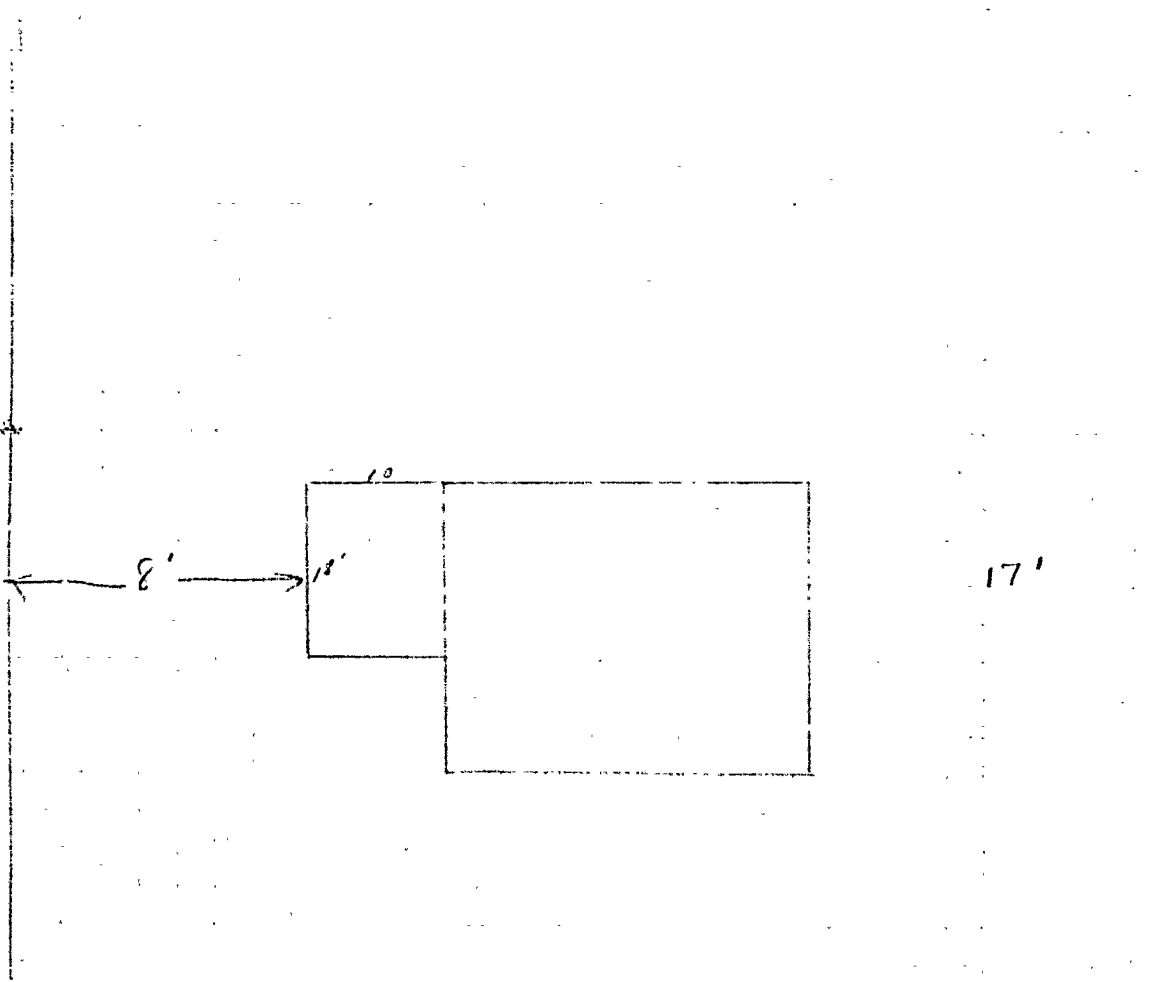


1522-1524 CONGRESS ST.





Congress St.

June 7, 1956

AP - 1524 Congress Street

^O
Owner—Edmund & Ethel Luce
1524 Congress St.

^C
Contractor—L. G. Johnson Co.
3 Cliff St.

Building permit for construction of a one story addition 10 feet by 17 feet on left hand side of dwelling at the above location is issued herewith. A poured concrete footing at least 8 inches deep and extending at least 1 inch beyond each side of the wall is required for support of the concrete block foundation wall. Material used in construction of this wall are required to be made with stone, not cinder, aggregate.

