



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 1120 1st Street

Date of Issue November 20, 1989

Issued to Paul St. Hilaire

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 1039/88, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Three Family

Limiting Conditions:

None

This certificate supersedes  
certificate issued

Approved: [Signature]

(Date)

Inspector

[Signature]  
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date December 13, 1988  
Receipt and Permit number 29868

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 95-97 Congress St. 3 Units

OWNER'S NAME Paul St. Hilaire

ADDRESS: PO Box E., Old Orchard Beach, Me

FEES

OUTLETS:

Receptacles 109 Switches 27 Plugmold \_\_\_\_\_ ft. TOTAL 136 ..... 12.60

FIXTURES: (number of)

Incandescent 20 Fluorescent 4 (not strip) TOTAL 24 ..... 4.40

Strip Fluorescent \_\_\_\_\_ ft. ....

SERVICES:

Overhead X Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 300 .. 6.00

METERS: (number of) 4 ..... 2.00

MOTORS: (number of)

Fractional \_\_\_\_\_

1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING:

Oil or Gas (number of units) \_\_\_\_\_

Electric (number of rooms) \_\_\_\_\_

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) 1 ..... 5.00

Oil or Gas (by separate units) \_\_\_\_\_

Electric Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

APPLIANCES: (number of)

Ranges 3 Water Heaters 3

Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_

Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_

Dryers \_\_\_\_\_ Compactors \_\_\_\_\_

Fans 3 Others (denote) \_\_\_\_\_

TOTAL 9 ..... 13.50

MISCELLANEOUS: (number of)

Branch Panels \_\_\_\_\_

Transformers \_\_\_\_\_

Air Conditioners Central Unit \_\_\_\_\_

Separate Units (windows) \_\_\_\_\_

Signs 20 sq. ft. and under \_\_\_\_\_

Over 20 sq. ft. \_\_\_\_\_

Swimming Pools Above Ground \_\_\_\_\_

In Ground \_\_\_\_\_

Fire/Burglar Alarms Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_

over 30 amps \_\_\_\_\_

Circus, Fairs, etc. \_\_\_\_\_

Alterations to wires \_\_\_\_\_

Repairs after fire \_\_\_\_\_

Emergency Lights, battery \_\_\_\_\_

Emergency Generators \_\_\_\_\_

INSTALLATION FEE DUE: \_\_\_\_\_

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: \_\_\_\_\_

FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... TOTAL AMOUNT DUE: 43.50

INSPECTION:

(Rough-in will be ready)

Will be ready on Dec. 15, 1988; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Joseph E. Graves

ADDRESS: PO Box 541, Saco, 04072

TEL: 283-1439

MASTER LICENSE NO.: 03071

SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.: \_\_\_\_\_

Joe Graves

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

1/27/89  
Trans for C of O - 2 units 240/111 Serial -

13

1030

CITY OF Portland

BUILDING PERMIT APPLICATION

MAP #

LOT #

For Official Use Only

Subdivision: Yes / No

PERMIT # 1030 CITY OF Portland BUILDING PERMIT APPLICATION

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Paul Cloutier

Address: South Portland

LOCATION OF CONSTRUCTION 95-97 Congress Street

CONTRACTOR: Paul St. Hilaire SUBCONTRACTORS:

ADDRESS: PO Box E Valley Lane Old Orchard Beach 934-4687

Est. Construction Cost: 60,000 Type of Use: Duplex

Part Use: Vacant

Building Dimensions: 1 W Sq. Ft. # Stories Lot Size:

Is Proposed Use: Seasonal Condominium Apartment

Conversion: Explain. Construct new duplex building xnm as per plans

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only

# Of Dwelling Units 1 # Of New Dwelling Units

Foundation:

1. Type of Soil: Rear Slide(s)

2. Set Backs - Front

3. Footings Size:

4. Foundation Size:

5. Other

1. Sills Size:

2. Girder Size:

3. Joist Size:

4. Bridging Type:

5. Floor Sheathing Type:

6. Other Materials:

Exterior Walls:

1. Studding Size:

2. No. Windows:

3. No. Doors:

4. Header Sizes:

5. Bracing:

6. Corner Posts Size:

7. Insulation Type:

8. Sheathing Type:

9. Siding Type:

10. Masonry Materials:

11. Metal Materials:

Interior Walls:

1. Studding Size:

2. Header Size:

3. Wall Covering Type:

4. Fire Wall If required:

5. Other Materials:

Date: <u>May 24, 1988</u>	Name: <u>Paul St. Hilaire</u>
Inside Fire Limit: <u>1</u>	Block: <u>White</u>
Time Limit: <u>1</u>	Permit Expiration: <u>White</u>
Estimated Cost: <u>60,000</u>	Ownership: <u>Private</u>
Value/Structure: <u>320</u>	

Ceiling:

1. Ceiling Joist Size: Spacing 16" o.c.

2. Ceiling Studding Size: Spacing 16" o.c.

3. Type Ceilings: Size City of Portland

4. Insulation Type: Span Size

5. Ceiling Height: Span Size

6. Other: Span Size

Roof:

1. Truss or Rafter Size: Span Size

2. Sheathing Type: Span Size

3. Roof Covering Type: Span Size

4. Other: Span Size

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat: Number of Fire Places

Electric:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test If required Yes No

2. No. of Tubs or Showers

3. No. of Flushes

4. No. of Lavatories

5. No. of Other Fixtures

Swimming Pools:

1. Type: Square Footage

2. Pool Size: Must conform to National Electrical Code and State Law.

3. Must conform to National Electrical Code and State Law.

Zoning:

District: Street Frontage Req. Back Side Side

Required Setbacks: Front Back Side Side

Review Required: Yes No Date:

Zoning Board Approval: Yes No Date:

Planning Board Approval: Yes No Date:

Conditional Use: Variance Site Plan Subdivision

Shore and Floodplain Mgmt: Special Exception

Other: (Explain) Date Approved

Permit Received By Lynne Renoit Date 5/24/88

Signature of Applicant Paul St. Hilaire Date 5/24/88

Signature of CEO Paul St. Hilaire Date 5/24/88

Signature of CEO Paul St. Hilaire Date 5/24/88

Inspection Dates White Tag - CEO © Copyright GPCOG 1987

White Tag Assessor Yellow-GPCOG

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White Tag Assessor Yellow-GPCOG

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

OCTOBER 10, 1996

MIGLIACCIO JOSEPH J  
95 CONGRESS ST  
PORTLAND ME 04101

Re: 95 CONGRESS ST  
CBL: 014 - D-009-001-01  
DJ: 3

Dear Mr. Migliaccio:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referenced property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Marland Wing  
Code Enforcement Officer

Tammy Munson  
Code Enfc. Offr./ Field Supv.

**PERMIT # \_\_\_\_\_ CITY OF Portland BUILDING PERMIT APPLICATION**

**MAP # \_\_\_\_\_ LOT# \_\_\_\_\_**

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Paul St. Hilair - 883-2768

Address: PO Box E, Old Orchard Beach, Me 0'064

LOCATION OF CONSTRUCTION 95-97 Congress st.

CONTRACTOR: owner SUBCONTRACTORS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Est. Construction Cost: \$15,000 Type of Use: MAJOR SITE PLAN

Past Use: 3 unit apartment

Building Dimension: L        W        Sq. Ft.        # Stories:        Lot Size:       

Is Proposed Use: Seasonal Condominium Apartment

Conversion - Explain MAJOR SITE PLAN - 6 site plans submitted.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE Change use from 2 unit to 3 unit apartment

Residential Buildings Only: building. NO PLANS

# Of Dwelling Units        # Of New Dwelling Units       

Foundation: Interior renovations.

1. Type of Soil: 14-D-9 4-fam
2. Set Backs - Front        Rear        Side(s)
3. Footings Size: #95
4. Foundation Size:
5. Other

(3-5-92) Floor: Current owner: Vincent Celli; Dover, NH

1. Sills Size: 95 Congress Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing:        Size:
4. Joist Size:        Spacing 16" O.C.
5. Bridging Type:        Size:
6. Floor Sheathing Type:        Size:
7. Other Material:

**Exterior Walls:**

1. Studding Size        Spacing
2. No. windows
3. No. Doors
4. Header Sizes        Span(s)
5. Bracing: Yes        No
6. Corner Posts Size
7. Insulation Type        Size
8. Sheathing        Size
9. Siding Type        Weather Exposure
10. Masonry Materials
11. Metal Materials

**Interior Walls:**

1. Studding Size        Spacing
2. Header Sizes        Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

**For Official Use Only**

Date March 13, 1989 Subdivision: Yes / No  
 Inside Fire Limits        Name         
 Blag Code        Lot         
 Time Limit        Block         
 Estimated Cost        Permit Expiration:         
 Value/Structure        Ownership:        Public        Private         
 Fee \$350.00 - Major Site plan

~~XXXXXXXXXXXXXXXXXXXX~~  
 Ceiling: \$95.00 - building fee

1. Ceiling Joists Size:
2. Ceiling Strapping Size        Spacing
3. Type Ceilings:
4. Insulation Type        Size
5. Ceiling Height:

**Roof:**

1. Truss or Rafter Size        Span
2. Sheathing Type        Size
3. Roof Covering Type
4. Other

Chimneys:        Type:        Number of Fire Places       

Heating:        Type of Heat:       

Electrical:        Service Entrance Size:        Smoke Detector Required Yes        No       

Plumbing:        1. Approval of soil test if required Yes        No       

2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

**Swimming Pools:**

1. Type:
2. Pool Size:        x        Square Footage
3. Must conform to National Electrical Code and State Law.

**Zoning:**

District        Street Frontage Req.         
 Required Setbacks: Front        Side       

**Review Required:**

Zoning Board Approval: Yes        No        Date         
 Planning Board Approval: Yes        No        Date         
 Conditional Use:        Variance        Site Plan        Subdivision         
 Shore and Floodplain Mgmt.        Special Exception         
 Other (Explain)         
 Date Approved       

Permit Received By Nancy Gross

Signature of Applicant Paul St. Hilair Date 3-5-89

Signature of CEO        Date       

Inspection Dates       

White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

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# CITY OF PORTLAND, MAINE

## SITE PLAN REVIEW

### Processing Form

March 13, 1989

Date

Paul Sc. Blaire - 253-2768

Applicant  
PO Box E, Old Orchard Beach, Me 04064

Mailing Address  
3 Unit Apartment

Proposed Use of Site  
4600 sq ft / 1400 sq ft

Acreage of Site / Ground Floor Coverage

95-97 Congress Street

Address of Proposed Site  
14-D-855

Site Identifier(s) from Assessors Maps  
E-1

Zoning of Proposed Site

Proposed Number of Floors 2

Total Floor Area 2800 sq ft

Site Location Review (DEP) Required: ( ) Yes ( ) No

Board of Appeals Action Required: ( ) Yes ( ) No

Planning Board Action Required: ( ) Yes ( ) No

Other Comments:

Date Dept. Review Due:

## PLANNING DEPARTMENT REVIEW

(Date Received)

☒ Major Development - Requires Planning Board Approval: Review Initiated

☐ Minor Development - Staff Review Below

	LOADING AREA	PARKING	ENCLOSURE	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BUILDING OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: See attached sheet (app. d. n. letter)

(Attach Separate Sheet if Necessary)

Richard A. Henry

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE  
PLANNING BOARD

Barbara A. Vestal, Chair  
Joseph R. DeCoursey, Vice Chair  
John L. Barker  
Jadine R. O'Brien  
Kenneth M. Cole III  
Jack D. Humeniuk  
Irving Fisher

August 23, 1989

Paul St. Hilaire  
P.O. Box E  
Old Orchard Beach, ME 04064

RE: 95-97 Congress Street Triplex

Dear Mr. St. Hilaire:

On August 22, 1989 the Portland Planning Board voted 6-0 to approve the 95-97 Congress Street triplex.

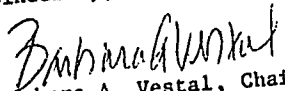
The approval is based on the submitted plan and the findings related to subdivision and site plan review standards as contained in Planning Report #63-89, which is attached. Mylar copies of the construction plan for the subdivision must be submitted to the Public Works Department prior to the release of the plat. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. The subdivision approval is valid for three (3) years. The Board also voted 6-0 to approve the site plan for 95-97 Congress Street. The approval was granted with the following condition:

1. That the applicant shall pay \$2,106.00 to the City of Portland for the sidewalk and driveway ramp previously installed by the City of Portland.

If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval of within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,

  
Barbara A. Vestal, Chair  
Portland Planning Board



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 95-97 Congress Street

Issued to Paul St. Hilaire

Date of Issue November 20, 1989

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Three Family

Limiting Conditions:

None

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

~~11-20-89~~ 11-20-89  
95-97 Congress Permit  
→ Duplex → const new  
# 1030, issued 8-13-88  
88

(3-5-92)

100-219