

1592-1654 CONGRESS STREET



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 6-9-, 1978

Receipt and Permit number A12089

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: 219-A Around 1600 Block Congress St.

OWNER'S NAME: Modern Continental Const. ADDRESS: Cambridge, Ma

OUTLETS: (number of) 1-30 Co.

Lights	_____	FEES
Receptacles	_____	
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	<u>3.00</u>

FIXTURES: (number of)

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

SERVICES:

Permanent, total amperes	_____	
Temporary	<u>200 amp three phase</u>	<u>3.00</u>

METERS: (number of) 1 _____ .50

MOTORS: (number of)

Fractional	_____	
1 HP or over	<u>3</u>	<u>3.00</u>

RESIDENTIAL HEATING:

Oil or Gas (number of units)	_____	
Electric (number of rooms)	_____	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	_____	
Oil or Gas (by separate units)	_____	
Electric (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.	_____	
Alt: rations to wires	_____	
Repairs after fire	_____	<u>2.00</u>
Heavy Duty, 220v outlets	<u>25, 2</u>	<u>5.00</u>
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: 11.50

INSPECTION:

Will be ready on 6-9-78, 19____; or Will Call _____

CONTRACTOR'S NAME: Darling Elec.

ADDRESS: 20 Willow, S. P. Me.

TEL: 709-7406

MASTER LICENSE NO.: 2832

SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

Permit Number 13289Permit Number 13287

Location 219-A Car GRES ST

Owner: The Eastern Connecticut Co.

Date of Permit
6-21-76

Final Location
C-8-7A

10

Hermis Application Register Page No. 146

INSPECTIONS: Service ✓ by HERBERT
Service called in 6-9-78
Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____

COMPLIANCE
 COMPLETED
 DATE 6-9-78

COMPLIANCE
COMPLETED

DATE 6-9-78

DATE: _____

REMARKS:

[illegible]



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 6-9, 1978
Receipt and Permit number A12090

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:

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OWNER'S NAME: Modern Continental Const. Co. ADDRESS: Cambridge, MA

OUTLETS: (number of)
Lights _____
Receptacles _____
Switches _____
Plugmo'd _____ (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 100 amp three phase 3.00

METERS: (number of) 1 .50

MOTORS: (number of)
Fractional _____
1 HP or over 3 3.00

RESIDENTIAL HEATING
Oil or Gas (number of units) _____
Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
Oil or Gas (by a main boiler) _____
Oil or Gas (by separate units) _____
Electric (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: 6.50

INSPECTION:
Will be ready on _____, 19____; or Will Call X

CONTRACTOR'S NAME: Darling Elec.
ADDRESS: 20 Willow, S.F., Ma.
TEL.: 799-7406

MASTER LICENSE NO.: 2832 SIGNATURE OF CONTRACTOR: _____
LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

Permit Number 17034

Permit Number 17034

Location *267-1-1*

OWNER / KOTELIK

Date of Permit 1-25-78

Final Inspection — 110607

By Inspector _____

Permit Application No. _____

INSPECTIONS: Service ✓ by HARRAT
Service called in 6-7-78
Closing-in 20 by _____

Closing-in _____
PROGRESS INSPECTIONS: 6-29-78

CODE
COMPLIANCE
COMPLETED

DATE 29-78

DATE:

REMARKS:

Planning Report #101-75

PLANNING DEPARTMENT REPORT

MAJOR SITE PLAN - PROPOSED MEDICAL OFFICE BUILDING -

1604-1640 CONGRESS STREET - DR. C.W. CARLSON

Submitted to:

Portland Planning Board and
Board of Appeals

December 16, 1975

BACKGROUND

A site plan for a proposed medical building on Congress Street near its intersection with Frost Street has been submitted. The property, presently owned by Mr. Otis August, comprises between 2½ and 3 acres, thus requiring site plan approval by the Planning Board as a major site plan. The proposed structure will contain 5,916 square feet of floor area and will be sited back from Congress Street by at least 100 feet. The existing structure on the site will be retained for residential use. The entire site is within the Jetport Approach Zone Building limit line and a portion of it is within the clear zone.

The site is located in an R-5 Residence zone. The Land Development Plan proposes it to be R-P Residence-Professional and as such, this would be a permitted use. The R-5 zone permits doctor offices as a conditional use. The proposal is scheduled for the Board of Appeals meeting of December 17, 1975.

The site plan is being submitted to the Planning Board as preliminary. If approved by the Board of Appeals, the plan will be resubmitted to the Planning Board for final approval.

SITE PLAN

Facts: Proposed Use - Doctor Offices
Site Size - 2.6 acres
Building Size - 5,916 square feet
Building Design - Two story structure (84' 6" x 35') on sloping topography, wood and glass exterior.
Parking - 16 spaces (13 Required)
Estimated cost of Improvement - \$200,000 (6-8 month construction time)
Existing Zone - R-5
LDP Proposed Zone - R-P

Site: The site is located adjacent to the Portland Lithograph Company and runs between Congress Street and Fore River. It rises from Congress Street to an elevation of fifty feet and drops off to Fore River with a slope that ranges between ten and thirty percent. The proposed building elevation will be 49 feet at its front entrance and 40.5 feet at the rear. Parking will be at the highest elevation of the site in front of the building. The site is heavily wooded. It contains a Portland Water District easement along the Fore River in which a proposed sewer interceptor will be constructed next year.

Access: Access to the site will be from Congress Street, 15 feet westerly of the present driveway. A 30 foot wide drive is proposed to connect Congress Street and the proposed parking areas. This section of Congress Street, between Frost Street and the Fore River, is characterized by a long, consistent curve. As such, properties on the inside of the curve contain site distance problems in obtaining access to Congress Street. Access/egress to and from the proposed facility is affected by this problem and it is complicated by a grade which rises from Congress Street. The architect is aware of this problem and is presently attempting to resolve it. A Department of Public Works staff report will be attached to this report if available at the time of delivery. There are however, no other alternatives for access, so improved site distance and grading will probably be proposed.

Parking and Circulation - Parking is proposed in two areas directly adjacent to accessways. Stall sizes are adequate (9' x 20') and single-loaded bay widths are ample (65' and 43'). Circulation in and out of parking areas does not appear to create any problems.

Pedestrian Walkways - Walkways are proposed to adequately connect the facility with the parking areas.

Landscaping/Screening - The site contains substantial tree cover. The architect has stated the owner's desire to retain as much of the existing tree cover as possible. Foundation planting, however, is proposed.

