

Appeal of Charles R. Boyle at
1428 Congress St.

Congress St.

Odd

- 1391-1395 Palermo's Buttery, 7 Orlando D. (1395 4 Congress St.)
1397-1403 Ridge John J. 8 E. 1st St. C. 23 15 Congress St.
1405-1409 Kent's Shop, Starlight, 4 Annie E. (1415 Congress St.)
1411-1415 ~~Duplication~~
1421 ~~Duplication~~
1423-1425 Yagabo Virginia T. (1423 Congress St.)
1427-1437 Spence, J. L. J. (1427 Congress St.)
1439-1441 Linn, Edith M. (1435 Congress St.)
1443-1461 ~~Duplication~~
1463-1477 Central M. Power Co. (N. R.) Augusta, Maine
1463-1477 Brody Mary C. 4 Beady St.
1487-1505 ~~Duplication~~

Even

- 1354-1358 Davis, Mahel S. Mrs.
1354-1376 ~~Duplication~~
1360-1364 ~~Duplication~~
1366-1376 ~~Duplication~~
1385-1388 ~~Duplication~~
1390-1414 ~~Duplication~~
1390-1414 ~~Duplication~~
1400-1432 ~~Duplication~~
1434-1456 Boyle, Charles R. & Ella J. 25 Beaumont St.
1458-1472 ~~Duplication~~
1475-1477 Cummins & Securities Corp. 443 Congress St.
1479-1496 ~~Duplication~~

Westland Ave.

Odd

- 1-7 Boyd, William F. & Annie 15 Avon St.
9-13 Carr, Seth P. H. & Mildred E. 33 Calandari Road
15-31 Ellis, Margaret A. 23 Westland Ave.
33 ~~Duplication~~

Cont'd.

35-31 Duplicate

32-41 Duplicate

Even

4-13 Duplicate

14 Mr. Candlish (Book 138 York Ave., N.Y.C.)

16-20 Ellis Joseph 94 Ave. A. (N.Y.C.) St. Lawrence, Mo.

23-24 Lucile M. George A. 54 Westland Ave.

36-30 Johnson Frederick L.B. 51 Westland Ave.

32-34 Capt. William T. Dupont

40-42 Regt. Arthur M. Van Dusen

Wheat St.

Even, lot no.

197-E-3413 Chapman Land Co. Box 84

197-C-445 Central N.Y. Telephone Co. (N.Y.C.) Dupont

197-F-146 Dupont

196-B-13419 Sloan, Mary S. Philip. Scarborough, Maine

Even, lot no.

Amherst St.

197-C-343 Lancaster Arthur J. (Philip, N.Y.C.) 26 W. Concord St.,

445 Gerson Clifford H. (R.P.V.) Westside, Minn.

647 McEachern Margaret M. (Philip) 1133 Congress St.

8 Duplicate

197-13-13

Barney M.

Duplicate

Duplicate

Duplicate and Duplicate

Duplicate



RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, August 6, 1954

PERMIT ISSUED

OCT 12 1954

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 1428 Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Charles Boyle, 25 Beaumont St. Telephone _____
Lessee's name and address Owner Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building storage of road equipment No. families _____
Last use machine shop No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To change the use of machine shop to storage for road equipment (5 pieces)

Permit Issued with Letter

Approved and signed conditionally 9/3/54

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

Owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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? _____

Charles Boyle

Signature of owner

By:

Mark Stotish

INSPECTION COPY

NOTES

9-14-54 Building structure
 as seen from above
 & heavy timber construction
 - great fire. Two
 large space heaters
 (oil) appear to be
 only heaters now
 partly hooked up
 with long metal
 flues thru a light
 of the windows
 2nd floor used for
 live storage of
 passenger autos. DE

Permit No. 541750
 Location 428 Congress St.
 Owner Charles J. Boyle
 Date of permit 10/12/54
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert of occupancy issued
 Staking Out notice
 Form Check Notice

October 12, 1954

At - 1428 Congress St.
Change of lower level from machine shop to
storage of motor driven equipment

Mr. Charles Boyle
25 Beaumont St.
Mr. R. J. Allen
43 Myrtle St.

Copy to: Mr. Mark Slotzky
75 Lanforth St.

Gentlemen:-

Building permit to authorize change of use of the lower level of the building at 1428 Congress St. from machine shop to garage for storage of motor driven equipment, is issued to the present owner, herewith, subject to the conditions attached to the change by the Zoning Board of Appeals on September 3rd:

"Provided that there shall be no storage or parking of vehicles on these premises except within the building and that repair work shall be performed only during the daytime and on only such vehicles as are habitually stored within said building."

permit
This building does not include any physical alterations, and if such are intended, application for amendment to the permit now issued should be filed and amendment approved and issued before the alteration work is started.

This permit does not include the installation of any heating or fire actuated equipment, nor does it allow the continuation of any other heating appliances which may have been in the building in the past.

At the request of the prospective purchaser of the property, Mr. Allen, this letter may be considered a temporary certificate of occupancy for the lower level of the building, as indicated and limited above, and on the basis that no heating appliances be used in the building until such time as they may have been installed under a separate permit and in compliance with Building Code requirements.

When the method of heat is determined upon, the appropriate applications for separate permits should be filed, and the permits issued before the work is started. Whenever such heating equipment has been installed in compliance with the Building Code, notice should be given this office of readiness for final inspection. If all is then found in order, the regular certificate of occupancy will be issued to the then owner.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

File 100-100000

September 15, 1954

11 - 1428 Congress St.
Change of use of first story machine shop to storage
of motor driven earth-moving and road equipment

Mr. Charles Boyle
25 Beaumont St.
Mr. E. J. Allen
43 Myrtle St.

Copy to: Mr. Mark Slotzky
75 Danforth St.

Gentlemen:-

Although we have been advised by the Zoning Board of Appeals that Mr. Boyle's appeal has been granted conditionally, we are still unable to issue the building permit for which Mr. Slotzky applied because the matter of heat at the lower level has not been cleared up.

Our inspector reports that there are now two large oil-burning space heaters at the lower level which evidently have been vented through a metal pipe out through the windows.

This method of venting oil heaters is not lawful; but more important the Building Code controls very closely the matter of heating appliances in garage spaces.

If it is the intention of the prospective buyer and user to have no heat whatever in the building, then he and Mr. Boyle should write jointly to this office and give the assurance that there will not be heat of any kind provided.

If, on the other hand, it is desired to heat this portion of the building, then Sect. 204f of the Building Code will have to be complied with, which calls for a fire-resistive heater room separate from the heater from the space where motor vehicles will be, or some other special appliance approved by the Building Code for use in garages.

Will you reach a decision about this matter, and let us know with full description of what you intend so that we may issue the building permit. If any physical alterations are intended in the building, these may be included in the same permit, if you will furnish plans showing what is intended.

It is to be borne in mind that it is not lawful to use this building for the proposed purpose, even after the building permit has been issued, until final inspection shows all in order and the required certificate of occupancy has been issued from this department.

