

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 040105

This is to certify that Babcock Jill /n/a

has permission to Change of Use from rental unit to lodging house.

AT 42 Mellen St 047 A027001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is closed or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. U.S.M. 2

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0105	Issue Date: PERMIT ISSUED APR 08 2004	CBL: 047 A027001
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Location of Construction: 42 Mellen St	Owner Name: Babcock Jill	Owner Address: 168 Clearwater Dr	Phone: 207-767-5015
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone: CITY OF PORTLAND
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: R6

Past Use: 4 unit rental	Proposed Use: Change of Use; rental units to lodging house.	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 2
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Proposed Project Description: Change of Use from rental units to lodging house. <i>previous 4 D.U.</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>58</i>
		Signature: <i>[Signature]</i>

new use, lodg. house with 10 rooming units

Signature: *[Signature]* Date: *4/12/04*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 02/05/2004	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>site plan exemption applied for</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i></p> <p>Date: <i>3/4/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>within Historic A Dist</i></p> <p>Date: <i>4/12/04</i></p> <p><i>exterior changes require a separate review</i></p>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

City of Portland, Maine - Building or Use Permit

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Permit No: 04-0105	Date Applied For: 02/05/2004	CBL: 047 A027001
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Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	

Proposed Use: Change of Use; 4 dwelling units to lodging house with 10 rooming units	Proposed Project Description: Change of Use from 4 dwelling units to lodging house with 10 rooming units.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/04/2004

Note: 3/4/04 After discussions with Mark I determined that the Housing Replacement Ordinance would not apply for conversions such as this - only to the the elimination of a described unit. - Site plan exemption has been applied for. **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 2) This property shall remain a lodging house with 10 roomings units after the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 04/07/2004

Note: **Ok to Issue:**

- 1) Reviewed as a boarding house, Considered an R2 Use

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 04/06/2004

Note: I reviewed this as a new lodging house. Lt.Mc **Ok to Issue:**

- 1) vertical openings shall be fire rated with a minimum of one hour rating
- 2) smoke detectors shall be installed in accordance with NFPA 101

Comments:

4/6/2004-kwd: re-reviewed by Mac, forwarded to MJN 4/6/2004 to finalize and issue. Kwd

3/11/2004-mjn: Hold for site review

Received approval 3/29/04

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

March 29, 2004

Jill Babcock
P.O. Box 6279-0079
Cape Elizabeth ME 04107

RE: Foundation House Lodging House; 42 Mellen Street; Change of Use
CBL: 47-A-27

Dear Ms. Babcock:

On March 29, 2004 the Portland Planning Authority approved the change of use for the Foundation House Lodging House at 42 Mellen Street, as shown on the approved plan

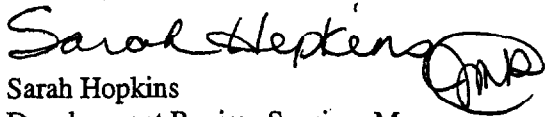
The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please note that no Certificates of Occupancy will be issued until all site improvements have been completed and inspected in the field by the Development Review Coordinator.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Sarah Hopkins
Development Review Services Manager

cc: Alexander Jaegerman, Planning Division Director
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
— Karen Dunfey, Inspections
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Correspondence File

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2004-0047

Application I. D. Number

3/16/2004

Application Date

Foundation House Change of Use

Project Name/Description

Babcock JIII

Applicant

168 Clearwater Dr , Falmouth , ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 767-1717 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

42 - 42 Mellen St, Portland, Maine

Address of Proposed Site

047 A027001

Assessor's Reference: Chart-Block-Lot

Proposed Building square Feet or # of Units

Acreage of Site

R6

Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____

DEPT. OF BUILDING 3/16/2004
CITY OF PORTLAND

Planning Approval Status:

Reviewer **Sarah Hopkins**

- Approved** **Approved w/Conditions** See Attached **Denied**

Approval Date 3/29/2004 Approval Expiration 3/29/2005 Extension to _____

OK to Issue Building Permit Sarah Hopkins 3/29/2004
signature date

MAR 29 2004
RECEIVED
Additional Sheets Attached

J.R. for S.H. 3-29-04

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0105	Date Applied For: 02/05/2004	CBL: 047 A027001
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Location of Construction: 42 Mellen St	Owner Name: Babcock Jill	Owner Address: 168 Clearwater Dr	Phone: 207-767-5015
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	

Proposed Use: Change of Use; 4 dwelling units to lodging house with 10 rooming units	Proposed Project Description: Change of Use from 4 dwelling units to lodging house with 10 rooming units.
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/04/2004

Note: 3/4/04 After discussions with Mark I determined that the Housing Replacement Ordinance would not apply for conversions such as this - only to the the elimination of a described unit. - Site plan exemption has been applied for. **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 2) This property shall remain a lodging house with 10 roomings units after the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 02/26/2004

Note: I reviewed this as a new lodging house. Lt.Mc **Ok to Issue:**

- 1) the sprinkler system and fire alarm system shall be tested to the appropriate standard and the results submitted to the Portland Fire Department
- 2) smoke detectors shall be installed in accordance with NFPA 101
- 3) fire extinguishers shall be provided in accordance with NFPA 10 standards
- 4) the structure shall have a complete sprinkler system
- 5) the structure shall have a complete fire alarm system

