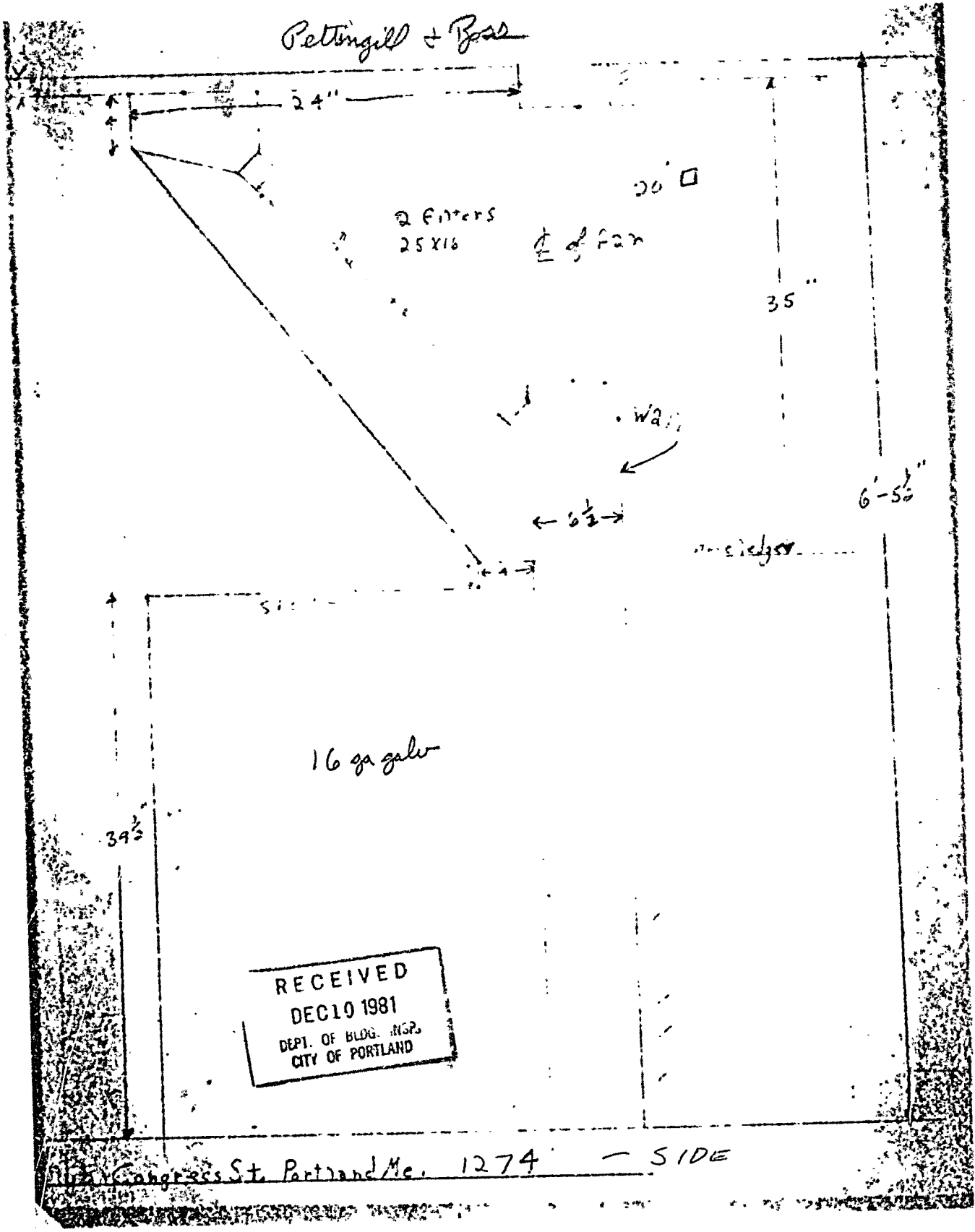


1274-1280 CONGRESS STREET

SHAW-WALKER

Pettingill + Bass



RECEIVED
DEC 10 1981
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Puttengill & Ball

Century

20" C
EXISTING
Fan.

25

16 ga galv.

3 : 72

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DEPT. OF BLDG INSP.
CITY OF PORTLAND

FRONT

floor

Scale = $1\frac{1}{2}" = 1'$ Proposed hood exhaust for Sabin



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, Dec. 10, 1981

PERMIT ISSUED

DEC 10 1981

CITY of PORTLAND

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

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

LOCATION 1274 Congress St. Fire District #1 ☐ #2 ☐
1. Owner's name and address Sahara Club Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Pettengill & Ross 5 Star Industrial Phone 854-9766
4. Architect Specifications Westbrook No. of sheets
Proposed use of building club - private No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 500. Fee \$ 15.

FIELD INSPECTOR—Mr. *Leary* GENERAL DESCRIPTION

This application is for:

Dwelling Ext. 234 C 775-5451

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

To install hood over existing stove & fan as per plan

(16 gauge galvanized)

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING:

BUILDING CODE

Will there be in charge of the above work a person competent

Fire Dept.:

to see that the State and City requirements pertaining thereto

Health Dept.:

are observed? Yes

Others:

Signature of Applicant

Phone #

Type Name of abode Raymond Grant

1 ☐ 2 ☐ 3 ☐ 4 ☐

Other

and Address

FIELD INSPECTOR'S COPY

5 Leary

Permit No. 8111319
Location 1274 Longview St.
Owner Richard Clark
Date of permit 12-10-81
Approved 12-10-81

NOTES

1

1

1



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

SEP 21 1981

ZONING LOCATION PORTLAND, MAINE, Sept. 17, 1981

CITY of PORTLAND

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

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

LOCATION .. 1290 Congress Street Fire District #1 ☐ #2 ☐
1. Owner's name and address .. Mary Ann Otis - 1385 Congress St. Telephone 773-4000.
2. Lessee's name and address Telephone
3. Contractor's name and address .. Andre P. Cote - Brown Cove Rd. Telephone 892-9139
4. Architect Specifications No. of sheets
Proposed use of building .. dwelling & Offices No. families
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot 110:00
Estimated contractual cost \$.. 20,000 Fee \$.. 250.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolition

Change of Use

Other

To make repairs after fire to return
to original condition, structural
changes as per plans. 1 sheet of plans.
Stamp of Special Conditions

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

PERMIT IS TO BL 1 TO 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other:

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING:

BUILDING CODE:

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

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant Phone #

Type Name of above .. Andre P. Cote 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other
and Address

OFFICE FILE COPY

(5)



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Sept. 12, 19 80
Receipt and Permit number A 51698

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK 127 1/2 Congress St. ADDRESS same FEES

OWNER'S NAME Sahara Club

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES (number of)

Incandescent _____

Flourescent _____

(not strip) TOTAL _____

Strip Flourescent _____ ft. _____

SERVICES:

Overhead ☒ _____

Underground _____

Temporary _____

TOTAL amperes 200

3.00

METERS (number of) 1

MOTORS (number of)

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric Under 20 kws _____

Over 20 kws ☒ _____

10.00

APPLIANCES (number of)

Ranges _____

Cook Tops _____

Wall Ovens _____

Dryers _____

Fans _____

Water Heaters _____

Disposals _____

Dishwashers _____

Compactors _____

Others (denote) _____

TOTAL _____

MISCELLANEOUS (number of)

Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: _____

DOUBLE FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____

TOTAL AMOUNT DUE: 13.50

INSPECTION:

Will be ready on _____, 19 _____; or Will Call ☒

CONTRACTOR'S NAME: Richard J. Goff

ADDRESS: 147 Allen Ave. Apt. 42

TEL: 797-8461

MASTER LICENSE NO.: 2705

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR

INSPECTOR'S COPY ☒ WHITE

OFFICE COPY ☐ CANARY

CONTRACTOR'S COPY ☐ GREEN

ELECTRICAL INSTALLATIONS—

Permit Number

51698

Location

1274 Congress St.

Owner

Sarkis Club

Date of Permit

9-12-80

Final Inspection

10-6-80

By Inspector

Lilly

Permit Application Register Page No.