Very truly

Warren McDonald
Inspector of Buildings

WMCD/G

August 13, 1954

AP 1428 Congress St.—Change of use of first story machine shop to storage
of motor driven earth-moving and road
equipment

Mr. Charles Doyle
25 Mount St.
Mr. Mark Slotky
15 Bonfort St.

Copies to: Mr. R. J. Allen
43 Myrtle St.
Corporation Counsel

Gentlemen:

Building permit intended to authorize change of use of the lower level of the two-level machine shop at 1428 Congress St., corner of Jackson Ave., from use as a machine shop to storage of five pieces of motor driven earth-moving and road machinery, is not allowable under the zoning ordinance because the present use of the lower level as a machine shop (granted by the Board of Appeals a few years ago) and the proposed use as a storage garage for special equipment are not allowable uses in the residence zone where the property is located, according to Section 10 of the ordinance applying to such zones; and because Section 141 of the ordinance forbids, under these circumstances, changing from one non-conforming use to another.

Mr. Slotky, who applied for the permit as agent for Mr. Doyle, the present owner, indicated the owner's desire to seek an exception from the zoning Board of Appeals; so, there is enclosed an outline of the appeal procedure.

If you desire a decision by the Board at the earliest possible time, the appeal should be filed by the owner at the office of Corporation Counsel before the close of business on Wednesday, August 18.

Very truly yours,

Warren McDonald
Inspector of Buildings

WCM/s

Enclosure to each addressee: Outline of appeal procedure



(RC) RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Sept. 20, 1954

PERMIT

MTY

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ repair the following building ~~structure~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plus specifications, if any, submitted herewith and the following specifications:

Location 1128-1132 Congress St. Portland, Me. Within Fire Limits? no Dist. No. _____
Owner's name and address Charles Boyle, 25 Beaumont St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address William L. Vassar, Box 153 Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building storage garage see app 9/8/54 No. families _____
Last use _____ No. families _____
Material wood & metal No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 2.00
Estimated cost \$ 200.

General Description of New Work

To construct inside brick chimney, concrete foundation, tile flue lining.

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 William L. Vassar

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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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

Charles Boyle

Signature of owner by: William L. Vassar

APPROVED:

INSPECTION COPY

Form 3811
Rev. 1-1-40

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

William S. Harris
(Signature of addressee)

Signature of addressee's name. If not known, write addressee's name on the ONE side.

Date of delivery **DEC 7 1945**

U.S. GOVERNMENT PRINTING OFFICE: 1940

December 3, 1954

Registered Mail
Return Receipt

BP 1428 Congress St.—Violation of Building Code
in construction of chimney

Mr. William L. Vassar
Box 453
Portland, Maine

Copies to: Mr. Charles Boyle
25 Beaumont St.
Mr. H. J. Allen
43 Myrtle St.

Dear Mr. Vassar:

Violation of the Building Code has been found in connection with the construction of a new chimney which you have constructed, under building permit issued to you on September 20, in the building at 1428-1442 Congress St., corner of Westland Ave., which you then advised was owned by Mr. Charles Boyle and which now appears to be owned by Mr. H. J. Allen, in that woodwork at several points is either in contact with the masonry wall of the chimney or closer than one inch to the outside face of the masonry of the chimney contrary to Section 302d of the Building Code; in that spaces between the chimney and the wooden beams have not been firestopped with incombustible material; and one or more wooden beams in second floor has been cut away in such a way as to impair the safe required strength.

As authorized and directed by Section 109 of the Code (copy enclosed) you are hereby required to have these violations made good before December 17, 1954.

In detail the woodwork of a certain board partition and part of one or more second floor beams are closer than one inch to the chimney wall. A large beam in the exterior wall of the building is directly in contact with the chimney wall, and there is the appearance that the chimney wall was built around this beam in such a way that a part of the beam runs through the masonry.

A part of a second floor joist has been cut away to such an extent as to weaken that part of the second floor below Building Code requirements—a defect which will require suitable "heading-off" in a safe and workmanlike manner or some equivalent means of heading good the lost strength.

If it is found necessary to cut off or cut away the above mentioned beam in the outside wall, it will be necessary to strengthen the building at this point to restore the situation to its required strength.

When all of the other defects have been cared for, it will be necessary to secure metal strips to the underside of the wooden second floor beams of such a width and arrangement that these strips will extend out to contact with the masonry wall of the chimney—the space thus formed between the woodwork and the chimney to be filled with incombustible material such as mineral wool to effectually stop all drafts between the floors around the chimney.

Very truly yours,

Warren McDonald
Inspector of buildings

WMCD/S

Dear Mr. Allen:

Just a word of caution about getting building permits for any changes. It was noted that you are applying some kind of blanket insulation between the second floor joists and perhaps between the uprights of the outside walls. No permit is required to apply such insulation, but it was noted that the outside covering of the insulation looks like paper.

Mr. Allen (continued)

If that is so, and the insulation is to be left exposed, the arrangement would increase considerably the fire hazard of the building and perhaps your insurance. Should you intend to cover over this insulation as a sort of ceiling in the lower or on the walls, a permit from this department is required before that part of the started, and we should be unable to approve any type of turnable covering.

Together with Mrs. Allen we examined the makeshift partitions and ceiling which set out a small office at the front corner of the building. Mrs. Allen thought that much of this work was there when you bought the building, but it is clear that the work, whenever done, was done without a permit and contrary to requirements of the Building Code. She thought that these partitions might not remain. If they are to remain, you should procure a permit from this department or an amendment to the permit for the large door, indicating the construction proposed, and making the partitions of no less than 2x3 studs (uprights), not more than 16 inches from center to center with a suitable doubled plate at the top of the uprights, suitable joists across to form the ceiling, which now appears to be ordinary boards placed on too long a span.

Likewise if any other changes are proposed such as constructing new partitions and the like, or putting in windows or doors, such work must first be covered by a permit issued from this department before starting.

Now that you own the building, Mr. Messer will need your consent to enter and make good the violations listed above. Among them will be the question of what is to be done about the board partition between the main basement and the unfinished space in the rear from Westland Ave.—this partition being practically against the masonry wall.

During the course of our examination of the building, severe sags were noted in the second floor and some of the main second floor beams appeared to have sagged and to have been reinforced by other beams, which are also sagging. Since motor vehicles are to be stored on this upper floor, it is important that you be very careful about the proposition to add another floor and its supports seriously overloaded. It is recommended that as you can get to it you look into the best methods of permanently strengthening the second floor; and, when they have been decided upon, to secure a permit from this department indicating the methods to be used so that we may check them before issuing the permit and before the strengthening work is started.

Very truly yours,

Warren McDonald

City of Portland, Maine
Board of Appeals
--ZONING--

*Sustained
Conditionally
11.*

To the Board of Appeals:

...December 29,, 19 52.

