

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-0921	Issue Date: AUG 30 2002	CBL: 064 D005001
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<b>Location of Construction:</b> 253 St John St	<b>Owner Name:</b> Community Housing of Maine	<b>Owner Address:</b> CITY OF PORTLAND	<b>Phone:</b> 622-2960
<b>Business Name:</b>	<b>Contractor Name:</b> G & A Home Improvement	<b>Contractor Address:</b> 58 Central Avenue Lewiston	<b>Phone:</b> 2077822043
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> B-2

<b>Past Use:</b> Two Family	<b>Proposed Use:</b> Two Family	<b>Permit Fee:</b> \$233.00	<b>Cost of Work:</b> \$30,000.00	<b>CEO District:</b> 3
<b>Proposed Project Description:</b> Exterior and Interior Renovations to meet Code.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R-3 Type: SB BOCA 99	
		Signature:	Signature:	

<b>Proposed Project Description:</b> Exterior and Interior Renovations to meet Code.	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
	Signature:	Date:	

<b>Permit Taken By:</b> gad	<b>Date Applied For:</b> 08/14/2002	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 8/20/02	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
	<i>to remain in its only</i>		

**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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 020921

This is to certify that Community Housing of Maintenance & A Home Improvement  
has permission to Exterior and Interior Renovations to meet code.  
AT 253 St John St L 064 D005001

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 written permission procured before this building or part thereof is occupied or closed-in. **HEAR 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. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

**PERMIT ISSUED**  
AUG 30 2002  
**CITY OF PORTLAND**  
**PENALTY FOR REMOVING THIS CARD**

*[Signature]*  
Director - Building & Inspection Services

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8703~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

N/A **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

       **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

       **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

X. Donald H. Hales  
Signature of applicant/designee

8/30/02  
Date

[Signature]  
Signature of Inspections Official

8/30/02  
Date

CBL: 064-0-5 Building Permit #: 02-0921

Prmt  10462 Constr Type  Num1

Permit Nbr  Location of Construction  Appl. Date   
Status  Permit Type  Issue Date   
CBL  Territory Nbr  Estimated Cost  Date Closed

Comment Date	Comment	Name	Follow Up Date	Completed
<input type="text" value="08/30/2002"/>	<input type="text" value="Need more info - spoke w/builder and waiting for him to come in w/info."/>	<input type="text" value="trmm"/>	<input type="text"/>	<input type="checkbox"/>
<input type="text" value="08/30/2002"/>	<input type="text" value="rec'd info - ok to issue"/>	<input type="text" value="jmb"/>	<input type="text"/>	<input type="checkbox"/>

CreatedBy  CreateDate  ModBy  ModDate

02-0921

# 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>253 St John St</u>		
Total Square Footage of Proposed Structure <u>3,000<sup>±</sup> sq FT</u>	Square Footage of Lot <u>6,470<sup>±</sup> sq FT</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>064</u> Block# <u>D</u> Lot# <u>003</u>	Owner: <u>Community Housing of Maine</u>	Telephone: <u>(607) 622-2960</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>G&amp;A Home Improvement</u> <u>1207 58 Central Ave</u> <u>182-2043 Lewiston Me. 04240</u>	Cost Of Work: <u>\$32,000.<sup>00</sup></u> Fee: <u>\$ 233.<sup>00</sup></u>
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>rental</u>		
Approximately how long has it been vacant: <u>2 months</u>		
Proposed use: <u>Housing for Refugee populations</u>		
Project description: <u>Homeless Housing Interior Renovations</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Gerald Nicholas (G&amp;A Home Improvement)</u>		
Mailing address: <u>58 Central Ave. Lewiston, Me. 04240</u> <u>(212-2201)</u>		
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>(207) 782-2043</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>Gerald Nicholas</u>	Date: <u>8/1/02</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 4<sup>th</sup> floor of City Hall

**G & A Home Improvement  
58 Central Ave  
Lewiston, Me. 04240  
Ph. (207) 782-2043 Home  
(207) 212-2201 Cell**

**Address: 253 St. John Street  
Portland, Me.**

**Description of Job:**

The building at 253 St. John Street is currently vacant and will be used as housing for homeless and /or refugee populations in Portland.

The work that will be done to the building will be rehab, ie, painting, flooring, bath fixtures on both floors, replace windows, and repairs as needed.

