

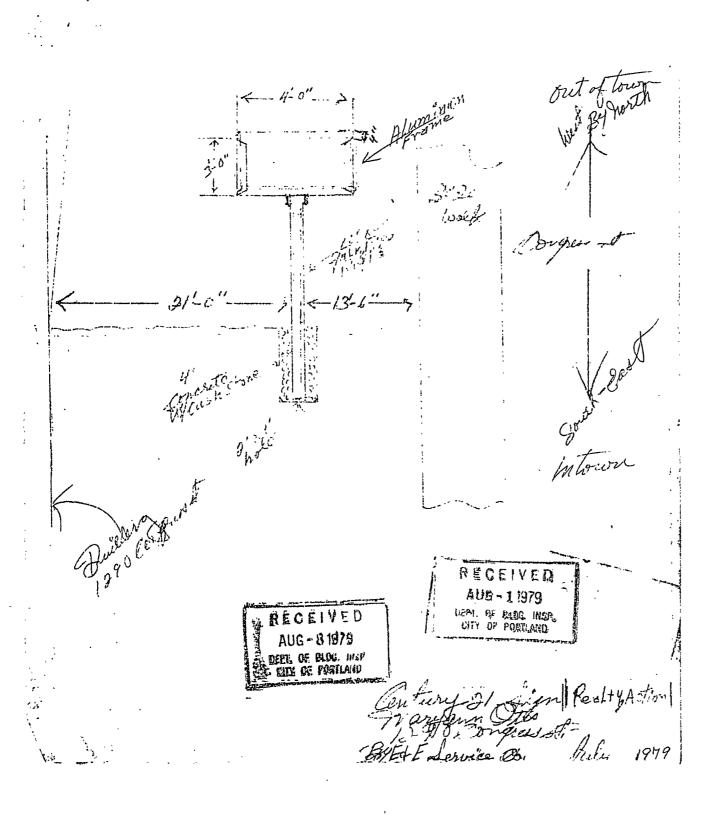
Dear Ms. Otis:

I am in receipt of your letter. A permit to replace a sign is not needed if it is the same size and in the same location. In this particular instance our office had no permit taken out for either the past or present sign. Thus, a permit must be applied for. Please come in immediately to apply for this permit.

Very truly yours,

Marge Schmuckal Building Inspector

MS/r



|   | All I Electricates         |
|---|----------------------------|
| ) | B.O.C.A. USE CROUP         |
|   | BOCA. TYPE OF CONSTRUCTION |

ZONING LOCATION AT PORTLAND, MAINE, Aug. 8, 1979. CITY of PORTLAND

| To the DIRECTOR OF BUILDING & | INSPECTION SERVICES, PORTLAND, MAINE |
|-------------------------------|--------------------------------------|
|-------------------------------|--------------------------------------|

| The unde  | ant or change use in accordance with | to erect, alter, repair, demolish, mov<br>to the Laws of the State of Maine, th | we or install the following building, struc-<br>ne Portland B.O.C.A. Building Code and<br>itted herewith and the following specifica- |
|-----------|--------------------------------------|---|---|
| tions:    | 1290 Congress Street                 | - Action Realty Otis - same   | Fire District #1, #2 Telephone .773-4000  |
| I Owner's | name and addres                      |   | · · ·   |

| Coning Ordinance of the City of Portland with p                                  | lans and specifications, if any, submitted herewith and the following specifica-  |
|--|---|
| ONS: OCATION 1290 Congress Street Owner's name and address                       | - Action Realty Fire District #1, #2 Otis - same Telephone 773-4000  Service Co52 Feasenden St. Telephone 774-2020  Specifications Plans No. of sheets Office No. families  No. families  Style of roof Roofing |
| Other buildings on same lot  | Fee \$11,20   |
| FIELD INSPECTOR—Mr.  This application is for: @ 775-54  Dwelling Ext. 23  Garage | 451   |
| Masenry Bldg.  | Stamp of Special Conditions   |
| Other  NOTE TO APPLICANT: Separate permits a                                     | re required by the installers and subcontractors of heating, plumbing, electri  |
| cal and mechanicals.  PERMIT IS TO   | OBE ISSUED TO km 2 \( \text{3} \) 4 \( \text{C} \) Other:   |
|  | DETAILS OF NEW WORK   |

| Is any plumbing involved in thi | is work? Is any electrical work involved in this work?                                 |
|---------------------------------|--|
| In a serior to be made to DI    | blic sewer? If not, what is proposed for sewage?                                       |
| Use contin tank notice been se  | nt? Form notice sent?  |
| Mainht average grade to ton of  | plate Height average grade to nignest point of root                                    |
| Circ front depth                | No. stories solid or filled land? earth of fock?                                       |
| N. C. C                         | Thickness top bottom cellar  |
| Vand of roof                    | Rise per 'out Roof covering  |
| No of chimneys                  | Material of chimneys of lining Kind of heat  |
| Ein-Lumber Vind                 | Dressed or full size? Corner posts Sills   |
| Framing Lumbet—Kind             | Columns under girders Size Max. on centers   |
| Size Girder                     | Columns under gruces   |
| Studs (outside walls and carr   | ying 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 ma   | sonry walls, thickness of walls? height? height?                                       |

#### IF A GARAGE

| No care now accommodated on sar   | e lot, to be accommodated number commercial cars to be accommodated  | d.  |
|-----------------------------------|--|-----|
| 140. Cats now accommodated on ser | the state of the s |     |
| Will automobile repairing be done | other than minor repairs to cars habitually stored in the proposed building?   | • • |

| APPROVALS BY:                                    | DAIL                                    |
|--|---|
| BUILDING INSPECTION—PLAN E ZONING: 6/2 / 1/6/6/6 | XAMINER                                 |
| ZONING: A.A. M. G.C.                             | 5/.0/. 1.7                              |
| BUILDING CODE:                                   | • |
| Fire Dept.:                                      |   |

### 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 Health Dept.: .... are observed? ....

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FIELD INSPECTOR'S COPY

Others: .....

and Address .....

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August 6, 1979

Maryann S. Otis 1290 Congress Street Portland, Maine

Re: 1290 Congress Street

Dear Ms. Otis:

I am in receipt of your letter. A permit to replace a sign is not needed if it is the same size and in the same location. In this particular instance our office had no permit taken out for either the past or present sign. Thus, a permit must be applied for. Please come in immediately to apply for this permit.

Very truly yours,

Marge Schmuckal Building Inspector

MS/r



# CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

## COMPLAINT

| INSPECTION COPY   |
|---|
| COMPLAINT NO. 79/76 Date Received 7-20-79   |
| 1290  |
| Location Congress St. near Several St. Use of Building Real Estate Susiness   |
| Owner's name and address Century 21 Of (5 May 2 hin) Telephone  |
| Tenant's name and address 12 90 Congress of Identione   |
| Complainant's name and address Merrill Seltzer - 26 Parsons Rd. Telephone 773-0037  (Chairman Appeal Board) 04103  Real Estate Sign. No Permit. |
| Description:  |
|   |
| NOTES:  |
| 7-23-79 There is 2, poli Sun 2 3/34 Volta Scan 7/11   |
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| The files well west that a sign permit  |
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July 24, 1979

Maryann S. Otis 1290 Congress Street Portland, Maine 04102

Re: 1290 Congress Street

Dear Ms. Otis:

It has been noted that a new pole sign has been erected. Our files indicate that no permit was applied for as required by Ordinance.

Please come in immediately to apply for a permit. We will need plan(s) showing the location, dimension, and securing of the sign.

If no permit is applied for within 10 days of the receipt of this letter, stricter action from this department will be necessary.

Very truly yours,

Marge Schmickal Building Inspector

MS/x

cc: Century 21 1290 Congress Street

1

July 24, 1979

Maryann S. Otis 1290 Congress Street Portland, Maine 04102

Re: 1290 Congress Street

Dear Ms. Otis:

It has been noted that a new pole sign has been erected. Our files indicate that no permit was applied for as required by Ordinance.

Please come in immediately to apply for a permit. We will need plan(s) showing the location, dimension, and securing of the sign.

If no permit is applied for within 10 days of the receipt of this latter, stricter action from this department will be

Very truly yours,

Marge Schmuckal Building Inspector

MS/x

cc: Contury 21 1290 Congress Street

THE TENEDS OF THE PROPERTY OF

10A Leane Street Portland, Maine 04102

August 9, 1977

Donald E. Megathlin Planning Dapt. City of Cortland City Hall Portland, Maine

RE: 1290 Congress St. Portland, Me. (An R-F 2one)

Dear Mr. Megathlin:

Enclosed are two drawings (not to scale) of the above mentioned property.

On July 12, 1677, I signed a contract to purchase same from Guy Farley, the owner. One of the conditions of the contract is that I am able to obtain permission from City of Portland for my own real estate office, four other professional offices on the ground floor and off strest parking on the property from Powsland Street.

The property is bounded on the left by the Knights of Columbus Hall, on the rear by a three unit spartment, across the street by a variety store and on the right by a single family house that is screened by heavy shrubbery located on subject property.

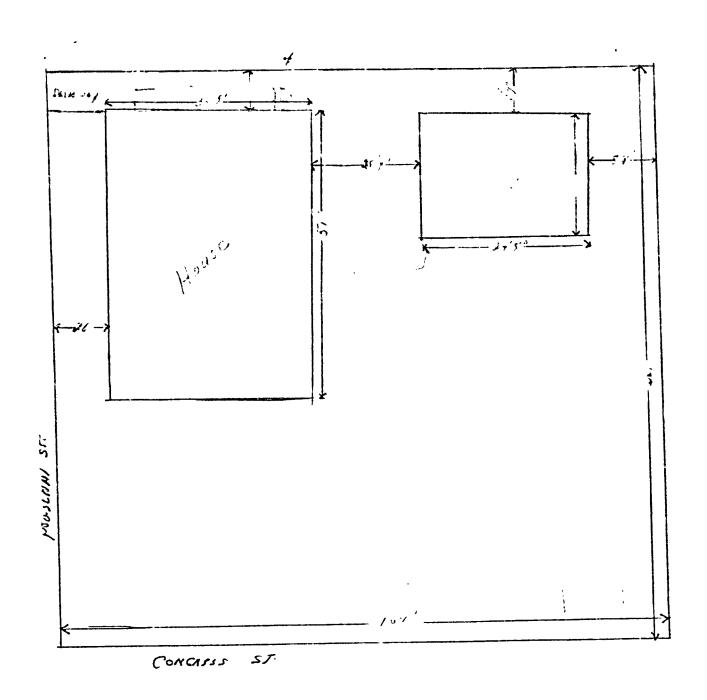
Please advise if zone hange is my only remedy. What are the procedures necessary? Any information you can offer would be helpful. There is a time limit on my contract and your prompt reply will be appreciated.

Sincerely yours,

Mary .. To

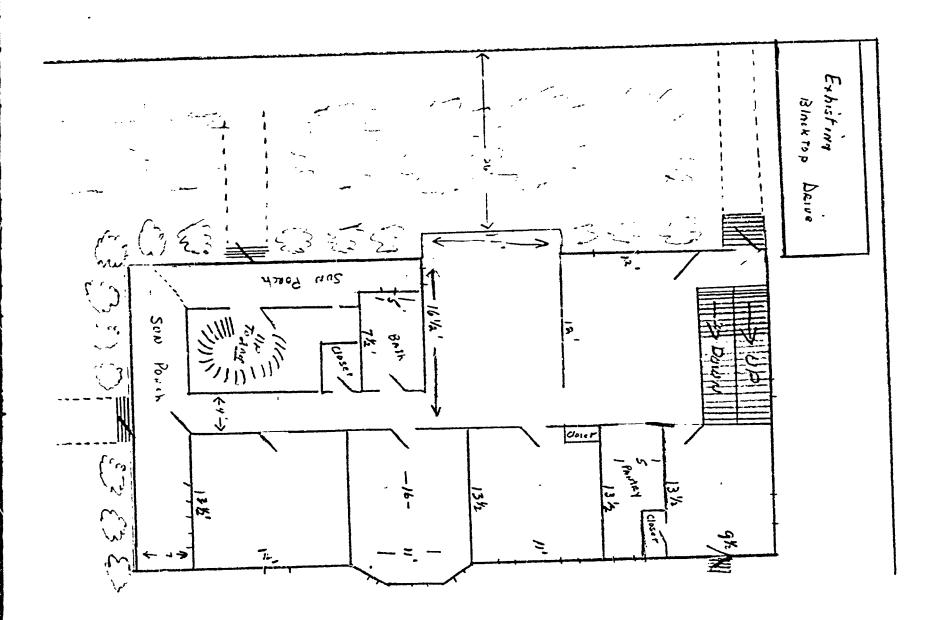
Maryann S. Otis

mo
Encls.(2)
cc: Tom Ainsworth
Warren J. Turner
Allan Soule /



Not To SCAlu

TOWSIAND STREET



1288-1294 Congress St. cor. of Portland St.

August 2, 1977

Maryann S. Otis 10A Deane St. Portland, Maine 04102

In reply to your letter of July 27, 1977, this property is located in an R-5 Residential Zone where a real estate office is not allowable.

