

1793-1795 CONGRESS STREET

SHAW-WALKER

Full cut #920R - Half cut #920R - Third cut #920R - Full cut #920R



Hand-drawn diagram of a building layout. The diagram shows a large rectangular area divided into several smaller rectangular sections. The sections are labeled with numbers 1 through 100. The labels are written in a handwritten style. The diagram is oriented vertically, with the top section labeled '1' and the bottom section labeled '100'. The sections are arranged in a grid-like pattern, with some sections being larger than others. The diagram is drawn on a white background with black lines and text.

Effective April 15, 1968

CHAPTER 317

JUNKED MOTOR VEHICLES

Section 317.1 It shall be unlawful and a violation of this ordinance for any person, firm, or corporation to deposit, place, leave, or abandon, any old, discarded, worn out or junked motor vehicles, or parts thereof, on any public street or any public place in the City of Portland.

Placing on  
streets and  
public places  
317.1

Section 317.2 The City shall have the right to remove or cause to be removed any such vehicle, or part thereof, from any public street or public place, and dispose of it as it sees fit without any liability whatsoever.

Removal from  
streets or  
public places  
317.2

Section 317.3 It shall be unlawful and a violation of this ordinance for any person, firm, or corporation, to deposit, place, leave, or abandon any old, discarded, worn out or junked motor vehicle or vehicles, or parts thereof, on any private property in the City of Portland, except in duly authorized locations.

Placing on  
private  
property  
317.3

Section 317.4 It shall be unlawful and a violation of this ordinance for any person, firm, or corporation, owning or occupying private property in the City of Portland to keep or allow to accumulate any old, discarded, worn out or junked motor vehicle or vehicles, or parts thereof, on said private property after having received written notice by registered mail from the City by an official designated by the City Manager, ordering the removal from said property of said old, discarded, worn out or junked motor vehicle or vehicles, or parts thereof.

Keeping on  
private  
property;  
notice to  
remove  
317.4

Section 317.5 If any person, firm, or corporation shall fail for a period of ten (10) days after receipt of said order to remove any such vehicle or vehicles, or parts thereof, the City shall have the right by its duly authorized agent to remove said vehicle, or part thereof, from any private property and dispose of it as it sees fit without any liability whatsoever.

Removal  
from private  
property  
317.5

Section 317.6 Any person, firm, or corporation who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and shall be subject to a fine of not more than \$100.00.

Penalty  
317.6

Section 317.7 In addition to the fine herein provided, the person, firm, or corporation depositing or keeping such vehicles, or parts thereof, on said public highways, public places, or private property, shall be liable to the City for the cost of removal thereof, and shall pay said costs within thirty (30) days after demand.

Cost to be  
recovered  
317.7

1795 Congress St.  
Proposed Location  
100 gal Propose Bulk Tank  
By Minicuts  
No. Windham

By  
R. H. Smith

Congress St. → Downtown

1795

100 Bulk

West Brook St.

RECEIVED  
APR 27 1981  
DEPT. OF BLDG. Insp.  
CITY OF PORTLAND





# APPLICATION FOR PERMIT

PERMIT ISSUED

B.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

394

MAY 13 1981

ZONING LOCATION PORTLAND, MAINE, April 27, 1981

CITY of PORTLAND

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

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

LOCATION 1793 Congress Street Fire District #1 ☐ #2 ☐  
1. Owner's name and address Michael Coburn - same Telephone  
2. Lessee's name and address Telephone  
3. Contractor's name and address Main-Gas - Rte # 302 No. Windham, Me Telephone .892-46 6744  
4. Architect Specifications Plans No. of sheets  
Proposed use of building dwelling No. families 1  
Other use No. families  
Material No. stories Heat Style of roof Roofing  
Other buildings on same lot  
Estimated construction cost \$ Fee \$ 2.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling Ext. 234

To set 1 - 420 gal. propane gas, bulk tank as per plans. 1 sheet of plans.

Stamp of Special Conditions

Garage

Masonry Bldg.

Metal Bldg.

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

## IF A GARAGE

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

## APPROVALS BY:

### DATE

### MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING:

BUILDING CODE:

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

Fire Dept:

to see that the State and City requirements pertaining thereto

Health Dept:

are observed?

Others:

Signature of Applicant

Phone # same

Type Name of above Main Gas

1 ☐ 2 ☐ 3 ☒ 4 ☐

Robert Smith

Other

and Address

FIELD INSPECTOR'S COPY

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10

13

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1

401

1997



## APPLICATION FOR PERMIT

PERMIT ISSUED

JAN 10 1963

CITY of PORTLAND

Class of Building or Type of Structure Third Class

PORTLAND, MAINE, January 10, 1963

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 1795 Congress Street

Owner's name and address Ralph F. Blood, 1314 Westbrook St. Telephone \_\_\_\_\_

Contractor's name and address William Groaton, Jr., 1 Montgomery St. Telephone \_\_\_\_\_

Use of building—Present Dwelling Proposed Dwelling

No. of Stories 2 1/2 Style of roof pitch Type of present roof covering asphalt

Type and Grade of roofing to be used Class C Und. Lab. asphalt No. plies \_\_\_\_\_

### GENERAL DESCRIPTION OF NEW WORK

To cover entire roof with asphalt

Fee \$ .50

INSPECTION COPY

Signature of Owner

*Ralph F. Blood*



City of Portland, Maine  
Board of Appeals  
—ZONING—

*Granted*  
*Conditionally 8/16/48*

July 30, 1948

To the Board of Appeals:

Your appellant, Ralph F. Blood, who is the owner of property at 1795 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 17, Paragraph E of the Zoning Ordinance,

Building permit for construction of one-story wood frame addition to studio and change of use of entire building to dwelling at 1795 Congress Street is not issuable because there will be only about 20 feet between the rear wall of the existing dwelling on the front of the lot and the front wall of the addition to the building on the rear of the lot whereas a minimum distance of 45 feet (25 feet for rear yard of front building and 20 feet for front yard of rear building) is required between the two buildings by the Zoning Ordinance in the Residence A Zone where the property is located.

