

1599-1705 CONGRESS STREET



100 RESIDENCE ZONE - C  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, Sept. 30, 1953

PERMIT ISSUED  
01732

OCT 7 1953

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish or use 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 1677-1683 Congress St. Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Arlo Jordan, 8 Homestead Ave., So. Portland Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address A. H. Nelson, Jr., 21 Scarborough Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
Proposed use of building dwelling house No. families 1  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 7,600. Fee \$ 8.00

General Description of New Work

To construct 1-story frame dwelling house 20' 8" x 33' 6".

10/1/53 - Health Dept. notice sent  
Hearing - Important notice sent P.H.  
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 A. H. Nelson, Jr.

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? no If not, what is proposed for sewer? septic tank  
Height average grade to top of plate 10' Height average grade to highest point of roof 15'  
Size, front 33' 6" depth 20' 8" 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 5" Roof covering asphalt Class C Und. lab one pipe  
No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat steam fuel oil  
Framing lumber—Kind knock Dressed or full size? dressed  
Corner posts 1x6 Sills box Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Girders yes Size 6x8 Columns under girders lally Size 3 1/2" Max. on centers 7'  
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 2nd 2x8 3rd \_\_\_\_\_, roof 2x6  
On centers: 1st floor 16" 2nd 20" 3rd \_\_\_\_\_, roof 20"  
Maximum span: 1st floor 10' 8" 2nd 10' 8" 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 A.H.S.

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

Arlo Jordan

Signature of owner by: A. H. Nelson, Jr.

INSPECTION COPY

NOTES

10/1/53 - Location a.k. 281 1/2  
to bridge, about 3' above  
high water marks. C. S. D.

10/21/53 - Check soil condition at High Tides  
8:30 AM. Water appears to enter just below  
excavation - in hole a depth of excavation  
at approx same level. For 7 hours excavation  
water has entered & was standing at the  
time of inspection. Soil appears to be

a combination of clay & sand &  
is somewhat porous.

10/21/53 Mr. Melson, telephoned Mr. Jordan  
Melson Phone this P.M. &  
Mr. Melson is to contact Mr. Jordan

& have investigation as to type  
& strength of soil under this  
excavation to determine just  
the status is. if they decide  
to go ahead with this job they  
will furnish all data in regards  
to the investigation. Mr. Melson  
will get in touch with us when  
decision is reached before any  
thing is to be done. Mr. Melson told  
him that it was not possible to  
go ahead, & that a bleached  
porting may be needed. WJH

11/5/53 Excavation has been  
filled in, apparently work  
is not to be done.

Permit No. 53/1792  
Location 1671/688 Caspian St.  
Owner Carlo J. Johnson  
Date of permit 10/1/53  
Notif. closing-in  
Inspr. closing-in  
Final Notif.  
Final Inspr.  
Cert. of Occupancy issued

1677-1683 Congress St.

October 7, 1953

Mr. Arlo Jordan  
8 Homestead Ave.  
South Portland, Me.  
Mr. J. H. Nelson, Jr.  
R.F.D.  
Sebasticus, Me.

Gentlemen:-

Building permit for construction of a single family dwelling at 1677-1683 Congress St. is issued herewith to Mr. Nelson based on the plan filed with the application for permit, but subject to the following conditions as discussed with Mr. Nelson:-

1. It is understood that the lot frontage is to be increased to 100 feet so that the septic tank and seepage bed may be located at the side of the building.
2. The lot at the rear of the building is to be filled in so that there will be at least twenty-five feet between the water and any part of the building at all points.
3. The building is to be set high enough and the lot graded up so that the cellar floor will be above the level of high tide water.
4. If, after excavation has been made, conditions making necessary the use of footings for support of the foundation walls are uncovered, information as to width and thickness of such footings is to be furnished before any further work is done.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G



AP 1677-1681 Congress St.

October 5, 1953

Mr. Arlo Jordan  
8 Homestead Ave.,  
South Portland, Me.

Copies to Mr. A. M. Nelson Jr.  
R. F. D. 1  
Scarborough, Me.  
Health Department  
Att: Norman M. Winch, Engineer

Dear Mr. Jordan:

After viewing the location of the proposed dwelling to be erected at 1677-1681 Congress St., it appears that we shall need considerable more information concerning your plans as to grading of the lot before we shall feel able to issue a permit for construction of the building. Because of the closeness of the site of the proposed building to tidewater and the nature of the filled land on which it is to be located, the possibility of poor soil bearing conditions being found as well as the question of seepage of water through the fill into the cellar of the building needs to be considered.