66

INSPECTIONS: Service

Service called in

Closing-in

PROGRESS INSPECTIONS:

CODE
COMPLIANCE
COMPLETED

DATE 10-6-80

DATE:

REMARKS:

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren Turner, Planning Dept.
FROM: Marge Schmuckal, Building Inspector
SUBJECT: 1274 Congress Street

DATE: 10-25-79

A quick exterior inspection of the building, at the above address, revealed the observations below:

- (1) Siding run down and needs replacing in a few areas.
- (2) Rear steps are dilapidated and need replacing.
- (3) Parts of the brick foundation need repointing.
- (4) Rear of building needs repairs from vandalizing.

Marge Schmuckal

MS/r

Warren Turner, Planning Dept.

10-25-79

Marge Schuckal, Building Inspector

1274 Congress Street

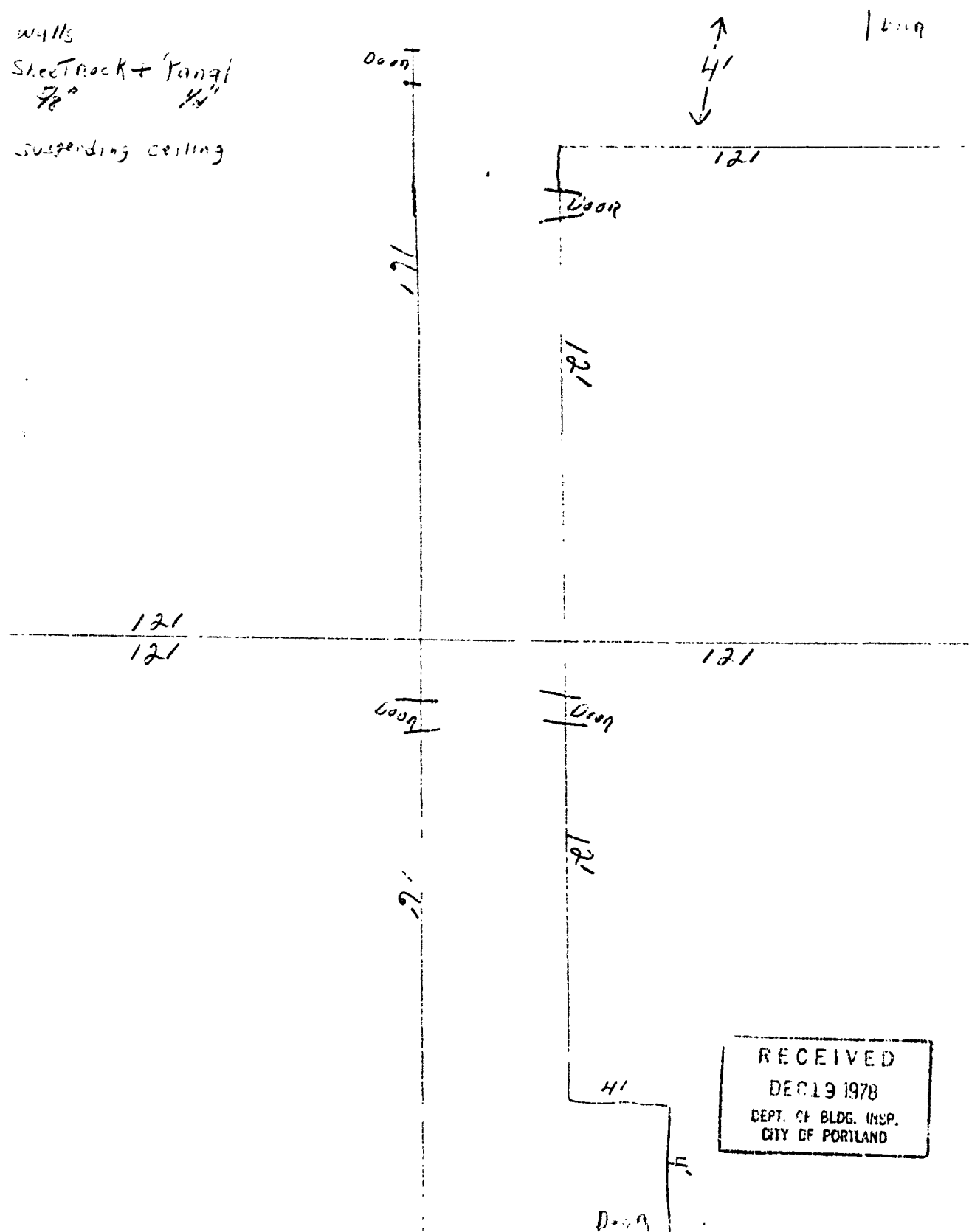
A quick exterior inspection of the bui. at the above address, revealed the observations below:

- (1) Siding run down and needs replacing in a few areas.
- (2) Rear steps are dilapidated and need replacing.
- (3) Parts of the brick foundation need pointing.
- (4) Rear of building needs repairs from vandalizing.

Marge Schuckal

MS/r

walls
Sheetrock + Tangle
7' 0" 1/2"
suspended ceiling



RECEIVED
DEC 19 1978
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

FROM THE
OFFICE OF THE PLUMBING INSPECTOR

Your CITY OF PORTLAND License
expires July 31 19 ..

The renewal fee must be received in this office by
_____ to enable the Plumbing Inspector to act on
the request and issue the new license to you. The renewal
fee for this license is \$.. _____.

All correspondence on this matter should be sent to:

ERNOLD R. GOODWIN, R.S.
CHIEF PLUMBING INSPECTOR
ROOM 113, CITY HALL
PORTLAND, MAINE 04111



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, 12-20-78

PERMIT ISSUED

DEC 22 1978

CITY OF PORTLAND

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

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

LOCATION 1274 Congress St.

1. Owner's name and address Building Corp. Dirigo Lodge #1256-same. Fire District #1 ☐ #2 ☐
2. Lessee's name and address Telephone
3. Contractor's name and address owner. Telephone
4. Architect Specifications Plans No. of sheets
- Proposed use of building Machinists Lodge (union) No. families
- Last use No. families
- Material No. stories Heat Style of roof Roofing
- Other building on same lot
- Estimated contractual cost \$ 2,000 Fee \$ 3.00

FIELD INSPECTOR—Mr.

GENERAL DESCRIPTION

This application is for:

@ 775-5451

Ext. 234

To divide 1 room into 4 separate offices, as per plan.

Dwelling

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1 ☒ 2 ☐ 3 ☐ 4 ☐

Other:

DETAILS OF NEW WORK

- Is any plumbing involved in this work? Is any electrical work involved in this work?
- Is correction 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 Dresscd or full size? Corner posts Sills
- Size Girder Columns under girders Size Max. on centers
- Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
- Joists and rafters: 1st floor 2nd 3rd roof
- On centers: 1st floor 2nd 3rd roof
- Maximum span: 1st floor 2nd 3rd roof
- If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: *[Signature]* DATE: 12/22/78

BUILDING INSPECTION—PLAN EXAMINER

ZONING: *[Signature]*

BUILDING CODE: *[Signature]*

Fire Dept: *[Signature]*

Health Dept: *[Signature]*

Others:

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?