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

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

*Ralph F. Blood*  
Appellant

City of Portland, Maine

Board of Appeals

—ZONING—

Decision

Public hearing was held on the 13th day of August, 1948  
on petition of Ralph F. Blood, owner of property at  
1795 Congress Street, seeking to be permitted an exception to the regulations of  
the Zoning Ordinance relating to this property.

Building permit for construction of one-story wood frame addition to studio and  
change of use of entire building to dwelling at 1795 Congress Street is not  
issuable because there will be only about 20 feet between the rear wall of the  
existing dwelling on the front of the lot and the front wall of the addition  
to the building on the rear of the lot whereas a minimum distance of 45 feet  
(25 feet for rear yard of front building and 20 feet for front yard of rear  
building) is required between the two buildings by the Zoning Ordinance in the  
Residence A Zone where the property is located.

The Board finds that an exception is necessary in this case to grant reasonable use  
of property and can be granted without substantially departing from the intent and  
purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted  
in this specific case, provided that the shed presently located in the rear of the front  
building on these premises is removed.

*Ralph F. Blood*  
*John W. Lake*  
*Edwin J. Kelley*  
*B. W. Hallenbeck*

Board of Appeals

August 16, 1948

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF RALPH F. BLOOD  
AT 1795 Congress Street

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

todayx  
August 13, 1948

Present for City

Board of Zoning Appeals members:-

VOTE

	Yes	No
Mr. Wetcheil	(x)	( )
Mrs. Forst	(x)	( )
Mr. Colley	(x)	( )
Mr. Solbrook	(x)	( )
Mr. CoTeLah	(x)	( )
	( )	( )
	( )	( )
	( )	( )
	( )	( )

Municipal Officers:-

CONDITION EXISTING SHED IN REAR OF FRONT BUILDING  
IS REMOVED.

City officials:-

NO OPPOSITION

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

August 10, 1948

Mr. Ralph F. Flood  
1795 Congress Street  
Portland, Maine

Dear Mr. Flood:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 13, 1948 at the meeting of the Board in the afternoon to hear your appeal under the Zoning Ordinance.

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

Very truly yours,

BOARD OF APPEALS

Robert L. Getchell

Chairman

M

CITY OF PORTLAND, MAINE  
LEGAL DEPARTMENT

August 10, 1948

TO THE BOARD OF APPEALS:

The Board of Appeals will hold public hearings on the following appeals on Friday, August 13, 1948 at 10:30 A. M. in the Council Chamber, City Hall:

William A. Porcell - 122 State Street - Change of use from Apartment house to combination of doctors' offices and dwelling unit.

Albert J. Keras - 30 Highland Street - Changing single family dwelling house to two family dwelling.

Willis True - 356 Woodford Street - Increase in volume of non-conforming apartment house.

(see attached notices for further details)

Ralph F. Blood - 179 Congress Street - Construction of one-story wood frame addition to studio to make dwelling not feasible because of lack of distance between rear wall of existing dwelling on front of this lot and front wall of addition to building on rear of this lot, which is to be converted.

Mrs. Mary Gladu - 1029 Congress Street - alterations to two-family dwelling to provide third apartment not permissible because of side yard distance and front wall of proposed front corner will be closer to line of Congress Street than permitted.

Jack Levine - 39 Hillis Street - Enclosing portion of existing front porch not permissible because front wall would be closer to line of Hillis Street than front walls of existing dwellings on adjoining lots.

Robert L. Gatchell

Chairman

M  
Pholacuron



CITY OF PORTLAND, MAINE

BOARD OF APPEALS

August 3, 1948

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 13, 1948 at ten-thirty o'clock in the forenoon to hear the appeal under the Zoning Ordinance of William J. Porell requesting exception to the Ordinance to permit change of use of apartment house at 148 State Street to a combination of 5 doctors' offices and one dwelling unit. This permit is not issuable because the property is located in an Apartment House Zone where use for multiple doctors' offices is not allowable.

This appeal is taken under Section 17k of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to 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

Robert L. Getchell

Chairman

M

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

August 3, 1948

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, August 13, 1948 at ten-thirty o'clock in the forenoon to hear the appeal of Albert J. Kars requesting exception to the Zoning Ordinance to permit changes in single family dwelling house at 30 Highland Street to make a two-family dwelling. This permit is not issuable because the property is located in a Residential AA Zone in which, according to Section 13A of the Ordinance, two-family dwelling house is not an allowable use.

This appeal is taken under Section 17E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to 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

Robert L. Getchell

Chairman

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

August 3, 1948

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City hall, Portland, Maine on Friday, August 13, 1948 at ten-thirty O'clock in the forenoon to hear the appeal of Willis True requesting exception to the Zoning Ordinance to permit enclosure of side open piazza at 356 Woodford Street.

This permit is not issuable because the apartment house is a use non-conforming with the Zoning Ordinance in the Residence C Zone where the property is located. Building enclosure walls around the piazza would increase the volume of the apartment house, and Section 14 of the Ordinance provides that no such non-conforming use shall be increased in volume.