Your appellant, Charles R. Boyle, who is the owner of property at 1428-1442 Congress Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Change of use of the building at 1428-1442 Congress Street from a repair garage to a machine shop and for the manufacture of small parts is not issuable because such a use is not allowable under Section 10A of the Zoning Ordinance applying to the Residence Zone where this property is located. The present garage use is a non-conforming legally established use but Section 14A of the Ordinance provides that a non-conforming use may not be changed to another non-conforming use.

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

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

Charles R. Boyle
Appellant

After public hearing held on the 18th day of January, 19 52, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance for a period of three years from the date hereof and providing that not more than six employees are employed at any one time on the premises.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case; ~~for a~~ period of three years from the date hereof and providing that not more than six employees are employed at any one time on the premises.

Edward J. O'Leary
William H. O'Brien
BOARD OF APPEALS

DATE: January 18, 1952

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF CHARLES R. BOYLE

AT 1428-1442 Congress Street

Public hearing on above appeal was held before the Board of Appeals

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Luthe	(x)	()	
Mrs. Frost	(x)	()	
Mr. Getchell	(x)	()	
Mr. Colley	(x)	()	
Mr. O'Erion	(x)	()	
	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

Petition in file

No direct opposition, but following felt that, while they did not object to present operation, did not want operation to become so enlarged as to be a nuisance:

Mr. Rines, owner of property at 1441-1461 Congress Street
Peter Spanos, 1428 Congress Street
John Ridge, 1399 Congress Street

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

January 15, 1952

Mr. Charles R. Boyle
25 Beaumont Street
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, January 18, 1952 at 10:30 a. m. to hear your appeal for exception to the Zoning Ordinance to permit change of use of repair garage at 1428 Congress Street to a machine shop.

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

Very truly yours,

Board of Appeals

H. Merrill Luthe

Chairman

M

Charles R Boyle
25 Bertram St. City

Congress St 1428 on 1442

Machine Shop 8 Westland Ave

Mr Marshall & Mr Champagne
now running a machine shop in town
entering 8 on Westland Ave

would like to know if might be all
agreed, so they continue on work.

Mrs Stella M. Surver
A W Black

Wm J. J. Ellis
Margaret A. Ellis

C B Sherry

C. W. Shattuck

O. J. Shattuck

B. A. Filio

H. W. Crosby

Mr. C. R. Berry

E. J. Merrill

Mrs Ernest Merrill

Mrs John L. Merrill

John A. Merrill

Mrs. John L. Merrill

John L. Merrill

Mrs. Ernest Merrill

Ernest M. Merrill

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

January 8, 1952

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, January 11, 1952 at 10:30 a. m. to hear the appeal of Charles F. Boyle requesting exception to the Zoning Ordinance to permit change of use of the building at 1428 Congress Street from a repair garage to a machine shop for the manufacture of small parts.

This permit is presently not issuable because this property is located in a Residence C Zone, and, although the garage is a legally established non-conforming use, such a non-conforming use may not be changed to another non-conforming use in this Zone.

This appeal is taken under Section 13E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to protect public health, safety, convenience, and welfare, encourage the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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 owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

H. Merrill Luthe

Chairman

M

12/29/51

27 copies

Appeal of Charles R. Roy least 1428-1442 Congress Street

✓ Congress Street - 1393 to 1491 ✓

✓ " - 1358 to 1490 ✓

✓ Westland Avenue - 1 to 41

✓ " " 4 to 42 ✓

✓ " " - Assessor's Lot Nos. 197-E-1, 197-G-1, 23 ✓

✓ Hobart Street - Assessor's Lot Nos. 197-E-2 to 12 ✓

✓ " " " " " " 197-G-4 + 5 ✓

✓ " " " " " " 197-F-1 to 6 ✓

✓ " " " " " " 196-B-13 to 18 ✓

✓ Ainsworth Street - Assessor's Lot Nos. 197-C-2 to 8 ✓

✓ " " " " " " 197-B-13 ✓

✓ Woody Street - Entire Street ✓

Office of Charles F. Boyle at 1428-1442 Congress Street (19)
 Congress St. Pg. 1 of 2

- 1391-95 Anthony R. Palermo +
 Alfredo R. Lancia - 1393A Congress St.
 1397-1403 John J. + Elizabeth C. Ridge - 1399 Congress St.
 1405-1409 Lillian Panagiotides - 443 Highland St.
 1411-15 Dupl. (")
 1421 Bernard J. Filice - 1421 Congress St.
 1423-25 Virginia P. Jacobs - 1423 Congress St.
 1427-37 Peter J. Spence - 1427 Congress St.
 1439-41 Edith M. Riney - 1455 Congress St.
 1443-61 Dupl. (Riney)
 1443-77 Mary C. Roney - 4 Boody St.
 1447-1505 Location
 1479-85 Central Maine Power Co. of Augusta, Augusta, Me.
 1354-58 Mahel S. Narcis, Mrs. J. Philip D. Milleard - 188 Middle St.
 R. 1354-76 Dupl. (")
 1360-64 " " " " " "
 1366-76 " " " " " "
 1382-88 " " " " " "
 R. 1382-1414 " " " " " "
 R. 1382-1414 " " " " " "
 1390-94 " " " " " "
 1396-1414 " " " " " "
 1420-22 " " " " " "
 1422-1426 Clarence W. Boyle - 1428 Congress St.
 1428-42 Charles F. Boyle - 1428 Congress St.
 1448-54 Cumberland Securities Corp. - 443 Congress St.
 1478-92 Location

Westland Avenue

- 1-7 William F. + Annie Boyle - 15 Arnold St.
 9-13 Cumberland Savings + Loan Assn. - 185 Middle St.
 15-21 Margaret A. Ellis - 23 Westland Ave.
 23 Dupl. (Ellis)
 25-31 " " " " " "
 33-41 " " " " " "
 4-13 " (Chas. Boyle)
 1-1 Archie Mac Candless - 128 Park Ave.
 16-22 Joseph J. Ellis - 43 Bolton St.

Westland Ave (Cont)

Page 2 of 2

- 22-24 George A. Buchlin - 24 Westland Ave.
 26-30 Frederick K. E. Johanson - 28 Westland Ave.
 32-34 Dup. (Johanson)
 40-42 Annie M. Lee Boyd - 15 Grand St.
 197-E-1-2 Neil & Marguerite P. Apelsen, Jr. - Hobart St.
 197-G-1-23 Dup. (Central 722)

Hobart St.

- 197-G-445 Albert K. Apelsen - 89 (Horseloss) St.
 197-E-3612 A. H. Chapman Land Co. - Box 86, City
 197-E-1-2 Dup. (K. Apelsen)
 196-B-13619 Mary A. Sloan
 197-F-166 Dup. (Chapman)

Ainsworth St.

- 197-C-1-23 Arthur J. Lancaster, Jr. - 26 W. Concord St., Dover, N.H.
 197-E-4-5 Clifford H. Tennant - R.F.D. 1, Westbrook, Maine
 197-E-6-7 Margaret M. Richard - Congress St.
 197-E-8 Dup. (Boyd)
 197-B-13 Dup. (Daneis)

Boody St.

