

1961-1995 CONGRESS STREET

SHAW-WALKER

Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R

me

INQUIRY BLANK

ZONE _____

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date 5/14/51

LOCATION 100 ... OWNER ...

MADE BY ... TEL. 3-7276

ADDRESS _____

PRESENT USE OF BUILDING Storage

CLASS OF CONSTRUCTION 3rd NO. OF STORIES 1

REMARKS: _____

1. INQUIRY: Could this garage be converted to
dwelling house purposes?
2. With location shown on attached
sheet comply with zoning ordinance
requirements for such use?

ANSWER: See letter

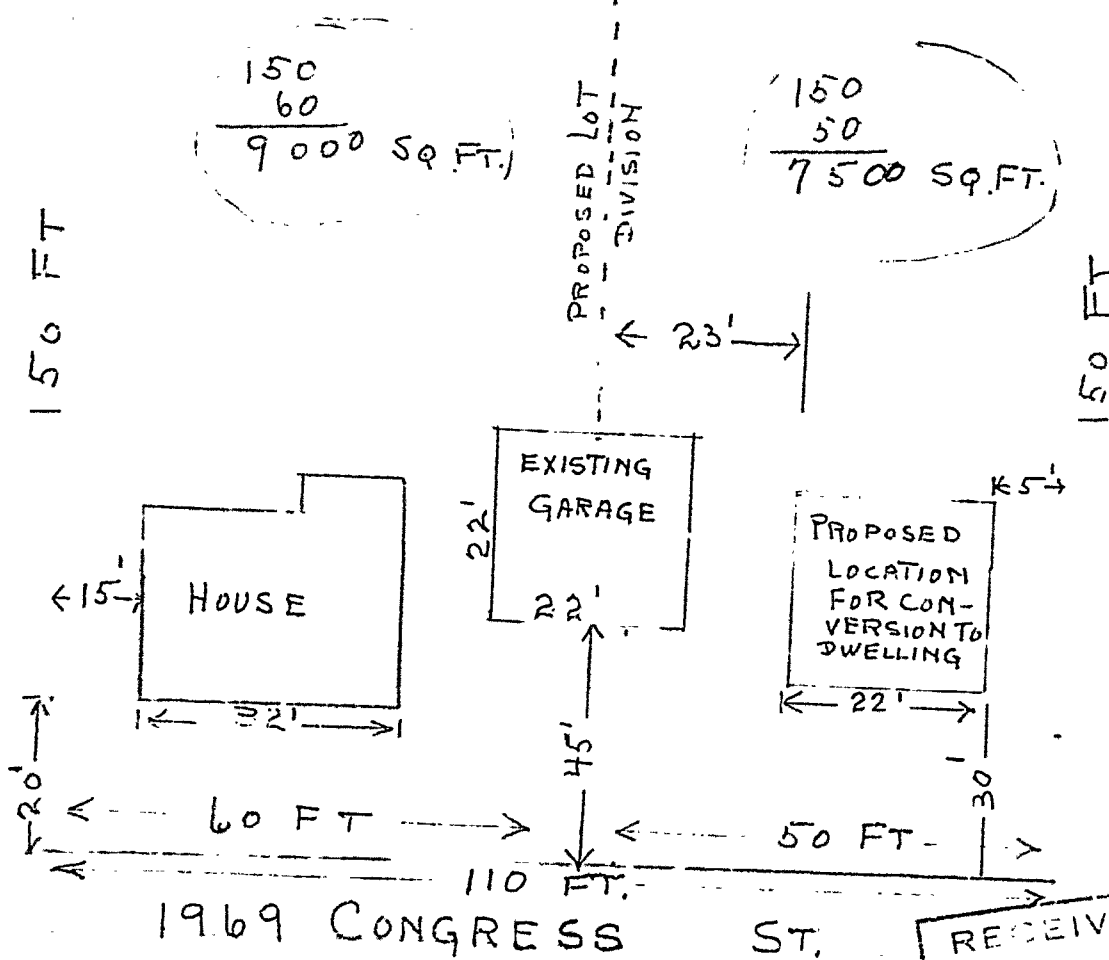
DATE OF REPLY 5/17/51 REPLY BY ...

Constructions details of garage:-

Built October 1947

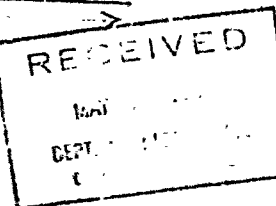
Sills - 6 x 6
 Rafters - 2 x 6 2' O.C.
 Studing - 2 x 4 2' O.C.
 Sides - Tongued and grooved pine boards
 Roof - " " " " "
 Roof and sides covered with building paper before shingling and clapboarding
 All inside corners sturdily braced at time of construction.