Notification is required to be given this department for inspection before concrete is poured in forms for footing and again before lath or wall board is applied to walls or ceiling of addition.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJL/G

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

For addition Date 6/5/66
at 157 1/2 Congress St.

1. In whose name is the title of the property recorded? Edmund & Etzel Luce
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
3. Is the outline of the proposed work now staked out on the ground? yes
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? _____
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

Edmund H. Luce



(RC) RESIDENCE. ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 5, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing building~~ 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 a, submitted herewith and the following specifications:

Location 1524 Congress St. Within fire limits? no Dist. No.
Owner's name and address Edmund & Ethel Luce, 1524 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address ~~Edmund & Ethel Luce, 1524 Congress St.~~ No Telephone
Architect Specifications Plans no No. of sheets
Proposed use of building dwelling house No families 1
Last use " " No families
Material WOOD No. stories 1 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ 600. Fee \$ 4.00

General Description of New Work

To construct 1-story frame addition on left hand side of dwelling 10' x 17'.

Permit Issued with Letter

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 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 10' Height average grade to highest point of roof 13'
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation concrete blocks at least 4' below grade Thickness, top 8" bottom 6" cellar crawl space
Material of underpinning Height Thickness
Kind of roof pitch-gable Rise per foot 8" Roof covering Asphalt Class C Und Lab
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x4 Sills 4x6 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 2x6, 2nd, 3rd, roof 2x6
On centers: 1st floor 16", 2nd, 3rd, roof 24"
Maximum span: 1st floor 10', 2nd, 3rd, roof 12'
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:

with letter by City

Miscellaneous

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

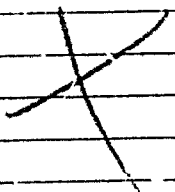
INSPECTION COPY

Signature of owner

Edmund H. Luce

NOTES

6-12-56 Footing for
 blo. No. 2K 7122
 7-11-56 Sills bolted
 on - not working HP
 8-7-56 Framing under
 way HP
 8-11-56 Not working HP
 8-22-56 " " HP
 9-4-56 " " HP
 9-4-56 1K to close
 in HP



Permit No. 56/774
 Location 1524 Congress St.
 Owner Edmund + Ethel Luce
 Date of permit 6/7/56
 Notif. closing-in
 Inspect. closing-in
 Final Notif.
 Final Inspect.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice 6/12/56 8:35 PM

7-11-56 7-11
 8-2-56 8-2

NOTES

1-24-54 Completed *GE*

CD45 tag?

Permit No. 542075
Location 1524 Congress St.
Owner E. J. Jones
Date of permit 11/19/54
Approved

CS-134-5C-Mark

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1522-2 24 Congress St.

Issued to Edward J. Luce

Date of Issue Jan. 27, 1955

This is to certify that the building, premises, or part thereof, at the above location, built—~~new~~
~~changed use~~ under Building Permit No. 54/1362, 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.

PORCH OF BUILDING OR PREMISES

APPROVED OCCUPANCY

none

One-family Dwelling House

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

1/26/55

(Date)

Inspector

Nelson F. Cartwright

Waverly

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.