Signature of Applicant *[Signature]*

Phone # 224-2527

Type Name of above Jeffrey St. Pierre, Pres.

1 ☒ 2 ☐ 3 ☐ 4 ☐

Other and Address

FIELD INSPECTOR'S COPY

NOTES

NOTES

1-9-79 Started some Shredding - on
2nd floor -

10-14-79 No other calls for map - work
completed -

Permit No. 78/1075
 Location 1274 Congress St.
 Owner Edg. Corp. Ringstead #11256
 Date of permit 12-22-78
 Approved Disposal Plan. into 40 drums
✓

8-11-40



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 12-20, 19 78
Reprint and Permit number A15939

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK 1274 Congress St.

OWNER'S NAME: Bldg. Corp. Dirigo Lodge ADDRESS: same

#1256

FEES

OUTLETS:

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 3.00

FIXTURES: (number of)

Incandescent _____ Fluorescent _____ (not strip) TOTAL _____

Strip Fluorescent _____ ft.

SERVICES:

Overhead ☒ Underground _____ Temporary _____ TOTAL amperes 200 .. 3.00

METERS: (number of) 150

MOTORS: (number of)

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING:

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)

Ranges _____ Water Heaters _____

Cook Tops _____ Disposals _____

Wall Ovens _____ Dishwashers _____

Dryers _____ Compactors _____

Fans _____ Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of)

Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b)

TOTAL AMOUNT DUE: 6.50

INSPECTION:

Will be ready on _____, 19__; or Will Call ☒

CONTRACTOR'S NAME: Thomas Vosmus

ADDRESS: Hodson Rd., R.E.D. #1, Fownal, Me.

TEL: _____

MASTER LICENSE NO.: 1533

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

Jeffrey Vosmus (Pres)

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

Year	Country	Population (millions)	Urban population (millions)	Urban population (%)	Population density (per sq km)	Urban population density (per sq km)
1950	United States	150	80	53	30	120
1950	France	45	25	56	200	400
1950	Germany	65	35	54	250	500
1950	Japan	80	40	50	330	660
1950	India	360	100	28	150	40
1950	China	550	100	18	120	20
1950	United Kingdom	55	30	55	250	500
1950	Italy	45	25	56	200	400
1950	Canada	25	10	40	30	120
1950	Australia	10	5	50	30	120
1950	South Africa	10	5	50	30	120
1950	Sweden	8	4	50	30	120
1950	Norway	3	1.5	50	30	120
1950	Denmark	2	1	50	30	120
1950	Netherlands	16	8	50	30	120
1950	Belgium	9	4.5	50	30	120
1950	Switzerland	2.5	1.25	50	30	120
1950	Austria	7	3.5	50	30	120
1950	Poland	32	16	50	30	120
1950	Czech Republic	12	6	50	30	120
1950	Slovak Republic	5	2.5	50	30	120
1950	Hungary	10	5	50	30	120
1950	Yugoslavia	15	7.5	50	30	120
1950	Czechoslovakia	15	7.5	50	30	120
1950	East Germany	18	9	50	30	120
1950	West Germany	18	9	50	30	120
1950	France	45	25	56	200	400
1950	Italy	45	25	56	200	400
1950	Spain	25	10	40	30	120
1950	Portugal	10	5	50	30	120
1950	Greece	8	4	50	30	120
1950	Turkey	15	7.5	50	30	120
1950	Iran	20	10	50	30	120
1950	India	360	100	28	150	40
1950	China	550	100	18	120	20
1950	Japan	80	40	50	330	660
1950	United States	150	80	53	30	120
1950	Canada	25	10	40	30	120
1950	Australia	10	5	50	30	120
1950	South Africa	10	5	50	30	120
1950	Sweden	8	4	50	30	120
1950	Norway	3	1.5	50	30	120
1950	Denmark	2	1	50	30	120
1950	Netherlands	16	8	50	30	120
1950	Belgium	9	4.5	50	30	120
1950	Switzerland	2.5	1.25	50	30	120
1950	Austria	7	3.5	50	30	120
1950	Poland	32	16	50	30	120
1950	Czech Republic	12	6	50	30	120
1950	Slovak Republic	5	2.5	50	30	120
1950	Hungary	10	5	50	30	120
1950	Yugoslavia	15	7.5	50	30	120
1950	Czechoslovakia	15	7.5	50	30	120
1950	East Germany	18	9	50	30	120
1950	West Germany	18	9	50	30	120
1950	France	45	25	56	200	400
1950	Italy	45	25	56	200	400
1950	Spain	25	10	40	30	120
1950	Portugal	10	5	50	30	120
1950	Greece	8	4	50	30	120
1950	Turkey	15	7.5	50	30	120

Location 1274 Congress St,

Date of Permit 12-20-78

Final Inspection Verid
D. J.

By Inspector Enlis

Permit Application Register Page No. 11

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: 12-21-78, not started yet

1-4-79, " 1-0 "

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____/_____/_____

CODE
COMPLIANCE
COMPLETED
DATE 10/10/01

DATE:

REMARKS:

Permit expired

(97) ~~100~~ 100

ALWAYS PREVENT FIRE ALL WAYS

FRANK M. HOGERTY, JR.
COMMISSIONER
MAROUGE TRAHAN
DEPUTY COMMISSIONER

CHARLES F. ROGAN
DIRECTOR
HARRY B. ROLLINS
ASSISTANT DIRECTOR



STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
Insurance Department
DIVISION OF STATE REPRESENTATION
STATE HOUSE ANNEX
CAPITOL SHOPPING CENTER
AUGUSTA, MAINE 04333
36 Hospital Street

August 8, 1972

Mr. Thomas Roach, President
Westwood Benevolent Corp. Association
1274-76 Congress Street
Portland, Maine

1274-1276 Congress St.

Dear Mr. Roach:

Re: Msgr. Houlihan Council Knights of Columbus

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

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

1. Door under front stairs to be 1 3/4" solid core equipped with self-closer.
2. Door on first floor leading to assembly area to be 1 3/4" solid core and equipped with self-closer.
3. Portable wind barrier used on first floor to have emergency lighting installed when barrier is in use.
4. Wall opening now housing exhaust fan to be closed with half hour fire resistive mate
5. Entire area under rear stairway to be enclosed with one hour fire resistive material and to have door of 1 3/4" solid core and to be equipped with self-closer.
6. Exhaust duct in first floor assembly area to have fire damper of the automatic type installed.
7. Vent by chimney to be enclosed with half hour fire resistive material.
8. Provide additional outlet to serve P.A. system to eliminate use of extension cord as permanent wiring.
9. Door from anteroom at the top of the front stairs to be 1 3/4" solid core with self-closer.
10. Door at top of stairs leading to lodge room to be the same as #9.
11. Vent at chimney in lodge room to be treated the same as vent in assembly room.
12. Interior finish in building to be not more than Class "B".
13. Rear exitway from lodge room to outside to be enclosed with half hour fire resistive material.
14. Emergency lighting to be provided for all exitways in building on all floors where there is none at present. This to include stairways and assembly areas.
15. Exitway from the basement to the first floor to be enclosed with half hour fire resistive material.
16. Exhaust fan in kitchen to be wired direct to service line according to electrical code requirements.

Mr. James Roach, President

-2-

August 8, 1972

1. Toilet areas to be enclosed with one hour fire resistive material.
2. Storage area understairs in men's toilet area to be eliminated.
19. Basement exit door to have panic hardware installed.
20. Kitchen pass through to be repaired so that it will function properly.
21. Approved automatic sprinkler system to be installed in basement area according to N.F.P.A. pamphlet #13 requirements.