- 194-C-26 Dup. (Panagiotides)
 194-C-23 Dup. Mary C. Boody
 194-C-27 Dup. (Filibe)
 194-C-24 " (Boody)

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply to file 1428-1442 Congress St., CITY OF PORTLAND, MAINE
Department of Building Inspection

FU

December 28, 1951

Copy to, Corporation Counsel ✓

Mr. Charles R. Boyle
25 Beaumont Street
Portland, Maine

Dear Mr. Boyle:

As you have already been informed, we are unable to issue a permit for a change of use of the building at 1428-1442 Congress Street from a repair garage to a machine shop and for the manufacture of small parts because such a use is not allowable under Section 10A of the Zoning Ordinance applying to the Residence C Zone where the property is located. While it is true that the garage use is also non-conforming in the Residence C Zone, the building was being used for this purpose when the Zoning Ordinance became effective and therefore such a use was allowed to continue. However, as provided by Section 1'A of the Zoning Ordinance applying to non-conforming uses, it is not allowed to change the non-conforming repair garage to the non-conforming manufacturing use. You have expressed a desire to exercise your appeal rights in regard to this matter and accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Appeals. Since it is likely that one or more signs advertising the business will be desired on the premises and since such signs over eight square feet in area are also a non-conforming use in the Residence C Zone, we suggest that you include in your appeal whatever signs are desired. In such a case size and location of any such sign or signs should be indicated. In order for your appeal to be considered at the earliest opportunity by the Appeal Board it should be filed without delay.

Very truly yours,

Warren McDonald
Inspector of Buildings

ATJ3/B

Enc: Outline of appeal procedure

C
O
P
Y



(RC) RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, December 27, 1951

PERMIT
CITY of

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ^{change use} ~~alter~~ ^{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 1128-1142 Congress Street Within Fire Limits? no Dist. No. _____
Owner's name and address Charles R. Boyle, 25 Beaumont Street Telephone 4-2256
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Machine shop and manufacture of small parts No. families _____
Last use Repair garage No. families _____
Material wood No. stories 1-b Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 50
Estimated cost \$ _____

General Description of New Work

To change use of former repair garage to machine shop and manufacture of small parts.
EXCEPT No. Alterations.

Inspector: Pls make one inspection sometime soon to verify use of the above & cleared and also use of floor above - also to note any to me any definite fire structural hazards
Permit Issued with Letter
that may be noted
Appeal Sustained conditionally 1/18/52.

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** Charles R. Boyle

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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

APPROVED:

Signature of owner

Charles R. Boyle

SECTION COPY

2-12-52

Permit No. 52/141
Location 1428/1442 Concordia
Owner Charles G. Boyle
Date of permit 1/30/52
Notif. closing-in
Inspn. closing in
Final Notif.
Final Inspn. 2 5-52
Cert. of Occupancy issued 1/30/52

NOTES

252 - main floor all around
being used for gas storage.
Three cars also at E. end of building
part of Basement also being used as
machine shop & the rest gas storage
for material.

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

COPY

Certificate of Occupancy

1952



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Charles A. Boyle

Date of Issue January 30, 1952

This is to certify that the building, premises, or part thereof, indicated below, and ~~built~~ altered—changed as to use at 1428-1432 Congress Street under Building Permit No. 52/141, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Lowest floor level or basement only

Machine shop and manufacture of small parts

Limiting Conditions: Use of the lowest level for machine shop and manufacture of small parts limited to a period of three years from Jan. 18, 1952. Not more than six employees are to be employed at any one time on the premises. This certificate supersedes certificate issued

W. A. [Signature]
Inspector of Buildings

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

A: 1428-1442 Congress Street-1
12/18/54/WMcD

January 30, 1952

Mr. Charles R. Boyle
25 Beaumont Street
Portland, Maine

Copy to: Mr. Boyle for the tenant at the
lowest level at 1428-1442 Con-
gress Street

Dear Mr. Boyle:

Your appeal relating to the use of a part of the building at 1428-1442 Congress Street having been granted conditionally on January 18, 1952, the building permit authorizing change of use of the lowest floor level (access from Westland Avenue) from Repair Garage to machine shop and manufacture of small parts without physical alterations, is issued to you, herewith, and also the certificate of occupancy.

The permit is issued subject to the conditions attached by the Board of Appeals, and the certificate of occupancy the same, the latter bearing these conditions, which are:

Use of the lowest level for machine shop and manufacture of small parts limited to a period of three years from January 18, 1952.

Not more than six employees are to be employed at any one time on the premises.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

Enclosure: Building permit and certificate of occupancy

AP 1428-1442 Congress St.,

December 28, 1951

Mr. Charles A. Boyle
25 Belmont Street
Portland, Maine

Copy to, Corporation Counsel

Dear Mr. Boyle:

As you have already been informed, we are unable to issue a permit for a change of use of the building at 1428-1442 Congress Street from a repair garage to a machine shop and for the manufacture of small parts because such a use is not allowable under Section 10A of the Zoning Ordinance applying to the Residence C Zone where the property is located. While it is true that the garage use is also non-conforming in the Residence C Zone, the building was being used for this purpose when the Zoning Ordinance became effective and therefore such a use was allowed to continue. However, as provided by Section 14A of the Zoning Ordinance applying to non-conforming uses, it is not allowable to change the non-conforming repair garage to the non-conforming manufacturing use. You have expressed a desire to exercise your appeal rights in regard to this matter and accordingly we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Appeals. Since it is likely that one or more signs advertising the business will be desired on the premises and since such signs over eight square feet in area are also a non-conforming use in the Residence C Zone, we suggest that you include in your appeal whatever signs are desired. In such a case size and location of any such sign or signs should be indicated. In order for your appeal to be considered at the earliest opportunity by the Appeal Board it should be filed without delay.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

Enc: Outline of appeal procedure



(RQ) RESIDENCE-ZONE-C
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT NO. C-51-168

COMPLAINT

INSPECTION COPY

Date Received 12/14/51

Location 1428-1442 Congress Street Use of Building _____

Owner's name and address Charles F. Boyle, 1428 Congress St., Telephone _____

Tenant's name and address Lawrence W. Boyle, 428 Gough Telephone

Complainant's name and address Neighborhood Telephone

Description: Sign erected on building without permit--advertises Nissen's bread.

See attached sketch.

Also new sign advertising machine shop instead of garage - machine shop is not allowable change from garage
12/15/57 - United Neon put 2 "Neon Signs" under general contract - Herbert Bushy over phone agreed to take sign down by Monday or Tuesday 1/18/58 - WMA
1/17/58 See letter - WMA
1/17/58 See letter - WMA
1/24/58 - Mr. Boyle, the agent, said he agreed that he would let me know before Jan. 2, 1958 - the agent had desired so file an appeal for the manufacturing shop. He was told that if we did not we would not be allowed to go to court.

Complaint No. C-514188

Location 1428-1442 Congress St.,

Date Received 12/14/51

Disposed of

NOTES

for an appeal before that
date, and should be made
on the 11th of next
month. The Commission
is in violation of the
ordinance. - White (T.G.)