Comments:
03/11/2004-mjn: Hold for site review

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

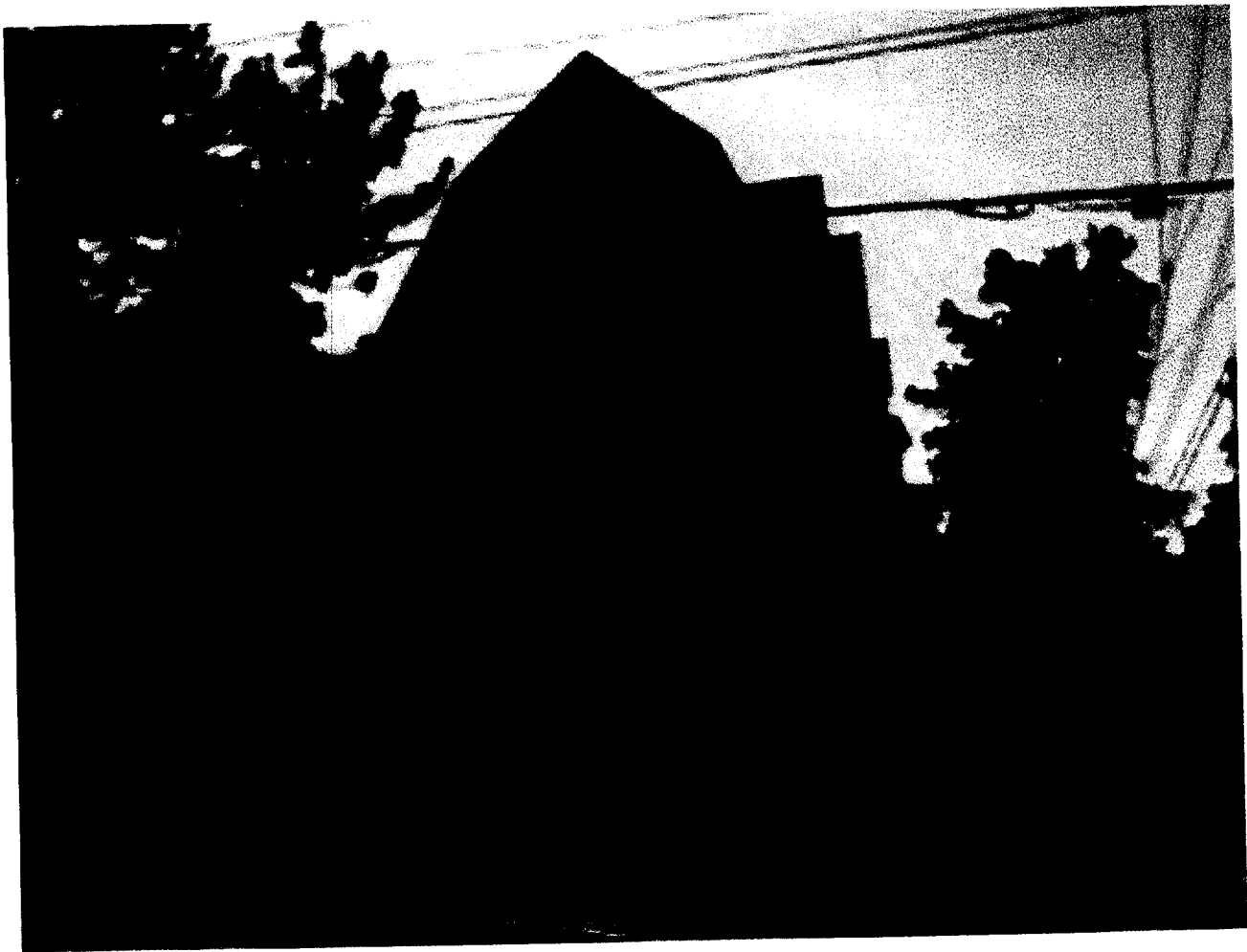
Location/Address of Construction: <u>42 MELLEN ST. PORTLAND, ME</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>4628</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>A</u> Lot# <u>27</u>	Owner: <u>Jill BARCOCK</u>	Telephone: <u>767-1717</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>767-5015</u> <u>PATRICK BARCOCK</u> <u>503 OCEAN HOUSE RD</u> <u>CAPE ELIZABETH ME 04107</u>	Cost Of Work: \$ _____ Fee: \$ <u>30.00</u>
Current use: <u>4 MULTI UNIT - RENTAL</u>	1075.00 330.00 <u>105.00</u> <u>75.00</u>	
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>LODGING HOME</u>		
Project description: <u>AFFORDABLE HOUSING FOR MEN IN EARLY RECOVERY FROM ALCOHOLISM & CHEMICAL DEPENDENCY</u>		
Contractor's name, address & telephone: <u>N/A</u>		
Who should we contact when the permit is ready: <u>Patrick Babcock</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>767-5015</u> <u>FEB - 5 2004</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Patrick Babcock</u>	Date: <u>FEB 5 2004</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

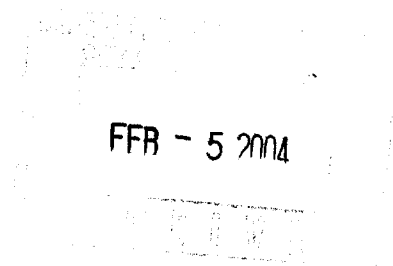




Foundation House

Portland Zoning - Change of Use -

Patrick Babcock
Executive Director
Foundation House
Ph: 207-767-1717 Fax: 207-767-5111
recovery@foundationhouse.net
www.foundationhouse.net



Foundation House

PO Box 6279-0079 Cape Elizabeth, Maine 04107 Ph: 207-767-1717 Fax: 207-767-5111

Project explanation

Foundation House provides unlicensed, affordable, short and long-term transitional sober living accommodations for men and women in recovery from chemical dependency. The focus at Foundation House is high dignity, low drama recovery. *In the near future Foundation House seeks to provide the same opportunity for women.*

I get 10 rooms

In June of 2003, Foundation House opened the doors to its first, 4-unit [14 bed/person] apartment building. The property is located at 42 Mellen Street in the heart of downtown Portland. By August 1st, we had successfully filled all 4 units and we have yet to go more than a week at a time operating at anything short of maximum capacity. We currently have an average daily waiting list of 10 men who are seeking to reside in Foundation House.