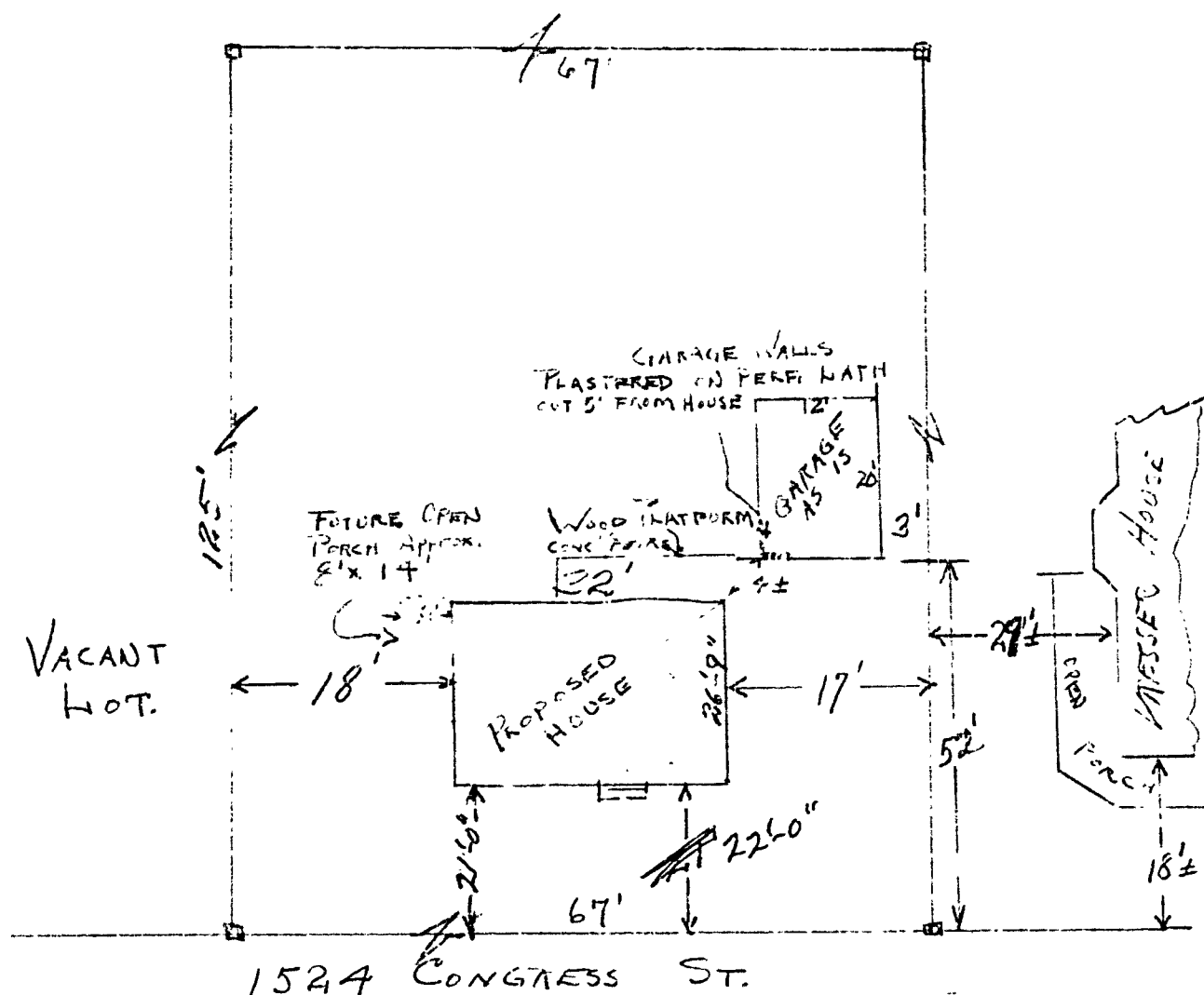
E. G. JOHNSON CO.

