

3236-1952 CONGRESS STREET

1912

SHAW & ALLEN

# CERTIFICATE OF APPROVAL FOR INTERNAL PLUMBING

TOWN/CITY CODE 05120 LPI NUMBER 00123 DATE PERMIT ISSUED 08/02/82 THE TOWN/CITY OF Pittsford No 53543 IC

Installer's Name DAVID Last Name DAVID F I M I 1 Code 2 Certificate of App. Number

Owner Pentecostal Church Address 1940 Congress St. Subdivision

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Signature of LPI [Signature] Date Inspected DEC 30 1982

ORIGINAL—To be sent to: Department of Human Services  
Division of Health Engineering

OWNER'S COPY

## INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Town/City Code 05120 LPI Number 00123 Date Issued 08/02/82 INSTALLERS No 63543 IP

Address of Where Plumbing Is Done 1940 Congress St. Street/Road Name 1940 Subdivision 1 License No. 2 Installer's Code 2

Name of Owner DAVID Last Name DAVID F I M I 1 Mailing Address 1940 Congress St. Zip Code 14520

Type of Construction: 1 New, 2 Remodeling, 3 Addition, 4 Remodeling & Addition, 5 Replacement of Hot Water Heater, 6 Hook-up of Mobile Home, 7 Other (Specify) 7

Plumbing To Serve: 1 Single (Res), 2 Multi-Fam/Res, 3 Mobile Home, 4 Modular Home, 5 Commercial, 6 School, 7 Other (Specify) 7

Number of Fixtures or Hook-Ups: Sink(s) 1, Toilet(s) 1, Bath(s) 1, Hot Water Heater(s) 1, Lavatory(s) 1, Shower(s) 1, Clothes Washer(s) 1, Dish Washer(s) 1, Floor Drain(s) 1, Hook-Ups(s) 1, Un. all(s) 1

Fixture Fee 0.00, Hook Up Fee 0.00, Total Fee 0.00

IMPORTANT: Note the following conditions:  
1. This permit is non transferable to another person or party.  
2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Dept. of Human Services  
Div. of Health Engineering

Signature of LPI [Signature]

TOWN'S COPY  
AUG 4 - 1982  
AUG 11 1982  
SEP 24 1982  
NOV 5 - 1982

HHE 2"

# CERTIFICATE OF APPROVAL

FOR WASTEWATER DISPOSAL FOR THE TOWN, CITY OF \_\_\_\_\_

Town/City Code \_\_\_\_\_ LPI Number \_\_\_\_\_ Date Issued \_\_\_\_\_  
 Month \_\_\_\_\_ Day \_\_\_\_\_  
 Installer's Name \_\_\_\_\_  
 Last Name \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Address \_\_\_\_\_  
 Location where system was installed and inspected \_\_\_\_\_

NO 25543  
 Certificate of App. Number

Installer \_\_\_\_\_  
 Code \_\_\_\_\_

1. Owner  
 2. Builder  
 3. Installer  
 4. Developer  
 5. Realtor  
 6. Other

THE SUBSURFACE SEWAGE DISPOSAL SYSTEM AND/OR COMPONENTS(S) INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN PERSONALLY EXAMINED AND HAS BEEN PROPERLY INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE SUBSURFACE SEWAGE DISPOSAL REGULATIONS AND THE HHE-200 FORM PERFORMED BY \_\_\_\_\_

(Soil Evaluator Number) \_\_\_\_\_ Date—Month, Day, Year \_\_\_\_\_

STATE OFFICE USE ONLY

Control Number \_\_\_\_\_

Signature of LPI \_\_\_\_\_  
 Date Inspected DEC 10 1982

ORIGINAL—to be sent to Department of Human Services, Division of Health Engineering, Augusta, Maine 04333

## SUBSURFACE WASTEWATER DISPOSAL PERMIT

FOR THE TOWN/CITY OF \_\_\_\_\_

Town/City Code \_\_\_\_\_ LPI Number \_\_\_\_\_ Date Issued \_\_\_\_\_  
 Month \_\_\_\_\_ Day \_\_\_\_\_ Year \_\_\_\_\_  
 Address of System's Location \_\_\_\_\_  
 Street, Road Name/Subdivision \_\_\_\_\_  
 Name of Owner \_\_\_\_\_  
 Last Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 Zip Code \_\_\_\_\_

Issue \_\_\_\_\_  
 Code \_\_\_\_\_

1. Owner  
 2. Builder  
 3. Installer  
 4. Developer  
 5. Realtor  
 6. Other

Permit Issuance \_\_\_\_\_  
 Type of System \_\_\_\_\_  
 Replacement \_\_\_\_\_  
 If system is being replaced or is a malfunction, or year of original system installation \_\_\_\_\_  
 System to Serve \_\_\_\_\_  
 Complete System \_\_\_\_\_  
 Treatment Tank ONLY \_\_\_\_\_  
 Disposal Area ONLY \_\_\_\_\_  
 Waterless Toilets \_\_\_\_\_

1. Regular 2. Replacement Variance 3. State Variance 4. Local Site Evaluation Option  
 1. New 2. Replacement 3. Expansion 4. Experimental  
 1. Single (Res) 2. Multi-Fam(Res) 3. Mobile Home 4. Modular Home 5. Commercial 6. School 7. Other (Specify)  
 1. Bed 2. Chamber 3. Special System (Includes one waterless toilet) 4. Other (Specify) (\$25. each)  
 1. Septic (\$10 each) 2. Aerobic (\$10 each) 3. Holding (\$20 each) 4. Other (Specify)  
 1. Bed (\$20 each)\* 2. Chamber (\$20 each)\* 3. Laundry Waste (\$10 each) 4. Other (Specify) (\$10 each)  
 1. Pit Privy 2. Vault Privy 3. Compost Toilet 4. Other (Specify) (\$10 each)

\*Refer to section 1.13 for "Fee Schedule" on systems designed over 7600 Liters/Day (2008 GPD)

LPI to Inspect Soil Group (4) \_\_\_\_\_ Soil Condition (L) \_\_\_\_\_  
 This subsurface sewage disposal permit is invalid if work is not commenced within state months from date of issuance. Upon completion of work a Certificate of Approval must be obtained from the LPI.

Hook-Up Fee \_\_\_\_\_  
 Administrative Fee \_\_\_\_\_  
 Total Fee \_\_\_\_\_  
 If Double Fee Check (✓) Box \_\_\_\_\_

STATE OFFICE USE ONLY

Control Number \_\_\_\_\_

Administrative Code \_\_\_\_\_

Signature of LPI \_\_\_\_\_

HHE-210 Rev 7/78

Division of Health Engineering  
Station No. 10  
State House  
Augusta, Maine 04333

# APPLICATION FOR SUBSURFACE WASTEWATER DISPOSAL PERMIT

HHE-200

Page 1 of 2

This Is NOT A Permit. This Form When Completed Must Be  
Presented To The Local Plumbing Inspector To Obtain A Permit

This Application is For <input checked="" type="checkbox"/> New System <input type="checkbox"/> Replacement of Existing System <input type="checkbox"/> Expansion of Existing System		Variance <input checked="" type="checkbox"/> None Required <input type="checkbox"/> System Variance With <input type="checkbox"/> Design Approved <input type="checkbox"/> Dept. Review	
Property Location <b>PORTLAND</b>		1914 Congress St.	
City, Town, Plantation		Street, Road	
Block & Lot Number <b>S</b>		Subdivision Name	
Main Address		Lot No.	
Street		City, State, Zip Code	
Location Plan of Property		TYPE OF STRUCTURE, DESIGN FLOW <input type="checkbox"/> Single Family Dwelling Number of Bedrooms _____ Design Flow _____ GPD Design Flow based on <input type="checkbox"/> Minimum <input type="checkbox"/> Moderate <input type="checkbox"/> Conservative <input type="checkbox"/> Reduction in Design Flow due to Water Conservation If so, specify type (s) _____ <input type="checkbox"/> Other Establishment Specify <b>Church - 100 Seats</b> Type of Facility _____ <b>12 Bedrooms APTs</b> (Number of Employees, Seating Capacity, Building Size, etc.) Design Flow <b>600</b> GPD If greater than 2000 GPD Specify Professional Engineer	
Health Landmarks, Distances		PROPERTY INFORMATION Area of Property <b>9 1/2</b> Acres <input type="checkbox"/> Sq. Ft. <input checked="" type="checkbox"/> Acres <input type="checkbox"/> Not Zoned If zoned, type of zoning _____ Property on Water Body, If so, Name of Water Body _____ Water Supply is <input type="checkbox"/> Public Utility <input type="checkbox"/> Drilled Well _____ depth <input type="checkbox"/> Dug Well _____ depth <input type="checkbox"/> Well Point <input type="checkbox"/> Spring <input type="checkbox"/> Surface Water	

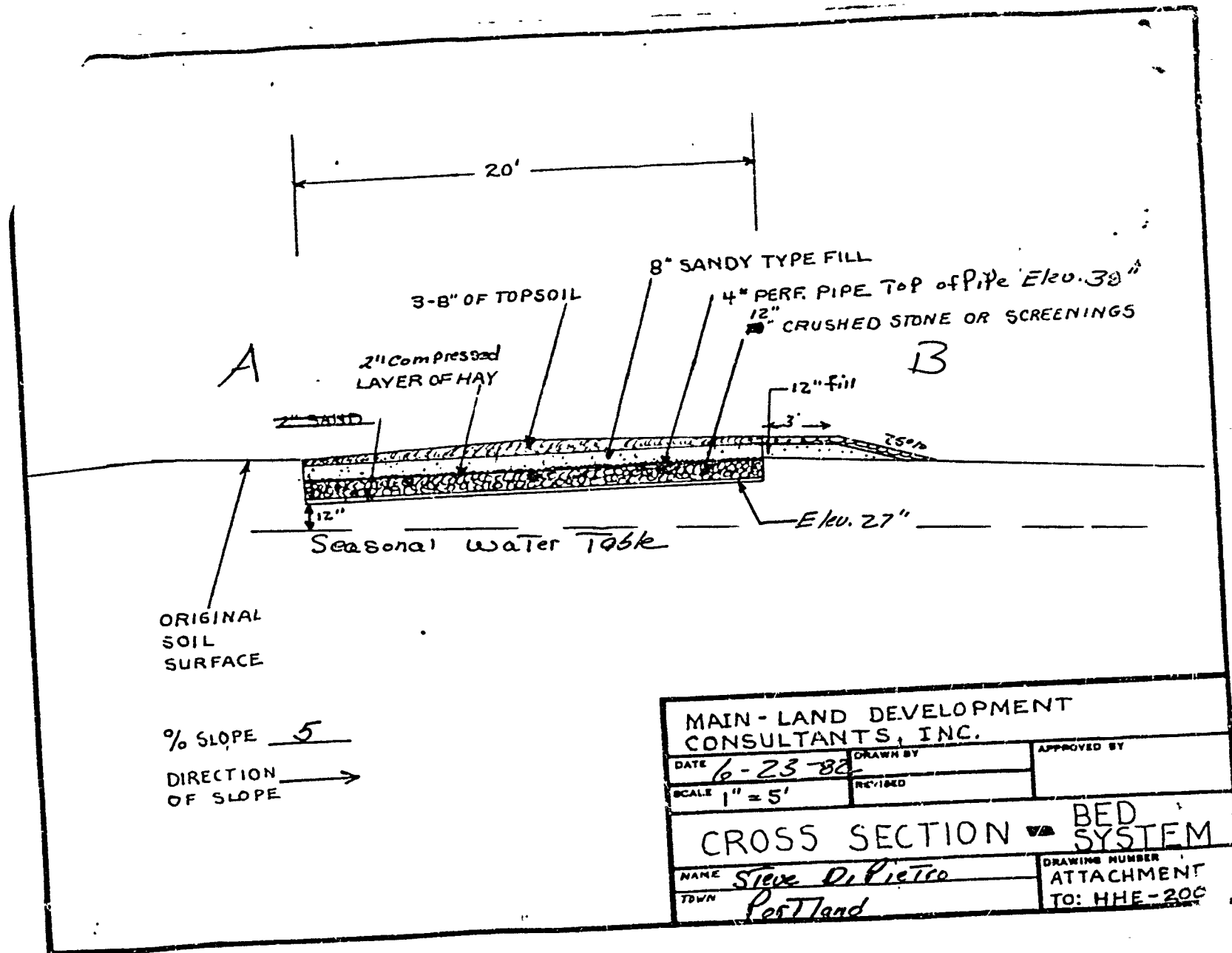
## SOIL PROFILE DESCRIPTION Location of Observation Holes shown on page 2

