

1448-1474 CONGRESS STREET



Full cut • 820R • Half cut • 9202R • Third cut • 9203R • Fifth cut • 9205R



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

Congress St. & Westland Ave.

January 25, 1982

Mr. Roderick L. Lowell
President & Treasurer
Pratt Abbott, Inc.
P.O. Box 1120
Portland, Me. 04102

Dear Mr. Lowell:

This is in response to your telephone inquiry today concerning the possible construction of a new building at the easterly corner of Congress and Westland Avenue, which is zoned B-1 Business, an extension of the B-1 Zone for West Gate Shopping Center.

A self-service laundromat would be an acceptable use in the B-1 Business Zone, as it is among the existing uses currently included at the North Gate Shopping Center, where only the restaurant (a B-2 use) is considered to be non-conforming. The restaurant was approved as a use variance by the Board of Zoning Appeals.

A copy of the Site Plan Ordinance is enclosed for your information and guidance in planning a new building.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

c.c. Warren J. Turner
Zoning Specialist

Enc: Site Plan Ordinance

1448-1475 Congress st. Donnelly

~~Revival~~ Revival of appeal withdrawn and
permit finally denied. See letter 4/6/37

smcd

File: Rept. 8371B-I

April 6, 1937

John Donnelly & Sons,
73 Main Street,
South Portland, Maine

Gentlemen:

I presume you have been waiting before collecting the refund of building permit fee covering permit applied for, for billboards at 1532 Congress Street, to see what the action of the Municipal Officers would be upon the revival of your zoning appeal relating to these boards.

Now that you have asked for and received permission to withdraw the revived appeal, if you will return the receipt for the fee paid to this office within 10 days from this date, we shall be able to refund the fee money by voucher.

If you intend to claim this refund, we will be glad to have you do so at once so that our records may be cleared.

Very truly yours,

Inspector of Buildings

W-20/11

File: Rec. 33714-I

February 3, 1937

John Donnelly & Sons,
142 High Street,
Portland, Maine

Gentlemen:

On February 1, 1937 the Board of Municipal Officers voted to deny your appeal pertaining to the proposed erection of billboards at 1443-1476 Congress Street.

If you will return the receipt for the fee paid to this office within 10 days from this date, your money will be refunded by voucher.

Very truly yours,

McD/R

Inspector of Buildings

Rec.
File: 8371E-I

January 21, 1937

Mr. John Burnham
c/o State Highway Dept.,
Augusta, Maine

Dear Sir:

Enclosed is a plan showing approximately the situation at 152 1/2
Congress Street in this city where John Donnelly & Sons propose to
erect three poster panels.

Will you be kind enough to advise whether or not the State Adver-
tising Act applies to this situation?

If the State Act does apply, will you tell me if your office
could issue a license for these panels as shown under the State Adver-
tising Act?

Very truly yours,

McD/H

Inspector of Buildings

P.S. A reply by Friday morning, January 23rd would be much appreciated
as another hearing on these boards will be given at 11:00 o'clock that
morning.

Wardna McDonald

LUCIUS F. BARROWS
CITY ENGINEER



State Highway Commission
State of Maine
Augusta
January 27, 1937

Mr. Warren McDonald
Inspector of Buildings
City of Portland, Maine

Dear Sir:

Replying to your letter of January 21st and enclosing the sketch of Congress Street showing the approximate location where the John Donnelly & Sons propose to erect three poster panels.

Since receiving your sketch I have had an inspector look over the location and I find that the proposed location is just outside of the compact section and I believe the Outdoor Advertising Law should apply in this case.

It would be impossible for the State to issue a permit for these panels at the location shown, due to the fact that it would be within 50 feet of the nearer edge of the traveled way of the highway which would be one restriction and another limitation which they would violate would be that they would be within 300 feet of an intersection of a highway with a railroad.

As the State Highway Commission is always desirous of cooperating in matters of this nature, I might mention the fact that the law would not apply to the location a short distance back towards Union Station, due to the fact that the sign would then be in compact where the Outdoor Advertising Law does not apply.

The inspector's report shows that the last dwelling on the right hand side of the street just before reaching the railroad crossing is the last building constituting the compact section and any signs situated back of the line cited across the street from the building and at right angles to the street.

I trust the above explanation is clear to you but

Mr. Warren McDonald, Page #2

January 27, 1937

if for any reason there are any points I have overlooked
I will be glad to hear from you again regarding the matter.

Very truly yours,

John C. Burnham

Director of Outdoor Advertising

JCB:BN

Copy John Donnelly & Sons

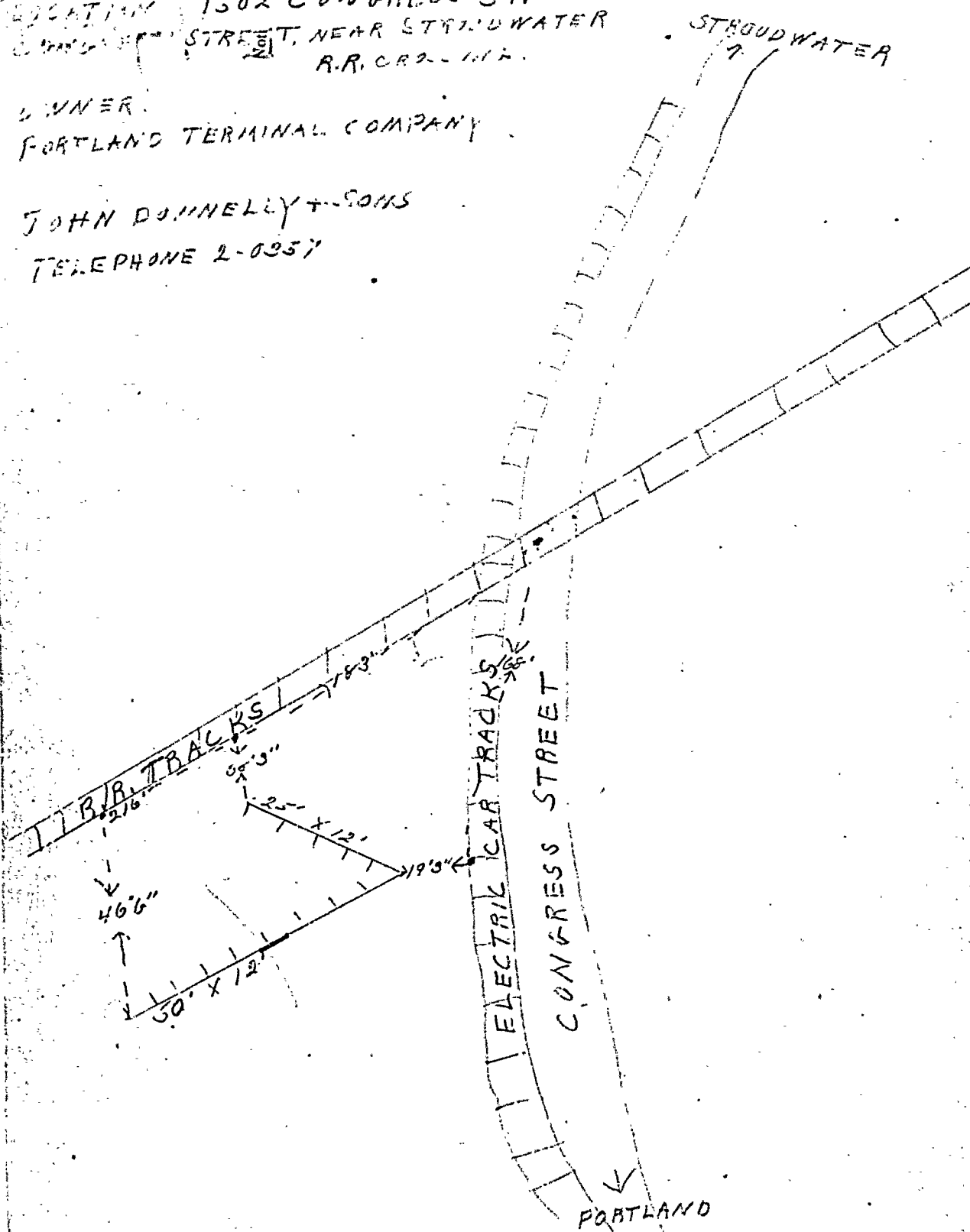
LOCATION 1502 CONGRESS ST
STREET, NEAR STROUD WATER
A.R. CR. 1112.

OWNER.

PORTLAND TERMINAL COMPANY.

