

COMMENTS

Lined area for handwritten comments.

*Final final inspection  
Everything*

Inspection Record

Type	Date
Foundation: <i>Ref. WIP</i>	<i>Nov Dec 1974</i>
Framing: <i>Partitions / General</i>	<i>1974</i>
Plumbing:	
Final:	
Other: <i>Re-inspected for final</i>	<i>11-28-74</i>

*checked exterior + bathroom + office area  
but didn't OK. omitted*

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

October 21, 1994

RE: 477 Congress St.- Peoples Heritage Bank)

Kesley Construction  
P. O. Box 1074  
Portland, ME 04104

Dear Sir:

Your application to make interior renovations as per plan has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. The fire alarm system shall be maintained to NFPA 72 standards.
2. High rise buildings shall be protected throughout by an approved supervised automatic sprinkler system installed in accordance with Section 7-7 or the life safety code.
3. High rise buildings shall be protected throughout with a standpipe system.
4. Interior finish on walls and ceiling of enclosed corridors furnishing access to exits shall be Class A or Class B.
5. Portable fire extinguishers shall be provided in accordance with NFPA 10.
6. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
7. Guardrails & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I-2 H and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

Keeley Construction


2

October 21, 1994

3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the city's building code. (The BOCA National Building Code/1993)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



F. Samuel Buffers  
Chief of Inspection Services

/el

cc: Lt. Gaylen McDougal, Fire Prevention Bureau

**Keeley Construction Company, Inc.**

Mailing Address • PO Box 1074 • Portland, Maine 04104 • Telephone 207-773-8499

October 19, 1994

City of Portland  
P.O. Box 544  
Portland, ME 04104

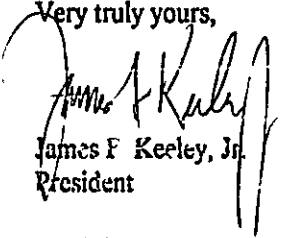
Re: Peoples Heritage Bank  
477 Congress Street

Dear Sir,

Keeley Construction Company, Inc. request the issuance of a building permit for interior renovation work in accordance with the attached plans.

The value for the above work is \$65,000.00.

Very truly yours,

  
James F. Keeley, Jr.  
President

JFK/sds

enclosure

The Team That's Building Portland's Future

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

Location of Construction: 477 Congress St		Owner October Corporation		Phone		Permit No: 970133	
Owner Address:		Lessee/Buyer's Name Portland Public Market		Phone Suite 108		Business Name	
Contractor Name: Portland Public Market		Address 477 Congress St Suite 108		Ptld, ME 04101		Phone 772-8140	
Past Use: Office (40)		Proposed Use: Same		COST OF WORK: \$		PERMIT FEE: \$ 44.00	
Proposed Project Description:  Erect Signage Totalling 95 Sq Ft				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group. Type	
				Signature: _____		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: <i>[Signature]</i> Date: 2/12/97	
				Signature: _____		Date: _____	

**PERMIT ISSUED**

**FEB 19 1997**

**CITY OF PORTLAND**

Zone: *B3* CBL 037-F-022

Zoning Approval: *[Signature]* 2/19/97

Special Zone or Reviews:

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan maj
- Minor Cmm

- Permit Taken By: **Mary Gresik** Date Applied For: **31 January 1997**
- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules
  - Building permits do not include plumbing, septic or electrical work.
  - Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

*As approved under special permit provision*

**Zoning Appeal**

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

**Historic Preservation**

- Not in District or Landmark
- Does Not Require Review
- Requires Review

**CERTIFICATION**

I hereby certify that I am the owner of record on the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Via Mail *[Signature]* 477 Congress St, Suite 108 04101 1/31/97 772-8140

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

*Theodore Spitzer President*

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE: 772-8140

Action:

- Approved
- Approved with Conditions
- Denied

Date: *2/12/97*

*[Signature]*

CEO DISTRICT **2**

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

*A. Bowl*

**City of Portland, Maine - Building or Use Permit Application** 3, 9 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 477 Congress St		Owner: October Corporation	Phone: 970138	Perm. No:
Owner Address:	Lessee/Buyer's Name: People's Heritage/Bonney Personnel	Phone:	Business Name:	
Contractor Name: Maine Bay Canvas	Address: 53 Industrial Way Ptd, ME 04103	Phone: 878-8888		
Past Use: Office Bldg	Proposed Use: Same	COST OF WORK: \$ 4,450.00	PERMIT FEE: \$ 40.00	
Proposed Project Description: Erect awnings		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Permit Taken By: Mary Gresik		Date Applied For: 06 February 1997	Signature: [Signature] Date: 2/11/97	

**PERMIT ISSUED**  
**FEB 25 1997**  
**CITY OF PORTLAND**  
 037-F-022  
 Zoning Approval: [Signature] 2/25/97  
 Special Zone or Reviews  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  Comm

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (5) months of the date of issuance. False information may invalidate a building permit and stop all work.

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Ronald B. Lehr Ron Lehr ADDRESS: DATE: 07 February 1997 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: 2/11/97

[Signature]

CEO DISTRICT **5**

[Signature]



**City of Portland, Maine - Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8704

Location of Construction: <b>485 Congress St</b>		Owner: <b>Maine Historical Society</b>	Phone:	Permit No: <b>96069</b>
Owner Address: <b>485 Congress St- Pt 12 ME 04101</b>		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: <b>Trados Center Inc</b>		Address: <b>Box 583- Biddeford ME 04005</b>		Phone:
Past Use:	Proposed Use: <b>office/museum bldg w intr/exte renovats</b>	COST OF WORK: <b>\$ 41,200</b>	PERMIT FEE: <b>\$ 225</b>	<b>PERMIT ISSUED</b> JUL 22 1996 <b>CITY OF PORTLAND</b> Zone: CBL: Form Approval: Special Zone or Review: <b>7/1</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/>
Proposed Project Description:  <b>constrct handicped ramp &amp; bathroom</b>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: <b>13</b> Type: <b>30</b> Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		
Permit Taken By: <b>L Chase</b>		Date Applied For: <b>7/16/96</b>		

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are Void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**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

SIGNATURE OF APPLICANT: *[Signature]* ADDRESS: DATE: **7-16-96** PHONE: **592-4162**

PERSON IN CHARGE OF WORK, TITLE: PHONE:

White-Permit Desk Green-Assessor's Canary-D.R.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 Condition  
 Denied

Date: **7/17/96**

**CEO DISTRICT 5**

*[Signature]*

3/10/96 - Work Completed - RAMP ~~Concrete~~ Concrete face shown  
WRan - G

COMMENTS

[Empty lined area for handwritten notes]

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Electrical:	_____	_____
Other:	_____	_____



# Barbā

## Architecture & Preservation

501 Congress Street  
Portland, Maine 04101  
tel 207-772-7722  
fax 207-772-3887

15 July 1986

To: P. Samuel Hofses  
Codes Enforcement Officer  
City of Portland  
389 Congress Street  
Portland, Maine 04101

via fax @ 874-8716

From: Nancy L. Barba, AIA *N Barba*

Regarding: Maine Historical Society - Accessibility Project

Number of pages (including transmittal): 7  
Please contact us if you do not receive this transmittal in full

Comments: Sam -

I understand, from the contractor, Trades Center, Inc., that you need to see a site plan for the ramp to the Maine Historical Society Library building.

The only site information in our records other than the plans as submitted, are from a previously approved/completed project (14 April '84 bid documents). This shows the proposed ramp as approximately 65 feet setback from Congress Street. We have no information on the side property line. However, the Maine Historical Society recently received an easement from the abutting property owner, the October Corporation, to allow attachment of the new railings to their walls (see attached recorded deed).

You can see also from the attached site plan that the proposed ramp is set at a considerable distance back from the face of Longfellow House.

This project has received a Certificate of Appropriateness from the Portland Historic Preservation Committee.

Please call me to discuss this item. The contractor is hoping to begin construction today, though they have assured me that no foundations will be poured until your review is finalized.

Copies to: Richard D'Abate, David Wade, Bill Lane, Barba File proj/pres/mainehist/hofsas.tra

TUL-15-95 MON 6:19 PM BARBA ARCHITECTS

FAX NO. 2077726867

P. 2

**PERKINS, THOMPSON, HINCKLEY & KEDDY**

A PROFESSIONAL CORPORATION  
ATTORNEYS AND COUNSELORS AT LAW  
ONE CANAL PLAZA - P.O. BOX 424  
PORTLAND, MAINE 04102-0424

COPY

THOMAS DEMULLEN  
BRUCE E. LIDDY  
OWEN W. WELLS  
DOUGLAS S. GARR  
ANDREW A. CAROT  
JOHN R. SPERMAN  
PHILIP J. HUNT  
JOHN S. LYTON  
PEGGY L. MCCOMBS  
MELISSA HANLEY MURPHY  
JOHN M. RICHIE

JOHN A. CIRALDO  
JOHN A. HOBSON  
HELENE WUTHER  
TIMOTHY P. BENOIT  
FRED W. BOFF III  
DRA. G. M. OCNEKAS  
MARK J. SNOW  
WILLIAM J. SHELS  
DAVID S. MCCONNELL  
PETER S. GARLISLE  
PAUL D. PIETROPAOLI

JUN -1 1996

AREA CODE 207  
TELEPHONE 774-2635  
FAX 871-0286

June 29, 1996  
HAND DELIVERY

John B. O'Brien, Register  
Cumberland County Registry of Deeds  
142 Federal Street  
Portland, ME 04101

RE: October Corporation/Maine Historical Society

Dear Mr. O'Brien:

Enclosed for recording is an original License, together with a check payable to the Cumberland County Registry of Deeds in the amount of \$14.00 representing the recording fee. After the original license has been recorded, please return the same to my attention at the above address.

Thank you for your kind assistance. If you have any questions regarding the enclosed, please do not hesitate to contact me.

Very truly yours,



Paul D. Pietropaoli

PDP/dd  
Enclosures

cc: Mr. Richard D'Abate (w/o Encl.)  
Owen W. Wells, Esquire (w/o Encl.)

**LICENSE**

**THIS LICENSE** made this 25<sup>th</sup> day of June, 1996, by and between October Corporation, a Maine corporation with a place of business in Portland, Cumberland County, Maine ("Grantor"), and Maine Historical Society, a Maine non-profit corporation with a place of business in Portland, Cumberland County, Maine and a mailing address of 485 Congress Street, Portland, ME 04101-3498 ("Grantee").

**WHEREAS**, Grantor is the owner of certain real property located at 481 Congress Street in Portland, Cumberland County, Maine (the "Grantor's Premises"); and

**WHEREAS**, Grantee is the owner of certain real property located at 485 Congress Street in Portland, Cumberland County, Maine, said premises being located southwesterly of and adjacent to the Grantor's Premises (the "Grantee's Premises"); and

**WHEREAS**, Grantee wishes to provide access to the Grantee's Premises for disabled persons by installing a metal handrail along the outside southwesterly wall of the building located on the Grantor's Premises (the "Handrail") and constructing a concrete ramp along a portion of the Grantee's Premises that abuts the southwesterly line of the Grantor's Premises (the "Ramp"); and

**WHEREAS**, Grantee wishes to obtain from Grantor a license to attach, use, and maintain the Handrail and, to the extent the Ramp will encroach on the Grantor's Premises, to construct, use, and maintain the Ramp, and Grantor is willing to grant such a license upon the terms and conditions set forth herein.

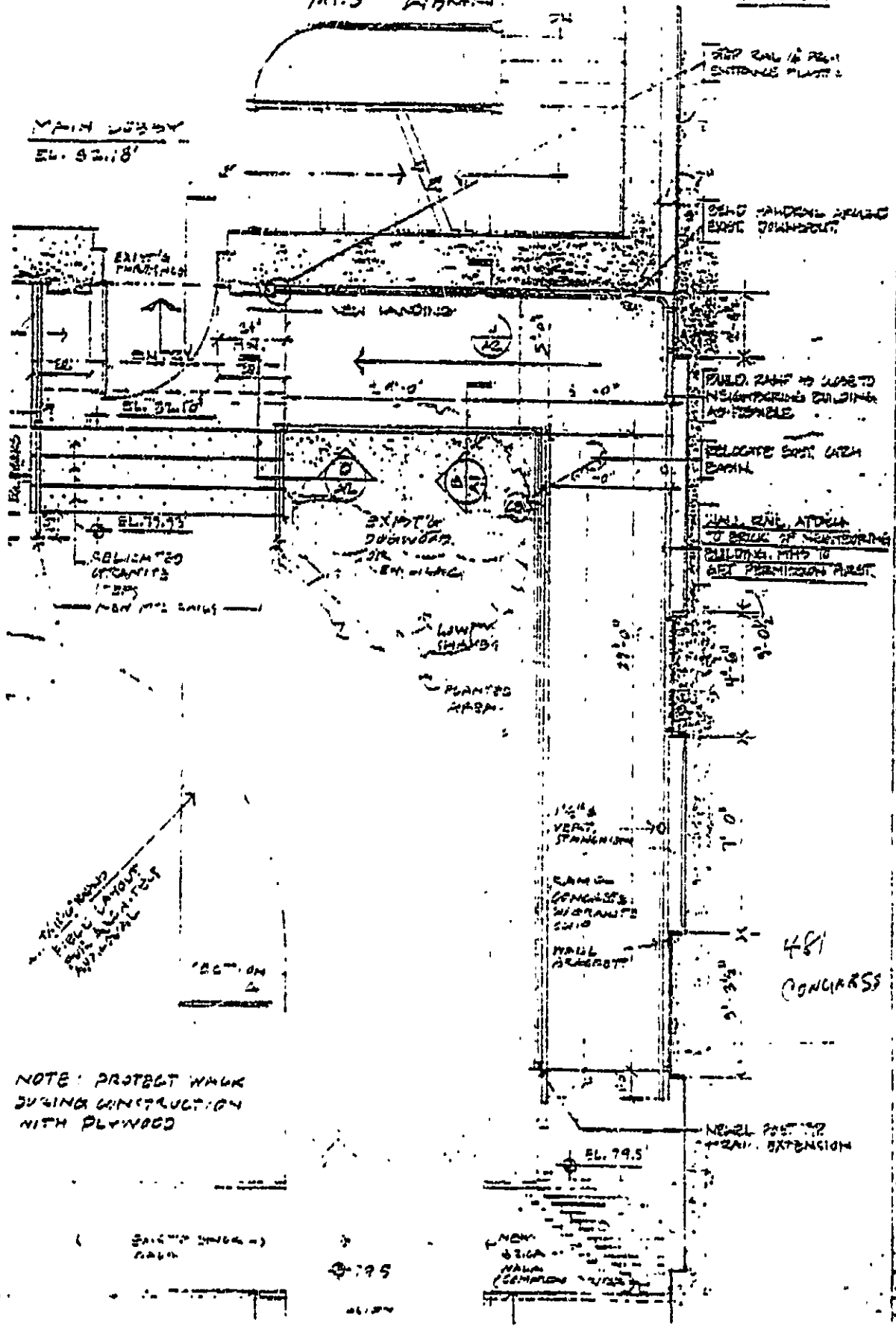
**NOW THEREFORE**, the parties agree as follows:

1. **Grant of License.** Grantor hereby grants to Grantee a revocable license to attach, use, and maintain the Handrail and, to the extent that the Ramp will encroach on the Grantor's Premises, to construct, use and maintain the Ramp.
2. **Specifications.** The Handrail shall be attached and the Ramp shall be constructed substantially in accordance with the plans and specifications attached hereto as **Exhibit A** and **Exhibit B**.
3. **Indemnification.** Grantee agrees to indemnify and hold Grantor harmless from and against any and all liabilities, claims, and expenses, including reasonable attorney's fees, arising out of or in connection with this License, including, without limitation, liabilities, claims and expenses arising out of or in connection with the installation, construction, maintenance, or use of, or other activity related to, the Handrail or the Ramp. The foregoing obligations of Grantee shall survive the termination of this License.
4. **Duration; Restoration.** This License shall terminate upon the occurrence of either: (a) the sale or other disposition of the Grantor's Premises or the Grantee's Premises; or (b) delivery to Grantee of written notice of termination signed by Grantor. In the event this License is terminated, Grantee shall, upon request by Grantor, remove the Handrail and, to the extent of any encroachment on the Grantor's Premises, the Ramp and Grantee shall restore all portions of



Exhibit A

MHS layout



NOTE: PROTECT WALL DURING CONSTRUCTION WITH PLYWOOD

Accession  
 Maine F  
 825  
 Ford  
 The  
 Date  
 FAMS  
 FAMS  
 Project No.  
 Date  
 Revisions

481  
CONCRETE

NEW  
 8 1/2" x 8 1/2" x 12"  
 WALL  
 (CONCRETE)



the Grantor's Premises affected thereby to the same condition as existed prior to the date hereof. In the event Grantee fails to perform its obligations pursuant to this paragraph within twenty (20) days of the termination of this License, Grantor may cause said obligations to be performed by such person as Grantor may select and Grantee shall be liable for all expenses connected therewith, including reasonable attorney's fees. The foregoing obligations of Grantee shall survive the termination of this License.

5. Governing Law. This License shall be governed by and construed in accordance with the laws of the State of Maine.

IN WITNESS WHEREOF, Grantor and Grantee have executed this instrument as of the date first written above.

SIGNED, SEALED AND DELIVERED  
in the presence of:

WITNESS:

[Signature]

GRANTOR:  
OCTOBER CORPORATION

By: [Signature]  
Printed Name: Owen W. Wells  
Its: Clerk

GRANTEE:  
MAINE HISTORICAL SOCIETY

\_\_\_\_\_

By: [Signature]  
Printed Name: Richard D'Abate  
Its: Executive Director

STATE OF MAINE  
Cumberland, ss.

June 24, 1996

Personally appeared the above named Owen W. Wells in his/her capacity as Clerk of October Corporation and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said corporation.

Before me,

[Signature]  
Notary Public/Attorney at Law  
Print Name: Paul D. PETROPACU