Foundation House has an already unparalleled success rate for clients continued sobriety. **The recovery rate under the Foundation House model is by far an industry leader.** The house at 42 Mellen Street is currently operating at a 95% success rate for continued, individual sobriety. The industry average is considerably less.

By being involved in each step of the way from transition out of an in-patient facility to independent, affordable housing, we at Foundation House can insure our clients that they are receiving the highest quality living available, in a sober and safe environment, at that price.

For a number of years, there has been alarmingly little opportunity for low-income and disadvantaged individuals to obtain affordable rental housing in the Greater Portland area. Foundation House helps address the affordable housing crisis that currently exists. At a time when these individuals are being turned away at the doorstep of rental need, Foundation House welcomes them home. Foundation House currently provides supportive, transitional living, effectively increasing the number of available beds for the recovering alcoholic and addict who seek to receive help from chemical dependency.

Currently, the need for this resource in Greater Portland far outweighs the supply.

Addiction, combined with a lack of affordable housing, is a problem for our entire community - Foundation House is part of the solution.

Foundation House specializes in providing high quality housing with fully furnished, up-to-date technological amenities as well as state-of-the-art living conditions at reasonable prices. The founders are forming this company in order to provide clients with a highly-dignified living environment emphasizing low in-house drama, unparalleled in the field of sober living. This is accomplished by the highly structured climate established in each house. We manage the process rather than the individual. The process takes shape as each client is provided with a 23-page resident handbook detailing the comprehensive structure of the Foundation House recovery process.

FFB - 5 2004

Life can be challenging in early recovery. **Foundation House understands, we've been there too.** We provide the best environment for people in early recovery from substance abuse to learn how to live "Clean & Sober". Simply put, we already know what it takes to stay "Clean & Sober", and we have the resources – personnel and systems – to create continued success for all of our clients.

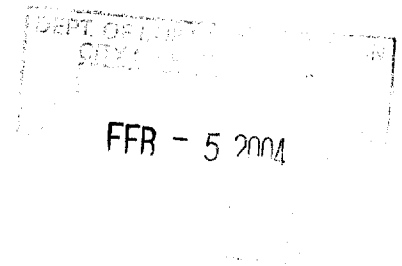
- "The Continuum of Care". This high sounding but simple catchword phrase has been adopted by Foundation House to describe certain aspects of recovery and sober living. Simply put it means that the longer a newly recovering person can immerse themselves in structure, accountability and fellowship within a community of other recovering people, the better their chances of attaining a lasting recovery. At Foundation House, a resident may stay as long as he/she may desire - so long as they remain clean and sober from alcohol and drugs, while continuing to follow the rules of the house.
- "The group is stronger than the individuals". The methodology of this model is rigorously applied across all Foundation House homes. At its core Foundation House manages "the process", rather than to manage the individual residents of each house. In other words, if the rules and requirements (see "FH Rules, Procedures & Goals" booklet) of the house are being met, then the recovery of the residents in the house is proceeding well. Such an approach leads to a low-drama house atmosphere, a reinforcement of the group dynamic, and a positive strengthening of individual responsibility and dignity.
 - * The social model, peer-to-peer methodology is centered on the 12 steps of Alcoholics Anonymous.

Foundation House will privately own each property, fully furnishing each residence, while paying for all utilities and common area house supplies.

Foundation House plans to get its residents from these various sources:

- Residential treatment and detox facilities in the Maine and surrounding New England areas.
- Out-patient programs situated in the same geographic locations where Foundation House operates.
- Court systems.
- "Word of mouth" in the Recovery Community.

Owner, Patrick Babcock brings extensive, first-hand knowledge and experience to the field of addiction recovery and has been sober for 8 ½ years. Co-owner, Danika Babcock, has been in property management for over 2 ½ years and has developed a solid network of relationships with the most well-regarded service providers in the field of real estate property management in Maine. Their combined experience serves to complement the success of Foundation House.



email: recovery@foundationhouse.net website: www.foundationhouse.net

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 047 A027001
 Location 42 MELLEN ST
 Land Use FOUR FAMILY
 Owner Address BABCOCK JILL
 168 CLEARWATER DR
 FALMOUTH ME 04105
 Book/Page 19307/259
 Legal 47-A-27
 MELLEN ST 40-42
 CUMBERLAND AVE 522-528
 4628 SF

highly structured

high dignity - low drama

*3 comm units
5 kitchens*

*R-6 Zone
with historic*

*Not providing meal
house meeting - Sun night*

Valuation Information

Land \$34,020 Building \$130,620 Total \$164,640

Property Information

Year Built 1884	Style old Style	Story Height 2.5	Sq. Ft. 3628	Total Acres 0.106
Bedrooms 9	Full Baths 4	Half Baths 1	Total Rooms 16	Attic None
				Basement Full

Outbuildings

no over night from guests

Sales Information

Date 05/01/2003	Type LAND + BLDING	Price \$410,000	Book/Page 19307-259
10/01/1998	LAND + BLDING	\$179,900	14244-177

Picture and Sketch

Picture Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



"Detox"
Kushme -
7 DAYS MAX

4204
Serenity - primarily "Detox"
licensed "1/2 Way house" Non profit

his No staff ^{no med. or professional} ~~no~~ dispensing of drug
Mella St NO Detox -

NO candles - incense - clove cigarettes - NO AROSOL.