Lighting - With the exception of entryway lighting on the building, two free-standing light fixtures are proposed for the parking areas. Neither appear to create a nuisance or safety hazard.

Waste Disposal - The site is not presently served by municipal sewerage. The applicant proposes to accommodate waste water by on site subsurface disposal. An area of 5,300 square feet behind the structure has been provided for such a system. No details are available on the type of system as soil tests have not as yet been taken. These and proposed disposal methods will be available to the Board for final site plan review.

Fire Safety - The Fire Department has approved the site plan.

Proximity of Proposed Development To Portland's Jetport

The proposed development is affected by runway 18 at the Jetport. Approximately 1.4 acres or about 56 percent of the site falls within an area referred to as the clear zone. The clear zone is a fan shaped imaginary area at the end of a runway. It is the critical area where initial ascent and final descent of an aircraft occurs. Because of safety concerns for persons located within a clear zone the Federal Aviation Administration recommends that an airport own all property located within its clear zone and provides financial assistance for property acquisition. The Planning Board and City Council have previously approved acquisition of all property within the clear zone (July 1975).

The City of Portland submitted a request to the Federal Aviation Administration in November 1975, by the City Manager, to acquire the entire August property. IAA presently has no funds and is awaiting funding by Congress of the Federal Airport-Airways Financing Act of 1976. The City can amend its acquisition request and when funds become available, the severance could be acquired. Although the land is within a wetlands area and unlikely to be developed, it still should be acquired. Detailed engineering surveys will be necessary before an exact line can be drawn.

The remaining 1.1 acres of the property, including the actual site of the proposed development, is located within an area referred to as an approach area. An approach area is a rectangular shaped imaginary area located at the end of runways. These areas are considerably larger than clear zones and are established for noise and safety reasons. Within these areas, FAA discourages residential uses, schools and hospitals.

In addition to the approach area line, is a building limit line which encompasses the entire Otis August property. The building limit line prohibits development without FAA granting a waiver. As such, any construction on the proposed property is prohibited except as approved by the Federal Aviation Administration.

If the Board grants approval of this site plan it should be with the following conditions:

- 1 The City receiving written sign off, approval and/or waiver from the Federal Aviation Administration on this project.
- 2 That none of the actual construction occurs within the clear zone area.
- 3 That the developer is fully aware of the City's intent to acquire the 1.5 acres within the clear zone when Federal assistance is available as determined by an engineering survey.

Due to the fact that the City will, at some point, acquire all lands within the clear zone, the opportunity when land is being transferred between private parties is the most suitable time to do so. On the other hand, the proposal should not be delayed for this reason. The City can negotiate with the new owners as long as they are aware of the City's intent.

SUMMARY

The proposed medical office building is before the Planning Board as a major site plan. It will also require a conditional use permit from the Board of Appeals. The applicant wishes to submit the plan to the Planning Board as preliminary with Board final review to take place following Board of Appeals action. The significant planning considerations are (1) the proposal's relationship with the Airport Master Plan and City acquisition of clear zones, (2) access considerations at Congress Street and (3) waste disposal.

RECOMMENDATION

If the three problems outlined above can be resolved, the staff recommends approval. This proposal is in conformance with the LDP and provides for a nonresidential use in an area suggested for only nonresidential use by the FAA.



CITY OF PORTLAND-MAINE

DONALD E. MEGATHLIN, JR.
PLANNING DIRECTOR

February 18, 1976

Mr. Robert L. Tinsman
Two Lights Road
Cape Elizabeth, Maine 04107



Dear Bob:

I have been asked to respond to the various City approvals in late 1975 on the proposed medical office building at 1604-1640 Congress Street and the recent letters from FAA. First let me restate the City approvals and the conditions imposed by those Boards on this proposed facility. You were in attendance at both meetings.

The Planning Board at their meeting of December 16, 1975 voted unanimously to recommend approval (5-0) subject to the following conditions:

- a. Access and egress from Congress Street be approved subject to Department of Public Works considerations.
- b. Waste disposal be subject to the Health Department and Plumbing Inspectors approval.

The Board of Appeals at their meeting of December 17, 1975 voted unanimously (5-0) to recommend approval subject to the following conditions:

- a. Add two parking spaces.

I believe all of these City conditions were acceptable to you at the time.

At both meetings, there was considerable discussion about FAA and the Clear Zone. My recommendation for approval to both Boards was conditioned on subsequent comments and approval from FAA. The developers received a letter from FAA dated January 26, 1976 and another letter was addressed to Alan Munroe, Airport Manager dated February 9, 1976. Based on my interpretation of these two letters and further discussion with Alan Munroe, the following are my comments. First FAA does not feel this proposal is a hazard but does indicate there are possible noise impacts. Moreover, FAA has no objection to the construction of the doctors' offices but predicated future FAA assistance for Runway 8 on the doctors' agreement to give an aviation easement to the City protecting the clear zone and the transition zone. Basically this means the City and FAA will approve your proposed medical office building height at 20 feet but will not approve any proposal that shows a height greater than 20 feet. Any horizontal expansion would have to be reviewed and approved by the City in conformance with the Site Plan Ordinance and other requirements.

Mr. Robert L. Tinsman
February 18, 1976
Page 2

I would suggest you meet with Alan Munroe to develop the details of the easement which must also be approved as to legal form by the Corporation Counsel.

Based on these conditions, many of which we have discussed orally, several times, you may now proceed to the Building & Inspection Services Department for a building permit in order to commence construction. As a procedural and ordinance requirement, the building permit application will contain a final site plan which will be reviewed by various departments for conformance to conditions of the preliminary approved site plan and a review of the final site plan requirements as prepared by Paul Stevens. Such things as lighting and landscaping are included in final site plan review. This process will take three days as spelled out in the City Ordinance.

I am happy that the doctors will commence construction and hope this letter will relieve the Augusts. This whole matter has been an unfortunate experience for them. If you feel my further involvement is necessary, please bring it to my attention. I am most anxious to see this proposal for doctors offices proceed.

Sincerely,

Don Megathlin

Donald E. Megathlin, Jr.
Planning Director

DEM/jk

cc: Chairman & Members of the Planning Board
Chairman & Members of the Board of Appeals
Alan J. Munroe, Jetport Manager
R. Lovell Brown, Director of Building & Inspection Services
Paul Stevens, E. C. Jordan Company
Dr. Carl Carlson
Dr. Marvin Rubin
Gerald Curtin, Chief, Airports Division, FAA
William O'Brien, Corporation Counsel
David Bittenbender, Director of Health & Social Services

1604
1640

CITY OF PORTLAND, MAINE
CITY PLANNING BOARD
(207) 775-5451



G. L. F. L. G.

HARRY E. CUMMINGS, CHAIRMAN
KENNETH M. CADIGAN, VICE CHAIRMAN
JOHN H. CONWAY
THEODORE T. RAND
JEAN E. GILPATRICK
S. MAGON PRATT
JAMES I. HOLDEN, JR.