TEXTURAL DESCRIPTION OF EACH SOIL STRATA ENCOUNTERED	Observation Hole No. <b>1</b> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring	Observation Hole No. <b>2</b> <input type="checkbox"/> Test Pit <input checked="" type="checkbox"/> Boring	Observation Hole No. <b>3</b> <input type="checkbox"/> Test Pit <input checked="" type="checkbox"/> Boring
	Organic Strata or Existing Fill Thickness _____	Organic Strata or Existing Fill Thickness _____	Organic Strata or Existing Fill Thickness _____
	1st Original Mineral Soil Strata Depth from 0 to _____ Thickness _____	1st Original Mineral Soil Strata Depth from 0 to _____ Thickness _____	1st Original Mineral Soil Strata Depth from 0 to _____ Thickness _____
	2nd Depth from _____ to _____ Thickness _____	2nd Depth from _____ to _____ Thickness _____	2nd Depth from _____ to _____ Thickness _____
	3rd Depth from _____ to _____ Thickness _____	3rd Depth from _____ to _____ Thickness _____	3rd Depth from _____ to _____ Thickness _____
	4th Depth from _____ to _____ Thickness _____	4th Depth from _____ to _____ Thickness _____	4th Depth from _____ to _____ Thickness _____
Total Depth of Observation Hole _____			
Depth from top of ORIGINAL MINERAL SOIL	Maximum Seasonal High Ground Water Table Depth <input type="checkbox"/> None evident	Maximum Seasonal High Ground Water Table Depth <input type="checkbox"/> None evident	Maximum Seasonal High Ground Water Table Depth <input type="checkbox"/> None evident
	Depth to Restrictive Layer <input type="checkbox"/> None evident	Depth to Restrictive Layer <input type="checkbox"/> None evident	Depth to Restrictive Layer <input type="checkbox"/> None evident
	Depth to Bedrock <input type="checkbox"/> None evident	Depth to Bedrock <input type="checkbox"/> None evident	Depth to Bedrock <input type="checkbox"/> None evident
	Depth to Bedrock <input type="checkbox"/> None evident	Depth to Bedrock <input type="checkbox"/> None evident	Depth to Bedrock <input type="checkbox"/> None evident
PROFILE CONDITION SLOPE <b>4 C 5%</b> <b>4 C 5%</b> <b>4 C 5%</b>			

## DISPOSAL SYSTEM PROPOSED Location of system and Details on Proposed Plan on page 2

TYPE OF SYSTEM <input checked="" type="checkbox"/> Combined System <input type="checkbox"/> Separated System If separated system type of black waste disposal system to be used <input type="checkbox"/> Compost <input type="checkbox"/> Pit Privy <input type="checkbox"/> Sewer Vault Privy <input type="checkbox"/> Other _____ Specify _____ <input type="checkbox"/> Separated Leachate System	TREATMENT TANK <input checked="" type="checkbox"/> Septic Tank <input type="checkbox"/> Aerobic Tank Size <b>1500</b> Gals. DOSAGE <input type="checkbox"/> Pumping is not required <input checked="" type="checkbox"/> Pumping is required The dose should be <b>130</b> Gals. Dose chamber capacity shall be <b>150</b> Gals.	SUBSURFACE DISPOSAL AREA TYPE <input type="checkbox"/> Trench Disposal Area Total linear feet of trench _____ ft. Number of trench lines _____ Length of each trench line _____ ft. Depth of Stone _____ inches Reduction on trench length due to stone depth _____ % <input checked="" type="checkbox"/> Bed Disposal Area Total bed area <b>1800</b> sq. ft. Number of beds _____ Width <b>20</b> ft. Length <b>90</b> ft. <input type="checkbox"/> Chamber Disposal Area	SYSTEM SIZE RATING <input type="checkbox"/> Small <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Medium Large <input type="checkbox"/> Large <input type="checkbox"/> Extra Large DISPOSAL AREA ELEVATION Depth of Upraise Fill required <b>0-12</b> inches Depth of Downslope Fill required <b>12-24</b> inches Reference Elevation Point established at <b>100</b> Elevation Disposal Area Bottom to be established at <b>22</b> Elevation Top of Distribution Lines or Top of Chambers <b>25</b> Elevation <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The proposed subsurface disposal area will be located at least 100 feet from any and all wells, springs, surface water bodies and courses (lake, pond, ocean, brook, stream, river), swamps, marshes, and bogs. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No The proposed subsurface disposal area will be located at least 100 feet from any and all wells, springs, surface water bodies and courses (lake, pond, ocean, brook, stream, river), swamps, marshes, and bogs.
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# APPLICATION FOR SUBSURFACE WASTEWATER DISPOSAL PERMIT

Page 2 of 2

PROPERTY LOCATION

Portland

1914 Congress St.

PROPERTY OWNER/APPLICANT

Steve Di Pietro

Site Plan

DISPOSAL AREA ELEVATION

Street Elevation

Subsidence Frame

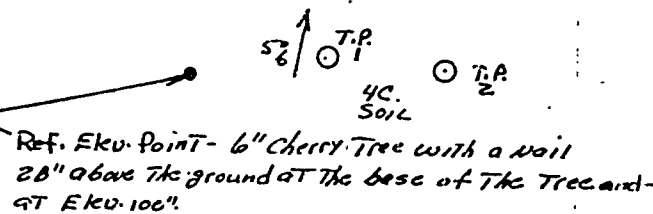
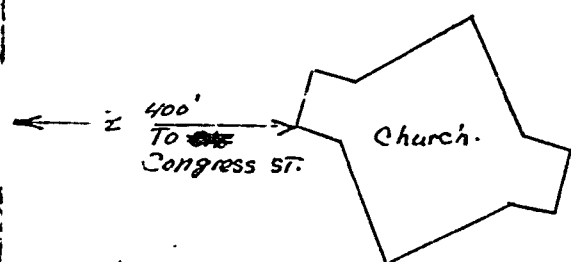
Lot Elevation

Reference Elevation Point established at 100' Elevation

Disposal Area Bottom Elevation at 22' Elevation

Top of Construction Layer or Top of Chambers 35' Elevation

Scale 1" = 50 ft.

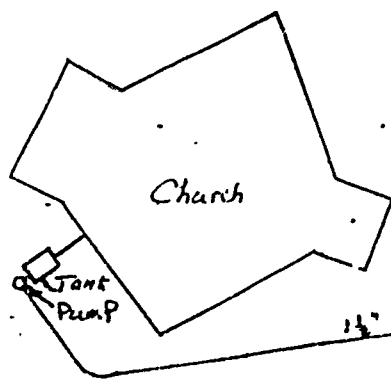


● Designates Elevation Reference Point (ERP)

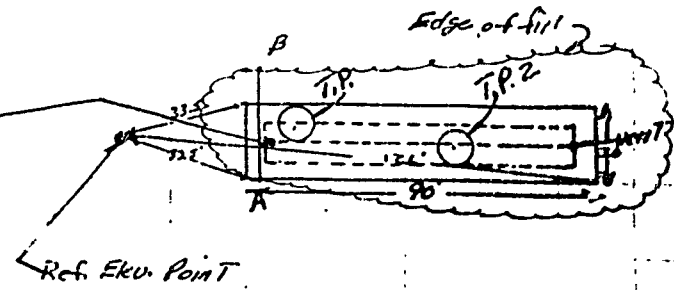
○ Designates Observation Hole (TP or B)

Subsurface Wastewater Disposal Plan

Scale 1" = 20' or 40'



14" solid pipe



Subsurface Wastewater Disposal Area Cross-section

Scale: Vertical

Horizontal:

Signature

Date 6-23-88

License Number

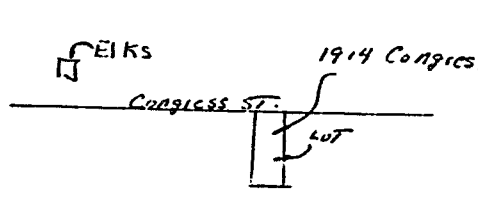
20075

HHE-200-A RV7/80

Division of Health Engineering  
Station No. 10  
State House  
Augusta, Maine 04333

APPLICATION FOR SUBSURFACE WASTEWATER DISPOSAL PERMIT  
This is NOT A Permit. This Form When Completed Must Be  
Presented To The Local Plumbing Inspector To Obtain A Permit