If this building was used for a real estate office this past year, then of course it could continue.

Your letter states, you do not believe it has been used as a sporting goods store even though a Certificate of Occupancy was issued on July 17, 1975. It would therefore, seem there is no way that we can allow a real estate office at this location unless the zone is changed.

As per our conversation, you could have a real estate office at the above named location as a home occupation as long as it is secondary and an incidental use of the dwelling unit, conducted entirely within the dwelling unit by one or more persons residing in the dwelling unit.

Very truly yours,

A. Allan Soule Assistant Director

AAS:k

,

1288-1294 Congress St. cor. of Portland St.

August 2, 1977

Maryann S. Otis 10A Deane St. Portland, Maine 94102

In reply to your letter of July 27, 1977, this property is located in an k-5 Residential Zone where a real estate office is not allowable.

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As per our conversation, you could have a real estate office at the above named location as a home occupation as long as it is secondary and an incidental use of the dwelling unit, conducted entirely within the dwelling unit by one or more persons residing in the dwelling unit.

Very truly yours,

A. Allan Soule Assistant Director

AA3:k

شسسة

10A Deane Street Portland, Maine 04102

July 27, 1977

Allan Soule Dept. of Building Inspection City of Portland City Hall Portland, Maine

RE: 1290 Congress St. Portland, Maine

Dear Mr. Soule:

Pursuant to our recent conversations regarding the above property Please advise the procedure necessary to obtain use variance through board of appeals or a zone change to permit ground floor professional office space.

As you may remember the property is bounded on the left by the Knights of Columbus Hall, on the rear by a three unit apartment, across the street by a variety store and on the right by a single family house that is screened by heavy shrubbery located on the subject property.

Previously the property has been used for a real estate office, and in July 1975 a permit was issued for a change of use to a sporting goods retail store, although I have been unable to establish if permit was used.

Your prompt reply will be appreciated.

Sincerely yours,

Maryann S. Otis

mo

cc: Warren Turner Tom Ainsworth Grassi's Variety

(COPY)



### CITY OF PORTLAND, MAINE Department of Building Inspection

## Certificate of Occupancy

LOCATION 1290 Congress Street

Robert Aclougle

Date of Issue July 17, 1975

This is to restifus that the building, premises, or part thereof, at the above location, built-altered—changed as to use under Building Permit No.75/571

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

APPROVED OCCUPANCY

Westerly half of basement

sporting goods equipment (retail)

Limiting Conditions:

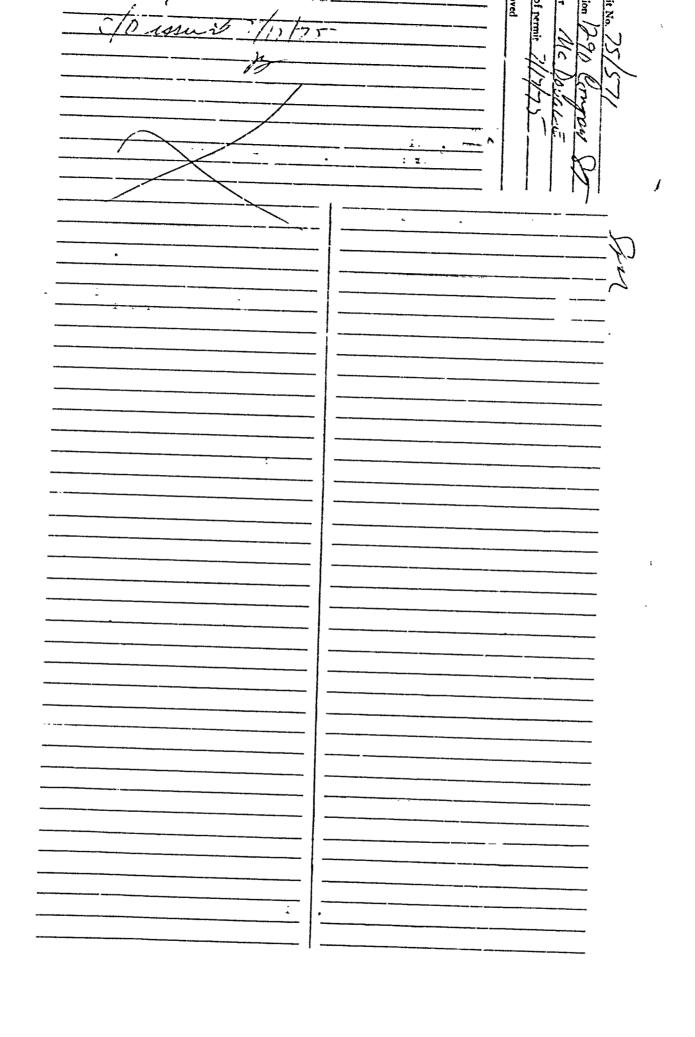
none

This certificate supersed 55 certificate issued

Approved: 7/17/75 (Date)