C-51-168-1
(142-1442 Congress Street)
12/26/51/100

December 17, 1951

Mr. Charles E. Boyle
15 Beaumont Street
Mr. Clarence E. Boyle
14-3 Congress Street

City of Los Angeles Corporation Counsel

Gentlemen:

It appears that Clarence E. Boyle is the operator of a machine shop recently installed in the former repair garage owned by Charles E. Boyle at 1428-1442 Congress Street, corner of Highland Avenue, a new sign, announcing the use of the building as a machine shop, having been placed on the side wall of the building. Use of this building as a machine shop or for manufacturing is not allowable under the Zoning Ordinance, according to Section 10A of that Ordinance, applying to the residence zone where the property is located.

The building has been used as a repair garage which would have been contrary to the Zoning Ordinance if it had not been established in the building in December 1938 when the Ordinance became effective. Such a use of buildings or premises, which do not conform with the present requirements of the Zoning Ordinance, are called "non-conforming uses".

I am told that the building is being used for the manufacture of small parts to be sold for building some type of special appliance. Such an operation is, of course, manufacturing, no matter how small the parts, which is also a non-conforming use. Section 10A of the Zoning Ordinance forbids changing the non-conforming repair garage to the present non-conforming manufacturing use.

It is important that the use of the building be made to comply with the Ordinance without delay, including the new advertising sign for the machine shop.

Under such circumstances both owner and operator usually wish to know their full rights under the Zoning Ordinance. You do have appeal rights to the Zoning Board of Appeals seeking an exception, in which case the appeal has to be filed, a public hearing set and notice given to the owners of all property within 500' of the property in question at least ten days before the date of the hearing.

I shall have to ask you to notify me before December 26 what course you will now pursue, whether to discontinue the use of the building or to seek an exception from the Board of Appeals. If the latter, the appeal would have to be filed at the office of Corporation Counsel before the close of business on December 27.

While I am not encouraging you to file the appeal, because there is possibility of opposition from the neighborhood, the way to proceed if you wish to file an appeal, is to come to this office as early as this decision is reached and file application for a building permit to change the use of the former garage to the manufacturing use, at the same time telling the permit clerk that you desire to seek an exception from the Board of Appeals, knowing that we are without authority to issue the permit. Instructions will then be sent to you.

Very truly yours,

WMC:1/2

P.S. We have already had complaints from the neighborhood about a new advertising sign put up by a local advertising company to advertise certain bakery products. This sign too is con-

(See next page)

Warren McDonald
Inspector of Buildings

Mr. Charles A. Doyle
Mr. Clarence . Boyle-----2

December 17, 1951

trary to the Zoning Ordinance, and upon finding that United Screen Display had put up
the sign for the bakery people, they were notified and agreed to take the sign down
before December 19.

455 Congress St
 Portland, Maine
 Dec 17 1951

Dec 17 1951

Mr. Warren McDonald

Building Inspector

Dear Sir,

The sign on Bayles Garage was removed soon after you telephoned me today

Thank you, Mr McDonald,
for your attention to this
matter

yours truly

Edith M. Rines

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
EXECUTIVE DEPARTMENT

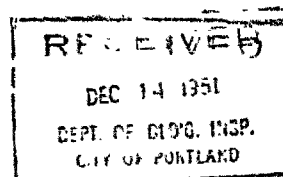
Date: December 14, 1951

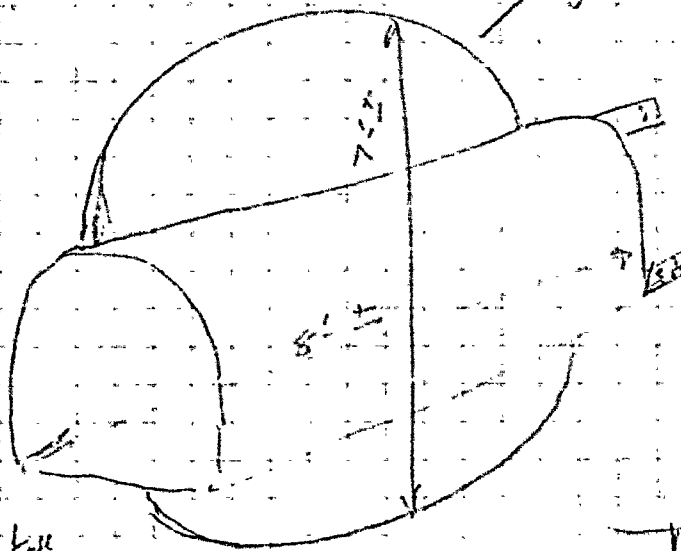
To: Warren McDonald, Building Inspector
From: Barbara E. Lyon, Secretary
Subject: Signs on Garage at Congress and Westland Ave.

Miss Edith L. Pines, 1155 Congress Street
(Telephone 2-4930) has complained to Mr. Gignoux about
advertising signs being placed on the garage opposite
her house owned by George Boyle.

Both Miss Pines and Mr. Gignoux would like
to know whether the signs are permitted under the zoning
ordinance, and if not, what steps you may take.


Barbara E. Lyon

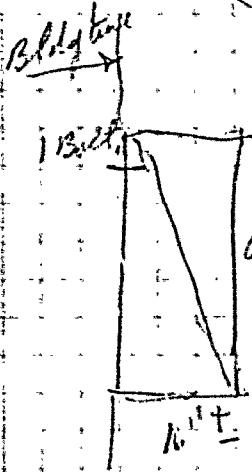




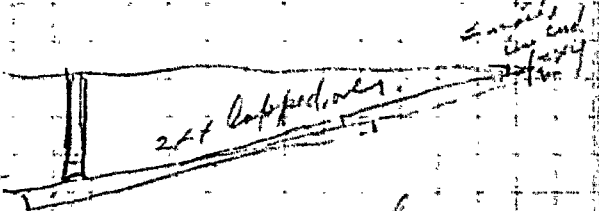
face is 1/2 tempered
granite

RECEIVED
DEC 14 1951
DEPT. OF PUBLIC INSP.
CITY AND

Messers
Old Kneekend



angle iron



Building set back
about 15 or 20 ft from
street line
This sign is for
construction
not kangaroo

5/11/57

INQUIRY BLANK

ZONE R

FIRE DIST.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date

LOCATION OWNER

MADE BY TEL.

ADDRESS

PRESENT USE OF BUILDING

CLASS OF CONSTRUCTION NO. OF STORIES

REMARKS:

INQUIRY:

ANSWER:

DATE OF REPLY 4/11/57 REPLY BY

4/11/57

INQUIRY BLANK

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

ZONE _____
FIRE DIST. _____

Date _____

Verbal
By Telephone

LOCATION _____ OWNER _____
MADE BY _____ TEL. _____
ADDRESS _____

PRESENT USE OF BUILDING _____
CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: *Can you find out if the owner of the building at 123 Main St. has applied for a permit to alter the building?*

ANSWER: *The owner has not applied for a permit.*

DATE OF REPLY *10/1/76* REPLY BY *[Signature]*



Location, Ownership and detail must be correct, complete and legible.
Separate application required for every building.
Plans must be filed with this application.