42
MELLEN ST.

BEDROOM

12 x 15

(2)

EXIT TO HALLWAY
BACK DOOR
TO
OUTSIDE

EXIT
TO
DOOR
OUTSIDE

BATHROOM

9 1/2 x 4 1/2

DINING

Common

KITCHEN

18 1/2 x 12 1/2

FRPL

Common room

BEDROOM

13 1/2 x 10

(1)

LIVING ROOM

15 1/2 x 14

FFB - 5204

EXIT TO
OUTSIDE
PORCH

HALLWAY
TO
MAIN
ENTRANCE

THIS WALL DIVIDES MAIN UNIT
FROM STUDIO IN FRONT

1st FLOOR MAIN UNIT

ENTRANCE TO MAIN UNIT FIRST FLOOR

THIS IS THE LIVING ROOM OF 1ST FLOOR MAIN UNIT

BATHROOM
5 x 5

BEDROOM
13 x 16

3

HALLWAY TO FRONT DOOR



PORCH STAIRS

42 Melton ST.

FEB - 5 2004

1ST FLOOR STUDIO ATTACHMENT TO MAIN UNIT # 1

33

2 REAR BEDROOM

STAIRS DOWN TO OUTSIDE PORCH

2 REAR BATHROOM

BATHROOM 7 x 4 1/2

BEDROOM 11 x 14 (4)

WAY 35 x 5

BEDROOM 14 x 15 (5)

42 Mellen St.

STAIR FROM 1st Floor

HALL

Common Area Living Room 13 x 15

2ND FLOOR FRONT

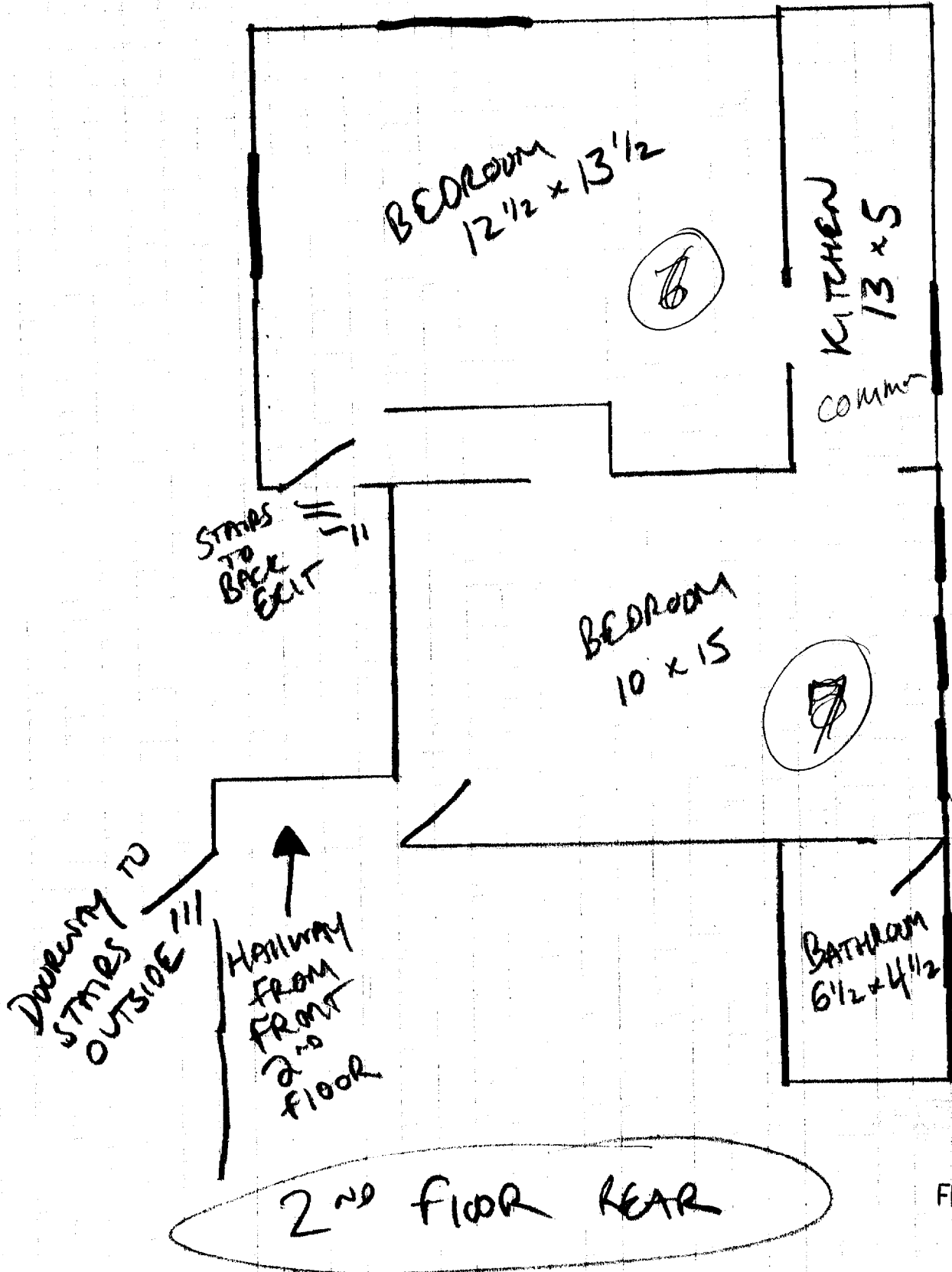
STAIR TO 3rd Floor

KITCHEN 8 x 7 Common Area

FFB - 5 2004

DOOR TO WRAP AROUND PORCH

42 mellen st.



TO DIORAMA
DOOR BACK
EXIT

KITCHEN
 $14\frac{1}{2} \times 15\frac{1}{2}$
Common

BATHROOM
 $7\frac{1}{2} \times 8$

BEDROOM
 $10\frac{1}{2} \times 11\frac{1}{2}$

8

LIVING ROOM
 $15\frac{1}{2} \times 16$

Common

STAIRWAY
FROM
GROUND
FLOOR
ENTRANCE

BEDROOM
 $10\frac{1}{2} \times 11\frac{1}{2}$

9

BEDROOM
 $10\frac{1}{2} \times 11\frac{1}{2}$

10

3RD
FLOOR

42 Melker ST

FEB - 5 2004

Exhibit A - Deed

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Mellen Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the westerly side of Mellen Street with the southerly side of Cumberland Avenue; thence southerly by said Mellen Street forty-seven and twelve hundredths (47.12) feet to a point; thence westerly on a line at right angles with Mellen Street one hundred (100) feet to a point; thence northerly on a line at right angles with Cumberland Avenue forty six and sixty two hundredths (46.62) feet to said Cumberland Avenue; thence easterly by said Cumberland Avenue one hundred (100) feet to the point of beginning.

The above described lot being numbered nine (9) on a plan of land recorded in Cumberland County Registry of Deeds in Plan Book 4, Page 41, to which plan reference is hereby made.

Reference is hereby made to a deed from Edward M Babbitt and Linda C. Babbitt dated October 23, 1998 to Rose M. Lane Rose M. Lane and recorded in the Cumberland County Registry of Deeds in Book 14244, Page 177

WARRANTY DEED

Know All Men By These Presents That I, Rose M Lane
of 145 Fickett Street, South Portland,
County of Cumberland and State of Maine,

for consideration paid, grant to Jill Babcock

of 168 Clearwater Drive, Falmouth,
County of Cumberland and State of Cumberland

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in
Portland County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 15th day of April, 2003

Mama B
Witness

Rose M Lane
Rose M Lane

State of Maine
County of Cumberland,

ss. 2003
On this 15th day of April, Rose M Lane, personally appeared before me the
above named Rose M Lane

and acknowledged the foregoing to be his/her/their free act and deed.

Monica L. Lindsay
Notary Public, Attorney at Law

MONICA L. LINDSAY
Notary Public, Maine
My Commission Expires January 26, 2006

Return to: Jill Babcock



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. _____
Portland, Maine, December 10, 1949

RECEIVED
JAN 6 1950
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 19,2090 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, plans and specifications, if any, submitted herewith, and the following specifications:

Location 42 Helen Street Within Fire Limits? yes Dist. No. 3
Owner's name and address PAUL MADORE, 42 Helen Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Joseph Violato, 48 Tucker Street Telephone 2-3110
Architect _____ Plans filed, i.e., No. of sheets _____
Proposed use of building Apartments & Garage No. families 4
Last use _____ No. families 2
Increased cost of work 200. Additional fee 2.00

Description of Proposed Work

To provide the second apartment on second floor.
To enclose existing basement stairs as per plans.
To construct outside wooden escape on rear of building second floor to ground as per plan. This is to provide means of egress for new apartment on second floor.

Previous permit to establish use

Permit Issued with Letter

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: with letter by JGS Signature of Owner by: Paul Madore
Approved: Joseph Violato Inspector

1/3/50 WYMG

- Patrick Babcock
- Executive Director
- Foundation House
- Ph: [207] 767-1717
- Fax: [207] 767-5111

FAX

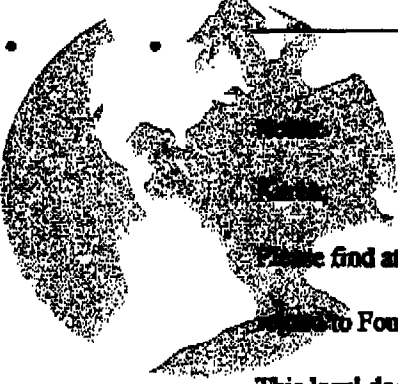
To: Karen / Portland Zoning Office **Fax:** [207] 874-8716

From: Patrick Babcock **Date:** 2/6/2004

Re: Foundation House @ 42 Mellen St. **Pages:** 3 - incl. cover

CC:

- Urgent For Review Please Comment Please Reply Please Recycle



Please find attached the 2 page "Power of Attorney" document that we spoke about yesterday in relation to Foundation House, and my mother's property at 42 Mellen St., in Portland.

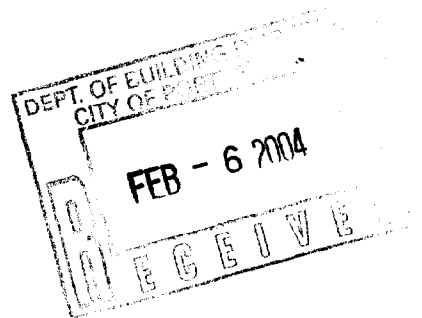
This legal document allows us to continue with the "change of use" proceedings of said property.

I have the original copy here at my office with my files.

Thank you for your time and consideration.

Sincerely,

Patrick Babcock
 Executive Director
 Foundation House
 Ph: 207-767-1717
 Fax: 207-767-5111
 recovery@foundationhouse.net
 www.foundationhouse.net



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that **JILL BABCOCK**, an individual, of Falmouth, Cumberland County, State of Maine, have made, constituted and appointed and by these presents do make, constitute and appoint **PATRICK BABCOCK**, an individual, of Cape Elizabeth, Cumberland County, State of Maine, to be my true, sufficient and lawful attorney, for me and in my name, and on my behalf to take all steps, pay all monies, open bank accounts, execute and deliver all notes, mortgages, security agreements, financing statements, contracts, deeds, and other documents reasonably required in connection with the acquisition, financing, management, development, leasing and operation of all real estate owned by me; and to enter into all contracts he deems appropriate in connection therewith, to ensure the acquisition, financing, management, development, leasing and operation with respect to said real estate and I hereby consent to any and all of the above action.