December 18, 1975

1604 - 1640 CONGRESS

Doctor Carl W. Carlson
666 Brighton Avenue
Portland, Maine

Dear Dr. Carlson:

At its 1/15/75 meeting, the Portland Planning Board reviewed your preliminary site plan for a medical office building at 1604-1640 Congress Street. Following deliberation, the Board unanimously approved the preliminary site plan with the following conditions:

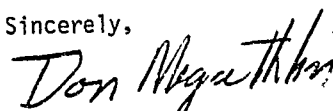
1. Resolution of problems related to clear zones, approach zones, and building limits related to the Portland Jetport. This would include approvals/waivers from the Federal Aviation Administration. Based on this approval the City will withdraw the application to the FAA for acquisition of the entire August property.
2. Documentation of safe access to Congress Street in final site plan drawings to conform to recommendations of the Department of Public Works, including excavation, grading, restriction of planting and signs.
3. Provision of satisfactory subsurface waste disposal facilities conforming to State and City Plumbing Codes and to City Shoreland Regulations with regard to Water Quality (Section 602.19A07)

This action by the Planning Board is forwarded to the Board of Appeals by copy of this letter. The Board of Appeals will review the proposal on December 17, 1975. Should Board of Appeals action be favorable to your proposal, the Planning Board will schedule the review of your final site plan at such time when the above-mentioned information is available.

Doctor Carl W. Carlson
December 18, 1975
Page 2

Should you have any questions with regard to this matter, please contact
Brian Nickerson of the Planning Staff.

Sincerely,



Donald E. Magathlin, Jr.
Planning Director

DEM/jk

cc: Chairman & Members of the Planning Board
Chairman & Members of the Board of Appeals
John E. Menario, City Manager
George A. Flaherty, Director of Public Works
R. Lovell Brown, Director of Building & Inspection
Clement O. Dodd, Acting Fire Chief
Alan J. Munroe, Jetport Manager
Dr. Marvin Rubin
Douglas Tinsman, Cape Realty
Paul Stevens, Stevens Architects
William Bisson, Stevens Architects
Olis August, Property Owner
Brian Nickerson, Planning Department
Federal Aviation Administration

1604-1640 Congress Street

December 19, 1975

Olis J. August
1608 Congress Street
Portland, ME 04102

cc: Carl W. Carlson, D.D.S.
Marvin V. Rubin, D.D.S.
666 Brighton Avenue
Portland, ME 04102

Enclosed herewith is the decision of the Board of Appeals regarding your petition to construct a two story, 84' x 35' office building for four doctors, at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued:

1. You must pay \$700.00 for the permit fee itself. Please make all checks payable to City of Portland.
2. We will need FAA "approval" and the final site plan review approved.
3. Two additional parking spaces will need to be provided.

Very truly yours,

A. Allan Soule
Assistant Director

AAS/mj

1604-1640 Congress Street

December 3, 1975

Olis J. August
1608 Congress Street
Portland, ME 04102

cc: Carl W. Carlson, I.D.S.
Marvin Y. Rubin, D.D.S.
666 Brighton Avenue
Portland, ME 04102

Building permit and Certificate of Occupancy to construct a two story, 84' x 35' office building for four doctors are not assuable under the Zoning Ordinance because this use is not allowable in the R-5 Residential Zone in which this property is located, unless authorized by the Board of Appeals under the provisions of Section 602.6.A.5.d.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of \$15.00 for a Conditional Use appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. (Section 602.24.D)

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW/mj

*fee pd
12/11/75*

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR A CONDITIONAL USE APPEAL

Olis J. August _____, owner of property at 1604-1640 Congress St.
1608 Congress Street

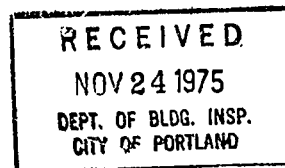
under the provisions of Section 602.24 D of the Zoning Ordinance of the City of
Portland, hereby respectfully petitions the Board of Appeals to permit:

the construction of a two story, 84' x 35' office building for four doctors.
This permit is not issuable under the Zoning Ordinance because this use is
not allowable in the R-5 Residential Zone in which this property is located,
unless authorized by the Board of Appeals under the provisions of Section
602.6.A.5.d.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds
that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been
met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan
approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Olis J. August
APPELLANT
Olis J. August



RECEIVED

NOV 24 1975

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

602.24 D (3) Conditions for Conditional Uses.

a. Authorized Uses. A conditional use permit may be issued for any use specifically listed as a conditional use in the regulations applicable to the zone in which it is to be located.

b. Standards. A conditional use permit for the conditional uses listed in Sections 602.2 through 602.13 shall be granted only if evidence is presented which establishes:

- (1) That the proposed building or use will be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance.
- (2) That the proposed building or use will not have a substantial adverse effect including monetary, upon adjacent property, the character of the neighborhood, traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare.
- (3) That the proposed building or use will be constructed, arranged and operated so as not to interfere with the development and use of neighboring property in accordance with the applicable zone regulations.
- (4) That the proposed building or use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
- (5) That the proposed building or use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance; and
- (6) That the proposed building or use complies with all standards imposed on it by the regulations applicable to the zone in which the use is to be located and any additional standards relating to the specified conditional uses.

c. General Considerations. In determining whether the evidence establishes that the foregoing conditions have been met, the Board shall consider:

- (1) Whether and to what extent the proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the neighborhood or community;
- (2) Whether and to what extent such public goals can be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site; and
- (3) Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Findings of Fact

The applicant is Olis J. August and he is interested in the property located at 1604-1640 Congress Street as owner. The owner of the property is same and his address is 1604 Congress Street. The property is located in a R-5 Zone. The present use of the property is .

The applicant respectfully petitions the Board of Appeals for a conditional use permit to permit the construction of a two story, 84' x 35' office building for four doctors

Further Findings of Fact

Doctor has option on the land; Planning Board approved site plan; Portland Lithograph opposed to a common curb-cut; Public Works approved the earth removal for sight improvement toward Stroudwater; FAA approval will be required before construction.

