

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Dermot Court Bldg. #4

Issued to Housing Opportunity Inc.

Date of Issue May 31, 1973

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. 72/922, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire bldg. #4

Three families

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

134173
(Date)

Inspector

Inspector of Buildings

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

1-17 Dermot Court
Bldgs. 1, 2, 3, 4

August 7, 1972

Langford & Low, Inc.
Box 662, Portland

cc to: Group Design Engineers,
Architects, Thompson's Point,
Portland, Maine, 04102
cc to: Model Cities Housing,
Housing Opportunities, Inc.
Portland, Maine

Gentlemen:

Permit to construct row housing at the above address is issued herewith subject to the following Building Code requirements:

1. As per our previous conversation the fire wall between units is to extend clear to the roof boarding.
2. On sheet AG, the 2x8, nailed at the end of the floor timbers at the overhang should be doubled and strap hangers used for support instead of as shown.

Very truly yours,

Barie J. Smith
Plan Examiner

ESS:ms



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine. July 1, 1972

PERMIT ISSUED

AUG 7 1972

922

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location	Bernon Court	2, 4, 4 1/2	Within Fire Limits?	Dist. No.
Owner's name and address	Housing Opportunity Inc.,	19 Pleasant St.	Tel. phone	
Lessee's name and address			Telephone	
Contractor's name and address	Longford & Low, Inc.,	Box 602, Portland	Telephone	
Architect			No. of sheets	
Proposed use of building	apartment house		No. families	3
Last use			No. families	
Material	No. stories	Heat	Style of roof	Roofing
Other buildings on same lot				
Estimated cost \$	51,000			Fee \$153.00

General Description of New Work

To construct 2-story frame apartment house 44' x 53' as per plans

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? yes Is any electrical work involved in this work? yes

Is connection to be made to public sewer? yes 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 elec fuel ..

Framing Lumber - Kind .. Dressed or full size? .. Corner posts .. Sills ..

Size Girders .. 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?

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

Housing Opportunity Inc.
Longford & Low Inc.

APPROVED:

O.K. - 7/24/72 - Zoning - Allen

O.K. - B.D.G. Code 7/26/72

PERMIT ISSUED

CS 301

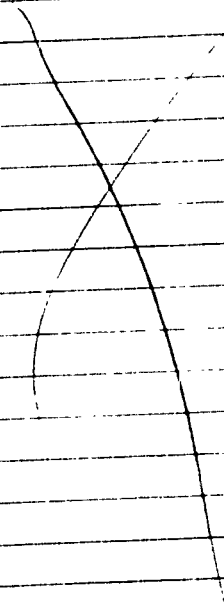
INSPECTION COPY

Signature of owner by

Edwin R. Low

NOTES

10/31/72 [unclear] [unclear]
 6/1/73 [unclear] [unclear]
 11/16/73 [unclear] [unclear]
 1/29/73 [unclear] [unclear]
 7/6/74 [unclear] [unclear]
 5/3/73 [unclear] [unclear]
 5/12/73 [unclear] [unclear]



Permit No. 72/932

Location [unclear]

Owner [unclear]

Date of permit 8/7/72

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Sealing Out Notice M. Leal

Form Check Notice

45,000 Per 2/2/72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

Granted

MISCELLANEOUS APPEAL

8-5-72

Housing Opportunity Inc owner of property at 1-17 Dermot Court
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: construction of a
2-story frame multi-family building 44'x53'. This permit is presently
not issuable under the Zoning Ordinance because a front yard distance of
only 6' is to be provided instead of the minimum of 10' required by
Section 602.7B.4 of the Ordinance applying to the R-6 Residential Zone
in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find
that enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent and
purpose of the Ordinance.

William R. Frost

APPELLANT

Operative Director
Housing Opportunity, Inc.

DECISION

After public hearing held August 3, 1972, the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent
and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

[Signature]

[Signature]

Jacqueline Chen

1-17 Dermot Court

July 26, 1972

Housing Opportunity, Inc.
Att: Bill Frost
19 Pleasant Street

cc to: Peter S. Plumb,
1 Monument Square
cc to: Langford & Low, Inc.
Box 662, Portland
cc to: Corporation Counsel

Gentlemen:

Building permit to construct a 2-story frame multi-family building 44' x 53' at the above named location is not issuable under the Zoning Ordinance because a front yard distance of only 6' is to be provided instead of the minimum of 10' required by Section 602.7B.4 of the Ordinance applying to the R-6 Residential Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly 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 \$5.00 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 a matter of formality.

Very truly yours,

A. Allan Soule
Assistant Director

AAS:ff

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 28, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209 at City Hall, Portland, Maine, on Thursday, August 3, 1972 at 4:00 p.m. to hear the appeal of Housing Opportunity Inc. requesting an exception to the Zoning Ordinance to construct a 2-story multi-family building 44'x53' at 1-17 Dermot Court.

This permit is not presently issuable under the Zoning Ordinance because a front yard distance of only 6' is to be provided instead of the minimum of 10' required by Section 602.7B.4 of the Ordinance applying to the R-6 Residential Zone in which the property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

cc: Ralph W. O'Brien
105 Clark Street

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

July 27, 1972

Housing Opportunity, Inc.
19 Pleasant Street

cc: Peter S. Plumb
1 Monument Square

Att: Bill Frost

Gentlemen:

The Board of Appeals will hold a public hearing in Room 209, at City Hall, Portland, Maine on Thursday **August 3, 1972** at 4:00 p.m., to hear your appeal under the Zoning Ordinance.

Please be present or represented at this hearing in support of this appeal.

BOARD OF APPEALS
William B. Kirkpatrick
Chairman

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



George Mulligan
City

Certificate of Occupancy

LOCATION Building #2 Dermot Court

Date of Issue June 15, 1971

Issued to Housing Opportunities Inc.
1 Congress Square

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. 70/1424 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Two family dwelling house.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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

THIS IS
MODULAR
HOME



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, November 2, 1970

19 240
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 Bldg. #2 Dermot Court Within Fire Limits? Dist. No.
Owner's name and address Housing Opportunities Inc 1 Congress Square Telephone
Lessee's name and address Telephone
Contractor's name and address Donbury Inc, Box 792 Portland Telephone 774-6254
Architect Specifications Plans yes No. of sheets 25
Proposed use of building Dwelling (1 set of plans for both) No. families 2
Last use No. families
Material Frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 37,000 Fee \$ 111.00

General Description of New Work

To construct 2-story frame dwelling 30' x 22'0" as per plans submitted.

THIS IS A
MODULAR
HOME

30'

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 contractors

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? yes
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 permit issued 11-9-1970 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?

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 Opportunities Inc.
Donbury Inc.

APPROVED:

NOV 25 1970

CS 301

INSPECTION COPY

Signature of owner

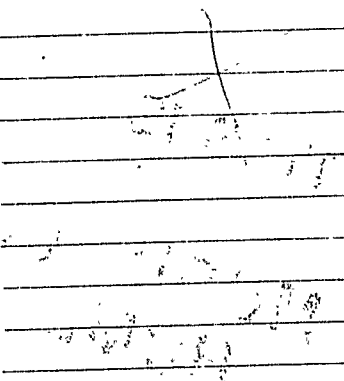
by:

[Handwritten signature]
7.7m

NOTES

12-16-70 First start
50 ft on base
Road. hazard. in
entry area.

6-15-71
Completed



Permit No. 70/1484
 Location 1306 W. Kismet Blvd
 Owner Harding Petroleum Co.
 Date of permit 1/11/30/70
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 6/15/71
 Staking Out Notice
 Form Check Notice

Grading & Paving
to follow.

1 Congress Square
Housing Opportunities, Inc.

March 25, 1971

Housing Opportunities, Inc.
1 Congress Square

Gentlemen:

Please consider this letter as a temporary certificate of occupancy for buildings called #1 and #2 on Dermot Court until such time as; the rear platform and steps can be built according to Building Code specifications, and parking and grading completed.

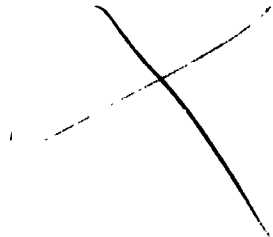
Very truly yours,

Nelson F. Cartwright
Field Inspector

NFC:m

6-10-71 Platforms underway

7" Sonatubes to be re-inforced
with #4 rebar. JW





APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation

Portland, Maine, November 9, 1970

PERM 347

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 #2 Dennot Court Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Housing Opportunities, Inc., 1 Congress Square Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Donbury, Inc., Box 792 Portland Telephone 774-6254
 Architect _____ Specifications _____ Plans yes See Bldg #1 No. of sheets _____
 Proposed use of building Dwelling No. families 2
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To excavate and construct foundation ONLY for 2-story frame building 50' x 22'8"

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? yes If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? yes
 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 concrete at least 4' below grade Thickness, top 10" bottom 10" cellar yes
 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? _____
 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 Opportunities Inc

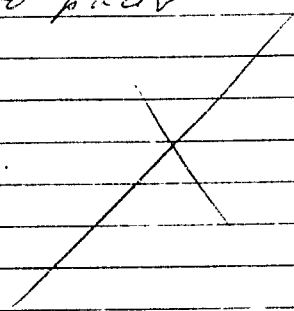
Alan S. Smith's Gray

PC

NOTES

11/12/70 - Form ~~map~~
made. E.L.S.

11-16-70 Forms OK
to pass ~~to~~



Permit No.

70/1347

Location

Residing by Diamond Creek

Owner

Lawrence C. Robertson Inc

Date of permit

11/14/70

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 2, 1971

280

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: 471 1/2 Commercial Court Use of Building: Dwelling No. Stories: 2 New Building: Existing
 Name and address of owner of appliance: Logging Opportunities Inc. 1 Congress Square
 Installer's name and address: [Redacted] Telephone: 774-1564

General Description of Work

To install (2) - [Redacted] gas furnaces in the basement of the above building.

IF HEATER, OR POWER BOILER

Location of appliance: [Redacted] Any burnable material in floor surface or beneath? No
 If so, how protected? Kind of fuel? Gas
 Minimum distance to burnable material, from top of appliance or casing top of furnace: 2'-0" (See code)
 From top of smoke pipe: 5' From front of appliance: over 4' From sides or back of appliance: over 2'
 Size of chimney flue: 18" Other connections to same flue: none
 If gas fired, how vented? Direct chimney Rated maximum demand per hour: 70,000
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? Yes

IF OIL BURNER

Name and type of burner: [Redacted] 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: [Redacted] Size of vent pipe:
 Location of oil storage: [Redacted] Number and capacity of tanks:
 Low water shut off: [Redacted] Make: [Redacted] No.
 Will all tanks be more than five feet from any flame? How many tanks enclosed?
 Total capacity of any existing storage tanks for furnace burners:

IF COOKING APPLIANCE

Location of appliance: [Redacted] 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: [Redacted] From sides and back: [Redacted] From top of smokepipe:
 Size of chimney flue: [Redacted] 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

[Redacted]

Amount of fee enclosed? \$2.00 (See Code, etc., in same building at same time.)

APPROVED:

D.K. 3-25-71 - [Signature]

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: [Signature]

CS 300

INSPECTION COPY

7M

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

57574
 54575
 Permit No. 54575
 Issued 12/21/70
 12/23/19 70

Portland, Maine

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 Lorreat Court Tel.

Contractor's Name and Address Eastern Electric Tel.

Location _____ Use of Building _____
 Number of Families 4 Apartments _____ Stores _____ Number of Stories 2

Description of Wiring: New Work _____ Additions _____ Alterations _____
4 units at 1700 av

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

No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____

FIXTURES: No. _____ Floor 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 \$ 68.00

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

LOCATION *Dermott Court*
 INSPECTION DATE *5/20/71*
 WORK COMPLETED *5/20/71*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets		\$ 2.00
31 to 60 Outlets		3.00
Over 60 Outlets, each Outlet		.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		2.00
Single Phase		1.00
Three Phase		
MOTORS		3.00
Not exceeding 50 H.P.		4.00
Over 50 H.P.		
HEATING UNITS		2.00
Domestic (Oil)		4.00
Commercial (Oil)		
Electric Heat (Each Room)		
APPLIANCES		1.50
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit		
MISCELLANEOUS		1.00
Temporary Service, Single Phase		2.00
Temporary Service, Three Phase		10.00
Circuses, Carnivals, Fairs, etc.		1.00
Meets, Parade		1.00