HME-200  
Page 2 of 2

PROPERTY LOCATION: <u>City of Portland</u>		1914 Congress	
PROPERTY OWNER/APPLICANT: <u>Philip Stearns</u>		Subdivision Name: _____	
Mailing Address: <u>5B Homestead Ave</u>		TYPE OF STRUCTURE DESIGN: <u>APT</u>	
City: <u>Portland</u> State: <u>ME</u>		Design Flow used on: <u>Minimum</u>	
Zoning Code: _____		Reduction in Design Flow due to water conservation: _____	
LOCATION PLAN OF PROPERTY: 		Other Establishments: <u>Church 100 Seats</u>	
		one + two bedroom APT	
		Design Flow: <u>100</u> GPD	
		PROPERTY INFORMATION:	
		Area of Property: <u>92</u> sq. ft.	
		If zoned type: _____	
		Property on Water Body: _____	
		Water Supply: <u>Public Utility</u>	
		Dug Well: _____	
		Well Pump: _____	
		Spring: _____	
		Surface Water: _____	
SOIL PROFILE DESCRIPTION Location of Observation Holes shown on page 2			
TEXTURAL DESCRIPTION OF EACH SOIL STRATUM ENCOUNTERED	Observation Hole No. <u>1</u>	Observation Hole No. <u>2</u>	Observation Hole No. _____
	Organic Strata: _____	Organic Strata: _____	Organic Strata: _____
	1st Original Mineral Soil Strata: <u>Sandy loam</u>	1st Original Mineral Soil Strata: <u>Sandy loam</u>	1st Original Mineral Soil Strata: _____
	2nd: <u>Loamy Sand</u>	2nd: <u>Loamy Sand</u>	2nd: _____
3rd: _____	3rd: <u>Very firm Sand/loam</u>	3rd: _____	3rd: _____
4th: _____	4th: _____	4th: _____	4th: _____
Depth from top of observation hole: <u>48</u>	Depth from top of observation hole: <u>46</u>	Depth from top of observation hole: _____	Depth from top of observation hole: _____
Maximum Seasonal High Ground Water Table Depth: <u>36</u>	Maximum Seasonal High Ground Water Table Depth: <u>29</u>	Maximum Seasonal High Ground Water Table Depth: _____	Maximum Seasonal High Ground Water Table Depth: _____
Depth to Restrictive Layer: <u>None evident</u>	Depth to Restrictive Layer: <u>42</u>	Depth to Restrictive Layer: _____	Depth to Restrictive Layer: _____
Depth to Bedrock: <u>None evident</u>	Depth to Bedrock: _____	Depth to Bedrock: _____	Depth to Bedrock: _____
PROFILE: <u>4</u> <u>2</u> <u>5%</u> <u>4</u> <u>C</u> <u>5%</u> <u>4</u> <u>C</u> <u>5%</u>			
DISPOSAL SYSTEM PROPOSED Location of system and details on Proposed Plan on page 2			
TYPE OF SYSTEM: <u>Combined System</u>	TREATMENT TANK: <u>Septic Tank</u>	SURFACE DISPOSAL AREA/TYPE: <u>Trench Disposal Area</u>	SYSTEM SIZE RATING: <u>Small</u>
Size: <u>1500</u> Gals	DOSAGE: <u>Pumping is not required</u>	Total linear feet of trench: _____	DISPOSAL AREA ELEVATION: <u>0-12"</u>
Depth of each trench line: _____	The dose should be: <u>130</u> Gals	Number of trench lines: _____	Depth of disposal line required: <u>12-24"</u>
Depth of stone: _____	Dose chamber capacity: <u>150</u> Gals	Reduction on trench length due to stone depth: _____	Reference elevation for established at: <u>100</u>
Bed Disposal Area: <u>Yes</u>	System should be vented: <u>Yes</u>	Total bed area: <u>1800</u> sq. ft.	Disposal area bottom to be established at: <u>27</u>
Number of beds: <u>1</u>		Width: <u>20</u> Length: <u>90</u>	Top of Distribution lines or Top of Chambers: <u>38"</u>
Chamber Disposal Area: _____		Total chamber area: _____	Yes No The proposed subsurface disposal area will be located at least 100 feet from any and all wells, springs, surface water bodies and courses (lake, pond, ocean, brook, stream, river), swamps, marshes, and bogs
Number of chambers: _____		Width: _____ Length: _____	Yes No The proposed subsurface disposal area will be located at least 300 feet from any and all wells and springs producing 200 gallons or more of water per day and any public water supplies
For USE BY SITE EVALUATOR: On <u>6-22-82</u> site investigation for this project was completed. I conducted this site evaluation and certify that the results indicated above best represent the soil conditions found. I recommend the above type and size of disposal system. I also recommend the proposed disposal system layout and location shown on page 2.	Signature of Site Evaluator: <u>Robert J. Stearns</u> Site Evaluator License Number: <u>00073</u>		
For USE BY OWNER/APPLICANT: I certify that all the information submitted to be true and correct to the best of my knowledge. I understand that falsification of this application is reason to deny a permit to install a disposal system and that the permit is valid for a 180 month period from the date of permit issuance. I also understand that no guarantee is intended or implied by reason of any advice or approval given.	Date signed: <u>12-6-82</u>		
For USE BY LPI: This Application is approved if conditions specify: _____	Signature of Owner/Applicant: <u>Philip J. Stearns</u>		
Signature of LPI: <u>Bob Jones</u>	Date signed: <u>12-10-82</u>		
PERMIT NO: <u>25543</u>	Date issued: <u>12-9-82</u>		

APPLICATION FOR SUBSURFACE WASTEWATER DISPOSAL PERMIT

PROPERTY LOCATION: Portland

PROPERTY OWNER OR APPLICANT: Philip Stearns

Site Plan

1914 Congress St.

DISPOSAL AREA ELEVATION: 0-12" inches

Depth of Disposal Area: 12-24" inches

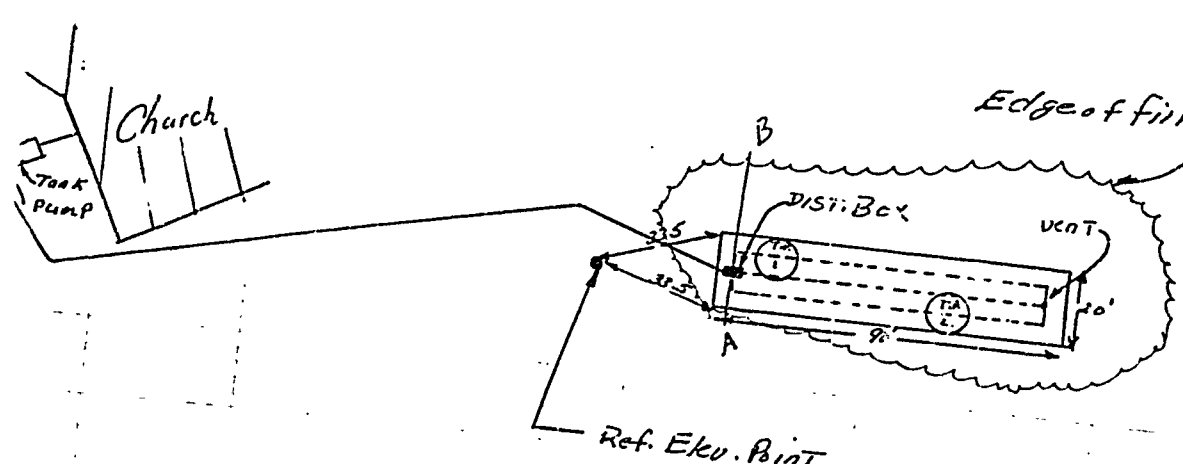
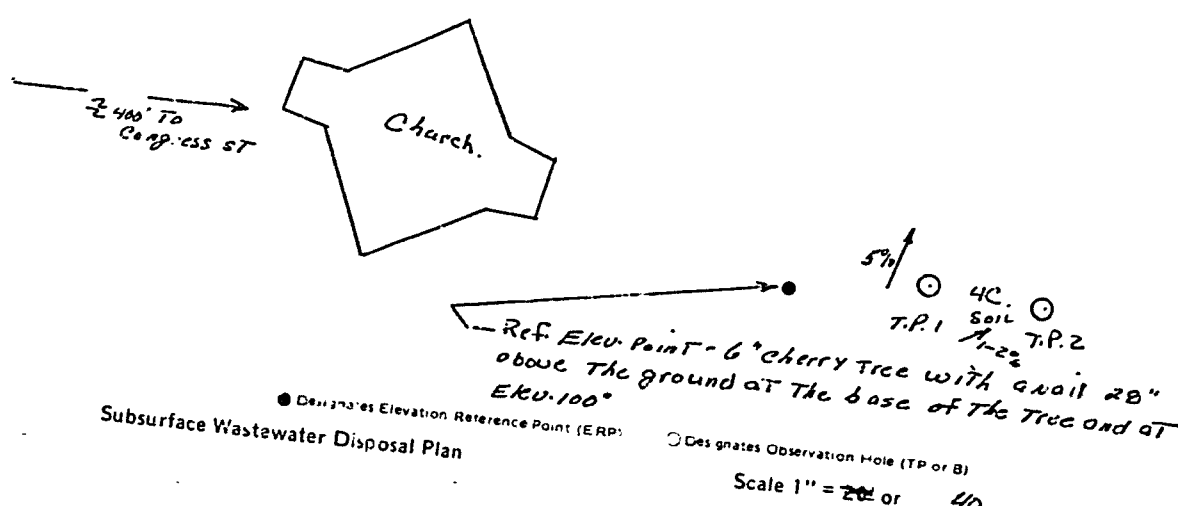
Subsidence Name: 40. Soil

Reference Elevation Point established at: 100" Elevation

Disposal Area Bottom to be established at: 27" Elevation

Top of Distribution Lines at End of Runners: 38" Elevation

Scale 1" = 50' ft.



Subsurface Wastewater Disposal Area Cross-section

Site Evaluation Engineer: Kenneth J. Indur

Date: 12-6-82

License Number: 00023

HHE-200-A RV7/80





CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 1914 Congress Street  
Date of Issue Jan. 5, 1983

Issued to First United Pentecostal Church

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 82- 891 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Church

Basement Area Only

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1/5/83  
(Date)

Muriel Leary  
Inspector

James P. Collins, Sr.  
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.



## APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION R-2 PORTLAND, MAINE, June 9, 1931

PERMIT ISSUED

ASG 31 1881

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES PORTLAND MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine and 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 ..... 1914 Congress St. ..... Fire District #1 ☐ #2 ☐  
1. Owner's name and address ..... First United Pentecostal Church ..... Telephone 797-2377  
2. Lessee's name and address ..... Telephone .....  
3. Contractor's name and address ..... owner ..... Telephone .....  
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....  
Proposed use of building ..... church ..... No. families .....  
Last use ..... No. families .....  
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
Other buildings on same lot .....  
Estimated contractual cost \$ 10,000 ..... Fee \$ 46.00

FIELD INSPECTOR—Mr. .... GENERAL DESCRIPTION

This application is for: @ 775-5451 To construct foundation only as per plan  
Dwelling ..... Ext. 234  
Garage .....  
Masonry Bldg. .... SEND PERMIT TO 58 HOMESTEAD AVENUE 04103  
Metal Bldg. .... C/O PHILLIP STEARNS Stamp of Special Conditions  
Alterations .....  
Demolitions .....  
Change of Use .....  
Other .....