Dimensions - 22' x 22' x 15' high



A. C. & B. P. Jordan, 1969 Congress Street, City.

Under the Building Code, etc. would the above change be possible without an appeal?.



Inquiry
1961-1967 Congress Street

May 17, 1951

Mr. Arlo C. Jordan
1969 Congress Street
Portland, Maine

Dear Mr. Jordan:

In regard to your inquiry concerning subdivision of your property at 1961-1967 Congress Street, we find that the requirements of the Zoning Ordinance and Building Code apply to the proposition as follows:

1. The property is located in a Residential A Zone. One of the provisions of Section 12 of the Zoning Ordinance governing this type of zone specifies that no dwelling house shall be erected on a lot less than sixty feet wide unless the lot was held under separate and distinct ownership from adjacent lots and was on record on January 1, 1946. Since the lot in question has only 110' frontage, it is clearly impossible to subdivide it so as to provide two lots with each having a frontage of sixty feet. Under these circumstances we would be unable to issue a permit for the arrangement shown on the plan filed with your inquiry. This matter is, of course, subject to appeal but we have no way of telling definitely in advance what the results of such an appeal might be.

2. As far as the application of the Building Code to the proposition of moving the existing two car garage onto the new lot to be set off and converting it to dwelling house use is concerned, it would appear that this would be allowable. However, the framing of walls would need to be brought up to the 16" spacing of studs required for a dwelling house in place of the existing 24" spacing, but this likely can be done by the introduction of extra studding. Framing around door and window openings will also need to be made to comply with requirements for a dwelling house. It does not already do so.

It is likely that a wood floor will need to be provided in the new location of the building in place of the existing concrete one and we shall need to know how it is to be framed and supported. Information as to the type of foundation and arrangement of partitions and windows will also be needed.

We note that you propose to locate the building the minimum allowable distance of 5' from one side lot line. This is permissible, but it should be borne in mind that it would not be lawful to have any side entrance platform and steps or outside fireplace chimney projecting into this five foot yard should any such projection be contemplated.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B



APPLICATION FOR PERMIT

Permit No. 148

Class of Building or Type of Structure Third Class

FEE

Portland, Maine, February 16, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 1975 Congress Street Ward 2 Within Fire Limits? no Dist. No. 1
Owner's or lessee's name and address Frank G. Johnson 2952 Congress St. Telephone 8-1935
Contractor's name and address E. G. Johnson Co., 10 Free St. Telephone 8-1935
Architect's name and address _____
Proposed use of building _____
Other buildings on same lot _____ No. families _____
Plans filed as part of this application? _____ No. of sheets _____
Estimated cost \$ _____ Fee \$.60

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Last use stable No. families _____

General Description of New Work

To demolish building, not over 600 sq. feet in area

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
To be erected on solid or filled land? _____ Height average grade to highest point of roof _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-10" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Signature of owner Frank G. Johnson

8720B

Ward 8 Permit No. 37/148
Location 1975 Congress St.
Owner Frank J. Johnson
Date of permit 2/18/37.
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 3/2/37. C. G. G.
Cert. of Occupancy issued Permit

NOTES

02739
Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$300.00 Zone _____ Map # _____ Lot # _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Dick McGoldrick Phone # 774-1885
Address: PO Box 1838, Portland (tenant - Dr. John Knowles and Dr. Julius Damion)
LOCATION OF CONSTRUCTION 1685 Congress St., 1st Floor
Contractor: Maine 1st Construction Sub.
Address: 224 Free St., Portland 04104 Phone # 871-1010
Est. Construction Cost: \$556,000 Proposed Use: Medical offices
Past Use: _____
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion Tenant fit up. 2 sets of plans submitted.

For Official Use Only	
Date	<u>October 30, 1989</u>
Inside Fire Lines	_____
Bldg Code	_____
Time Limit	_____
Estimated Cost	<u>\$556,000</u>
NOV 6 1989	
Zoning: _____	
Street Frontage Provided: _____	
Provided Setbacks: Front _____ Back _____ Side _____	
Review Required: _____	
Zoning Board Approval Yes _____ No _____ Date: _____	
Planning Board Approval Yes _____ No _____ Date: _____	
Conditional Use: _____ Varies _____ Site Plan _____ Subdivision _____	
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____	
Special Exceptions _____	
Other (Explain) _____	

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:

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

Exterior Walls:

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

Interior Walls:

1. Studding Size: _____ Spacing _____
2. Header Size: _____ Spacing _____
3. Wall Covering Type: _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling:

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

Roof:

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

Chimneys:

- Type: _____ Number of Fire Places _____

Heating:

- Type of Heat: _____

Electrical:

- Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

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

Swimming Pools:

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

Permit Received By Nancy Grossman

Signature of Applicant [Signature] Date 10/30/89

Signature of CEO [Signature] Date _____

Inspection Dates (2) KT

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

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