Application for Permit for Alterations, etc.

Portland, Me., May 6, 1924 19

To the

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

143-112 1254 Congress Street Ward 8 in fire limits? no
Location 1254 Congress Street
Name of Owner or Lessee, C R Boyle Address 1254 Congress St
" Contractor, owner
" Architect,
Description of Present Bldg. Material of Building is wood Style of Roof, pitch Material of Roofing, shingle
Size of Building is 30ft feet long; 16ft feet wide. No. of Stories, 1 1/2
Cellar Wall is constructed of posts is inches wide on bottom and batters to inches on top
Underpinning is is inches thick: is feet in height.
Height of Building 20ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
What was Building last used for? dwelling No. of Families? 1
What will Building now be used for? dwelling 1 family

Detail of Proposed Work

Build piazza 6x15 feet, build addition 10x12 feet one story high, all to comply with the building ordinance

Estimated Cost \$400.

If Extended On Any Side

Size of Extension, No. of feet long: No. of feet wide: No. of feet high above sidewalk:
No. of Stories high: Style of Roof: Material of Roofing:
Of what material will the Extension be built: Foundation:
If of Brick, what will be the thickness of External Wall, inches: and Party Walls inches.
How will the extension be occupied? How connected with Main Building?

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon: Proposed Foundations:
No. of feet high from level of ground to highest part of Roof to be: Party Walls:
How many feet will the External Walls be increased in height:

If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? in: Story:
Size of the opening: How protected:
By what will the remaining portion of the wall be supported:

Signature of Owner or
Authorized Representative

Address

C R Boyle
1254 Congress St
Portland, Me.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date October 20, 1988
Receipt and Permit number 29714

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: 1530 Congress ST

OWNER'S NAME: John Doupnitt ADDRESS: same

	FEES
OUTLETS:	
Receptacles <u>15</u> Switches <u>10</u> Plugmold _____ ft. TOTAL <u>25</u>	<u>3.00</u>
FIXTURES: (number of)	
Incandescent <u>10</u> Fluorescent _____ (not strip) TOTAL <u>10</u>	<u>3.00</u>
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional <u>2</u>	<u>1.00</u>
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 <u>1</u>	
Wall Ovens _____ Dishwashers <u>1</u>	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL <u>2</u>	<u>3.00</u>
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: 10.00

INSPECTION:

Will be ready on _____, 1988; or Will Call XX

CONTRACTOR'S NAME: Robert Young

ADDRESS: P.O. Box 10231

TEL.: _____

MASTER LICENSE NO.: 05407 SIGNATURE OF CONTRACTOR: Robert E. Young

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation Portland Maine

Street Subdivision Lot # 1530 Commercial Street

PROPERTY OWNERS NAME

Last: Dunphy First: John

Applicant Name: John Dunphy Inc

Mailing Address of Owner/Applicant (If Different) PO Box 534
Portland Maine

Department of Human Services
Division of Health Engineering
(207) 289-3326

PORTLAND PERMIT # 3,170 TOWN COPY

Date Permit Issued: 11-8-88 \$ 124.00 FEE Double Fee Charged

L.P.I. # 11213

Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

John Dunphy Signature of Owner/Applicant 03-88 Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

[Signature] Local Plumbing Inspector Signature 03-88 Date Approved

PERMIT INFORMATION

This Application is for

1. ☒ NEW PLUMBING

2. ☐ RELOCATED PLUMBING

Type Of Structure To Be Served:

1. ☒ SINGLE FAMILY DWELLING

2. ☐ MODULAR OR MOBILE HOME

3. ☐ MULTIPLE FAMILY DWELLING

4. ☐ OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER

2. ☐ OIL BURNERMAN

3. ☐ MFG'D. HOUSING DEALER/MECHANIC

4. ☐ PUBLIC UTILITY EMPLOYEE

5. ☐ PROPERTY OWNER

LICENSE # 02367

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.		Hose/bb / Sillcock	1	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste	2	Water Closet (Toilet)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease/Oil Separator	1	Dish Washer
		Dental Cuspidor	1	Garbage Disposal
	Bidet		Laundry T.	
Number of Hook-Ups & Relocations		Other: _____		Water Heater
\$ Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	8	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			0	Fixtures (Subtotal) Column 1
				Total Fixtures
			\$24.00	Fixture Fee
			\$	Hook-Up & Relocation Fee
			\$24.00	Permit Fee (Total)

PERMIT # _____ **CITY OF** Portland **BUILDING PERMIT APPLICATION** **MAP #** _____ **LOT#** _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: John O. Doughanette

Address: 1530 Congress Street Portland 6416 761-0637

LOCATION OF CONSTRUCTION 1530 Congress Str. - 2nd floor

CONTRACTOR: _____ SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: _____ Type of Use: Residential Occupancy

Per Use: _____ Property Management business

Building Dimensions L W Sq. Ft. # Stories: Lot Size

Is Proposed Use: Seasonal Condominium Apartment

Conversion - explain Change of use from two family to two family w/hotel

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE occupancy (property management) to residential

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____

2. Set Backs - Front _____ Rear _____ Side(s) _____

3. Footing Size: _____

4. Foundation Size: _____

5. Other _____

6. Floor Slab Type: _____ Size: _____

7. Other Material: _____

8. Sills must be anchored

9. Sills Size: _____

10. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.

11. Joists Size: _____

12. Bridging Type: _____ Size: _____

13. Floor Slab Type: _____ Size: _____

14. Other Material: _____

15. Sills must be anchored

16. Sills Size: _____

17. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.

18. Joists Size: _____

19. Bridging Type: _____ Size: _____

20. Floor Slab Type: _____ Size: _____

21. Other Material: _____

22. Sills must be anchored

23. Sills Size: _____

24. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.

25. Joists Size: _____

26. Bridging Type: _____ Size: _____

27. Floor Slab Type: _____ Size: _____

28. Other Material: _____

29. Sills must be anchored

30. Sills Size: _____

31. Lally Column Spacing: _____ Size: _____ Spacing 16" O.C.

32. Joists Size: _____

For Official Use Only **MAP #** _____ **LOT#** _____

Date: March 4, 1988

Inside Firm Limit: _____

Block: _____

Time Limit: _____

Estimated Cost: _____

Value/Structure: _____

Ownership: _____

Public: _____

Private: _____

Fee: _____

City of Portland

1. Ceiling Joist Size: _____ Spacing _____

2. Ceiling Strapping Size: _____ Spacing _____

3. Type Ceiling: _____ Size _____

4. Insulation Type: _____ Size _____

5. Ceiling Height: _____

6. Truss or Rafter Size: _____ Span _____

7. Sheathing Type: _____ Size _____

8. Roof Covering Type: _____

9. Other _____

10. Chimneys: _____

11. Heating: _____

12. Electrical: _____

13. Service Entrance Size: _____ Smoke Detector Required Yes No

14. Plumbing: _____

15. 1. Approval of soil test if required Yes No

16. 2. No. of Tubs or Showers _____

17. 3. No. of P. Pushes _____

18. 4. No. of Lavatories _____

19. 5. No. of Other Fixtures _____

20. Swimming Pools: _____

21. 1. Type: _____ Square Footage _____

22. 2. Pool Size: _____

23. 3. Must conform to National Electrical Code and State Law.