This appeal is taken under Section 17E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to 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

Robert L. Getchell

Chairman

WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to File

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU AP 1795 Congress Street-I

July 14, 1948

Mr. Ralph F. Blood  
1801 Congress Street  
Portland, Maine

Subject: Application for permit for construction of one-story wood frame addition to studio and change of use of entire building to dwelling at 1795 Congress Street

Dear Mr. Blood:

As previously explained to you, we are unable to issue the permit for the above work because there will be only about 20 feet between the rear wall of the existing dwelling on the front of the lot and the front wall of the addition to the building on the rear of the lot whereas a minimum distance of 45 feet (25 feet for rear yard of front building and 20 feet for front yard of rear building) is required between the two buildings by the Zoning Ordinance in the Residence A zone where the property is located. You have expressed your desire to seek an exception from the precise terms of the ordinance and hence we are enclosing an outline of the procedure to follow in filing such an appeal. We are also certifying the case to the Assistant Corporation Counsel who handles the appeals.

We understand that you have recently purchased a strip 25 feet wide extending the full depth of the lot from the adjoining property, on which the addition will be built, and that there will be about 9 feet between the end of the addition and the new lot line. It is only under these circumstances that we will be able to issue a permit for the work, even though you are successful in having your appeal sustained.

Very truly yours,

Signed) WARREN McDONALD

Inspector of Buildings

AJS/S

Encl: Outline of appeal procedure

CC: Edward T. Gignoux  
Assistant Corporation Counsel



(PA) PERMIT - BONE - A

## APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 10, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

Completed 7/12/48

PERMIT ISSUED

61611

9 1948

CITY of PORTLAND

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ ~~to~~ ~~the~~ ~~existing~~ ~~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 Rear 1795 Congress Street Within Fire Limits? no Dist. No.       
 Owner's name and address Ralph F. Blood, 12 1801 Congress Street Telephone 4-5033  
 Lessee's name and address      Telephone       
 Contractor's name and address owner Telephone       
 Architect      Specifications      Plans yes No of sheets 2  
 Proposed use of building Dwelling No. families 1  
 Last use Studio No. families       
 Material frame No. stories 1 1/2 Heat warm air Style of roof pitch Roofing pitch  
 Other buildings on same lot dwelling Fee \$ 2.00  
 Estimated cost \$ 1000.

## General Description of New Work

To Change Use of building from Studio to Dwelling.  
 To construct 1 1/2 story frame addition 12'x16' to existing dwelling house.  
 To ~~erect~~ change existing window to door between dwelling and new addition.

## INSPECTION NOT COMPLETED

Permit issued with Letter

Appeal Sustained conditionally 7/16/48

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

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 Ralph F. Blood

## Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes  
 Height average grade to top of plate 9' Height average grade to highest point of roof 15' 16'  
 Size, front 2 16' depth 12' at least 4' below grade No. stories 1 1/2 solid or filled land? solid earth or rock? earth  
 Material of foundation concrete Thickness, top 8" bottom 10" cellar no  
 Material of underpinning " to sill Height      Thickness       
 Kind of roof pitch-able Rise per foot      Roof covering asphalt roofing Class C Und. Lab.  
 No. of chimneys none Material of chimneys      of lining      Kind of heat      fuel       
 Framing lumber—Kind second-hand Dressed or full size? full size  
 Corner posts 4x4 Sills 4x8 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 2x8 ceiling 2x6 2nd      3rd      roof 2x4  
 On centers: 1st floor 16" 2nd 16" 3rd      roof 12 24"  
 Maximum span: 1st floor 12' 2nd      3rd      roof 6'  
 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