JOHN DONNELLY & SONS

TELEPHONE 2-0357





APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Billboards

Portland, Maine, November 27, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 553 Congress St. Ward 9 Within Fire Limits? Yes Dist. No. _____
Owner's or Lessee's name and address John Donnelly & Sons, 141 Elm St. Telephone 2-0857
Contractor's name and address Owner Telephone _____
Architect's name and address _____
Proposed use of building _____ No. families _____
Other buildings on same lot _____
Plans filed as part of this application? Yes No. of sheets 1
Estimated cost \$ _____ Fee \$ 1.00

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To erect three poster panels, each 12' x 25', ten feet of work between
two panels, signs to have metal faces with wood frame and set 15' or less
above grade and not more than fifteen feet to highest point.

Owner of property Portland Terminal Co.

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

Details of New Work

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

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

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

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes
Signature of owner By: John Donnelly & Sons

INSPECTION COPY

W^{at} 8 Permit No. 36/
Location 1502 Congress St.
Owner John Dinnelly & Son
Exp. date 11/1/36
Notif. closing-in
Inspn. closing-in
Final
Final Inspn.
Cert. of Occupancy issued

NOTES



City of Portland, Maine

*Denied by
M.C. 7/1/37
mm*

*Appeal given further
hearing 4/2/37. See
minutes attached
mm*

Appeal to the Municipal Officers to Change the Decision of the
Inspector of Buildings Relating to the Property owned
by John Donnelly & Sons at 1448-1476
1502 Congress Street

January 7, 1937

To the Municipal Officers,

Your appellant, John Donnelly & Sons
who is the lessee of property at 1448-1476
1502 Congress Street
petition the Municipal Officers of the City of Portland to change the decision of
the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph 1
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case
involves unnecessary hardship and because relief may be granted without substantially der-
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to erect three
poster panels at 1502 Congress Street on the ground that the proposed boards
would be closer than 100 feet to a General Residence Zone a location forbidden
under the precise terms of the Zoning Ordinance.

The reasons for the appeal are as follows: Since the Business Zone is only
100 feet wide measured from Congress Street it is not possible to locate
these structures on private property so that the advertising may be read without
having it closer than 100 feet to a residential Zone.

John Donnelly & Sons

By:

PUBLIC HEARING ON THE REVIVAL OF THE APPEAL OF JOHN DONNELLY & SONS AT
1443-1476 CONGRESS STREET

April 2, 1937

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance Appeals today. Present for the city were Chairman Leighton, Councillors Ward and Eskilson and the Inspector of Buildings.

Mr. Tewksbury of John Donnelly & Sons appeared in support of the revived appeal.

Charles Dunn and a number of other persons appeared in opposition to the appeal, whereupon Mr. Tewksbury requested that the matter be withdrawn from consideration of the Committee.

His request was granted.

Inspector of Buildings

March 30, 1937

John Donnelly & Sons,
73 Main Street,
South Portland, Maine

Gentlemen:

The Committee on Zoning and Building Ordinance Appeals of the Portland City Council will afford a hearing at the Council Chamber, City Hall on Friday, April 2, 1937 at 11:00 o'clock in the forenoon upon your requested revival of the appeal for poster panels at 1440-1476 Congress Street and upon your application for an amendment to the building permit intended to cover construction in a different location of the poster panels at 141 West Commercial Street.

Please be represented at this hearing in support of these two matters.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Adair C. Seigriston, Chairman

448-1476
PUBLIC HEARING ON THE APPEAL OF JOHN DONNELLY & SONS AT 1902 CONGRESS STREET,
NEAR STEAM RAILROAD CROSSING

January 15, 1937

A public hearing on the above appeal was held before the Committee on Zoning and Building Ordinance appeals today. Present for the city were Councillor Eskilson and the Inspector of Buildings.

Mr. Worcester of the appellant company appeared in support of the appeal and there were no opponents present.

The Inspector of Buildings informed Mr. Worcester that it would be necessary to find out the application of the State Advertising Act for this location before any permit, if the appeal were successful, could be issued.

Inspector of Buildings

Hearing on this appeal was continued on Friday, January 23, 1937 with Councillors Leighton, Ward and Eskilson present, also the Corporation Counsel and the Inspector of Buildings.

The Inspector of Buildings reported that the State Highway Commission holds that the location proposed does come under the State Advertising Act and could not be granted under that Act, but by moving the boards perhaps 50 or 100 feet nearer Stevens Avenue intersection would make the location out of the jurisdiction of the State Advertising Act.

Mr. Worcester appeared for the Donnelly Company and said that they would be glad to move the boards farther toward Stevens Avenue to get them outside of the jurisdiction of the Advertising Act but that to set them 50 feet from the street line of Congress Street would make the boards useless.