THREE CLIFF STREET

PORTLAND, MAINE

Contracting Builders

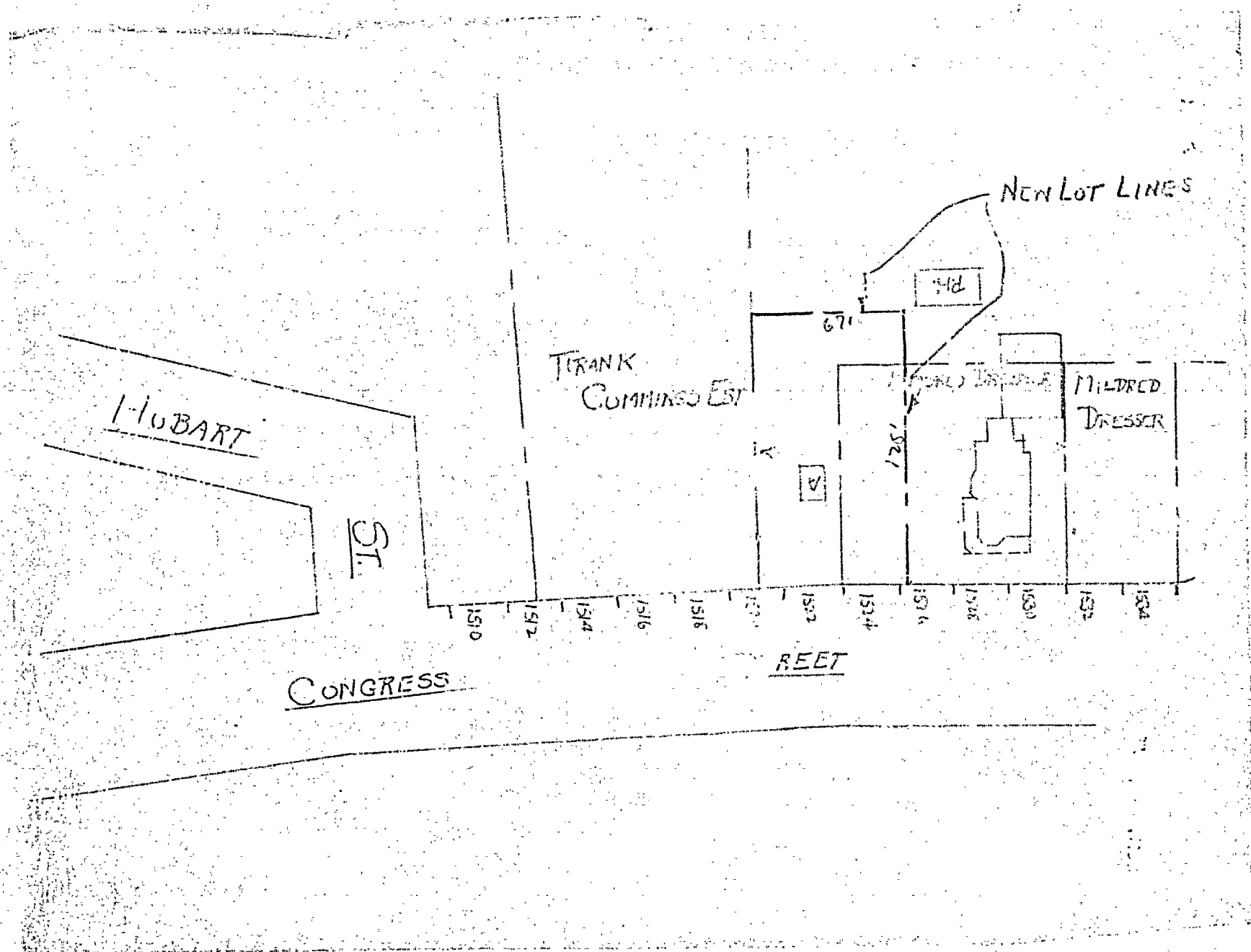
Established 1869 - Incorporated 1908



APPLICANT TAKES FULL RESPONSIBILITY
FOR ACCURACY OF LOT BOUNDARY
MARKINGS.

— M.B. Johnson

PROPOSED RESIDENCE
FOR
MR. EDWARD H. HUCE
PORTLAND, MAINE
AUG. 30, 1954
SCALE 1" = 18'±





120 RESIDENT ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Aug. 30, 1954.

PERMIT INSURANCE

3 1954

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~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, Maine and specifications, if any, submitted herewith are the following specifications:~~

Location 1522 - 1524 Congress St. Within Fire Limits. no Dist. No.
Owner's name and address Edmond H. Luca, 1542 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address E. G. Johnson Co., 3 Cliff St. Telephone 3-1630
Architect Specifications Plans yes No. of sheets 6
Proposed use of building dwelling house No. families 1
Last use No. families
Material No. stories Heat Style of roof Roofing
Other building on same lot existing garage
Estimated cost \$ 6,000. Fee \$ 6.00

General Description of New Work

To construct 1-story frame dwelling house 26' x 32'

Permit Issued with Letter

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 E. G. Johnson Co.

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewage?
Height average grade to top of plate 22' Height average grade to highest point of roof 10'
Size front 32' depth 26' No. stories 1 solid or filled land? solid earth or rock? earth
Material of foundation concrete at least 4" below grade Thickness, top 10" bottom 12" cellar yes
Material of underpinning to sill Height Thickness
Kind of roof pitch-gable Rise per foot 6" Roof covering Asphalt Class C Und. Lab
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat h. water fuel oil
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x4 Sills box Girt or ledger board? Size
Girders yes Size 6x10 Columns under girders Lally Size 3 1/2" Max. on centers 8'
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 2x10 ceiling 2nd 2x6 3rd roof 2x8
On centers: 1st floor 16" 2nd 16" 3rd roof 24"
Maximum span: 1st floor 14' 2nd 1' 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:

with letter by J. J. J.