# APPLICATION FOR PERMIT PERMIT STEEL BOOKA TYPE OF CONSTRUCTION

| ZONING LOCATION_                                 | PORT                                    | LAND, MAINE, 1913. 16, 1975. PLOT 1912. 17 LUF                                    |
|--|---|---|
| 1 , the DIRECTOR OF BUILDING                     | & INSPECTION SEE                        | PVICES BODY OF MANY   |
| The undersigned hereby applies to                | or a nermit to erect all                | ter, repair, demolish, move or install the following building, struc-             |
| ture, equipment or change use in acco            | ordance with the Laws                   | of the State of Maine, the Portland B.O.C.A. Building Code and                    |
| Zoning Ordinance of the City of Port             | land with plans and si                  | pecifications, if any, submitted herewith and the following specifica-            |
| tions:   |   | reconductions, of acts, submitted nerewith and the following specifica-           |
| LOCATION 1290 Congress                           | • • • • • • • • • • • • • • • • • • •   | Fire District #1 #2 pert McDougle Telephone hr. AcDougle Same as Telephone        |
| 1. Owner's name and address                      | your kelden govern                      | pert McDougle Telephone   |
| xoboderousicenurousodereldense. Ne               | M. Owner:                               | Ar. AcDougle - same as Telephone  |
| <ol><li>Contractor's name and address.</li></ol> |   | hr. fcDougle - same as Telephone above Telephone                                  |
| T. Fercinces                                     |   | sections: Di  |
| a robosca use or nulliding obovi of              | trk Koo is continue                     | int (retail)  |
| raseusecar.eatand of Sont                        | rance sares                             | No fortilla   |
|  | Heat                                    | Style of roof Possua  |
| Estimated contractural cost \$                   |   | Roomg   |
| FIELD MISOFOTON HOFFS                            | es                                      | Fee \$.5,000  |
| FIELD INSPECTOR—Mr. Hoffs                        |   | . GENERAL DESCRIPTION   |
| ins application is for:                          | @ 775-5451                              | Change of use from real estate & appliance sales                                  |
| Dwelling   | Ext. 234                                | to sporting goods equipment (retail)  |
| Masonry Bldg.                                    |   |   |
| Metal Bldg.                                      |   |   |
| Alterations                                      |   | Stamp of Special Conditions   |
| Demolitions                                      |   |   |
| Change of Use                                    |   |   |
| Other  |   |   |
| NOTE TO APPLICANT: Separate                      | permits are required by                 | y the installers and subcontractors of heating, plumbing, electri-                |
| cai ana mechanicais.                             |   |   |
| PERM   | IT IS TO BE ISSUED                      | 0.70 1 2 2 3 1 4 1  |
|  |   | Other:  |
| le any alumbia in the state of                   | DETAILS O                               | OF NEW WORK   |
| Is connection to be made to make the             | ?                                       | . Is any electrical work involved in this work?                                   |
| Has sentic tank notice been sant?                | /er/                                    | If not, what is proposed for sewage?  |
| Height average grade to top of plate             | *************************************** | Form notice sent?   |
| Size, front denth                                | No stories                              | leight average grade to highest point of roof                                     |
| Material of foundation                           | Thickness                               | solid or filled land? earth or rock?  |
| Kind of roof Rise                                | e per foot                              | Roof covering   |
| No. of chimneys Mater                            | ial of chimneys                         | of lining Kind of heat fuel   |
| Framing Lumber—Kind                              | Dressed or full size?                   |   |
| Size Officer Column                              | s under girders                         | Max on centers  |
| studs (outside walls and carrying par            | utions) 2x4-16" O. C                    | Bridging in every floor and flat roof span over 8 feet.                           |
| resis and ratters: 15t nooi                      | r 21                                    | nd , 3rd roof   |
| On centers: 1st floor                            | f , 2t                                  | nd , 3rd roof   |
| maximum span: 18t nooi                           | r                                       | nd 3rd roof   |
| if one story building with masonry wa            | lls, thickness of walls?                | height?   |
| No one your and                                  | IF A                                    | GARAGE,   |
| Will automobile community and at                 | lot, to be accom                        | modated vinber commercial cars to be accommodated                                 |
| Will automobile remaining on done of             | ier than minor repairs                  | s to cars b ored in the proposed building?  |
| APPROVALS BY:                                    | DATE                                    | MISCELLANEOUS   |
| BUILDING INSPECTION—PLAN I                       | EXAMINER                                | Will re disturbing of any tree on a public street?                                |
| ZONING:  | *******                                 | 11/21 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4                                       |
| Fire Dept.:                                      | • | Will there be in charge of the above work a person competent                      |
| Health Dept.:                                    |   | to see that the State and City requirements pertaining thereto are observed? .yes |
| Others:  | )                                       | are observent yes   |
|  |   | 11/2 108/21   |
|  | of Applicant                            | W. Farley Same as above   |
| Type Nan   | ne of aboveGuy                          | ······································  |
| FIELD INSPECTOR'S COPY                           |   | Other   |
|  |   | and Address   |



Portland, Maine, April 2, 1456.

ELECTION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

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 1290 Congress, it. ... . Use of Building 1-family qualling No. Stories Name and address of owner of appliance duy faring, it is dongress at. New Building Existing " Installer's name and address . Mornaumity will los, 224 . Contages at. Telephone 2-74-1 General Description of Work oil burning equipment in connection with existing steam heating system .... To install (conversion) 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 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? IF OIL BURNER Name and type of burner Fastercraft Labelled by underwriters' laboratories? tyes Will operator be always in attendance? . . . Does oil supply line feed from top or bottom of tank? . bot tom . . . Type of floor beneath burner . Cor crete. Size of vent pipe 1.0 Location of oil storage basenert Number and capacity of tanks 1-275 gal. No. 894 Will all tanks be more than five feet from any flame? LES How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners 1-275 gal. JF COOKING APPLIANCE Location of appliance Any burnable material in floor surface or beneath? If so, how pretected? ...... 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 smokeripe Size of chimney flue ...... Other connections to same flue Is hood to be provided? ...... If so, how vented? ... Forced or gravity? ... MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION . Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional tor each additional heater, etc., in same Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ....ye.s.. ... Community Cil Co.

INSPECTION COPY

Signature of Installer Y: Williams Work

| The second of th | / NOTES                 | See a se |        |                                 | -               |
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| A Paris  | the form of the same of | and make the second  |        | Owner Date of Approv            | 12              |
| Klader Haw (Correct)   | 1. 1. 16. 1             | when the same  | acie   | Owner  Date of permit  Approved | Permit No.      |
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| 7 Bigh Godfol  | Ficher and              | H-1 D.   | 1      | 196                             | 1               |
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| 9 Phylog Saypon & Protection   |                         | Cornerile  |        | 6 W 18                          | ,               |
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| 8 Tank Distance  |                         |  |        | 1 1 1 1                         | <b>3</b>  -     |
| COIL GUERO   |                         |  | , ,    |                                 |                 |
| 5 Institution Card   | > 4                     |  |        |                                 | 1 .,            |
| 6 Low Water Stat-off   |                         |  |        | -                               |                 |
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## City of Portland, Maine Board of Appeals \_ZONING\_

January 19.

To the Board of Appeals:

Guy V. Farley Your appellant,

owner , who is the , respectfully petitions the Board of Appeals

of the Cay of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit are not issueble under the Zoning Ordinance to authorize change of use of the entire westerly half of basement of the duplex Bwelling house at 1230 Congress St to sales and service of appliances, and to authorize erection of a deteched sign four feet by six feet to be attached to a tree near the public sidewalk in such a wry that the top of the sign would be about 10 feet above the ground and the nearest edge of the sign about four feet from the street line (inside edge of public sidevalk); because the property is located in a Residence D Zone where, according to Section 9A of the Ordinance these uses are not allowable, also because the sign would constitute an unlawful encroachment upon the required front yard of the dwelling according to Section 9D since it would be closer than 15 feet to the street line.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant ressonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Dry W. Appellans

day of February

the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially deperting from the intent and purpose of the Zoning Ordinance, provided that any sign erected on said premises shall not exceed 2' x 4'.

be permitted It is, therefore, determined that exception to the Zoning Ordinance may in this specific case, provided that any sign erected or said premises shall not exceed Seid première smalley Cute D' walch Ben Blilson William H. O'Brion two feet by four feet.