INSPECTION COPY

Signature of owner

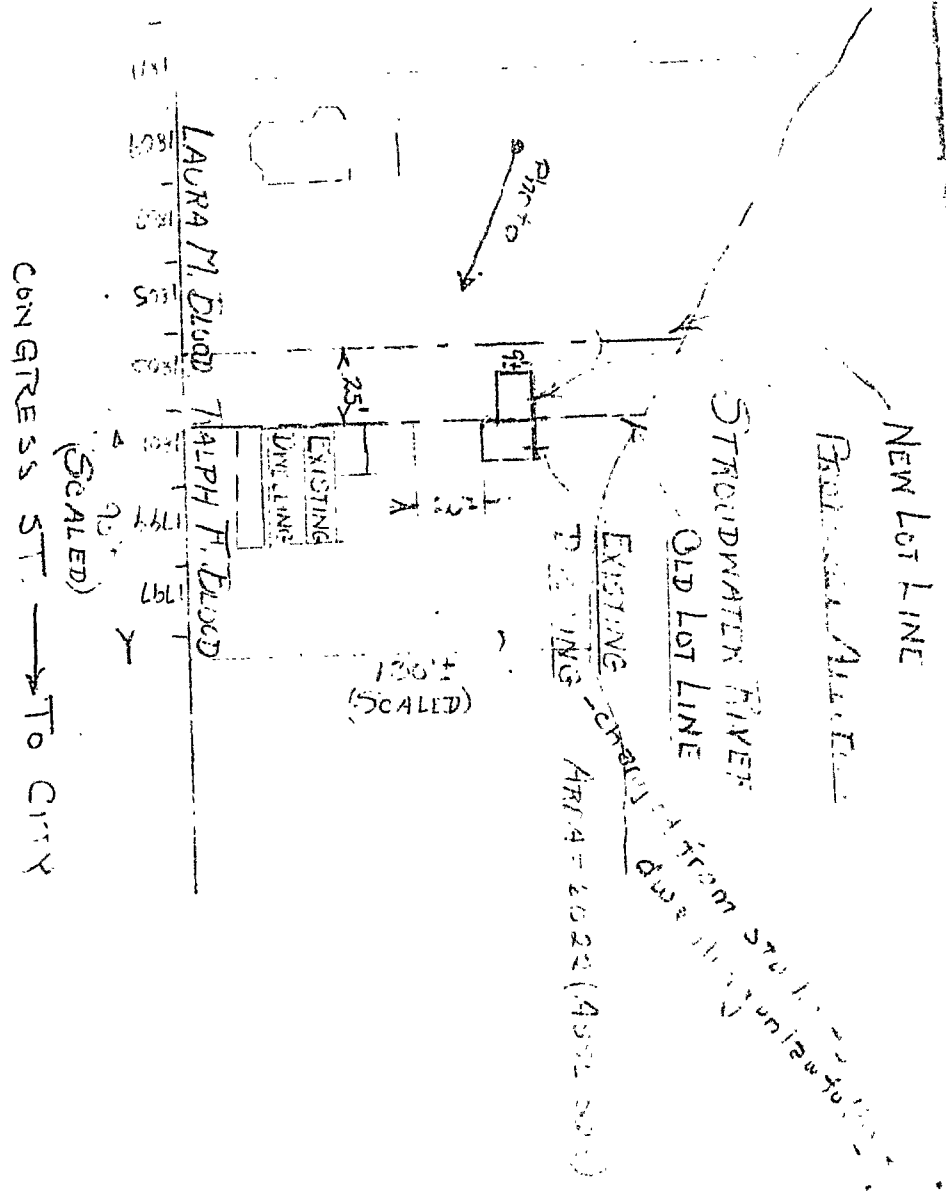


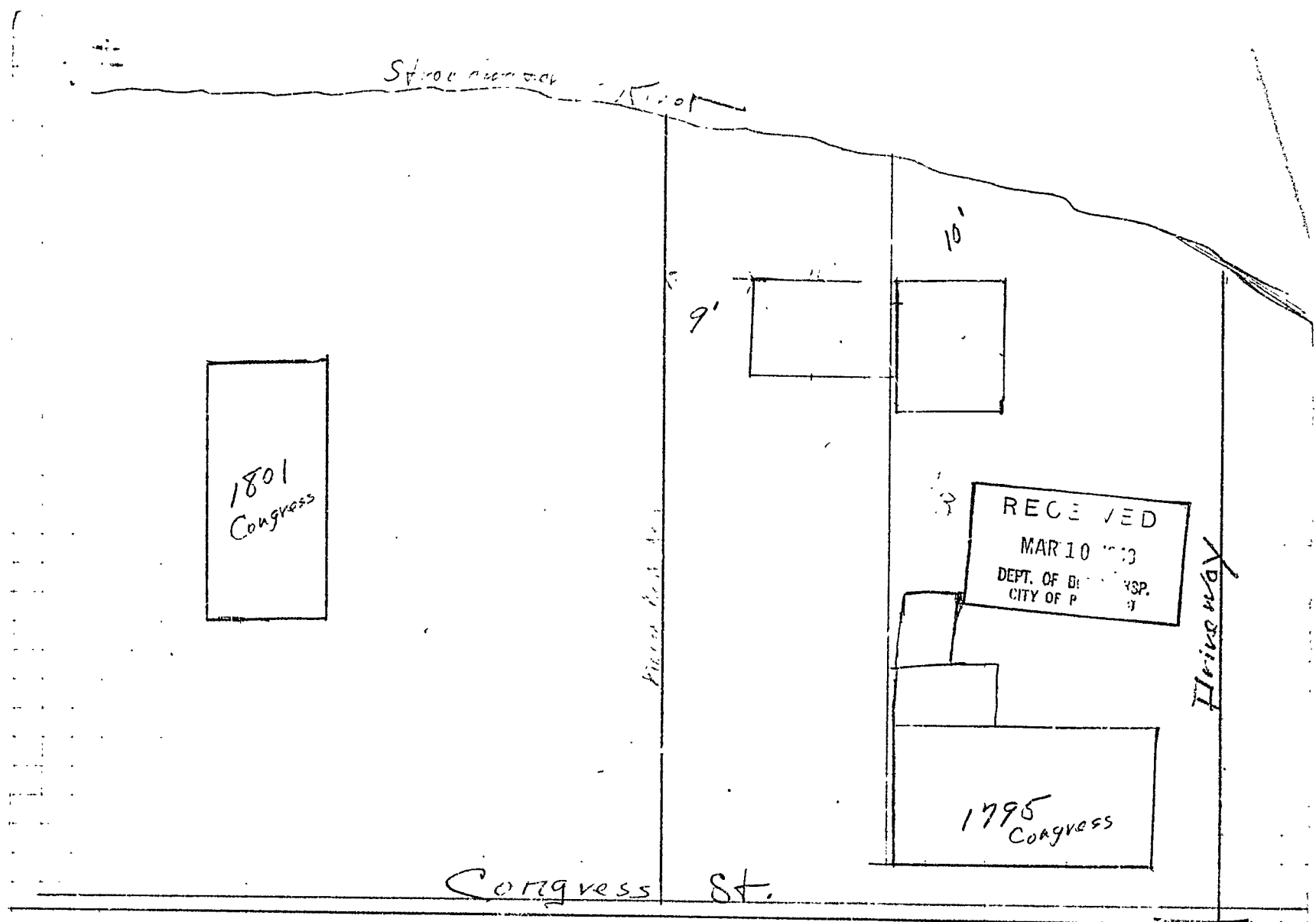
Cert. of Occupancy issued

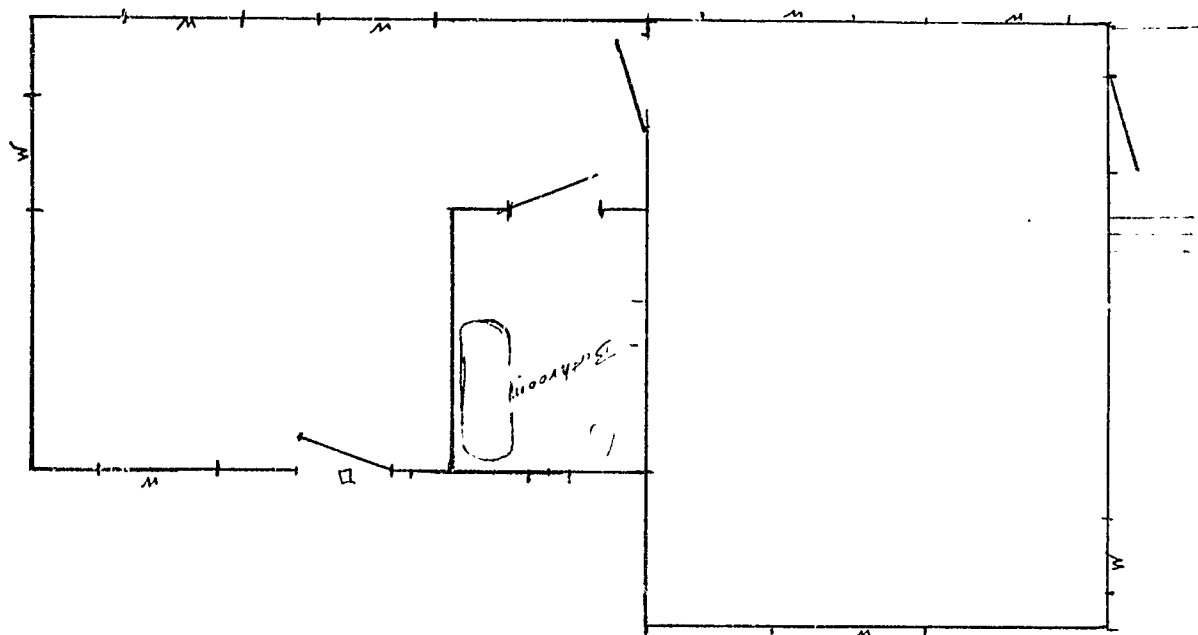
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NOTES

INSPECTION NOT COMPLETE







RECEIVED  
 MAR 10 1942  
 DEPT. OF BLD'G. INSP.  
 CITY OF PORTLAND

Scale  $\frac{1}{4}'' = 1'$

AP rear 1795 Congress St.-1

September 8, 1948

Mr. Ralph F. Blood  
1301 Congress Street  
Portland 4, Maine

Subject: Building permit for construction  
of addition to building and change of  
use from studio to dwelling at rear 1795  
Congress Street

Dear Sir:

The Board of Appeals having granted your appeal conditional upon the rear shed being demolished or removed, and we having issued a permit to move the rear shed of dwelling on this lot to the adjoining lot, the permit for the addition and change of use of the studio to dwelling is issued subject to the following conditions, and if you are unable or unwilling to abide by these conditions, you should refrain from starting the work under this permit, and return the permit immediately for adjustment:

1. The rear shed is to be moved to the adjoining lot, as covered in another permit therefor already issued, before any work is started under the permit now issued for construction of addition to the former studio.
2. No excavation within the foundation wall of addition for cellar space is allowable if the 10" thickness at the bottom and 8" thickness top as given in application is used. To provide for cellar space a wall 10" thick at the grade and 12" thick at the bottom is required.
3. You are required to give notice to this office for an inspection before any lath or wallboard is applied to walls, partitions or ceilings. This notice should not be given until the electrical wiring and plumbing has been installed and approved by the proper inspectors.

Very truly yours,

Inspector of Buildings

WHD/S



AP 1795 Congress Street-1

August 19, 1948

Mr. Ralph F. Blood  
1801 Congress Street  
Portland, Maine

Subject: Zoning appeal in connection with  
addition to building on rear of lot at  
1795 Congress Street

Dear Sir:

The above appeal was sustained by the Board of Appeals with the condition that the existing shed on the rear of the front building be removed. We understand that you plan to relocate it to a position on the adjoining lot.

In order that we may be able to issue the permit for the addition about which the appeal was concerned, will you please file at this office an application for a permit for moving this shed to its new location, furnishing a location plan for it and information as to the proposed use and the type of foundation planned? When the permit for this work has been issued and the shed moved to its new location, we should be able to issue the permit for the addition to the rear building.