We understand that the Health Department has approved sewage disposal arrangements on the basis of a seepage bed being provided for the septic tank. In view of the fact that the rear of the building is so close to the water's edge, it appears that no room is available for tank and seepage bed at the rear of the building. Since a lot only 75 feet wide is being set off, it is doubtful that there will be room at either side of the building for such construction. What are your plans in this regard? - 100' Lot

We also would like information as to whether you plan to fill at the rear of the building and, if so, to what extent. Also what is the relationship to be of the bottom of the foundation wall as regards the level of high tide water? Has any consideration been given to the need for designing special footings for support of the foundation walls because of poor soil bearing conditions? - full shade  
file on same - 24 ft water mark - 10 ft high water mark

The manner in which all of these details are to be cared for is of great importance in determining how construction of such a nature as to prevent difficulties arising in the future is to be provided. We shall need to know that such construction is to be provided before issuance of any permit for construction of the building.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/B

SEPTIC TANKS  
Request for approval of:

CITY OF PORTLAND, MAINE  
Department of Building Inspection

October 2, 1953

Location - Congress Street  
Owner - Arlo Jordan  
Contractor - A. H. Nelson, Jr.  
Type Bldg. - new dwelling

To : Health Officer:

Application for building permit identified as above has been filed in this office; indicating that a septic tank installation is proposed, as a means of sewage disposal. Applicant represents that connection to a public sewer is not feasible. Copy to owner and contractor is attached.

Your approval as to the method of sewage disposal is requested before a building permit is issued, therefore will you complete and return the appended report as expeditiously as possible.

Warren McDonald  
Inspector of Buildings

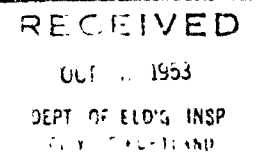
Attachment:  
Copy of this notice  
Copy of letter to owner

\*\*\*\*\*  
Proposed sewage disposal method is ~~is not~~ approved.

Remarks: Percolation test made 16 July was satisfactory *Mr.*

E. W. D. W. M.  
Health Officer

Date 10/5/53



AP Congress St.

October 2, 1953

Copy to: A. H. Nelson, Jr.  
120 St. Scarborough, Maine

Mr. Arlo Jordon,  
3 Homestead Ave.,  
So. Portland, Maine

Dear Mr. Jordon:

Application today by Mr. Nelson to construct a dwelling house at Congress Street for you indicates that no connection is possible to a public sewer, and that sewage disposal is proposed by septic tank.

The Building Code directs, where connection to a public sewer is not possible, that the proposed method of sewage disposal must be approved by the Health Officer before any building permit is issued.

That the Health Department may be aware of the proposed method of sewage disposal, you should explain, by plan or otherwise, the details and location of the septic tank system, including nature of the soil where overflow lines will be located, to Sanitary Engineer Norman Winch.

Very truly yours,

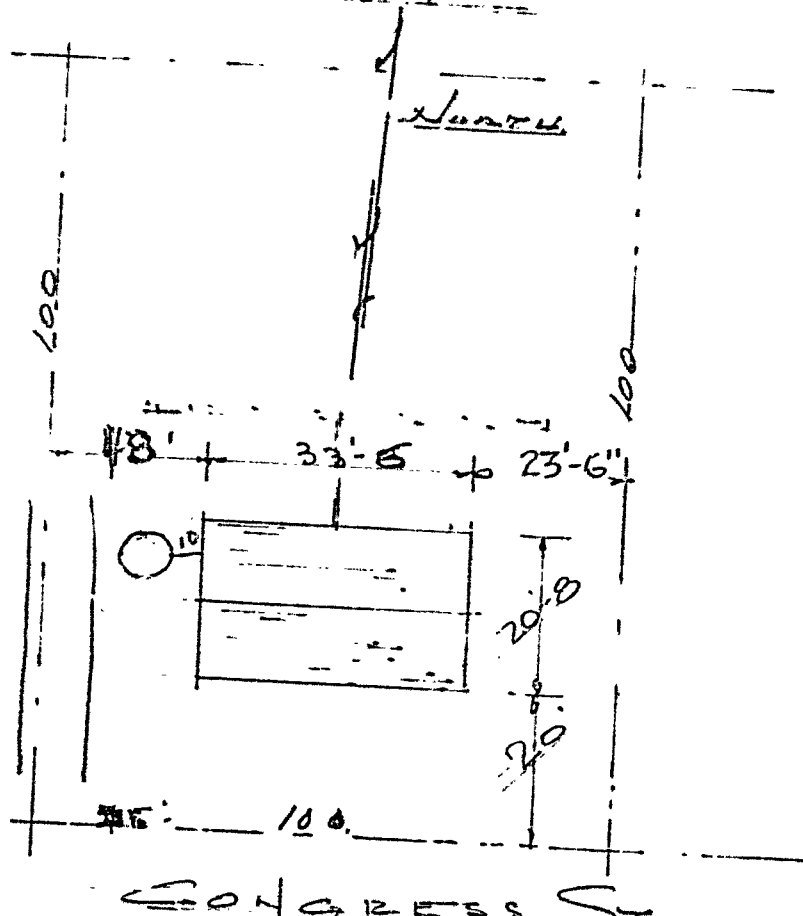
WCB/H

Inspector of Buildings

Plot Plan

Scale 1/2" = 10'-0"

ARLO JORDAN





STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for dwellings Date 8/20/53  
at 1000 10th St.