E4-254-1M MARKS

DATE: REBRUARY 4, 1955

HEARING ON APPLAL UNDER THEZONING OPDINANCE OF Guy W. Farley ..T 1290 Congress Street

Public hearing on above appeal was held before the BOARD OF APPEALS

EDWAFD T. COLLEY

BEN B. WILEON

WILLIAM M. O'BRION

HARRY A. TORREY

RUTH D. WALCH

VOTE

IDMNISIS SHALL NOT EXCEED 2'XA'

PREMISES SHALL NOT EXCEED 2'XA'

Record of Hearing:

Bennett Fuller, Esq., representing Mr. Farley

IN FAVOR: Mrs. Bessie Welch, 50 Mitton St, - Portland Cards in file

OPPOSED: Mrs. John B. Sylvester, 18 Davis Street, Portland

# CITY OF PORTLAND, MAINE BOARD OF APPEALS

February 1, 1955

Mr. Guy W. Farley 1290 Congress Street Portland, Maine

Dear Mr. Farley:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, February A, 1955, at 10:30 a.m. to hear your appeal under the Zoning Ordinance.

. Please be present or be represented at this hearing in support of this appeal.

BOARD OF APPEALS

Edward T. Colley

Chairmen

K

Dear Councilors
We would like there
My Farly be able to
Old his work His
a groot wan to have
in The Vicinity and
he doesn't try any
high price palesmen
Ship when fixing T-V.
There are signs near
Calif and at Sewall
so we think he charg
have his sign etc.
My Trys Ofton Bridges
15 Downland St.

Stavis St.
Portland Me.
Jeb. 2, 1955.
Chairman City Corneil
Portland Me.
Draw i:
We the indersigned
wish to go on record as
not opposing the permit
of Mn Juy Forly, to conduct
limited business activities
at his recidence, und also
feel a sign would mut be
detrimental to this area.

Joette J Doyle
Joseph J. djoyle

Portland. Fil 3 55.

I am for this appeal in regards of 1290 tongress.

To my, buy w. Farey of 1290 tongress.

I he so wishes.

1310 Congress St.

Portland Me.

Irla. 3-1750 Day Sirs-Dharr no objection to West And Rislance evetieg æ sign et 1290 Cougress St. John Brots

### CITY OF PORTLAND, MAINE BOARD OF APPEALS

January 25, 1955

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friery, February 4, 1955 at 10:30 a.m. Lestern Standard Time to hear the appeal of Guy V. Firley requesting an exception to the Zoning Ordinance to autorize change of use of the entire westerly half of the basement of the duplex dwelling house at 1290 Congress Street to sales and service of applicaces and to authorize creation of a detached sign four feet by six feet to be attached to a tree near the public allevals in such a way that the top of the sign would be about ten feet above the ground and the nearest edge of the sign about four feet from the street line (inside edge of public sidewals).

This permit is presently not issuable under the foring Ordinence because the property is located in a lesidance I Zone where, according to Section 9A of the Ordinance these uses are not allowable and also because the sign would constitute an unlawful encroachment upon the required front yard of the dwelling according to Section 9D since it would be closer than diffeen feet to the street line.

This appeal is taken under Section 184 of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cross so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that sold Board shall give due consideration to promoting public health, safety, converience, and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, novious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or sgeinst this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOART OF APPEALS

Edward T. Colley

Chairman

K

affect of affects Possell assessors mats. 186, 187, 190, 191 Ghances are. Bino 1/20 [1248 to 1330 Dans {2 to 3 8 Orina 2000 { 2 to 48 mittan [2 to 50 Lewall Tro even nos. Bussel [2 to 34 Carro 2001918 E13! Em gle (asser hos 187 A 25, A26, A27 Cnow. 187 123, 104, B5, B6, B7 Greder (16; 19/131, 137) Cesso hvs. 1900 15 190G8, G16, V16 Edwards {2 to 3 6 Prances \$ 2 to 38 Whilmayaro 2 to re odd no

7,6, 8

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1316-1318 Marie Halle G. 64 handall A.
1320-1322 Laugherty Frederick E. 43 Willow rest. 1328-1336 Blom & Central. 1247-1255 Roman Patholic Beeling of East. 309 Congress St. 1261 - 1263 Leis. 1269-1277 allen C. Alford & Josephino E. 2/1 hetrey and, 1279-1281 Soulanger folands, NR 1281 Congress Sh. 1279-1281 1283-1287 1293-131/ Grund & How 57 6 Relange Sh 1319-1325 1327-1331 Deips. Isus and St. 2-8 12-24 Che col at Each 14 Pausland I 26-25 Saunders alfred & of Lilia 30 Parustand 30-32 Dup, 310-140 Kerrby alberter allice 11 38 Parcelland 42-44 Cargland Lency & Close of 48 January Constant Plante of 18 January 42 Paraland 46-48 ノニフ 13-15 Topics is and the that I galacter that I painted SA.

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| 2 P Aug. Street  |  |
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| 38 86 Aug  | Cordinates Lagrandia de Caracterior  |
| 138-86 1000  | and the same of the same   |