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

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

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....  
Is connection to 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 .....  
Frame, Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
Studs (outside walls and carrying partition) 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: OK. M. C. 11/2/18/1

BUILDING CODE: .....

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

Fire Dept.: .....

Health Dept.: .....

Others: OK. M. C.

Signature of Applicant Phillip Stearns Phone # 797-2377

Type Name of above Phillip Stearns 1 ☐ 2 ☐ 3 ☐ 4 ☐

Other .....  
and Address .....

FIELD INSPECTOR'S COPY

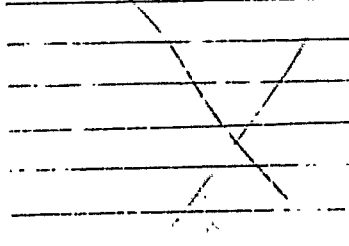
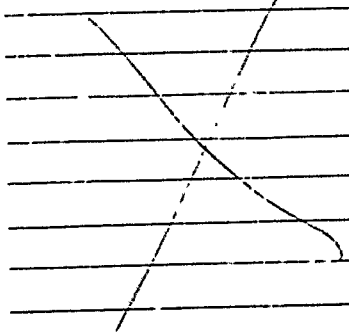
5A

NOTES

Permit No. 81/891  
 Location 191st and 1st  
 Owner J. J. Radtke  
 Date of permit 8-9-81  
 Approved 8-31-81

4.21.81  
 7.1.81  
 1.1.82  
 2.1.82  
 3.1.82  
 4.1.82  
 5.1.82  
 6.1.82  
 7.1.82  
 8.1.82  
 9.1.82  
 10.1.82  
 11.1.82  
 12.1.82

8-5-82 Foundation has been  
 excavated and the  
 poured concrete floor has been  
 8-31-82 Digging is being done from the  
 up. Any thing that is  
 10-12-82  
 11-19-82 Some grading work was done and the  
 excavation of the sub-grade has been done. The  
 body was found in the  
 12-7-82  
 1-5-83 A separate exit has been installed  
 for the vestry area. This exit project has been  
 a building code requirement. OK. I will  
 provide the necessary permits for the installation of  
 the exit with plans for the janitor's room  
 which will be done at a later date.  
 Certificate of occupancy to be submitted  
 to the city.



Applicant:

Date:

Address:

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location -

Interior or corner lot -

40 ft. setback area (Section 21) -

Use -

Sewage Disposal

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -



August 26, 1931

First United Pentacostal Church  
1914-1918 Congress St.  
Assessors Map #212-A-20 & 212-A-5

Building permit to construct foundation only for above named church is issued  
subject to the following conditions.

Planning Dept.

Driveways, parking and loading areas must be paved

Public Works

Traffic Circulation - 24' aisle in parking lot

Road Width - 24' minimum "crowned" roadway

Sewers - requires Plumbing Inspector's approval

Drainage - should the installation of the Type A chambers create a change in  
existing contours, we would recommend that the existing ditch shown  
on Burns' property be relocated onto church property above Burns'  
properly sized.



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date Oct. 20, 1975<sup>19</sup>  
Receipt and Permit number A 3385

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: 1928 Congress St.

OWNER'S NAME: Ineze Maxfield ADDRESS: same

OUTLETS: (number of)

Lights	_____	
Receptacles	_____	
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	FEES

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	_____	
Temporary	_____	

METERS: (number of) \_\_\_\_\_

MOTORS: (number of)

Fractional	_____	
1 HP or over	_____	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	<u>1</u>	<u>3.00</u>
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (total number of kws)	_____	

APPLIANCES: (number of)

Ranges	_____	Water Heaters	_____
Cook Tops	_____	Disposals	_____
Wall Ovens	_____	Dishwashers	_____
Dryers	_____	Compactors	_____
Fans	_____	Others (denote)	_____
TOTAL	_____		

MISCELLANEOUS: (number of)

Branch Panels	_____	
Transformers	_____	
Air Conditioners	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	_____	
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
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) ...

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... TOTAL AMOUNT DUE: 3.00

INSPECTION:

Will be ready on \_\_\_\_\_, 19\_\_; or Will Call X

CONTRACTOR'S NAME: Ballard Oil & Equipment Co.

ADDRESS: 135 Marginal Way

TEL.: 772-1991

MASTER LICENSE NO.: 2823 SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.: \_\_\_\_\_ Ralph Noble

INSPECTOR'S COPY

## ELECTRICAL INSTALLATIONS—

43383

number 11  
1928 Congress St.  
1070 Fairfield

1920  
Inez Maxfield  
1920-75

16-29-75

11-24-7

Friday

35

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_  
Service called in \_\_\_\_\_

Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: 11-24-72

CODE  
COMPLIANCE  
COMPLETED  
DATE 11-24-75

DATE: \_\_\_\_\_

REMARKS:

[illegible]



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR  
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 29, 1975

PERMIT ISSUED

OCT 30 1975

362

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 1928 Congress St. Use of Building dwelling No. Stories New Building Existing "  
Name and address of owner of appliance Ineze Maxfield - same as above  
Installer's name and address Ballard Oil & Equipment Co. - 135 Telephone 772-1991  
Marginal Way

General Description of Work

To install replacement oil burner

IF HEATER, OR POWER BOILER

Location of appliance cellar Any burnable material in floor surface or beneath? no  
If so, how protected? Kind of fuel? #2  
Minimum distance to burnable material, from top of appliance or casing top of furnace 5'  
From top of smoke pipe 20" From front of appliance 8' From sides or back of appliance 6'  
Size of chimney flue 6 x 12 Other connections to same flue none  
If gas fired, how vented? Rated maximum demand per hour  
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Waltham Oil Burner Labelled by underwriters' laboratories? yes  
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom  
Type of floor beneath burner cement Size of vent pipe 8"  
Location of oil storage cellar Number and capacity of tanks 1-275  
Low water shut off Make No.  
Will all tanks be more than five feet from any flame? YES How many tanks enclosed? 1-275  
Total capacity of any existing storage tanks for furnace burners 1-275

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?  
If so, how protected? Height of Legs, if any  
Skirting at bottom of appliance? Distance to combustible material from top of appliance?  
From front of appliance From sides and back From top of smokepipe  
Size of chimney flue Other connections to same flue  
Is hood to be provided? If so, how vented? Forced or gravity?  
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 5.00

APPROVED

C.K. C.B. 10/30/75

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

CS 300

INSPECTION COPY

Signature of Installer

Ralph Noble



Permit No. 75/1462  
Location 1835 Corporate  
Owner Home Pro Health  
Date of permit Oct 12, 1975  
Approved \_\_\_\_\_

NOTES

CODE  
COMPLIANCE  
COMPLETED  
11-24-75

# CITY OF PORTLAND, MAINE

## Application for Permit to Install Wires

Permit No. 55600

Issued 12/27/71

Portland, Maine 12/21, 1971

To the City Electrician, Portland, Maine:

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

(If item is not completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address John P. Sweeney Tel.

Contractor's Name and Address Milliken Bros. Tel.

Location 1926 Congress St. Use of Building

Number of Families Apartments Stores Number of Stories

Description of Wiring: New Work Additions Alterations ☒

Change service from 30 to 100 amp.

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable ☒ Underground No. of Wires 3 Size #2

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H. P.

Commercial (Oil) No. Motors Phase H. P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence Will call Ready to cover in Will call Inspection 19

Amount of Fee \$ 2.00

Signed M. A. Day

DO NOT WRITE BELOW THIS LINE

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

REMARKS:

INSPECTED BY F. W. Hester

(OVER)

LOCATION *Congress St 1926*  
 INSPECTION DATE *1/4/72*  
 WORK COMPLETED *1/4/72*  
 TOTAL NO. INSPECTIONS *1*  
 REMARKS:

**FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963**

**WIRING**

1 to 30 Outlets

\$ 2.00

31 to 60 Outlets

3.00

Over 60 Outlets, each Outlet

.05

(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

**SERVICES**

Single Phase

2.00

Three Phase

4.00

**MOTORS**

Not exceeding 50 H.P.

3.00

Over 50 H.P.

4.00

**HEATING UNITS**

Domestic (Oil)

2.00

Commercial (Oil)

4.00

Electric Heat (Each Room)

.75

**APPLIANCES**

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

1.50

unit

1.00

**MISCELLANEOUS**

Temporary Service, Single Phase

2.00

Temporary Service, Three Phase

10.00

Circuses, Carnivals, Fairs, etc.

1.00

Meter, relocate

2.00

Distribution Cabinet or Panel, per unit

2.00

Transformer, per unit

2.00

Air Conditioners, per unit

2.00

Signs, per unit

1.00

**ADDITIONS**

5 Outlets, or less

Permit Wiring Rates

Address: 1928 Congress Street		PERMIT NUMBER 186291	
Installation For Dwelling			
Owner of Bldg Mrs. H. Maxfield			
Owner's Address 1928 Congress Street			
Plumber	Heuben Katz	Date	8/22/68
NEW	REP.	NO	FEE
	SINKS		
	LAVATORIES		
	TOILETS		
	BATH TUBS		
	SHOWERS		
	DRAINS FLOOR SURFACE		
	HOT WATER TANKS		
	TANKLESS WATER HEATERS		
	GARBAGE DISPOSALS		
1	SEPTIC TANKS	1	2.00
	HOUSE SEWERS		
	ROOF LEADERS		
	AUTOMATIC WASHERS		
	DISHWASHERS		
	OTHER		
		TOTAL	2.00

App. First Insp.  
Date 8/16/68  
By [Signature]  
App. Final Insp.  
Date 8-2-68  
By [Signature]  
Type of Bldg.  
☐ Commercial  
☐ Residential  
☐ Single  
☐ Multi Family  
☐ New Construction  
☐ Remodeling

<input type="checkbox"/> COMMERCIAL				SEPTIC TANKS			
<input type="checkbox"/> RESIDENTIAL				HOUSE SEWERS			
<input type="checkbox"/> SINGLE				ROOF LEADERS (conn. to house drain)			
<input type="checkbox"/> MULTI FAMILY				Automatic Washer	1	\$2.00	
<input type="checkbox"/> NEW CONSTRUCTION					1	\$2.00	
<input type="checkbox"/> REMODELING							
SM 12-53 <input type="checkbox"/>	PORTLAND HEALTH DEPT.			PLUMBING INSPECTION	Total		
<input type="checkbox"/> NEW CONSTRUCTION							
<input type="checkbox"/> REMODELING							
SM 12-53 <input type="checkbox"/>	PORTLAND HEALTH DEPT.			PLUMBING INSPECTION	Total		
<input type="checkbox"/> REMODELING							
SM 12-53 <input type="checkbox"/>	PORTLAND HEALTH DEPT.			PLUMBING INSPECTION	Total		
<input checked="" type="checkbox"/> SINGLE				HOUSE SEWERS			
<input type="checkbox"/> MULTI FAMILY				ROOF LEADERS (conn. to house drain)			
<input type="checkbox"/> NEW CONSTRUCTION							
<input type="checkbox"/> REMODELING							
SM 12-53 <input type="checkbox"/>	PORTLAND HEALTH DEPT.			PLUMBING INSPECTION	Total		