1. In whose name is the title of the property now recorded? John J. Nelson
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Yes
3. Is the outline of the proposed work now staked out upon 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? Yes
4. What is to be maximum projection or overhang of eaves or drip? Yes
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

W. H. Nelson Jr.

City of Portland, Maine  
Board of Appeals  
--ZONING--

July 2, 1952 19

To the Board of Appeals:

Your appellant, Mrs. Elanche P. Jordan, who is the owner of property at 1657-1677 Congress Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18 Paragraph E of said Zoning Ordinance.

Building permit intended to authorize construction of a one story refreshment stand about 20' x 30' at 1657-1677 Congress Street is not issuable under the Zoning Ordinance because the property is located in a Residence C Zone where, according to Section 10A of the Zoning Ordinance, applying to such zones, the proposed business use is not allowable.

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 where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Blanche P. Jordan  
Appellant

After public hearing held on the 12th day of July, 1952,  
~~the Board of Appeals has decided to deny the appeal.~~  
Since an exception to the Zoning Ordinance may be granted only by a unanimous vote of the Board of Appeals and since vote in this case was as follows, the appeal must be denied.  
OPPOSED: H. Merrill Luthe - Robert L. Getchell - Helen C. Frost - Herman S. Moore  
IN FAVOR OF: William H. O'Brien

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted in this specific case.

BOARD OF APPEALS

DATE: July 18, 1952

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Blanche P. Jordan

AT 1657-1677 Congress Street

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

<u>Board of Appeals</u>	<u>VOLE</u>		<u>Municipal Officers</u>
	Yes	No	
H. Merrill Luth	( )	( )	
William H. O'Brien	( )	( )	
Robert L. Getchell	( )	( )	
Helen C. Frost	( )	( )	
<del>James C. Foster</del>	( )	( )	
Lyman S. Moore	( )	( )	

Record of Hearing:

Opposed by:

Mrs. Rupert Lovejoy, 1266 Westbrook Street, Portland, Maine

Mrs. Lawrence Stover

Letter from Planning Board

Position in file

Letters in file

Sunday July 18, 1952

To the members of the Board of Appeals  
Portland City Council  
Portland, Maine

The undersigned, residents of Saco, vigorously protest the erection of a proposed building for the purpose of serving refreshment at 1657 - 1677 Congress Street as requested by Blanche Jordan, for the building for such a purpose would not only be detrimental to property but would create a traffic congestion amounting to a hazard.

Elaine M. Storer (Mrs. Lawrence T.)

Mrs. & Mrs. H. A. Burdwood

Colonel James resident in Maine (dinner Payson)

Dr. & Mrs. Rupert Longo

Mrs. Eleanor M. Proctor

Mrs. E. M. King

Mrs. & Mrs. Ralph H. Johnson

Lena S. Jackson

Mrs. & Mrs. Walter R. Jacobs

Joseph C. Parker, Jr.

Ethel A. Parker

Mrs. & Mrs. Robert Stoddard

Ruth B. Leavitt

Ralph H. Leavitt

William Leavitt

Elis T. Thompson

Mrs. & Mrs. John F. Wither

Sunday July 18, 1952

To the members of the Board of Appeals  
Portland City Council  
Portland, Maine

The undersigned, residents of Stroudwater, vigorously protest the erection of a proposed building for the purpose of serving refreshment at 1657 - 1677 Congress Street as requested by Blanche Jordan, feeling that a building for such a purpose would not only be detrimental to property values, but would create a traffic congestion amounting to a hazard.

Mr & Mrs Fred Caskey  
Mr & Mrs. Russell Wymann  
Mrs. Walter C. Nielsen  
John W. Dunn  
Miss Ellen M. Tibbitts  
Jorton Buck

Mr & Mrs E. Buck  
Mr. George E. Bowley  
Mrs. Lucy E. Grimmer  
Clinton R. Parker  
Harold H. Stuart  
Edward Robbins  
Leontine Robbins

This group of names  
represents only those we  
had time to call on.

Elcie M. Stover.



LAURENCE C. FLOWMAN  
CHAIRMAN  
NEAL W. ALLEN  
VICE-CHAIRMAN  
CARTELL K. PIERCE  
ALBERT N. TARDIF  
ROLAND H. TYLER

ROGER L. CREIGHTON  
PLANNING DIRECTOR



CITY OF PORTLAND, MAINE  
CITY PLANNING BOARD

July 17, 1952

Zoning Board of Appeals  
City Hall  
Portland, Maine

Gentlemen:

The following report is respectfully submitted for the consideration of the Zoning Board of Appeals.

History: The use of this land has come before the Planning Board several times.

No. 1. A letter from Mr. Arthur T. Row to Mr. A. C. Jordan dated July 9, 1948, a copy of which is on file in the Planning Board, stated that Mr. Row would not recommend a change of zoning to a business zone. This letter was discussed at the meeting of the Planning Board on July 29, 1948, and the Planning Board agreed with Mr. Row's recommendation.

No. 2. At the meeting of the Planning Board held on July 31, 1950, the matter of the zone change on the same property was brought before the Board. With four members of the Planning Board present the petition to change the zone was again denied. The following paragraph is an extract from the minutes of this meeting:

"The zoning on outer Congress Street, a problem of long standing, was again brought to the Board's attention, this time in the form of a letter from Mr. Clark Chapman, acting as attorney for Arlo Jordan. Mr. Chapman outlined the situation in which Mr. Jordan found himself in regard to the piece of land next to the bridge and made some suggestion concerning it. Mr. Flowman

Zoning Board of Appeals - 2 -

July 17, 1952

suggested that the land be developed as a park, in accord with the master plan proposals, and in conjunction with a neighborhood shopping center development at Stroudwater. The Board was in general agreement and recommended that the City purchase the tract for park purposes. Mr. Row was directed to inform Mr. Chapman that the existing business zone would not be expanded and that the Board recommended the purchase of the land for park purposes."

No. 3. This matter was again brought to the attention of the Planning Director in February 1952, and at that time Mr. Creighton wrote a letter to Mr. Jordan concluding that it would be inadvisable to change the zone in this location. This letter is dated February 23, 1952, a copy of which is in the Planning Board files. The matter was not brought before the Planning Board itself.

Fact: The property at 1657-1677 Congress Street is an area of about 10 acres, having about 550 feet frontage on Congress Street, on the right hand side just before the bridge going from Portland to Stroudwater. The property is in Residence C zone. On the Master Plan of 1943 this property is shown as a City park. Nearer Portland at the corner of Frost and Congress Streets there is a filling station and across Congress Street near Frost Street there is an automobile repair business. Both of these businesses are non-conforming uses in a Residential C zone. Neither business is visible from the Jordan property.

On the other side of the Stroudwater bridge there is a small local business zone.

The property in question is at the bottom of the hill on the end of a curve on Congress Street. It has very little depth of usable land, most of the property being marsh. It might be possible to build one or two houses on this property.


July 17, 1952

Reasons for the Planning Board's position: Mr. Row's and Mr. Creighton's recommendations were based on the same line of reasoning, four points of which are outlined below.

1. The use of the land for a refreshment stand is dependent largely upon the traffic which is generated by the Maine Turnpike. When the Maine Turnpike is extended north, the Planning Board is of the opinion that there should be no connection between the Turnpike and Congress Street, but rather that the intersection should be located near Brighton Avenue. It is felt that any use of this property, which is dependent upon Turnpike traffic, will not survive the elimination of this traffic, and that therefore any structures would fall into disuse and would be an economic waste, both to the City and to its owner.
2. Due to the separation caused by the bridge, a change of zone would not be a simple extension of a commercial zone but would have something of the quality of a spot zone.
3. The extension of commercial uses in a string along well-travelled streets has harmful effects: it is not only unattractive (compare with Route 1 in South Portland) and it is a traffic hazard.
4. The location of a refreshment stand close to a bridge at the bottom of a hill and at the end of a curve would make it a hazardous traffic location.

Conclusion: The long-standing position of the Planning Board with respect to the commercial use of this property is brought to the attention of the Board of Appeals, together with the reasons for this position. It is hoped that this memorandum will be of assistance to the Board of Appeals in making its decision.

Very sincerely yours,

  
Roger L. Creighton  
Planning Director

City of Portland, Maine.  
Board of Appeals  
Dear Sirs:

1717 Congress St.,  
Portland, Maine.  
July 17th, 1952.

In 1938 I opened my store at the above address and in 1940 I put in a Soda Fountain and Luncheonette. In 1949 I contacted a Mr. Maxfield at City Hall for the purpose of moving my fountain over to the other side of the store so that I might be able to serve customers outside the building on my parking lot. As near as I am able to judge 50% of my Sandwich business are orders to be taken away from the premises. Mr. Maxfield at that time told me that to the best of his judgement he did not believe the city planning board would approve of me enlarging on my Luncheonette business to the point where I would have to make considerable changes on the inside of my premises, he ask me to come back and see him and he would try to give me more definite information. I went back to see him about two weeks later, and he informed me that I could put in for an appeal of the zoning regulation, but to the best of his judgement he did not think it would do any good. So I have continued to operate to the best of my ability with what facilities I have under the present zoning regulation.

On Friday morning June 18th, 1952 at 10:30 A.M. Mrs. Blanch P. Jordan has an appeal to construct a refreshment stand at 1-27-1-77 Congress St., the main purpose I understand to serve Sandwiches to be taken out. If that appeal is granted it will be necessary for me to ask for the same privilege to protect my present business.

Yours truly,

*George W. Berry*  
George W. Berry  
Roberta C. Berry

*Roberta C. Berry*

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

July 15, 1952

Mrs. Blanche P. Jordan  
1767 Congress Street  
Portland, Maine

Dear Mrs. Jordan:

The Board of Appeals will hold a public hearing in the Council Chamber at the City Hall, Portland, Maine on Friday, July 18, 1952 at 10:30 a. m. 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,

H. MORRILL LUTHE

Chairman

HML:K



WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to file 1657-1677 Congress Street

CITY OF PORTLAND, MAINE

Department of Building Inspection

FU

July 2, 1952

C  
O  
P  
Y  
  
Mrs. Blanche P. Jordan  
1967 Congress Street  
Mr. Edward F. Finks  
2388 Congress Street

Copy to Corporation Counsel

Dear Madam & Sir:

Building permit intended to authorize construction of a one story refreshment stand about 20'x30' at 1657-1677 Congress Street is not issuable under the Zoning Ordinance because the property is located in a Residence C Zone where, according to Section 10A of the Zoning Ordinance, applying to such zones, the proposed business use is not allowable.

You have indicated a desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Apparently Mrs. Jordan still holds title to the property, but Mr. Finks has a contract to buy if the business use is allowed. Under these circumstances I presume that Mrs. Jordan will have to sign the appeal.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/B

Enclosure to each addressee: Outline of appeal procedure

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

July 8, 1952

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, July 18, 1952 at 10:30 a. m. to hear the appeal of Mrs. Blanche P. Jordan requesting exception to the Zoning Ordinance to authorize construction of a one story refreshment stand about 20' x 30' at 1657-1677 Congress Street.

This permit is presently not issuable under the Zoning Ordinance because the property is located in a Residence C Zone where, according to Section 10A of the Zoning Ordinance, applying to such zones, the proposed business use is not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases 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

H. MERFILL LUTHE

Chairman

K



(RC) RESIDENCE ZONE - 4  
APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, July 2, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~and repair~~ the following building ~~located at~~ 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 1657-1677 Congress Street Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Blanche P. Jordan, 1967 Congress Street Telephone \_\_\_\_\_  
Prospective buyer \_\_\_\_\_ Telephone \_\_\_\_\_  
Lessee's name and address Edward S. Finks, 2388 Congress Street Telephone \_\_\_\_\_  
Contractor's name and address at lot Plans yes No. of sheets 1  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ No. families \_\_\_\_\_  
Proposed use of building Refreshment stand No. families \_\_\_\_\_  
Last use \_\_\_\_\_ Roofing \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_ Fee \$ 5.00  
Estimated cost \$ 4,000.

General Description of New Work

To construct 1-story concrete block (stucco covered) refreshment stand approximately 20' x 30'.  
(If appeal is successful, prospective buyer will furnish plans of building)

*Ref 9/3/52*

Appeal denied 7/18/52

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 Edward S. Finks

Details of New Work

Is any plumbing work 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? \_\_\_\_\_ 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

Blanche P. Jordan

Signature of owner by: *Edward S. Finks*

APPROVED

INSPECTION COPY

Permit No. 52/

Location 1657-1677 Congress St.

Owner Edward S. Ginks

Date of permit 1/52

Notif. closing-in

Inspn. closing-in

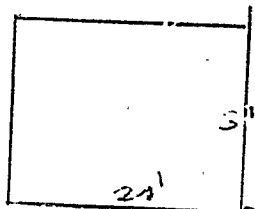
Final Notif

Final Insp

Cert. of Occupancy issued

NOTES

1677



50'

1657

To Stroudwater

CONGRESS

ST



1657-1677 Congress Street

July 2, 1952

Mrs. Blanche P. Jordan  
1967 Congress Street  
Mr. Edward F. Finks  
2388 Congress Street

Copy to Corporation Counsel

Dear Madam & Sir:

Building permit intended to authorize construction of a one story refreshment stand about 20'x30' at 1657-1677 Congress Street is not issuable under the Zoning Ordinance because the property is located in a Residence C Zone where, according to Section 10A of the Zoning Ordinance, applying to such zones, the proposed business use is not allowable.

You have indicated a desire to seek an exception from the Board of Appeals; so, there is enclosed an outline of the appeal procedure.

Apparently Mrs. Jordan still holds title to the property, but Mr. Finks has a contract to buy if the business use is allowed. Under these circumstances I presume that Mrs. Jordan will have to sign the appeal.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/B

Enclosure to each addressee: Outline of appeal procedure

1597-1705 Congress Street-1

June 27, 1940

Mrs. Blanche M. Jordan  
1552 Congress Street  
Portland, Maine

Copies to:                      Attn: Mr. Lattell, Box 637  
Esso Standard Oil Co., 1 Lincoln Street, South Portland, Me.  
Clark L. Chapman, Esq., 415 Congress Street  
Paul Barrett, Assistant Corporation Counsel

Dear Mrs. Jordan:

On June 15, 1940, application of Esso Standard Oil Company, et al., was made to the Board of Appeals for a permit to erect a building, to serve as a station for the sale of gasoline from an automobile service station building, about 10' x 20' on your property at 1557-1705 Congress Street and to cover installation of gasoline tanks, piping and pumps there, in accordance with the zoning ordinance because the property is located in a zone where such use is prohibited according to Section 104 of the zoning ordinance and is not allowed.

The Esso Standard Oil Company representative was informed to inform you of the appeal procedure. If you desire a decision from the Board of Appeals at the earliest opportunity, it is important that the appeal be filed at the office of Corporation Counsel before Thursday noon, June 28, otherwise a delay of four or five weeks will result.

You are of course aware that a similar appeal for a gasoline filling and service station on this property was denied on February 4, 1939, the zoning being:

"The Board finds that an exception is not necessary in this case to grant reasonable use of the property when necessary to avoid confiscation and can let be granted without substantially departing from the intent and purpose of the zoning ordinance."

Very truly yours,

Carson McDevide  
Inspector of Buildings

Wcl/c

Enclosure to Mrs. Jordan, Mr. Chapman and Esso Standard Oil Company: Outline of appeal procedure



(RC) RESIDENCE ZONE-C  
APPLICATION FOR PERMIT

Class of Building or Type of Structure (Main Class) \_\_\_\_\_

Portland, Maine, June 26, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter or~~ <sup>demolish</sup> 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 1552-1555 Congress Street Within Fire Limits? no Dist. No. \_\_\_\_\_  
Owner's name and address Mrs. Blanche Jordan, 1552 Congress St., Esso Standard Oil Co., Box 637  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building Service Station No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ \_\_\_\_\_

General Description of New Work

To construct 1 story frame service station (porcelain covering) as per plans

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

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Esso Standard Oil Co., Box 637

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 chimney \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressed or ft. \_\_\_\_\_  
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 \_\_\_\_\_  
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

Esso Standard Oil Co.

INSPECTION COPY

Signature of owner

L. E. HATTON

Permit No. 501  
Location 1599-1105 Superior St.  
Owner Eds. Standard Oil Co.  
Date of permit 1-10  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_

NOTES

City of Portland, Maine  
Board of Appeals  
—ZONING—

January 19, 1949

To the Board of Appeals:

Your appellant, Blanche P. Jordan, who is the owner of property at 1651-1703 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 to cover construction of gasoline filling station building (Service Garage) at 1651-1703 Congress Street is not issuable under the Zoning Ordinance because the property is in a Residence C Zone where, according to Section 10A of the Ordinance applying to such zones, use as a gasoline filling and service station is not allowed.

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 where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Blanche P. Jordan  
Appellant  
By Arlo E. Jordan

Decided  
2/4/49  
49/6



49/6

February 4, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ELAINE P. JORDAN  
AT 1651-1703 Congress Street

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

Present for City

Board of Zoning Appeals members:-

VOTE

	Yes	No
Mr. Getchell	( )	(x)
Mr. O'Brien	(x)	( )
Mr. Holbrook	( )	(x)
Mr. Lake	( )	(x)
Mr. Colley	( )	(x)
	( )	( )
	( )	( )
	( )	( )
	( )	( )

Municipal Officers:-

Richard Chapman, esq. for appellant  
(Jordan purchased property 11/12/48 - paid \$2,000)  
RC Zone, no residence in close proximity  
Property absolutely not useable for any purpose  
except this sort - too close to marsh for residence construction

Against: Frank G. Johnson, representing Stroudwater Church  
Mrs. Rupert Lovejoy (1266 Westbrook Street)  
Mrs. Lawrence Stover (2 Waldo Street)

INTER-OFFICE CORRESPONDENCE

49/6

CITY OF PORTLAND, MAINE

CITY PLANNING BOARD

To: Edward W. Gignoux  
Asst. Corporation Counsel  
From: A. T. Row, Jr.  
Planning Director

DATE: February 2, 1949  
SUBJECT: Petition of  
Blanche P. Jordan  
to Zoning Board  
of Appeals

It is noted that a petition has been filed with the Board of Appeals by Blanche P. Jordan for a permit to construct a gasoline filling station in a Residence "C" zone at 1651 - 1703 Congress Street.

The Planning Board rarely takes any part in zoning appeal cases but in this instance I think the Board of Appeals should know the status of the Planning Board's study of the zoning on Congress Street.

Several inquiries have been received in this office and in the office of the Building Inspector, and one formal petition has been filed, for zone changes on Congress Street. Most of the inquiries indicated a desire to erect filling stations, all of them have been prompted by the heavy increase in traffic moving over western Congress Street since the opening of the Turnpike.

The rezoning problem of this section is not simple because the highway program on which the rezoning depends, is in a state of flux. For example, if the Turnpike were extended and/or the proposed new Fore River Bridge were built as an integral part of the through-city expressway from the Turnpike and Route 1 in South Portland across the Marginal Way to East Deering, the traffic load on Congress Street would decline sharply. If, therefore, additional business zones were established on Congress Street based on the volume of traffic today, this street would probably be overzoned when either or both of the two above mentioned possibilities became fact. On the other hand there are other possibilities, such as the State's Payne Road proposal, perhaps necessitating the

49/6 1

Edward T. Gignoux, Asst. Corporation Counsel (2) Feb. 2, 1949

widening of Congress Street, which further complicate the problem. Finally of course the time element is involved.

For these reasons the staff of the Planning Board has not completed the zoning study of Congress Street and probably will not make any recommendations until the highway plan of the master plan has been revised. Work on this revision has been started.

It should be obvious that any sound rezoning of Congress Street should be based on a clearer idea of the future of the street than we now have.

ATR:ys  
cc: Lyman S. Moore  
City Manager

*A. T. Row, Jr.*  
A. T. Row, Jr.  
Planning Director

*The  
Eastland*



*The  
Congress  
Square*

Feb. 5, 1949

*Portland, Me.*

Mr. Robert L. Gatchell, Chairman  
Board of Appeals  
City of Portland, Maine.

Dear Mr. Gatchell;

I have just now received the notice of the hearing of yesterday on the appeal of Blanche S. Jordan to permit construction of a filling station at 1651 - 1703 Congress Street -- and hope very much that my protest, as guardian for my son, William Leavitt who is owner of property at 1741 Congress Street, may be heard.

We feel that one of the greatest assets of Stroudwater as a residential section is the lack of such filling stations on every corner.. The needs are being cared for I am sure by the existing stations.

As we are residing at the Hotel Eastland for a few months this Winter, while Ralph is at the Legislature, our mail is often very much delayed in reaching us.. hence this delay, I am sure.

Sincerely yours,

*Ruth C. Leavitt*

Mrs. Ralph A. Leavitt  
Guardian for William Leavitt,  
minor

1282 Westbrook Street  
Portland 4 Maine

19/6

19/6

CLERK

14/6

Stroudwater Baptist Church - Portland 4, Maine

REV JAMES D. MACLEOD, PASTOR  
1737 CONGRESS STREET  
PORTLAND 4 MAINE

MAURICE B. JOHNSON, CLERK  
3 CLIFF STREET  
PORTLAND 4 MAINE

Feb. 2, 1949.

City of Portland, Maine  
Board of Appeals  
Portland, Maine

Att: Mr. Robert L. Getchell, Chm.

Gentlemen:

At a special meeting of the Stroudwater Baptist Church, the appeal of Blanche B. Jordan for exception to the zoning ordinance to permit construction of a gasoline filling station at 1651-1703 Congress Street, was considered.

Upon motion, duly seconded, it was voted: That the Church go on record as opposing this exception of the zoning ordinance.

Respectfully yours,

M. B. Johnson clerk.

Mrs. Blanche P. Jordan  
1552 Congress Street  
Portland, Maine

41/21  
1603 Congress St  
Portland, Maine  
February 1, 1949

Dear Mrs. Jordan:

This is to certify that I, H. Foster Stanley, owning property within five hundred ft of the property owned by you on the northerly side of Congress St. Nos 1651 to 1703, have no objection to the granting of a permit to erect a filling station on the above mentioned property.

Very truly yours  
H. Foster Stanley  
1603 Congress St.  
Portland Me.



EBEN WINTHROP FREEMAN  
FRANCIS P. FREEMAN

LAW OFFICES OF  
FREEMAN & FREEMAN  
95 EXCHANGE STREET  
PORTLAND 3 MAINE

Mrs. Blanche F. Jordan  
1552 Congress Street  
Portland, Maine

February 1, 1949

Dear Mrs. Jordan:

On behalf of Frank P. Cummings and myself as co-trustees under the will of Frank P. Cummings, deceased, I beg to advise that as owners of the property adjoining the land purchased by you, we have no objection to the granting of a permit to enable you to erect a filling station on the premises numbered 1651 to 1703 Congress Street.

Very truly yours,

ESTATE OF FRANK P. CUMMINGS

By *Frank P. Cummings*  
Co-Trustee

49/6

1552 Congress Street  
Portland 4, Maine  
January 15, 1949.

Mr. Barnett I Shur, Corporation Counsel  
City Hall  
Portland, Maine

Dear Sir:

I am writing you in connection with an application for a building permit which I filed at the office of the Building Inspector on January 12, 1949.

My application is for a permit to erect a modern, attractive service station at Nos. 1611 to 1703 Congress Street, Portland.

This site or plot of land is situated on the northerly side of Congress Street and extends from the tow path of the Old Portland and Oxford Canal, for a distance of five hundred and twenty-five feet, more or less, to the Stroudwater Bridge over the Fore River.

Congress Street at this point is bordered on each side by salt water and marsh, and is of low elevation, lying between much higher elevations at Frost Street on one end and Westbrook Street on the other end, so that the premises numbered above are hardly suitable for residential purposes, but are well adapted for small business.

Because of the marsh land and the low elevation of this section, there are no dwellings within a distance of a thousand feet or more in any direction, so that a small business conducted at this site would in no way affect any dwelling on the higher elevations.

I should like to develop the property in question, which is now more or less unkempt, by erecting a modern, up-to-date service station, with well landscaped surroundings, to the end that I may earn a livelihood for myself and to secure a return on my investment in the land.

The site in question immediately borders the business zone of Stroudwater Village, and it would seem that it could logically be included in the Stroudwater business zone, because it adjoins it, no dwelling houses are involved, and it is even further away from churches, schools and dwellings than the village itself.