Very truly yours,

Inspector of Buildings

AJS/s

AP 1795 Congress Street-1

July 14, 1948

Mr. Ralph F. Flood  
1801 Congress Street  
Portland, Maine

Subject: Application for permit for construction of two-story wood frame addition to studio and change of use of entire building to dwelling at 1795 Congress Street

Dear Mr. Flood:

As previously explained to you, we are unable to issue the permit for the above work because there will be only about 20 feet between the rear wall of the existing dwelling on the front of the lot and the front wall of the addition to the building on the rear of the lot whereas a minimum distance of 45 feet (55 feet for rear part of front building and 30 feet for front part of rear building) is required between the two buildings by the zoning ordinance in the ordinance zone where the property is located. You have expressed your desire to seek an exception from the precise terms of the ordinance and hence we are enclosing an outline of the procedure to follow in filing such an appeal. We are also certifying the case to the Assistant Corporation Counsel for his review of the appeal.

We are interested that you have recently purchased a strip 25 feet wide extending to the full depth of the lot from the adjoining property, on which the addition will be built, and that there will be about 2 feet between the end of the addition and the rear lot line. It is only under these circumstances that we will be able to issue a permit for the work, even though you are successful in having your appeal sustained.

Very truly yours,

Inspector of Buildings

RJS/S

Encl: Outline of appeal procedure

CC: Edward T. Gignoux  
Assistant Corporation Counsel

AP 1795 Congress Street-1

March 24, 1943

Mr. Joseph Blood  
1351 Congress Street  
Portland 8, Maine

Subject: Application for permit for addition  
to building at 1795 Congress Street

Dear Sir:

We are unable to issue the permit for a 1 1/2-story addition on the side of the existing building at the rear of the lot at the above location because there will be only about 20' between the rear wall of the dwelling on the front of the lot and the wall of the proposed addition. The location of the dwelling, in the rear of another lot on the same lot is rather an unusual occurrence. In such a case, the zoning ordinance, in the Residence A Zone where the property is located, specifies that a rear yard at least 25' deep for the front building plus a front yard at least 25' deep for the rear building, or a distance of 45', be maintained between the two structures, this open and unoccupied space to extend for the full width of the lot. As explained to you, these zoning ordinance requirements are subject to appeal, but of course we have no way of knowing whether such an appeal from the zoning board of the ordinance would be successful in this case. However, should you wish to exercise your appeal rights, we will send you an outline of the appeal procedure and certify the matter to the Corporation Council, who handles the appeals, upon notification from you to that effect.

It is apparent that consideration with you that the use of the building to which the addition is planned has been changed since 1938 from what was a dwelling to a dwelling without a permit. Such a change must have been secured and a certificate of occupancy for the change having been issued, as is required by law. We are not disposed to make an issue of this matter at this late date, but it is necessary that you now apply for a belated permit for such a change of use by including it in the application for the permit which you have recently filed.

We understand that the line dividing the lot on which the building in question is located, ownership of which is carried in your name, and the adjoining lot, carried in the name of your wife, is very close to the western wall of the existing building on which the addition is proposed, so that, if the addition were to be built, it would project over onto the next lot. To overcome this difficulty you propose to have your wife deed to you a strip of her land running the full depth of the lot and wide enough to allow for the length of the addition plus a distance of 5', which is the minimum side yard distance in the Residence A Zone where the property is located. If a permit were to be issued for this addition, it would have to be on the basis that this will be done.

Very truly yours,

Inspector of Buildings

AJS/s



(RA) RESIDENCE ZONE - A

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 2, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to alter ~~the~~ <sup>the</sup> 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 1735 Congress St

Location 1735 Congress St.

Owner's name and address Ralph Blood, 1795 Congress St. Within Fire Limits? no Dist. No.     

Lessee's name and address      Telephone     

Contractor's name and address owner Telephone     

Architect      Telephone     

Proposed use of building Dwelling Specifications      Plans no No of sheets     

Last use " No. families 2

Material frame No. stories 2 1/2 Heat      Style of roof      No. families 2

Other buildings on same lot cottage Roofing     

Estimated cost \$ 50. Fee \$ .50

General Description of New Building

### General Description of New Work

To change out existing wooden platform front of building with solid concrete to be at least 4' below grade.  
Existing platform is 6'x6' and new platform to be same size.  
Concrete to extend 12" above grade.

NOTIFICATION BEFORE LATHING  
OR CLING-IN IS WAIVED

**CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED**

*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

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

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

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

APPROVED: \_\_\_\_\_

### Miscellaneous

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

**APPROVED:**

**INSPECTION COPY**

*Signature of owner*

Permit No. 47/2231

Location 1795 Congress St.

