

250-266 Danforth St.

Jan. 7, 1969

F. D. Rich Company
590 Summer Street
Stamford, Conn.

cc to: Corporation Counsel
cc to: James E. Gagan, 193 Middle St. Suite 301

Gentlemen:

Building permit to construct a 7-story masonry building .
186' x 168' with 150 dwelling units at the above named location is
not issuable under the Zoning Ordinance for the following reasons:

1. A setback of only 10 feet is to be provided on the
right side of the building from Emery Street instead of the 15 feet
as required under section 602.7B.2 of the Zoning Ordinance for the
R-6 Residence Zone in which this property is located.

2. The 150 rentable units with a lot area of only 92,151
square feet is in violation of Section 602.7B.7 which requires a
minimum of 1,000 square feet per family or 150,000 square feet.

3. Section 602.14B.1 requires one parking space for each
dwelling unit, 150 parking spaces will need to be provided instead
of 36 spaces as indicated on the plan.

We understand that you would like to express appeal rights
in this matter. Accordingly you or your authorized representative
should come to this office in Room 113, City Hall to file the appeal
on forms which are available here. A fee of \$15.00 shall be paid at
this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection

AAS:m

282-286 Danforth St.

~~4-1-60~~
1/7/69

DANFORTH ST.



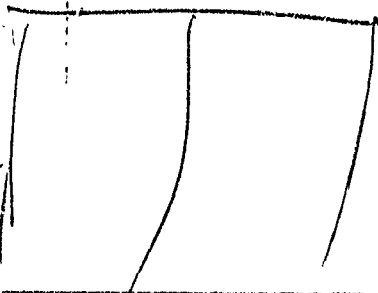
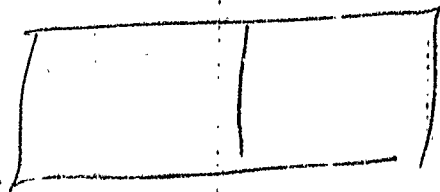
Danforth St. High Rise

$$64'' \times 32'' = 150''$$

$$36'' \times 32'' = 90''$$

$$\sum \boxed{240''}$$

120'' Free Air



5,400,000
2,700,000 BTU INPUT 3,700 5,400

1" PER 4,000 BTU PER HOUR

PAGE 54-35⁴⁰ 3.4.3 B 1

$$2700,000 \div 4000 = 675"$$

$$675" \div 144" = 4.68'$$

4.68' TOTAL FREE AREA FOR VENTILATION

4.68' FOR COMBUSTION

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 280-286 Danforth St.

Date of Issue October 29, 1971



Issued to F.D. Rich Co.

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 71/767, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING - R PREMISES

APPROVED OCCUPANCY

Housing for the elderly

Entire

Limiting Conditions:

Subject to satisfactory design and performance of free air to boiler room.

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson Kenton
Inspector

[Signature]
Inspector of Buildings

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



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Second Class
Portland, Maine, December 17, 1968

JUL 9 1970

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 280-286 Danforth St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address F.D. Rich Company, 550 Summer St., Sanford Conn. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owners Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 5
Proposed use of building Housing for the Elderly No. families _____
Last use _____ No. families _____
Material masonry No. stories 6 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$2,500,000 Fee \$4070.00

General Description of New Work

To construct 6-story masonry building 216' x 150' 186' x 168' (150 units) as per plans. *Checked dated 6/1/70*

This application is preliminary to get settled the question of zoning appeal.

Appeal Sustained conditionally 2/17/69

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** c/o James E Gagan-attorney

119 Middle St. City

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? _____

APPROVED: _____

Miscellaneous

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

Housing for the Elderly

CS 301

INSPECTION COPY

Signature of owner by:

F.D. Rich Company
By James E. Gagan

NOTES

7-22-70 Foundation
completed by Langford
& how separate permit.
Steel framing up
by Mequon & Jones
long span joists
& metal decking
going on. *JA*
completed
10-29-71

~~See Foundation permit~~

716
717

Permit No. *481*

Location *285-286 DuSable St*

Owner *F. D. Cook Company*

Date of permit *7/9/69*

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Re: 230-236 Danforth Street
(Housing for the Elderly)

February 22, 1971

F.D. Rich Company
550 Summer Street
Stamford, Connecticut

cc: Fire Chief Crema
Mr. James E. Gagan
119 Middle Street

Gentlemen:

It has come to the attention of our field inspector that an order has been issued to change the location and number of fire standpipes in the building at the above address. By this letter, we wish to advise you that the permit for this building was issued based on the fact that four stand pipes were to be provided. Anything less than this would not be in accordance with the approval of this office or that of the Fire Chief and would not be in accordance with the code requirements.

At this writing, we have not received any official notification of such a change. However, if such is contemplated, as per our field report with the plumbers, we wish to advise you that we could not issue a certificate of occupancy, which is required by law, under such circumstances. Please be advised accordingly.

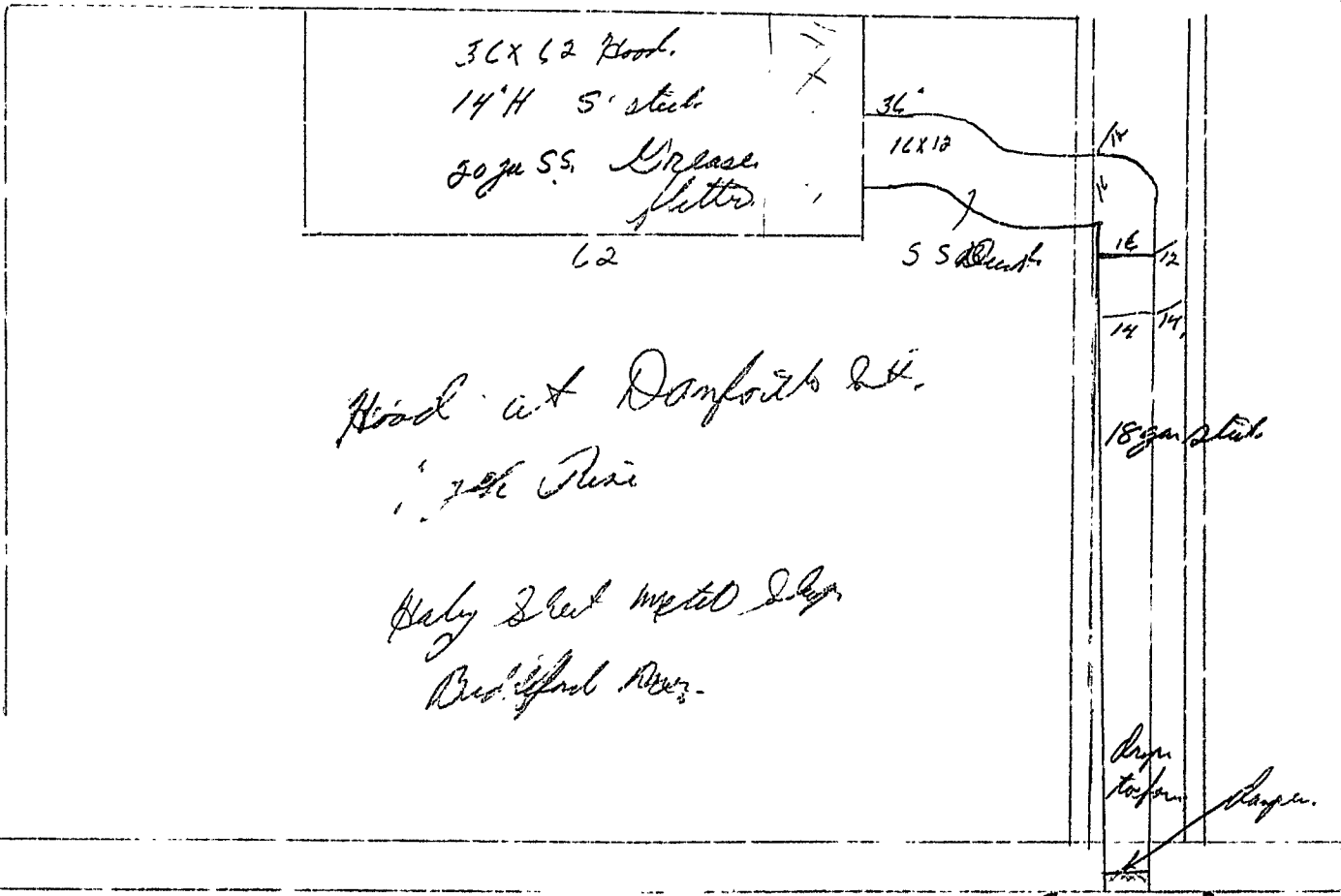
Very truly yours,

R. Lovell Brown
Inspector

RLB/C

Feb 23, 71 Owner complains with plumbers. Went to see Chief Crema. O.K. For 2 standpipes. How long with the 75? R.L.B.

*1@STAIR
2@HALL*



Head at Danforth St.
 1st Floor

Heavy Steel metal pipe
 Bedford Ave.

Open
 to form
 Open.

wall form.

RECEIVED
 NOV 29 1971
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Nov. 29, 1971

PERMIT ISSUED

DEC 1 1971

1499

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 282-286 Danforth St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address F. D. Rich Co., 550 Summer St., Stamford, Conn. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Haley's Metal Shop, 539 Elm St, Biddeford, Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building Housing for Elderly No. families _____

Last use _____ No. families _____

Material masonry No. stories 6 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 10.00

General Description of New Work

To install hood over range in kitchen area on first floor, as per plan

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

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? _____

APPROVED:

O.K. 11/29/71 N.F.C.

