

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

Location of Construction: <b>165 Middle St</b>		Owner: <b>Monopoly, Inc.</b>		Phone:		<b>Permit No: 950636</b> <b>PERMIT ISSUED</b> <b>JUN 22 1995</b> <b>CITY OF PORTLAND</b> Zone: <b>B-2</b> CBL: <b>032-1-021</b> Zoning Approval: <b>6/21/95</b> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Owner Address:		Leasee/Buyer's Name: <b>Alamo, Inc.</b>		Phone:			<b>INSPECTION:</b> Use Group: <b>B3</b> Type: <b>2A</b> <b>BOCA 93</b> Signature: <i>[Signature]</i> Date: <i>[Signature]</i>
Contractor Name:		Address:		Phone:			
Past Use: <b>Retail</b>		Proposed Use: <b>Banquet Center</b>		<b>COST OF WORK:</b> <b>\$ 10,000.00</b> <b>PERMIT FEE:</b> <b>\$ 75.00</b> <b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date: <i>[Signature]</i>			
Proposed Project Description: <b>Change Use/Make Int Reuse</b>						<b>Signature:</b> <i>[Signature]</i> <b>Date:</b> <i>[Signature]</i>	
Permit Taken By: <b>Mary Gresik</b>			Date Applied For: <b>13 June 1995</b>			<b>Zoning Appeal</b> <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 <b>Historic Preservation</b> <input type="checkbox"/> Not In District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>	

1. This permit application doesn't 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..

**no debris removal necessary**

**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: **Steve Salmon** ADDRESS: DATE: **13 June 1995** 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

CEO DISTRICT

**2**

COMMENTS

7/20/95 - 1<sup>st</sup> floor only - work mostly complete -  
mostly all cosmetic work &  
life safety X

	Type	Inspection Record	Date
Foundation:			
Framing:			
Plumbing:			
Final:			
Other:			

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

June 22, 1995

## CITY OF PORTLAND

RE: 188 Middle Street

Alamo, Inc.  
188 Middle St.  
Portland, ME 04101

Dear Sir:

Your application to change the use from mercantile to assembly has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

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

### Site Plan Review Requirements

Development Review Coordinator No Site review needed M. O'Sullivan  
Fire Dept. Fire alarm must connect to a masterbox or an approved central station LT. McDougall

Planning Div. No application for expansion of floor area of facility shall be considered for one year. All exterior alterations including awnings and/or signage, shall be subject to Historic Preservation Review Alex Jaegerman

Building Division 1. A change in the use of a total floor area of 10,000 sq. ft. or more in any existing structure cumulatively within any three year period shall be reviewed under Major Site Plan Review. 2. New signs or awnings shall be reviewed under the building permit process. 3. A full gypsum wall shall close off the entryways to the mezzanine area from the first floor to prevent access. 4. Any exterior work will require a separate permit. M. Schmuckal

### Building & Fire Code Requirements

1. The fire alarm system must be connected to an approved central station or to the City master box system.
2. All means of egress doors shall swing in the direction of exit.
3. The fire alarm system shall be maintained to NFPA #72 Standards.
4. The sprinkler system shall be maintained to NFPA #13 Standards.
5. 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.
6. 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





CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address:

188 Middle St

Alamo, Inc. - Steve Bauman

15 June 1995

Applicant 80 Parson Rd Portland, ME 0410

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent

188 Middle St

Bill Nemmers - 774-3683

Address of Proposed Site

032-I-021

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☒ Change of Use ☐ Residential  
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) to banquet center  
9,780 sq ft 13,116 sq ft total land

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

B-3

Check Review Required:

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots | <input checked="" type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland             | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance       | <input type="checkbox"/> Single-Family Minor   | <input type="checkbox"/> Other                   |

Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer

Marya Schumacher

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

1. A change in the use of a total floor area of 10,000 square feet or more in any existing building cumulatively within any three-year period shall be reviewed under major site plan review.
2. New signs or awnings shall be reviewed.
3. A ~~change in the use of a total floor area of 10,000 square feet or more in any existing building~~ shall close off the entrance area from the additional sheets 1st floor. Attached to prevent access.
4. Any exterior work will require a separate permit.