Appearances

The names and addresses of those appearing in support of the application are: Mr. Tinsman, representing the owner; William Bisson of Stevens Architects; Marvin Reuben, 666 Brighton, developer; and the names and addresses of those appearing in opposition to the application are: Paul Brooks, 11 Brewer Street

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following: photograph, airport masterplan map, drawing by architects

REASONS FOR DECISIONS

The proposed building or use (will/will not) be in harmony with the general purpose, goals, objectives and standards of the Land Development Plan, the Zoning Ordinance and the Site Plan Ordinance, as evidenced by: LDP - yes, zoning - no
SPO - preliminary approval

The proposed building or use (will/will not) have a substantial adverse effect, including monetary, upon adjacent property, the character of the neighborhood, the traffic conditions, utility facilities and other matters affecting the public health, safety and general welfare, because of the following: if site plans are
followed traffic problems will be minimized

The proposed building or use (~~will~~/will not) be constructed, arranged and operated so as to interfere with the development and use of neighboring property in accordance with the applicable zoning regulations as demonstrated by: site plan

The proposed building or use (will/~~will not~~) be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools, as evidenced by: site plan review

and the persons or agencies responsible for the establishment of the proposed use (will/~~will not~~) provide adequately for such services as shown by: _____

The proposed building or use (~~will~~/will not) result in the destruction, loss or damage of any natural, scenic or historic feature of major importance, because of the following: _____

The proposed building or use (~~will~~/will not) comply with all standards imposed on it by the regulations applicable to the zone in which the use will be located and any additional standards relating to the specific conditional use as demonstrated by the following: _____

The proposed building or use at the particular location requested (~~is~~/is not) necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which (~~will~~/will not) contribute to the general welfare of the neighborhood or community, as demonstrated by: not a necessity for this facility

The public goals described above (can/can not) be met by the location of the proposed building or use at some site or in some area which may be more appropriate than the proposed site, because of the following: NA

All steps possible (~~have~~/have not) been taken to minimize any adverse effects of the proposed buildings or use on the immediate vicinity through building design, site design, landscaping and screening as evidenced by: site plan review

SPECIFIC RELIEF GRANTED

After a public hearing on December 17, 1975, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a conditional use should _____ be granted in this case.

It is therefore determined that a conditional use _____ be granted
in this case by: *

Thomas J. Murphy

Jacqueline Cohen

Gail D. Snow

Richard L. Bearor

* Conditions:

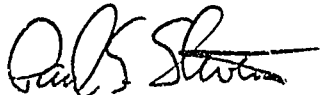
1. Building permit shall not be issued until FAA "approval" is received and final site plan review is approved.
2. Two additional parking spaces shall be provided.

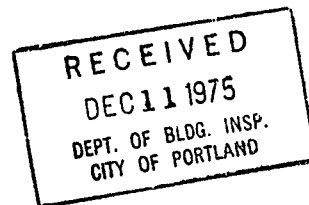
TO: Portland Planning Department
FROM: Stevens Architects
DATE: 9 December 1975
SUBJECT: PROPOSED MEDICAL BUILDING, 1608 CONGRESS ST., PORTLAND, MAINE
PRELIMINARY SITE PLAN, WRITTEN STATEMENT

Per the Provisions of City of Portland Site Plan Ordinance, Section 604.5 B.2, the following information is submitted:

- a) Description of proposed use: Professional Offices.
- b) Total Land Area of Site = 2.62 Acres;
Total Ground Coverage of Proposed Building = 2500 S.F.
Total Floor Area of Proposed Building = 5000 S.F.
- c) Existing easements on the property: Portland Water District sewer interceptor easement at southeast property line. Approx. 30' onto property. No interference with proposed construction. No future easements anticipated.
- d) Solid Waste Disposal: Containerized garbage pickup by private contractor.
- e) Off-Site Public Facilities: Adjacent street = Congress Street; 3 lane, paved, 35MPH speed limit. Sewer: None. Water: 2" diam. main in street - serves existing house on site and would be adequate for water needs of proposed medical building.
- f) There are no existing nor anticipated drainage nor topographic problems.
- g) Estimated time period for completion of the project = 6-8 months.

For Applicants: Drs. Carl W. Carlson
Marvin V. Rubin


WJB:aj



Distribution: Building Inspection Dept.
Portland Fire Dept.
Portland Water District
David Plimpton, Esq.
Drs. Carlson/Rubin

RE: PROPOSED MEDICAL BUILDING, 1608 CONGRESS ST., PORTLAND, MAINE
SUBJECT: APPLICANTS' WRITTEN STATEMENT

STATEMENT:

Per the Provisions of the City of Portland Site Plan Ordinance,
Section 605.5C, the following information is set forth:

Name of Owners: Olis and Dorothy August

Address of Owner: 1608 Congress Street, Portland

Estimated Cost of Project: \$200,000.

Signed:

Carl W. Carlson
FOR Carl W. Carlson, Applicant

Paul S. Rubin
FOR Paul S. Rubin, Applicant

Date:

9 DEC 75

RECEIVED
DEC 11 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Before completing this form it is recommended that the following excerpts from the Federal Aviation Regulations, Part 77, Subchapter B below be reviewed.
USE BACK OF THIS SHEET AS WORKSHEET

Form Approved, Budget Bureau No. 04-R0001.

DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION		TO BE COMPLETED BY FAA	
NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION		AERONAUTICAL STUDY NO.	
1. NATURE OF STRUCTURE (Complete both A and B below)		FAA WILL COMPLETE AND RETURN THIS FORM IF ONE OR MORE OF THE FOLLOWING IS APPLICABLE, OTHERWISE SEPARATE ACKNOWLEDGEMENT WILL BE ISSUED.	
A. (Check one) <input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION		A. A STUDY OF THIS PROPOSAL HAS DISCLOSED THAT THE PROPOSED STRUCTURE:	
B. (Check one) <input checked="" type="checkbox"/> PERMANENT <input type="checkbox"/> TEMPORARY (State length of time) _____ Mos.		<input type="checkbox"/> DOES NOT REQUIRE A NOTICE TO FAA.	
C. NAME AND ADDRESS OF INDIVIDUAL, COMPANY, CORPORATION, ETC. PROPOSING THE CONSTRUCTION OR ALTERATION (Number, Street, City, State and Zip Code)		<input type="checkbox"/> WOULD NOT EXCEED ANY STANDARD OF PART 77 AND WOULD NOT BE A HAZARD TO AIR NAVIGATION.	
TO Dr. Carl W. Carlson Dr. Marvin V. Rubin 666 Brighton Avenue Portland, Maine 04102		<input type="checkbox"/> SHOULD BE MARKED AND LIGHTED PER FAA OBSTRUCTION MARKING AND LIGHTING ADVISORY CIRCULAR 70/7460-1.	
		<input type="checkbox"/> REQUIRES SUPPLEMENTAL NOTICE. NOTICE FORM (FAA FORM 7117-1) ENCLOSED.	
		B. COPY SENT TO FCC? <input type="checkbox"/> YES <input type="checkbox"/> NO	
		REVIEWING OFFICER	DATE
3. TYPE AND COMPLETE DESCRIPTION OF STRUCTURE			
2 Floors - wood frame Professional Office Building			
4. LOCATION OF STRUCTURE			
A. COORDINATES (To nearest second)		B. NEAREST CITY OR TOWN, AND STATE	
LATITUDE LONGITUDE		Portland, Maine	
43 39 34 70 18 33		(1) DISTANCE FROM 4B	(2) DIRECTION FROM 4B
		2 MILES	West
C. NAME OF NEAREST AIRPORT, HELIPORT, OR SEAPLANE BASE		(1) DISTANCE FROM NEAREST POINT OF 4C	(2) DIRECTION FROM AIRPORT
Portland International Jetport		1800'	NE
D. DESCRIPTION OF LOCATION OF SITE WITH RESPECT TO HIGHWAYS, STREETS, AIRPORTS, PROMINENT TERRAIN FEATURES, EXISTING STRUCTURES, ETC. (Attach a highway, street, or any other appropriate map or scaled drawing showing the relationship of construction site to nearest airport(s). If more space is required, continue on a separate sheet of paper and attach to this notice.)			
The site is at 1608 Congress St., Portland, Maine. The proposed building is at a point approximately 1850' north of the north end of Runway 18-36 and 550' east of the center line of this runway (Portland International Jetport).			
5. HEIGHT AND ELEVATION (Complete A, B and C to the nearest foot)		6. WORK SCHEDULE DATES	
A. ELEVATION OF SITE ABOVE MEAN SEA LEVEL.	50'	A. WILL START	
B. HEIGHT OF STRUCTURE INCLUDING APPURTENANCES AND LIGHTING (if any) ABOVE GROUND, OR WATER IF SO SITUATED	20'	April 1976	
C. OVERALL HEIGHT ABOVE MEAN SEA LEVEL (A + B)	70'	B. WILL COMPLETE	
		Nov. 1976	
7. OBSTRUCTION MARKINGS - The completed structure will be:		YES	NO
A. MARKED AS SPECIFIED IN THE FAA ADVISORY CIRCULAR 70/7460-1, OBSTRUCTION MARKING AND LIGHTING			X
B. LIGHTED AS SPECIFIED IN THE FAA ADVISORY CIRCULAR 70/7460-1, OBSTRUCTION MARKING AND LIGHTING			X
I HEREBY CERTIFY that all of the above statements made by me are true, complete, and correct to the best of my knowledge.			
8. NAME AND TITLE OF PERSON FILING THIS NOTICE (Type or Print)		9. SIGNATURE (Type or Print)	
Paul S. Stevens, A.I.A., President Stevens Architects A Subsidiary of Edw. C. Jordan Co., Inc.		<i>Paul S. Stevens</i>	
10. DATE OF SIGNATURE		11. TELEPHONE NO. (Precede with area code)	
12/12/75		1-207-775-5401	
Persons who knowingly and willfully fail to comply with the provisions of the Federal Aviation Regulations Part 77 are liable to a fine of \$500 for the first offense, with increased Penalties thereafter as provided by Section 902(a) of the Federal Aviation Act of 1958 as amended.			

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: A. Allan Soule, Assistant Director of Building & Inspection

DATE: 12/18/75

FROM: Brian Nickerson, Planning Department

SUBJECT: Proposed Medical Office Building - 1604-1640 Congress Street

At its 12/16/75 meeting the Portland Planning Board approved the preliminary site plan for the subject proposal. The Planning Board approval of a final site plan will be required prior to issuance of a building permit. As such, the Planning Department is retaining the site plan review form until final action of the Planning Board has been taken.


Brian Nickerson

BH/jk

cc: Donald E. Megathlin, Jr., Planning Director

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

All persons interested either for or against this Conditional Use appeal will be heard at a public hearing in Room 209, City Hall Portland, Maine on Wednesday, December 17, 1975 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

Olis J. August, owner of property at 1604-1640 Congress Street under the provisions of Section 602.24 D of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the construction of a two story, 84' x 35' office building for four doctors. This permit is not issuable in the R-5 Residential Zone in which this property is located unless authorized by the Board of Appeals under the provisions of Section 602.6.A.5.d.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 D (3) of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

1604-1640

1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640

20-8-11
221-8-1
219

Congress St.

1561-1681 ✓
1562-1682

Frost St.

159-191 ✓
1-2-188 ✓

Green St.

1-2 ✓

The rest is the Fox Zion

1604-1640 Congress St
Olist August

Brewer St

- 1-7 Lawson, Lauretta M. - 1562 Congress St.
9-11 Brookes, Paul A & Penicelli, A - 11 Brewer St 04102
13-17 Castner, Kenneth W & Violet M. - 13 Brewer St.
19-25 Gendron, Joseph - 17 Brewer St.
27- Rogers, Kevin M - 440 Forest Ave 04101

Frost St

- 165-191 Rumo, Wilma - 109 Brigham St, So. Portland 04106
159-163 Portland Terminal Co - 232 St John St 04102
155-177 Thorne, Doris - 60 Riverside St 04102
162 Portland Term - Repeat
164-1887 ~~Greenburg, Morris~~
Rogers, Kevin - Repeat

Congress St

- 1561-1563 Batin, Edward S & Yola - 1563 Congress St.
1565-1589 Greenburg - Repeat
1599-1655 Rumo - Repeat
1657-1681 Aceto, Samuel & Co. - 376 Warren Ave 04103
1560-1562 Lawson - Repeat
1564-1566 Hopkins, Edward M & Margaret R - 1566 Congress St
1568-1602 McCausland, Dexter L. - 1600 Congress St.
1604-1640 August - Appellant
1642-1656 New England Tel & Tel - c/o General Manager
1380 Riverside St 04103
1658-1682 Fore River, Mud Alley, Swamp heaven.