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

Edmond H. Luca

Signature of owner by E. G. Johnson

INSPECTION COPY

NOTES

9-20-54 Excavation done OK
 9/30/54 OK

9-30-54 Forms OK 21' x 22' Back
 from street. OK

11-30-54 OK to close in when
 plumbing inspected OK

1-21-55 New half bathroom
 on lot & metal under balcony
 to hold fire wood

1-26-55 Garage
 - completed

1-26-55
 Completed OK

Permit No. 54/1362
 Location 1524 Congress St.
 Owner Edmund J. Luce
 Date of permit 9/3/54
 Notif. closing in 11/3/54
 Inspn. closing in 11-30-54 NFG
 Final Notif. 11-30-54
 Final Inspn. 1-26-55
 Cert. of Occupancy issued 1/27/55

September 3, 1954

AP 1524 Congress Street.

Contractor - ^oE. G. Johnson Co.
3 Cliff St.

Owner - ^cEdmond H. Luce
1542 Congress St.

Building permit for construction of a single family dwelling 26 feet by 32 feet at 1522-1524 Congress St. is issued herewith based on plans filed with application for permit, but subject to the following conditions:-

- before notice is given for checking of location and forms, street line and grade is to be procured from and staked out by the Department of Public Works; and information is to be furnished as to foundation and framing of rear platform.
- protection is to be provided on inside face of walls of existing garage wherever they will be closer than five feet to any enclosed part of the new dwelling as indicated on plot plan.
- by acceptance of permit you agree to provide construction as indicated below as regards the following details:-
 - use solid 6x10 girder instead of built-up girder as shown on plans.
 - provide solid corner posts rather than construction shown on plans.
 - use alternate sill construction indicated on plans.

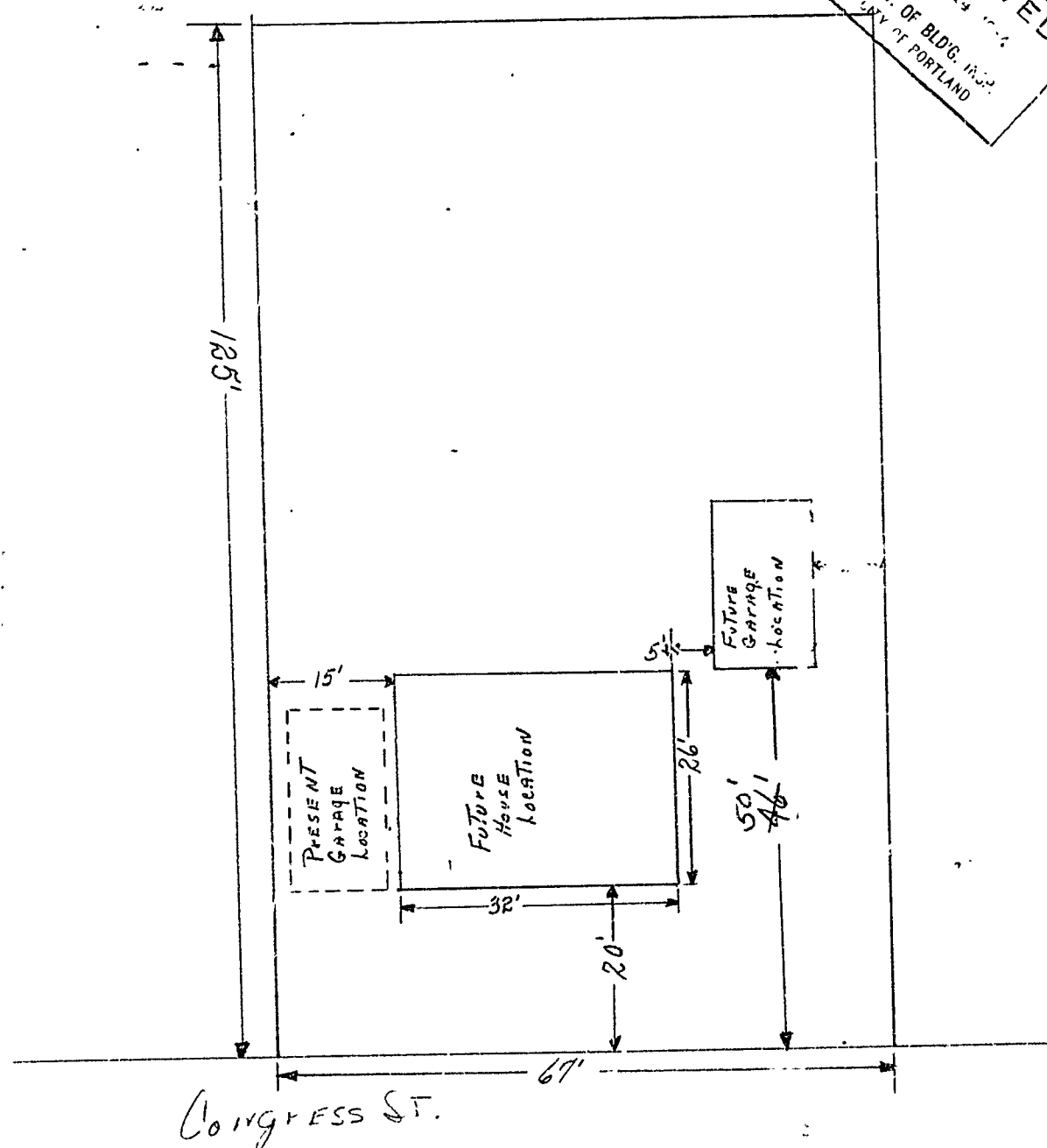
*Will use
4x6 sills
9" boards
with joists
max span
8 feet.*

