

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

Location of Construction: 41 Wharf St		Owner: Joseph Soley		Phone:		Permit No: 951081	
Owner Address: 41 Wharf St - Portland, ME 04101		Leasee/Buyer's Name: The McClure Group Inc		Phone: 874-4723		Business Name:	
Contractor Name:		Address:		Phone:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  OCT 13 1995  <b>CITY OF PORTLAND</b> </div>	
Past Use: comedy club		Proposed Use: bar w/ inter/extr renovations		<b>COST OF WORK:</b> \$ 3990 <b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: [Signature]		<b>PERMIT FEE:</b> \$ 35 <b>INSPECTION:</b> Use Group: A3 Type: [Signature] Signature: [Signature]	
Proposed Project Description: change/use w/ interior/exterior renovations				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: [Signature] Date: [Signature]		<b>Zone:</b> CBL: 32-R-3 <b>Zoning Approval:</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 type="checkbox"/> Site Plan <input type="checkbox"/> maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: L Chase		Date Applied For: 10/4/95					

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..

**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	ADDRESS:	DATE:	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

- 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: 10/12/95

CEO DISTRICT

2

# COMMENTS

Oct - 95 - No fixtures are properly venting. Need to add venting. Plumbing not acceptable.

11-16-95 - Work mostly complete - need to drop sprinkler heads down. 2nd exit needs to be fire rated. Plumbing still needs to be vented.

Dec 95 - Work Completed - OK to occupy. X

\*Club stayed open for short time - will return to part of Parker's table. X

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

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

October 13, 1995

The McClure Group, Inc.  
41 Wharf Street  
Portland, ME 04101

RE: 41 Wharf Street

Dear Sir,


Your application to change use with interior/exterior renovations has been reviewed and a permit is herewith issued subject to the requirements listed below. 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.**

1. Capacity shall be limited to 49 people including staff.
2. The sprinkler system shall be maintained to NFPA #13 Standards.
3. 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.
4. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section and subsections 1023. & 1024. of the City's Building Code. (The BOCA National Building Code/1993)
5. Accessibility must be considered for toilet facilities and an accessible route.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief, Inspection Services

cc: Lt. McDougal, PFD  
G. Hamilton, HPO



# AKERS ASSOCIATES, INC.

Commercial Real Estate and Business Brokerage

October 3, 1995

Portland Building Inspector  
389 Congress Street  
Portland, ME 04101

Attn: Marge Schmuckal

Dear Marge,

Enclosed you will find a copy of the application submitted by The McClure Group, Inc. to occupy the space located at 41 Wharf Street in Portland, Maine. I have enclosed the information that was submitted to the Historic Preservation Committee for the installation of a door, with side light, into one of the window areas that currently exist. I have also enclosed an Architects rendering of the change to be made to the facade of the building along with a floor plan for the space.

We would like to work with your department to allow us to proceed pulling a building permit.

Please review the information that I have enclosed and please call me at your earliest convenience to allow us to further discuss this matter.

Thank you for your time!

Sincerely,

  
Andrew P. Juris

- Change of Use
- Building Permit process
- Disclose Amount of seating.

CITY OF PORTLAND, MAINE  
HISTORIC PRESERVATION COMMITTEE



Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address: The Edge, 41 Wharf St

Applicant: (name) McClure Group, Inc. (telephone) 207-761-0598

(company, if applicable) \_\_\_\_\_

(address) 188 Middle St  
Portland, ME

Property Owner, if different: (name) Manupoly Inc.

(address) Tire St.  
Portland, ME

(telephone) 773-3333

Architect (if any): Bill Nemmers

Contractor or Builder (if any): \_\_\_\_\_

Local Designation:

Landmark. ☒ Within Historic District. ☐ Historic Landscape District.

[Signature] Applicant's Signature [Signature] Owner's Signature (if different)

\*\* Note: No application fee is required. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance to Certificate/Building Permit or upon denial

All materials related to this Application MUST BE submitted no later than 2 weeks prior to your desired meeting date in order for this application to be placed on the Historic Preservation Committee Agenda.

I. DESCRIPTION OF PROJECT

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will affect the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

The applicant is proposing to replace an existing window with a door/sidelight. The building is a 10 year old infill structure of no historical significance other than it being in the historic district. This proposed change would not alter the significance of this building nor detract from the appreciation of the historic character of the district.