Miscellaneous

Will work require disturbing of any tree on a public street? _____

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

Haley's Sheet metal Shop

CS 301

INSPECTION COPY

Signature of owner

Richard P. Day

Permit No. 71/1499

Location 282-286 Waverly St

Owner F.D. Reed Co

Date of permit 12/1/71

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

~~Setting Out Notice~~ CART

Form Check Notice

NOTES

[A large handwritten scribble or signature is present across the top of the notes section.]



APPLICATION FOR PERMIT

0767
AUG 12 1974

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

ZONING LOCATION _____ PORTLAND, MAINE, .. August 12

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:

LOCATION 284 Harbor Ter. - DANFORTH ST Fire District #1 , #2
1. Owner's name and address Portland Housing Authority Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Harold J. Freeman Inc., 189 Anderson St. Telephone 775-6145
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material brick No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 8.00
Estimated contractual cost \$ 1,400.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451 install a 12' partition in lower level lobby as per plan.
Ext. 234
Dwelling
Garage
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

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? .. Yes
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: DATE 8/12/74 MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..
ZONING:
BUILDING CODE: OK 8/12/74 WFR 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 ..
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Don Bouthiet Phone # 775-6145
Type Name of above Don Bouthiet 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 17, 19 80
 Receipt and Permit number A 51407

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: 211 Cumberland Ave. - Franklin Towers

OWNER'S NAME: Portland Housing Auth ADDRESS: same

284 Danforth Street- Harbor Terrace FEES

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____

Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

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) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges _____

Cook Tops _____

Wall Ovens _____

Dryers _____

Fans _____

Water Heaters _____

Disposals _____

Dishwashers _____

Compactors _____

Others (denote) _____

TOTAL _____ Smoke Detectors 350

MISCELLANEOUS: (number of) Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

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

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires _____

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE: 35.00

INSPECTION: Will be ready on _____, 19 ____; or Will Call XX

CONTRACTOR'S NAME: Marino Electric

ADDRESS: 68 Taft Ave.

TEL.: _____

MASTER LICENSE NO.: 2299 SIGNATURE OF CONTRACTOR: [Signature]

LIMITED LICENSE NO.: _____

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



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP B.O.C.A. TYPE OF CONSTRUCTION 7.8.9

PERMIT ISSUED

ZONING LOCATION PORTLAND, MAINE, Aug. 4, 1981

AUG 6 1981

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:

LOCATION 284 Danforth St. Fire District #1 [] #2 []
1. Owner's name and address Portland Housing Auth. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Security Services - 421 Ocean Ave, Telephone 773-4111
4. Architect Specifications Plans No. of sheets
Proposed use of building Housing for elderly No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 20

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 To install additional fire protection units
Ext. 234
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

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 []
Other:

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: DATE

BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES.

Signature of Applicant Rolfe Bryant Phone # 773-1111
Type Name of above Rolfe Bryant 1 [] 2 [] 3 [] 4 []
Other and Address

OFFICE FILE COPY

4

DATE: February 7, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF F. D. Rich Company

AT 280-286 Danforth Street

Public Hearing on the above appeal was held before the Board of Appeals on January 30, 1969.

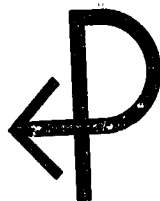
BOARD OF APPEALS

	YES	NO
Franklin G. Hinckley	(x)	()
Ralph L. Young	(x)	()
Harry M. Shwartz	(x)	()

provided that not less than sixty parking spaces shall be provided on the same or contiguous property.

Record of Hearing

James E. Gagan for appellants
Mr. Wallace and Mr. Maxfield in favor - also Mr. Barker
Opposed: Mason Pratt, Esq. representing Rodney Torres, 3 Storer Street
Jack L. Schwartz, Esq. representing Howard Beebe, Jr., 308 Danforth Street
~~James E. Gagan, Esq. representing F. D. Rich Company~~
Peter Caufield, 20 Orange Street
Philip J. McDonough, 19 Orange Street
Mr. and Mrs. Rufus Jones, 305 Danforth Street
also Speaking for Home for Aged Women
and Waynefleete School
Mrs. Henry Pollard, 320 Danforth Street
Sigmund Dyro, 300 Danforth Street
Walter Korsineski, 67 Emery Street
Mrs. Starr, same address



Dear Mr. Hinkley:

As Vice-Chairman of Model Cities Advisory Committee, I would like to express my personal opinion in the request for zoning variance before you today.

Having been a property owner in Portland West (Danforth Street) twenty-three years and very familiar with neighborhood feelings, I do not feel this request would be in the best interest for all concerned.

Would you take into consideration that one of Portland's mistakes was lack of open space in past planning.

Therefore, I would request the Board of Appeals request a Developer to submit other plans for sites which would either enlarge lot size or increase parking facilities.

Sincerely,

Ronald E. Cooke

January 30, 1969

RC/vr

Danforth Street Homesavers Association Inc.

PORTLAND, MAINE

Est. 1967

Dear Mr. Hinkley:

As president of the Danforth Street Homesavers Association, Inc., I have been asked to submit a letter of objection to the Board of Appeals.

This Association does not object to the high-rise itself, or the set-back requirements on Emery Street.

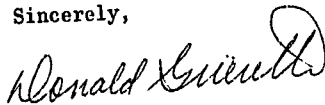
We do strongly object to the request for zoning variance for lot size and parking.

We would request the Board to please bear in mind that this is the first new construction of this type in the Portland West area.

Therefore, if request is granted, this would set procedure for continued changes that would not be of benefit to Portland as a whole.

It is the thinking of this Association that if Portland West is to be a Model City, we feel that City Code should not be amended as requested.

Sincerely,



Donald Guerette
Danforth Street Homesavers

January 30, 1969

DG/vr

ANNOUNCING THE
NEIGHBORHOOD SELF-DETERMINATION PROJECT

The Portland West Advisory Committee is making public announcement of the availability of funds for a citizen participation project - Neighborhood Self-Determination.

This project would consist of allocations to neighborhood groups to be spent for an activity as determined by the neighborhood group. The purpose of the project would be to give neighborhood groups experience in the planning, control and allocation of cash resources. It would also help meet immediate needs of the neighborhood as identified by neighborhood groups themselves.

Any neighborhood group which has a proposal should submit them to the Portland West Advisory Committee, in care of Director, Model Cities, City Hall, before Friday, January 24, 1969. A brief letter will be enough for the Advisory Committee to make a preliminary decision and then request more details.

The letter should say:

- Who is in the Group?
- Some ideas you have for a project?
- About how much money you might need?
- Who to contact about your request?

Mr. Hambley

*Since 34 almost every time
an election for City C. comes*

to me asking me to run. I never have

*for I don't want to be a part of a
dictatorship kind of govt. I did try to make people
The City Manager form to that
see we need to over throw it - in the last city council
election. I knew it would split the group and I did it.*

280-286 Danforth St.

Jan. 7, 1969

F. D. Rich Company
550 Summer Street
Stamford, Conn.

cc to: Corporation Counsel
cc to: James E. Gagan, 193 Middle St. Suite 301

Gentlemen:

Building permit to construct a 7-story masonry building 186' x 168' with 150 dwelling units at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. A side yard of only 10 feet is to be provided on the right side of this building from Emery Street instead of the 15 feet as required under Section 602.7B.2 of the Zoning Ordinance for the R-6 Residence Zone in which this property is located.

2. The 150 rentable units with a lot area of only 92,151 square feet is in violation of Section 602.7B.7 which requires a minimum of 1,000 square feet per family or 150,000 square feet.

3. Section 602.14B.1 requires one parking space for each dwelling unit, 150 parking spaces will need to be provided instead of 36 spaces as indicated on the plan.

We understand that you would like to express appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection

AAS:m

F. D. Rich Company
550 Summer Street
Stamford, Conn.
Gentlemen:

cc: James E. Gagan
193 Middle St. Suite 301
Portland, Maine

January 30, 1969

Dear Mr. Hinckley: I have talked to a number of people and most of them want this...

Portland, Me., Press Herald, Saturday, Feb. 1, 1969

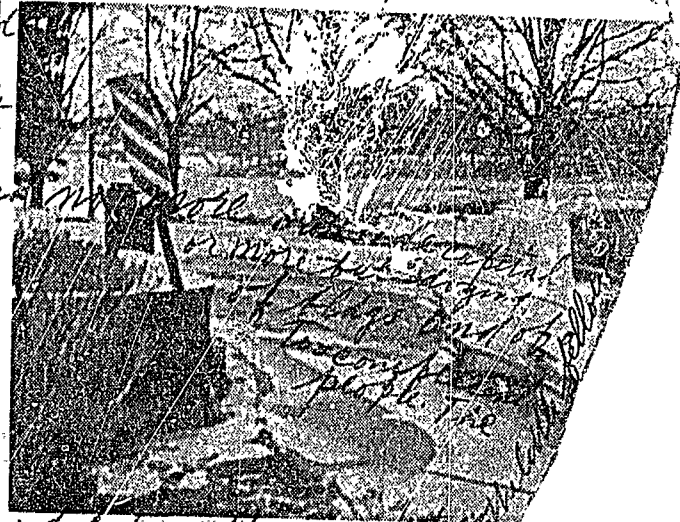
Board To Rule Soon On Danforth Highrise

Whether a Connecticut contractor can build 150 public housing units for the elderly on Danforth Street won't be decided until the board of appeals meets again.