Approval Date 6/21/95 Approval Expiration date Extension to date

☐ Condition Compliance

signature

date

Performance Guarantee

☐ Required\*

☐ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |                   |                 |
|---|----------------|-------------------|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | date           | amount            | expiration date |
| <input type="checkbox"/> Inspection Fee Paid            | date           | amount            |                 |
| Performance Guarantee Reduced                           | date           | remaining balance | signature       |
| Performance Guarantee Released                          | date           | signature         |                 |
| Defect Guarantee Submitted                              | submitted date | amount            | expiration date |
| Defect Guarantee Released                               | date           | signature         |                 |





CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Address: 188 Middle St

Applicant Alamo, Inc. - Steve Bauman 761-8195

15 June 1995

Applicant's Mailing Address 80 Parson Rd Ptld, ME 0410

Application Date

Consultant/Agent

Project Name/Description

Applicant or Agent Daytime Telephone, Fax

Bill Nemmers - 774-3683

188 Middle St  
Address of Proposed Site

032-I-021

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☒ Change of Use ☐ Residential  
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) to banquet center  
9,780 sq ft 13,116 sq ft total land

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Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer My O'Sullivan

- ☒ Approved ☐ Approved w/Conditions listed below ☐ Denied

1. No Site (Plan) Review Needed - 100% Lot Coverage

2.

3.

4.

Approval Date 20JUN95 Approval Expiration 20JUN96 Extension to date ☐ Additional Sheets Attached

☒ Condition Compliance My O'Sullivan signature date

Performance Guarantee ☐ Required\* ☒ Not Required

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CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Alamo, Inc. - ~~XX~~ Steve Bauman

Applicant

60 Parson Rd Portland, ME 0410

Applicant's Mailing Address

Consultant/Agent

Bill Nimmers - 774-3683

Applicant or Agent Daytime Telephone, Fax

13 June 1995

Application Date

Project Name/Description

188 Middle St

Address of Proposed Site

032-1-021

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☒ Change of Use ☐ Residential  
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) to banquet center

9,780 sq ft

13,116 sq ft total land

Proposed Building Square Feet or # of Units

Acreage of Site

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Check Review Required:

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Fees paid: site plan 300.00 subdivision \_\_\_\_\_

Approval Status:

Reviewer [Signature]

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

1. Fire alarm must be connected to a master box or an approved central station

2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

Approval Date 4/15/95 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date ☐ Additional Sheets Attached

☐ Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee ☐ Required\* ☐ Not Required

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Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD

Address: 188 Middle St





CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM

I. D. Number

Applicant

Applicant's Mailing Address

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☒ Change of Use ☐ Residential  
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Other (specify) to banquet center

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- |   |  |   |  |
|---|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor) <u>9700P</u> | <input type="checkbox"/> Subdivision # of lots | <input checked="" type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                         | <input type="checkbox"/> Shoreland             | <input checked="" type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
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Fees paid: site plan 300.00 subdivision

Approval Status:

Reviewer

- ☐ Approved ☒ Approved w/Conditions listed below ☐ Denied

- No application for expansion of floor area of facility shall be considered for 1 year.
- All exterior alterations including awnings and/or signage, shall be
- subject to Historic Preservation review
- 

Approval Date 6/20/95

Approval Expiration date

Extension to date

☐ Additional Sheets Attached

☐ Condition Compliance signature date

Performance Guarantee

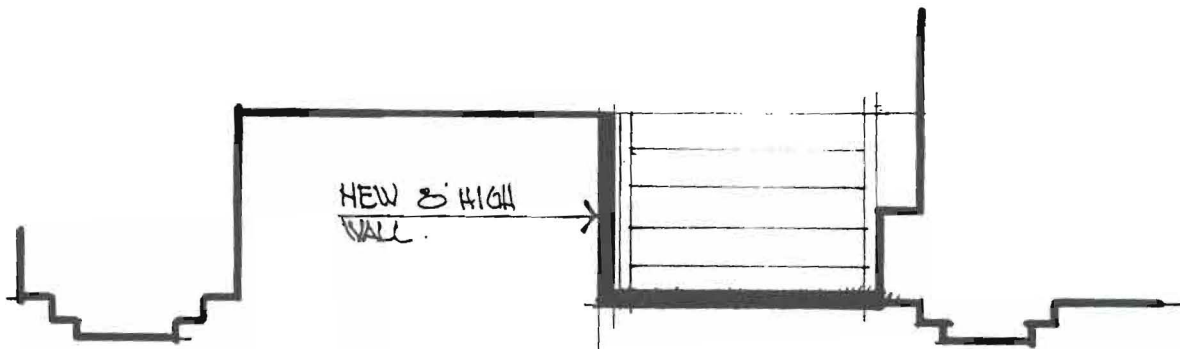
☐ Required\*

☒ Not Required

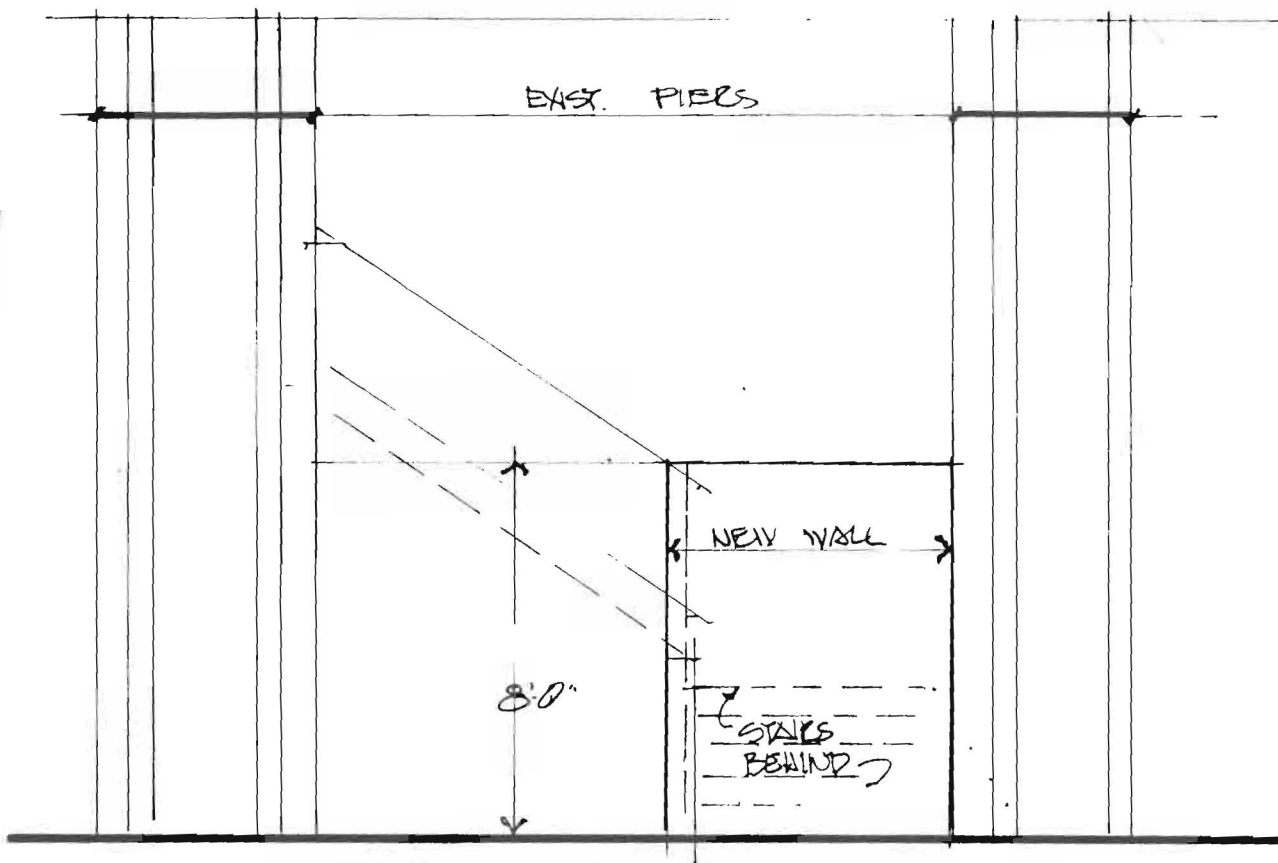
- no site changes

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PLAN VIEW



ELEVATION VIEW

DETAILS OF WALL AT STAIRWAY ENTRANCE

$\frac{1}{4}'' = 1'-0''$

The Pavilion at 188 Middle Street.



100 MIDDLE ST.  
SITE PLAN REVIEW  
WRITTEN STATEMENT.

1. USE: the existing Main floor will be used as a catered banquet facility. - retail coffee sales and other activities may be housed.
2. AREA: SITE IS APPROX 10,100 SF BUILDING AREA IS 9780<sup>sq</sup> ft
3. EASEMENTS: NO easements or burdens are known
4. SOLID WASTE: all solid waste will be either disposed of by the catering contractor or removed from site by disposal contract - no dumpsters are planned.
5. UTILITIES: sewer water sprinkler phone & gas are already supplied to the building.
6. DRAINAGE: no changes to the stormwater system are planned. Roof drains are currently piped into storm drains.
7. TIMING: Construction of new bathrooms (the only new walls) will commence immediately.
8. REG. APPROV: NO federal or state approvals are needed.
9. FINANCIAL: financing for the construction & equipping of the facility is in place. No public work construction is required
10. TITLE: Applicant has a lease with the building owner, Monopoly Inc.
11. NATURAL AREA: No natural, wildlife or archaeological sites are known to be on the site.

100 MIDDLE ST.  
SITE PLAN REVIEW  
WRITTEN STATEMENT.

1. USE: the existing Main floor will be used as a catered banquet facility. - retail coffee sales and other activities may be housed.
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*Approval* by any board or department under this article shall include any approval with conditions.


*Building addition* means any attached structure which increases the total floor area of the structure.

*Change of use* means and includes any change in use from any use listed in article III, section 14-463(5) to any other use.

*Construction* means any act of building and includes, but is not limited to, the creation of any new parking area and the paving or expansion of any existing parking areas.

*Development* means and includes any construction or change of use which is either major or minor development.

Major development means and includes:

- 
- (1) The construction of any new structure(s) having a total floor area of ten thousand (10,000) square feet or more;
  - (2) The construction of any surface parking area(s) for more than fifty (50) vehicles except in the case of temporary parking;
  - (3) The construction of any building addition(s), cumulatively having either a total floor area of ten thousand (10,000) square feet or more or which is larger than the original structure, within any three-year period; or
  - (4) A change in the use of a total floor area of ten thousand (10,000) square feet or more in any existing building cumulatively within any three-year period; or
  - (5) The construction of any structure for industrial use which is more than forty-five (45) feet high; or
  - (6) The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or not previously reviewed under this article.

Minor development means and includes any of the following unless (1) the development is major development; or (2) the development is single-family development subject to the provisions of section 14-524(b):

- (1) The construction of any new structure(s) having a total floor area of less than ten thousand (10,000) square feet;
- (2) The construction of any parking area;
- (3) The construction of any temporary parking area or paving of any existing surface parking area(s) in excess of one thousand (1,000) square feet cumulatively within a three-year period;
- (4) The construction of any building addition(s) having a total floor area of up to ten thousand (10,000) square feet cumulatively within a three-year period;
- (5) The alteration of a watercourse, drain or swale;



WILLIAM NEMMERS ASSOCIATES ARCHITECTS  
424 FORE ST. PORTLAND, ME 04101 774-3683.

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## MEMO to SAM HOFFSES 188 MIDDLE STREET

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JUNE 15, 1995

Sam:

Attached please find a plan of 188 Middle Street showing the work to be done in the existing Benoits Clothing Store to transform it into a banquet hall to be called "The Vault"

With these plans we are applying for a building permit for the work

Minimal work, and no structural changes are being proposed. New toilet rooms including handicapped facilities for men and women, an insulating wall for the cooler, and the construction of two bar areas are the only construction contemplated. Several additional exit lights are required and will be installed.

No work, except perhaps the removal of a small wall, is being proposed on the second floor which will be used as an overflow banquet area.

There will be no cooking facilities here as all food will be catered. Appliances for coffee, warming and refrigeration will be installed in the "Staging Area".

Bill Nemmers



REVIEWED FOR  
BARRIER FREE  
COMPLIANCE

**STATE OF MAINE**  
DEPARTMENT OF PUBLIC SAFETY  
OFFICE OF STATE FIRE MARSHAL  
AUGUSTA  
**CONSTRUCTION PERMIT**



Permit N<sup>o</sup> 8535

PERMISSION IS HEREBY GIVEN TO:

Steven Baumann

188 Middle St.

Portland, ME 04101

Location of project:

188 Middle St.

Portland, ME

PROJECT TITLE:

City Side Grill At The Pavilion

OCCUPANCY CLASSIFICATION:

Assembly Class "C"

*To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.*

*This permit will expire at midnight on November 4, 19 97.*

*This permit is issued under the provisions of Title 25, Chapter 317, Section 2448*

*Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.*

Dated the 5th day of May A.D. 19 97

FEE \$ 75.00

SPRINKLED

  
Commissioner - Public Safety

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

June 24, 1997

Steve Bauman  
c/o Pavillion  
188 Middle St  
Portland, ME 04101

Re: 188 Middle St

Dear Sir,

This letter is to serve as documentation for a conversation recently had.

You will be allowed to prepare drinks and food on the deck as long as proper handwash facilities are provided, and as long as proper fire safeguards are taken for any grilling.

A hand sink is to be installed within ten (10) feet of any food preparation. Proper temperatures for potentially hazardous foods must be maintained. A cooler on the deck would be required for any extensive food preparations.

Sincerely,

A handwritten signature in cursive script, appearing to read "Arthur Rowe".

Arthur Rowe  
Code Enforcement Officer





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 188 Middle St

Issued to Monopoly, Inc.

Date of Issue 18 July 1995

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. 950636, 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

1st floor only

Banquet Center/Bar

Limiting Conditions: TEMPORARY:

Final to be issued contingent upon all applicable licenses being issued.

This certificate supersedes  
certificate issued

Approved:

7/18/95  
(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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 188 Middle St

Issued to Monopoly, Inc.

Date of Issue 21 July 1995

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. 950636, 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

1st floor only

Banquet Center/Bar

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.