24. Zoning: _____

25. District: A-5 Street Frontage Req: _____ Provided _____

26. Required Setbacks: Front _____ Back _____ Side _____

27. Review Required: _____

28. Zoning Board Approval: Yes _____ No _____ Date: _____

29. Planning Board Approval: Yes _____ No _____ Date: _____

30. Conditional Use: _____ Variance _____ Site Plan _____

31. Shore and Floodplain Mgmt. _____ Special Exception _____

32. Other (Explain) _____

33. Date Approved: March 4, 1988

Signature of Applicant: _____ Date: 3/4/88

Signature of CEO: _____ Date: 3-9-88

Inspection Date: _____

White Tag - CEO

White Tag - GPCOG

White Tag - Assessor

Yellow - GPCOG

Yellow - GPCOG

Yellow - GPCOG

Yellow - GPCOG

Yellow - GPCOG

Yellow - GPCOG

Yellow - GPCOG

Yellow - GPCOG

Yellow - GPCOG

Yellow - GPCOG

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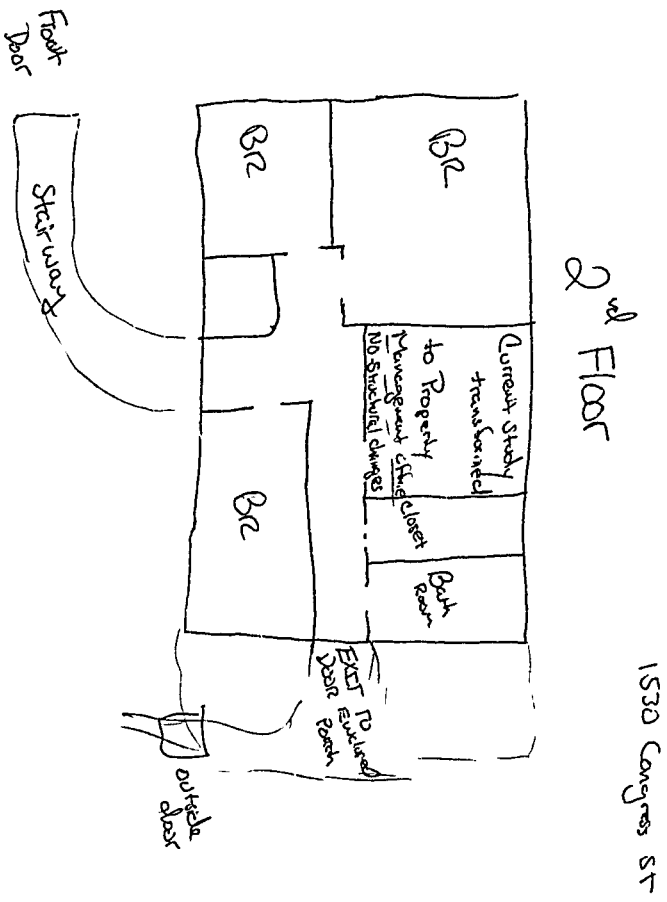
Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

[illegible]

6/23/88 Oat supplied -

100

Date _____



RECEIVED

MAR 04 1988

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

PERMIT #02614

TOWN OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT#

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Rod Lowell Pratt Abbott Cleaners

Address: 1053 Forest Ave. Portland, 04103

LOCATION OF CONSTRUCTION 1440 Congress Street

CONTRACTOR Borduas Graphics SUBCONTRACTORS:

ADDRESS: 35 Bradley Drive Westbrook, Maine 04092 854-4305

Est. Construction Cost: Type of Use: Italian Heritage Center

Past Use: Italian Heritage Center

Building Dimensions L W Sq. Ft. # Stories: Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain To erect 1 sign 4 X 6 on four wooden post

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units # Of New Dwelling Units

Foundation:

1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other

Floor:

1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:

1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:

1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

0801 .05 radms1q32

White-Tax Assesor

Yellow-GPCOG

White Tag - CEO 111, 20 Copyright GPCOG 1987

For Official Use Only

Date September 20, 1989

Subdivision: Yes / No

Inside Fire Limits

Name

Blag Code

Lot

Time Limit

PERMIT ISSUED

Estimated Cost

Permit Expiration

Value/Structure

Ownership: Public Private

Fee \$29.80

SEP 21 1989

Ceiling:

1. Ceiling Joists Size: Spacing
2. Ceiling Strapping Size
3. Type Ceilings: Size
4. Insulation Type
5. Ceiling Height:

Roof:

1. Truss or Rafter Size Span
2. Sheathing Type Size
3. Roof Covering Type
4. Other

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required 08196s No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

1. Type:
2. Pool Size x Square Footage
3. Must conform to National Electrical Code and State Law.

Zoning:

Distance to Property Line: Provided

Review Required:

Required Setbacks: Front Back Side Side

Zoning Board Approval: Yes No Date:

Planning Board Approval: Yes No Date:

Conditional Use: Variance Site Plan Subdivision

Shore and Floodplain Mgmt. Special Exemption

Other (Explain)

Date Approved WDH-7-20-89

Permit Received By Latini

Signature of Applicant R. H. P. H. H. Date 9/20/89

Signature of CEO Date

Inspection Dates

PLOT PLAN

N
▲

FEES (Breakdown From Front)
 Base Fee \$ 29/80
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

To erect sign as per plan. Site plan-Consent form-Specs & design plan submitted.

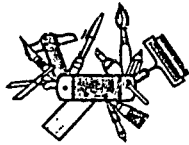
11/10 Sign erected 11/10 Checked Sign... Installed according to plan MCM

Signature of Applicant

R. M. Soraas

Date

September 20, 1989



BORDUAS Graphics, Inc.

1440 Congress St

We give our permission to The Italian Heritage Center to install the following sign on our property:

One- 4'x6' Wooden two sided sign
installed with 4"x4" Posts.

We understand that the installer is insured and that the sign meets all the necessary City of Portland Ordinances.

The Code Enforcement Office, as well as the Traffic Department will approved this project. Necessary permits will be issued by the City of Portland.

Date 8/22/89

Property Owner *James L. Lowe*

PRATT ROBBIN Laundry
Ridgely L. Lowell

RECEIVED

SEP 20 1989

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

72"

1440 Congress St

BORDUAS GRAPHICS

854-4305 - Mark

RECEIVED
SEP 20 1989

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

48"

Italian
Heritage
Center

BEANO

MONDAYS

6:00 PM

GALL.
LAG
BOOTS

3/4" MDO

TWO SIDES

4" X 4"
WOOD
POSTS

—PROOF—

THIS COPY IS A PROOF OF TYPE
AND ART ON YOUR JOB. CALL
FOR FURTHER INFORMATION OR QUESTIONS

4' X 6' SIGNS PRINTED
AS SHOWN

4' X 4" X 12' SPRUCE

PARKING LOT

HOUSE
#2

PROPOSED LOCATION
FOR ITALIAN
HERITAGE SIG.