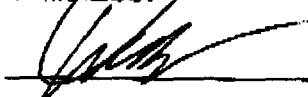
This Limited Power of Attorney shall not be affected by disability of the principal.


GIVING and HEREBY GRANTING unto **Patrick Babcock**, said attorney, full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if I were personally present. I hereby ratify and confirm all that **Patrick Babcock**, said attorney, shall lawfully do or cause to be done by virtue of these presents.

The attached notices are incorporated in and made a part hereof.

IN WITNESS WHEREOF, the said **JILL BABCOCK** has hereunto set her hand and seal this 29 day of April, 2003.

WITNESS:



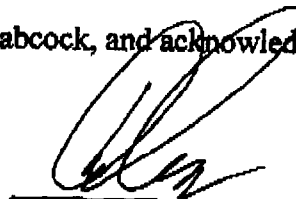


Jill Babcock

STATE OF MAINE
CUMBERLAND, SS.

April 29, 2003

Personally appeared the above-named **Jill Babcock**, and acknowledged the foregoing instrument to be her free act and deed, before me.



Notary Public
DREW A. ANDERSON
A Notary Public, Maine
My Commission Expires 2005
FEB - 6 2004
RECEIVED

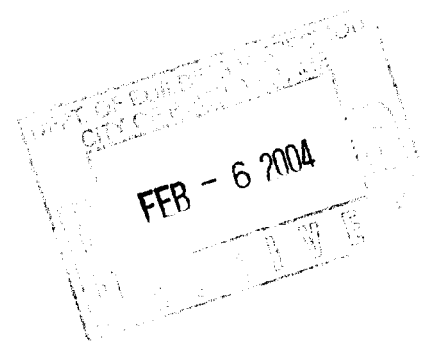
NOTICE TO PRINCIPAL

As the "Principal," you are using this Durable Power of Attorney to grant power to another person (called the "Agent" or "Attorney-in-Fact") to make decisions about your money, property or both and to use your money, property or both on your behalf. If this written Durable Power of Attorney does not limit the powers that you give your Agent, your Agent will have broad and sweeping powers to sell or otherwise dispose of your property and spend your money without advance notice to you or approval by you. Under this document, your Agent will continue to have these powers after you become incapacitated, and you may also choose to authorize your Agent to use these powers before you become incapacitated. The powers that you give your Agent are explained more fully in the Maine Revised Statutes, Title 18-A, sections 5-501 to 5-508 and in Maine case law. You have the right to revoke or take back this Durable Power of Attorney at any time as long as you are of sound mind. If there is anything about this Durable Power of Attorney that you do not understand, you should ask a lawyer to explain it to you.

NOTICE TO AGENT

As the "Agent" or "Attorney-in-Fact," you are given power under this Durable Power of Attorney to make decisions about the money, property or both belonging to the Principal and to spend the Principal's money, property or both on that person's behalf in accordance with the terms of this Durable Power of Attorney. This Durable Power of Attorney is valid only if the Principal is of sound mind when the Principal signs it. As the Agent, you are under a duty (called a "fiduciary duty") to observe the standards observed by a prudent person dealing with the property of another. The duty is explained more fully in the Maine Revised Statutes, Title 18-A, sections 5-501 to 5-508 and 7-302 and in Maine case law. As the Agent, you are not entitled to use the money or property for your own benefit or to make gifts to yourself or others unless the Durable Power of Attorney specifically gives you the authority to do so. As the Agent, your authority under this Durable Power of Attorney will end when the Principal dies and you will not have the authority to administer the estate unless you are authorized to do so in accordance with the Maine Probate Code. If you violate your fiduciary duty under this Durable Power of Attorney, you may be liable for damages and may be subject to criminal prosecution. If there is anything about this Durable Power of Attorney or your duties under it that you do not understand, you should ask a lawyer to explain it to you.

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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Zoning Copy

2004-0047

Application I. D. Number

3/16/2004

Application Date

Foundation House Change of Use

Project Name/Description

Babcock Jill

Applicant

168 Clearwater Dr , Falmouth , ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 767-1717 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

42 - 42 Mellen St, Portland, Maine

Address of Proposed Site

047 A027001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units

Acreeage of Site

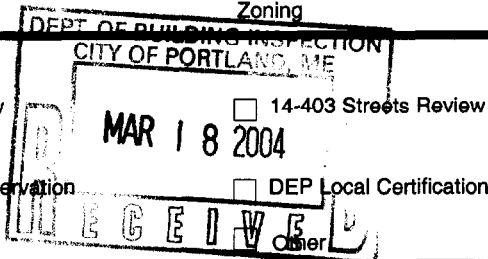
R6

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____
 Flood Hazard Shoreland
 Zoning Conditional Use (ZBA/PB) Zoning Variance

PAD Review 14-403 Streets Review
 Historic Preservation DEP Local Certification



Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 3/16/2004

Zoning Approval Status:

Reviewer Marge Schmuckal

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

***Clean & Sober in Maine -
the way life should be.***

**Life can be challenging
in early recovery.
Foundation House
understands, we've been
there too. Let us provide
the best environment for
you to learn how to live
"Clean & Sober".**

**Our homes are bright,
affordable, clean and
committed to your
Recovery. Residents lead
by example and practice
change in a warm, caring
community.**

**Begin to build the
Foundation for your
Recovery.**

For adult males and females



**PO Box 6279-0079
Cape Elizabeth, Maine 04107**

Foundation House

To:

11/10/07



Foundation House *where recovery begins*

**Registered member:
Maine Alliance of Addiction & Recovery**

To contact Foundation House:

**PO Box 6279-0079
Cape Elizabeth, ME 04107**

Phone: 207-767-1717

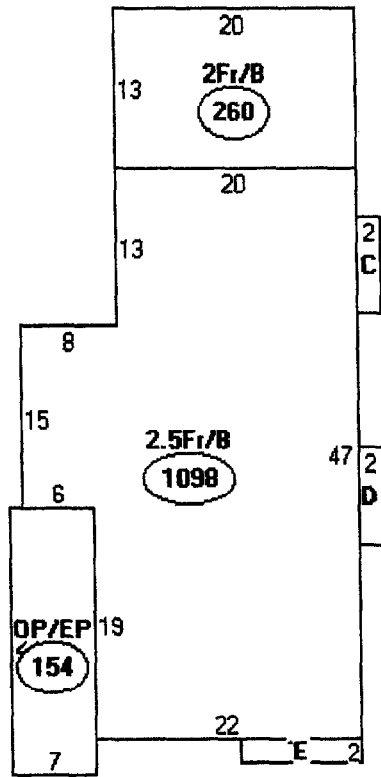
1-888-606-AANA

Fax: 207-767-5511

Email: recovery@foundationhouse.net

WWW.foundationhouse.net





Descriptor/Area

- A: 2.5Fr/B
1098 sqft
- B: 2Fr/B
260 sqft
- C: FBAY
16 sqft
- D: 2FBAY/B
16 sqft
- E: 2FBAY/B
20 sqft
- F: OP/EP
154 sqft

ENTRANCE TO MAIN UNIT FIRST FLOOR

THIS IS THE LIVING ROOM OF 1ST FLOOR MAIN UNIT

BATHROOM
5 x 5

BEDROOM
13 x 16

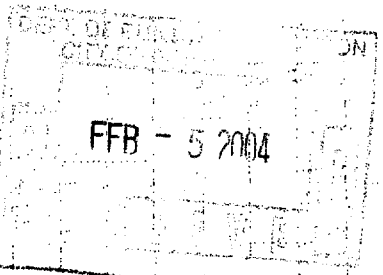
3

HALLWAY TO FRONT DOOR



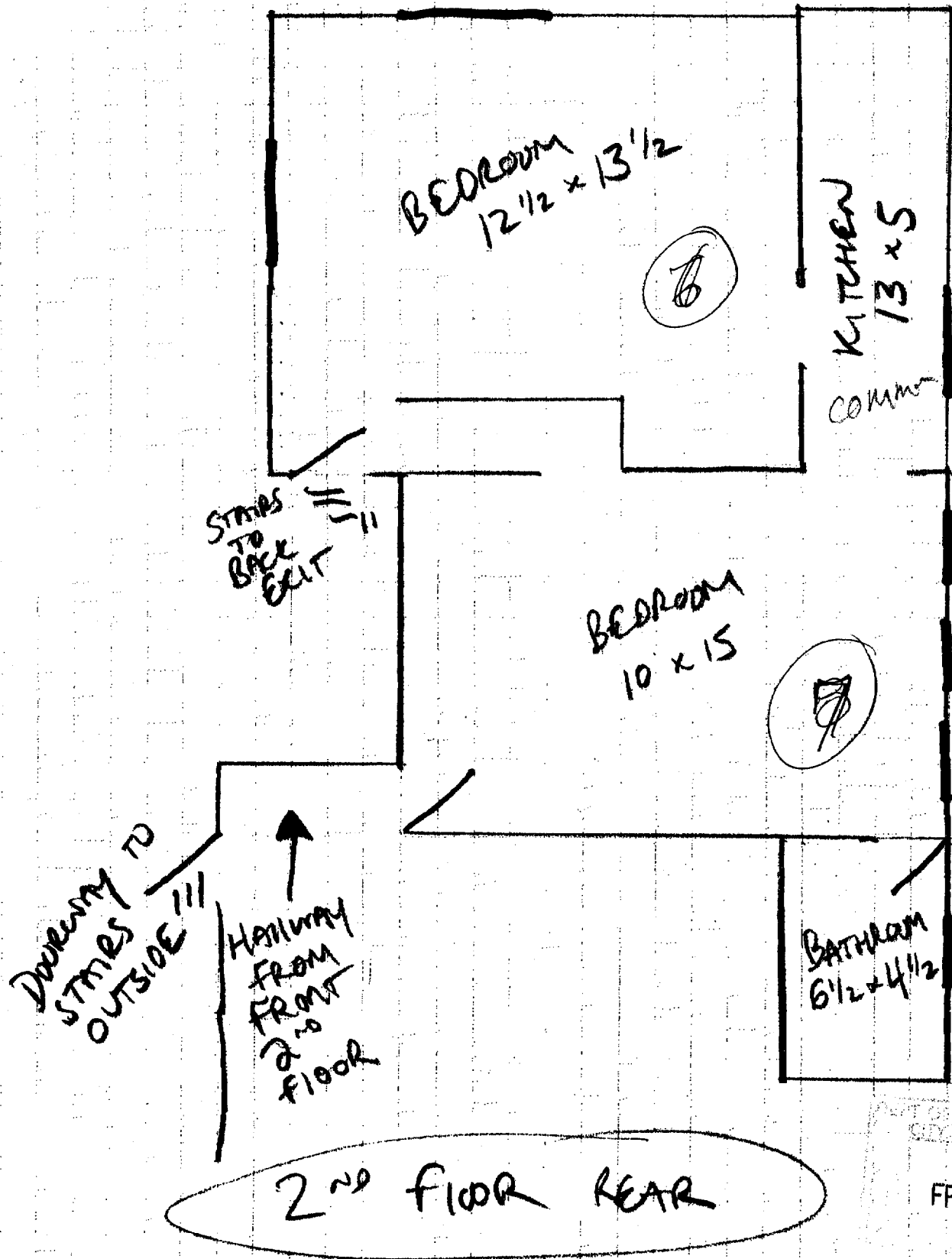
PORCH STAIRS

42 Mellen ST.



1st Floor STUDIO ATTACHMENT TO MAIN UNIT # 1

42 mellen st.