Franklin G. Hinckley, chairman, said the board hopes to decide on the appeal next week. About 30 residents of the Danforth Street area opposed F.D. Rich Co.'s appeal for a building permit Thursday during a public hearing at City Hall.

RICH WOULD BUILD the 150 units for the elderly in a seven-story brick apartment building. The firm would sell the structure to the Portland Housing Authority under the turnkey construction program.

The site, at Danforth and Emery Street, covers 2.1 acres (92,151 square feet). The multi-family residential zoning (R-6) allows for apartment buildings. But Rich's plans don't meet zoning requirement in three respects.



Whole turn key concept is cruel to commercial and apartment...

THE BOARD DID APPROVE a permit allowing Laurel Blanche to have a real estate office on the first floor of a home at 829-831 Brighton Ave.

Hinckley said the contractor would try to make design changes which would make more side yard and parking space available.

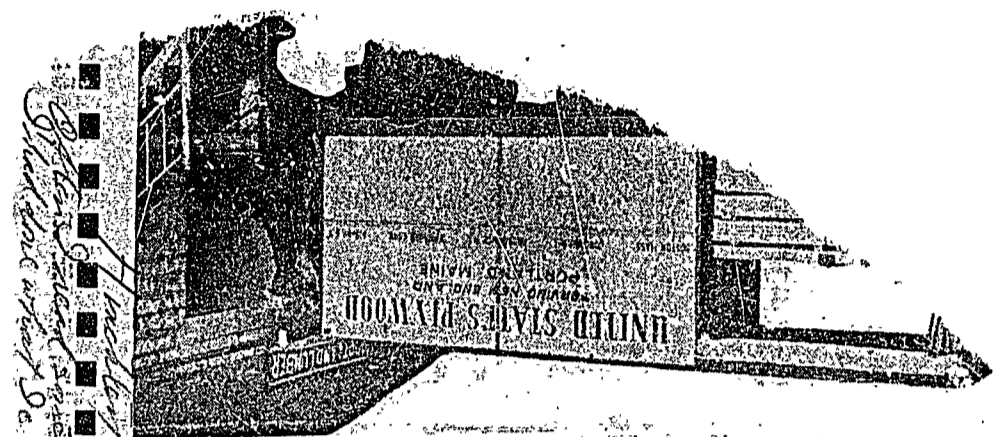
Westbrook Teen To Meet In Warren Hall

City Teen On

WESTBROOK — TEEN will meet at 3:30 p.m. Sunday at the Warren Parish Hall. The Junior Pilgrim Fellowship will meet at 5:30 p.m. "Name the Generation Gap" is the topic. The Senior Fellowship will meet at 7:30 p.m.

Fuel Oil Spill In Back Bay Cleaned Up By PFD, USCG

Harbor 8'0



LUMBER

Lawrence M. Newth, D.O.
 Announces
 The Relocation Of His Office To
 Doctor's Park
 666 Brighton Ave., Portland
 For General Practices
 Office Hours
 By Appointment
 Tel. 774-5522

run behind enemy could not operate out of fixed bases as they do in Vietnam. Genett has assembled about 100 helicopters for his air mobility demonstration. In any case, Genett went on, there would be greater losses. There remains the question of what will happen in a hot war situation when an enemy shows up with armed helicopters of his own. The Gen. Senett's answer: "In war, if anyone came in on us with helicopters and we had them available, we would roll after them with our cobras (helicopter gunships)." Helicopters close to Soviet-occupied Czechoslovakia. Very maneuverable, they are the fish in the sea. At Grafenwoehr, site of the enemy in Vietnam has none of these things. My fighter jets are at 1,500 feet. It has an air force of its own. It has great antiaircraft capability against an enemy that also has great antiaircraft capability. Helicopters will have up against an enemy that also has great antiaircraft capability. Helicopters will have up against an enemy that also has great antiaircraft capability. Helicopters will have up against an enemy that also has great antiaircraft capability.

Handwritten notes in the left margin:
 Please contact me at 774-5522
 I will have office in new building
 666 Brighton Ave. Portland
 1969

Handwritten notes at the bottom:
 Portland, Me. Press Herald, Saturday, Feb. 1, 1969
 my's Air Mobility Plan
 place in which to live. Please read to see if I
 would like to live in a house

you like the U.C. of Mass it think
out of increasing the fees to be seen the
they are really commercial but in tight control
city it here is ^{the state} that may come in
from outside, to crunch to the wall the
many who have seen the city go down to
the lowest level it has ever seen. as a
place in which to live. and you all in
the planning board can prevent this one move
awful looking High rise city Its sure was promoted
and freedom is a tall everybody job C.A. Sroten MD

Feb 1 69

Dear Mr. Hunkler, I apologize for
my scribbling on the clipping but
each time money wins ^{against} the interest and
the welfare of the silent unorganized ^{and} much
pushed around citizen never well represented
at a hearing I had done something.

Please have your Secy read what I wrote ^{and type it up} plus this note, see that it go to the
proper ^{all on the appeal} ^{to the} ^{board}. The Portland ^{to} ^{Commission}
board's decisions are usually wrong in many ^{of} ^{particular}

150a '1/9/69

Granted 1/30/69

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

69/4

VARIANCE APPEAL

F. D. Rich Company, owner of property at 280-286 Danforth Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: construction of a 7-story masonry building 186' x 168' with 150 dwelling units. This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) A side yard of only 10 feet is to be provided on the right side of this building from Emery Street instead of the 15 feet as required under Section 602.7B.2 of the Zoning Ordinance for the R-6 Residence Zone in which the property is located; 2) The 150 rentable units with a lot area of only 92,151 square feet is in violation of Section 602.7B.7 which requires a minimum of 1,000 square feet per family or 150,000 square feet; 3) Section 602.14B.1 requires one parking space for each dwelling unit, 150 parking spaces will need to be provided instead of 36 spaces as indicated on the plan submitted with application.

NOTE: Variance for side yard not required.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

F. D. Rich Company

By: James E. Logan
APPELLANT
Attorney for F. D. Rich Co.

DECISION

After public hearing held January 30, 1969, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case, provided that not less than sixty parking spaces shall be provided on the same or contiguous property. It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case, provided that not less than sixty parking spaces shall be provided on the same or contiguous property.

Granted February 7, 1969

Franklin G. Halliday
Harvey M. Schwartz
Charles L. King
Board of Appeals

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

Location of Construction: 222 Danorth St 284		Owner: Portland Housing Authority	Phone:	Permit No: 941342
Owner Address:		Leasee/Buyer's Name: Pho.	Business Name:	
Contractor Name: Kennebeck Contracting, Inc.,		Address: 418 Maine Ave Farmingdale, ME 04344		Permit Issued: PERMIT ISSUED DEC 14 1994
Past Use: Apt's		Proposed Use: Same w/int renos		
Proposed Project Description: Make Interior Renovations as per plans		COST OF WORK: \$ 66,444.		PERMIT FEE: \$ 350.00
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 18 Signature: Bocha 93
		Signature: MM		CITY OF PORTLAND Zoning Approval: WPH Special Zone of Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		PEDESTRIAN ACTIV TIES DISTRICT (P.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: Mary Gresik		Date Applied For: 7 Dec 94		

- 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.

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 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: *Paul Waterhouse* ADDRESS: _____ DATE: 7 Dec 94 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

Action:
 Approved
 Approved with Conditions
 Denied

Date: 12/8/94

[Signature]

CEO DISTRICT **3**
MS SIMPSON



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 3 Nov 94, 19
 Receipt and Permit number 12184

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: 284 Danforth St
 OWNER'S NAME: Harbor Terrace ADDRESS: _____
Portland Housing Auth FEES

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 154 30.80

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft.

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

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) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges 7 _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Ovens (denote) _____
 TOTAL 14.00

MISCELLANEOUS: (number of) Branch Panels 7 28.00
 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: 44.80
28.00
72.80

INSPECTION: Will be ready on X, 1994; or Will Call XX
 CONTRACTOR'S NAME: Kennebeck Contracting, Inc.
 ADDRESS: 418 Maine Ave Farmingdale
 TEL: 622-0119
 MASTER LICENSE NO.: 12184 SIGNATURE OF CONTRACTOR: Walter H. [Signature]
 LIMITED LICENSE NO.: _____

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

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

Location of Construction: 284 Danforth St 284		Owner: Portland Housing Authority		Phone:		Permit No: 941342	
Owner Address: DANFORTH		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Kennebec Contracting, Inc.,		Address: 418 Maine Ave Farmingdale, ME		Phone: 04344 622-0119		Permit Issued: PERMIT ISSUED DEC 14 1994 CITY OF PORTLAND	
Past Use: Apt's		Proposed Use: Same w/int reno		COST OF WORK: \$ 66,444.		PERMIT FEE: \$ 350.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Make Interior Renovations as per plans				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: Special Zone of Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gressit		Date Applied For: 7 Dec 94				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.						Historic Preservation <input type="checkbox"/> No. in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review	
2. Building permits do not include plumbing, septic or electrical work.						Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..						Date: 12/14/94	
						CEO DISTRICT <input type="checkbox"/>	

PERMIT ISSUED WITH LETTER

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: *Paul Waterhouse* ADDRESS: DATE: 7 Dec 94 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

COMMENTS

12/30/94 Fuk-Foreman or Siz Kennel Contracting. We tried to get into contact w/ Jeff Brazier concerning the fact that there are no handicap ramps on the exterior; the door to the elevator room is 2'-8" and the hardware to the windows is not exactly ADA. (sliding windows)

There are some add'l concerns about the hallway, re: ceiling tile, fire alarm system, etc. Other than that work going well. Sam to contact Jeff Brazier (re: modernization)

1/16/95 Spoke w/ Mr. Jeff Brazier, he's informed us that the handicapped units will be accessible through automatic doors (w/ ramps) at a common area location on the basement level from there they will enter through a 3'-0" door (issued a ^{common area} ~~door~~) into their common corridor. They intend to provide no accessible hardware for existing windows.