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

By direction of the Commissioner

Director

WHR:jsm
cc: Fire Department
Portland Building Inspector
Liquor Commission

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54124

Issued Oct. 6, 1972
Portland, Maine

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 *Rap C. Apple* Tel. *4-3678*
Contractor's Name and Address *Paul Shearman Sr.* Tel. *4-3678*
Location *1274 Congress St.* Use of Building *Meeting Hall*
Number of Families *0* Apartments *0* Stores *0* Number of Stories *0*
Description of Wiring: New Work *Emergency Lighting & Install. 6-1/2' Fluorescent*
Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet) *in office*
No. Light Outlets *5* Plugs *4* Light Circuits *1* Plug Circuits *2*
FIXTURES: No. Fluor. or Strip Lighting (No. feet) *Meeting Room*
SERVICE: Pipe Cable Underground No. of Wires Size
METERS: Relocated Added 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 Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels
Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence *Oct 4* 1972 Ready to cover in 19 Inspection *Oct 5* 1972
Amount of Fee \$ *2.00* Signed *Paul Shearman Sr.*
2573

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY *[Signature]* (OVER)

LOCATION *Conq. ST 1274*
 INSPECTION DATE *10/13/72*
 WORK COMPLETED *10/13/72*
 TOTAL NO. INSPECTIONS *1*
 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



Class of Building or Type of Structure

Portland, Maine,

RS RESIDENCE ZONE

APPLICATION FOR PERMIT

Third Class

October 12, 1970

PERMIT ISSUED

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1274 Congress St. Within Fire Limits? Dist. No. Telephone
Owner's name and address Knights of Columbus, 103 Pearl St. Telephone
Lessee's name and address Frank S Ream & Son P.O. Box 713 Portland Telephone 797-2996
Contractor's name and address Specifications Plans no. No. of sheets
Architect Club No. families
Proposed use of building " No. families
Last use " Roofing
Material frame No. stories 2 Heat Style of roof
Other buildings on same lot Fee \$ 3.00
Estimated cost \$ 500.00

General Description of New Work

To demolish existing (2) front platforms and steps. (6' x 3')
To demolish existing (1) rear platform and steps. " "
To construct (2) front platforms and steps, same size and location.
To " (1) rear " " " " " " (6' x 3')

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 contractors

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 (2) depth (2) on each at least 4' below grade solid or filled land? earth or rock?
Material of foundation cedar posts Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

Miscellaneous

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

Knights of Columbus
Frank S Ream & Son

APPROVED:

OCT 12 1970

R.C.P.

CS 301

INSPECTION COPY

Signature of owner

by:

Frank S. Ream & Son

NOTES

10/15/70
 One set in front
 completed: *[initials]*

11/5/70
 completed: *[initials]*

[initials]

[Large handwritten X across the bottom half of the notes section]

Permit No. 70/1223
 Location 1274 Casano St.
 Owner *[Handwritten Name]*
 Date of permit 10/12/70
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

[Empty lined area for additional notes or signatures]



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 26, 1961

PERMIT ISSUED
01072
OCT 26 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 1274 Congress Street Use of Building Club & Lodge
Name and address of owner of appliance Deering Memorial Post #6859, 1274 Cong. St. No. Stories 2 New Building
Installer's name and address Wilbur F. Blake, Inc., 9 Forest St. Existing " Telephone

General Description of Work

To install oil-fired forced hot water boiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 2' From front of appliance 4' From sides or back of appliance 3'
From top of smoke pipe 2' Size of chimney flue 8" x 10" Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Crane Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? tank top
Type of floor beneath burner concrete Size of vent pipe existing
Location of oil storage outside, underground Number and capacity of tanks existing
Low water shut off Make No.
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 none

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

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

10-26-61

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

Wilbur F. Blake, Inc.

Signature of Installer By:

Wilbur F. Blake

CS 300

INSPECTION COPY

PH

6474-11-20-25
11-25

Permit No. 61/1492
Location 1274 Canyon St
Owner Deverie Johnson Rd. #4 NY
Date of permit 8/1/26 161
Approved J. E. H. 11/5/26

NOTES

1	Year	1926
2	Kind of work	Excavation
3	Location	1274 Canyon St
4	Owner	Deverie Johnson
5	Name of job	Excavation
6	Stock (cont)	
7	High (cont)	
8	Depth (cont)	
9	Support & protection	
10	Water in excavation	
11	Quantity of work	
12	Work done	
13	Remarks	
14	Table of contents	
15	Oil (cont)	
16	Inspection	
17	Low water	

11-20-26
J. E. H.

Denied 4/12/61
61/32

DATE: April 21, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF DEERING MEMORIAL POST #6859

AT 1274-1276 Congress Str-

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley
Ralph L. Young
Harvey M. Schwartz

Yes
()
()
()

No
()
()
()

Record of Hearing:

Opposed:

Letters in file
Mr. & Mrs. Bernard Estey - 28 Edwards St.
Lionel Plante - 14 Powsland Street
Llewellyn C. Ashe - 9 Edwards Street
Frank Ingerowski - Edwards Street
Clifford Allen - 6 Francis Street
Mrs. James Doyle - 5 Davis
A. W. Mitchell - 33 Edwards Street
Mrs. Clifford Morton - 29 Edwards Street

In favor:

Frank L. Oliver - Powsland Street

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

April 3, 1961

Deering Memorial Post #6859, owner of property at 1274-1276 Congress St.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:
Construction of a one-story wood frame addition 15 feet by 50 feet on left and side of Post home at this location. This permit is presently not issuable for the following reasons:
(1) The use of the existing building is non-conforming in the R-5 Residential Zone in which the property is located and S.C. 17-3 forbids an increase in the volume of a building of non-conforming use unless authorized by the Board of Appeals. (2) Only seven of the thirteen off-street parking spaces required for the addition by Sec. 16-3-7 are to be provided on the lot.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Deering Memorial Post

By: Ernest G. Swasey

APPELLANT

DECISION

After public hearing held April 27, 1961, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

Franklin D. Hinckley
Harry M. Smith
Edith S. Smith
BOARD OF APPEALS

ST. PATRICK'S RECTORY
17 FRANCES STREET
PORTLAND 4, MAINE
April 26, 1961

City of Portland, Maine.
Board of Appeals

Att. Franklin G. Hinckley, Chairman

Dear Sir:

As pastor of St. Patrick's Church, 1251 Congress St. and resident at 17 Frances St., I would like to go on record as opposing the proposed addition to the Deering Memorial Pest Home, 1274-1276 Congress St.

The Building already is non-conforming in a residential zoned area. Why permit further encroachment on a restricted area? To my mind this would only open the door further to appeals for exceptions to the Zoning Ordinance.

Our Parish proposes to build a new Church at a site on Congress St., already purchased, and less than 500 feet from the Deering Pest Home. (Construction of a Church, as you are aware, is not at variance with the Zoning Ordinance for this particular area. Moreover, the five acre tract will permit ample off-street parking for our congregations.) If this appeal of the Deering Memorial Pest Home is granted, I can visualize additional traffic and on-street parking in the area of our proposed new Church, and of a type which would be inconsistent with that hoped for and expected where Divine Services are helding.

The on-street parking, presently, during certain functions at the Deering Memorial Pest Home, borders very much on the nuisance and hazardous variety. The proposed addition to the Pest Home would not only, not lessen that situation but would aggravate it immensely. The off-street parking facilities of the Pest Home already are inadequate.

The sentiments expressed above are both personal and the mind of many parishioners, who, though not in the category of property owners within the limit of 500 feet of the premises in question, are nevertheless indirectly concerned in as much as it effects both our present Church and our proposed new Church as referred to above.