[illegible]

PERMIT  
NUMBER 9508

Date 11-14-60  
PORTLAND PLUMBING  
INSPECTOR

By J. P. Welch  
APPROVED FIRST INSPECTION

Date Nov. 14-60  
By JOSEPH P. WELCH  
APPROVED FINAL INSPECTION

Date Nov. 22-60  
By JOSEPH P. WELCH

TYPE OF BUILDING  
☐ COMMERCIAL  
☐ RESIDENTIAL  
☐ SINGLE  
☐ MULTI FAMILY  
☐ NEW CONSTRUCTION  
☐ REMODELING

SM 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

☐ REMODELING

SM 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

☒ SINGLE  
☐ MULTI FAMILY  
☐ NEW CONSTRUCTION  
☐ REMODELING

SM 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT TO INSTALL PLUMBING

Address: 1728 Congress Street  
Installation For: Heated Floor  
Owner of Bldg.: Heated Floor  
Owner's Address: 1728 Congress Street  
Plumber: Franklin Brown Date: 11-14-60

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	1.02
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		

NUMBER	FE

Total

2 2.50

Total

1.11

PERMIT  
NUMBER 7217

Date  
Issued 11-13-59

PORTLAND PLUMBING  
INSPECTOR

By *R. L. L.*

APPROVED FIRST INSPECTION

Date *Feb 12-59*

By *J. P. Walsh*

APPROVED FINAL INSPECTION

Date *Feb 17-59*

By *J. P. Walsh*

TYPE OF BUILDING

☐ COMMERCIAL

☐ RESIDENTIAL

☐ SINGLE

☐ MULTI FAMILY

☐ NEW CONSTRUCTION

☐ REMODELING

SM 12-53 ☐

☒ SINGLE

☐ MULTI FAMILY

☐ NEW CONSTRUCTION

☐ REMODELING

SM 12-53 ☐

1926 PERMIT TO INSTALL PLUMBING

Address: *1928 Congress Street*

Installation For

Owner of Bldg.: *Harold Mansfield*

Owner's Address: *1928 Congress*

Plumber: *Herbert H. Harn* Date: *11-28-59*

NEW REPL PROPOSED INSTALLATIONS

NUMBER

SINKS

LAVATORIES

TOILETS

BATH TUBS

SHOWERS

DRAINS

HOT WATER TANKS

TANKLESS WATER HEATERS

GARBAGE GRINDERS

SEPTIC TANKS

HOUSE SEWERS

ROOF LEADERS (conn. to house drain)

Total

2 2.00

ROOF LEADERS (conn. to house drain)

Total

1 1.00

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

PERMIT  
NUMBER 1920

D-10  
ISSUED  
JUNE 21, 1955  
PORTLAND PLUMBING  
INSPECTOR

By *[Signature]*  
APPROVED FIRST INSPECTION

Date *June 27-55*

By *[Signature]*  
APPROVED FINAL INSPECTION

Date *June 27-55*

By *[Signature]*

TYPE OF BUILDING

☐ COMMERCIAL

☐ RESIDENTIAL

☒ SINGLE

☐ MULTI-FAMILY

☐ NEW CONSTRUCTION

☐ REMODELING

5M 12-53

PERMIT TO INSTALL PLUMBING

Address: *1926 Longwood St*

Installation for:

Owner of Bldg: *Mr. E. Maffield*

Owner's Address: *[Signature]*

Plumber: *H. W. Horn* Date: *June 21, 1955*

PROPOSED INSTALLATIONS		NUMBER
NEW	REPT	
		SINKS
		LAVATORIES
		TOILETS
		BATH TUBS
		SHOWERS
		DRAINS
		HOT WATER TANKS
		TANKLESS WATER HEATERS
		GARBAGE GRINDERS
		SEPTIC TANKS
		HOUSE SEWERS
		ROOF LEADERS (conn to house drain)

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total

*Temp. Pressure Relief Valve or  
from store to tank for test. for  
Mrs. Dufres*

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

April 1, 1958

Mr. H.W. Maxfield  
1928 Congress St.,  
Portland Maine

Dear Sir:

With relation to permit applied for to demolish a building or portion of building at 1928 Congress St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

*Warren McDonald*  
Warren McDonald  
Inspector of Buildings

WMCD/H

Eradication of this building has been completed.

4/2/58

*Edmund W. Talley* 48  
1111





## APPLICATION FOR PERMIT

Class of Building or Type of Structure. Third Class

Portland, Maine, April 1, 1958

PERMIT ISSUED

APR 3 1958

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 1928 Congress St. Within Fire Limits? no Dist. No.           
Owner's name and address H.W. Maxfield, 1928 Congress St. Telephone           
Lessee's name and address          Telephone           
Contractor's name and address owner Telephone 2-8338  
Architect          Specifications          Plans no No. of sheets           
Proposed use of building          No. families           
Last use Hen House No. families           
Material frame No. stories 1 1/2 Heat          Style of roof          Roofing           
Other building on same lot          Fee \$ 1.00  
Estimated cost \$         

### General Description of New Work

existing  
To demolish 1 1/2-story frame hen house 15' x 30' approx.

No sewer connections.

Land to remain vacant.

*Examination letter sent 4/1/58*

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           
Size Girder          Columns under girders          Size          Max. on centers           
Kind and thickness of outside sheathing of exterior walls?           
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor         , 2nd         , 3rd         , roof           
On centers: 1st floor         , 2nd         , 3rd         , roof           
Maximum span: 1st floor         , 2nd         , 3rd         , roof           
If one story building with masonry walls, thickness of walls?          height?         

### If a Garage

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

APPROVED:

### Miscellaneous

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

INSPECTION COPY

Signature of owner by:

*H.W. Maxfield*

Permit No. 581314  
Location 1925 Wheeler St  
Owner W. H. McPherson  
Date of permit 4-13-53  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Ntlf \_\_\_\_\_  
Final Inspn \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_  
Staking Out Notice \_\_\_\_\_  
Form Check Notice \_\_\_\_\_

NOTES

4-14-53 Completed



## APPLICATION FOR PERMIT

PERMIT ISSUED

APR 1 1958

CITY OF PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, April 1, 1958

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 1928 Congress St.

Owner's name and address H.W. Maxfield, 1928 Congress St.,

Telephone 2-8138

Contractor's name and address owner

Telephone

Use of building—Present Barn (1 1/2-story)

Proposed Barn

No. Stories 1 1/2 Style of roof pitch

Type of present roof covering partially wooden shingles

" Asphalt

Type and Grade of roofing to be used Asphalt

No. plies

### GENERAL DESCRIPTION OF NEW WORK

To cover 1/3 of roof. (rest already done) permit taken out for this on 7/23/56

H.W. Maxfield

Fee \$ .50

Signature of Owner by:

by: H.W. Maxfield

INSPECTION COPY

Permit No. 58/297  
Location 1978 Congress St.  
Owner L. Mc. Fairfield  
Date of Permit 4/1/88





NOTES

4-1-52 Blasting work completed - foundation  
 panel - it has been put in place and  
 condition according to the work order was  
 there is still some outside siding that  
 has to be put on. Will start by 4-1-52  
 4-28-52 - Work progressing with little  
 for final  
 4-28-52 - Work progressing slowly  
 5-3-52 - Work completed by 4-1-52

5/16/58  
 1928 (see record)  
 Officer A. J. Maffield  
 Date of permit 8/29/51  
 Notif. to inspect  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn. 5-3-52 - 4-1-52  
 Cert. of Occupancy issued

City of Portland, Maine  
Board of Appeals

—ZONING—

August 30

, 19 50

50/103

To the Board of Appeals

Your appellant, H. W. Maxfield, who is the owner of property at 1928 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. Building permit to make alterations in the single family dwelling house at 1928 Congress Street for the purpose of providing there an apartment house for four families is not issuable under the Zoning Ordinance because the property is located in a Residence A Zone in which Section 12A of the Ordinance prohibits use as an apartment house; amendment to the building permit at 1928 Congress Street intended to cover construction of outside open stairway from second floor to the ground at the rear of the unit on the right as one faces the building, is not issuable because this exterior structure was not included in the application for the original building permit on which the Board of Zoning Appeals granted a variance to permit a 4 family apartment house in this single family dwelling house; also, certificate of occupancy to allow the use of the third apartment (the fourth apartment is not yet finished) is not issuable under Section 18G of the Zoning Ordinance because rights of the apartment house use granted by the Board of Appeals have expired since more than one year has elapsed since the appeal was granted on February 4, 1949, and the work preparatory to the change of use is not yet substantially completed—eighteen months after the appeal was sustained.

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

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

After public hearing held on the 15th day of September, 19 50 the Board of Appeals finds that an exception is necessary in this case to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

Edward J. Colley  
William H. O'Brien  
William Holt  
Lyman S. Moore  
John W. Lake  
BOARD OF APPEALS

DATE: September 15, 1950

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF H. W. MAXFIELD

AT 1928 Congress Street

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

<u>Record of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Colley (x)	(x)	( )	
Mr. Lake (x)	(x)	( )	
Mr. O'Brien (x)	(x)	( )	
Mr. Moore (x)	(x)	( )	
Dr. Holt (x)	(x)	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of Hearing:

Raymond S. Oakes, pro Maxfield

No opposition

August 30, 1950  
1928 Congress Street,  
Portland, Maine

Corporation Counsel,  
City of Portland,  
Portland, Maine.

Gentlemen:

The undersigned wishes to apply for an extension of time relative to the Appeal granted in your letter of February 9, 1949, to Mr. H. W. Maxfield, 1928 Congress Street, Portland, Maine.

Further with construction details it seems most desirable to replace the new proposed interior stairs with an exterior one serving the second floor apartment #4, as shown on the submitted drawings. It will be noted that the exterior stairway is at the rear of the house and west of the south wing, entirely out of view from Congress Street, and of such design that would be acceptable to anyone approaching the house from the rear which of course is all the property of the owner.

