Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/30/15

Christina Stacey - RE: Fwd: Permit #2465 - 131 Washington Ave.

From: John Turk <jturk@ttl-architects.com>
To: Christina Stacey <cstacey@portlandmaine.gov>, <johnturk@ttl-architects.com>
Date: 11/12/2015 11:48 AM
Subject: RE: Fwd: Permit #2465 - 131 Washington Ave.
CC: Jon Edwards <jon.edwards@comcast.net>, Rick Romano <rick@papiandromanobu...

Chris,

Thank you for the phone call today to discuss work at 131 Washington Avenue. As discussed, the owner does not intend to do any work at the rear studio portion of the property other than maintenance such as repointing brickwork and painting the metal roof.

The proposed uses will be gallery and associated office space in the wood framed portion and artist studios in the rear brick building. The brick section is a shared open space with one small toilet/sink

So, to clarify - this e-mail and the owner's forwarding of the $100 change of occupancy fee is all that is needed. Can you resend the invoice to this e-mail chain?

Thank you for your assistance!

John Turk, AIA
Maine Licensed Architect
johnturk@ttl-architects.com
www.ttl-architects.com
207.761.9662

-------- Original message --------
From: Christina Stacey <cstacey@portlandmaine.gov>
Date: 11/12/2015 11:14 AM (GMT-05:00)
To: johnturk@ttl-architects.com
Subject: Fwd: Permit #2465 - 131 Washington Ave.

Hi John,

Below is the e-mail I originally sent to Rick Romano. I need written confirmation on what the uses of the building will be, and that the artist studios will occupy the rear building as-is (except for the repair work we discussed). This way we can include all the uses on the new C of O that will be issued. Is the floor plan shown for the rear building essentially correct (i.e. completely open space), or are there any partitions, restrooms, etc. back there?

Thanks,
Chris

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Christina Stacey
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City of Portland
389 Congress St.
Portland, ME 04101
(207) 874-8695
cstacey@portlandmaine.gov
>>> Christina Stacey 11/4/2015 11:22 AM >>>
Hi Rick,

I had a question about the project at 131 Washington Ave. I was hoping you or the applicant could answer.

The application form mentions that part of the use will be "artist studios," but the back portion of the building that will be used for studios is excluded from the scope of work in this permit. Will the studios be occupied immediately, or is there work need to be done to that part of the building before it can be used? I ask because the last permitted use of this property was a silk screening shop, so the current permit will include a change of use to retail (gallery) and office space. A new Certificate of Occupancy will also need to be issued (on a side note, this entails a $100 fee which I will have our admin staff invoice to you). What I need to know is whether the applicant wants to include the change of use for the rear building to artist studios at this time, or if they are planning to apply in the future for renovations to the back building anyway. If renovations are needed, then the change of use could not be approved until that time, because the codes/fire safety people will need to see the details of construction, floor plans, etc. first.

Please let me know if you have questions about this, and I look forward to hearing back from you soon.

Thanks,
Chris

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