Very truly yours,

Neil A. Burke
Rev. Neil A. Burke,
Pastor, St. Patrick's Church.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 17, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chambers at City Hall, Portland, Maine, on Thursday, April 27, 1961, at 4:00 P.M. to hear the appeal of Deering Memorial Post #6859 requesting an exception to the Zoning Ordinance to permit construction of a one-story wood frame addition 25 feet by 50 feet on left hand side of Post home at 1274-1276 Congress Street.

This permit is presently not issuable for the following reasons: (1) The use of the existing building is non-conforming in the R-5 Residence Zone in which the property is located and Section 17-B forbids an increase in the volume of a building of non-conforming use unless authorized by the Board of Appeals. (2) Only seven of the thirteen off-street parking spaces required for the addition by Section 14-B-7 are to be provided on the lot.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of the Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

I am not even mentioning the two most of it
on the value of our society, it should have had
and I'm sure a one star. I believe address on it
it, would cause the value on a value
(Topic is the physical & mental arrangement
we have to endure now, from 12:30 on
Friday nights - converging get together on Sat.
evening that extend into Sunday morning from 1 to
2.30 PM) and other numerous activities, that I
can most about. If you are interested in
looking up police records, you will see where we
have been trying to get up and complaints of excessive
noise and damage. It is at night, and if these particular
activities had continuing last summer there would
have been many more calls of complaints as I
remember could have stood it another summer. (I'm
relating to teenage dances held there was, week on
5th)

If we are made miserable with the present
conditions, I can only conclude that with addition,
would only increase the same.

Therefore I most earnestly beg the board to
refuse any request or petition for an addition to
the place.

Unfortunately we will not be home until May
15th so will you please vote in as we have
earnest objection to the addition, for which they are petitioning.

Sincerely
Mabel J. Jones
1268 Congress St

0.72

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 17, 1961

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BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Winter Garden Hse. Apr. 21-61
Mr. Hinckley,

Dear Sir. - I oppose this as I own property adjoining & this club house has always been a nuisance. Police records should show number of complaints. Place has formerly been hit by groups of young people for dances ect. & they are very noisy throughout the whole evening. Walter R. Lazo



Holiday Inn OF FAYETTEVILLE

PHONE HEM'ca 3-4132 • P. O. BOX 349
U. S. HIGHWAY 391 SOUTH AT BELL STREET • FAYETTEVILLE, NORTH CAROLINA

Winter Garden Fla. Apr. 22 - 61

Dear Sir;

I have already protested the addition of the veterans property to you, but since obtaining a sketch of the plan, from a neighbor, feel that I should make a further protest. I feel that an addition that would be $9\frac{1}{2}$ ' from my property would decrease my value of my property.

Their former practice has been to hold a Beano on Fri. nights + a social gathering on Sat. nights. There also have activities other nights of the week.

The loud speaker on the Beano games is excessively loud + on Sat. nights, the shouting + loud talking, continues until 1.30 or 2 a.m.

I feel that under our zoning laws, this addition should not be allowed.

I have lost a good tenant at 1266 Cong. St. because they would not tolerate the excessive noise. I now have an exult tenant, but feel that they would not stay if this nuisance should continue.

★ YOUR HOST FROM COAST TO COAST ★

Over

I hope our city fathers will help to keep
this a first class residential section.
I feel that allowing the veterans to locate on
our abandoned city property, was an error
in the first place, but as we now have them.
I hope you will assist to keep this nuisance
at a ~~noise~~ minimum.

Thanking you in advance I remain,

Walter R. Foss

1268 Congress St.
Portland Me.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 17, 1961

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Winter Garden Fla.
Sat. Apr. 22
Dear Mr. Hinckley:-
We sent our very earnest appeals for the petition
contained above to be refused, this morning! This
noon, we received a sketch and measurements from
a neighbor, and now we know definitely that the
proposed addition will come almost up to our
boundary line. So this would practically
spell the ruination of our home, as far as we are
concerned, I'm writing again! If any member of the

Board of Appeals, had more than the annoyance
we have had to go through, i.e. since the Veterans
occupied the building, I would not even have the
protest!

So it is over with the building removed the
distance away from us that it is! it is pure
to have to stand the annoyances suffered because
of it.

I have told you, we are forced to sleep in the
bathroom, wondering what on earth that thing
means. The loud speaker was on Bessie
and we have a very small room at intervals
deduct our rest. And on Saturdays evening, their
while it is very quiet, she, they are inside, their
gatherings must make time very happy, because
from midnight until sometimes 2.30 on Sunday
mornings they come and go - shouting & yelling
to each other - screaming - doors & windows
their motors as they start. This doesn't happen
once but periodically! It begins the later hours
as the day goes on in a way.

If we are moved beyond reason, with the
building about 34 ft from our house, what would
it be! if it were within 10 ft, from our line.

We too, our house work hard to have it
credit to Portland but frankly, if this objection were
to be allowed to be built, I should no longer
care to live there. We have a very nice street
downstairs, and the problem of keeping young families
there, has been difficult due to the disturbances
from the veterans building.

I cannot sign the board too strongly or protest
again at the granting of their petition enough I can
only pray we have a board of appeals that will do
the right thing.

Sincerely,

Walter J. Foss.

SENATE
RUSSELL P. BATES, OAKS
PENOBSCOT COUNTY, CHAIRMAN
RALPH D. BROOKS, JR., YARMOUTH,
CUMBERLAND COUNTY
RICHARD W. SAMPSON, SEBASTIAN,
SOMERSET COUNTY
LOUISE DUNNACK, AUGUSTA, CLERK



HOUSE
BERNICE E. HANSON, LEBANON, CHAIRMAN
BERNARD B. ESTEY, PORTLAND
CLEVELAND P. CURTIS, BOWDOINHAM
DEANE A. DUBOIS, BAYBURN
CLYDE A. HIGGINS, MEDFORD
THEODORE W. BIRDIE, RUMFORD
EMILIE A. LEVESQUE, MADAWASKA

STATE OF MAINE
ONE-HUNDRETH LEGISLATURE
COMMITTEE ON EDUCATION

April 24, 1961


Franklin B. Hinckley, Chairman
Board of Appeals
City of Portland
Portland, Maine

Dear Mr. Hinckley:

Because I will be in attendance at legislature on Thursday the 27 I will not be able to attend the public hearing regarding non-conforming use of Deering Memorial Post No. 6859 requesting an exception to the Zoning Ordinance.

I would like to register my opposition on the premise that property in the same zone will be adversely affected by granting a variance. A variance I believe will be contrary to the intent and purpose of the Ordinance. My opposition is that we have an on-street parking situation now which has at times been a nuisance and any expanding facility for bingo or public use would substantially increase the parking problem. Secondly, some years ago when this same Post applied for a liquor permit opposition was also raised for use of the building for bingo for two reasons. (1) Parking as forementioned and (2) The use of P. A. system during warmer weather when windows were open was discomforting to neighboring residents.

I like
I would like to state I am not opposed to VFW as an organization or to this individual unit. I agree wholeheartedly to the purpose of their bylaws. This Post has however substantially increased in money-making activities so that to the neighborhood it becomes even more of a problem than a commercial enterprise in a residential zone. The exterior of the property has not changed since the old Libby School was closed with exception of a coat of paint. The 2 1/2 story building of extremely unclassical nature, its fenced in lot and property will not be an asset to the community. It is my opinion that the one-story addition to the side of the building would look like an after thought to an already unattractive situation. The operation of the program often means, that on given evenings, people's driveways are blocked by parked cars and when their functions break up people leaving in automobiles are distinct disturbances in the middle of the night.

