

**Ann Machado - RE: 416 Fore Street - Permit #2015-00535**

---

**From:** Bill Hopkins <hopkins@archetypepa.com>  
**To:** Ann Machado <AMACHADO@portlandmaine.gov>  
**Date:** 3/30/2015 9:30 AM  
**Subject:** RE: 416 Fore Street - Permit #2015-00535  
**CC:** Jonathan Rioux <JRIOUX@portlandmaine.gov>, Jonathan Cohen <jcohen@a-d-w....>

---

Ann,

In response,

What is the specific work being done on this permit?

1. Adding additional structure to the first floor that had been damaged in the fire in 2013
2. Dividing the floor on Wharf Street into 2 spaces.
3. Repair/alteration work to exit stairs
4. Renovation of the exterior

Under separate permit would be sprinkler installation

What is Plan LS1.0 for? The title says Phase Three Renovations. Is that for future work?

LS 1.0 has been withdrawn and Life safety is shown on A1.01

What is Plan A1.01 showing? Is this existing or proposed? Looking at the various floors from this plan:

All uses shown are what was in place at the time of the fire except the mercantile on wharf street. It was formerly one restaurant tenant. I would note we are not filing for a permit to occupy the space called at as mercantile with a tenant but would hope to in the near future.

basement Plan

- there appear to be two storage areas that connect. Which tenant or tenants is the storage area connected to?

They may be separated in the future as there is no tenant for the spaces at this time

Wharf Street level

- you have the use as Bar/ restaurant on the left side of Wharf Street. Is the principal use restaurant or bar? What is the layout of it - Kitchen? bathroom ? seating?

- you have the right side space as mercantile. you break it down as retail, storage and one toilet. Where are these located? Is there a specific tenant for this space?

There is no tenant for these spaces at this time

Fore Street - 1st floor

- you have a bar /restaurant on each side.- is the principal use going to be bar or restaurant? There is a kitchen on one side where Joe's NY Pizza used to be. What is the actual set up for each side - tables, bar, bathroom?

Mark's Place occupies the east side of the 1st floor on Fore St. It is a bar. A plan of the existing layout is attached to our submission.

Second floor - Fore Street

-once again what is the layout for the Bar/restaurant? Is this connected to the 1st floor bar/restaurant?

There is no layout to the for this space at this time

You will need to get a certificate of occupancy for each tenant space and the three residential units as they are fit up to establish the use os in the building moving forward.

With this submission it is our expectation that the current "Stop work" order would be lifted and we would be able to do the following:

1. Reopen Marks Place upon completion of the structural and egress work
2. Renovate the finishes in the residential units which do not require a permit and then reoccupy them with tenants. The life safety/sprinkler work would need to be completed for a CO.
3. Proceed with occupancy of the remaining spaces upon completion of the life safety/sprinkler work, and submission of individual permit applications and work.

It may be a good idea for all parties to meet and discuss.

Bill

**Bill Hopkins**

**Architect**

Archetype, P.A.

48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

Fax: (207) 772-4056

[hopkins@archetypepa.com](mailto:hopkins@archetypepa.com)

<http://www.archetype-architects.com>

---

**From:** Ann Machado [mailto:[AMACHADO@portlandmaine.gov](mailto:AMACHADO@portlandmaine.gov)]

**Sent:** Tuesday, March 24, 2015 2:44 PM

**To:** [hopkins@archetypepa.com](mailto:hopkins@archetypepa.com)

**Cc:** Jonathan Rioux

**Subject:** 416 Fore Street - Permit #2015-00535

Bill -

Jon has asked me to determine what the various uses are for this property to see if they meet zoning.

What is the specific work being done on this permit?

What is Plan LS1.0 for? The title says Phase Three Renovations. Is that for future work?

What is Plan A1.01 showing? Is this existing or proposed? Looking at the various floors from this plan:

basement Plan

- there appear to be two storage areas that connect. Which tenant or tenants is the storage area connected to?

Wharf Street level

- you have the use as Bar/ restaurant on the left side of Wharf Street. Is the principal use restaurant or bar? What is the layout of it - Kitchen? bathroom ? seating?

- you have the right side space as mercantile. you break it down as retail, storage and one toilet. Where are these located? Is there a specific tenant for this space?

Fore Street - 1st floor

- you have a bar /restaurant on each side.- is the principal use going to be bar or restaurant? There is a kitchen on one side where Joe's NY Pizza used to be. What is the actual set up for each side - tables, bar, bathroom?

Second floor - Fore Street

-once again what is the layout for the Bar/restaurant? Is this connected to the 1st floor bar/restaurant?

You will need to get a certificate of occupancy for each tenant space and the three residential units as they are fit up to establish the use os in the building moving forward.

Thank you.

Ann Machado

Ann Machado

Acting Zoning Administrator

Planning & Urban Development

Portland City Hall

(207) 874-8709

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.