Owner Ralph Blood

Date of permit 9/5/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

9/24/47 - 12/1/47 done

3/1/48

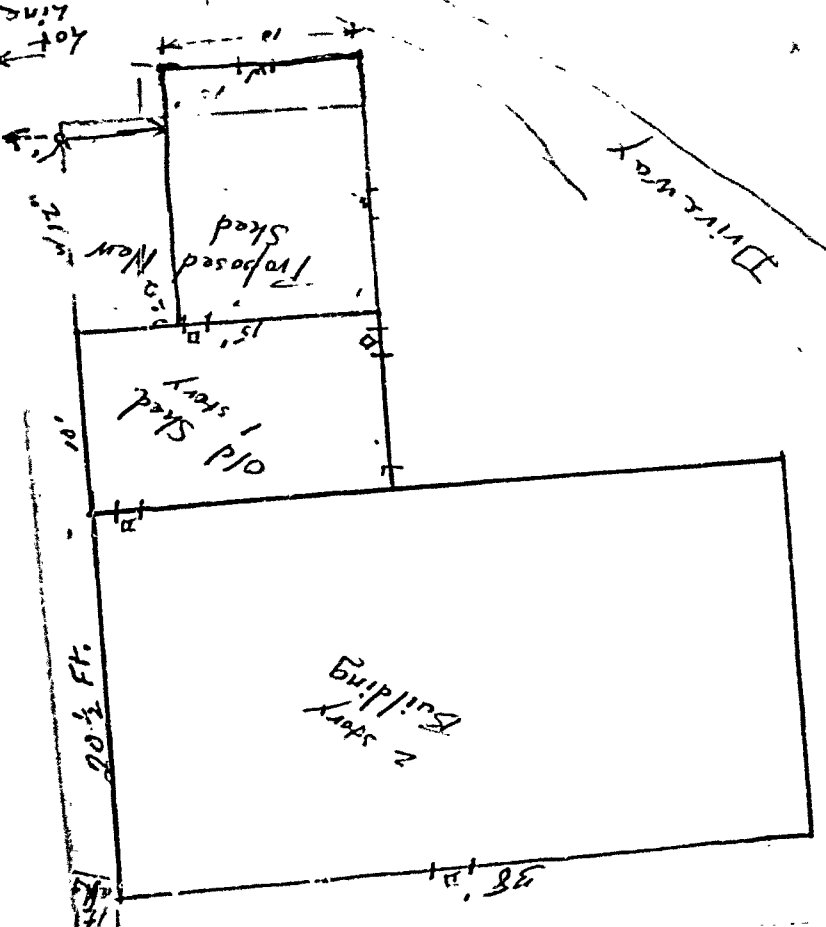


Stroudwater 11:00

Hickhouse  
Knocked Down  
no USAF.

Old Garage  
1793-1795

1/2 lot  
3 feet



lot line

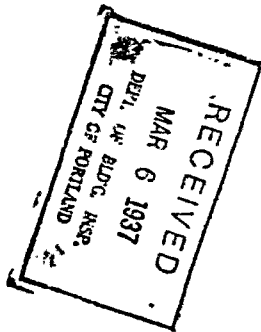
120 sq ft  
4 ft  
120 sq ft

1790 Congress St. East  
Lot 60 ft front  
West

Buildings Inspector -

Floorplan Diagram of Mailings + 1st  
showing inside New 3422.

William F. Flood  
of 1795 Congress St.  
Boston, Mass.



STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for addition to dwelling house  
at 1795 Congress Street

Date 3/6/37

1. In whose name is the title of the property now recorded? *Ralph T. Blood*
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *Yes - Stakes*
3. Is the outline of the proposed work not staked out upon the ground? *Partly* If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? *Yes.*
4. What is to be maximum projection or overhang of eaves or drip? *16"*
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? *Yes.*
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? *Yes.*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? *Yes.*

*Ralph T. Blood*



# APPLICATION FOR PERMIT

Permit No. 10203

Class of Building or Type of Structure Fire Class

Portland, Maine, May 6, 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 1705 Congress Street Ward 8 Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's or Lessee's name and address Ralph F. Blood, 714 Forest Avenue Telephone 4-5055  
Contractor's name and address Owner Telephone \_\_\_\_\_  
Architect's name and address \_\_\_\_\_  
Proposed use of building Dwelling house No. families 1  
Other buildings on same lot \_\_\_\_\_  
Plans filed as part of this application? yes No. of sheets 2  
Estimated cost \$ 150. Fee \$ .75

## Description of Present Building to be Altered

Material wood No. stories 2-1 Heat Stove Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use dwelling house No. families 1

## General Description of New Work

To erect one story frame shed 10' x 15' on rear of building  
To change window to door to lead into same

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

CERTIFICATE OF OCCUPANCY

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories 1 Height average grade to top of plat \_\_\_\_\_  
To be erected on solid or filled land? solid earth or rock? earth  
Material of foundation concrete piers below frost Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
Material of exterior wing \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof Asphalt Rise per foot 7" Roof covering Asphalt roofing Class C Und. Lab.  
No. of chimneys no Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Corner posts 4x8 Sills 4x8 Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor 2x8, 2nd 2x8 ceiling 3rd, roof 2x4  
On centers: 1st floor 16", 2nd 16", 3rd \_\_\_\_\_, roof 16"  
Maximum span: 1st floor 10", 2nd 10", 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

INSPECTION COPY

Signature of owner Ralph F. Blood

42243

Ward 8 Permit No 37/236

Location 1795 Congress St.

Owner Ralph W. Blood

Date of permit 3/6/37.

Notif. closing-in

Ins. g-in

Final Notif.

Final Insp. 4/9/37

Cert. of Occupancy issued None

NOTES

3/10/37 - discussion  
with A.G.  
3/15/37 - 7' floor for  
dormitory  
3/17/37 - Part of E. party  
has poured  
3/23/37 - Framing  
floor. W. end  
with Mr. Blood. R.  
3/26/37 - Work progressing  
G.A.  
3/30/37 - Same - A.G.



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

READ!

**Application for Permit for Alterations, etc.**

Portland, Me., April 12, 1926..... 19

To the

**INSPECTOR OF BUILDINGS:**

The undersigned applies for a permit to alter the following described building:—  
 No. 8 in first limit

The undersigned applies for a permit to alter the following:

Location 793 1/2 Congress Street Ward 8 in fire-limits? no

John D. Donaldson Address 1427 Congress Street

Location 1154 13th St. N.W. Address 1427 Congress St. N.E.  
Name of Owner or Lessee John G. Donaldson not let

**Description of Present Bldg.**

Name of Owner or Lessee ..... not let .....  
 " " Contractor ..... ..

