



CITY OF PORTLAND, MAINE

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

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

278-280 Woodford Street

February 23, 1989

Mr. Harold E. Pulsifer, Jr.
4 Sea Cove Road
Cumberland, Maine 04110

Dear Mr. Pulsifer:

This is to certify that there were fourteen apartment units in the building at 278-280 Woodford Street and because *these* units were there prior to March 1958, these fourteen apartment *are* therefore considered to be "grandfathered" and — recognized as legal for this particular building.

Sincerely,

Warren J. Turner
Administrative Assistant

cc: P. Samuel Hoffses, Chief, Inspection Services
William Giroux, Zoning Enforcement Officer
Arthur Rowe, Code Enforcement officer

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BU **PERMIT** ION

Permit Number: 081224

This is to certify that WOOLFORD HIGHLAND LI Mark T
has permission to Renovate 2 basement apts relac windows vinyl replacement, new plumbing fixtures, rewire & Drywall
AT 278 WOODFORD ST CI 123 F026001

provided that the person or persons, firm or contractor accounting 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 lath or other work is red-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.	
Health Dept.	
Appeal Board	
Other	

Department Name
CITY OF PORTLAND

Thomas N. Malley 10/3/05
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: 08-1224	Issue Date:	CBL: 123 F026001
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Location of Construction: 278 WOODFORD ST	Owner Name: WOODFORD HIGHLAND LLC	Owner Address: 104 GRANT ST	Phone:
Business Name:	Contractor Name: Mark Tardiff	Contractor Address: 10 Wolcott Street Portland	Phone 2072399046
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: B-1

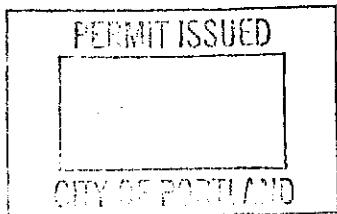
Past Use: Multi- Family 14 units	Proposed Use: Multi- Family 14 units - Renovate 2 basement apts relace windows w/ vinyl replacement, new plumbing fixtures, rewire & Drywall	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: SB IBC 2003	

Proposed Project Description: Renovate 2 basement apts relace windows w/ vinyl replacement, new plumbing fixtures, rewire & Drywall	Signature:	Signature: <i>M</i> 10/3/08
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: 09/30/2008	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK with Conditions</i> 9/30/08	Date:	Date: <i>[Signature]</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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City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1224	Date Applied For: 09/30/2008	CBL: 123 F026001
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Location of Construction: 278 WOODFORD ST	Owner Name: WOODFORD HIGHLAND LLC	Owner Address: 104 GRANT ST	Phone:
Business Name:	Contractor Name: Mark Tardiff	Contractor Address: 10 Wolcott Street Portland	Phone (207) 239-9046
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi- Family 14 units - Renovate 2 basement apts relace windows w/ vinyl replacement, new plumbing fixtures, rewire & Drywall	Proposed Project Description: Renovate 2 basement apts relace windows w/ vinyl replacement, new plumbing fixtures, rewire & Drywall
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/30/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This property shall remain a fourteen (14) residential family dwelling. Any change of use shall require a separate permit application for review and approval. 4) 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: Tom Markley	Approval Date: 10/02/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating. 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP

YEAR 19

YEAR 19

278 - 280 Woodford
123-F-21

14 AP'S

1 apt. @ 6.00 per wtr.
1 apt. @ 5.00 per wtr.
6 apt. @ 9.00 per wtr.
6 apt. @ 8.00 per wtr.
Grand 55 T. Coal @ 15.00 per T.
\$2.60 per mtr for oil.
\$7.68 for janitor services.
1/20/1914 1445 BCPA A.41.H.

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	✓	BATHROOM	14 ✓
CONCRETE BLOCK	✓	STEEL JOIST		TOILET ROOM	
BRICK OR STONE		MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	14 ✓
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	✓
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE		LAUNDRY TUBS	14 ✓
WIDE SIDING		HARDWOOD	✓	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES	✓	ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME			B 1 2 3	ELECTRIC	✓
BRICK VENEER		PINE	✓	NO LIGHTING	
BRICK ON TILE		HARDWOOD	✓	NO. OF ROOMS	
SOLID BRICK		PLASTER	✓	BSMT.	2ND
STONE VENEER		UNFINISHED	✓	1ST	3RD
CONC. OR CIND. BL.		METAL CLG.		OCCUPANCY	
TERRA COTTA		RECREAT. ROOM		SINGLE FAMILY	
VITROLITE		FINISHED ATTIC		TWO FAMILY	
PLATE GLASS		FIREPLACE		APARTMENT	14 ✓
INSULATION		HEATING		STORE	
WEATHERSTRIP		PIPELESS FURNACE		THEATRE	
ROOFING		HOT AIR FURNACE		HOTEL	
ASPH. SHINGLES	✓	FORCED AIR FURN.		OFFICES	
WOOD SHINGLES		STEAM	2 ✓	WAREHOUSE	
ASBES. SHINGLES		HOT WAT. OR VAPOR		COMM. GARAGE	
SLATE TILE		NO HEATING		GAS STATION	
METAL		ECONOMIC CLASS			
COMPOSITION		OVER BUILT			
ROLL ROOFING		UNDER BUILT			
INSULATION		GAS BURNER		DT. 7/10/60	AR. M.M.
		OIL BURNER	✓	LD. 6	PD. 15
		STOKER	✓	MS. CK 50432	REP. VAL.

UNIT		1951		ADDITIONS	
2244	S. F.				
	S. F.				
BASEMENT		WALLS		ROOF	
FLOORS		ATTIC		FINISH	
FIREPLACE		HEATING		PLUMBING	
TILING		TOTAL		FACTS 15%	
				18,300	

18-1 = 8' @ 200	200
1-2 = 9' @ 220	220
2-3 = 9' @ 170	170
3-4 = 9' @ 240	240
	1070
2244 @ 10.10 = 24,010	
Plumbing @ 0.30570 = 6,880	
	30,890
Additions = 350	
	31,280

SUMMARY OF BUILDINGS												
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
APTS.	A 3 1/2 FR.	C	28		G	31,280	35%	20,330	10%	18,300		
	B											
	C											
	D											
	E											
	F											
	G											
YEAR	1951											
TAX VAL.												
OLD VAL.												
CHANGE												
										1951 TOTAL BLDGS.		18,300
										TAX VAL.	19	
										TAX VAL.	19	
										TAX VAL.	19	