

848-258 CONGRESS STREET



Full cut #920R - Half cut #6202R - Thin 1 cut #9205R - Fifth cut #9200R

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Roseland

TOWN/CITY CODE 05170 LPI NUMBER 00123 DATE ISSUED 04 09 82 NO 62070 IC
Month Day Year Certificate of App. Number

Installer's Name ANDY J SONS INC
Last Name F.I. M.I.

Owner NORTH SCHOOL ASSOC.
 Address 248 CONGRESS ST
St./Lot Number Street, Road Name Subdivision
 (Location where plumbing was done and inspected)

- Installer Code 2
- 1. Owner
 - 2. Licensed Master Plumber
 - 3. Licensed Oil Burnerman
 - 4. Employee of Public Utility
 - 5. Manufactured Housing Dealer
 - 6. Manufactured Housing Mechanic
 - 7. Limited License

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Arnold J. Goodwin

TOWN'S COPY

Signature of LPI _____
 Date Inspected DEC 30 1982

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF

Town/City Code 05170 LPI Number 00123 Date Issued 04 09 82 INSTALLER'S License No. 01847 NO 62070 IP
Month Day Year

Address of Where Plumbing Is Done 248 CONGRESS ST
St./Lot Number Street/Road Name Subdivision

Name of Owner NORTH SCHOOL ASSOC. SAME
Last Name F.I. M.I. Mailing Address Zip Code

- PERMIT NUMBER
- 1. Owner
 - 2. Licensed Master Plumber
 - 3. Licensed Oil Burnerman
 - 4. Employee of Public Utility
 - 5. Manufactured Housing Dealer
 - 6. Manufactured Housing Mech
 - 7. Limited License

Type of Construction: 1. New, 2. Remodeling, 3. Addition, 4. Remodeling & Addition, 5. Replacement of Hot Water Heater, 6. Hook-up of Mobile Home, 7. Hook-up of Modular Home, 8. Other (Specify) 7

Plumbing To Serve: 1. Single (Res), 2. Multi-Fam(Res), 3. Mobile Home, 4. Modular Home, 5. Commercial, 6. School, 7. Other (Specify) 2

Number of Fixtures or Hook-Ups: Sink(s) 6, Toilet(s) 2, Bathtub(s) 0, Lavatories(s) 0, Showers(s) 0, Urinal(s) 0, Clothes Washer(s) 4, Dish-Washer(s) 0, Hot Water Heaters(s) 1, Floor Drain(s) 3, Hook-Ups(s) 0

TOWN'S COPY
 APR 12 1982
 MAY 7 - 1982
 MAY 12 1982
 JUL 22 1982
 MAY 28 1982
 JUN 10 1982
 JUL 26 1982

IMPORTANT: Note the following conditions:
 1. Permit is non-transferable to another person or firm.
 2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Fixture Fee 288.00
 Hook-Up Fee 00.00
 Total Fee 288.00
 If Double Fee Check Box

SEP 24 1982
 NOV 9 1982
 Human Services
 Health Engineering

Signature of LPI _____



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00186

APR 8 1982

ZONING LOCATION PORTLAND, MAINE, May 5, 1981..

CITY OF PORTLAND

To the DIRECTOR 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:

Assess # 20-A-2 & 3

LOCATION 248-264 Congress St. & 109-115 India St. Fire District #1 , #2

1. Owner's name and address City of Portland Telephone

2. Prospective owner North School Congregate Housing Partnership 774-6980

3. Contractor's name and address Donalco 1 Canal Plaza Telephone

4. Architect Specifications Plans No. of sheets

Proposed use of building Elderly housing No. families

Last use school No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ ~~2,000,000~~ 2,000,000 Fee \$ 10,010.00

FIELD INSPECTOR—Mr. @ 775-5451 Ext. 234

This application is for: Dwelling Garage Masonry Bldg. Metal Bldg. Alterations Demolitions Change of Use Other

GENERAL DESCRIPTION To change use from school to 60 housing units for elderly as per plan alterations and structural changes Stamp of Special Conditions

balance of permit fee pd. 5-11-82- 9,000

Partial payment - 1st phase of permit 1,010.00

Equal installment 203,700 Fee pd. PD3-31-82

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

PERMIT IS TO BE ISSUED TO 1 2 3 4

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 solid 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?

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

Signature of Applicant [Signature] Phone # 774-6980
Type Name of above 1 2 3 4

OFFICE FILE COPY

2

Other and Address

2

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 0.1.9.1.9
ZONING LOCATION PORTLAND, MAINE Oct 18, 1982

OCT 18 1982

CITY OF PORTLAND

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 248 Congress Street
1. Owner's name and address City of Portland, Maine
2. Lessee's name and address
3. Contractor's name and address Agway Petroleum - RED # 1 P. O. Box 30 Auburn, Maine
Proposed use of building
Last use
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR-Mr. @ 775-5451
To set 2-1,000 gal. LP Gas (above ground) to be used for temporary heat as per plans. 1 sheet of plans.
Appeal Fees \$
Base Fee 50.00
Late Fee 50.00
TOTAL \$

send permit to Donalco- Main St. So. Portland, Me. 04106
C/O Ron Norton

Stamp of Special Conditions

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? I. 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 solid 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
raming, 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?

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

Signature of Applicant Dana Berry for
Type Name Agway Petroleum
Phone #
Other and Address

2

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

One Canal Plaza
Portland, Maine 04112
Telephone 207 774-6981

 Housing
Resources
Corporation

March 22, 1982

Mr. Sam Hoffses
Chief Building Inspector
City of Portland
City Hall
Portland, ME 04101

248 Congress Street

Dear Mr. Hoffses:

As per our telephone conversation, I would appreciate it if you would allow me to exercise a ninety-day extension on the two variances granted the North School. The first variance was a bulk and density variance which was granted to allow a change in the use of the North School to 60 apartments for the elderly.

The second variance granted allowed the establishment of a 4,000 square foot office space with the condition that a lease be secured for 10 car spaces before a certificate of occupancy could be issued.

I understand that this letter will serve as an extension and that I will not receive any further communication from you.

Respectfully,

Cynthia J. Milliken

Cynthia J. Milliken
Vice President
Housing Resources Corporation

CJM/j

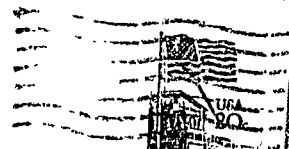
cc: Kermit Lipez, Esq.

*O.K.
P. J. Hoffses
3/23/82
file*



One Canal Plaza
Portland, Maine 04112

 **Housing
Resources
Corporation**



Mr. Sam Hoffses
Chief Building Inspector
City of Portland
City Hall
Portland, ME 04101

Applicant: NORTH SCHOOL CONGREGATE HOUSING PARTN.
Date: 5/6/81
Address: 248-264 CONG. ST. COR. 10' - 115 INDIR ST.
Assessors No.: 20-A-2,3

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-2 & R6

~~Interior or corner lot -~~

~~40-ft. setback area (Section 21) -~~

Use - 60 HOUSING UNITS FOR ELDERLY

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area - 785 sq ft

Buildi

602.4 sq ft Area pa : 38583 sq ft - 60000 sq ft

Width of lot -

Lot Frontage

602.4 ft. Off-street Parking - 60 REQ. - 18 SHOWN 29704

Loading Bays -

8785
78583

Site Plan -

Shoreland Zoning -

Flood Plains -

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS



THOMAS J. MURPHY
Chairman

GAIL D. ZAYAC
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
MERRILL S. SELTZER
MICHAEL E. WESTORT

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, May 28, 1981 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

North School Congregate Housing Partnership, owners of property at 248-264 Congress St. corner 109-115 India St. under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit change of use of the building at the above named location (North School) to sixty apartments for the elderly which are not issuable under the Zoning Ordinance for the following reasons.

1. The area of the lot on which this building is located is only 38,583 sq. ft. rather than the 60,000 sq. ft. min. required by Sec. 602.7.B.8
2. 18 off-street parking spaces will be provided rather than the 50 required by Sec. 602.14.B.1 (B-2 Business Zone and R-6 Residential Zone with R-6 requirements).

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C.(3)(b)(1) of the Zoning Ordinance have been met.

GAIL D. ZAYAC
Secretary

20-A-8 Paul & Sarah Larner- 70 Emery St. — Returned 6-10
20-A-1 City of Portland
20-A-4 Emily Bowdoin - P.O. Box 125, Woolwich, Me.
20-A-5 City of Portland
20-F-9 Harrison H Sawyer- O.O. box 7225
20-F-21 Jacob Levinsky - 63 Wolcott St.
20-F-6 " repeat
21-E-19 Congregation Etz Chaim - 154 Cumberland Ave RETURN 5-20-81
21-E-18 Eunice Freedman - 61 Carlyle Rd.
21-E-24 Joseph Higdon & Robert Lowry-Box 5150, Sta. A
28-D-11 Levinsky - repeat
12
28-D-11 Elizabeth Levinsky - 39 Pya Rd.

March 15, 1982

North School Congregate Housing Partnership
c/o Housing Resources Corporation
One Canal Plaza
Portland, Maine 04112

Gentlemen:

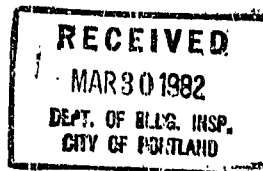
This will serve to extend the site plan approval for the North School Congregate Housing Partnership for the rehabilitation of the North School for a period of 90 days from March 22, 1982.

Sincerely yours,

Samuel Hoffree
Samuel Hoffree
Chief Building Inspector
City of Portland

SH/ar

*Please
file*



~~PERMIT ISSUED~~

~~MAR 30 1982~~

~~CITY OF PORTLAND~~

March 22, 1982

North School Congregate Housing Partnership
c/o Housing Resources Corporation
One Canal Plaza
Portland, Maine 04112

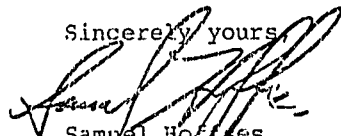
Gentlemen:

This will serve to extend the two variances granted the North School.

The first variance is a bulk and density variance to allow a change in the use of the North School to 60 apartments for the elderly.

The second variance allows the establishment of a 4,000 s.f. office space on the condition that a lease be secured for 10 parking spaces before a certificate of occupancy may be issued.

Sincerely yours,



Samuel Hoffes
Chief Building Inspector
City of Portland

SH/ar

248-254 Congress St.

One Canal Plaza
Portland, Maine 04112
Telephone 774-6989

 Housing
Resources
Corporation

March 15, 1982

Mr. Sam Hoffses
City of Portland
Building Inspection Department
Portland City Hall
Portland, ME 04102

Dear Mr. Hoffses:

It has been brought to my attention by Pat Harrington of the Portland Planning Department, that it has been six months as of March 22 since the Planning Board approved the site plan for the North School Congregate Housing Partnership for the rehabilitation of the North School.

I would like to have that approval extended for 90 days. We hope to start construction at the end of April.

Sincerely,


Cynthia J. Milliken

APPROVED

MARCH 17, 1982

CJM/j

Call
Sam

346

240-264 Congress St.
or. 109-115 India St..

August 3, 1981

North School Congregate Housing Partnership
1 Canal Plaza
Portland, Me.

c.c. City of Portland
Corp. Counsel

Following is the decision of the Board of Appeals regarding your petition to establish a 4,000 sq. ft. office space for Southern Maine Senior Citizens with the condition that a lease be secured for 10 car spaces before certificate of occupancy is issued.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Yours truly,

Malcolm G. Ward
Zoning Enforcement Officer

MGW:k

248-264 Congress St.
Cor. 109-115 India St.

July 9, 1981

HOUSING RESOURCES

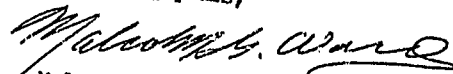
North School Congregate Housing Partnership
1 Canal Plaza
Portland, Me.

c.c. City of Portland
Corp. Counsel

Building permit and certificate of occupancy to establish a 4,000 sq. ft. office space for Southern Maine Senior Citizens at the above named location are not issuable under the Zoning Ordinance because ten *off* street parking spaces as required by Sec. 602.14.B.10 will not be provided on this lot, or within 100 ft. measured along lines of public access as required by Sec. 602.14.D of the Ordinance applying to the B-2, Business Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, room 317, City Hall, to file the appeal on forms which are available here. A fee of \$25. for a Space & Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality. Sec. 602.24.C.3.b.1

Very truly yours,



Malcolm G. Ward
Zoning Enforcement Officer

MGW:k

Applicant: NORTH SCHOOL CONGREGATE HOUSING
Address: 248-264 CONG. ST. COR. 102-115 INDIAN ST. Date: 7/8/81 PARTNERSHIP
Assessors No.: 20-A-2,3

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - B-2
Interior or corner lot -
40-ft setback area (Section 21) -
Use - OFFICE SPACE
Sewage Disposal
Rear Yards -
Side Yards -
Front Yards -
Projections -
Height -
Lot Area -
Building Area - 4,000 sq ft
Area per Family -
Width of Lot -
Lot Frontage
602 7.01
Off-street Parking - 10 REQ. WENE SHOWN (603.140)
Loading Bays -
Site Plan -
Shoreland Zoning -
Flood Plains -

248-264 CONGRESS ST.
COR. 109-115 INDIA ST.

SHEET 21-C

CONGRESS

INDIA STREET

NORTH SCHOOL

29794

2

CITY

5

6

7

3

8

4

8274

7255

7024

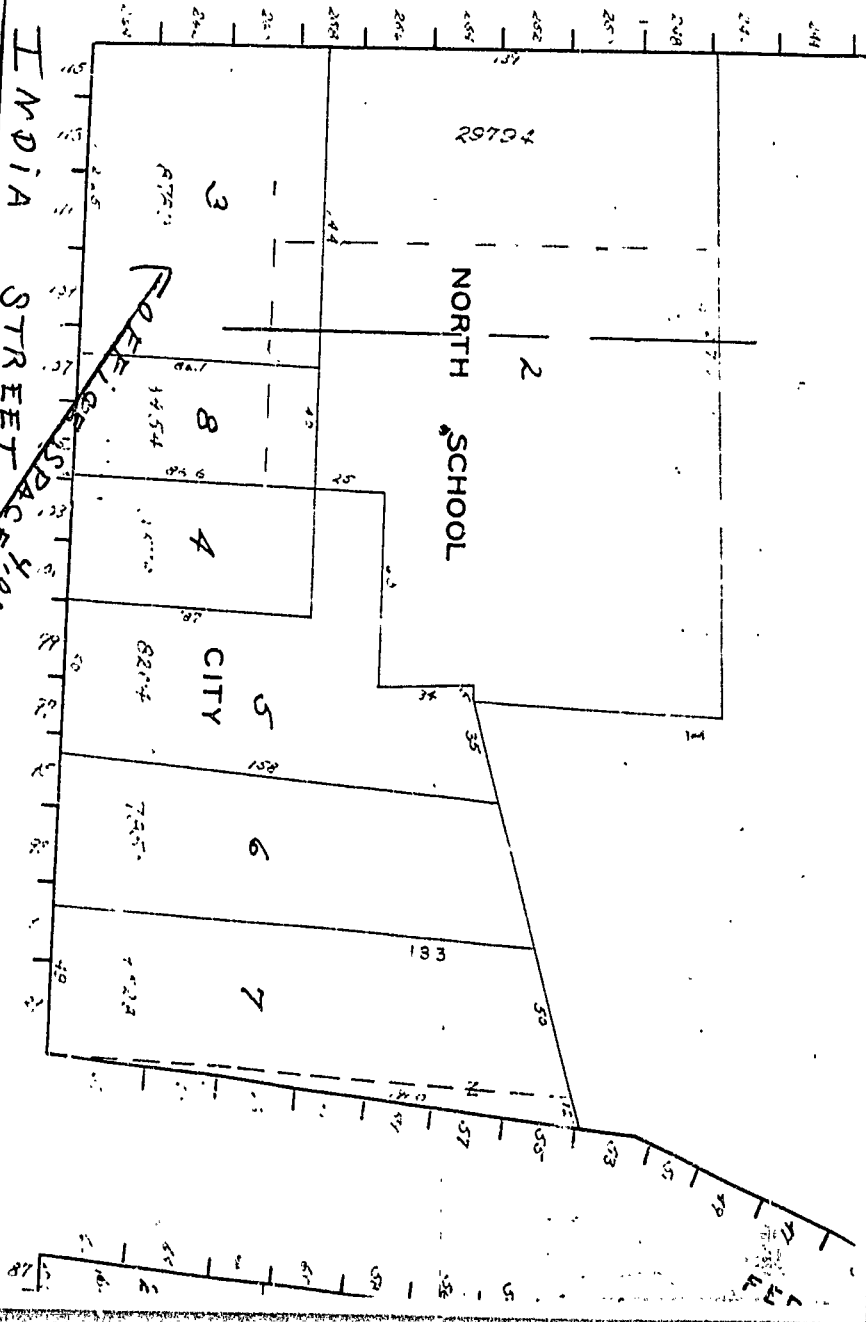
8750

1454

1000

SHEET 28-B

1000 SQ FEET
SPACE FOR SENIORS CITIZENS



TELEPHONE 775-0452

Tally's

WHOLESALE TOBACCO CO.

CIGARS - CIGARETTES - CANDY - SUNDRIES

60 HAMPSHIRE STREET

PORTLAND, MAINE 04111

Southern Me. Senior Citizens
142 High Street
ROBt 4307
Portland, Maine:

July 27, 1982

Dear Sirs:

This is to notify to all persons
connected with the Southern Maine Senior
Citizens organization, represented by
Mr Donald Sharland, that a portion
of our land in back of our present building,
will be rented to the above mentioned
organization and its representatives, as of
October 1982, provided that this is available
at the October 1982 date. This land will
be rented for the use of 10 cars providing
that the land is available at that time, and
no unforeseen problems arise at that time.
The land will be rented for parking of the
10 cars mentioned, for day time parking only.

Sincerely yours

John J. Talento
President

RECEIVED

JUN 30 1981
SOUTHERN MAINE
SENIOR CITIZENS, INC.

CATHEDRAL RECTORY
307 CONGRESS STREET
PORTLAND, MAINE 04101

June 30, 1981

Southern Maine Senior Citizens, Inc.
Mr. Donald W. Sharland
Executive Director
142 High Street Suite 401
Box 4307
Portland, Maine 04101

Dear Don,

I would like to express my gratitude in behalf of the Cathedral Parish Finance Commission for your presentation last night in the Guild Hall.

In a general response to our meeting, the Cathedral Parish has the available parking area that can accommodate all your needs.

1. We could offer up to twenty-five (25) parking areas for your vehicles.
2. Rental fee would be twenty-five dollars (\$25.00) per vehicle per space, per month. This amount is reasonable based on our findings for comparable parking areas.
3. We would desire a one (1) year lease, renewable each year.

The details of such a lease would be based on a standard type lease-arrangement, and, any other considerations that we agree upon.

Don, if there are any other questions, please call me.
Again, thank you.

Yours sincerely,
Rev. Albin A. Andrus
Rev. Albin A. Andrus
Rector
Cathedral of the Immaculate
Conception

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



THOMAS J. MURPHY
Chairman

GAIL D. ZAYAC
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
MERRILL S. SELTZER
MICHAEL E. WESTORT

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 30, 1981 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the property as required by Ordinance.

North School Congregate Housing Partnership, owner of the property at 248-264 Congress St. cor. 109-115 India St. under the provisions of Sec. 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to establish a 4000 sq. ft. office space for Southern Maine Senior Citizens at the above named location which is not issuable under the Zoning Ordinance because ten off street parking spaces as required by Sec. 602.14.B.10 will not be provided on this lot, or within 100 ft. measured along lines of public access as required by Sec. 602.14.D of the Ordinance applying to the B-2, Business 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 Sec. 602.24.C. (3) (b) (1) of the Zoning Ordinance have been met.

Gail D. Zayac
Secretary

- 20-A-1 City of Portland
- 20-A-8 Paul & Sarah Larnes, III - 70 Emery St.
- 20-A-4 Emily Bowdoin - Box 125, Woolwich, Me.
- 21-F-9 Harrison H. Sawyer - Box 7225, Portland,
- 21-F-21 Jacob Levinsky - 63 Wolcott St., Portland
- 21-F-6 " " "
- 21-E-24 Joseph Higdon & Robert Lowry- Box 5150, Stat. A.
- 21-E-19 Congregation ETZ Chain - 154 Cumberland Ave.
- 28-D-11 Levinsky - repeat
- 28-D-12 " " "
- 28-D-13 Elizabeth S. Levinsky - 39 Pya Rd. RETURNED 7/18/81

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

City of Portland and
North School Congregate Housing Partnerowner of property at 248-264 Congress St. cor.
ship 109-115 India St.
under the provisions of Section 602.24 C of the Zoning Ordinance of the City

of Portland, hereby respectfully petitions the Board of Appeals to permit:

establishment of a 4000 sq. ft. office space for Southern Maine Senior Citizens which is not issuable under the Zoning Ordinance because 10 off street parking spaces as required by Sec. 602.14.B.10 will not be provided on this lot, or within 100 ft. measured along lines of public access as required by Sec. 602.14.D of the Ordinance applying to the B-2, Business 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 602.24 C(3)(b)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If Site Plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

David G. Swine
APPELLANT
for City of Portland - Owner

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

A. Applicant North School Congregate Housing Partnership

B. Property Location 248-264 Congress St. cor. 109-115 India St.

C. Applicant's Interest in Property:

(X) Owner

() Tenant

() Other

D. Property Owner same

E. Owner's Address 1 Canal Plaza

F. Zone (Circle One):

R-1 R-2 R-3 R-5 R-6 R-4

R-P B-1 B-2 B-3 A-B

I-P I-1 I-2 I-2b I-3 I-3b I-4

RPZ W-1

G. Site Plan Approval required

H. Present Use of Property

I. Section(s) to Which Variance Related 602.24.c

J. Reasons Why Permit Cannot be Issued 10 off street parking spaces will not be provided

K. Requested Variance Would Permit 4000 sq. ft. office space for Senior Citizens

L. Notice Sent to _____ Adjacent Property Owners

I. Appearances

A. Those Advocating Variance

MISS MILLIKEN
FOR PRODUCE SCHOOL CONGRATULATIONS

LEONARD GROSS

B. Those Opposing Variance

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

CATHEDRAL RECTORY, LETTER

TALLY'S WHOLESALE TOBACCO CO. LETTER

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec. 602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

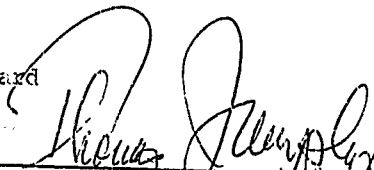
After a public hearing held on 7/30/81, the Board of Appeals finds that: (Check One)

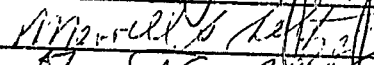
Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.


Conditions of Approval (If any) AMENDMENT THAT BEFORE THE BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED BY BUILDING INSPECTOR THAT A LEASE OR ORDER BE PRESENTED SHOWING REQUIRED PARKING SPACES IN A LEGAL PARKING LOT.

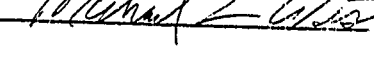
() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board



Chairman






SMITH ST.

SHEET 21-C
CONGRESS

60 UNITS HOUSING FOR ELDERLY

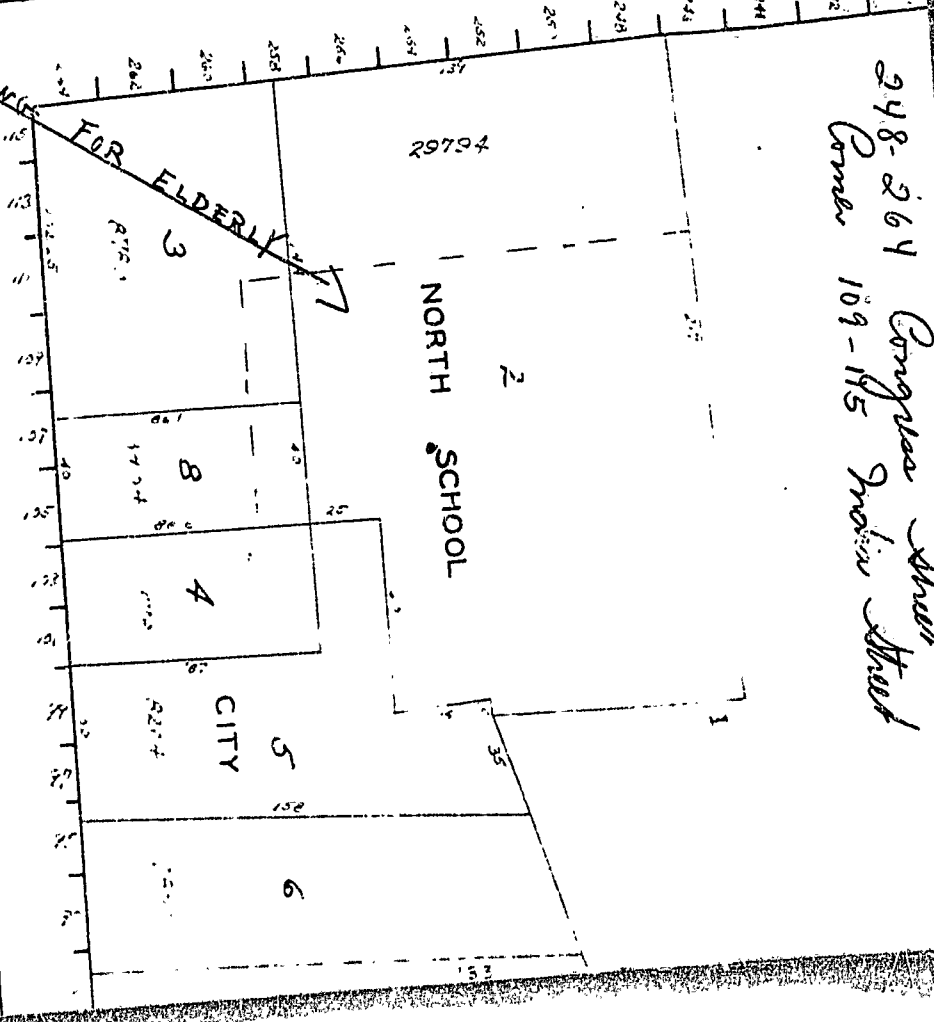
29794
3
8751

NORTH SCHOOL

2

248-264 Congress Street
Corner 109-115 Division Street

INDIA STREET



CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chairman and Members of the Board of Appeals

FROM: Joseph E. Gray, Jr., Director of Planning & Urban Development

DATE: 5/28/81

SUBJECT: North School

I understand that on your agenda for this meeting is a variance request of the North School Congregate Housing Partnership to enable them to proceed with the rehabilitation and reuse of the facility into 60 units of congregate elderly housing. In evaluating this request I thought it would be helpful to provide the Board with background information on the proposal, city actions and support to date.

Background

The North School Congregate Housing Partnership proposal was selected by the Portland City Council in the fall of 1980 following a competitive request for proposals which had been authorized by the City Council. The proposal was selected because it offered the opportunity to create a unique type of housing unit which has not been heretofore provided for the Portland Housing market, that is housing for the frail elderly who do not need complete nursing home care.

State Housing Authority Involvement

The proposal was also selected in a competitive process by the Bureau of Maine's Elderly and the Maine State Housing Authority for Congregate Elderly Housing in the entire State. The Federal Government will provide Section 8 Rental assistance through the Maine State Housing Authority. The Authority will also provide long term financing.

City Council Involvement

In addition to selecting the proposal for reuse of the School, the City Council through its Housing Committee evaluated this proposal among nine proposals seeking Section 8 subsidy assistance. The Committee established priorities among these proposals and ranked the North School as priority One. This recommendation was concurred in by the City Council.

The proposal was ranked number one, not only because of its unique housing reuse but the contribution it will make to revitalizing the India Street Neighborhood. This is a prominent historical building at a strategic location and it is hoped that its upgrading will contribute to an upgrading of the neighborhood.

248-264 Congress St.
cor. 109-115 India St.

May 8, 1981

% Housing Resources Corp.

North School Congregate Housing Partnership c.c. City of Portland
1 Canal Plaza Corp. Counsel
Portland, Me.

c.c. Donalco
141 Main St.
South Portland, Me.

Building permit and certificate of occupancy to change the use of the building at the above named location (North School) to sixty apartments for the elderly are not issuable under the Zoning Ordinance for the following reasons.

1. The area of the lot on which this building is located is only 38,583 sq. ft. rather than the 60,000 sq. ft. minimum required by Sec. 602.7.B.8
2. 18 off street parking spaces will be provided rather than the 60 required by Sec. 602.14.B.1 (B-2 Business Zone and R-6 Residential Zone with R-6 requirements).

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, room 317 City Hall to file the appeal on forms which are available here. A fee of \$25. for a Space and Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Sec. 602.24.C.b.1

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer

*Sent another copy of
letter
MGW:k 5 20 81*

248-264 Congress St.
cor. 109-115 India St.

June 11, 1981

North School Congregate Housing Partnership
c/o Housing Resources Corp.
1 Canal Plaza
Portland, Me.

c.c. City of Portland
Corp. Counsel
c.c. Donalco
141 Main St.
South Portland, Me.

Following is the decision of the Board of Appeals regarding your petition to change the use of the building at above named location (North School) to 60 apartments for the elderly. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward
Zoning Enforcement Officer.

MGW:k

11

5/28/31

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant North School Congregate Housing Partnership
- B. Property Location 248-264 Congress St. cor. 109-115 India St.
- C. Applicant's Interest in Property:
 Owner
 Tenant JOSPH
 Other WISHAMPIE GENERAL PARTNER NORTH SCHOOL CONGREGATE PARTNERSHIP
- D. Property Owner same
- E. Owner's Address 1 Canal Plaza
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-I I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property _____
- I. Section(s) to Which Variance Related 602.24.C
- J. Reasons Why Permit Cannot be Issued lot is only 38,583 sq. ft. instead of 60,000 sq. ft. . 18 off-street parking spaces will be provided instead of 60 required.
- K. Requested Variance Would Permit 60 apts. for elderly

- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

B. Those Opposing Variance

JOSEPH WISHCAMPER
SCOTT TEAS

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

LETTERS. PLOT PLANS

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for Space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e))

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

Yes/Agreement with statement

No/Disagreement with statement

Reasons LARGE EXISTING SCHOOL - NOT SUITED FOR ANYTHING
ELSE

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

Existed at the time of the enactment of the provision from which a variance is sought; or

Were caused by natural forces; or

Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons NOT IN USE BUILDING

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. Sec. 602.24C 3.b. (1) (d)

Yes/Agreement with statement

No/Disagreement with statement

Reasons BY VIRTUE OF OTHER SUCH PROJECTS IN THIS CITY

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety Sec.602.24C 3.b. (1) (e)

Yes/Agreement with statement

No/Disagreement with statement

Reasons WOULD NOT BE ADVERSE

V. Specific Relief Granted

After a public hearing held on 5/28/81, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Thomas J. Murphy Chairman
Marcel L. ...
Ernest ...
Josephine ...
Michael E. ...

VARIANCE APPEAL OF NORTH SCHOOL CONGREGATE HOUSING PARTNERSHIP
TO PERMIT THE REHABILITATION OF THE FORMER NORTH SCHOOL INTO A
SIXTY UNIT ELDERLY CONGREGATE HOUSING PROJECT

PRESENTED TO THE
PORTLAND ZONING BOARD OF APPEALS

MAY 28, 1981

I. INTRODUCTION

North School Congregate housing Partnership, a Maine limited partnership whose general partners are Lyndel J. Wishcamper, Donald R. Peters, and Walter E. Corey, was designated by the City of Portland in August of 1980 to develop the former North School property into a sixty unit elderly congregate housing facility.

In January, 1980, two state agencies joined forces and sponsored a competition to select two developers in the State of Maine to receive funding for the purpose of developing two demonstration congregate housing projects. The two state agencies were the Bureau of Maine's Elderly and the Maine State Housing Authority. The North School Congregate Housing Partnership was chosen by these two agencies as one of the two projects to receive funding.

II. VARIANCES

The North School property is listed in two zones, an R-6 zone and a B-2 zone. Since the B-2 zone permits any uses that are allowed in the R-6 zone, for practical purposes the requirements of the R-6 zone apply to the entire site.

The proposed project meets all of the requirements of the R-6 zone except for density and parking. With regard to density, the ordinance requires 1,000 square feet of land area for each dwelling unit. Because the site is approximately 38,000 square feet, the ordinance would permit only 38 units, rather than the 60 units which are proposed. With respect to parking, the ordinance requires one parking space per dwelling unit, or 60 parking spaces rather than the 18 spaces which are proposed. We are requesting variances from these two requirements in order to develop 60 units with 18 parking spaces.

III. DENSITY VARIANCE

The need for a density variance stems largely from the fact that the project involves the reuse and rehabilitation of an existing building. The building contains over 50,000 square feet of interior floor space. The envelope within which the redevelopment must occur is therefore a given, and the development program must be at such a scale as to be economically feasible.

Because of the size of the existing building, and its location, an undue hardship would occur if the density provision of the zoning ordinance were applied. The reasons that there would be an undue hardship are set forth below:

1. The property in question cannot yield a reasonable return unless the variance is granted. The gross building area of 50,000 square feet would be too large and too inefficient to economically develop 38 dwelling units. The average size of an apartment unit in order to be economically efficient, is 600 - 800 square feet. Because the entire 50,000 square feet must be rehabilitated, if only 38 units were developed, the average apartment would be over 1,300 square feet; such rehabilitation would be extremely inefficient and the cost per unit

would be prohibitively expensive, making it impossible to yield a reasonable return.

The fact that it would be uneconomical to redevelop the property within the density limitations set forth in the zoning ordinance is evidenced by the fact that the City received five proposals for its sale in 1980, all of which involved a higher density than the ordinance permits. With one exception, the density proposed ranged from 59 - 75 units.

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood. As stated above, need for the variance is due to the fact that the development must take place within an existing structure of more than 50,000 square feet.
3. The granting of the variance will not alter the essential character of the locality. The building that already exists will continue to exist. The rehabilitation will actually upgrade the building by restoring many of its features that have deteriorated. Moreover, the redevelopment program will involve extensive landscaping which will beautify the area.
4. The hardship is not the result of any action taken by the applicant or by a prior owner.

The variance that is requested also complies with the requirements of Section 602.24, C.3.B.2. These requirements are discussed below:

- A. The subject property consists of a structure which by reason of its size or the size of the lot on which it is located could legally accommodate more dwelling units than are permitted in the residential zone where it is located. This is true because the building contains 50,000 square feet, and can easily accommodate the proposed 60 units. In fact, it could accommodate more than 60 units, as evidenced by the proposals that the City received last year.
- B. By reason of its age, condition or marketable, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located. The criteria of this requirement are similar to those discussed in subparagraph 1 above. Briefly, the development of the building at the allowed 38 units would be inefficient and prohibitively expensive.
- C. The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property. The existing neighborhood is zoned for R-6 and B-2 uses, and any general rezoning of the area to permit higher densities would not be appropriate.
- D. Adequate provision has been made for on-site parking spaces. This is true if the board grants the parking variance which is also part of the applicant's request. If the variance is granted, the project would comply with all other provisions of the zoning ordinance and all other codes or ordinances of the City of Portland.

- E. The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located will not significantly interfere with the use or enjoyment of other land in the vicinity. The entire development will occur within the envelope of the existing building. There will be no additional structures that would interfere with the use or enjoyment of other land in the vicinity. The landscaping which is planned will actually increase the use and enjoyment of the area.
- F. None of the foregoing conditions have been deliberately created by the applicant.

IV. PARKING VARIANCE

The parking variance requested would reduce the number of required spaces from 60 to 18. This request is made because the general experience in elderly housing is that the percentage of elderly persons owning or operating automobiles is much lower than for the general population. This will be especially true for the North School, which will include a substantial number of frail elderly "congregate" recipients. Moreover, the fact that the project is on public transportation routes will further reduce automobile usage.

Furthermore, by reducing the number of parking spaces and eliminating those that are not reasonably necessary, the applicant will be able to landscape a greater portion of the site which will be used for a park and recreation area for the project residents and residents of the neighborhood.

The requested parking variance involves an undue hardship. This hardship is due to the following factors:

1. The land in question cannot yield a reasonable return unless a variance is granted. There is not enough land in the parcel to permit the construction of 60 parking spaces, and if a lower number of units were dictated by the number of parking spaces, the situation would be the same as if the density requirement were enforced, namely, that the cost of rehabilitation would be inefficient and prohibitively expensive.
2. The need for the variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood. This is because the character of occupancy will be elderly persons, which is unique to the property.
3. The granting of the variance will not alter the essential character of the locality. Even with the parking variance, all normal parking associated with the project will be adequately handled on-site. Any overflow parking that may occur can take place on India Street and surrounding streets, which are customarily used for onstreet parking for the neighborhood.

4. The hardship is not the result of any action taken by the applicant.

In addition to the above circumstances that create an undue hardship, the variance that is requested for parking will combine with the requirements of Section 602.24 C.3.B.1. These requirements are discussed below:

- A. The subject parcel is exceptional as compared to other parcels subject to the same provisions by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary conditions peculiar or inherent to the parcel in question, which amount to more than a mere inconvenience to the owner. The North School lot is small and irregular in shape. It is constrained by the presence of an existing building which is situated in an awkward position on the site. The site consists of two separate levels that are over 10 feet different in elevation. In summary, the site is very exceptional in its configuration and topography, and the development of the number of parking spaces required by the zoning ordinance would be impossible given the physical constraints of the site.
- B. The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought.
- C. The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the parcel in question of substantial use and enjoyment of his property in the manner commonly enjoyed by owners of other parcels subject to the same provision. If the parking requirements of the ordinance were enforced, this parcel could not be economically developed, for the reasons set forth above in this memorandum. In turn, this would deprive the applicant of the substantial use and enjoyment of this property.
- D. The hardship is not merely the inability of the applicant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provisions. To the contrary, the hardship is a fundamental hardship which would prevent the economic use of the property and would therefore prohibit the development.
- E. Property in the same zone or neighborhood will not be adversely affected by the granting of the variance. The granting of the variance will not create conditions that will be detrimental to the public health or safety. If the variance is granted, normal parking requirements of the project can be adequately accommodated on site. Any overflow parking can take place on India Street and surrounding streets, which is customary in the neighborhood. The neighborhood will not be adversely affected, nor will the variance create any adverse health or safety conditions.

V. PRECEDENTS

Precedents have been established for granting the proposed density and parking variances requested because several other elderly projects in Portland have received similar variances and have demonstrated successful experiences with respect to the variances provided. As the table below shows, the variances requested for the North School are in line with the variances granted in those cases.

ZONE	PROJECT	NO. UNITS	LAND AREA (S.F.)	DENSITY (LAND AREA PER D.U.)	NO. PARKING SPACES	PARKING RATIO
R-6	Franklin Towers	200	66,163	334 s.f.	50	.25
R-6	100 State Street	166	58,551	353 s.f.	16	.10
B-3 R-6	Longfellow Commons	48	21,773	454 s.f.	12	.25
R-6	Danforth Heights	150	66,211	411 s.f.	38	.25
R-6 B-2	Proposed North School	60	38,500	641 s.f.	18	.30

VI. SUMMARY AND CONCLUSION

A zoning variance for density is critical to the economic feasibility of the North School Elderly Housing Project. The building is vacant and abandoned, and can once again become a vital part of the community serving a new and much needed purpose and can be added to the City's tax rolls.

The building is large and inefficient and must be developed to the density proposed by the applicant in order to be economically feasible. Even with this scale of development, there will be no adverse impact on the surrounding neighborhood because the development will take place within the existing building envelope. In fact, the development will enhance the surrounding neighborhood because it will upgrade a deteriorating building and will extensively landscape and improve the site.

A parking variance is also critical to the planned development, because any higher number of parking spaces would require fewer units since the required number of spaces cannot be physically or economically accommodated on the site due to its physical limitations. The number of parking spaces that are proposed represent a parking ratio of .3 spaces per dwelling unit which is in excess of the .25 minimum ratio established by HUD and the Maine State Housing Authority.

We would like to thank you in advance for your consideration of this request.

Respectfully submitted,

NORTH SCHOOL CONGREGATE PARTNERSHIP

By: 
Lyndel J. Wishcamper, General Partner

City of Portland, Maine
Fire Department

April 2, 1979

City of Portland

389 Congress Street

Portland, Maine

248 Congress St.

Re: Fire @ North School

Dear Sirs:

On March 23, 1979 a fire occurred in the building listed above, of which you are reported to be the owner (s).

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

Joseph E. McDonough

Joseph E. McDonough

Chief
Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

City of Portland, Maine
Fire Department

April 2, 1979

City of Portland
569 Congress Street
Portland, Maine

248 Congress St.

Re: Fire @ North School

Dear Sirs:

On March 23, 1979 a fire occurred in the building listed above, of which you are reported to be the owner (*).

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

Joseph E. McDonough

Chief
Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

NOTE: Fire was confined to the door in the left rear of the building.

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54317
 Issued 9-22-70
 Portland, Maine 9-22, 1970

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee \$1.00)

Owner's Name and Address City of Port. Health School Tel.
 Contractor's Name and Address A.S.C. Electric Co. Tel.
 Location 248 Congress - Health School Corp. St. Use of Building ..
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs 10 Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 9-22 1970 Ready to cover in .. 19... Inspection 19.....

Amount of Fee \$..... Signed A.S.C. Electric Co.

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
4	5	6
7	8	9
10	11	12

REMARKS:

INSPECTED BY [Signature] (OVER)

248 North School
 LOCATION (ang. ST.)
 INSPECTION DATE 10/3/70
 WORK COMPLETED 10/5/70
 TOTAL NO. INSPECTIONS 1
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	

SERVICES

Single Phase	2.00
Three Phase	4.00

MOTORS

Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00

HEATING UNITS

Domestic (Oil)	2.00
Cominercial (Oil)	4.00
Electric Heat (Each Room)75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance - each unit	1.50
---	------

MISCELLANEOUS

Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00

ADDITIONS

5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

PERMIT TO INSTALL PLUMBING

JAN 19 1972

PERMIT NUMBER 156

Date Issued **1-13-72**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **FEB 9 - 1972**
 By **ERNOLD R. GOODWIN**

CHIEF PLUMBING INSPECTOR
 App. Final Insp. **1-13-72**
 Date
 By **ERNOLD R. GOODWIN**
 CHIEF PLUMBING INSPECTOR
 Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address		248 Congress St.	
Installation For:		School	
Owner of Bldg.:		City of Portland	
Owner's Address:		389 Congress St. Portland	
Plumber:		Alan Rich	
		Date 1-13-72	
NEW	REPL.	305 Ludlow St.	NO.
		SINKS	
		LAVATORIES	
	X	TOILETS	15 16.00
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
		TOTAL	15 16.00

Building and Inspection Services Dept.; Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55174

Issued 9-9-1966

Portland, Maine 9-9-1966

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out -- Minimum Fee, \$1.00)

Owner's Name and Address North School Tel. _____
 Contractor's Name and Address Richardson Electric Tel. 773-2119
 Location 24 Conquest St Use of Building School
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations _____
for stall service for oil burner
 Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
FIXTURES: No. _____ Light Switches _____ Fluor. or Strip Lighting (No. feet) _____
SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
METERS: Relocated _____ Added _____ Total No. Meters _____
MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence _____ 19____ Ready to cover in _____ 19____ Inspection _____ 19____
 Amount of Fee \$ 2.00 will call
 Signed H. V. Richardson

DO NOT WRITE BELOW THIS LINE

SERVICE METER _____ GROUND
 VISITS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____
 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____

REMARKS:

INSPECTED BY F. W. [Signature]

(OVER)

LOCATION *Conq. ST. 248*
 INSPECTION DATE *9/27/66*
 WORK COMPLETED *9/27/66*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets (including switches) \$ 2.00
 31 to 60 Outlets (including switches) 3.00
 Over 60 Outlets, each Outlet (including switches)05
 (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00
 Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00
 Over 50 H.P. 4.00

HEATING UNITS

Domestic (Oil) 2.00
 Commercial (Oil) 4.00
 Electric Heat (Each Room)75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. -- Each Unit 1.50

TEMPORARY WORK (Limited to 6 months from date of permit)

Service, Single Phase 1.00
 Service, Three Phase 2.00
 Wiring, 1-50 Outlets 1.00
 Wiring, each additional outlet over 5002
 Circuses, Carnivals, Fairs, etc. 10.00

MISCELLANEOUS

Distribution Cabinet or Panel, per unit 1.00
 Transformers, per unit 2.00
 Air Conditioners, per unit 2.00
 Signs, per unit 2.00

ADDITIONS

5 Outlets, or less 1.00
 Over 5 Outlets, Regular Wiring Rates

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55073
 Issued 8/2/66
8/9/66, 19...

To the City Electrician, Portland, Maine: Portland, Maine

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address City of Portland Tel.
 Contractor's Name and Address Paul J. Farmer Co., Inc., 1028 Foreit Ave.
 Location 248 Congress St. Use of Building School
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations

Pipe ... Cable ... Metal Molding ... BX Cable ... Plug Molding (No. of feet)
 No. Light Outlets ... Plugs ... Light Circuits ... Plug Circuits
 FIXTURES: No. ... Light Switches ... Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe ... Cable ... Underground ... No. of Wires ... Size
 METERS: Relocated ... Added ... Total No. Meters
 MOTORS: Number ... Phase ... H. P. ... Amps ... Volts ... Starter
 HEATING UNITS: Domestic (Oil) No. Motors ... Phase 2-10 H.P. 1/2
 Commercial (Oil) No. Motors 3 Phase 1-34 H.P. 2
 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges ... Watts ... Brand Feeds (Size and No.)
 Elec. Heaters ... Watts
 Miscellaneous ... Watts
 Transformers ... Air Conditioners (No. Units) ... Extra Cabinets or Panels
 Will commence Sept 1966 Ready to cover in ... 19... Signs (No. Units)
 Amount of Fee \$ 7.00 Inspection ... 19...

Signed [Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND
 VISITS: 1 2 3 4 5 6
 7 8 9 10 11 12

REMARKS:

INSPECTED BY [Signature]
 (OVER)

LOCATION *Conq. cs. St. 248*
 INSPECTION DATE *9/1/66*
 WORK COMPLETED *9/1/66*
 TOTAL NO. INSPECTIONS *2*
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets (including switches)	\$ 2.00
31 to 60 Outlets (including switches)	3.00
Over 60 Outlets, each Outlet (including switches)05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposal, Dishwashers, etc. — Each Unit	1.50
TEMPORARY WORK (Limited to 6 months from date of permit)	
Service, Single Phase	1.00
Service, Three Phase	2.00
Wiring, 1-50 Outlets	1.00
Wiring, each additional outlet over 5002
Circuses, Carnivals, Fairs, etc.	10.00
MISCELLANEOUS	
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	1.00
Over 5 Outlets, Regular Wiring Rates	

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, P

Location:

Before tanks and piping are covered from view, installer must notify the Fire Dept. Headquarters of readiness for inspection and refrain from covering up until approved by the Fire Dept. Headquarters.

(1)
These tanks of 320 gallons capacity are required or wrought iron no less in thickness than #4 gauge; and before are required to be protected against corrosion, even though galvanized coats of tar, asphaltum, or other suitable rust-resisting paint, protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tub: fill lines and test wells, must be provided with double swing joints permit the tank to settle without impairing the efficiency of the

Owner and installer will have to bear the responsibility capacity of the tank to support loads from above such as heavy m

If tank will be so located as to be subjected to the action "ground" water, adequate anchorage or weighting must be provided "floating" when tank is empty or nearly so.



Sent to Fire Dept
FILL IN AND SIGN WITH INK
Rec'd from Fire Dept

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Aug. 9, 1966

PERMIT ISSUED

AUG 16 1966

CITY OF PORTLAND

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 248 Congress St. Use of Building School No. Stories 3 ~~New Building~~ Existing "
Name and address of owner of appliance City of Portland
Installer's name and address Gould Farmer Co., 1020 Forest Ave. Telephone 773-8187

General Description of Work

To install oil-burning equipment in existing steam heating system (in place of coal)
central heating -

IF HEATER, OR POWER BOILER

Location of appliance ... Any burnable material in floor surface or beneath?
If so, how protected? ... Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe ... From front of appliance ... From sides or back of appliance
Size of chimney flue ... Other connections to same flue
If gas fired, how vented? ... Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Ray Labeled by underwriters' laboratories? yes
Will operator be always in attendance? ... Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete Size of vent pipe 2"
Location of oil storage outside underground Number and capacity of tanks existing 8,320 gal.
Low water shut off yes Make McDonnell Miller No. 150
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance ... Any burnable material in floor surface or beneath?
If so, how protected? ... Height of Legs, if any
Skirting at bottom of appliance? ... Distance to combustible material from top of appliance?
From front of appliance ... From sides and back ... From top of smokepipe
Size of chimney flue ... Other connections to same flue
Is hood to be provided? ... If so, how vented? ... Forced or gravity?
If gas fired, how vented? ... Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Commercial Burner BR 144 - 7 - 85
Tank will be buried 3' underground and covered with asphaltum.
Bears Und. Label.

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

Joseph R. Demo Jim Chit
8/12/66

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

Portland - City of
Gould Farmer Co.

CS 300

INSPECTION COPY

Signature of Installer

By: Edward J. Allen

NOTES

1	Fill Pipe	
2	Vent Pipe	
3	Kind of Heat	
4	Barrier Rating & Supports	
5	Name & L.S.D.	
6	Stack Control	
7	High Limit Control	
8	Reheats Control	
9	Piping Support & Protection	
10	Valves in Sizing Pipe	
11	Character of Fuel	
12	Tank Rating & Supports	
13	Tank Drawings	
14	Oil Gauge	
15	Instruction Card	
16	Low Water Switch	

Permit No. 661 747
 Location 248 (Impress) St.
 Owner City of Philadelphia (Kaiser Aluminum)
 Date of permit 12/8/66
 Approved

8/31/66 - Upgrade ground
 tank in air.
 piping. Estimated
 2000 lbs. annual coal
 losses.
 Steel, covered for
 present. Rest for air.
 1/11/67 work started on OIB.

2/15/67 - Work done
 as there sufficient actual
 loss for consideration.
 Brought this question
 up with Fred W. Schmitt
 & Steve Schmitt.
 E.S.B.

f



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

00557
APR 12 1951
CITY OF PORTLAND

Portland, Maine, .. APRIL 4, 1951.

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 248 CONGRESS ST. Use of Building SCHOOL . No. Stories New Building Existing " Existing " Name and address of owner of appliance CITY OF PORTLAND, SCHOOL DEPT. Installer's name and address PORTLAND GAS LIGHT CO. 5 TEMPLE ST. Telephone 2-8321.

General Description of Work

To install gas-fired bake oven.

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance If wood, how protected? Kind of fuel Minimum distance to wood or combustible material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Location of oil storage Number and capacity of tanks If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance CAFETERIA. Kind of fuel GAS. Type of floor beneath appliance CEMENT. If wood, how protected? Minimum distance to wood or combustible material from top of appliance WALLS CEMENT AND BRICK. From front of appliance From sides and back From top of smokepipe OVER 4'. Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

THERE ISNT AN OUTLET IN THE KITCHEN FOR A VENT AS YET.

Permit Issued with Letter

INSPECTION NOT COMPLETED

Amount of fee enclosed? 2.00. (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Handwritten signature and initials

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 Installer

Portland Gas Light Co
R. E. Brown

INSPECTION COPY

AP 138 Falmouth Street-I
(Nathan Clifford School)
AP 248 Congress Street-I
(North School)

April 11, 1951

Portland Gas Light Company
Attn: Mr. Gibson
5 Temple Street
Portland, Maine

Gentlemen:

Enclosed are the permits for installation of two gas-fired bake ovens for the City of Portland—one at Nathan Clifford School, 138 Falmouth Street, the other at North School, 248 Congress Street.

Upon contacting Superintendent of Public ^{School} Buildings West, we find that the City intends to provide vents for both of these ovens in a manner stipulated by the Building Code.

It is understood that both ovens are to set upon concrete floors with no work beneath the concrete and that the walls nearby both ovens are of either brick or concrete without burnable material.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/G

CC: Fred West
Superintendent of Public School Buildings

Fred:

I understand the City is taking care of venting these two ovens and that the vent pipe in each case is to be installed to out of doors through a masonry wall without any burnable material around the pipe.

It is assumed that flue gas temperatures in the pipes will never exceed 550 degrees F., vent pipes—where that temperature would be exceeded requiring connection to a masonry flue.

The Building Code calls such vent pipes "outlet pipes". In the same room where the appliance is located, ordinary sheet metal pipes are allowable, but outside of that room whether within the building or outside of the building such outlet pipes are required to be of standard iron or steel pipe such as normally used for water or equivalent material of such nature and thickness as to insure reasonably long life.

No part of a vent pipe should be closer than 9" to burnable material unless protective shields are used, the clearances being measured from the burnable material, for instance, in the case of a wooden frame floor over the pipe, the clearance would be measured to the nearest woodwork whether lath, or strapping, or the floor joists.