.. " Architect. .... pitch ..... Material of Roofing. shingle

Material of Building is wood Style of Roof pitched Material of Roofing asph  
20ft 14ft feet wide. No. of Stories, 1

Size of Building is ..... feet long; ..... feet wide. Top of building is ..... inches wide on top and batters to ..... inches on bottom.

Cellar Wall is constructed of \_\_\_\_\_ is \_\_\_\_\_ inches thick; its \_\_\_\_\_ feet in height.

Underpinning is ..... is ..... Riches brick, is .....  
 Wall, if Brick; 1st, ..... 2d, ..... 3d, ..... 4th, ..... 5th, .....

Height of Building ..... Wall, if Brick; 1st. .... shed ..... No. of Families? .....

What was Building last used for? ..... demolish

### Detail of Proposed Work

To demolish building all to comply with the building ordinance

LAIFING

Estimated Cost \$...15.

### It Extended On Any Side

Size of Extension, No. of feet long .....; No. of feet wide .....; No. of feet high above sidewalk? .....

No. of Stories high? .....; Style of Roof? .....; Material of Roofing? .....  
Foundation? .....

No. of Stories high? .....; Style of Roof? ..... Foundation? .....  
Of what material will the Extension be built? ..... inches; and Party Walls ..... inches

Of what material will the Extension be built? .....  
If of Brick, what will be the thickness of External Walls? ..... inches; and Party Walls ..... inches  
How connected with Main Building? .....

If of Brick, what will be the thickness of External Wall? .....  
How will the extension be occupied? ..... How connected with Main Building? .....

**When Moved, Raised or Built Upon**

No. of Stories in height when Moved, Raised, or Built upon? ..... Proposed Foundations? .....

No. of feet high from level of ground to highest part of Roof to be? ..... Party Walls .....

No. of feet high from level of ground to highest part of Room to be built ..... Party Walls .....

How many feet will the External Walls be increased in height? .....

### **If Any Portion of the External or Party Walls Are Removed**

Will an opening be made in the Party or Externs' Walls? ..... is ..... Story.  
How protected? .....

Will an opening be made in the Party or Externs Wall? ..... How protected? .....

How will the remaining portion of the wall be supported? *3 2 1 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100*

Signature of Owner or  
Authorized Representative

Signature of Owner or Authorized Representative *Sarah A. Donaldson*  
Address *425 Congress St*

Address 420 Congress St

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK





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

## Application for Permit for Alterations, etc.

BEFORE COMMENCING WORK  
Portland, Oregon, March 20, 1926. 19

To the  
INSPECTOR OF BUILDINGS:

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

Location 1793-1795 Congress Street Ward 8 in fire-limits? No  
Name of Owner or Lessee, John C. Donaldson Address 1425 Congress St.  
Contractor, Owner  
Architect, \_\_\_\_\_  
Material of Building is Wood Style of Roof, Pitch Material of Roofing, Asphalt  
Size of Building is 33 feet long; 22 feet wide. No. of Stories, 2 1/2  
Cellar Wall is constructed of \_\_\_\_\_ is \_\_\_\_\_ inches wide on bottom and batters to \_\_\_\_\_ inches on top.  
Underpinning is \_\_\_\_\_ is \_\_\_\_\_ inches thick; is \_\_\_\_\_ feet in height.  
Height of Building \_\_\_\_\_ Wall, if Brick; 1st, \_\_\_\_\_ 2d, \_\_\_\_\_ 3d, \_\_\_\_\_ 4th, \_\_\_\_\_ 5th, \_\_\_\_\_  
What was Building last used for? Dwelling No. of Families? One  
What will Building now be used for? Same

### Detail of Proposed Work

Replace clapboards with shingles on the outside of the building. Build  
porch 6x8 on the front. The porch will be one story high. All work will  
comply with the building ordinance.  
LATHING  
Estimated Cost \$ 200.00

### If Extended On Any Side

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

### When Moved, Raised or Built Upon

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

### If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? \_\_\_\_\_ in \_\_\_\_\_ Story.  
Size of the opening? \_\_\_\_\_ How protected? \_\_\_\_\_  
How will the remaining portion of the wall be supported? \_\_\_\_\_

Signature of Owner or  
Authorized Representative

Address

Fee \$ .50

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

P.G.



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

## Application for Permit for Alterations, etc.

To the  
INSPECTOR OF BUILDINGS:

Portland, August 13, 1913 191

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

Location 1793-1795 Congress Street Ward, 2 in fire-limits? no  
Name of Owner or Lessee, John Donaldson Address 14 27 Congress  
" Contractor, Owner  
" Architect, "

Descrip-  
tion of  
Present  
Bldg. Material of Building is wood Style of Roof, pitch Material of Roofing, shingles  
Size of Building is 10ft feet long; 50ft feet wide. No. of Stories, 1 1/2  
Cellar Wall is constructed of concrete is 12 inches wide on bottom and batters to 12 inches on top.  
Underpinning is wood is 12 inches thick; is 12 feet in height.  
Height of Building, 20ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th,  
What was Building last used for? dwelling No. of Families? 1  
What will Building now be used for? same

### DETAIL OF PROPOSED WORK

take down piazza and rebuild it the same size  
to comply with the building ordinance

Estimated Cost \$, 50.

### IF EXTENDED ON ANY SIDE

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

### WHEN MOVED, RAISED OR BUILT UPON

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

### IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

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

Signature of Owner or  
Authorized Representative

Address

John G. Donaldson  
Superior & Donaldson  
1427 Congress St.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK