

AP 140 Congress Street-1

December 23, 1946

Rev. C. E. Anderson
140 Congress Street
Mr. James C. Saunders
195 Middle Street

Subject: Addition to existing dwelling at 140 Congress Street to be used for church purposes

Gentlemen:

The permit for the above work is issued herewith subject to the following:

1. The second means of egress provided out through the minister's study to the rear of the building will meet requirements, but no locks of any kind should be provided on the door between the church auditorium and the minister's study.
2. As regards the seating plan, at the front of the auditorium where the new structure adjoins existing building, the space between the end of the first long pew on either side and the corner of the building shall be at least 24 inches wide instead of as shown. The aisle between the first two short pews and the rear aisle is required to be at least three feet wide instead of the two feet six inches shown.
3. If there are to be any locks on the door from the foyer to the main auditorium, so that one of them may be fastened by a foot bolt or otherwise, the working door at least must be at least three feet wide.
4. Due to the difficulty of obtaining plumbing fixtures and supplies, the use of the two existing toilets in the present dwelling house will be permissible until such a time as the toilets planned in the basement of the church can be completed. The existing toilets should be appropriately marked for the use of men and women.
5. No framing and foundation is shown for either the front or rear platform and steps. Before any work on these details is started, the architect should furnish this office and contractor a sketch of just what is to be done in this regard. It is understood
6. The new trusses to be built to support the roof are to be constructed as shown on the plan of roof truss details filed at this office on December 20, 1946.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Mr. Joseph Gillickson
Mitchell Road
Capo Elizabeth, Maine

CITY OF PORTLAND DEPT. OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

November 16, 1946

Job Location 140 Congress Street Owner First Free Methodist Church

Contractor Joseph Gillickson Architect James Saunders

We are unable to issue permit for the above work because Section 106b of the Building Code requires that applicant must show on application and plans compliance with Building Code and Zoning Ordinance before a building permit is issued, and application and plans of this job do not show compliance with the law as indicated below. References at left are to sections of Building Code where applicable (pending publication of revised Code, old Section numbers are used). If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

- 7 1. Sect. 205-e-3.2 and 212-e-1.4. A second means of egress from main auditorium without passing through dwelling house portion of building is required, sill of door to be level with auditorium floor.
2. Sect. 205-e-3.3 and 3.4. Seating plan of auditorium needed to show compliance with requirements of this section as regards width of aisles, spacing of seats, distance between seats, etc.
3. Sect. 212-e-2.1, 2.2, 2.3, 2.4. Exit doors must be at least 3' wide and 6' 4" high. Floor at foot of stairs from entrance foyer to basement must swing out in direction of exit travel and landing must be provided at least 3' wide at foot of these stairs. No doors shown in main entrance, but it seems likely they will be needed. If so they must swing out onto landing at least 3' deep or as wide as a single door.
4. Sect. 212-e-2.5. Vestibule locksets, if any locks are provided, are required on all doors involved in a means of egress.
5. Sect. 212-e-5.1 and 5.3. The outside stairs from basement must be at least 3' wide instead of the 2' 6" shown and the one riser from basement to lower landing of these stairs must be eliminated.
6. Sect. 206-e-4. Handrails required on both sides of all stairs, and treads provided with non-slip surfaces.
7. Sect. 212-g. What toilet facilities are to be provided? Separate toilets for exclusive use of each sex are required.
8. Sect. 212-h. How is building to be heated?
9. Sect. 206-e-3. Exit light with letters at least 4" high is required over door from basement to outside stairway with a white light outside doorway. If these outside stairs are to be used as an entrance to basement, exit light should also be provided over door from basement to stairs leading to main entrance foyer.
10. Sect. 307-c-3.7. All foundation walls are required to be at least 10" thick at the grade and 12" at the bottom, instead of as shown.
11. Structural:
 - a. What foundation is to be provided for the new 6x6 posts under ends of trusses, which are shown about 9" inside face of outside walls of building?
 - b. How are existing walls of building framed? What is size and spacing of studs and corner posts?
 - c. Not enough information on plans to check framing of floor of that portion of existing dwelling to be incorporated into the church.
 - d. Where nailing strips are to be provided on girders and beams to support floor and ceiling timbers they should be 2x3 instead of the 2x2 shown. (See Section 312-c-3.2b)
 - e. Are entirely new trusses to be provided or are existing ones to be rebuilt? If new trusses, why is construction shown at heel of truss necessary?

aisles

above foyer
door into foyer

clerk

Check List--140 Congress Street-----2

November 16, 1946

Please demonstrate how this heel joint figures out. Do not understand how 4x4 struts can be framed into 4x6 diagonal chord and 4x8 bottom chord as shown. Material of tension rods not indicated. If of wrought iron, it is doubtful if the 5/8 rod will figure out. Size of purlin at apex of truss not shown, so adequacy to carry required loads cannot be figured.

f. It would be better construction to support Lally Columns supporting 10" I beams directly on foundation wall instead of on top of 8x8 sills.

g. Provide access to space above ceiling of main auditorium.

Inspector of Buildings

AJS/J

Original to: Mr. James Saunders
193 Middle Street

CC: First Free Methodist Church
c/o Rev. G. H. Andersen
71 Sherwood Street

Mr. Joseph Gillickson
Mitchell Road
Cape Elizabeth, Maine

JAMES C. SAUNDERS, A. I. A.
ARCHITECT

PHONE 2-6135

2-3865

193 ~~232A~~ MIDDLE STREET
PORTLAND 3, MAINE

November 21, 1946

Warren McDonald
Building Inspector
City of Portland
Portland, Maine

Dear Mr. McDonald:

In regard to the application for permit for alterations to the first Free Methodist Church at 140 Congress St., the following changes or additions have been incorporated in the new issue of prints for this work. The following paragraphs are numbered to correspond with the paragraphs of your letter dated November 16, 1946.

1. A second means of egress has been provided by means of a new door at the rear of the proposed structure. Location of the exit door at the rear of the auditorium leading to a means of egress as shown should meet the requirements of Sec. 205-e-3.2 as regards equality of access path lengths to the exit door. To be considered a means of egress under the definitions of Sec. 212-a-1.4 this exit door must open into a passage leading to outside exit doors without intervening private quarters, which is provided in this case through that part of the original structure designated the minister's sitting room; an area which will not be substantially changed as to class of use or substantially increased as to number of occupants, being continued in its present function as auditorium and place of worship for the congregation to such a degree that it may well be considered an area supplementary to the proposed construction.

2. Seating arrangement has been indicated for a total of 114 persons.

3. Exit door sizes meet minimum requirements; Door from foyer to basement has been removed; main entrance doors and landing meet requirements.

4. Owner agrees to provide vestibule locksets on all egress doors.

5. Outside stair dimension has been corrected to 3' 0"; riser between basement and landing has been removed.

6. Required handrails are shown on plans; owner has agreed to provide non-slip surface treads on all stairs.

7. Toilet facilities have been shown on new plans, with the owner's understanding that facilities will be installed as shown, subject to availability of materials.

8. The owner has been informed by others that the present dwelling house boiler has ample capacity to heat the proposed addition, and anticipates installation of an adequate system before winter occupancy.

9. Exit lights and white light will be provided as required.

10. Plans have been changed to conform to requirements.

11. Posts have been moved next to existing wall to act as pilasters; with foundation changed to provide adequate bearing. Existing wall is framed with 2' x 4 (actual size) studs on 16" centers; corner posts are assumed to be conventional construction. Complete information has been added to show floor framing under existing dwelling, with posts and girder added to meet structural requirements. Nail- ing strips are changed to meet minimum sizes.

Inasmuch as existing truss construction is of unorthodox design and was considered of questionable capacity for the loads it will carry, entirely new trusses are called for. The new truss was designed with several factors in mind; the existing 2' x 6 rafters come close to meeting minimum structural requirements without any additional support; and it is necessary to provide a truss that can be assembled and placed under the existing roof without disturbing the present construction. The unusual heel construction is accounted for by the fact that the top

chord of the truss cannot be carried to a point where it would be received by the lower chord over the bearing wall and still be kept low enough to have space for the purlin between the top of the chord and the underside of the rafters. The brace was provided to receive the thrust of the top chord and avoid taking up this thrust through bending of the lower member. This brace could be framed into the existing wall construction, but it was thought desirable to stiffen this wall by means of a new oxc post. It was inadvertently shown out from the wall on the original drawing, but this has been revised to show its intended position against the wall as a pilaster. The truss framing shown is intended for short lengths of timber with splices at the panel points, and the 4x4 web framed into the chords between fishplates. (See Section A-A, Dwg #3). As it will undoubtedly be practicable to fabricate the diagonal chord from one piece of timber, we have added an alternate panel point detail for a continuous member. The stress in the king rod figures about 16800 lbs/sq. in., so steel has been indicated for this member. Top purlin size has been indicated.

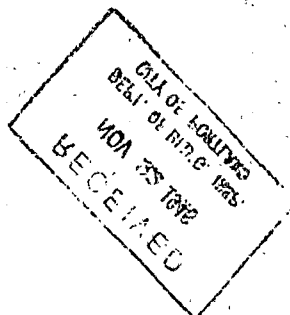
Lally columns have been changed to bear directly on foundation wall.

Access space has been provided to main auditorium attic space by means of trap-door indicated.

Very truly yours,

James C. Saunders
James C. Saunders

JCS:PAH



140-142

Warren McDonald
Inspector of Buildings

June 22, 1943

Dear Sir:

Having a full understanding of the application of
FEDERAL WAR PRODUCTION BOARD CONSERVATION ORDER L-41 to the
construction work which I propose at 140 Congress St.
in the City of Portland, I DESIRE THAT YOU ISSUE THE
BUILDING PERMIT to cover that work.

Clementina Zappia



THIS SIDE OF CARD IS FOR ADDRESS

Warren McDonald
Room 21, City Hall
Portland, Maine

RECEIVED
JUN 24 1943
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for ~~140 Congress St.~~ 1 car garage
at 140 Congress St. Date 6/22/43

1. In whose name is the title of the property now recorded? Clementine Zappia
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? fences
3. Is the outline of the proposed work now staked out upon the ground? no If no will let us know not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? 7"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Vincent Zappia



(7) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT
 Class of Building or Type of Structure Third

PERMIT ISSUE

Portland, Maine. June 22, 1945 JUN 2 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 140 Congress Street Within Fire Limits? yes Dist. No. 5
 Owner's or Erector's name and address John Zappia, 140 Congress St. Telephone 3-8359
 Contractor's name and address Anthony Pasquale, 157 Congress St. Telephone _____
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building 1 car garage No families _____
 Other buildings on same lot Dwelling
 Estimated cost \$ 300. Fee \$ 1.00

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To construct one car frame garage 10' x 20'

NOTIFICATION BEFORE DATA
 OR CLOSING IN IS WANTED
 CERTIFICATE OF WORK
 PORTLAND, ME. WAIVER

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? no
 Is any electrical work involved in this work? no Height average grade to top of plate 7' 2 1/2"
 Size, front 10' depth 20' No. stories 1 Height average grade to highest point of roof 10' 7"
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete block Thickness, top 8" bottom 8" cellar no
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitch Rise per foot _____ Roof covering asphalt roofing Class C und. lab.
 No. of chimneys none Material of chimneys _____ of lining _____
 Kind of heat none Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts 4x4 Sill 5x6 Bolted to concrete _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor concrete, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot none to be accommodated _____
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Vincent Zappia

INSPECTION COPY

34100 374

Permit No. 113/622 77

Location 140 Congress St

Owner John Zappia

Date of permit 4/13/43

Notif. closing-in

Inspn closing-in

Final Notif.

Final Inspn. 10/4/43

Cert. of Occupancy issued None

NOTES

7/22/43 - WPB letter and
sent P.H. card rec'd 6/24/43

Will stake out and notify

7/1/43 - Stake out

OK on the
red on blue print of
front wall
found in
about 1/2 from
street line A.G.S.

7/8/43 - No work started

7/20/43 - Same OK

7/21/43 - Garage to be built

Concrete Pile as he can

get handle (WPB) will have

to do work make cement.

8/3/43 Work obstructed

8/25/43 - Same OK

9/1/43 - Same OK

9/22/43 - Walnut roof

framed, 2x4 milled

of 2x6 rafters used OK

10/4/43 - Roof shingled OK

City of Boston - Department of Public Works - Bureau of Building Inspection

70



FILL IN COMPLETELY AND SIGN WITH INK

Permit No. _____

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 8, 1931

PERMIT ISSUED
CAN

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location... 140 Congress Street

Use of Building... Dwelling house

Name and address of owner... Mrs. Ellen L. York.

Telephone... Preble 88

Contractor's name and address... Willey & Calhoun Co.
General Description of Work

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

To install... Steam Heating Boiler & System

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? ... YES. If not, which story... Kind of Fuel... Coal

Material of supports of heater or equipment (concrete floor or what kind)... Concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 2 ft. 2 1/2"
from top of smoke pipe... 1 ft. 6" from front of heater... 7 ft. from sides or back of heater... Concrete

IF OIL BURNER

Name and type of burner... Approved by Underwriters' Laboratories?

Location oil storage... No. and capacity of tanks

Will all tanks be more than seven feet from any flame? ... How many tanks fireproofed?

Amount of fee enclosed? ... (\$1.00 for one heater, etc. 50 cents additional for each additional heater, etc. in same building at same time)

Signature of contractor... *Willey & Calhoun Co.*
Wm A. Sanford, Pres.

P.C. Smith 1/9/31

Ward 1 Permit No. 29/40

Location 140 Congress St.

Owner Emma Higgins

Date of permit 2/25/29

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

NOTES

Heater installed Oct 25
Clearance A.R.
11/25/29



APPLICATION FOR PERMIT

Permit No. 6170

Class of Building or Type of Structure _____

Portland, Maine, November 1, 1928

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter install the following ~~building structure~~ equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 140 Congress Street Ward 1 Within Fire Limits? Yes Dist. No. 8

Owner's or Lessee's name and address Emma Higgins, 140 Congress St. Telephone _____

Contractor's name and address Halvorsen Bros, 204 Federal St. Telephone 2058

Architect's name and address _____

Proposed use of building Dwelling houses No. families 1

Other buildings on same lot _____

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat warm air Style of roof _____ Roofing _____

Last use dwelling house No. families 1

General Description of New Work

To replace warm air furnace

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Roof covering _____

No. of chimneys no Material of chimneys _____ of lining _____

Kind of heat warm air Type of fuel coal Distance, heater to chimney 6'

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? _____ Size of service _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-13" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

to cars now accommodated on same lot _____, to be accommodated _____

total number commercial cars to be accommodated _____

all automobile repairing to be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

above work require removal or disturbing of any shade tree on a public street? no

filed as part of this application? no No. sheets _____

estimated cost \$ 125. Fee \$ 75

there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of owner: Emma Higgins

By Halvorsen Bros.

A. T. Utterton

ON COPY

8011

Ward 1 Permit No. 31/29
Location 140 Congress St.
Ellen, E. York
Date of permit 1/9/31
Notif. closing-in _____
Insp. closing-in _____
Final Notif. _____
Final Inspn. 1/21/31 cde
Cert. of Occupancy issued None

c.v. NOTES
1/21/31.
Combustible pipe coverings
to be removed where
close to heater.
cde

FILL IN COMPLETELY AND SIGN WITH INK



Permit No. _____

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 9, 1930 **0029**

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 140 Congress Street Use of Building dwelling house
Name and address of owner Ellen L. York, 140 Congress St. Ward 1
Contractor's name and address Willey & Calhoun Co., 46 Market St. Telephone P 88

General Description of Work

To install steam heating boiler and system

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel concrete
Material of supports of heater or equipment (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 2' 2 1/2"
from top of smoke pipe 1' 6", from front of heater 7' from sides or back of heater concrete

IF OIL BURNER

Name and type of burner _____ Approved by Underwriters' Laboratories? _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor _____

INSPECTION COPY

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WARRANTED
CERTIFICATE OF OCCUPANCY REQUIREMENT IS WARRANTED

4013A

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

March 1, 1985

Re: 140 Congress St.

Ms. Lisa Littlefield
5 Everett Street
Portland, Maine 04101

cc: The Free Methodist Church
140 Congress Street
Portland, Maine 04101

Dear Ms. Littlefield:

At the Board of Appeals' meeting on February 28, 1985, the Board voted by a vote of 4 to 1 (Westort) to approve your conditional use appeal for a kindergarten for 12 children in the basement of . . . The Free Methodist Church at 140 Congress Street in Portland. The Board also recommended that some provision be made to provide two parking spaces for use by the day care facility. Mr. Turner was asked to communicate with the City's Traffic Engineer regarding a request that he observe the parking situation at curb-side with a view to providing some type of limited parking such as a 15 minute zone or a passenger-loading zone for use by the day care facility.

It is understood further that your day care facility will meet all of the State licensing requirements and those of the State Fire Marshal. Any alterations to the building will require a building permit, which may be applied for in Room 315, City Hall, Portland, Maine. The fee is based on the estimated cost of alterations and is \$15.00 for the first thousand dollars and \$5.00 for each additional thousand of such cost.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Specialist

Enclosure: Copy of Decision

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Malcolm Ward, Code Enforcement Officer

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



140 Congress Street

MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAJDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, February 28, 1985 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

The Free Methodist Church, owner of property located at 140 Congress Street, under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit change of use of the church at this location to a church with day care facilities for 12 children located in the basement of this building, which use is not allowed under Section 14-137(3)d of the Zoning Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-474 of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

kat
2/15/85



CITY OF PORTLAND

CONDITIONAL USE APPEAL

APPLICATION

Applicant's name and address: Lisa Littlefield
5 Everett St. Portland, Maine

Applicant's interest in property (e.g., owner, purchaser, etc.):
Rental

Owner's name and address (if different): Free Methodist Church
140 Congress St. Portland Maine

Address of property (or Assessor's chart, block and lot number):
140 Congress St. Portland Maine

Zone: R-6 Present use: Church

Type of conditional use proposed: Daycare

Conditional use authorized by: Section 14-137(9) d. of the Zoning Ord.

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above-described, and certifies that all information herein supplied by ^{her}him is true and correct to the best of ^{her}his knowledge and belief.

Dated: Feb 4, 1985

Lisa Littlefield
Signature of Applicant

RECEIVED
FEB - 5 1985
DEPT OF BLDG INSP
CITY OF PORTLAND

February 4, 1985

I, Lisa Littlefield would like to open a day care center on 140 Congress St.
in the basement of the Free Methodist Church.
The hours open would be 7:30 A.M. Monday thru Friday.
The State has inspected the visit from the Fire Marshal
is pending.

Sincerely Yours,

Lisa Littlefield

Lisa Littlefield

RECEIVED

FEB - 5 1985

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

February 4, 1985

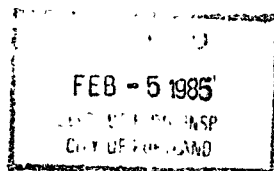
The Free Methodist Church on 140 Congress St. gives Happy Hearts Day Care operated by Lisa Littlefield permission to open a day care in the basement of the church.

The basement consist of one 6 by 11 kitchen, two 6 by 5 and 9 by 7 bathrooms, one 13 by 13 nursery room and one 25 by 44 activity room.

The church is situated on Congress St., so there is ample parking for what little space will be needed.

Sincerely Yours,

Rev. Charles Thomas

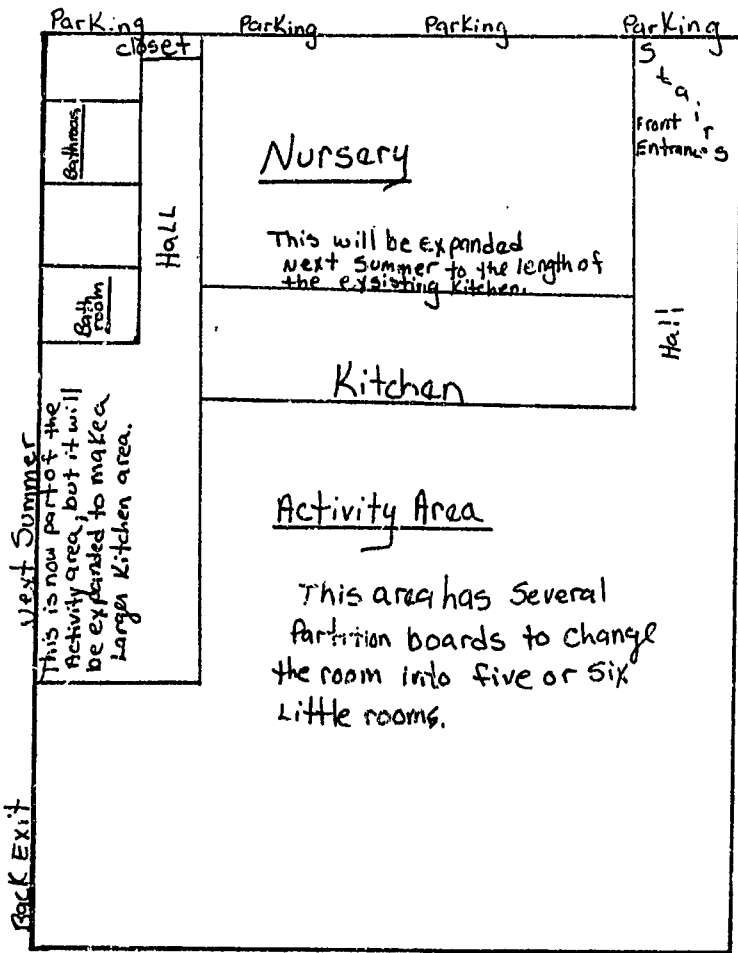


Quattrucci's Store

Street coming out onto Congress St.

Mr. T's Store

Congress St.



~~Apartment building~~

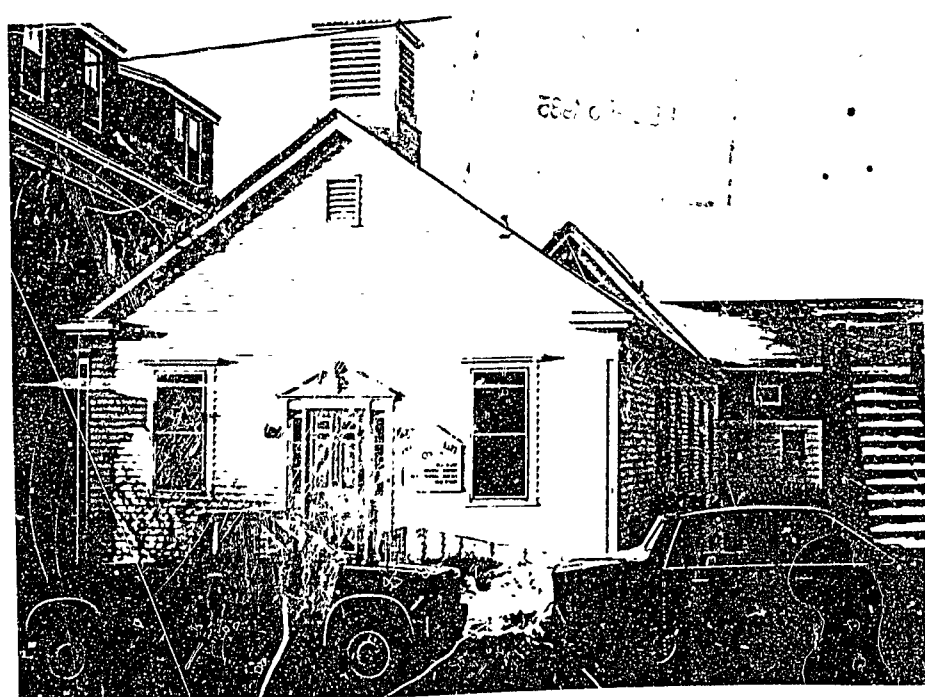
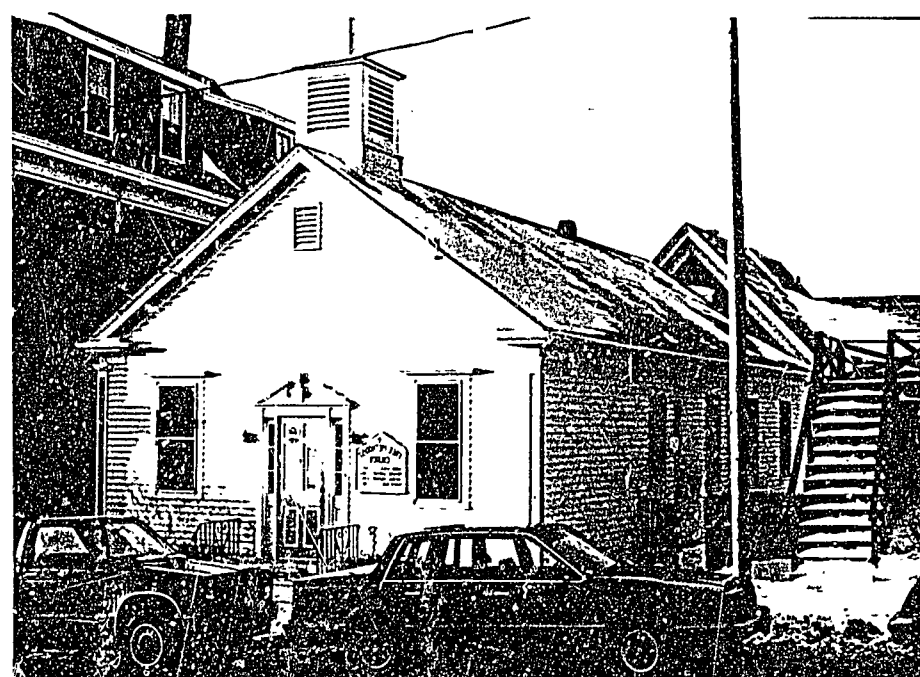
Observatory

Basement Layout

Fence

Free Methodist Church

RECEIVED
 FEB - 5 1985
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND



Applicant: *Lisa Hittelfeld*
Address: *140 Congress St.*
Assessors No.: *16-G-10811*

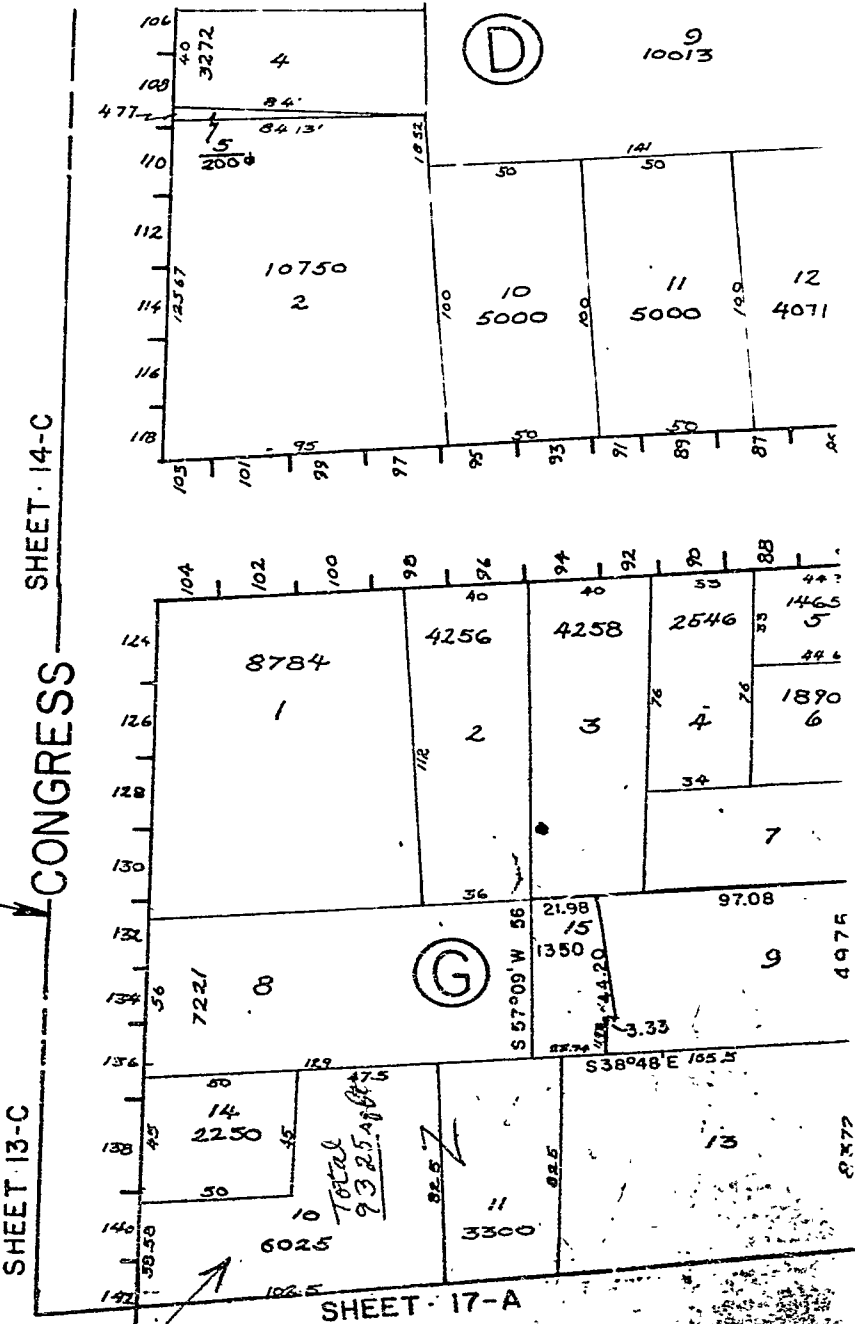
Date: *Feb. 22, 1985*

Owner: *Free Methodist Church*

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *R6*
Interior or corner lot - *Interior*
Use - *Church - Request for Day Care*
Sewage Disposal - *O.K.*
Rear Yards -
Side Yards -
Front Yards -
Projections -
Height -
Lot Area - *9,325 sq ft.*
Building Area -
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -
Site Plan -
Shoreland Zoning -
Flood Plains -

Part Assessor's Chart 16



CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



140 Congress Street

MERRILL S. SELTZER
Chairman

JACQUELINE COHEN
Secretary

TIMOTHY E. FLAHERTY
ROBERT J. GAUDREAU
EUGENE S. MARTIN
PAULETTE P. PARKER
MICHAEL E. WESTORT

All persons interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, February 28, 1985 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

The Free Methodist Church, owner of property located at 140 Congress Street, under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit change of use of the church at this location to a church with day care facilities for 12 children located in the basement of this building, which use is not allowed under Section 14-137(3)d of the Zoning Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-474 of the Zoning Ordinance have been met.

Jacqueline Cohen
Secretary

kat
2/15/85

February 22, 1985

I approve of this appeal.

Peter J. Rogers



CITY OF PORTLAND

CONDITIONAL USE APPEAL

DECISION

For the Record

Names and addresses of witnesses (proponents, opponents and others):

Lisa Littlefield - 5 Everett St. Mr. Littlefield -

Rev. Thomas

Mr. ^{Capt} Kelly St.

Exhibits admitted (e.g., renderings, reports, etc.):

Peter J. Rogers - letter of approval

Findings of Fact

1. The proposed conditional use (s) is not (circle one) permitted under Section 14-_____ of the Zoning Ordinance, for the following reason(s): _____

2. The proposed conditional use with (does) does not (circle one) meet all special standards, conditions or requirements, if any, applicable thereto, for the following reason(s): _____

3-A. There are (are not) (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s): _____

5-0

3-B. There will (will not) (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s): _____

4 1/2 - 1

3-C. The impact does does not (circle one) differ substantially from the impact which would normally occur from such a use in that zone, for the following reason(s): _____

§. 4-1

Conclusion*

After public hearing on 2-28, 1985, and for the reasons above-stated, the accompanying application is hereby (check one)

4-1 granted.

_____ granted subject to the following condition(s):

_____ denied.

Dated: 2-28-85, 19

APPROVED
Jacqueline Cohen
Secretary of the Board

* The application may be denied only if EITHER the finding for #1 or 2 above is in the negative OR the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

SIGNATURES

IN FAVOR:

Merrill A. Holt
J. P. Leland
Eugene S. Martin

OPPOSED

Madison E. Westcott

140 Congress St
#16-G-10

16-A-	16-G-1
16-D-1	2
2	3
3	4
4	5
5	6
6	7
8	8
9	9
10	10
11	11
12	13
	14
16-E-1	15
2	
3	
	16-H-1
4	2
10	3
11	4
12	5
13	6
14	7
15	8
23	9
24	10
	11
	12
	13

41.040

~~16-H-1~~

16-T-1	17-C-4
6	8
	9
17-A-1	12
2	13
3	14
4	15
5	20
6	
7	17-E-1
	2
17-B-1	3
2	4
3	5
4	6
5	17
6	23
7	24
8	25
9	26
10	
11	17-F-1
12	2
	3
17-C-1	5
2	17
3	18

140 Cong.

17-F-19 13-K-58

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21 60

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17-G-1

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13-J-22

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13-L-1

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13-K-13

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13-L-15

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13-M-10

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14-A-24

14-B-1

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14-D-2

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14-A-18

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CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Warren J. Turner, Zoning Specialist
FROM: Patrick E. Welch, Senior Traffic Technician *PEW*
SUBJECT: Parking/140 Congress Street Daycare facility

DATE: 3/7/85

On Wednesday 3/6/85 I checked the area several times during the day, four vehicles were parked there continuously for five hours.

We will be posting the area 15 MINUTE PARKING as soon as snow conditions permit.

PEW/pap

cc: Bill, Bray, Traffic Engineer

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE Feb. 5, 1985

VOID

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 140 Congress Street Fire District #1 , #2
 1. Owner's name and address ... Free Methodist Church - same Telephone
 2. Lessee's name and address ... Lisa Littlefield - 5 Everett St. Telephone .. 774-1637
 3. Contractor's name and address Telephone

Proposed use of building No. of sheets
 Last use No. families
 Material No. stories Heat Style of roof Roofing

Other buildings on same lot
 Estimated contractual cost \$
 Appeal Fees \$... 50.00

FIELD INSPECTOR—Mr.
 @ 775-5451
 Base Fee
 Late Fee
 TOTAL \$

daycare center for 12 children in basement of church

Stamp of Special Conditions

This application is preliminary to permit the question of zoning. In the event this appeal is made, the applicant shall be responsible for all legal fees.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories soil or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