Very truly yours,

H. W. Maxfield

By 

DHL/I

Copy to Mr. Warren MacDonald

WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer to file  
38 1928 Congress Street  
Amendment No. 1-1

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU

August 29, 1950

Mrs. H. W. Maxfield  
1928 Congress Street  
Portland, Maine

Copy to: Mark Barrett  
Assistant Corporation Counsel

Dear Mrs. Maxfield:

Amendment to the building permit at 1928 Congress Street intended to cover construction of outside open stairway from second floor to the ground at the rear of the wing on the right as one faces the building, is not issuable because this exterior structure was not included in the application for the original building permit on which the Board of Zoning Appeals granted a variance to permit a 4-family apartment house in this single family dwelling house. Also, certificate of occupancy to allow the use of the third apartment (the fourth apartment is not yet finished) is not issuable under section 183 of the Zoning Ordinance because your rights to the apartment house use granted by the Board of Appeals have expired since more than one year has elapsed since the appeal was granted on February 4, 1949 and the work preparatory to the change of use is not yet substantially completed—eighteen months after the appeal was sustained.

Mr. Lovejoy has indicated your desire to seek a new exception in these two particulars from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Since I understand your third apartment is already for occupancy, it seems important that you start the proceedings at once. If you expect an answer from the Board of Appeals on the new appeal at the earliest possible date, the appeal should be filed at the office of Corporation Counsel no later than Thursday, August 31.

7

Very truly yours,

Warren McDonald  
Inspector of Buildings

WHMcD/G

Enclosure: Outline of appeal procedure

C  
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CITY OF PORTLAND, MAINE

BOARD OF APPEALS

September 5, 1950

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, September 15, 1950 at 10:30 a. m. Daylight Saving Time to hear the appeal of Mrs. H. W. Maxfield requesting exception to the Zoning Ordinance to permit alterations in the single family dwelling house at 1928 Congress Street to provide an apartment house for four families.

This permit is presently not issuable under the Zoning Ordinance because this property is located in a Residence A Zone where use as an apartment house is not permitted. A prior exception to cover this multiple use was granted on February 4, 1949, but such right has now expired, making this new appeal necessary. It is also proposed to construct open stairway from second floor to the ground - the rear of the wing on the right, which outside construction was not included in the original application.

This appeal is taken under Section 18E 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 can be granted 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 promoting public health, safety, convenience, and welfare, encouraging 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

Edward T. Colley

Chairman

Appeal of H. W. Maxwell in 1928 <sup>8/30/50</sup>  
 Congress Street  
 Congress Street 1875-1995  
 1876-1996

## Congress Street

1867-1875	Strange, Clifford	1871 Congress
1877-1891	LANIGAN, Robert D & Eulalie	1877 Congress
1893-1901	COLLINS, Esther C.	83 Mellon St
1903-1905	Right of Way	
R 1903-1905	Dup	
R " "	BLANCHARD, Harold W.	95 Deontfield Rd
" "	WACHOW, Sophia	R 1909 Congress
" "	WILLIAM, Wesley C. & Florence M.	1209 Congress
" 1901-1911	Dup	
1913-1915	MAXFIELD, Horatio D. S.	1928 Congress
1917-1947	HEAVSTH, TRAIPIA,	1285 Westbrook
1949-1953	WINKHAM, Gladys C.	1955 Congress
1955-1959	Dup	
1961-1967	GORDAN, Arthur & Blanche P.	1552 Congress
1969-1975	JOHNSON, FRANK J.	1956 Congress
1876-1884	MAXFIELD, Anthony F.	1235 Westbrook
1886-1900	Dup	
1902-1918	Dup	
1921-1952	MAXFIELD, Horatio M. Dup	
1954-1972	Dup	
1974-2001	SMITH, John E.	1112 Congress



## APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, August 21, 1950

PERMIT ISSUED

4 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 19/1764 pertaining to the building or structure comprised in the original application 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 1928 Congress Street Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address H. W. Maxfield, 1928 Congress Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address cwner Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed yes No. of sheets 3  
Proposed use of building Apartment house No. families 4  
Last use Dwelling house No. families 1  
Increased cost of work \_\_\_\_\_ Additional fee 25

### Description of Proposed Work

To make changes from original plans as shown on 3 sheets of plans filed today.

Permit Issued with Letter

### 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 \_\_\_\_\_  
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 \_\_\_\_\_

Approved:

with Letter by [Signature]

Signature of Owner

[Signature]

Approved: 10/3/50

Inspector of P

ION COPY



(RA) RESIDENCE ZONE - A

## APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, December 17, 1948

PERMIT ISSUED

01781

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~construct~~ ~~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 1928 Congress Street Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address H. W. Maxfield, 1928 Congress Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Not let Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
Proposed use of building Apartment house No. families 4  
Last use Dwelling house No. families 1  
Material wood No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot garage & barn  
Estimated cost \$ 6000 Fee \$ 6.00 pd 12/13/49

### General Description of New Work

To change use of one-family dwelling house to 4-family apartment house, two apartments on first floor and two apartments on second floor, third floor not used.  
To make alterations as per plans.

Permit Issued with Letter

INSPECTION NOT COMPLETED

Appeal Sustained conditionally 2/4/49

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

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** H. W. Maxfield

### 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? \_\_\_\_\_ gravel 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 \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_  
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 Permit Issued with Letter

H. W. Maxfield

APPROVED:

*with letter by AGS*

INSPECTION COPY



## NOTES

[illegible]

1-31-52

4911764

Section 1928 Congress St

City of Portland

Date of permit 10/18/49

Notif. closing in 10/11/50 11/1/51

Inspn. closing in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

11/2 Aug I took Mrs  
Kearney and she and a  
plumber, that called  
a plumber in  
so that a completed  
and bathroom  
turn a spirit ch provided  
the - note of inspection  
over. If it is  
to be on and  
the cost of  
assumed. Q

10/10/50 - Left G.I. to  
close in Apt #4. E 88  
12-12-50. Went out as before but  
Apt #4 before close for 2 1/2  
hrs. I spoke with W. L. S.  
8/28/51 - Mr. Wagoner was  
and discussed matters. He  
is sure that conclusions of the  
stair case change on the  
plans would have to be  
provided substantially as  
indicated and that the  
automatic time switch  
for hall lights must  
be avoided. Also told  
him that these apartments  
must be provided at an  
early date as possible  
since the two apartments  
in the second story are  
now occupied and we  
are unable to issue the re-  
quired certificate of oc-  
cupancy until the work  
has been done.

[illegible]

8/18/55 Same w. gm  
8/21/55 " #3  
In front of the station ( )  
11:25 A.M. 251  
8/25/55 1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th

11/7/51 - 1st progress report  
11/10/51 - 2nd progress report  
11/2/51 - 3rd progress report  
1-30-52 - 4th progress report  
work on "Will" - 1st copy  
for release on 1-30-52



BP 1928 Congress Street-I  
(Amendment no. 1)

October 3, 1950

Mr. Donald H. Lovejoy  
1928 Congress Street  
Portland, Maine

Copy to: Mr. H. W. Maxfield  
1928 Congress Street

Dear Sir:

Amendment #1 to permit 49/1764, covering changes in the arrangement of apartments #2 and #4 in the building at 1928 Congress Street is issued herewith based on the plans filed with the application and your letter dated September 28, 1950. It is understood that you plan to provide the following construction as regards the questions raised in our letter of September 25, 1950:

1. Concrete trench walls extending at least 4' below grade are to be provided for the front entrance. Minimum thickness required for such walls as specified by the Building Code is 8" at the top and 10" at the bottom unless a footing at least 12" deep and projecting at least 4" beyond each side of the wall is provided, in which case a straight 8" wall may be used.
2. (a) If wood stud partitions are used for enclosure of the cellar stairs, no less than 2x3 studs spaced not over 16" on centers and covered both sides with plaster on metal or perforated typosun lath are required.  
(b) The door to the enclosure may be either a Class "C" labelled fire door or a standard fire resistant door constructed as specified in Section 303-c-4 of the Building Code. If the partition in which door is to be hung is framed with wood studs, a wood frame covered with metal is allowable for this door, but if partitions are constructed of 4" of brickwork, a structural metal frame is required.  
(c) This door is required to be made self-closing by means of a liquid door closer.
3. It is understood that the risers of the inside stairs will not be more  $3\frac{1}{2}$ " high and the treads of the same will be at least 9" wide.
4. If the fireplaces are to be constructed and it is found that the existing chimney to which they are to be connected is not lined, tile flue lining is to be provided for all parts of the flue which are to remain in use. Depth of hearths of fireplaces and supports for same are to be provided as specified by Section 304e of the Code.
5. It is understood that the supporting members for the 2" planking of the platforms of the new outside stairway are to be 4x8 properly fastened to the 6x6 posts and to the building.
6. Neither of the new apartments are to be put into use until notification for a final inspection has been given and the certificate of occupancy issued. Of course the usual "closing-in" inspection before application of lath and plaster to new walls and partitions is also required.
7. Now that the zoning appeal has been re-sustained, work under this amendment and the original permit will need to be completed before September 15, 1951 or else the rights so granted will again expire.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

192 Congress Street,  
Portland, Maine.  
September 28, 1950

Warren McDonald  
Inspector of Buildings  
Portland, Maine.

Dear Sir: In re your file BP 1928 Congress St. I

In reply to your letter of September 23,  
1950 in reference to the above case, I answer  
as follows:

Paragraph 1: Foundation walls for front  
entrance will be built with "curtain walls to  
a depth of 4 feet below finish grade, with proper  
fill and masonry, steps of ledge stone or brick  
as decided by the owner.

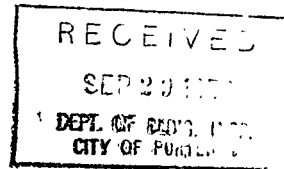
The foundations of the old  
have been repaired consisting of a concrete wall  
10" top and 12" bottom, with an 8" brick under-  
pinning. This replaced an old stone wall and  
brick underpinning. A new concrete floor has  
been installed in this area.

Paragraph 2: The new cellar stairs  
from the first floor to the basement will be  
enclosed with wood studding, plaster lath and  
plastered both sides. Should it be more con-  
venient or economical to the owner, it may be  
built of brick 4" in thickness.

The type of the fire door  
at the foot of the stairs will be in accordance  
with the Code, either calamine or tin clad and  
framed with equivalent trim and the proper door  
check. Hand rails naturally will be installed.

Paragraph 3: The inside stairway will be  
standard construction and closed risers.

Paragraph 4: Your reference to swinging  
door over the cellar stairs is interesting and  
appreciated. The purpose of the swinging of  
the door in this direction is to hinder anyone



W. D.

falling down the cellar stairs if entering from outside. Further study will develop the best answer.

Paragraph 5: The platform outside the rear door from Apartment #2 is simply a grade slab either concrete, brick or stone. It certainly requires no foundation as it has no supporting requirements.

Paragraph 6: The fireplaces as shown are proposed to be built in with the existing chimney, and as far as the hearths are concerned they will be constructed of concrete supported by angle irons cantilevered from the chimney structure. The actual width of hearth etc. will be in accordance with the Code. The semi-circular hearth indicated on the second floor will be so designed with the proper dimensions and requirements of the Code. Naturally, all of the chimney work as developed will be in accordance with the Code and proper flue linings.

Paragraph 7: The supporting members which perhaps were not mentioned on the construction note of the drawings are 4 x 8.

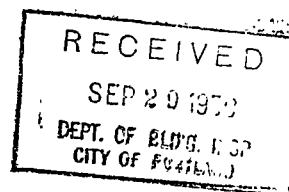
Due to sizes of material available the stringer size for the stairway is 4 x 6 instead of 3 x 6, as mentioned. This structure for the outside stairway will be mortised and tenoned or housed, bolted, lagged or secured in a substantial and workmanlike manner.

I trust that this reply to your letter will cover the situation. The Maxfields of course appreciate your intent and attention which you have given, but still at the moment it is a question as far as I am concerned of production, and I know that you will give this your earliest consideration.

Yours very truly,

*D. K. Lovejoy*

DHL/I



125  
with file  
copy

1928 Congress Street-I

September 25, 1950

Mr. Donald H. Lovejoy  
1928 Congress Street  
Portland, Maine

Copy to: Mr. H. W. Maxfield  
1928 Congress Street

Dear Sir:

The appeal under the Zoning Ordinance having been sustained, a check of the plans filed with Amendment #1 to permit 49/1764 covering changes in arrangement of apartments #2 and #4 in building at 1928 Congress Street raises the following questions as to compliance with Building Code requirements:

1. What is thickness to be of new concrete foundation walls for front entrance to apartment #2? Are existing foundation walls of all which are indicated to be replaced to be renewed with concrete or with the same construction as that existing? In either case what is thickness of wall to be?
2. The required enclosure of new cellar stairs by partitions of one-hour fire resistance and with a self-closing fire door and frame in the opening to the enclosure in the cellar is not shown on plans. Please indicate material of enclosing partitions and type of fire door to be used. An electric light will be needed in the enclosure and a handrail on the stairs.
3. Are the rise and tread of the new inside stairs to be the same as indicated for the outside stairway?
4. The door in first story swinging over the cellar stairs is liable to create a bad accident hazard. While this condition is probably not controlled by the Building Code, we suggest that the swing of this door be changed.
5. Is there to be a platform outside the rear door from apartment #2? If so, of what is to be its construction?
6. Are the two new fireplaces to be attached to the existing chimney or is this chimney to be demolished and an entirely new one constructed? The semi-circular hearth indicated for the first story fireplace is not permissible unless it extends at least 18" into the room from the face of the fireplace at points 8" beyond either side of the fireplace opening. Special construction for support of the hearth may be needed if it is to extend so far into the room from the breast of the fireplace as shown. Hearth of the second story fireplace is required to be at least 18" in depth and supported independently of the second floor framing.
7. What are the framing members of the platforms of the outside stairway to be? A note on the plans indicates that 1 3/4" planking is to be used but there is no indication as to the size of the members supporting the planking.

Indication is needed on revised plans as to how all of the above details are to be taken care of in compliance with Building Code before the amendment for the changes may be issued. Until the amendment has been issued, it is unlawful to proceed with any of the work covered thereby.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

August 30, 1950  
1928 Congress Street,  
Portland, Maine 4

Corporation Counsel,  
City of Portland,  
Portland, Maine.

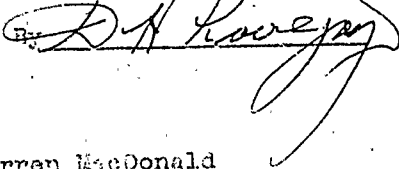
Gentlemen:

The undersigned wishes to apply  
for an extension of time relative to the  
Appeal granted in your letter of February 9,  
1949, to Mr. H. W. Maxfield, 1928 Congress  
Street, Portland, Maine.

Further with construction details  
it seems most desirable to replace the new  
proposed interior stairs with an exterior  
one serving the second floor apartment #4,  
as shown on the submitted drawings. It  
will be noted that the exterior stairway is  
at the rear of the house and west of the  
south wing, entirely out of view from Con-  
gress Street, and of such design that would  
be acceptable to anyone approaching the  
house from the rear which of course is all  
the property of the owner.

Very truly yours,

H. W. Maxfield



DHL/I

Copy to Mr. Warren MacDonald

RECEIVED

AUG 30 1950

DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND



3P 1928 Congress Street  
Amendment No. 1-I

August 29, 1950

Mrs. H. C. Maxfield  
1928 Congress Street  
Portland, Maine

Copy to: Mark Barrett  
Assistant Corporation Counsel

Dear Mrs. Maxfield:

<Amendment to the building permit at 1928 Congress Street intended to cover construction of outside open stairway from second floor to the ground at the rear of the wing on the right as one faces the building, is not issuable because this exterior structure was not included in the application for the original building permit on which the Board of Zoning Appeals granted a variance to permit a 4-family apartment house in this single family dwelling house. Also, certificate of occupancy to allow the use of the third apartment (the fourth apartment is not yet finished) is not issuable under Section 18B of the Zoning Ordinance because your rights to the apartment house use granted by the Board of Appeals have expired since more than one year has elapsed since the appeal was granted on February 4, 1949 and the work preparatory to the change of use is not yet substantially completed—eighteen months after the appeal was sustained.>

Mr. Lovejoy has indicated your desire to seek a new exception in these two particulars from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Since I understand your third apartment is already for occupancy, it seems important that you start the proceedings at once. If you get an answer from the Board of Appeals on the new appeal at the earliest possible date, the appeal should be filed at the office of Corporation Counsel no later than Thursday, August 31.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMcD/G

Enclosure: Outline of appeal procedure

*Phone 28138 - Mr. Lovejoy and Maxfield*

AP 1928 Congress Street-I

October 18, 1949

Mr. Donald H. Lovejoy  
1928 Congress Street  
Portland, Maine

Subject: Permit for alterations to dwelling at  
1928 Congress Street to change use of building  
to four apartments

Sir:

The permit for the above work is issued herewith based on the revised plans filed October 17, 1949 and subject to the following:

1. The lights in all public halls (halls serving more than one apartment) are to be placed on the owner's meter and controlled by a time switch so as to be burning throughout the hours of darkness.

2. The fire door to the cellar stairway enclosure is required to be either a Class "B" labelled fire door or a standard fire resistant door constructed as specified in Section 303-c-4 of the Building Code.

3. It is understood that there is or will be a sound concrete floor throughout the entire area of the cellar.

4. Foundations of new rear platform are to extend at least four feet instead of three feet below grade as noted on revised plans.

5. Both sides of all new public hallway partitions, the ceilings of all new public halls, and the underside of all new stairways must be covered with plaster on incombustible lath.

6. The 6x6 girder supporting the center of the span of the floor joists of the bedrooms of apartment #2 will not figure out on the 12' span involved. Therefore the permit is issued on the basis that a support will be provided at the center of this span, such support to be a brick pier or a pipe column. If a genuine Kelly or Dean column is used the outside diameter may be not less than 3 1/2", but if a column of ordinary pipe is used, it must be of new material and have an outside diameter of not less than 4". Likewise a similar support is needed under the 6" x 7" girder supporting the floor timbers of the front room of Apartment #1. Since, it is probable that the floor timbers of the room in second story directly over this are on a long span without any center support, it would be well to make a careful inspection to see if any distress is evident and provide means of strengthening if it appears needed.

7. It is not lawful to occupy any of the new apartments in this building until a certificate of occupancy for the change of use has been issued by this department. If it will be of any assistance to you in this regard, however, we shall be able to issue a temporary certificate of occupancy for part of the building provided that all safety features required by the Building Code and pertaining to that part of the building have been provided. Notice for an inspection should be given if and when such a certificate is desired.

8. The usual "closing-in" inspection of any new work is required and no lath should be applied to such work until authorization to do so has been given on a green tag by this office.

Very truly yours,

AJS/S

CC: Mr. H. W. Maxfield  
1928 Congress Street

Warren McDonald  
Inspector of Buildings

1928 Congress Street,  
Portland, Maine.  
October 17, 1949

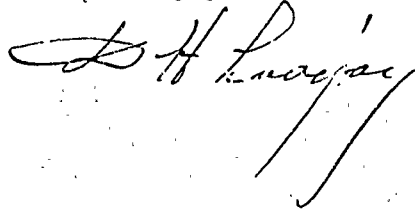
Warren McDonald,  
Inspector of Buildings  
Portland, Maine.

Dear Mr. McDonald: In re your file  
AP 1928 Congress Street-I

In reply to your letter of  
October 13, please note the attached drawings  
which I believe have been changed to comply  
with the seven items of your letter.

In as much as Apartment #1  
is ready for rental and Apartment #2 only re-  
quires decorating and the erection of the fire  
escape, which as you know is in process, we are  
very anxious for the issuance of the permit.

Very truly yours,



DHL/I

1928 Congress Street-I

October 13, 1949

Mr. Donald H. Lovejoy  
1928 Congress Street  
Portland, Maine

Subject: Application for permit for alterations of  
single family dwelling house at 1928 Congress Street  
to four family apartment house

Dear Sir:

A check of the plans filed with the application discloses that such information needed to show compliance with Building Code requirements is not indicated thereon. While some of this information can be covered in a letter to be sent with permit when issued, it is necessary that the following details be shown in compliance with such requirements before issuance of any permit:

- ✓1. Indicate that all new and existing outside exit doors in first story either are or will be at least 30" wide and 6' 4" high.
- ✓2. Indicate that the new stairs will be at least 30" wide and will have a handrail on at least one side.
- ✓3. Indicate the height of risers and width of treads of new stairs. Presumably the winding treads shown on the second floor plan are in the stairs leading to the unfinished attic which will not be used for living quarters. If this is the case, they are allowable, but otherwise are not.
- ✓4. The door opening directly on the head of the short flight of steps in second story rear hall is not permissible and some other arrangement should be shown. It is not clear whether the same situation is planned in the first story hall directly below, but, if so, it is not allowable. Omission of these doors would solve the difficulty.
- ✓5. Indicate type of material of partition enclosing new cellar stairway, that there will be an electric light in the stairway enclosure, and show the type of fire door to be provided in the opening to the enclosure as well as the fact that a liquid door closer will be provided to make it self-closing.
- ✓6. Indicate that there will be glass panels totaling at least six square feet in area in one or the other of the outside doors of rear entrance.
- ✓7. Details of framing of new outside platform and steps together with size of concrete piers and depth below grade should be shown. Also, if the rollway entrance to cellar shown is new, thickness and depth below grade of walls should be shown.