The Maine Turnpike, the Air Port and other factors have changed Congress Street at this point from a more or less neighborhood street to a main artery of the city.

9/6  
Page 2.

As Forest Avenue, Washington Avenue, Morrills Corner, Allens Corner, Woodfords Square and other sections of the city have all changed in the last few years from residential to more or less business districts, it would seem logical for business also to expand and grow westward on Congress Street at Stroudwater, in view of the fact that Congress Street at this point is now a main artery of the city.

Were the premises in question situated in the middle of a residential district I would not present this appeal from the zoning laws, but situated as they are at tidewater and marshland, adjoining a business center on one end and widely separated from any dwelling on the other end, the proposed site is a most natural one for a modern gasoline station.

Therefore, I respectfully request the consideration of the Board of Appeals and others concerned, in connection with my application for a business building permit at Nos. 1651 to 1703 Congress Street, the granting of which would seem to be consistent with the trend of traffic in this area, and with the intent and purpose of the Zoning Ordinance.

Very truly yours,

*Arlo C. Jordan*

47/6

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

January 31, 1949

Mrs. Blanche P. Jordan  
1552 Congress Street  
Portland, Maine

Dear Mrs. Jordan:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, February 4, 1949 at ten-thirty o'clock in the forenoon to hear your appeal under the Zoning Ordinance relating to the premises at 1651-1703 Congress Street.

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

Very truly yours,

Robert L. Getchell

Chairman

M

On reply refer  
to file

FU AF 1651-1703 Congress Street-I

CITY OF PORTLAND, MAINE  
Department of Building Inspection

January 17, 1949

Blanche P. Jordan  
1552 Congress Street  
Portland, Maine

Subject: Application for building permit to cover construction of gasoline filling station building (Service Garage) at 1651-1703 Congress Street and proposed zoning appeal relating thereto

Dear Madam:

Building permit for the above work is not issuable under the Zoning Ordinance because the property is in a Residence C Zone where, according to Section 10A of the Ordinance applying to such zones, use as a gasoline Filling and Service Station is not allowed.

You have indicated your desire to seek an exception from the Board of Appeals, and there is enclosed, therefore, an outline of the appeal procedure. If you desire the public hearing at the earliest possible date—February 4—it would be well to file the appeal at the office of Corporation Counsel no later than January 20.

As explained to Mr. Jordan over the telephone the appeal clause of the Ordinance limits the powers of the Board of Appeals with relation to such cases by saying:

"The Board of Appeals ..... may permit exceptions in specific cases so as to grant reasonable use of property when necessary to avoid confiscation and without substantially departing from the intent and purpose of this 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 for use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case."

Pending public hearing and action of the Board of Appeals, no check of the plans of the building against Building Code requirements will be attempted. Two features appear, however, from a casual examination of the plans, which may have to be adjusted to satisfy Building Code requirements. An alternate is noted in the specifications which considers the possibility of constructing the building of wooden frame construction. This class of construction would not be permitted in a building of this size because the floor area would exceed the maximum of 900 square feet—that is unless the building were sprinklered. There is also one or more alternates on methods of heating the building, and there will be special requirements of the Building Code as to protection in any case whether an approved garage heater or a separate fire resistive heater room.

Very truly yours,

(Signed) Wm. J. McDonald  
Inspector of Buildings

WMCD/G

Enclosure: Outline of appeal procedure

CC: Edward T. Gignoux  
Assistant Corporation Counsel

CITY OF PORTLAND, OREGON

BOARD OF APPEALS

January 25, 1949

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, February 4, 1949 at ten thirty o'clock in the forenoon to hear the appeal of Blanche A. Jordan requesting exception to the Zoning Ordinance to permit construction of gasoline filling station at 1651-1703 Congress Street.

This permit is not issuable under the zoning ordinance because the property is in a Residence C Zone where, according to Section 10A of the Ordinance, use as a gasoline filling and service station is not allowed.

This appeal is taken under Section 17A 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. Gutchell

Chairman





(37) RESIDENCE ZONE - C

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, January 12, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect all 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 1651-1703 Congress Street  
Owner's name and address Blanche P. Jordan, 1552 Congress Street Within Fire Limits? no Dist. No.         
Lessee's name and address        Telephone         
Contractor's name and address        Telephone         
Architect        Telephone         
Proposed use of building Service Station Specifications        Plans yes No. of sheets 2  
Last use        No. families         
Material        No. stories        Heat        Style of roof        No. families         
Other buildings on same lot        Roofing         
Estimated cost \$        Fee \$       

## General Description of New Work

To construct 1 story frame building 43'x27' for Service Station as per plans.

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

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Blance P. Jordan Initial dated 2/4/49

## 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?        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         
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

Blanche Jordan

INSPECTION COPY

Signature of owner By: Arlo C. Jordan

Permit No. 471  
Location 1651-1703 Congress St.  
Owner Blanch P. Vidars  
Date of permit 2/1/49  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_

NOTES