

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

Location of Construction: <i>273 Congress St</i>		Owner: <i>273 Congress St Assoc.</i>		Phone:		Permit No: <b>970756</b>	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: <i>Wood Design</i>		Address: <i>254 Commercial st Pctd, ME 04101</i>		Phone: <i>775-5004</i>		Permit Issued: <b>JUL 17 1997</b>	
Past Use: <i>Vacant</i>		Proposed Use: <i>Mix Use</i>		COST OF WORK: <b>\$ 120,000.00</b>		PERMIT FEE: <b>\$ 645.00</b>	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: <i>Change Use/Make Interior Renovations</i> <i>1-dwelling unit</i> <i>3-office spaces</i> <i>1-retail space</i>				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: <i>Mary Creeik</i>		Date Applied For: <i>07 July 1997</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>ok with [Signature]</i> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <i>WA 7/16/97</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>WA</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
				Signature: _____ Date: _____		Zone: <i>B-2</i> CBL: <i>021-E-015</i>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

*Call 775-5004 for [unclear]  
([unclear])*

*1564 7/31/97 2154  
1524 7/31/97 2655  
15644/31 265*

**PERMIT ISSUED WITH REQUIREMENTS**

**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

*S. Hamill*

*07 July 1997*

SIGNATURE OF APPLICANT <i>Sherwood Hamill</i>	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE <i>S. Hamill OWNER/CONTRACTOR WOOD DESIGN</i>			PHONE:

- 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: *7/16/97*

CEO DISTRICT 1

9/15/06  
C. Reed  
J. Reed

8-29-97 Inspected memory cabinet (water) 2nd fl  
and

9-24-97 Painting up exterior brick work  
and

10/29-97 checked wall removed on right side  
placed up truss with 2x8 Posts. re painting

11-14-97 Did plumbing inspection, checked boiler.

12-11-97 checked painting on walls & floor

Need to get architect design done on new floor  
system 2002's, want thru entire building  
403rd fl. New Savelly int. wall  
for smoke detectors  
Framing  
Plumbing: White Forest  
Foundation: Logan

12/29/99 electrically ok to Final painting up safety rail  
on 2nd floor, check Other Basin & water room (H. Reed)

Date



BUILDING PERMIT REPORT

DATE: 7/8/97 ADDRESS: 273 Congress St

REASON FOR PERMIT: renovation

BUILDING OWNER: Wood Design

CONTRACTOR:

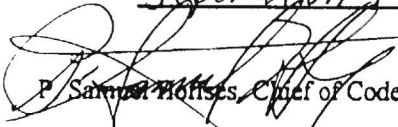
PERMIT APPLICANT: Sherman Hill APPROVAL: \*1, \*13, \*14, \*15, \*16, \*17, \*19 DENIED
\*25, \*26, \*27

CONDITION(S) OF APPROVAL

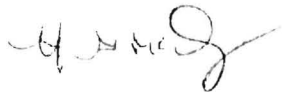
- \* 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Guardrail & 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.
8. Headroom in habitable space is a minimum of 7'6".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress.
13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19.
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- (16.) A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- (17.) The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 18. The Sprinkler System shall maintained to NFPA #13 Standard.
- (19.) 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/1996)
- 20. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. 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 commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- X26. Please read and implement The attached Land Use - Zoning Report -
- X27. The following fire resistance ratings are required between the dwelling unit and office or retail is Two (2) hours unless the building is fully sprinklered - Between office and retail a (2) two hour fire separation is also required.
- 28.

  
 P. Samuel Hottel, Chief of Code Enforcement

cc: Lt. McDougall, RED  
 Marge Schmuckal



LAND USE - ZONING REPORT

ADDRESS: 273 Congress St DATE: 1/16/17

REASON FOR PERMIT: change of use

BUILDING OWNER: 273 Congress St Assoc C-B-L: 11-618

PERMIT APPLICANT: Schmuckal, Marge

APPROVED: with conditions DENIED: \_\_\_\_\_

#7

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition \_\_\_\_\_

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement



Applicant: Sherwood Hamil  
Address: 273 Congress St

Date: 7/10/97 & 7/16/97  
C-B-L: 21-E-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1900

Zone Location - B-2 with R-6AS closest Residential Zone

Interior or corner lot -

Proposed Use/Work - change to mixed use →  
old Tommy's Hardware (previously retail on 1st floor & part of 2nd floor)  
Sewage Disposal - with storage/warehousing - under 5,000 sq ft change of use

1 D.U. on 3rd floor  
3 "office" spaces  
(for Design of Art pieces type of Business)  
1 retail space - 1st floor front

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

600 ft min req. for New unit  
Now open exterior stairways shown  
20x34 = 680 ft

Lot Area -

8,750 sq ft per CAD

Lot Coverage/ Impervious Surface -

Area per Family -

1000 sq ft/unit OK

Off-street Parking -

1.5 for the unit - retail - none req for 1st 2,000 sq ft - The 1 per 200 sq ft / 200 | 376

Loading Bays -

Business space Req: 1 per 1,000 sq ft - 1000 | 694 ft  
6550 sq ft - 694  
for stairs 5260

Site Plan -

Shoreland Zoning/ Stream Protection -

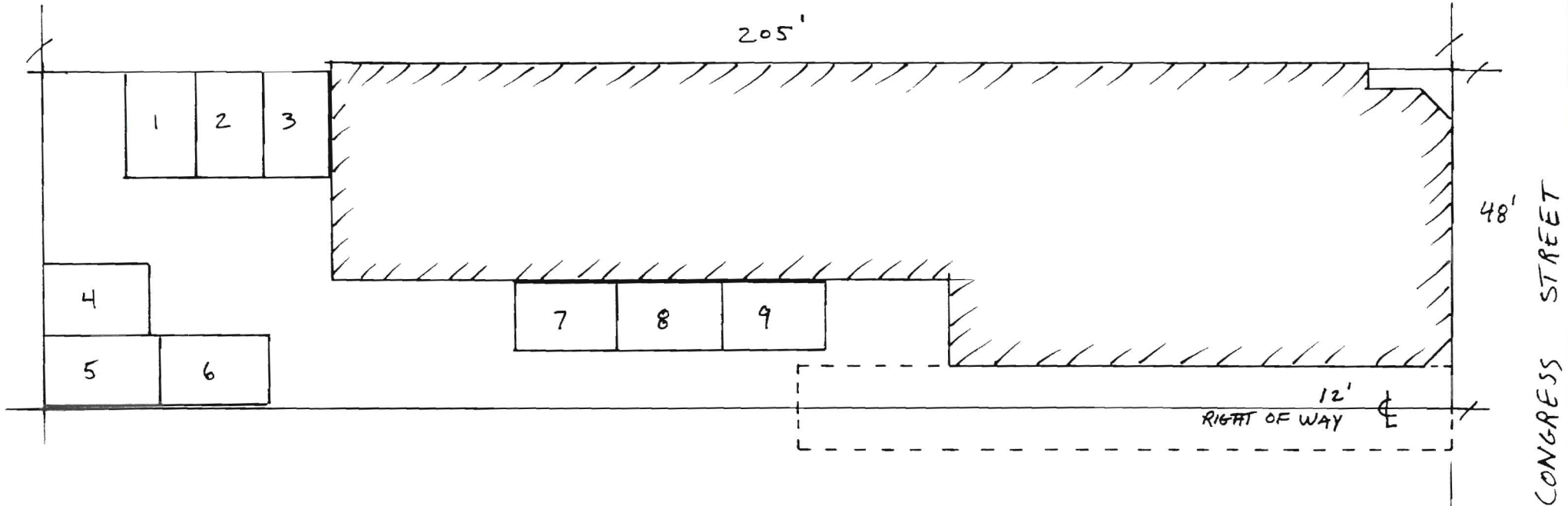
N/A

Flood Plains -

N/A

1.50  
1.68  
5.26  
8.44 req  
9 spaces shown

received  
7/14/97



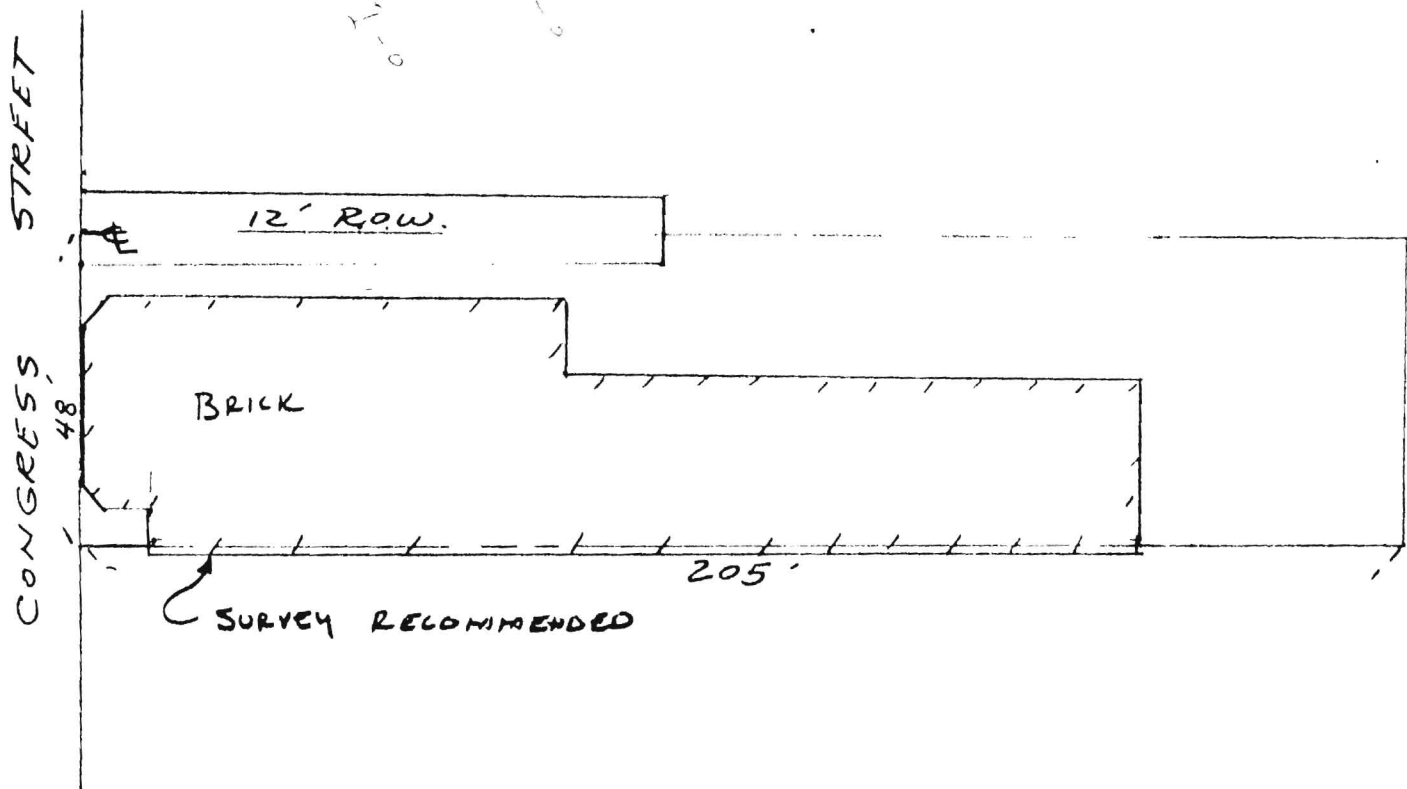
PARKING

**273 CONGRESS STREET** PORTLAND, ME 04101

OWNER: EAST END STUDIOS LLC  
CONTACT: SHERWOOD HAMILL, 254 COMMERCIAL STREET  
PORTLAND, ME 04101 207-775-5004

SCALE: 1/8" = 1'-0"

DATE: 7-3-97



**MORTGAGE LOAN INSPECTION**

THIS IS NOT A BOUNDARY SURVEY. This sketch does not purport to nor does it identify or delineate the limits of ownership on the face of the earth of the subject parcel. The purpose of this sketch is to show the approximate relationship of the major structures to the subject parcel as per deed description.

CERTIFICATION IS HEREBY MADE TO: **EAST END STUDIOS, L.L.C.**

That the existing structure/structures shown on this sketch is/are situated on the lot as designated and does not comply with current or applicable setback requirements at the time of construction. Certification is also made that the structure/structures and premises does not lie within a special flood hazard area defined by H.U.D.

OWEN HASKELL, INC.  
16 CASCO STREET  
PORTLAND, ME 04101-2979

JOB #M97017P  
FB —

DATE 6-26-97

BUYER: EAST END STUDIOS LLC

SELLER:

LOCATION: PORTLAND, MAINE

DEED REFERENCE  
CUMBERLAND-~~YORK~~ COUNTY

REGISTRY OF DEEDS  
~~PLAN~~ BOOK 12203 PAGE 301

LOT \_\_\_\_\_

*[Handwritten signature]*



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

Location of Construction: 273 Congress St		Owner: 273 Congress St Assoc.		Phone:		Permit No: 70756	
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Wood Design		Address: 254 Commercial st Ptld, ME 04101		Phone: 775-5004		Permit Issued: JUL 17 1997 CITY OF PORTLAND	
Past Use: Vacant		Proposed Use: Mix Use		COST OF WORK: \$ 120,000.00		PERMIT FEE: \$ 645.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 83/D/M Type: 3B Signature: [Signature]	
Proposed Project Description: Change Use/Make Interior Renovations 1-dwelling unit 3-office spaces 1-retail space				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zone: B-2 CBL: 021-E-018 Zoning Approval: OK with conditions Special Zone or Reviews: <input type="checkbox"/> Shoreland W/A 7/16/97 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone W/A <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 Gresik		Date Applied For: 07 July 1997		Signature:		Date:	

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Call 775.5004 for plu  
(Sherwood)

15642/30-3654  
15643/30-3655  
15644/30-3656

PERMIT ISSUED  
WITH REQUIREMENTS

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SIGNATURE OF APPLICANT: S. Hamill		ADDRESS: Sherwood Hamil		DATE: 07 July 1997		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: S. Hamill OWNER/CONTRACTOR		WOOD DESIGN		PHONE:			

**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: 7/9/97

CEO DISTRICT: 1