Structural changes will only be to the existing porch on the side of the building which we will replace the floors to the entrance of each unit.

The current decks are 51" x 32" with one step on each deck. The new decks will be 7' x 6' 8" with 3 steps. The step tread will be 11" and the rise will be 7"

→ 4.25' → 2.6'

One window in the back bedroom of the first floor will be enlarged to meet code of 5.7 square feet.

Thank You, Gerald Nicholas

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that I, **Paul R. Rheume, Sr.**, of Portland, County of Cumberland and State of Maine, for consideration paid, **GRANT(S)** to **Community Housing of Maine, Inc.** a Maine Non-Profit Corporation whose mailing address is 72 Winthrop Street, Augusta, Maine with **WARRANTY COVENANTS**, the land together with the buildings thereon, if any, situated in Portland, County of Cumberland and State of Maine, described as follows:

See Schedule A attached hereto and incorporated herein by reference.

WITNESS my hand and seal this <sup>26th</sup> day of June 2002.

Signed, Sealed and Delivered  
in the presence of:

*Catherine A. Johnson*

*Paul R. Rheume, Sr.*  
By: Paul R. Rheume, Sr.

**STATE OF MAINE**  
**COUNTY OF CUMBERLAND**

June 26, 2002

Then personally appeared the above named Paul R. Rheume, Sr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Michael J. Martin*  
Notary Public/Attorney at Law  
MICHAEL J. MARTIN

NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES 11/20/05

### SCHEDULE A

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

Beginning at a stake on the easterly side line of St. John Street, a distant southeasterly two hundred (200) feet from the southeasterly corner of a proposed street marked "A" on the Civil Engineer's Plan of the City Farm and adjacent Streets; thence running southeasterly on said line of St. John Street a distance of fifty (50) feet, thence northeasterly at right angles with said street line a distance of one hundred (100) feet; thence northwesterly on a line parallel with said St. John Street, a distance of fifty (50) feet to the southerly line of lot number sixteen (16); thence southwesterly by said lot line a distance of one hundred (100) feet to the point of beginning; containing five thousand (5,000) square feet and being lot numbered seventeen (17) on said plan recorded in the Cumberland County Registry of Deeds Plan Book 4, Page 16.

Also another certain lot or parcel of land situated in said Portland and bounded and described as follows: Beginning at a point in the easterly line of premises in a deed from Kate G. Chandler et als to Tom Kotredes dated November 30, 1942 and recorded in said Registry of Deeds in Book 1704, Page 35, said point being the northwesterly corner of lot numbered thirty-four (34) as delineated on Plan of Part of City Farm and adjacent streets recorded in said Registry of Deeds in Plan Book 4, Page 15, said point being also the northwesterly corner of the premises conveyed by Chester E. Miller to Addie B. Miller by deed dated July 15, 1946 and recorded in said Registry of Deeds in Book 1620, Page 494; thence running in an easterly direction by the northerly side line of said land of said Addie E. Miller thirty (30) feet, more or less, to an iron stake driven in said line at a point where a line projected at right angles to the northerly side of the barn formerly located on the premises hereby conveyed from the northeasterly corner of said former barn would intersect said northerly side line point where said northeasterly corner of said barn formerly stood and thence continuing in a southerly direction by a line where the former foundation of said barn stood a total distance of twenty-three (23) feet, more or less, to the point where the southeasterly corner of said barn formerly stood; thence running in a westerly direction by a line where the former foundation of the southerly side of said barn stood and the continuation of said line thirty (30) feet, more or less, to the easterly side line of the certain lot or parcel of land described in a deed from Agnes M. Connolly to Lillian J. Kotredes dated June 5, 1941, and recorded in said Registry of Deeds in Book 1639, Page 398; thence running in a northerly direction by said land conveyed to said Lillian J. Kotredes by said Agnes M. Connolly and by said land conveyed to said Tom L. Kotredes by said Kate G. Chandler et als twenty-three (23) feet, more or less, to the point of beginning; being a portion of lot number thirty-four (34) as delineated on said Plan of City Farm and adjacent streets, recorded in said Registry of Deeds in Plan Book 4, Page 16.

Meaning and intending to hereby convey the same premises as conveyed to Paul R. Rheau, Sr. by warranty deed of Florence C. Clark dated July 20, 1989 and recorded in the Cumberland County Registry of Deeds Book 8834, Page 117.



G & A Home Improvement  
58 Central Avenue  
Lewiston, ME. 04240  
(207) 212-2201 Cell Phone  
(207) 782-2043 Home

Estimate For: 253 St John St., Portland

Description : Wood framed apartment building with 2 - 3 bedroom units.

1) Exterior:

- Install rail guards and hand rails (will meet height and width requirements)
- Install light fixture above front door
- Replace 3 exterior doors and frames and remove canopy above door. *Same opening*
- Rebuild side entry porches with new pressure treated lumber including stairs, 42" hand rails with balusters 4" apart. Raise platform height closer to interior floor surface.
- Paint all exterior wood surfaces
- Repoint and paint brick foundations and CMU block walls
- Clean up grounds and repair fencing as necessary.
- Replace driveway.

2) Interior:

- Install 3 fire rated, self closing doors between units and front entry way and remove transoms above doors.
- Repair and paint walls and ceilings.
- Replace missing or broken outlet covers.
- Add insulation in attic to meet minimum value of R38
- Install one egress sized window (20" x 24" minimum) in all bedrooms of each unit. 6 windows. *Same opening*

### 3) Basement:

- Build smoke enclosure with positive latching, self closing, fire rated door around Boilers with vents for adequate make up air to assure efficient combustion.
- Install sprinkler head off domestic water line above boilers.
- Install fire rated, lockable door between 1<sup>st</sup> floor unit and basement. Tenants will not have access to basement.
- Install handrail to basement stairs.
- Cover blank breaker slots in Electric service box with breaker covers.
- Inspect boiler.

### First Floor - Unit # 1:

- Repair/replace ceilings, base cabinets, vinyl flooring, and counter top in kitchen.
- Demolish old bathroom and replace with new materials including new floor and fixtures and ceiling.
- Install hard wired, battery back up smoke detectors outside of each bedroom. All smoke detectors will be interconnected in unit 1.

### Second & Third floors - Unit # 2:

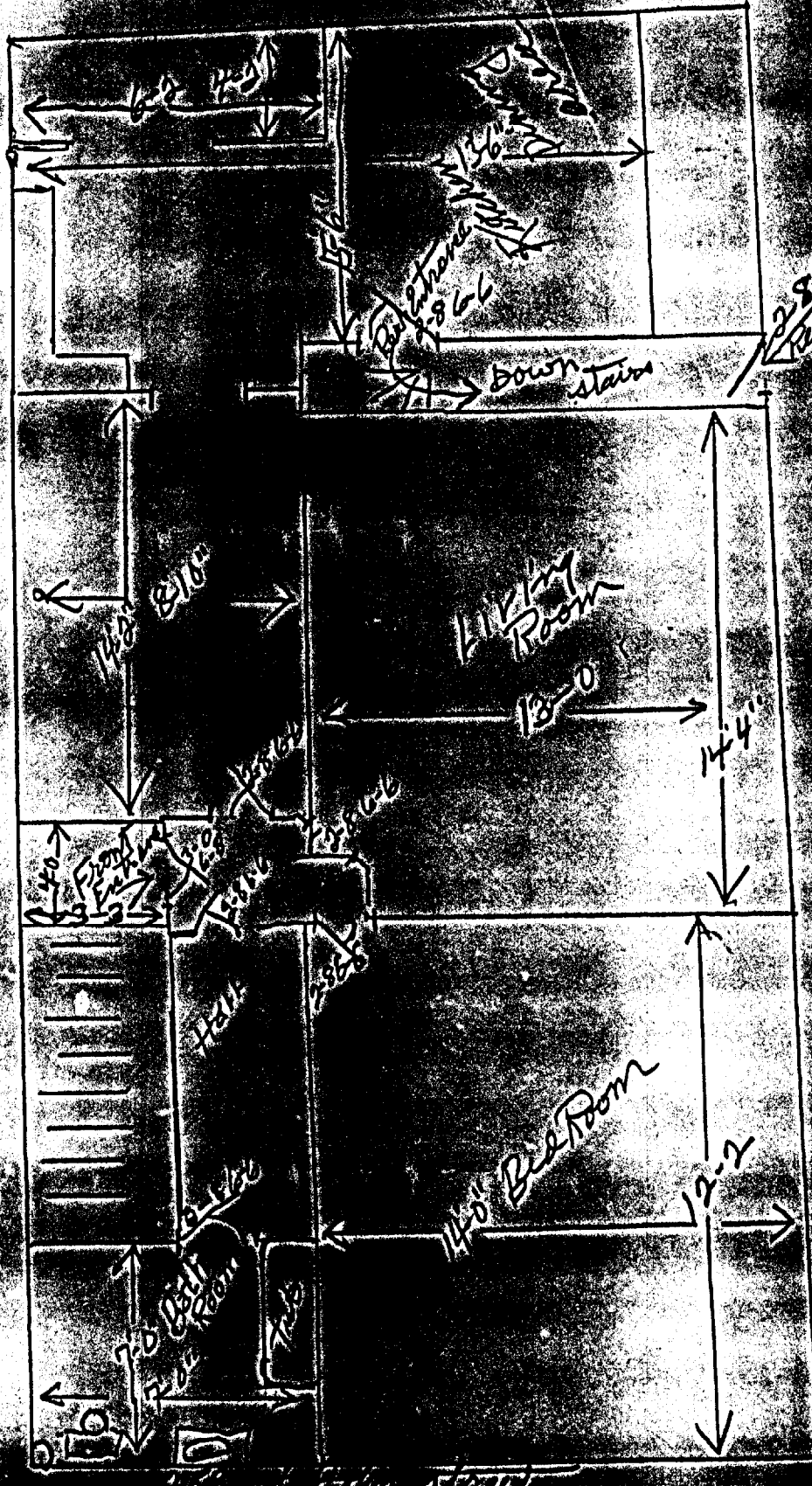
- Repair ceiling above interior side entry stairs and raise handrail to a height of 34" - 38".
- Raise handrail between 2<sup>nd</sup> and 3<sup>rd</sup> floor to 34" - 38".
- Paint as needed.
- Replace flooring as needed