While we fully realize that the arrangement at the rear of the ell where the new stairway is shown has not been definitely decided upon, an arrangement complying with Building Code requirements in all details must be shown on the plans before a permit may be issued for the change of use of the building. Then, if different arrangements are decided upon before alterations in this part of the building are started, they can be shown on a revised plan and covered by an amendment to the permit.

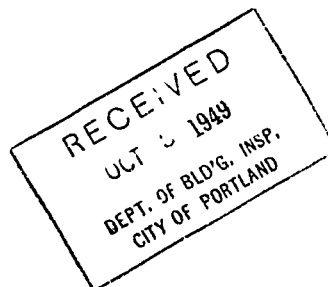
It should be borne in mind that the special rights granted under the appeal will expire unless the work of conversion is substantially completed before February 4, 1950, one year from the date on which the appeal was sustained. Therefore it is important that no time be lost in furnishing the above information so that the permit may be issued and work on the alterations started.

AJS/G  
CC: Mr. Horatio W. Maxfield  
1928 Congress Street

Very truly yours,  
Inspector of Buildings

Sept. 29, 1949  
1928 Congress St  
Portland Maine

Warren H. Donald  
Inspector of Buildings  
Portland Maine



Dear Mr. Donald  
and  
Attention of Mr. Sears

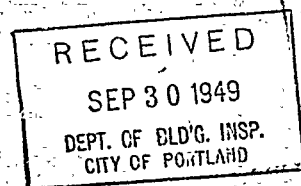
Re your file A.P. 1928 Congress  
Street I.

Please note enclosed check for \$6  
for our Building Permit, which is in ac-  
cordance with the conversation of  
Mr. Sears and Mr. Lejoy.

Mr. Mayfield and I appreciate your  
cooperation and trust that future  
developments will be favorable.

Yours truly  
Ernest R. Mayfield





1928 Congress Street,  
Portland, Maine.  
September 28, 1949

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

Dear Mr. McDonald:

In re your file A. P.  
1928 Congress Street, I

May you consider this with the  
attached blueprints as a formal application for  
the building permit for this project.

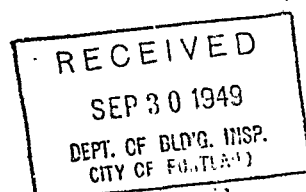
I believe the plans answer all  
the questions or comments made in your letter of  
February 15.

The present intent is to have  
permission to occupy apartments #1 and #3.  
#2 and #4 will not be complete or arranged until  
a later date, and any changes in the plans will  
be submitted for your approval.

The structural changes for  
apartments #1 and #3 of course have been very  
slight. The electrical work, plumbing, as well  
as your inspection, has been certified.

The sewerage disposal system,  
as I described in a previous letter, has been taken  
care of, acceptable to Mr. Johnson, and is shown in  
detail on the basement plan. The leeching beds  
are more than adequate, properly designed with  
crushed rock, perforated tile, and in both cases  
the soil is sand or gravel, and certainly there  
should be no unsatisfactory results.

The question of approximate cost  
of the entire alteration is a little bit indefinite  
in my mind; whether or not the estimated cost in-  
cludes the new sewerage disposal system, kitchen  
equipment, etc. Assumably the plumber has paid



the necessary permit fees, as well as the electrician.

Referring to the latter, apartments #1 and #3 have been rewired, new service has been installed, the remaining part of the house being taken care of on a separate meter.

The fire escape, which is very contingent to the application is being taken care of, and I have talked with Mr. Sears. The manufacturers will submit details which will have to meet both my approval and yours.

I am very sorry for the delay in making this final application, but conditions have been such that it was unavoidable.

Yours very truly,

H. W. MAXFIELD

By

*D. H. Lovejoy*

DHL/I

AP 1928 Congress Street-I

August 11, 1949

Mr. Donald H. Lovejoy  
1928 Congress Street  
Portland, Maine

Subject: Application for permit for change of use  
of dwelling at 1928 Congress Street to 4-family  
apartment house

Dear Sir:

In answer to your letter of August 3, 1949 we would say that we still do not have sufficient information on file to indicate that the alterations you propose to make will comply with Building Code requirements in every respect as we are required to do before issuance of any permit. While it is true that you discussed some time ago with Mr. [redacted] the questions raised in our letter of February 15, 1949, we have no concrete information on file for the use of the field inspector as to just what the conditions are and what your plans are in regard to these questions. It is certain that the means of egress from the second floor apartments must be worked out and shown. As we recall you were considering leaving the existing rear stairs instead of building new ones, which would have some bearing upon exit arrangements. The simplest way of furnishing the needed information is to show it on plans revised to indicate just what arrangements are to be and to file copies of them at this office for checking. All of the details mentioned in our earlier letter should be shown. If you do not have the letter available we will send you a copy upon request.

If it were not for the fact that we are considering the work done on new bathrooms in the building under a previous permit as an important feature involved in the change of use and thus to be counted as work done under the appeal, the variance from the requirements of the Zoning Ordinance granted by the Board of Appeal would have expired on August 4, 1949. Since such rights will now expire on February 4, 1950 unless the work is completed and the apartments occupied on or before that date, it is important that no time be lost in taking all necessary steps to secure issuance of the permit and the carrying on of the work to completion.

We are returning to you the check for the permit fee enclosed with your recent letter. The amount of the fee due cannot be determined until you have given us an estimated cost of the alterations involved in the change of use, such a figure to include all plumbing, electric wiring and any other built in features of the building. For an estimated cost of from \$501 to \$1,000 the fee is \$4.00 and from \$1,001 to \$5,000 it is \$5.00. When revised plans are filed, the estimated cost of the work should be given and the proper fee paid.

Very truly yours,

Warren McDonald  
Inspector of Buildings

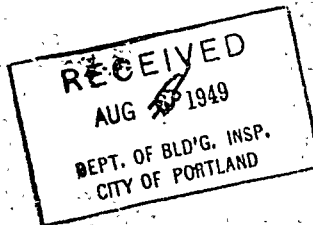
AJS/S

CC: Mr. Horatio W. Maxfield  
1928 Congress Street

8/10/49 - Mr. Frank Johnson says that he believes that sewerage disposal system is as good as can be provided under the circumstances. *af*

1928 Congress Street,  
Portland, Maine.  
August 3, 1949

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



Dear Mr. McDonald:

Re your File AP 1928 Congress  
Street-I

It may seem a little bit lax on my part in not applying for this second permit before, but I have had to act as architect, superintendent and laborer on the job to its present stage.

We have gone along and built the two bath rooms according to the first permit and progressed somewhat on the two kitchenettes, that is #1 and #2.

The sewerage disposal question has been adequately taken care of with two 500 gallon septic tanks and adequate leaching beds. One is placed on the easterly side of the house taking care of apartments No. 1 and No. 3. The second is placed southerly at the rear of the house taking care of apartments No. 2 and No. 4. All of this has been subject to the approval of Plumbing Inspector, and I might add perhaps off the record the expense was quite a lot, even \$625. The leaching beds are certainly adequate and all within range of the house, sandy soil and perforated pipe with approximately twelve tons of crushed rock. Mr. Johnson I feel is assured that he would have no complaint in this matter. His son, Maurice Johnson, has men doing the carpenter work, and fully understands the situation.

Referring to Mr. Sears' letter of February 15, I was in his office at a later date and went over numerous questions all of which seemed satisfactory except one or two details he asked for.

-2-

such as glass size and first floor framing, both of which I am sure is adequate.

The intent at the present moment is to finish apartments #1 and #3, and then continue with apartments #2 and #4.

The question of the stairway in the west ell occurring in apartments #2 and #4 is questionable and the present stairway may be retained.

The means of egress from apartment #5 will probably be a second floor platform which will change the south window in bedroom #3 to a door, and perhaps extend far enough to change window in bedroom #4 in apartment #4 to a door. The stair from this to grade would be a ship ladder type of stair, and of course framed in the proper manner and in accordance with the Building Code.

I would like to have you receive this letter as a formal application for a building permit for the project, and not knowing just the amount of fee required we enclose a check for \$10. Any adjustment can be made at a later date.

I will say again that I am very sorry that this delay has occurred but things could not have been ironed out sooner. Please appreciate the fact that we are struggling against a great many odds.

We have tags for all branches of the work, Building Department, Plumbing, and Electrical Departments, and are trying to co-operate with all involved..

Mr. Maxfield being in Chicago of course makes communication rather slow and settling details is rather strenuous.

It would be very pleasing if you and one of your deputies, Mr. Smith or Mr. Sears, would stop in sometime next week and we could show you results and explain the intent.

Very truly yours

H. W. Maxfield

By 

DHL/M



1928 Congress Street-I

February 15, 1949

Mr. Donald H. Loveloy  
1928 Congress Street  
Portland, Maine

Subject: Application for permit for change of use  
of building at 1928 Congress Street from one  
family to four families

Dear Sir:

Now that the appeal under the Zoning Ordinance concerning the use of the above building has been sustained by the Board of Appeals, it is necessary that you complete the application and pay the permit fee, based on the estimated cost of the work, before we shall be able to issue a permit for the work and change of use proposed. Should you start the work on this project, after issuance of a permit, within six months of February 4, 1949, the date on which the appeal was sustained, the rights granted under this appeal will expire and it will be necessary for you to carry through the appeal procedure before to secure the rights again.

Although the plans filed with the application are not very complete, we have endeavored to check them against Building Code requirements. This check indicated the following omissions from plans and questions as to compliance with Building Code requirements:

1. Although not shown on plans, we believe there is a garage or stable attached to the end of the building where the new stairway is to be built. If this be true, a one hour fire separation is required between the garage use and the apartment house. Such a separation may be provided by metal or perforated gypsum lath and plaster on both sides of the partition between garage and living quarters. See Sections 203-b-1 and 204-b-3 of Building Code.

2. Ceiling heights of first and second stories in all parts of the building are not shown on plans. See Section 203-d-5.1.

3. Size of windows to enable checking of window areas with floor areas of rooms is not shown. See Section 203-d-5.2.

4. There is only one means of egress from Apartment #3 in second story. See Sections 203-e-1 and 212-a-1.

5. While not controlled by the Building Code, ventilation of the inside toilets are required by State Law. The Plumbing Inspector should be consulted concerning requirements.

6. The lights in the public halls and stair wells are required to be burning from darkness to daylight every night, to be on the owner's meter and to be controlled by an automatic time switch. See Section 203-a-3.

7. What is width and height of all doors involved in a means of egress? See Sections 212-a-2.3 and 2.4.

8. What is width of new and existing stairs? See Section 212-e-5.1.

Handrails are required on at least one side of all stairs, on both sides if width is more than 40", and on the side where greatest width of tread occurs of the landing front stairs. See Section 212-e-5.2 and 203-j-1 (c) (1).