FFB - 5 2004

42
MELLEN ST.

BEDROOM
12 x 15

(2)

EXIT TO HALLWAY
BACK DOOR
TO
OUTSIDE

EXIT
TO
DOOR
OUTSIDE

DINING

BATHROOM
9 1/2 x 4 1/2

COMMON
KITCHEN
18 1/2 x 12 1/2

BEDROOM
13 1/2 x 10

(1)

FRPL

COMMON ROOM

LIVING ROOM
15 1/2 x 14

DEPT. OF BUILDING
CITY OF CHICAGO
RECEIVED
FEB - 5 2004

EXIT TO
OUTSIDE
PORCH

HALLWAY
TO
MAIN
ENTRANCE

THIS WALL DIVIDES MAIN UNIT
FROM STUDIO IN FRONT

1st FLOOR MAIN UNIT

33

2 REAR BEDROOM

STAIRS DOWN TO OUTSIDE PARKING

2 REAR BATHROOM

BATHROOM 7 x 4 1/2

BEDROOM 11 x 14 (4)

WAY 35 x 5

BEDROOM 14 x 15 (5)

STAIR FROM 1st floor

HALL

STAIR TO 2nd floor

42 Mellen St.

Common Area Living Room 13 x 15

2ND FLOOR FRONT

KITCHEN 8 x 7 Common Area

FEB - 5 2004

DOOR TO REAR PORCH

DOORWAY
DOWN
TO
GROUND
EXIT

Kitchen
 $14\frac{1}{2} \times 15\frac{1}{2}$
Common

BATHROOM
 $7\frac{1}{2} \times 8$

BEDROOM
 $10\frac{1}{2} \times 11\frac{1}{2}$
8

LIVING ROOM
 $15\frac{1}{2} \times 16$
Common

STAIRWAY
FROM
GROUND
FLOOR
ENTRANCE

BEDROOM
 $10\frac{1}{2} \times 11\frac{1}{2}$
9

BEDROOM
 $10\frac{1}{2} \times 11\frac{1}{2}$
10

3RD
FLOOR

42 Melker ST

FEB - 5 2004



Foundation House

Portland Zoning

- Change of Use - Minor Staff Review -

Patrick Babcock
Executive Director
Foundation House
Ph: 207-767-1717 Fax: 207-767-5111
recovery@foundationhouse.net
www.foundationhouse.net

Foundation House

PO Box 6279-0079 Cape Elizabeth, Maine 04107 Ph: 207-767-1717 Fax: 207-767-5111

Project explanation

Foundation House provides affordable, short and long-term transitional sober living accommodations for men in recovery from chemical dependency. The founders have formed this company in order to provide residents with a highly-dignified living environment emphasizing low in-house drama.

In June of 2003, Foundation House opened the doors at our primary site. The property is located at 42 Mellen Street in the heart of downtown Portland. By August 1st, we had filled all available beds and have continued to successfully operate at maximum capacity virtually every month since. We currently have an average daily waiting list of 10 men who are seeking to reside in Foundation House.

Foundation House has already proven its strength in helping residents achieve an unparalleled success rate for continued sobriety. The house at 42 Mellen Street is currently operating at a 95% success rate for continued, monthly, individual sobriety. **The recovery rate under the Foundation House model is an industry leader.**

The mission statement of Foundation House remains - high dignity, low drama recovery.

By being involved in each step of the way as residents transition from an in-patient facility to independent, affordable living, we at Foundation House can insure that our residents are receiving the highest quality, affordable living available, in a sober and safe environment. This is accomplished by the highly structured climate established in each house. We manage the process rather than the individual. The process takes shape as each resident is provided with a 23-page 'resident handbook' detailing the comprehensive structure of the Foundation House sober living, recovery process.

It is important to note that Foundation House is NOT a program. The men who reside at a Foundation House property are similar to other individuals renting in any given neighborhood. What distinguishes them is their commitment and desire to lead an upstanding, sober life supported by clearly-defined guidelines and the support of other like-minded individuals in the house.

For a number of years, there has been alarmingly little opportunity for low-income and disadvantaged individuals to obtain affordable rental housing in the Greater Portland area. Foundation House helps address the affordable housing crisis that currently exists. At a time when these individuals are being turned away, Foundation House welcomes them home. Currently, the need for this resource in Greater Portland far outweighs the supply.

The lack of affordable housing is a problem for our entire community - Foundation House is part of the solution.

We provide the best environment for people in early recovery from substance abuse to learn how to live "Clean & Sober". Simply put, we already know what it takes to stay "Clean & Sober", and we have the resources – personnel and systems – to create continued success for all of our residents.

Owner, Patrick Babcock brings extensive, first-hand knowledge and experience to the field of addiction recovery and has been sober for 8 ½ years. Co-owner, Danika Babcock, has been in property management for over 2 ½ years and has developed a solid network of relationships with well-regarded service providers in the field of real estate property management in the Greater Portland Area. Their combined experience serves to complement the success of Foundation House.

The property at 42 Mellen Street is owned by Jill L. Babcock. Patrick Babcock, her son, has Power of Attorney over all of Mrs. Babcock's real estate holdings. PK Holdings Inc. [dba Foundation House] has an exclusive lease with Mrs. Babcock for the property located at 42 Mellen Street.