17 3

1-5 2-11 9-11 12-19 21-31 37-85 17 Davis St. Sewall St. Sup. Sup. 1-7 9-11 13-31

### APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMITASSUED

FEB 18 195

| The undersigned her<br>in accordance with the Law<br>specifications, if any, subm                                   | BUILDINGS, PORTLAND, MAINE   |   |
|---|--|---|
| specifications, if any, subm  | •  | PILL OF LACKET  |
|   | reby applies for a permit to exact alter repairdemalizes of the State of Maine, the Building Code and Zo willed herewith and the following specifications.   | and and an                            |
|   | the contraction of the same source of the contractions:  |   |
| Owner's name and add  | Congress at. Wit   | thin Fire Limits?no Dist. No  |
| Taras's manne and addres  | ss Guy in Earley, 1250 Congress St.  | Telephone 2-9055  |
| Contractor's and address  | S  | Telephone   |
| contractor a name and ad  | idress   | Talant.   |
| THURST  | Specifications   | Plane no Maratalana   |
| A LODOSECI USE OF Difficing   | CWelling and clacan carries  |   |
| Last use  | ···  | No. 6   |
| Material  | stories Heat Style of root   | f Doof-   |
| Other buildings on same lo  | ot   |   |
| Estimated cost \$   | ***************************************  | Fee \$ 1.00   |
|   | General Description of New   | Work  |
| THE COLUMN TOTAL CREAT  | half of basement to sales and servi  |   |
| (Applicant also wi  | shes to erect detached sign approximation  | stely 1/1 x 6/7   |
|   |  |   |
|   | •  | Permit Issued with Letter   |
|   |  | 2/4/55  |
|   | rmit does not include installation of heating appare   |   |
| Naterial of foundation  Material of underpinning  Kind of roof  No. of chimneys  Framing lumber—Kind  Corner posts  | n sent?Form notice s  pp of plate Height average gra  h No. stories solid or filled ta  Thickness, top be  Height  Rise per foot Roof covering  Material of chimneys of lining  Dressed or full s  Sills Girt or ledger board? . | ade to highest point of roof  |
| Stude ( 51ze  |  | bize Max. on centers  |
|   | rrying partitions) 2x4-16" O. C. Bridging in ever  | ry floor and flat roof span over 8 feet.                                  |
| loists and soft   | 1st floor, 2nd   | ., 3rd, roof  |
| joists and rafters:   |  | 3rd #00f  |
| On centers:   | 1st floor, 2nd,  | , 014   |
| On centers:  Maximum span:  | 1st floor, 2nd   | ., 3rdroof  |
| On centers:  Maximum span:  | 1st floor, 2nd, 2nd  | ., 3rdroof  |
| On centers:  Maximum span:  | 1st floor 2ndnasonry walls, thickness of walls?  | ., 3rdroof  |
| On centers:  Maximum span:  If one story building with in   | 1st floor 2nd  | ., 3rd, roofheight?   |
| On centers:  Maximum span:  If one story building with an   | 1st floor  | ., 3rd  |
| On centers:  Maximum span:  If one story building with an   | 1st floor 2nd  | ber commercial cars to be accommodated                                    |
| On centers:  Maximum span:  If one story building with and  No. cars now accommodated  Will automobile repairing be | 1st floor  | ., 3rd  |
| On centers:  Maximum span:  If one story building with in  No. cars now accommodated  Will automobile repairing be  | Ist floor  | ber commercial cars to be accommodated y stored in the proposed building? |
| On centers:  Maximum span:  If one story building with in  No. cars now accommodated  Will automobile repairing be  | 1st floor  | ber commercial cars to be accommodated                                    |
| On centers:  Maximum span:  If one story building with in  No. cars now accommodated  Will automobile repairing be  | Ist floor  | ber commercial cars to be accommodated                                    |
| On centers:  Maximum span:  If one story building with in  No. cars now accommodated  Will automobile repairing be  | Ist floor  | ber commercial cars to be accommodated                                    |
| On centers:  Maximum span:  If one story building with in  No. cars now accommodated  Will automobile repairing be  | Ist floor  | ber commercial cars to be accommodated                                    |
| On centers:  Maximum span:  If one story building with in  No. cars now accommodated  Will automobile repairing be  | Ist floor  | ber commercial cars to be accommodated                                    |

· NUTES taking Out Notice ert, of Occupancy spn. closing-in Nothing done about CPA: 3-17-55 Nothing done on smokepipor at 3. 28.55 Mr Farley to å this work. half 7-55 Smoke halo than wall closed 5000 with as bastos board. 1001 ..... real diversion of a 2 m 2 1 1 2 1-1-1 Later to the second 3 ye, 10 .. ... 1.1. .... 1 1 2 1 1 2 1 2 1 2 1 3 4 A · 25, 110 , 1. - 3 **7**": or of median by diagram of A MASSICITON CONT (COPY)



### CITY OF PORTLAND, MAINE Department of Building Inspection

### Certificate of Occupancy

LOCATION 1290 CongressSt.

Issued to Guy W. Farley

Date of Issue April 8, 1955

This is to certify that the building, premises, or part thereof, at the above location, water-altered -shanged as ro use under Building Permit No. 55/230, 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

Westerly half of basement

APPROVED OCCUPANCY

Sales and Service of appliances at retail

Limiting Conditions: Appeal sustained 2/4/55 conditionally provided that any sign erected on said premises shall not exceed two feet by four feet.

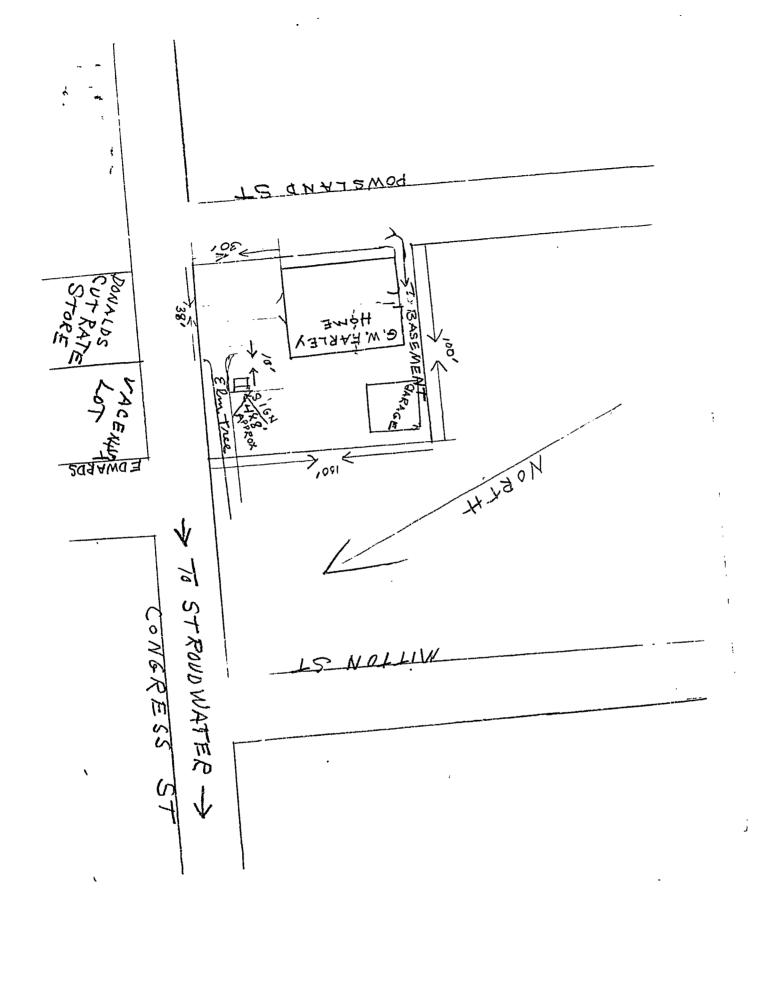
This certificate supersedes certificate issued

Approved:

1/7/55 Nolson F. Carturight
(Date) Inspector

Inspector of Buildin

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 - 1290 Congress St. Change of Use and Erection of Sign

Mr. Guy W. rarley 1290 Congress St.