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

RECEIVED
JUL 14 1934
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



August 4, 1954

AP - 1528 Congress St.
Re-location of Garage on the same Lot

Mrs. Ethel Luce
1542 Congress St.

Copy to: Mr. Maurice Johnson
3 Cliff St.

Dear Mrs. Luce:-

We are issuing to you a permit to re-locate an existing garage on the same property, which is the lot you have purchased from Mrs. Dresser at 1528 Congress St. According to the most strict interpretation of the Zoning Law, we probably are not allowed to issue this permit because there is no dwelling house on the lot as yet to which the garage could be termed accessory.

However, that is a technical question, and the permit is issued subject to your responsibility as to any correction that may be required later.

Your location plan shows also a future location for a dwelling on the same lot. Location plan also showed originally the front of the garage as proposed 46 feet from the street line of Congress St. (inside edge of public sidewalk). Some person has crossed out this original figure of 46 feet and written in the dimension of 50 feet. Just now, over the phone, you have told me that you and your husband have measured this out as 51 feet.

The importance of all this is that if the front of the garage were 46 feet from the street line or anything less than 50 feet, the garage would have to be five feet from the side lot line.

Your sketch also shows the garage to be five feet from the proposed house. This is the least distance which the garage can be located from the enclosed part of the house if fire protection is not to be provided inside the garage.

If, when you come to finally locate the house, it is found that there is anything wrong with these dimensions, it will then be your responsibility to again re-locate the garage to comply with the requirements.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcd/G



(RE) RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 14, 1954

PERMIT ISSUED

01116
AUG 4 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to construct 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: 22-1324

Location 1528 Congress Street Within Fire Limits? no Dist. No.
Owner's name and address Ethel Luce, 1528 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address owner Specifications Plans yes No. of sheets 1
Architect No. families
Proposed use of building 1-car garage No. families
Last use " Roofing
Material frame No. stories 1 Heat Style of roof
Other buildings on same lot none Fee \$ 50
Estimated cost \$

General Description of New Work

To relocate existing 1-car frame garage on same property

INSPECTION NOT COMPLETED Permit Issued with Letter

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 flat rocks Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering Kind of heat fuel
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 height?
If one story building with masonry walls, thickness of walls?

If a Garage

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

Miscellaneous

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

APPROVED:

Signature of owner

INSPECTION COPY

NOTES

8-1-54 Stake out OK NAC
 8-2-54 Excavation
 3' side 1' to garage
 5' - Conc. block wall base
 completed in the morning
 needs additional
 8-30-54 Excavation
 to remove water table
 Question of excavation
 under garage floor
 done with 8" pipe down
 1-21-54 Excavation
 completed under garage
 to full 6' head room
 with full access door
 in rear wall QP

Permit No. 54/1116
 Location 1538 Congress St.
 Owner Ethel Alsea
 Date of permit 8/4/54
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

INSPECTION NOT COMPLETED



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION


Date: April 19, 1990

Victor Daicy
1524 Congress Street
Portland, ME 04102

Re: 1522 Congress Street.

Dear Sir:

An inspection has been made of the above referenced property. Trash, garbage, junked furniture, etc. provide rodent attraction/harborage, and is a serious violation of the City of Portland Municipal Codes, and must be removed from front, side, and rear areas of the above referenced property and properly disposed of on or before April 29, 1990. Trash for collection is not to be placed curbside prior to 6 p.m. on day preceding scheduled pick up. Tenants are to be instructed in this requirement.


Code Enforcement Officer
Mark Mitchell (8)

/el
4/17/90

jmr