Very sincerely,

Bernard B. Estey
Representative
28 Edwards St., Portland

April 24, 1961

Franklin G. Hinckley, Chairman
Board of Appeals
City of Portland
Portland, Maine

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Very sincerely,
Bernard B. Estey
Bernard B. Estey
Representative

April 24, 1961

Deering Memorial Post #6859
1274 Congress Street
Portland, Maine

Att: Mr. Everett P. Swasey

Gentlemen:

April 27, 1961

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 17, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chambers at City Hall, Portland, Maine, on Thursday, April 27, 1961, at 4:00 P.M. to hear the appeal of Deering Memorial Post #6859 requesting an exception to the Zoning Ordinance to permit construction of a one-story wood frame addition 25 feet by 50 feet on left hand side of Post Home at 1274-1276 Congress Street.

This permit is presently not issuable for the following reasons: (1) The use of the existing building is non-conforming in the R-5 Residence Zone in which the property is located and Section 17-B forbids an increase in the volume of a building of non-conforming use unless authorized by the Board of Appeals. (2) Only seven of the thirteen off-street parking spaces required for the addition by Section 14-B-7 are to be provided on the lot.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of the Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



DEERING MEMORIAL POST 6859

VFW

1276 CONGRESS STREET - PORTLAND, MAINE

April 3, 1961

Legal Office
City Hall
Portland, Maine

Dear Sir:

Enclosed please find check in the amount of \$10.00 which is required for
the petition for a building permit for the Deering Memorial Post #6859 VFW.

Raymond A. Landry

Raymond A. Landry
Quartermaster

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP-1274-1276 Congress Street

March 28, 1961

C
O
P
Y

Deering Memorial Post #6859
Veterans of Foreign Wars
Att: Mr. Everett P. Swaney
1274 Congress Street

Vcc to: Corporation Counsel
cc to: W. L. Vassar Jr.
74 Farnham Street

Gentlemen:

A building permit for construction of a one story wood frame addition 25 feet by 50 feet on left hand side of Post Home at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The use of the existing building is non-conforming in the R-5 Residence Zone in which the property is located and Section 17-B forbids an increase in the volume of a building of non-conforming use unless authorized by the Board of Appeals.
 2. Only seven of the thirteen off-street parking spaces required for the addition by Section 14-B-7 are to be provided on the lot.
- Cond

We understand that you would like to exercise your appeal rights concerning both of these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative of the Post should go to file the appeal.

No attempt will be made to check the plans filed with application for permit against Building Code requirements until the results of the appeal are known. However, since the addition is to be of wood frame construction and one wall is to be only about 9 feet from a lot line, question will arise as to how Code requirement that a wall in such proximity to a lot line shall be constructed for at least one-hour fire resistance with fire windows and doors is to be met.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings

April 27-1961

Mr. Finckley.

Due to sickness I
am unable to attend the
Board of Appeals Hearing
concerning the request for a
permit to construct a one story
wood frame addition at 1274-
1276 Congress St. I strongly
oppose this addition and
definitely say that I do not
want it. I have lived in this
residential area for twenty-four.

years and I would like to keep
it residential -

Mrs Margaret M Gouge
23 Edwards St
Portland Maine

62 Edwards St
Portland Me
April 25, 1961

To whom it may concern

Due to illness Mr. Van Sique
and I are unable to attend the
meeting, but are definitely
opposed to the plan of changing
the building on corner of
Portland and Congress Sts

Very truly yours.

Madeline Van Sique

(Mr and Mrs. Andrew P Van Sique)

25 Craigie Street
Portland, Maine
April 27, 1961

Zoning Board
City of Portland

Gentlemen:

Regarding the appeal of the V.F.W. to make an addition to their present building on Congress St., we welcome this opportunity to voice our strenuous objections to this proposal.

When we purchased our property it was with the understanding that this is a residential zone. Granting the exception requested would most certainly be a grave injustice to many home-owners and residents directly and indirectly involved. It would also provide one more rung on an increasing ladder of appeals and exceptions whereby one cannot help but envision a large percent of the adjoining land becoming commercial.

The present small structure, as it now stands, is far from adequate for the large crowds which are jammed into it each Friday night for Beano. People sit huddled together, aisles almost impassable, the air so dense with smoke as to make it almost intolerable to a non-smoker. One cannot help but think of the tragedy that would result if a fire should ever start in this little, packed, wooden structure. Would not an addition be simply the means to more of the same?

The enlarging of this building is definitely not in the better interest of the community and would create hard feelings and ill-will in place of the prevailing tolerance.

Sincerely,

Catherine and John D. Muse

Appeal 1274-1276 Congress St. - 4/5/61 - 190-G-9 - Allen

Streets Involved
Congress St.
Powell St.
Milton St.
Davis St.
Swall St.
Greely St.
Lassell St.
Craigie St.
Edwards St.
Frances St.
Whitney Ave

Assessors Maps
190-171-187-186

85

Milton St. { 1-43 ✓
 { 2-50 ✓

Lassell St. - 2-34 ✓

Craigie St. { 1-25 ✓
 { 2-12 ✓

Edwards St. { 1-33 ✓
 { 2-34 ✓

Congress St. { 1233-1321 ✓
 { 1232-1322 ✓

Frances St. { 1-33 ✓
 { 2-38 ✓

Powell St. { 1-47 ✓
 { 2-50 ✓

Whitney Ave { 1-25 ✓
 { 2-34 ✓

Davis St. { 1-49 ✓
 { 2-46 ✓

186-C-49 near 15 Whitney Ave

Swall St. { 1-39 ✓
 { 2-32 ✓

→ 190-G-17, 20 near 7 D and St. ←

190-A-13, 14, near 1225 Congress St.

Greely St. { 190-D-15 ✓
 { 190-G-7, 16, 35

4/6/61

Appeal 1274-1276 Congress St.

Congress St. (1233-1321)

1233-37
1234-41
1247-55
1257-59
1261-63
1269-77
1279-87
1293-97
1299-101
1303-07
1304-11
1319-21

Le. Richard Leiby
~~Anthony Rogers~~
William C. Bishop & P

1235 Cong.

305 Cong.

C. Clifford & Josephine E. Allen 6 H. W. St.
Yoland & Burlington NR 1281 Cong.
Frank M. & M. J. T. Imperowski 6 Edwards St.
John & Harriet Remondette 1301 Cong.
Colonel R. & Lucille R. Little 3 Charge St.
Abraham Sanchez 1319 Cong.
Les & Melvin Landry

(1232-1322)

1232-34
1236-40
1246-56
1258-60
1266-68
1270-72
1274-88
1288-98
1292-94
1296-98
1296-1476

Sylvia & Marion
G. R. & Margaret Rogers 1232 Cong.
398 Brighton
Walter R. & Port. (NR) 1238 Cong.

MM Seering Memorial Post VAW
Guy W & Eleanor M. Farley 1290 Cong.
Nathaniel & Kelley 1296 Cong.
Cent the Pow Co
dup

Pamela and Et (1-77)

1-7
9
13-15
17-19
21-23
25-27
29-31
37-43

dup
Leon Albert & Mary Ann Price 9 Pousland St.
Phyllis M. & Margaret L. Maxwell 15 Pousland St.
Andrew & Nicholas 135 Pousland St.
Ray S & Arlene B. Paine 21 Pousland St.
Leonard Frank & Elaine F. Amoroso 25 Pousland St.
MM Sarah M. Hudson 43 Pousland St.
Frank L. Oliver

②: Portland St. (1-52)

2-18: dup
12-16 W Wm H + Emma E Shaw (No)
26-28 Y Alfred + Sylvia Saunders 30 Portland St.
30-32
38-40 Edith C. Cyprianella 20 Hill St
41-44 Richard H Lee 42 Portland St.
46-48 John P + Katherine B Quinsannon 48 "
49-51 John M. Quinsannon

Sewall St. (1-35)

1-7 dup
9-11 "
13-31 "
33-35 "

(2-32)

2-8 dup
10-12 Chas & Peggy 10 Sewall St.
14-16 dup
18-20 Blanche H Van Blarcom 24 Sewall St.
22-24
26-28 John P + Temple V Robinson 28 Sewall St.
30-34 Matthew J Leonard 32 Sewall St.