Doar Mr. Farley:-

Your zoning appeal relating to establishing your business in the basement of your dwelling at 1290 Congress St., and the erection of a sign on the front of the lot, having been granted conditionally, the building permit for change of use of the westerly half—the basement for sales and service of appliances at retail, is issued herewith, subject to the following:

1. Our inspector reports that the smokepipe from the furnace passes through a square opening in a partition with burnable wall board covering and then runs about eight feet to a connection with the chimmey. In places the distance from the top of this pipe to burnable material overhead varies from six inches to 12 inches. These clearances are too small for safety and, if possible, the smokepipe should be lowered so that at no point is it closer than 10 inches to burnable material above. Even so, wherever this clearance is less than 15 inches, a shield of asbestosboard 3/16 of an inch thick and three times the diameter of the smokepipe in width should be suspended on non-burnable hanger about half way between the top of the pipe and the burnable material overhead.

His report does not make clear how large the square opening in the partition is. To meet the requirements a metal thimble or collar is required through the partition to be at least twice the diameter of the smokepipe and the smokepipe rigidly centered on the metal collar. Where the smokepipe runs parallel to the partition, the smokepipe should be no closer than 12 inches to the partition, but this clearance may be reduced to six inches if a shield of asbestosboard three times the diameter of the smokepipe in width is suspended on non-burnable spacers at least one inch from the partition.

It is necessary that you have these features for safety provided, and then notify this office for inspection.

It is unlawful for you to use any part of the building for this business until you have from this department the required certificate of occupancy authorizing the new use. This cortificate cannot be issued until the above conditions are corrected, and until the sign granter by the Board of Appeals has been erected on the tree on the front of the lot.

ing You will remember that the Board of Appeals attached the condition to sustain, the appeal that the sign must be no larger than two feet by four feet.

You asked our inspector if the third floor of the building could be made into a separate apartment. That change would constitute a change of use of the building whether physical changes were involved or not. In such a case it will

Hr. Guy W. Farley - - - - #2

for permit be necessary for you to file application/for the change of use of the building and furnish an architectural plan by way of a blueprint of at least the third floor to show us all the proposed arrangements, so that the entire proposition could be checked against Building Code regulations.

Very truly yours,

Warren McDonald Inspector of Buildings

WMcD/G

; ~

Contraction (Contraction)

January 19, 1955

AP - 1290 Congress St. - Proposed sign and Change of Use and Zoning Appeal relating thereto

Mr. Guy W. Farley 1290 Congress St. Copy to: Corporation Squasel

Dear Mr. Farley:-

Building permits are not issuable under the Zoning Ordinance to authorize change of use of the entire westerly half of besement of this duplex dwelling house to sales and service of appliances, and to authorize erection of a detached sign four feet by six feet to be attached to a tree near the public sidewalk in such a way that the top of the sign would be about 10 feet above the ground and the nearest edge of the sign about four feet from the street line (inside edge of public sidewalk); because the property is located in a Residence D Zone where, according to Sect. 9A of the Ordinance these uses are not allowable, also because the sign would constitute an unlawful encroachment upon the required front yard of the dwelling according to Sect. 9D since it would be closer than 15 feet to the street line.

You have indicated your desire to seek exceptions from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

If you desire consideration of the Board at the earliest possible time, the appeal should be filed at the office of Corporation Counsel before noon of Friday, January 21.

Very truly yours,

Warren McDonald Inspector of Buildings

WMcD/G Enclosure: Cutline of appeal procedure

P. S. For the purposes of getting your appeal settled, we have accepted both change of use and the sign on a single application. If your appeal should be successful, it will be necessary for you to apply for a separate permit for the change of use and another for the sign. The fee of \$1.00 which you have paid will of course apply.

3



### APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

| I  | Portland, Maine, . Vato or 13, 1953                  | CORTLAND                                  |
|--|--|---|
| to the INSPECTOR OF BUILDINGS, PORT  | TLAND, MAINE   |   |
| The undersigned hereby applies for a pance with the Laws of Maine, the Building Cod  | ermit to install the following heating, cooking or   | power equipmen! in accord-                |
| Location 1266 on rese of   | e of Building Wellin - 2 fam No. Sto                 | ations:                                   |
| Name and address of owner of and the   | of Building No. Sto                                  | ries New Building                         |
| Installer's name and address of the reservoir  | . Carle, 12oc Con ress t.                            | Existing                                  |
| and address  | Telep  | hone                                      |
| Ge   | neral Description of Work                            |   |
| To install oil burning equipment in o  | connection with existing steam heat                  | ,   |
|  | STOCKING SCEAM NEAT                                  | (conversion)                              |
| IF HE  | ATER OF BOSTER POST                                  |   |
| If so how proceeds   | burnable material in floor surface or beneath?       |   |
|  |  |   |
|  |  |   |
|  |  |   |
| Size of chimney flue Other con   | nections to same flue                                | rppiratice                                |
| If gas fired, how vented?  | Rated maximum demand pe                              | r house                                   |
| will suincient fresh air be supplied to the appl   | iance to insure proper and safe combustion?          | I HOUT                                    |
|  | IF OIL BURNER  | ***************************************   |
| Name and type of burnerastercraf   | Labelled by underwriter's lal                        |   |
| Will operator be always in attendance?   | Does oil supply line feed from top or bottom o       | poratories? yes                           |
| Type of floor beneath burner   | oncrete  | of tank? <u>lettom</u>                    |
| Location of oil storagebasement  | Number and capacity of tanks                         | 3.6.2.                                    |
| If two 275-gallon tanks, will three-way valve be   | provided?  | 1 <del>9</del> 275 gal.                   |
| Will all tanks be more than five feet from any   | provided r   |   |
| Will all tanks be more than five feet from any factal capacity of any existing storage tanks for   | famer  | ***************************************   |
| b seemed during for  | Turnace burners none                                 |   |
| IF 6   | COOKING ADDITANCE                                    |   |
| Location of appliance  | Any burnable material in floor surface or be         | neath?                                    |
| 1  | Kind of fuels  |   |
| and a statice to wood of compustible materi  | al from top of appliance                             |   |
|  |  |   |
| Size of chimney flueOther conne Is hood to be provided?If s  | ctions to same flue                                  | кергре                                    |
| Is hood to be provided? If so  | o, how vented? Forced or gray                        | vitu)                                     |
| If gas fired, how vented?  | Rated maximum demand per                             | have                                      |
| MISCELLANEOUS FOI  | TIDMENT OR SPECTAL TO                                | nour                                      |
|  | JIPMENT OR SPECIAL INFORMATION                       | 1   |
| 1 " vent   |  | ***************************************   |
|  | L -60  |   |
| CT.  | bOId   |   |
|  |  | *****                                     |
|  | ***************************************              |   |
| manners and a community of the community |  | * 1 P 4 P 1 P 1 P 1 P 1 P 1 P 1 P 1 P 1 P |
|  |  |   |
| Amount of fee enclosed? 2.00 (\$2.00 for one building at same time.)   | heater, etc., 50 cents additional for each additions | al heater etc in same                     |
| g ==c timety   |  | and the same                              |
| APPROVED   |  |   |
| Op. 10-19-53. 6m.  |  |   |
|  | Will there be in charge of the above work a          | person competent to                       |
|  | see that the State and City requirements r           | pertaining thereto are                    |
|  | observed?ves   | U   |
|  |  |   |
|  | $M_{\rm col}$  |   |
| INSPECTION COPY Signature of Install   | or 1/1 End Son 1                                     | į.  |
| INSPECTION COPY  | Later A The Later Con-                               | 2 t                                       |
|  | Con CII LIVING SINGER                                | 1   |