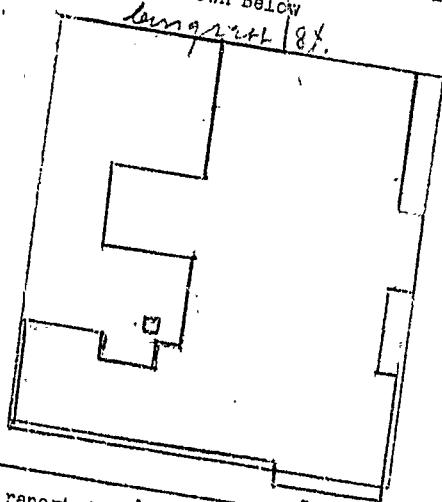
Warren McDonald

CITY OF PORTLAND, MAINE
ELEVATOR INSPECTION

Bldg. No. 2 Block A Sheet 1-16 of

Location of Bldg. 248 Congress St.
Owner City of Portland Co.
Occupant North School
Inspection by H. H. Smith Date 3-26-34
Formal Complaint No. Date
Letter sent without complaint

Building Data
Mat'l outside walls Brick Int. Frame Steel
No. stories 3 Style of Roof T. Flat
No. elev. in bldg. Passenger Freight 1
Location of Elevator on Street Floor
Shown Below
Congress St.



This report for 1 identical elevators
Elev. Man'f'r Chains Elev. Co.
Use of elev., Pass. Frt. Comb'n. (check which)
No. stops 2 Bsmt, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

Shaftway
Open? Hatch doors, Autc. Ncn-auto
Gates, auto. Semi-auto. Hard
Enclosed Mat'l. of enclosure
Fire Doors Normally closed open
Are enclosure doors interlocked?
Height enclosure, full story what ht.

Elevator Machinery
Type of Power Flue
Type of Machine Worm gear
Location of Machine Basement
Material of Support Iron Guides Steel
Material of cables Steel
No. cables, hoisting 1 counterweight
Type of brakes Flue
Has elev. following safeties: Governor
Car Safety +; Elect. Brakes ; Auto. Ter-
minal Stops top & bottom ; Slack Cable
Stops +; Safety Floor Stops +
Remarks: (note defects, if any)
Starting switch looks on wall

Elevator Car
Platform Dimensions 4x4 Capacity 0
Mat'l. of Encl. + No. sides encl.
Height of enclosure No. entrances 2
Type of gates or doors +
Are they interlocked?
Have they auto-closing device?
Type operation, Push-Button Operator Hand
Any emergency exit?
Remarks: (note defects, if any)
Very loose in guides

General Remarks:
side walk ash lift for fire room



MICHAEL R. PETIT
COMMISSIONER

STATE OF MAINE
DEPARTMENT OF HUMAN SERVICES
AUGUSTA, MAINE 04333

file
280 August 2
25 f
Mark Lacey

April 26, 1982

Scott Teas Associates
Attn: David Hingston
122 Commercial Street
Portland, ME 04101

Subject: North School Congregate Housing, Portland

Dear Mr. Hingston:

This office is in receipt of the set of plans dated April 12, 1982, with revisions dated April 21, 1982, for the above referenced project.

After reviews of the plans and revisions, the approval issued by this office on April 12, 1982, would still be valid.

If you have any further questions, please feel free to contact this office.

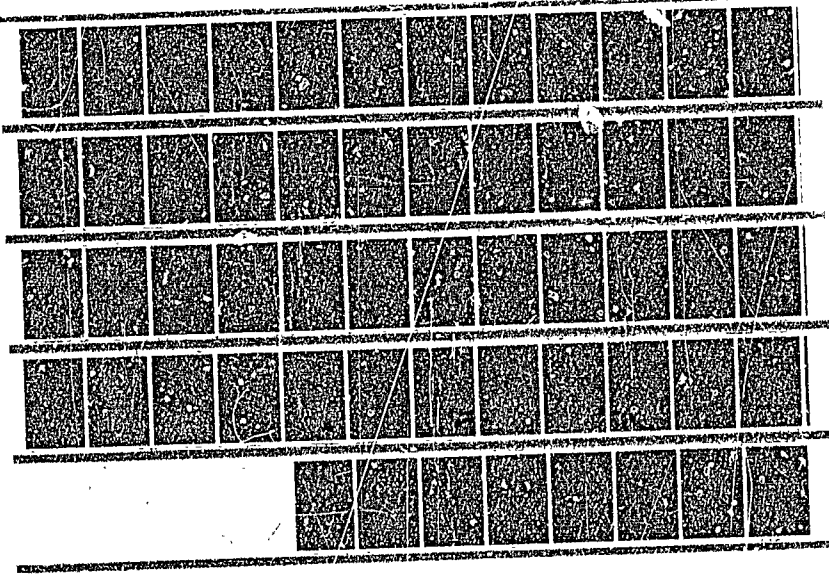
Sincerely,

David P. Breau

David P. Breau
Plans & Standards Review
Division of Health Engineering

DPB/lh
cc: Ernold Goodwin, LPI ✓

248-258 CONGRESS STREET





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filmed

Date November 22, 1983
 Receipt and Permit number 819617

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: 248 Congress Street
 OWNER'S NAME: Maine Med. Family Practice ADDRESS: same
 Unit

		FEES		
OUTLETS:				
Receptacles _____	Switches _____	Plugmold _____ ft. TOTAL 90	8.00	
FIXTURES: (number of)				
Incandescent 60 _____	Flourescent 40 _____	(not strip) TOTAL 85 100	12.00	
Strip Flourescent _____	ft. _____			
SERVICES:				
Overhead _____	Underground <u>x</u> _____	Temporary _____	TOTAL amperes 400	6.00
METERS: (number of)			.50	
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) _____				
Oil or Gas (by separate units) <u>4</u> _____			6.00	
Electric Under 20 kws _____	Over 20 kws _____			
APPLIANCES: (number of)				
Ranges _____	Water Heaters _____			
Cook Tops _____	Disposals _____			
Wall Ovens _____	Dishwashers _____			
Dryers _____	Compactors _____			
Fans _____	Others (denote) _____			
TOTAL <u>4</u> _____			6.00	
MISCELLANECUS: (number of)			2.00	
Branch Panels <u>2</u> _____				
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:		42.50	

INSPECTION:
 Will be ready on 11-22, 1983; or Will Call _____
CONTRACTOR'S NAME: Cony Electric Inc.
ADDRESS: 184 Read St.
TEL.: 775-1380
MASTER LICENSE NO.: 3630
LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:
Stephen M. Cony

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 19517
Location 248 Congress St.
Owner Maine Med. Farm.
Date of Permit 11-22-83
Final Inspection 1-12-84
By Inspector Libby
Permit Application Register Page No. 16

INSPECTIONS: Service ✓ by Libby
Service called in 12-21-83
Closing-in 11-22-83 by Libby
PROGRESS INSPECTIONS: 12-20-83 /
1-12-84 /
/ /
/ /
/ /
/ /

CODE
COMPLIANCE
COMPLETED
DATE: 12-20-83

REMARKS:

12-20-83 gt wire in metal - unbound.



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 8, 1982

Donalco Co.
141 Main St.
So. Portland, Me.

Dear Sir:

Your application for a permit to change the use of 248-264 Congress Street and 109-115 India Street from a school to 60 housing units for the elderly, as per plan, is being issued with the following requirements from the BOCA Basic Building Code.

1. Section 1420, Firestopping and Draftstopping, shall be strictly enforced.
2. 1420.9, Access to Attics, must be supplied.
3. Section 2112.0, Elevator Opening, will be adhered to.
4. All vertical shafts will have 2 hour fire-resistance.
5. 1426.6.1 -- Mansard roof must be constructed of non-combustible material with not less than a 1 hour fire-resistance rating.
6. Interior finish requirements, section 1421.5, vertical exits and passageways Class I, corridors providing exit access Class II, rooms in enclosed spaces Class III.
7. All exit signs and lights will conform to section 823.0 and 824.0.
8. 600.6, Segregation of Storage Spaces: all rooms and spaces used for the storage of volatile and flammable materials shall be separately enclosed and segregated with fire-resistance rated construction as herein required (1½ hour).
9. Light and Ventilator will be required as in Article 7 of the 1981 BOCA Code.
10. Units "D", "E", "G", and "F" need location of lights in closets changed.
11. Plumbing and Electrical permits must be obtained by masters of their trade.
12. Sprinkler protection shall be provided above and below suspended ceilings in accordance with NFPA#13.

continued-