<p>APPROVALS BY:</p> <p>BUILDING INSPECTION—PLAN EXAMINER ZONING: BUILDING CODE: Fire Dept.: Health Dept.: Others:</p>	<p style="text-align: center;">DATE</p> <p style="text-align: center;">MISCELLANEOUS</p> <p>Will work require disturbing of any tree on a public street? Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?</p>
--	---

Signature of Applicant *Frank R. Lewis* Phone #
 Type Name of above Frank R. Lewis for 1 2 3 4
 Lisa Littlefield
 and Address

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

Location of Construction: 140 Congress St.		Owner: First Free Methodist Church	Phone: 772-1809	Permit No.:
Owner Address: 140 Congress St- Ptd, ME 04101		Lease/Buyer's Name:	Phone:	Business Name:
Contractor Name: Rev. Robert Canfield		Address: Rte 2 Bx 3805 Augusta, ME 04330		Phone: 582-7960
Past Use: church	Proposed Use: church w ramp	COST OF WORK: \$ 700	PERMIT FEE: \$ 25	Permit Issued:
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: construct ramp		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		Zone: R-6 CBL: 16 G-10
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval:
Permit Taken By: L Chase		Date Applied For: 5X0/11/95		Special Zone or Reviews: <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"/>

1. This permit application doesn't 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..

*Needed to appeal - notified 5/31/95 - No action taken
No appeal application submitted
1/7/96 - permit voided application*

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 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 provisions of the code(s) applicable to such permit

Rev Robert Canfield Rte 2 Bx 3805 Augusta 5/11/95 582-7960
SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied
- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
Date: 5/12/95
[Signature]

GEO DISTRICT 1
M. Leary

Applicant: Rev. Robert Canfield
Address: 140 Congress St
Assessor No.: 16-G-10

Date: 5/15/95

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - R-6
Interior or corner lot -
Use - New Access Ramp
Sewage Disposal -
Rear Yards - N/A
→ Side Yards - 10' ~~10'~~ ^{reg} 4' shown
Front Yards - existing N/A
Projections -
Height -
Lot Area -
Building Area -
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -
Site Plan - N/A
Shoreland Zoning -
Flood Plains -

Free Methodist Church 140 Congress St
(proposed handicap entrance)

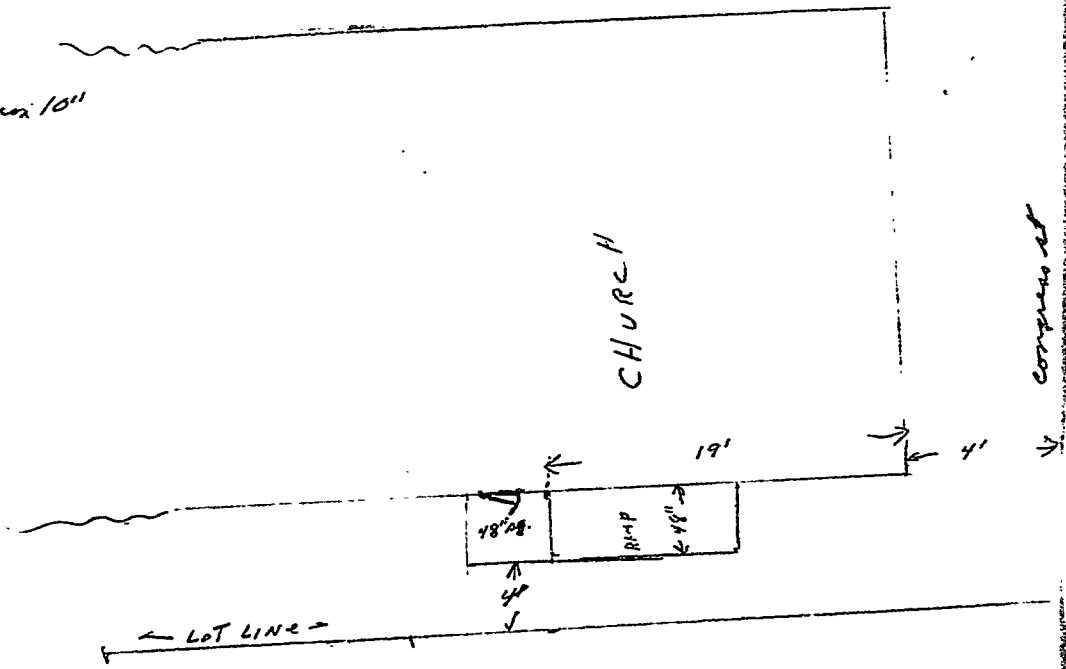
Page 1

1. door to replace a window
31" door (existing window has 38" rough opening)

approx seal 1/8" per 1'

2. Ramps slope between 1:10 - 1:12

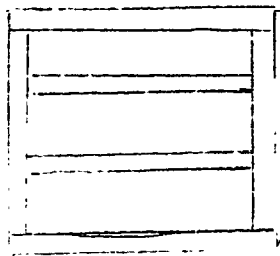
3. From grade to door sill approx 10"



SPINDLES 1 1/8" PT

Free Methodist Church
(proposed handicap ramp)

page 2



platform box
fastened to existing building on angle iron
Ramp connected to platform with galvanized joint hangers