Inspector of buildings

To Whom It May Concern:

The Committee on zoning and building ordinance appeals of the Municipal Officers will hold a public hearing at the City Council Chamber, City Hall, on Friday, April 2, 1937 at 11:30 o'clock in the forenoon upon the appeal of John Connelly & Sons with relation to the construction and maintenance of three signboards on the property of the Portland Terminal Company at 1448-1476 Congress Street.

The Inspector of buildings was unable to issue the permit for these boards because, under the zoning law, the proposed location is closer than 100 feet to a General Residence Zone.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

WILLIAM P. LEIGHTON, Chairman

37/12

To The Municipal Officers:

The Committee on Zoning and Building Ordinance Appeals to whom was referred the appeal of John Donnelly & Sons with relation to the erection of certain billboards at 1449-1476 Congress Street, reports as follows:

It is the belief of this Committee that this permit may not be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

It is recommended, therefore, that the appeal be denied.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Chairman

37/12

, that the appeal of John Donnelly & sons seeking a change in the decision of the Inspector of Buildings pertaining to denial of a building permit to allow the erection of certain billboards at 1448-1476 Congress Street, be denied on the ground that a permit may not be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

37/13

To Whom It May Concern:

The Committee on Zoning and Building Ordinance Appeals of the Board of Municipal Officers will hold a public hearing at the City Council Chamber, City Hall, Friday, January 15, 1937 at 11:00 o'clock in the forenoon upon the appeal of John Donnelly & Sons relating to the erection of three billboard at 1502 Congress Street near the steam railroad crossing.

The Inspector of Buildings was unable to issue the permit covering the erection of these advertising poster panels because the location of the boards is proposed closer than 100 feet to a General Residence Zone.

All persons interested either for or against this appeal will be heard at the above time and place.

COMMITTEE ON ZONING AND BUILDING
ORDINANCE APPEALS

Adam P. Leighton, Chairman

File: Rnc. 8571B-1

37/12
December 24, 1936

John Donnelly & Sons,
142 High Street,
Portland, Maine

Gentlemen:

With relation to your application for erection of three poster panels on the property at 1502 Congress Street, I find that this proposed location is closer than 100 feet to a General Residence Zone. Under the zoning Ordinance therefore I am not permitted to issue this permit.

Under the Zoning Ordinance your appeal rights may be exercised by filing an appeal at this office, but the appeal, of course, if acted upon by the Board of Municipal Officers.

Very truly yours,

Inspector of Buildings

McD/H

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

OCT 1 1987

ZONING LOCATION

PORTLAND, MAINE Oct. 31, 1986

City Of Portland

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

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

LOCATION 1460 Congress St. Corner Westland & Congress Fire District #1 ☐, #2 ☐

1. Owner's name and address Rodney Lowell - Pratt Abbott - Forest Ave. Telephone

2. Lessee's name and address Joanne Soule - 23 Westland Ave. Telephone 775-4048

3. Contractor's name and address Bailey Sign Co. - 9 Thomas Drive Telephone

Proposed use of building retail No. of sheets

Last use same No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$

FIELD INSPECTOR—Mr.

@ 775-5451

Appeal Fees \$

Base Fee 26.80

Late Fee

TOTAL \$

To erect pole sign 36" x 38" - free standing
as per plans. 1 sheet of plans.

Stamp of Special Conditions

Send permit to # 2 A Special Place

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING:

BUILDING CODE:

Fire Dept.:

Health Dept.:

Others:

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 Phone # same

Type Name of above Joanne Soule 1 ☐ 2 ☒ 3 ☐ 4 ☐Other
and Address8
FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date August 14, 19 92
Receipt and Permit number 4590

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: 1455 Congress St.

OWNER'S NAME: Dorothy Rines ADDRESS: same

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____	
FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft. TOTAL _____	
SERVICES: Overhead X _____ Underground _____ Temporary _____ TOTAL amperes <u>100</u>	<u>15.00</u>
METERS: (number of) <u>1</u>	<u>1.00</u>
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 <u>1</u>	<u>4.00</u>
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 Outlet: 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 _____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:

TOTAL AMOUNT DUE: 20.00

INSPECTION: First Floor Apartment

Will be ready on now, 19 92; or Will Call _____

CONTRACTOR'S NAME: Alan Eger Electric, Inc.

ADDRESS: P.O. Box 238 Gorham, ME 04038-0238

TEL.: 864-7016

MASTER LICENSE NO.: 4590

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

Alan Eger

839-2411

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