Davis St. (1-45)

1-5 Vm dup
7-11 Jos + Yvette J Doyle 7 Davis St.
13-15 dup
17-19 Lucy D Johnson 17 Davis St.
21-31 dup
33-35 "

(2-46)

2-8 dup
10-18 Rose M Sylvester 18 Davis St.
20-24 Geo + Bertha M Bayl 22 Davis St.
26-30 dup
32-36 "

3: Craig St. (1-25)

1-7	dup		11 Craig St
9-11	Maryann & Conroy	15	"
13-17	Robert & John H. Nance	21	Craig St
19-21	Anthony & Shirley A. Martin	25	"
23-27	John & Catherine M. Nance		

(2-12)

2-18 Leo & Helen Landry
 Emma L St. (1-33)

1-5	dup		9 Edwards St.
7-11	Llewellyn C. & Eleanor E. Ashe	15	"
13-17	Harold & Gladys V. Milne	21	"
19-23	Margaret A. McCougle	29	"
25-29	Lillian S. & Clifford Merton		

(2-34)

2-10	dup		16 Edwards
12-16	Alberta & Herbert	24	Edwards St
18-20	John & Alberta Heel	28	"
22-26	Ernest & Marie B. Coates	34	"
28-30	Bernard B. & Shirley M. Estey		
32-36	Betty H. Zeller		

Milton St. - (1-43)

1-7	Luey E. Cobb	13	10 Cong.
9-11	Leif B. Conroy	15	Milton St.
13-15	John M. MacFarlane	19	Milton St.
17-19	Margaret & Richard	23	Milton St.
21-23	Heber D. Kelsey	31	Milton St.
25-29	Edith M. Palmer	39	"
31-33	Mary Denton		
35-41	William L. Pellegrini		
43-45	"		

4/1: Mitton St - (2-59)

2-8	Remond & Assoc. Worcester	2 Mitton St
10-18	Samuel C. & Louis. Robinson	16 Mitton St
20-22	Mary & A. Sullivan	20 "
24-26	Ralph E. & Clara MacDonnell	24 Mitton St
28-30	Steven J. & Louise Johnson	28 "
32-34	Franklin & Ellen Taylor	32 "
40-42	John W. & Bermet	40 Mitton St
44-46	Michael B. & Kate E. (K/A) Brown	44 Mitton St
48-50	Joe B. & Margaret A. Silverman	50 "

Frances St - (1-35)

1-11	Sub	
13-15	"	
17-19	"	
21-23	"	(1-1)
25	"	
27	"	
29-31	John A. & Elizabeth	

31-31	Geo. R. & Lillian M. Stubby	33 Frances St
-------	-----------------------------	---------------

2-8	Edifford & Josephine E. Allen	
10-16	Walter & Ellen (Rider B)	14 Frances St
18-30	Edmund Ragino	24 "
32-34	Germaine J. Bette	34 Frances St
36-38	"	

Whitney Ave (1-25)

1-7	Sub	
9-13	Philip & Margaret (V.L.)	R2 1. Debasu Lake
15-17	Patrick & Edna	15 Whitney Ave
19-21	John W. & Ellen	19 Whitney Ave
23-25	Michelle Di Matteo (V.L.)	22 1/2 Main St

5) Winter 1900 (2-3K)

2-10 Dub
H-16 1st & 2nd 4 Bucken 141 R. 1st 4 Bucken
18-20 1st & 2nd 4 Bucken 141 R. 1st 4 Bucken
20-24 1st & 2nd 4 Bucken 141 R. 1st 4 Bucken
26 1st & 2nd 4 Bucken 141 R. 1st 4 Bucken
28-32 1st & 2nd 4 Bucken 141 R. 1st 4 Bucken
34-36 1st & 2nd 4 Bucken 141 R. 1st 4 Bucken

Garrett 27-34

2-8 1st & 2nd 4 Bucken 56 January
10-12 1st & 2nd 4 Bucken 10 Garrett
14-18 1st & 2nd 4 Bucken 10 Garrett
20-22 1st & 2nd 4 Bucken 22
24-26 1st & 2nd 4 Bucken 22
28-30 1st & 2nd 4 Bucken 22
32-34 1st & 2nd 4 Bucken (NO)

17-18

190 H-16 1st & 2nd 4 Bucken (NO)

1st & 2nd 4 Bucken

17-17
" 20

1st & 2nd 4 Bucken 106 8 Cans

7 1st & 2nd 4 Bucken 1934 13 7

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 17, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chambers at City Hall, Portland, Maine, on Thursday, April 27, 1961, at 4:00 P.M. to hear the appeal of Deering Memorial Post #6859 requesting an exception to the Zoning Ordinance to permit construction of a one-story wood frame addition 25 feet by 50 feet on left hand side of Post Home at 1274-1276 Congress Street.

This permit is presently not issuable for the following reasons: (1) The use of the existing building is non-conforming in the R-5 Residence Zone in which the property is located and Section 17-B forbids an increase in the volume of a building of non-conforming use unless authorized by the Board of Appeals. (2) Only seven of the thirteen off-street parking spaces required for the addition by Section 14-B-7 are to be provided on the lot.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of the Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

AP-1274-1276 Congress Street

March 23, 1961

Doering Memorial Post #6059
Veterans of Foreign Wars
Att: Mr. Everett P. Swasey
1274 Congress Street

cc to: Corporation Counsel
cc to: W. L. Vassar Jr.
74 Farnham Street

Gentlemen:

A building permit for construction of a one story wood frame addition 25 feet by 50 feet on left hand side of Post Home at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The use of the existing building is non-conforming in the R-1 Residence Zone in which the property is located and Section 17-B forbids an increase in the value of a building of non-conforming use unless authorized by the Board of Appeals.
2. Only seven of the thirteen off-street parking spaces required for the addition by Section 14-B-7 are to be provided on the lot.

We understand that you would like to exercise your appeal rights concerning both of these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative of the Post should go to file the appeal.

No attempt will be made to check the plans filed with application for permit against Building Code requirements until the results of the appeal are known. However, since the addition is to be of wood frame construction and one wall is to be only about 9 feet from a lot line, question will arise as to how Code requirement that a wall in such proximity to a lot line shall be constructed for at least one-hour fire resistance with fire windows and doors is to be met.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings

AP- 1274-1276 Congress Street

March 14, 1961

Deering Memorial Post #6859
Veterans of Foreign Wars
Att: Mr. Everett P. Swasey
1274 Congress Street

cc to: W. L. Vassar, Jr.
74 Farnham Street

Gentlemen:

Check of plot plan filed with application for permit for construction of a one story addition 25 feet by 50 feet on side of Post Home at the above named location discloses the following questions about which more information is needed before a certification letter, on which the necessary zoning appeal may be based, can be written.