1600 CONGRESS ST.
24' x 48' FRAME ADDITION

7/13/74 PER

CHECK LIST AGAINST ZONING ORDINANCE

- ✓ Date - NEW
- ✓ Zone Location - B-2
- ✓ Interior or corner lot -
- 40-ft. setback area (Section-21) -
- ✓ Use - STORAGE WAREHOUSE (RETAIL)
- Sewage-Disposal -
- ✓ Rear Yards - OK - NOT REQ.
- ✓ Side Yards - 40' ± - 10' MIN.
- Front Yards -
- Projections -
- ✓ Height - 1 STORY.
- Lot Area -
- ✓ Building Area - 4032 ADDITION
- Area per Family -
- Width of Lot -
- Lot Frontage -
- ✓ Off-street Parking - YES
- ✓ Loading Bays - YES

PERMIT ISSUED
WITH LETTER

1600 Congress Street

May 13, 1974

Dexter L. McCausland
Dexter Enterprises
1600 Congress Street

Dear Mr. McCausland:

Permit to construct a 48' x 84' wooden storage addition as per plan is being issued herewith subject to the following BOCA International Building Code requirements.

The inside walls of this structure are required to be completely enclosed by 5/8 firecode sheetrock taped and cemented between the joints so as to provide a complete 3/4 hour fire resistant enclosure.

The door opening from the addition to the main building is required to be a one hour fire resistant door equipped with a self closing device.

The 2x8 rafters on 15 and 16 foot spans do not figure out to carry the loads involved. It is necessary that 2x10 Douglas Fir rafters be used spaced 2 feet o. c's.

Very truly yours,

PERMIT ISSUED
WITH LETTER

Charles S. Smith
Plan Examiner

BSS:m



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

00419 MAY 14 1974

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, May 10, 1974

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 1600 Congress St.

1. Owner's name and address Dexter L. McCausland (Dexter Enterprises) Fire District #1 ☒ #2 ☐

2. Lessee's name and address Telephone 772-0131

3. Contractor's name and address owner Telephone

4. Architect Specifications Plans yes No of sheets 2

Proposed use of building warehouse/storage building No. families

Last use No. families

Material frame No. stories 1 Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$8,000.00 Fee \$ 24.00

FIELD INSPECTOR—Mr. Nelson Cartwright

GENERAL DESCRIPTION

This application is for:

@ 775-5451

Dwelling

Ext. 234

to construct a 48' x 84' storage building per plan.

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

Stamp of Special Conditions

PERMIT ISSUED
WITH LETTER

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? yes Is any electrical work involved in this work? yes
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
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder 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?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

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

ZONING: 0.15 M.G.O. 5/13/74

BUILDING CODE: 0.12 2.8 5/12/74

Fire Dept.: 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

Health Dept.: Others:

Signature of Applicant

Dexter L. McCausland

Phone # 772-0131

Type Name of above

Dexter L. McCausland

1 ☒ 2 ☐ 3 ☐ 4 ☐

FIELD INSPECTOR'S COPY

Other

and Address

NOTES

CIFM

6-11-74 Footing corners started

7-18-74 Foundation in

Floor slab going in

9-26-74 Roof on OK

10-21-74 Bldg closed in

No boiler room yet

4-7-75 Check same as
above will call

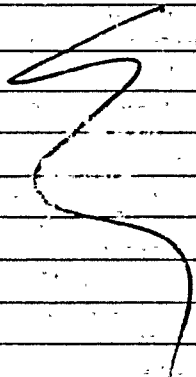
4-15-75 Same

4-22-75 Same

5-7-75 Same

5-27-75 Same

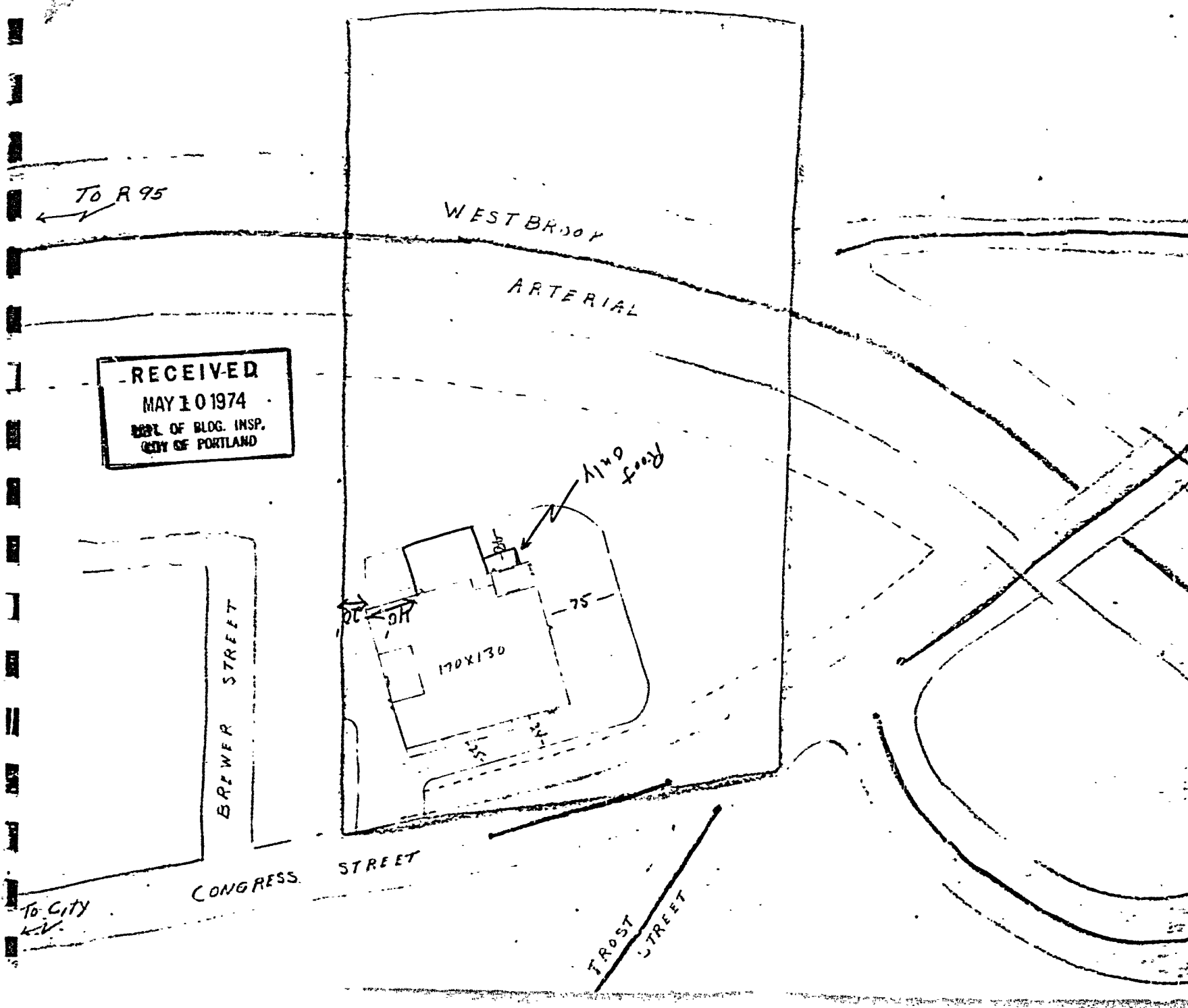
~~Proj not completed~~



Permit No. 74/419
Location 1600 Corporate
Owner McRae
Date of permit 5/14/74
Approved