### Electrical:

- All hard wired AC/DC battery backup smoke detectors in each unit will be interconnected and functioning properly.
- Install AC/DC battery back up smoke detectors in common area and basement and will be interconnected.
- Install GFCI protected outlets within 6' of water source or over a counter top.

### Environmental:

Lead based paint survey and testing for each unit will be performed

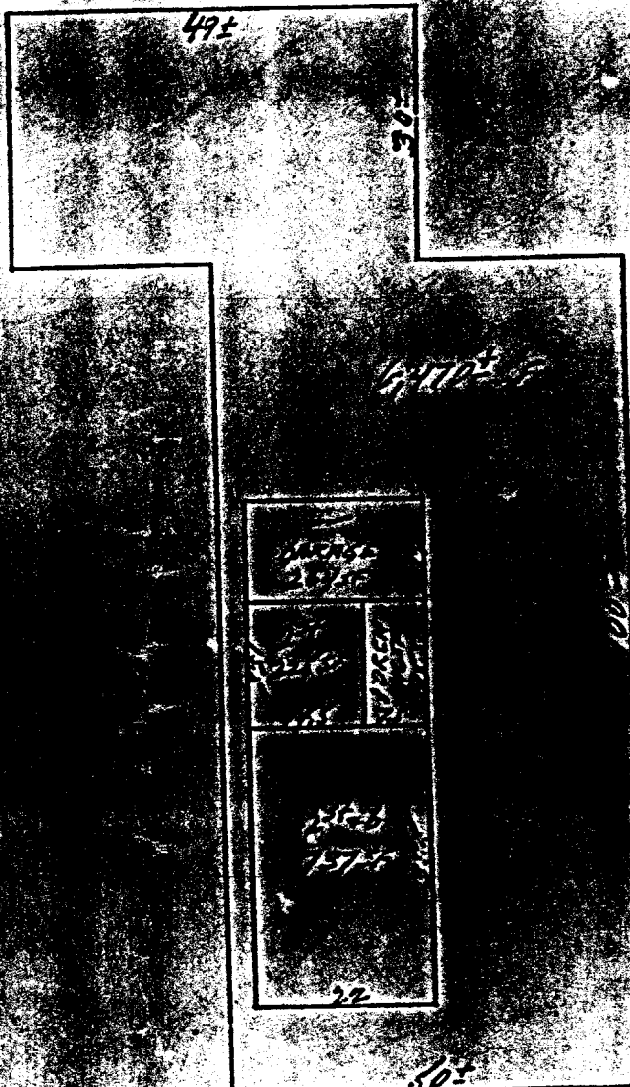


286-8  
Permit

**RECEIVED**

NOV 26 1990

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND



853 ST. JOHN STREET

RECEIVED



**G & A Home Improvement  
58 Central Ave.  
Lewiston, Me. 04240  
Ph. (207) 782-2043 Home  
(207) 212-2201 Cell**

*existing dimensions*

**Replacing existing Porches at 253 St. John Street, Portland.**

**The existing porches are attached to the main building and are covered by a 25' x 8' shingled roof attached to the main house. There are 4, 4x4x8 posts that sit on a 6" cement slab supporting the roof. These posts are braced on either side by 4x4x1' braces on each post. There is also a plexiglass wind shield on the first porch along with handrails on both porches. The dimensions of the current porches are:**

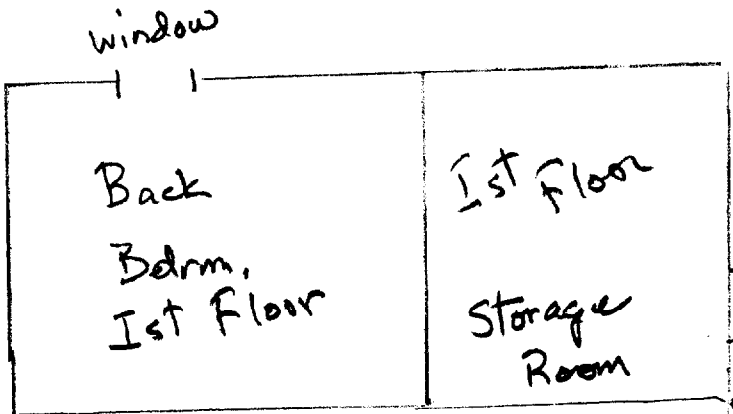
**1st floor entrance ----- 32" wide x 51" long x  
101/2" height with 1 step 6" tread and 8" riser  
2nd floor entrance ----- 56" wide x 64" long  
x22" height with 2 steps 6" treads and 8" risers**

**The new porch dimensions will be:**

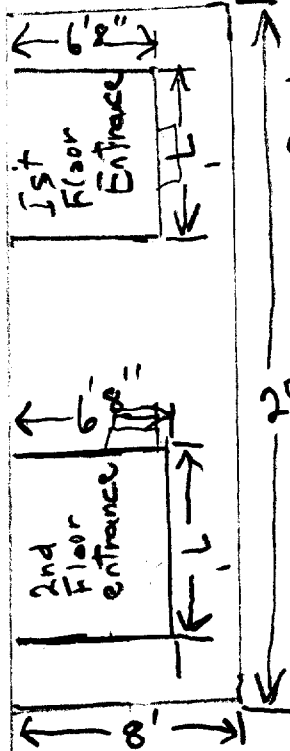
**1st floor entrance ----- 7' wide x 6' 8" long x  
101/2 " height with 1step 10" tread 8" riser  
Handrails = 42"  
height, balusters = 4" apart**

**2nd floor entrance ----- 7' wide x 6' 8" long x  
24" height with 2 steps 10" treads 8" risers  
Handrails = 42"  
height, balusters = 4" apart**

**There is a window in the back bedroom of the first floor unit that will be replaced to meet the egress requirement of 5 . 7 square feet minimum.**