4 Burner Rigidity & Supports. 3 . The heart our 5 Name & Later 1- Wallet is 7 High II. 8 Remot . ..... 1 ill with soit 9 Piping Stage . . . & 10 Valves is "He in ... 11 Capacity of M. hn 12 Tank Higrity & Supports\_\_\_\_ 53 Very 18 Tank Distance 14 Oil Guage \_\_\_\_ 15 Instriction Card\_\_\_\_. 16 Low Woter Shut off Low well prefer 15211 121656, 11h, dent -11. 1711 C Utile That Thust House had trine 114 Total Tur tapel the will recrit \$ 111795 SKIN Mittert - Chilles coas - Villetel and lox etries at 111160 THIS L'alles range. bleine Gund des these when they were . . . . . . . . . . . . It deale, and





## (RD) RESIDENCE ZONE - D CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

### COMPLAINT

INSPECTION COPY

| COMPLAINT | NO. | 53/101 |
|-----------|-----|--------|
|           |     |        |

| 1290     | - |
|----------|---|
| Congress | • |
| S        |   |

| COMPLAINT NO. 22/101 Date Received (1/21)  | 25                                    |  | 1.5         |
|--|---------------------------------------|--|-------------|
| Location 1290 Congress St.   | Use of Building                       | Dwelling & Garage                      |             |
| Owner's name and address G. W. Farley, 1290 Congre   | ess St.                               | Telephone                              |             |
| Tenant's name and address  |                                       | Telephone                              |             |
| Complainant's name and address   |                                       | Telephone                              |             |
| Description: Television sales and service busing detached sign on premises.  | ness being carri                      | ed on in garage. Fai                   |             |
| NOTES: 7/28/53 - 13 - 12 - 100   |                                       |  | AJS         |
| Luing Garred on here. with   | ne surviva                            | e our business                         | 1           |
| 8/17-m Fraily in one   | teugh                                 | she mil                                |             |
| moments- my  | g~ ~ ~                                | ~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~ | <u></u>     |
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| The state of the s |                                       |  |             |

c 53/101 1290 Congress St.

Which 8/11/53

July 28, 1953

Mr. G. W. Farley 1290 Congress St.,

Dear Hr. Farley:

An inspector from this office reports that the property at 1290 Congress St., corner of Powsland, which you are reported to own or control, is being used in violation of the Zoning Ordinance in that there is a television sales and service business being set up or carried on in the garage, and that a fairly large sign has been erected on the premises to advertise the business.

This is in direct violation of the Zoning Ordinance in the Residence.

D Zone where the property is located, as such a use of buildings or premises is not allowed according to Section 9A of the Ordinance applying to such

It is important that you have these used discontinued immediately and evidences of the unlawful use removed from the premises. If the property is not thus placed in compliance with the Ordinance byfore August 8, 1953, we shall be compelled to report the violation to the Corporation Counsel of the City, who is authorized and directed to compel compliance.

This situation is particularly surprising to me because your conferences in this office with regard to property in other parts of the City, surely must have made you aware of the application of the Zoning Ordinance to land and buildings in all parts of the City. In view of these former experiences, I am at a loss to understand how you came to allow this use of the property without even an inquiry.

Very truly yours,

Warren McDonald Inspector of Euildings

WMcD/B

| Class of Ruildin   | ig o: Type of Structure  | Third Chas   | 2  |  |
|--|--|--|--|--|
| Cass by Distant  | Poveland. Maine.   | Nay 24, 195  | 1.7  |  |
| CATISTY  |  | une t  | /  |  |
| the INSPECTOR OF BUIL  |  |  | MARKAI the following   | g building stractare Equipment<br>e City of Portland, plans and  |
| accordance with the Laws of th   | ie State of Maine, the D   | a shecification  |  | • •  |
|  |  |  | thin Fire Limits?!   | 10 Dist. No  |
| cation <u>1290 Congre</u><br>vner's name and address <u>G</u>  | W. Farley. 377 C   | lumberland Aven  | ne   | Telephone 2-9055   |
| ner's name and address   |  |  |  | Telephone  |
| ssee's name and address  |  | 1/ 1.  | <u>(6''</u>  | Telephone  |
| ntractor's name and address  | \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\   | Specifications   | C Plans no   | No. of sheets  |
| chitectoposed use of building  |  | √a and dweldir   | ar house   | No. families   |
|  | dualitation house  | (9)  |  | No. families 2   |
| st use   | dwelling mouse.  | Style of ro  | of   | Roofing  |
| aterial wood No. stori   | ies) Heat _/   | \ \  |  | ***************************************  |
| her buildings on same lot  | <del>/</del>   | 15   |  | Fee \$   |
| timated cost \$  | N  |  | . Work   |  |
| /  | Géneral De   | scription of Nev   | Y VY OIK   | the base for not   |
| o change 2-ramily dwe  | lling house to on  | Me-family dwell  | ing and convale  | Percent nome for non-  |
| more than mixed  | patients. First  | floorone apa   | ta two rooms   | on third floor to  |
| six rooms to be  | used for not mare  | than 8 patter  | h apartment on   | on third floor to first floor. Two   |
| ion used for slee  | ome quarters in  | COUNSCITOU ME  | it aparametro on   | first floor. Two   |
| existing stairwa   | ys to third floor  | · •  |  |  |
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| has application is pr  | atua to get  | settled the Gu   | estion of zoni   | ng appeal. In event  |
| his application is pr  | reliminary to get ustained, the app  | licant will fur  | nish complete :  | information, the   |
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| 3032   |  | •  |  |  |
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