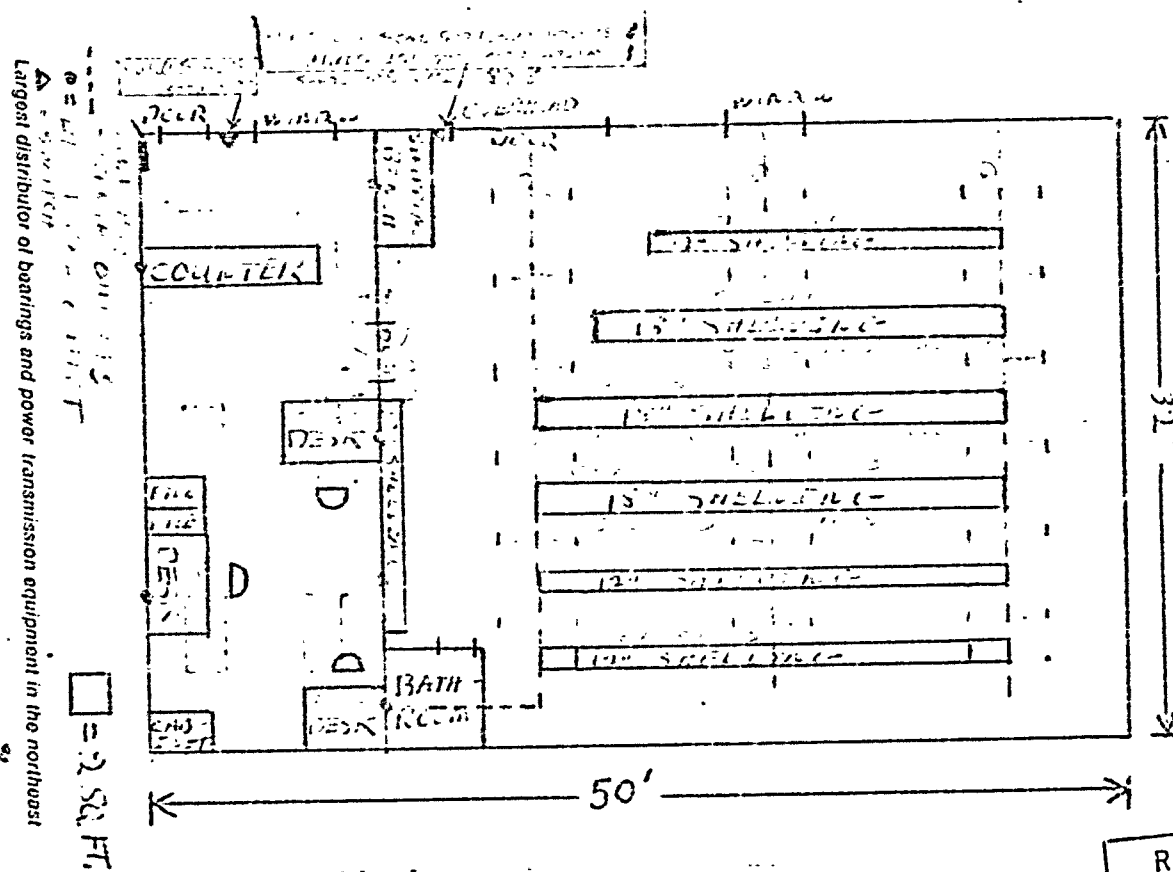
McRae

RECEIVED
MAY 10 1974
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



1933

RECEIVED
NOV 12 1971
DEPT. OF BLDG. INSP.
CITY OF PORTLAND





APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Nov. 12, 1971

PERMIT ISSUED

NOV 15 1971

1432
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1600 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dexter Enterprises, 1600 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Robert L. Beamis, 5 Deering Ave. Telephone 774-5733
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building printing plant and bearing distributors No. families _____
 Last use _____ No. families _____
 Material masonry No. stories 1 Heat hot water Style of roof flat Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 500. Fee \$ 3.00

General Description of New Work

Alterations as per plan

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 Contractor

Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no
 Is connection to be made to public sewer? no 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 _____
 Framing Lumber—Kind _____: Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ 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:

O.K. - 11/14/71 - Allen

Miscellaneous

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

Robert L. Beamis

CS 301

INSPECTION COPY

Signature of owner

By:

Robert L. Beamis

Permit No. 71/1432

location 1600 Congress St

Owner Robert E. Thompson

Date of permit 11/15/71

Notii. closing-in

Inspn. closing-in

Final Notif.

Final Inspn

Cert. of Occupancy issued

Starting Out Notice

Form Check Notice

NOTES

13	12	11
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APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Nov. 3, 1971

PERMIT ISSUED

NOV 5 1971

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 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, plan and specifications, if any, submitted herewith, and the following specifications:

Location 1600 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Dexter Enterprises, 1600 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address Same as above Telephone
Architect Plans filed No. of sheets
Proposed use of building Printing plant No. families
Last use " " No. families
Increased cost of work \$5,000. Additional fee \$15.00

Description of Proposed Work

To finish off interior of building as per plan.