1. The Appeal Board has authority to allow the proposed addition only if side yard and rear yard distances required by the Zoning Ordinance for the R-5 Residence Zone in which the property is located are to be provided. The plot plan indicates that rear wall of addition is to be 21 feet from rear lot line. However, the required rear yard distance of 20 feet must be provided from the enclosed bulkhead entrance to the cellar. This is not possible if the 21-foot distance to wall of main addition is correct. How do you propose to care for this discrepancy?
2. Off-street parking at the rate of one space for each 100 square feet of floor area of addition is required on the lot. On this basis not less than 13 spaces at least 8 feet wide by 18 feet long are required and need to be shown on the plot plan. A summary of off-street parking requirements is enclosed for your use in indicating on plot plan how all off-street parking lot requirements are to be met. If it is not possible to provide the required number of spaces on the lot or if all of requirements checked in red on enclosed summary are not to be met, it will be necessary to include any such deficiencies in the appeal if compliance with the precise terms of the Ordinance is to be avoided.

Very truly yours,

Albert W. Sears
Director of Building Inspection

AJS:m

LOCATION 1274 1276 Congress St.

DATE 3/14/61

PERMIT ✓

INQUIRY _____

COMPLAINT _____

_____ - Mr. Sears - _____

① Addition non-conforming.
Section 17 - (B) - Variance
appeal needed.

② - Off-street parking needed
for addition - Section 17 - (D)

1274-1276 Congress St. - 3/14/6 - Allen

Date - Before 57

Zone - R5 - Non-conf " " - Section 17 - (B) & (I)

✓ 40' setback (No, 6' -

✓ Sewage disposal O.K.

✓ Corner lot O.K.

✓ Rear yard - O.K.

✓ Side yard - O.K. ✓ -

✓ Front yard - O.K.

✓ Height - O.K.

✓ Building Area - 4,320' sq needed (3,000 area to be) - O.K.

✓ Lot Area O.K.

~~Area per family~~

✓ Width of lot - O.K.

✓ Lot frontage - O.K.

Off-street parking - ? -



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 13, 1961

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1274-1276 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Eering V.F.W. 1274-1276 Congress St. Telephone
Lessee's name and address Deering Memorial Post #6859 Telephone
Contractor's name and address not let Telephone
Architect Specifications Plans yes No. of sheets 6
Proposed use of building Club & Lodge No. families
Last use " " No. families
Material frame No. stories 2 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$

General Description of New Work

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, the estimated cost and will pay legal fee.

To construct 1-story frame addition 25' x 50' on left hand side of existing building.

Appeal denied 4/27/61

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

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

Deering Memorial Post #6859

CS 301

INSPECTION COPY

Signature of owner

by:

E. J. Swasey

F M

, mit No.

Location 1274-1276 (m.g. 25.3)

Owner Secretary of the Board

Date of permit 3/1/61

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Our Notice

Form Check Notice

NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or printed text on the page.

Complaint No. _____

Permit No. _____

Location 1276 Congress St.10-20-52. Permitted to
close in Basement wgn12-16-52 Unable to get in
wgn

1-7-53 - Unable to get in wgn

1-22-53 - Unable to get in
wgn2/18/53. Called Mrs. Dorem to
make arrangements for getting
in for final inspection. He is
to call me back this afternoon
& let me know what time would
be best. wgn2/27/53 Met Mr. Pennington at
the Post Hall & told him we
could not go any longer
in completing Bldg. Have
him until next Friday to
clean up everything. In floor3-6-53 - Unable to get in. But
by looking through glass in
door. Handrails are on &
no slip treads are almost
completed from 2nd floor. wgn

4-20-53 Unable to get in wgn

5-15-53 - Work on stairs
not done. wgn

AP 1274-1276 Congress Street
Amendment # 2

October 11, 1957

Deering Memorial Post
VFW #6859
1276 Congress Street
Mr. Kenneth Deveau
1159 Broadway, So. Portland

Copy to Mr. Nunzio A. Panetti, Comdr
66 Lancaster Street

Gentlemen:

When I talked with Commander Panetti about the partitions around the heater in the basement of the Post Home at 1274-1276 Congress Street, it was not clear to me that it was the intention also to cover the ceiling with plywood and the inside of exterior walls of the entire basement with knotty pine. That, however, seems to be the intent under the application for amendment to the original permit, filed by Contractor Deveau on October 6.

This proposal raises unusual questions. While the Building Code does not forbid burnable covering for walls and ceiling in a Club and Lodge use such as yours; the Public Assemblage Ordinance makes plain that such burnable materials for finishing are not in accordance with the best standards of safety and fire prevention set up by that Ordinance, especially if the burnable materials are not backed up by non-burnable materials without concealed air spaces exposed to the burnable materials. Under the same Public Assemblage Ordinance, however, the basement, if used purely for Club and Lodge purposes and not rented out or used for any activity required to be licensed by the Municipal Officers, as there is now a license for beer covering first story hall only, is called a Class B place of public assemblage and the standards of safety relating to this burnable material and other features, are only recommended—not compulsory.

Thus, if you actually apply this burnable material to walls and ceiling, as you evidently intend now, and you should later want to rent the basement out separately or in connection with the hall above, or to carry on any licensed activity in the basement, it will be most doubtful if the license can be approved under the Public Assemblage Ordinance.

May I also say to those responsible for the Post Home, perhaps far beyond my line of duty, that applying such burnable material and then finishing it with varnish or wax in a room which is likely to become extremely hot and dry at times, where smoking will likely take place habitually and where temporary combustible decorations may occasionally be put up, sets up quite a hazardous condition as to possibilities of a "flash" fire. Perhaps I should not be telling you this, and should stick closely to my duty, because there can be little doubt that the finish which you propose will make the basement a cozy and attractive place; but perhaps you will understand my concern for safety everywhere in the City and that something is needed besides precise laws to get good safety.

The amendment is approved and issued to Mr. Deveau, subject to the following conditions. If these are not understood, or, if you are unable or unwilling to comply with them, it is important that you refrain from starting the work and contact this office for adjustment.

The non-bearing partitions around the heater require no less than 2x3 studs or uprights running from a shoe on the floor to a cap at the ceiling and not more than 16 inches from center to center; or, if the knotty pine planks on the dining

Deering Memorial Post

Mr. Kenneth Deveau-----2

October 11, 1952

are to run room side/with one length from floor to ceiling and are to be splined or tongued and grooved, the partitions may be framed with 2x2 continuous shoe against and fastened to the floor and ceiling, continuous 2x3 upright studs one length between shoes not more than 48 inches from center to center, horizontal 2x3 members between uprights so, that, taking into account bearings on top and bottom shoes, the knotty pine sheathing (this must have a nominal thickness of 1 inch) will have horizontal bearings not more than 48 inches from center to center, and nailed at all horizontal bearings and to uprights where possible. Your statement of the framing is not clear to me, so it seemed best to give the limits herein.

2. Where strapping applied to inside of basement walls to apply the finish, the Building Code requires tight firestops of non-burnable material at the level where the ceiling will join the finish on the walls, so that any fire originating behind the wall finish cannot spread quickly up into the ceiling space.
3. Now that you are to provide a ceiling over the entire basement, tight firestops are required over the girders to prevent a fire above the ceiling on one side of the girder spreading quickly over to the other side. It is my impression that the girder itself may form this firestop and that the floor boards of first floor bear on the girder. If not these firestops should be provided.
4. When the studs or partitions have been all erected and the strapping for walls and ceiling have been put up, the owner or contractor is required to notify this office for readiness of closing-in inspection. Before that notice is given, the firestops should all be in place, and if any electric wires or fixtures or any plumbing pipes or fixtures to be in concealed spaces have not been inspected and approved by electrical and plumbing inspectors, respectively, they should be so inspected and the tags of approval be on the job before we are notified for closing-in inspection.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B