2 Unit Building



B-2 Zone

Front: None

Rear: 10' Reg - 10' Show

Side: None Reg 10' of Abutting A 1st floor Res. use - Plumb Shop shown next door

Existing Roof over Porches

Driveway

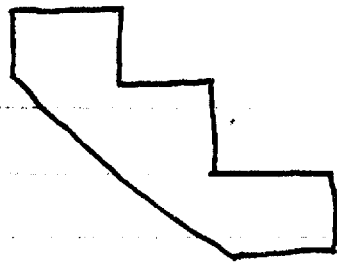
Pawn Shop

253

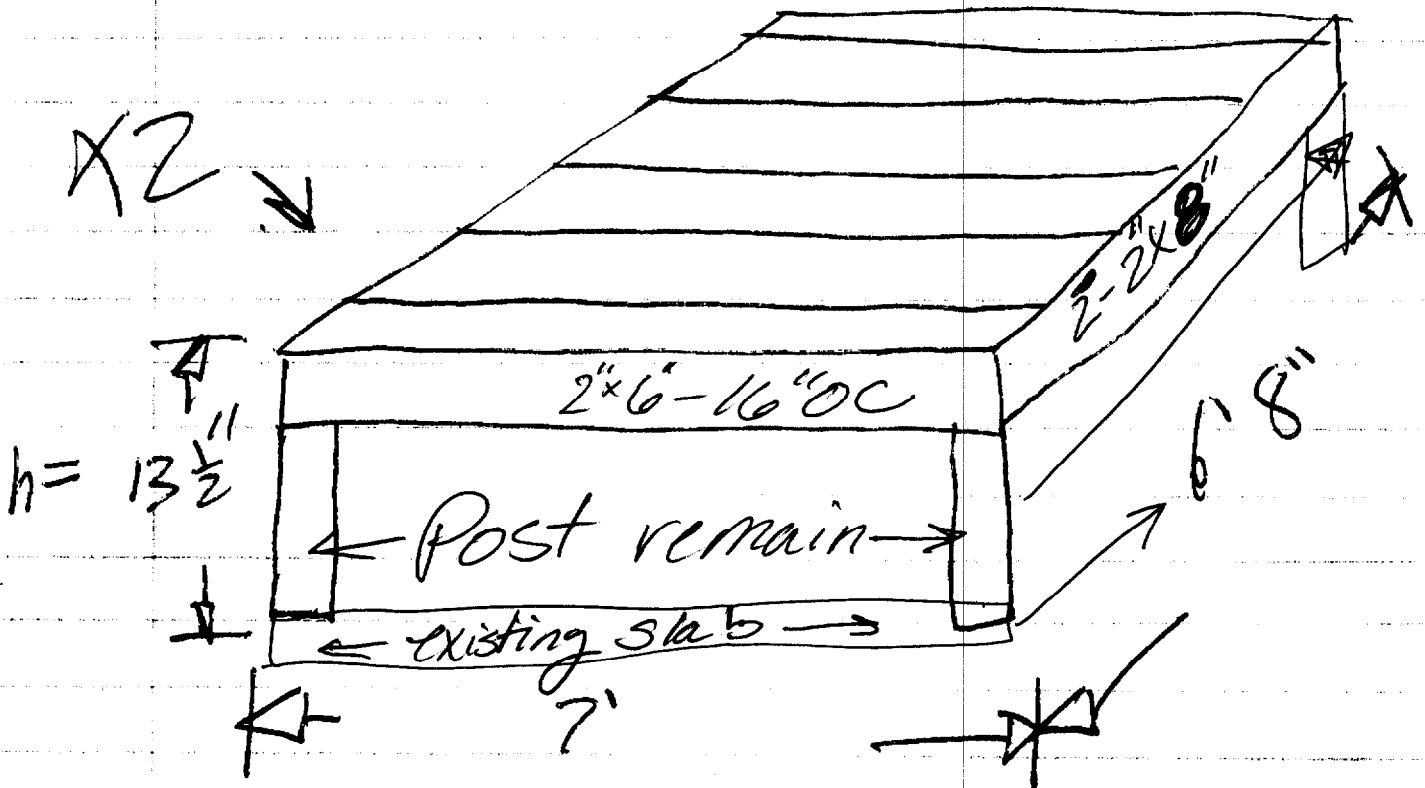
St John Street

Stairs

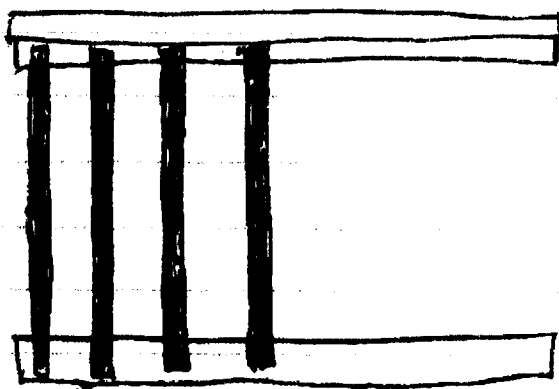
~~#~~ 11" Tread w/1" nosing  
7 1/2" Rise



X2



Railing



↑

~~36~~ 42"

↓

4" apart

4" apart