Details of New Work

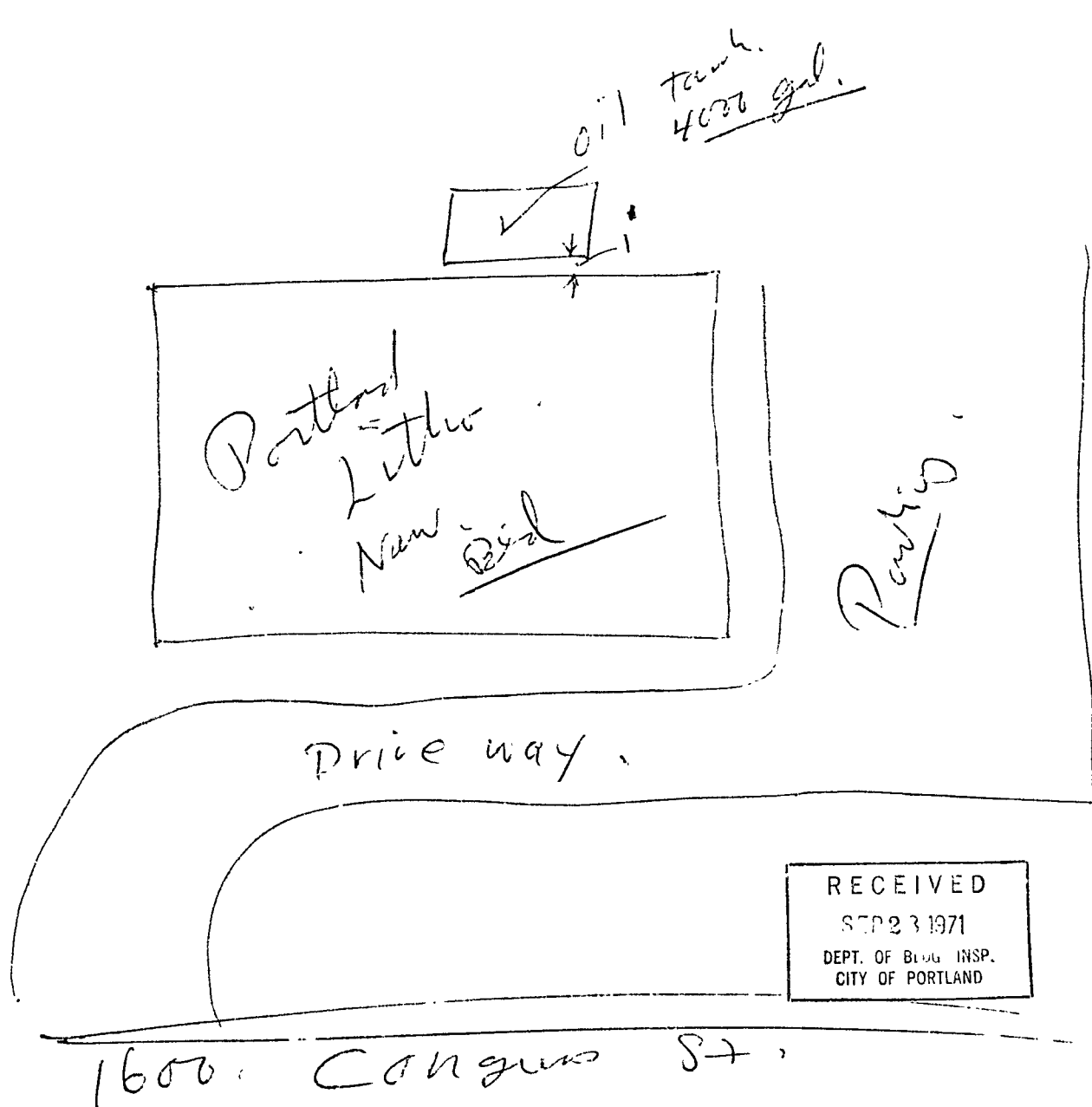
Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning 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: O.K. E.S. 11/4/71

Signature of

Approved: Inspector of Buildings

INSPECTION COPY
CS-105



RECEIVED
SEP 23 1971
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Sept. 28, 1971

PERMIT ISSUED

OCT 1 1971

196

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 1600 Congress St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Dexter Enterprises, 1600 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Dexter McCausland, 1600 Congress St. Telephone 772-0131
Architect _____ Specifications _____ Plans _____ No. of sheets 2
Proposed use of building Printing plant No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 5.00
Estimated cost \$ _____

General Description of New Work

Install fuel oil tank

Tank will be buried 3 ft underground and painted with asphaltum. Tank ~~has~~ bare

Underwriter's label (for private use)

9/28/71
Rec'd from Fire Dept. 10/1/71

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 of plate to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled _____ 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 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? _____
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:

Eric C. O'Neil 10-1-71

CS 301

INSPECTION COPY

Signature of owner By:

Dexter McCausland

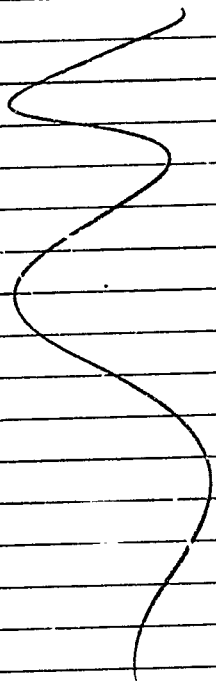
Dexter McCausland

Permit No. 71/1196
Location 1600 Congress St
Owner Alastair Eubank
Date of permit 10/1/71
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

5-7-75 not started

Insp. Not Comp.



Date Issued **8-27-71**
Portland Plumbing Inspector
By **ERNOLD R GOODWIN**

App. First Insp.
Date **8-27-71**
By **ERNOLD R GOODWIN**

App. Final Insp.
Date **8-27-71**
By **ERNOLD R GOODWIN**

- Type of Bldg.
- ☐ Commercial
 - ☐ Residential
 - ☐ Single
 - ☐ Multi Family
 - ☐ New Construction
 - ☐ Remodeling

PERMIT TO INSTALL PLUMBING

Address 1600 Congress St.		PERMIT NUMBER 765
Installation For Comm.		
Owner of Bldg Portland Lithograph Co.		
Owner's Address: 800 1st St.		
Plumber Wilbur Blake Co. Inc.		Date: 8-27-71
NEW REPL 9 Forest St.		
		NO. FEE
6	SINKS	
10	LAVATORIES	10.60
8	TOILETS	6.00
	BATH TUBS	4.80
	SHOWERS	
5	DRAINS FLOOR SURFACE	3.00
1	HOT WATER TANKS	
	TANKLESS WATER HEATERS	24.00
	GARBAGE DISPOSALS	.60
	SEPTIC TANKS	
	HOUSE SEWERS	
	ROOF LEADERS	
	AUTOMATIC WASHERS	
	DISHWASHERS	
	OTHER	
2	Urinals	1.20
2	Drinking fountains	1.20
TOTAL 35		28.00

Building and Inspection Services Dept.; Plumbing Inspection