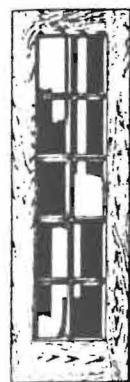
The existing window is 5'0" wide x 6'0" high with a head height 6'0" +/- above the floor. It is a single piece of glass framed with a 2" +/- wood trim. It is proposed that a matching wood trim be applied around the new opening door & sidelight. The new door would be a wood framed glass door. Morgan #5911. The side light would be Morgan # B181. All wood for this door/sidelight as well as the remaining window would be painted a dark trim color.



**ORGAN**

## Energy Saver Doors in Ponderosa Pine

*Insulated Glass French Doors with Solid Bar Divided Lights*



Combine the warmth of wood with the clarity of tempered safety glass to bring in the beauty of the outdoors.

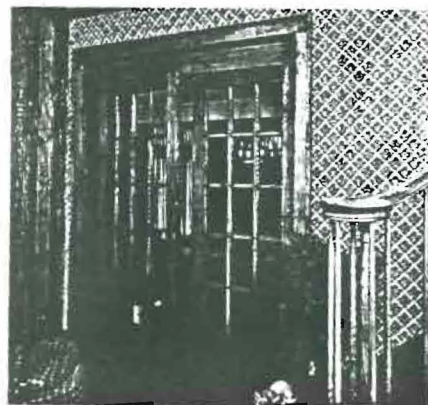
### SPECIFICATIONS

1 1/2" exterior doors, milltreated  
Stiles: 4 1/4"  
Top Rail: 4 1/4"  
Bottom Rail: 9 1/4"  
Muntin Bars: 1 1/2"  
Glass: 1/2" insulated clear tempered

Pine M-5910  
1 1/2" thick  
2'-0" x 6'-8"

**BROSCO**

Pine M-5915  
1 1/2" thick  
2'-6" x 6'-8"  
2'-8" x 6'-8"  
3'-0" x 6'-8"



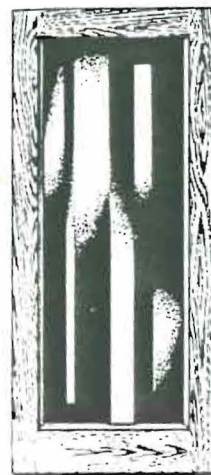
The aesthetic appeal of divided lites has made French doors one of Northeast's most popular doors. BROSCO now makes them an even more practical choice... by offering solid bar divided-lite doors with 1/2" tempered insulated glass. In both 10-lite and 15-lite layouts. Real energy savings now combined with elegance. Insulated glass reduces heat loss by as much as 40% compared to single pane glass. Plus, insulated glass enhances the application of French doors for passive solar gain with single doors, double doors or complete wall/room installations.

SEE NOTICE ON THIRD PAGE

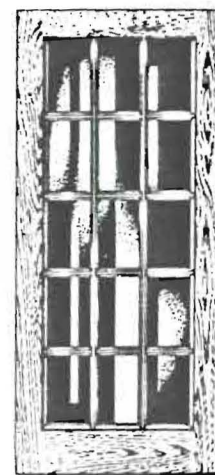
**BROSCO**

## Energy Saver Doors in Ponderosa Pine

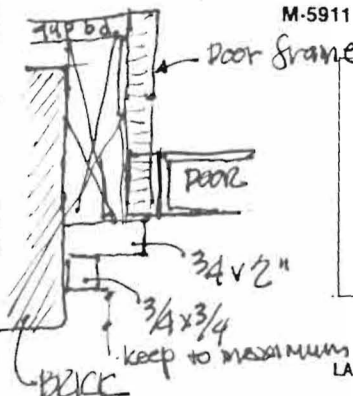
M-5911 Doors with High-Performance  
Low "E" Insulating Glass



Pine High-Performance  
M-5911



Pine High-Performance  
M5911-15R†



M-5911  
Available Sizes  
2'-0" x 6'-8" x 1 3/4"  
2'-6"  
2'-8"  
3'-0"  
\*3'-0" x 7'-0" x 1 3/4"

### LAYOUTS — OVERALL

	M-5911
Stiles	4 1/4"
Top Rail	4 1/4"
Cross Rails	—
Mullions	—
Lock Rails	—
Bottom Rail	9 1/4"
Ovolo Sticking	1/2"

\* 7'-0" Bottom Rail 13 1/4"

† 15R—15 Light Rectangular Wood Grille.

*Classic Wood Doors for Fine Homes*

SEE NOTICE ON THIRD PAGE





## Wood Sidelight "Set-Up" Door Units



## Single Sidelight Panels Only



### 2-SIDELIGHT/1-SIDELIGHT INSWING SET-UP UNIT INCLUDES:

**B-624W Frame** — Pine Jambs and Brickmould exterior casing. Water repellent preservative treated and primed. Thermal Break Aluminum Sill with adjustable hardwood threshold and 2" horned nosing.

**Door** — Completely machined and hung in unit — not primed — 6'-8" height, 1 3/4" only.

**Door/Sidelight Combinations** can be made from any 1'-0" BROSCO Stock Design listed.

**Sidelight** — Installed in frame.

**Fully Weatherstripped Frame** — Door Bottom Sweep applied to door.

**Hardware** — Key-in-Knob lock (bright brass, Bell or Plymouth design) 2 3/8" backset, latch and strike included. Three 4 x 4 dull brass hinges.

**Wall Thickness** — 4 9/16" jamb standard. (5 3/16" wall and 6 9/16" wall — optional extras.)

**rough Openings** — Add 2" to width per sidelight.

**Unit Dimension** — See chart on Page 196.

### NOTES:

1/16" or 6 9/16" wall thicknesses.

**B-606W** — 1 1/16" x 3 3/4" S4S Flat Casing.

**Inswing Units** include 3 galvanized, non-removable pin hinges.

**Door Frame** with Clear Brickmould casing or Primed B-606 Flat casing.

**Lock Face Bore** 2 3/8" backset, 1" x 2 1/4" edge prep, 2 1/8" face bore, 5 1/2" center above keylock prep. Lockguard Security Plate included.

**Key Sill**

**Solid Bright Brass Hinges.**

**Check Keylock (Plymouth).**

**Check Hinges.**

For more hardware options see Page 196.

Sidelights will be on same plane as door.

### HOW TO ORDER DOOR/SIDELIGHT(S) UNITS

Specify the following on each order:

Specify clear or primed frame.

Name number or type of casing.

Door number.

Number of sidelights and styles.

Position of sidelight (left or right) as viewed from outside.

Wall thickness 4 9/16", 5 3/16" or 6 9/16".

Quantity, drawing and size of each unit.

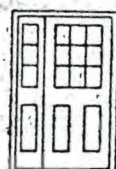
Lock or Black key-in-knob.

Lock or Black hinges.

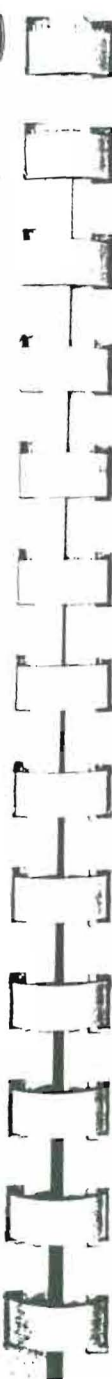
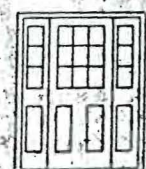
Light Brass Hinges.



Sidelight On Right  
As Viewed From  
Outside



Sidelight On  
Left As Viewed  
From Outside



B-127



B-182-3



B-181



### B-127 — 1 3/4"

0-10 x 6-8 1/2 Gla. tempered safety glass

1-0 x 6-8 1/2 Gla. tempered safety glass

1-4 x 6-8 1/2 Gla. tempered safety glass

### B-182 — 1 3/4"

0-10 x 6-8 1/2 Gla. tempered insulating safety glass

1-0 x 6-8 1/2 Gla. tempered insulating safety glass

1-4 x 6-8 1/2 Gla. tempered insulating safety glass

### B-182-3 — 1 3/4" — With Removable Wood Grille

0-10 x 6-8 1/2 Gla. tempered insulating safety glass

1-0 x 6-8 1/2 Gla. tempered insulating safety glass

1-4 x 6-8 1/2 Gla. tempered insulating safety glass

### B-3925 — 1 3/4"

0-10 x 6-8 1/2 Gla. tempered safety glass

1-0 x 6-8 1/2 Gla. tempered safety glass

1-4 x 6-8 1/2 Gla. tempered safety glass

1-6 x 6-8 1/2 Gla. tempered safety glass

### B-181 — 1 3/4"

0-10 x 6-8 1/2 Gla. tempered insulating safety glass

1-0 x 6-8 1/2 Gla. tempered insulating safety glass

1-4 x 6-8 1/2 Gla. tempered insulating safety glass

1-6 x 6-8 1/2 Gla. tempered insulating safety glass

### B-181-5 — 1 3/4" — With Removable Wood Grille

0-10 x 6-8 1/2 Gla. tempered insulating safety glass

1-0 x 6-8 1/2 Gla. tempered insulating safety glass

1-4 x 6-8 1/2 Gla. tempered insulating safety glass

1-6 x 6-8 1/2 Gla. tempered insulating safety glass

B-5982 & B-5905 — 1-0 x 6-8 1/4" only  
w/solid bar divided light insulating glass

B-182-L — 0-10 x 6-8 1/2"



B-182



B-3925

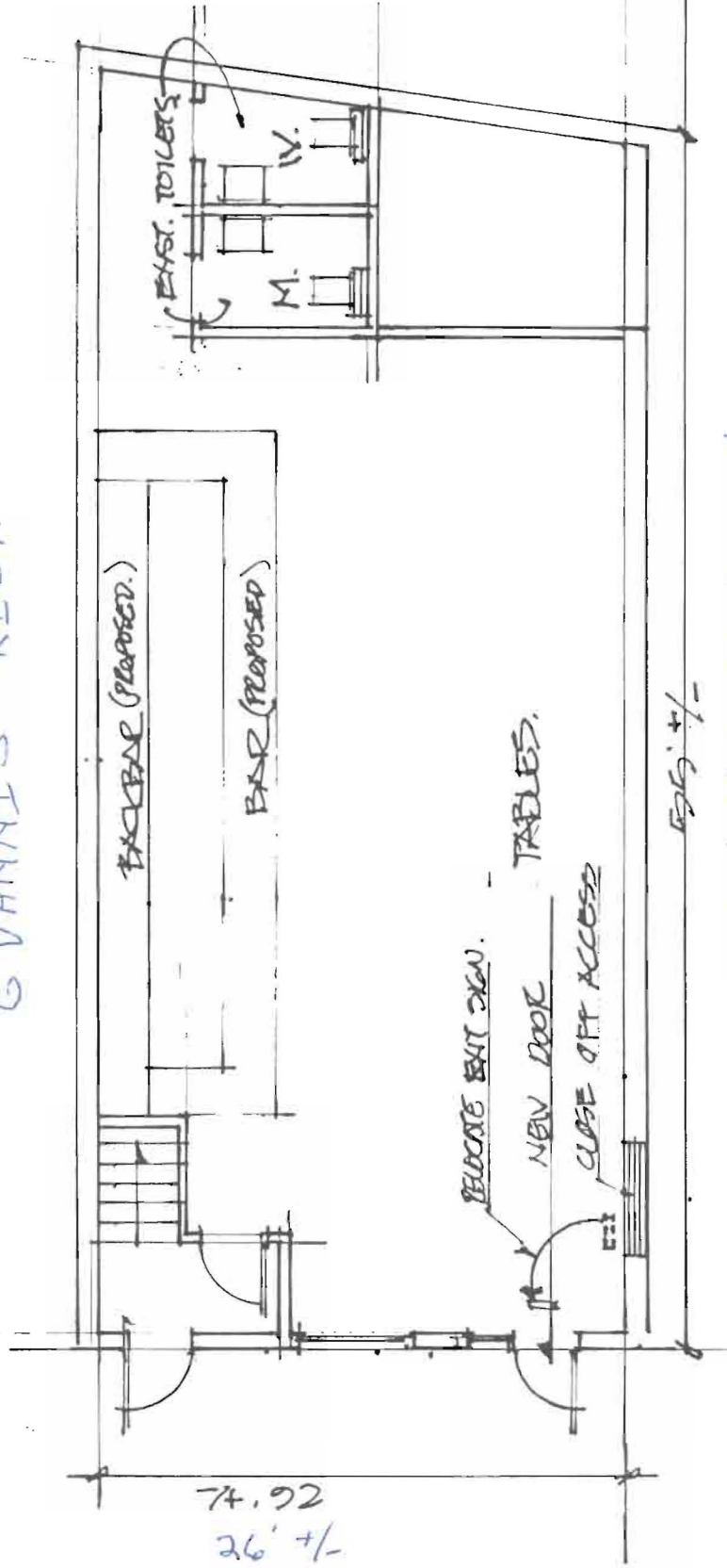


B-181-5



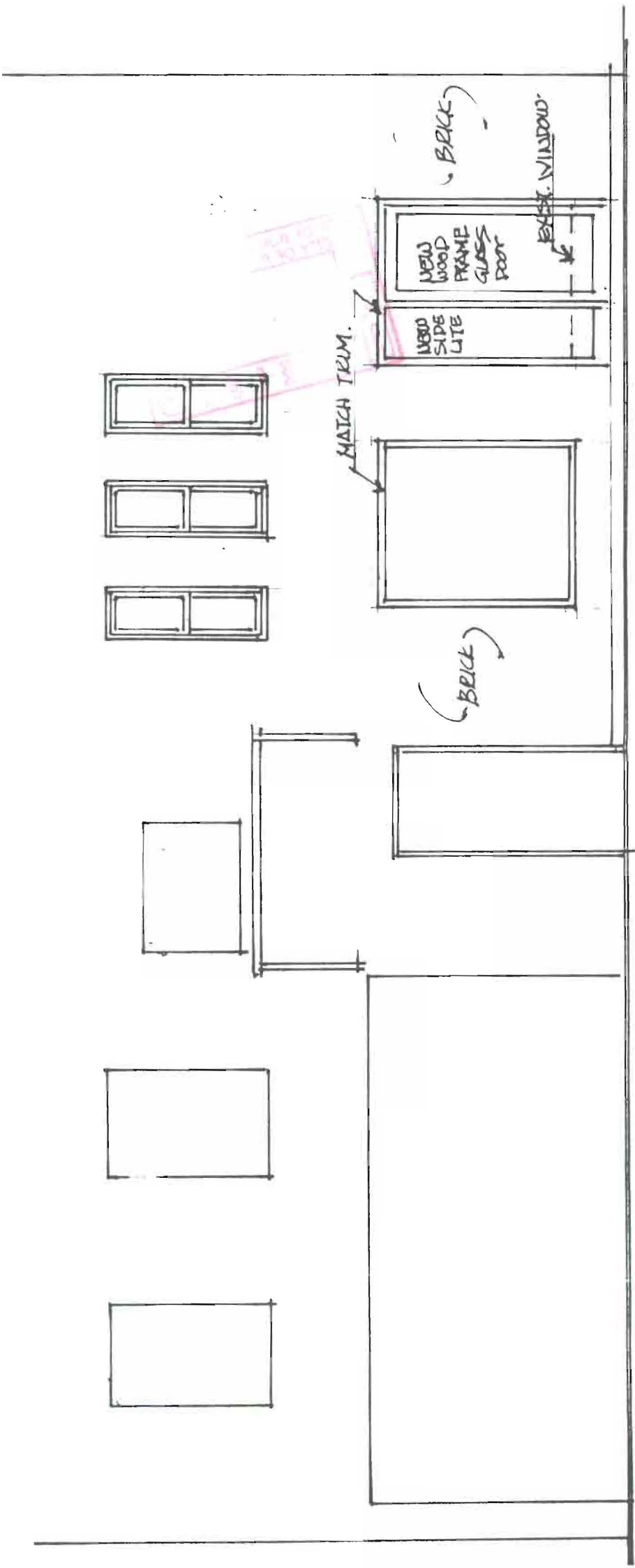


G'VANNI'S REST.



Baker's Table Restaurant

PLAN OF 'THE EDGE' - 41 WHARF ST.  
1/8" = 1'-0"



ELEVATION C 1/4" = 1'-0"