1/16/95 All units shut rocks were plus fire rated on common walls between units and at corridor walls. Will test generator to verify back up lighting and want to verify that automatic door will also be energized @ time of emergency. Jim D. Napolitano - electrician.

3/20/95 Want to release one unit, prior to release we still need to test back-up generator system. Will do on 3/22/95. ^{Type} Inspection Record ^{Date}

Automatic door checked - ok, emergency power in hall. Foundation: _____
Plumbing: _____
Final: _____
Other: _____

No final inspection, can't gain access any longer.

Walter Mitchell -
Electrician had
powered the whole
Bldg. down -
Restructured the
wires. Powered
up. Again.

12/27/97
Kennelbeck Contract.
389 Congress Street • Portland, Maine 04101
975 am

Called and left a message 12/19/97
for Ann Callender.
Handicap Hardware
for the windows
They will check.
Ann

Not'd call
Call Jeff Engler
1-203-730-2820

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 14, 1994

Kennebeck Contracting, Inc.
418 Maine Avenue
Farmingdale, Me. 04344

RE: 284 Danforth St.

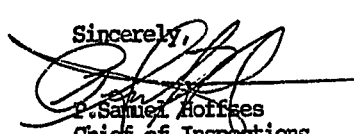
Dear Sir,

Your application to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements: This permit doesn't preclude the applicant from meeting applicable State and Federal laws.

1. The fire alarm system must extend to the renovated units.
2. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code (the BOCA National Building Code/1993).
3. Area of refuge should be made available as per Chapter 10 Section 1007.5 of the City's building code.
4. All electrical and plumbing shall be done in accordance with applicable codes.

If you have any questions regarding these requirements, please give this office a call.

Sincerely,


S. Samuel Hoffses
Chief of Inspections

cc: Lt. Gayland McDougall - Fire Prevention Bureau

KENNEBECK CONTRACTING, INC.
418 MAINE AVENUE
FARMINGDALE, ME 04344
(207) 622-0119 VOICE
(207) 623-9406 FAX

December 1, 1994

Amy Simpson
City of Portland

Dear Ms. Simpson:

Enclosed please find the floor plans old and proposed for all the units including the solarium at Harbor Terrace Apartments, 28^{1/2} Danforth Street, Portland. The amount of the project is \$66,841.00 for the building permit which brings the total of the permit to \$350.00. This excludes the electrical and plumbing as they are separate permits.

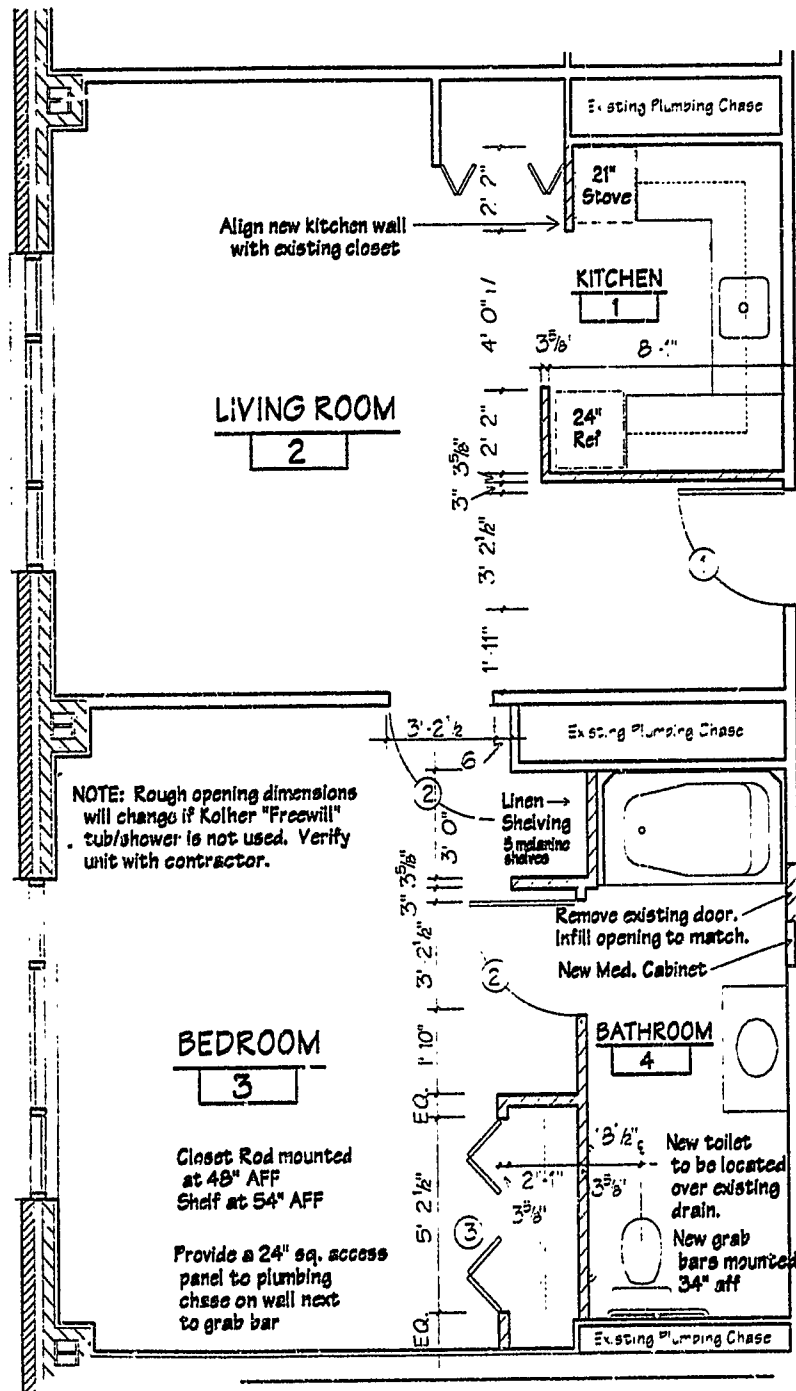
If you have any questions, please feel free to give me a call at 207-622-0119.

Sincerely,



Norman P. Whitzell
President

NPW/sl
Enclosures



NOTE: Rough opening dimensions will change if Kohler "Freewill" tub/shower is not used. Verify unit with contractor.

2 TYPICAL UNIT 'A' FLOOR PLAN
 A2 1/4" = 1'-0"

HARBOR TERRACE
 ACCESSIBILITY RENOVATIONS

WHIPPLE
 CALLENDER
 ARCHITECTS

44 OAK ST
 PORTLAND
 ME 04101
 775-2696

DATE 3/31/92

PROJECT NUMBER

SCALE 1/4" = 1'-0"

DRAWN AEC

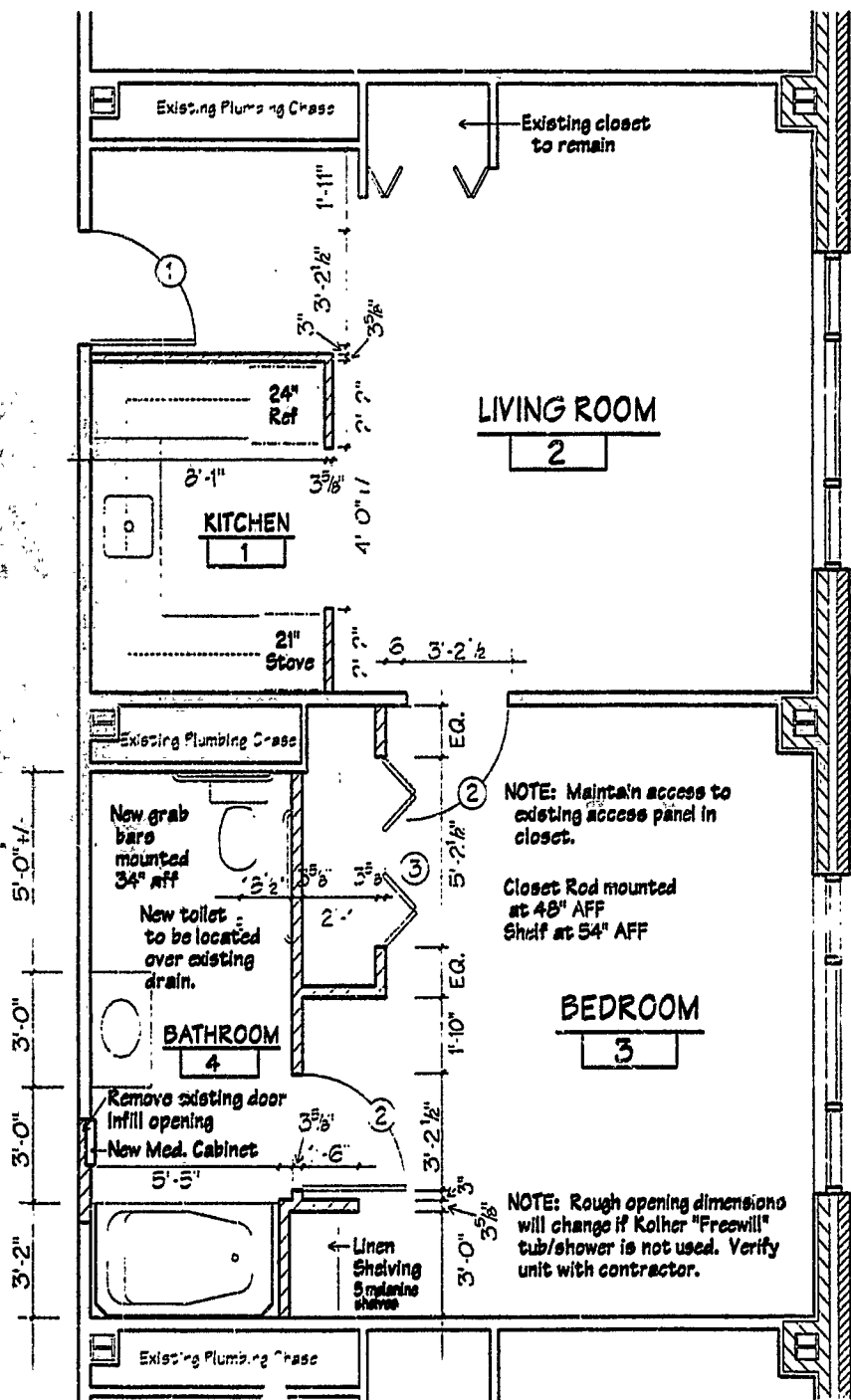
CHECKED

REVISED

CONTENTS
 UNIT A
 NEW PLAN

SHEET 5 OF 13

A2.2



HARBOR TERRACE
ACCESSIBILITY RENOVATIONS

WHIPPLE
CALLENDER
ARCHITECTS

44 OAK ST
PORTLAND
ME 04101
775-2696

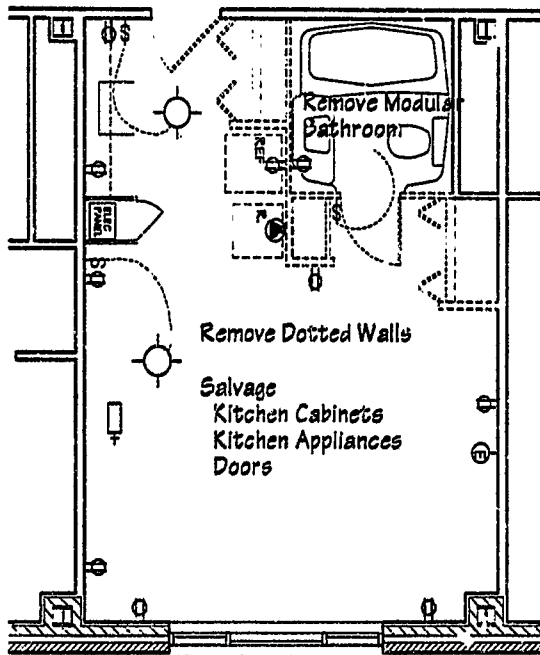
DATE	3/31/94
PROJECT NUMBER	
SCALE	1/4" = 1'-0"
DRAWN	AEC
CHECKED	
REVISED	

CONTENTS
UNIT B
NEW PLAN

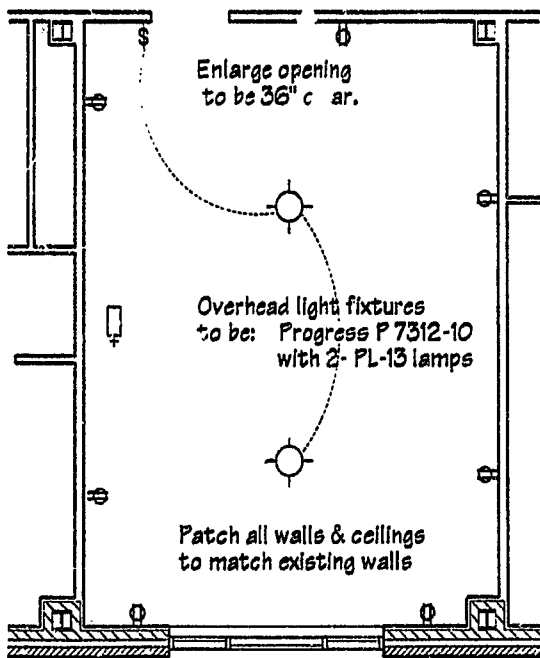
SHEET 8 OF 13

A3.2

2 TYPICAL UNIT 'B' FLOOR PLAN
A3 1/4" = 1'-0"



1 EXISTING FLOOR PLAN
 A5 3/16" = 1'-0"



2 NEW FLOOR PLAN
 A5 3/16" = 1'-0"

46" x 66"
 1/4" = 1'-0"

HARBOR TERRAC
 ACCESSIBILITY RENOVATION

WHIPPLE
 CALLENDER
 ARCHITECTS

44 OAK ST
 PORTLAND
 ME 04101
 775-2696

DATE	3/31/94
PROJECT NUMBER	
SCALE	3/16" = 1'-0"
DRAWN	AEC
CHECKED	
REVISED	

CONTENTS
 AQUARIUM PLAN

SHEET 14 OF 14

A5.1

Inspection Services
Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 25, 1995

Portland Housing Authority
14 Baxter Blvd.
Portland, ME 04101

ATTN: Jeff Brazier, Dir. of Modernization

re: 284 Danforth St. (permit # 94/1342)
-- Harbor Terrace handicapped renovations

Dear Mr. Brazier:

This letter is being sent to you to outline some requirements and concerns that I have involving the above-mentioned property.

As previously discussed, per our phone conversation of January 6, 1995, you indicated to me that you had no intention of upgrading the windows at this time. The following suggestions may bring them into compliance to accommodate the enclosed copy of ANSI section 4.12.2 requiring no more than five pounds of force to operate. I feel that the existing should be cleaned thoroughly to ensure that dirt and dust buildup of the tracks and ball bearings be eliminated; then serviced with a manufacturer-recommended lubricant such as lithium or silicone spray to upgrade their mechanisms. This may solve the problem of the unnecessary exertion needed to operate them at this time.

^{N/A}
The door threshold, hardware and closer on the new 3'-0" door you have supplied from the corridor to the egress area must conform with the enclosed information, sec. 4.13.8, sec. 4.13.9, and sec. 4.13.10 of ANSI A117.1. The force must conform to 4.13.11.

The final items, at this time, involve the back-up power for the emergency lighting and automatic door. Please refer to sections 2706.0 Emergency Electrical Systems and 2707.0 Standby Power Systems.

It is necessary that a test be conducted to ensure the proper coverage of these items at time of need.

Page 2

re: 284 Danforth St. (permit #94/1342)

I can assure you that until these items are brought into compliance, no Certificate of Occupancy can be issued. I will plan on your contacting me within ten (10) days of receipt of this letter to verify a date and time to conduct the test. I am sure that Lt. Gaylen McDougall would like to be present at that time as well, which I can coordinate upon notification from you.

Should you have any questions, please contact me at 874-8300, ext. 8707.

Sincerely,



Amy Simpson
Code Enforcement Officer

cc: P. Samuel Hoffses, Chief of Inspection Services
Lt. Gaylen McDougall, Fire Prevention
Sven Borglund, Electrical Inspector

encls.

lec

pushing, pulling, or lifting to open (for example, double-hung, sliding or casement and awning units). Window opening devices, cranks, and other window hardware shall comply with 4.25.

4.13 Doors

4.13.1 General. Doors to accessible spaces and elements and along accessible routes shall comply with the requirements of 4.13.

4.13.2 Revolving Doors and Turnstiles. Revolving doors or turnstiles shall comply with 4.13 or shall not be the only means of passage at an accessible entrance or along an accessible route.

4.13.3 Gates. Gates, including ticket gates, shall meet all applicable specifications of 4.13.

4.13.4 Double-Leaf Doorways. If doorways have two independently operated door leaves, then at least one leaf shall meet the specifications in 4.13.5 and 4.13.6. That leaf shall be an active leaf.

4.13.5 Clear Width. Doorways intended for user passage shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the stop (see Fig. 24(a), (b), (c), and (d)). Openings more than 24 in (610 mm) in depth shall comply with 4.2.1 and 4.3.3 (see Fig. 24(e)).

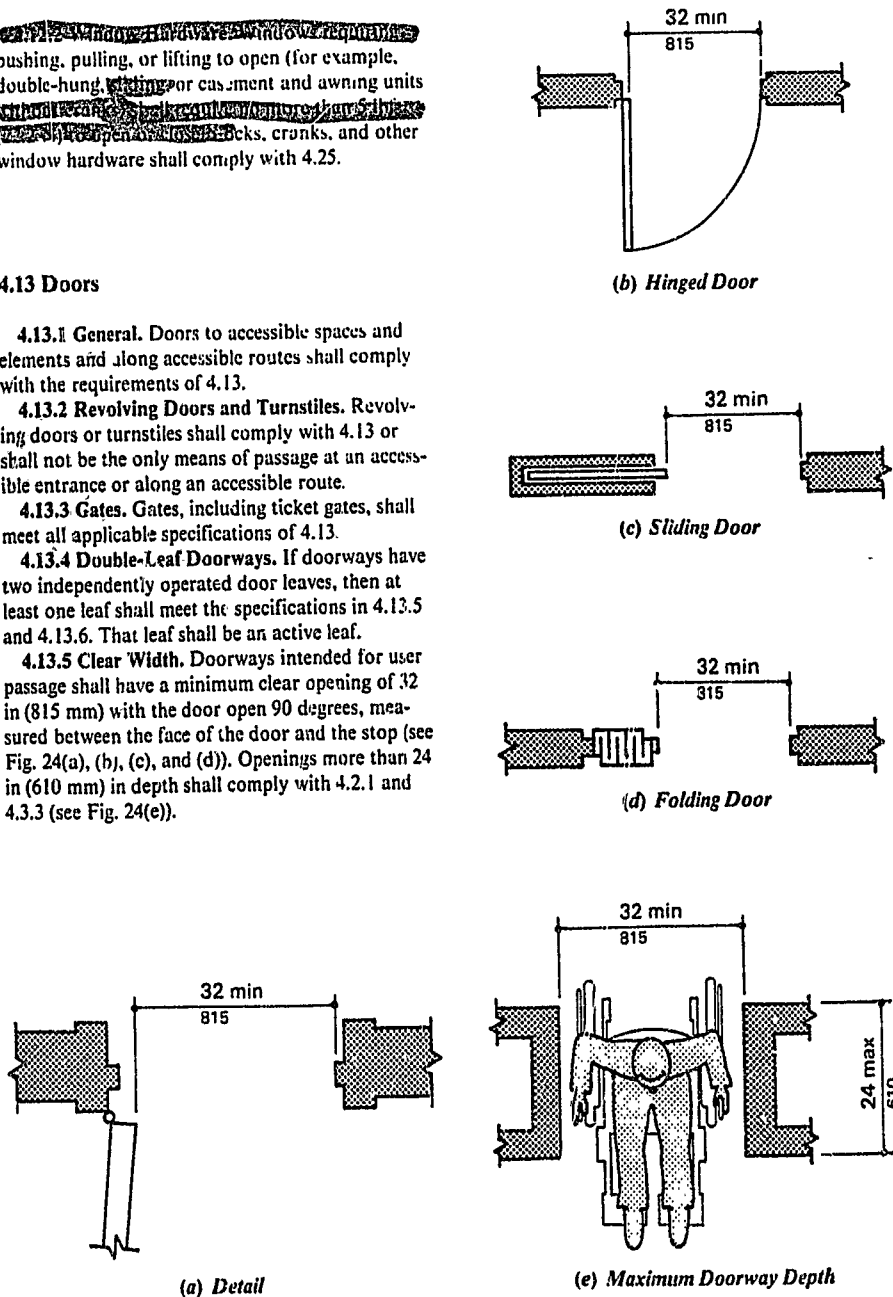


Fig. 24
Clear Doorway Width and Depth

4.13.8* Thresholds at Doorways. Thresholds at doorways shall not exceed $\frac{1}{4}$ in (19 mm) in height for exterior residential sliding doors or $\frac{1}{2}$ in (13 mm) for other types of doors. Raised thresholds and floor level changes at accessible doorways shall be beveled with a slope no greater than 1:2 (see 4.5.2).

4.13.9* Door Hardware. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate. They shall be mounted within reach ranges specified in 4.2. Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. In dwelling units, only doors at accessible entrances to the unit itself shall comply with the requirements of this paragraph. Doors to hazardous areas shall have hardware complying with 4.27.3.

4.13.10* Door Closers. If a door has a closer, then the sweep period of the closer shall be adjusted so that from an open position of 90 degrees, the door will take at least 3 seconds to move to an open position of approximately 12 degrees.

4.13.11* Door-Opening Force. The maximum force, expressed in pounds-force (lbf) and newtons (N), for pushing or pulling open a door shall be as follows:

(1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.

(2) Other doors:

- (a) Exterior hinged doors: 8.5 lbf (37.8 N)
- (b) Interior hinged doors: 5 lbf (22.2 N)
- (c) Sliding or folding doors: 5 lbf (22.2 N)

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in a closed position.

4.13.12 Automatic Doors. If an automatic door is used, it shall comply with ANSI/BHMA A156.10-1985.

4.13.13 Power-Assisted Doors and Low-Energy Power-Operated Doors. Power-assisted doors shall comply with ANSI/BHMA A156.19-1984. Such doors shall not open to back check faster than 3 seconds and shall require no more than 15 lbf (66.6 N) to stop door movement.

*See Appendix for additional information.

4.14 Entrances

4.14.1 General. Entrances to a building or facility that are part of an accessible route shall comply with 4.3. Such entrances shall be connected by an accessible route to public transportation stops, to accessible parking and passenger loading zones, and to public streets or sidewalks if available (see 4.3.2(1)). They shall also be connected by an accessible route to all accessible spaces or elements within the building or facility.

4.14.2 Service Entrances. A service entrance shall not be the sole accessible entrance unless it is the only entrance to a building or facility (for example, in a factory or garage).

4.15 Drinking Fountains and Water Coolers

4.15.1 General. All drinking fountains and water coolers on an accessible route shall comply with 4.4. Accessible drinking fountains or water coolers shall comply with 4.15 and shall be on an accessible route.

4.15.2* Spout Height. Spouts shall be no higher than 36 in (915 mm), measured from the floor or ground surfaces to the spout outlet (see Fig. 27(a)).

4.15.3 Spout Location. The spouts of drinking fountains and water coolers shall be at the front of the unit and shall direct the water flow in a trajectory that is parallel or nearly parallel to the front of the unit. The spout shall provide a flow of water at least 4 in (100 mm) high so as to allow the insertion of a cup or glass under the flow of water.

4.15.4 Controls. Controls shall be located at or near the front edge of the fountain or water cooler and shall comply with 4.25.4.

4.15.5 Clearances

(1) Wall-mounted and post-mounted cantilevered units shall have a clear knee space between the bottom of the apron and the floor or ground at least 27 in (685 mm) high, 30 in (760 mm) wide, and 17 in to 19 in (430 mm to 485 mm) deep (see Fig. 27(a) and (b)). Such units shall also have a minimum clear floor space 30 in by 48 in (760 mm by 1220 mm) to allow a person in a wheelchair to approach the unit facing forward.

(2) Free-standing or built-in units not having a clear space under them shall have a clear floor space at least 30 in by 48 in (760 mm by 1220 mm) that allows a person in a wheelchair to make a parallel approach to the unit (see Fig. 27(c) and (d)). This clear floor space shall comply with 4.2.4.

CITY OF PORTLAND

DEPT. OF PLANNING & URBAN DEVELOPMENT
ROOM 315, CITY HALL
PORTLAND, MAINE 04101

To: Whipple - Callendar Architects

To Whom It Concerns

this letter is issued as a stop work on the electrical portion of a project currently located at 284 Danforth St. for the Portland Housing Authority. This office has not received any drawings or specifications for approval before any work can commence. It is advisable to call this office at your earliest convenience.

7:00 AM - 9:00 AM 874-8300 X8694 11:00 AM - 1:00 PM

Very Truly Yours

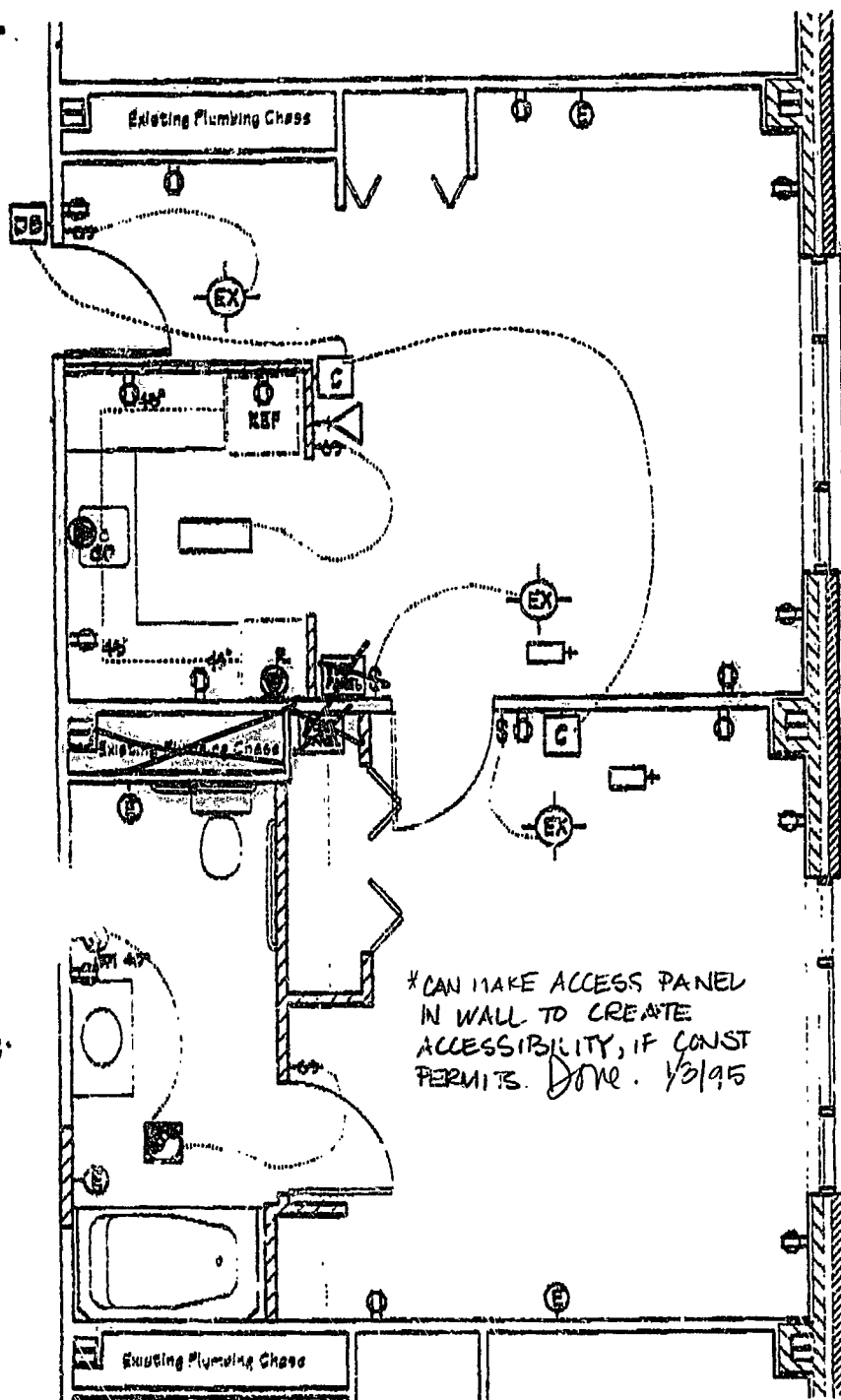
Sven Berglund

Chief Electrical Inspector

cc: S. Hoffus
A. Simpson
G. McDou
PF

*Harbor Terrace 11397
284 Danforth Street
Portland, Me*

*Bill Dahlbeck } City
Sean Griffin } "Federally
Left a bus card. } Funded!"
does need permit.*



HARBOR TERRACE
ACCESSIBILITY RENOVATIONS

WHIPPLE
CALLENDER
ARCHITECTS

44 OAK ST
PORTLAND
ME 04101
775-2696

DATE 3/31/95

PROJECT
NUMBER

SCALE 1/4" = 1'-0"

DRAWN AEC

CHECKED

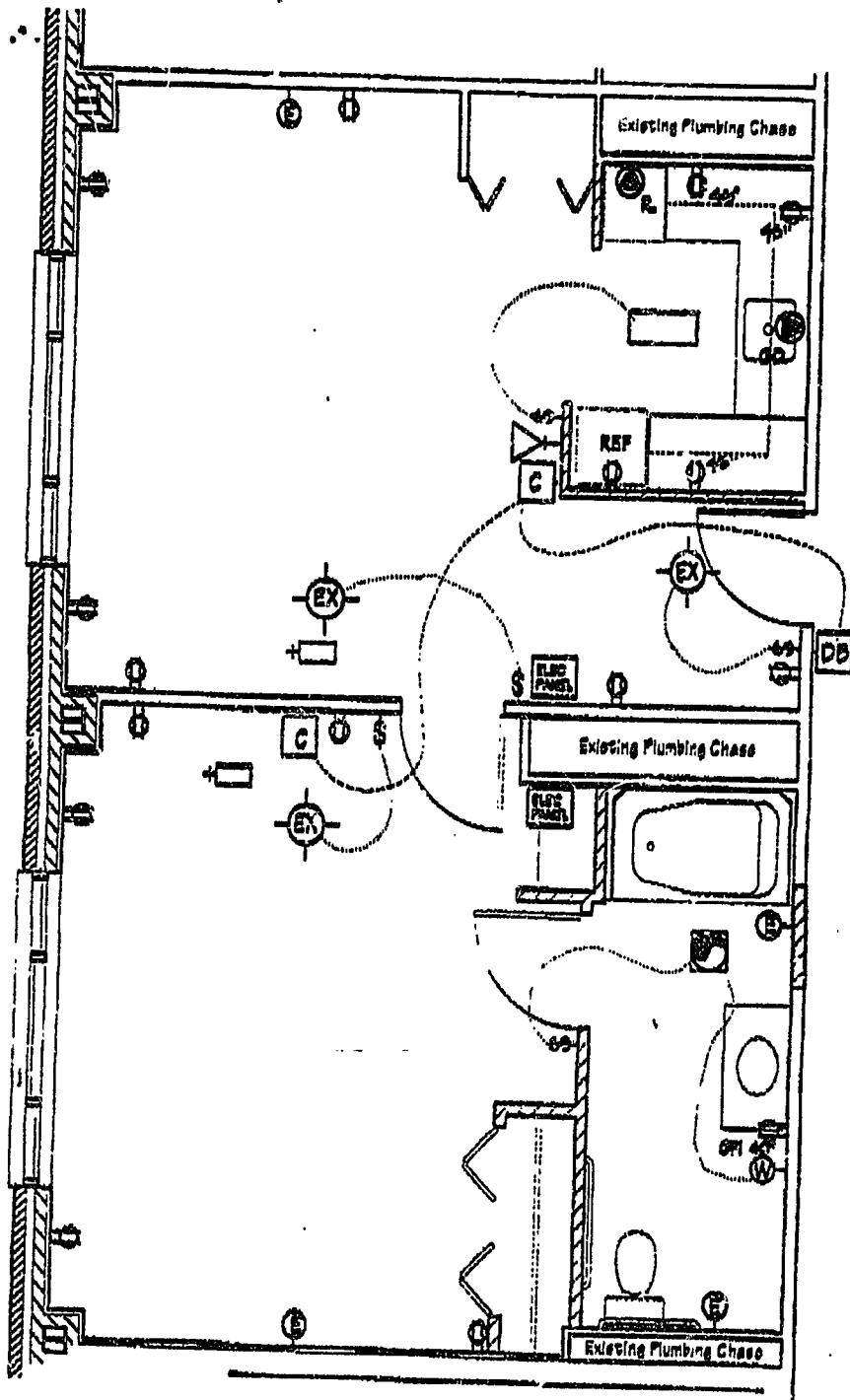
REVISED

CONTENTS
UNIT B
ELECTRICAL PLAN

SHEET 9 OF 13

3 ELECTRICAL LAYOUT - UNIT B

A3.3



HARBOR TERRACE
ACCESSIBILITY RENOVATIONS

WHIPPLE
CALLENDER
ARCHITECTS

44 OAK ST
PORTLAND
ME 04101
775-2696

DATE 3/31/94

PROJECT
NUMBER

SCALE 1/4" = 1'-0"

DRAWN AEC

CHECKED

REVISED
















CONTENTS
UNIT A
ELECTRICAL
LAYOUT

SHEET 6 OF 13

A2

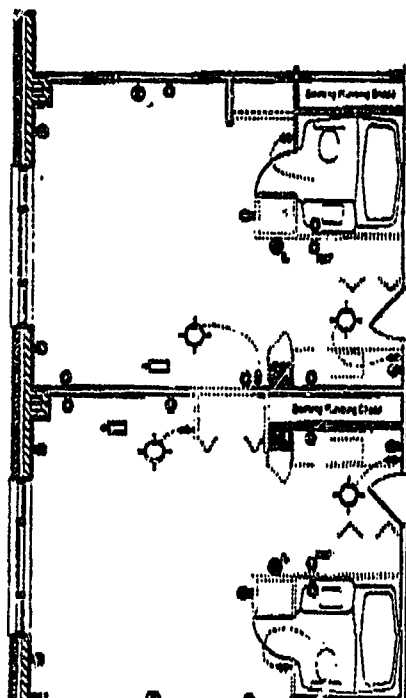
3 ELECTRICAL LAYOUT - UNIT A
A2 1/4" = 1'-0"

ELECTRICAL LEGEND

-  Single pole switch
-  Duplex outlet
18" AFF unless noted
-  Ground fault interrupter outlet
18" AFF unless noted
-  Refrigerator outlet
18" AFF
-  Oven / Range outlet
-  Existing electrical panel
-  Door Bell hooked chime
with flashing light signal
-  Chime with flashing
light signal
-  Smoke Detector with
audio and visual alarm
-  Emergency call pull
-  Nutech 688 P with P 13 DTT lamp
V-rod to existing duct
in plumbing chase
-  Progress P 3625-30
with 1- PL-7 lamp
-  Progress P 7185-30 with 2-20w T-12 lamps
-  Progress P 7110-30
with 1- PL-13 lamp
-  Wall mounted Telephone jack

Existing Thermostat & Cable TV
to be maintained or relocated

NOTE: SEE EXISTING ELECTRICAL PLAN FOR RELOCATION OF EXISTING FIXTURES, ALONG WITH NEW ELECTRICAL LAYOUT FOR NEW FIXTURES AND WORK. VERIFY EXISTING CONDITIONS IN FIELD FOR VARIANCE FROM PLANS.



HARBOR TERRACE
ACCESSIBILITY RENOVATIONS

WHIPPLE
CALLENDER
ARCHITECTS

44 OAK ST
PORTLAND
ME 04101
775-2696

DATE 3/31/94

PROJECT
NUMBER

SCALE as noted

DRAWN AEC

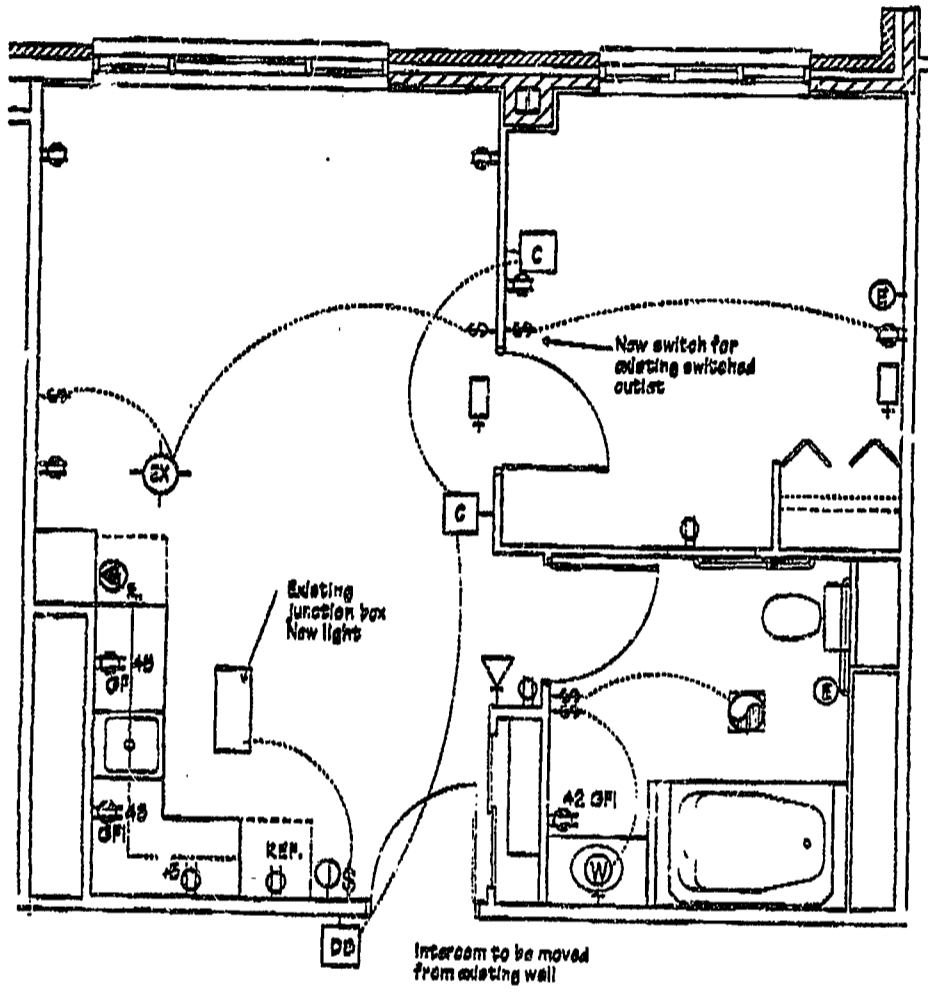
CHECKED

REVISED

CONTENTS
Electrical legend
Typ. Existing
Electrical Plan

SHEET 2 OF 3

A T



HARBOR TERRACE
ACCESSIBILITY RENOVATIONS

WHIPPLE
CALLENDER
ARCHITECTS
44 OAK ST
PORTLAND
ME 04101
775-2696

DATE	3/31/94
PROJECT NUMBER	
SCALE	1/4" = 1'-0"
DRAWN	AEC
CHECKED	
REVISED	

CONTENTS	
UNIT C	
ELECTRICAL PLAN	

SHEET 12 OF 13

3 ELECTRICAL LAYOUT - UNIT C
A4 Scale: 1/4" = 1'-0"

CITY OF PORTLAND

**DEPT. OF PLANNING & URBAN DEVELOPMENT
ROOM 315, CITY HALL
PORTLAND, MAINE 04101**

**To: Portland Housing
Forest Ave
Portland, Me. 04101**

12-5-94

Att: Peter Howe

Dear Sir:

there is presently on file with this department an electrical permit taken out by Kennebec Contracting, Inc. for work being installed at a premise called Harbor Terrace, located at 284 Danforth St. The work consists of upgrading existing units located on the ground floor. These units will be used for handicap access. When all of the existing wall finishes were removed to allow for structural changes it was discovered that the existing electrical distribution system was not installed to code compliance. The system design was originally drawn as best can be determined by Harold Thomas Engineering. This design allowed distribution system junctions from the distribution panel (not properly identified) to be totally enclosed by building partitions without proper access. These junction boxes which we must assume occur on other levels of this building contain splices used to feed existing branch circuit panels to the living units. The onsite building contractor under my orders shall provide proper access panel doors to these boxes whenever they are to be incorporated in the changes currently being done. This letter will serve as notice to the Portland Housing to the above conditions for future reference. It is advisable that any corrections required by your offices on this matter, be referred back to the City of Portland department of Planning and Urban Development and the Chief Electrical Inspector.

Very Truly Yours

Sven Barfield
Chief Electrical Inspector

cc: S. Ho fSES
A. Simpson
G. McDevall

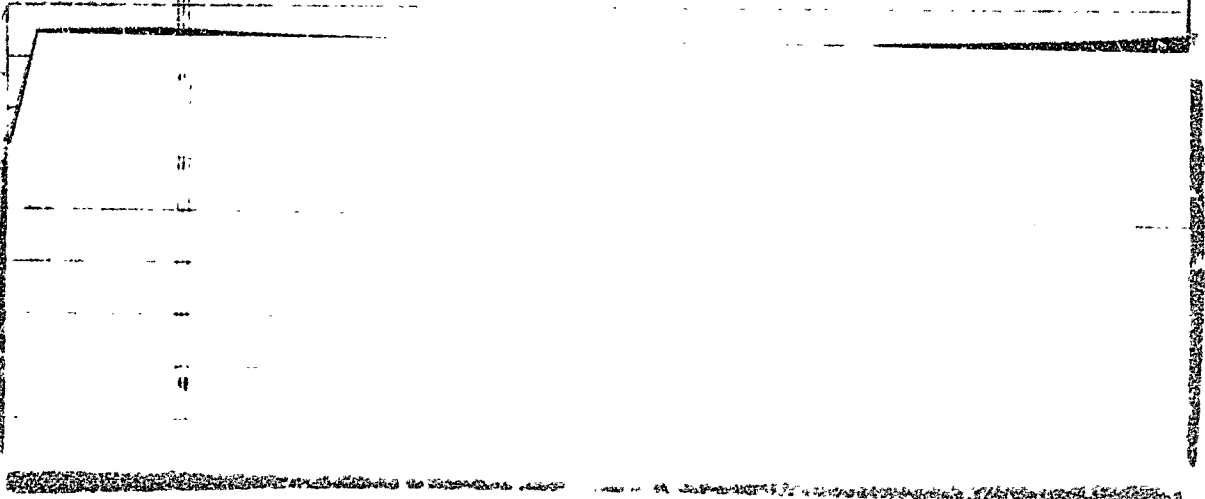
284 Danforth Street
Harbor Terrace

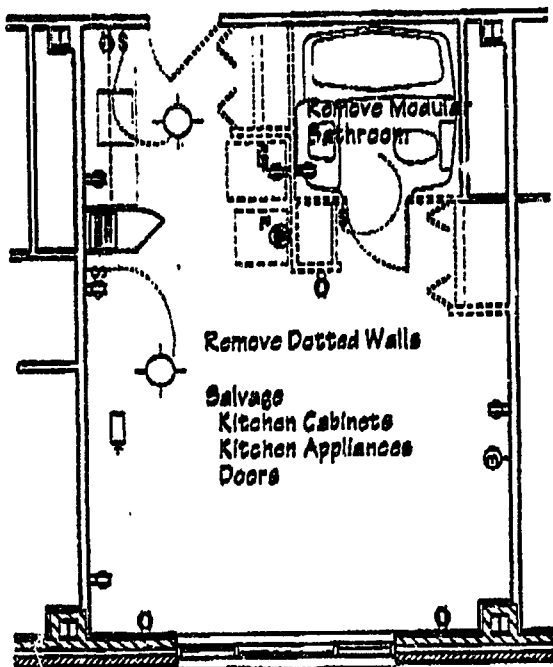
Automatic door: to outside.

*hook-up to emergency generator

*move hardware down to

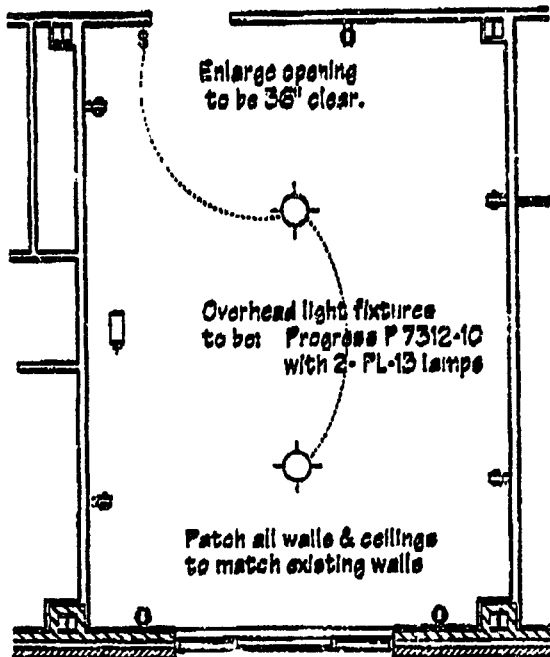
self closing device on door to area
of refuge.





66" x 66"
Wall - 0

1
AB
EXISTING FLOOR PLAN
3/16" = 1'-0"



HARBOR TERRACE

ACCESSIBILITY RENOVATIONS

WHIPPLE
CALLENDER
ARCHITECTS

44 OAK ST
PORTLAND
ME 04101
775-2696

DATE 3/31/94

PROJECT NUMBER

SCALE 1/8" = 1'-0"

DRAWN AEC

CHECKED

REVISED

CONTENTS
SQUARE PLAN

SHEET 14 OF 16

A.E.