(12 sq ft.)
EXISTING SIGN
FOR
"A SPECIAL PLACE"

SIDEWALK

10'

APPROX
10'

CONGRESS STREET

HOUSE
#1439

WESTLAND AVE

HOUSE
#17

HOUSE
#23

HOUSE
#1431

RECEIVED
SEP 20 1989

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

1440 Congress St



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I.D. Number

Nicholas & Anastasia Merkos
Applicant
RR #7 Box 1472 Farmington, ME 04344
Applicant's Mailing Address

25 April 1995

Application Date
PAPANIKOS PLAZA
Project Name/Description

Consultant/Agent
Nicholas Merkos 582-8666
Applicant or Agent Daytime Telephone, Fax

1428-1442 Congress St*4-16 Westland Ave
Address of Proposed Site
197-B-009
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change of Use ☐ Residential
☐ Office ☒ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) Restaurant/Retail
5,475 sq ft 7,050 footprint 21,425 sq ft
Proposed Building Square Feet or % of Units Acreage of Site Zoning

Check Review Required:

☐ Site Plan (major/minor)	☐ Subdivision # of lots	☐ PAD Review	☐ 14-403 Streets Review
☐ Flood Hazard	☐ Shoreland	☐ Historic Preservation	☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)	☐ Zoning Variance	☐ Single-Family Minor	☐ Other

Fees paid: site plan subdivision

Approval Status:

Reviewer

☐ Approved ☐ Approved w/Conditions
listed below ☐ Denied

1. 16 MAY 95 - WITHDRAWN - PUT TO FILE
2.
3.
4.

Approval Date Approval Expiration date Extension to date ☐ Additional Sheets
Attached

☐ Condition Compliance signature date

Performance Guarantee ☐ Required* ☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
Performance Guarantee Reduced	date	remaining balance	signature
Performance Guarantee Released	date	signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Guarantee Released	date	signature	

Pink - Building Inspections Blue - Development Review Coordinator Green - Fire Yellow - Planning 2/9/85 Rev5 KT.DPUD



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address:

Nicholas & Anastasia Merkon

25 April 1995

Applicant
RE # Box 1472 Farmington, ME 04344

Application Date

Applicant's Mailing Address

Project Name/Description
1428-1442 Congress St #4-16 West 2nd Ave

Consultant/Agent
Nicholas Merkon 582-6666

Address of Proposed Site

197-B-009

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change of Use ☐ Residential
☐ Office ☒ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) Restaurant/Retail

5,475 sq ft 7,050 footprint 21,425 sq ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| ☐ Site Plan
(major/minor) | ☐ Subdivision
of lots | ☐ PAD Review | ☐ 14-403 Streets Review |
| ☐ Flood Hazard | ☐ Shoreland | ☐ Historic Preservation | ☐ DEP Local Certification |
| ☐ Zoning Conditional
Use (ZBA/PB) | ☐ Zoning Variance | ☐ Single-Family Minor | ☐ Other |

Fees paid: site plan subdivision

Approval Status:

Reviewer

M. Ham

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

1. Require state construction permit
2. 16 MAY 95 - WITHDRAWN / PUT TO FILE
3.
4.

Approval Date 4/26/95

Approval Expiration date

Extension to date

☐ Additional Sheets Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|-------------------|-----------------|
| ☐ Performance Guarantee Accepted | date | amount | expiration date |
| ☐ Inspection Fee Paid | date | amount | |
| Performance Guarantee Reduced | date | remaining balance | signature |
| Performance Guarantee Released | date | signature | |
| Defect Guarantee Submitted | submitted date | amount | expiration date |
| Defect Guarantee Released | date | signature | |

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUL



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address:

Nicholas & Anastasia Merkos

25 April 1995

Applicant
RR #8 Box 1472 Farmington, ME 04244

Application Date

Applicant's Mailing Address

1428-1442 Congress St #4-16 Westland Ave

Consultant/Agent
Nicholas Merkos 582-8666

Address of Proposed Site 197-B-009

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change of Use ☐ Residential
☐ Office ☒ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) Restaurant/Retail

5,475 sq ft 7,050 footprint
Proposed Building Square Feet or # of Units

21,425 sq ft
Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|--|--|--|
| ☐ Site Plan (major/minor) | ☐ Subdivision # of lots | ☐ PAD Review | ☐ 14-403 Streets Review |
| ☐ Flood Hazard | ☐ Shoreland | ☐ Historic Preservation | ☐ DEP Local Certification |
| ☐ Zoning Conditional Use (ZBA/PB) | ☐ Zoning Variance | ☐ Single-Family Minor | ☐ Other |

Fees paid: site plan subdivision

Approval Status:

Reviewer

- ☐ Approved ☐ Approved w/Conditions listed below ☒ Denied

1. per telcon w MR WAYNE Libby on APR 12 MAY 95
2. project is WITHDRAWN AND CONSIDERED DEAD
3. WITHDRAWN - 15 MAY 95 - PUT TO FILE
4.

Approval Date Approval Expiration date Extension to date ☐ Additional Sheets Attached

☐ Condition Compliance signature date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|-------------------|-----------------|
| ☐ Performance Guarantee Accepted | date | amount | expiration date |
| ☐ Inspection Fee Paid | date | amount | |
| Performance Guarantee Reduced | date | remaining balance | signature |
| Performance Guarantee Released | date | signature | |
| Defect Guarantee Submitted | submitted date | amount | expiration date |
| Defect Guarantee Released | date | signature | |

Link - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD



CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

I.D. Number

25 April 1995

Application Date

Nicholas & Anastasia Herkos

Applicant
RR #2 Box 1472 Farmington, ME 04144

Applicant's Mailing Address

Consultant/Agent
Nicholas Herkos 582-8068

Applicant or Agent Daytime Telephone, Fax

Project Name/Description
1438-1442 Congress St. 14 Westland Ave

Address of Proposed Site 197-8-009

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building ☐ Building Addition ☐ Change of Use ☐ Residential
☐ Office ☒ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) Restaurant/Hotel

5,475 sq ft 7,050 footprint

21,425 sq ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☐ Site Plan
(major/minor)

☐ Subdivision
of lots

☐ PAD Review

☐ 14-03 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Single-Family Minor

☐ Other

Fees paid: site plan

subdivision

Approval Status:

☐ Approved

☐ Approved w/Conditions
listed below

☒ Denied

1. per file on with Mr. Wayne E. Eddy on Feb 12/95
2. project is with drawn and considered dead
3. see
4. 15 MAY 95 - WITHDRAWN / PUT TO FILE

Approval Date

Approval Expiration

date

Extension to

date

☐ Additional Sheets
Attached

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

Performance Guarantee Reduced

date

remaining balance

signature

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD