

940049

032-V-008

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee 570 Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Thomas F. Carrs Sr. Phone # 729-0043
 Address: Box 4583 - Ptld, ME 04112
 LOCATION OF CONSTRUCTION 225 Commercial St.
 Contractor: ProjectMgt Inc Sub.: 775-7442
 Address: Box 4857 Ptld, ME Phone # 04112
 Est. Construction Cost: 10,000 Proposed Use: of: fice/retail
 Past Use: _____
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion interior/exterior renovations

For Official Use Only
 Date 1/11/94 Subdivision: _____
 Inside Fire Limits _____ Name JAN 25 1994
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: _____ Public _____ Private _____
 Estimated Cost 10,000

Zoning: Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other WADP (Explain) 1-19-94

Foundation: dumpster prmt: 30-0157
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____ **HISTORIC PRESERVATION**
 3. Type Ceilings: _____ **Not in District nor Landmark.**
 4. Insulation Type _____ Size _____ **Does not require review.**
 5. Ceiling Height: _____ **Requires Review.**

Roof:
 1. Truss or Rafter Size _____ Span _____ Action: **Approved**
 2. Sheathing Type _____ Size _____ **Approved with Conditions**
 3. Roof Covering Type _____ **Denied**

Chimneys:
 Type: _____ Number of Fire Places _____
 Date: _____ Signature: _____

Heating:
 Type of Heat: _____

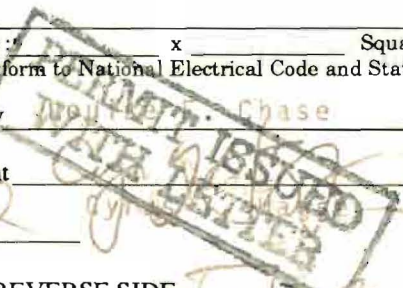
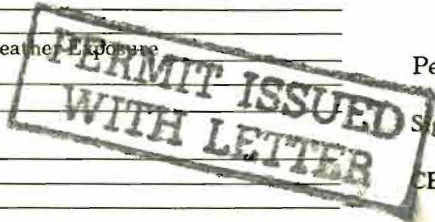
Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Chase
 Signature of Applicant _____ Date 1-11-94

CEO's District 2



CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

Handwritten notes and signatures:
 125 Ms Maasouci
 [Signature]

940049

032-V-008

Permit # _____ City of _____ BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Thomas F. Davis Sr. Phone # 770-0043

Address: Box 4583 - Weld, ME 04110

LOCATION OF CONSTRUCTION 225 Commercial St.

Contractor: Perfect Igt Inc Sub.: 775-7442

Address: Box 1307 - Weld, ME Phone # 04112

Est. Construction Cost: 10,000 Proposed Use: office/retail

Past Use: _____

of Existing Res. Units _____ # of New Res. Units _____

Building Dimensions L _____ W _____ Total Sq. Ft. _____

Stories: _____ # Bedrooms _____ Lot Size: _____

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____

Explain Conversion interior/exterior renovations

For Official Use Only

Date 1/11/94 Subdivision: _____
 Inside Fire Limits _____ Name IAN 25 1001
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: _____ Public _____ Private _____
 Estimated Cost 10,000

Zoning: Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: W/PH 1-19-94 (Explain)

Foundation: dumpster prob: 30-0157

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Ceiling: **HISTORIC PRESERVATION**

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____ Not in District nor Landmark.
3. Type Ceilings: _____ Does not require review.
4. Insulation Type _____ Size _____ Requires Review.
5. Ceiling Height: _____

Roof: *****

1. Truss or Rafter Size _____ Span _____ Action: Approved
2. Sheathing Type _____ Size _____ Approved with Conditions.
3. Roof Covering Type _____ Denied

Chimneys: Type: _____ Number of Fire Places _____ Date: _____ Signature: _____

Heating: Type of Heat: _____

Electrical: Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing: 1. Approval of soil test if required Yes _____ No _____

2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By JUDITH GRIFFIN

Signature of Applicant _____ Date 1-11-94

CEO's District _____

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

*See other permits for c.o.'s and job notes -
 Notes in a manual. ✓*

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 has authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the code official or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

[Handwritten Signature]
 SIGNATURE OF APPLICANT

ADDRESS

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

Inspection Services
Samuel F. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

January 20, 1994

RE: 225 Commercial Street

Project Management, Inc.
Box 4857
Portland, Maine 04112

Dear Sir:

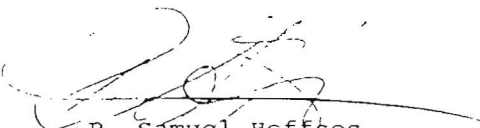
Your application to make interior/exterior renovations has been reviewed and a permit is herewith issued subject to the following requirements:

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

1. This project must have historic preservation review and approval before work begins.
2. Stairs must comply with section 5-2.2.2 of NFPA 101.
3. The sprinkler shall be maintained in accordance with NFPA 13 standards.
4. Fire-resistance rating separation between use group shall be done in accordance with the City's building code, the BOCA National Building Code/1993, Chapter 3, Table 313.1.2.

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Gaylen McDougal, Fire Prevention Bureau
Mr. Gary Hamilton, Historic Preservation Officer

PROJECT MANAGEMENT, INC.

22 Free Street, Suite 300, P.O. Box 4857
Portland, Maine 04112
207-775-7442

January 11, 1994

P. Samuel Hoffses
Chief of Inspection Services
Department of Planning and Urban Development
389 Congress Street
Portland, Maine 04101

RE: 223- 231 Commercial Street

Dear Sam:

We are requesting a partial building permit for the above building. As you are aware, the Planning Board and the Historic Preservation Committee have reviewed and approved the change of use and the renovation. I am enclosing a copy of the plans and approvals granted by these committees.

We are requesting a permit for the following scope of work.


1. Repair the existing storefronts as approved by the Historic Preservation Committee. This work will entail removing and replacing rotted wood, broken glass and doors. (See attached plans)
2. Install new replacement windows as approved by the Historic Preservation Committee.
3. Clean out the interior of the building, demolish and remove all non-essential nonbearing partitions, doors, wall paneling and ceilings. No structural work shall be undertaken at this time.
4. Patch and infill all openings in the floors including the discontinued elevators openings.

As soon as we resolve the final design, structural engineering and the appropriate life safety issues of an office /retail occupancy, we will be applying for a more comprehensive permit. The permit that

we are applying for now, will enable us to start work while the design work is being completed.

Last, public works and the planning department has requested a \$1,000.00 performance guarantee be set up prior to starting the major renovation and site work.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cyrus Y. Hagge', with a stylized flourish extending to the right.

Cyrus Y. Hagge

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kenneth M. Cole III, Chair
Jadine R. O'Brien, Vice Chair
Joseph R. DeCoursey
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

December 1, 1993

32 - ✓ - 008
Cyrus Hagge
GLJ, Inc.
P.O. Box 4857 DTS
Portland, ME 04112

RE: Change of Use and Historic Rehabilitation of 225 Commercial Street

Dear Cyrus:

On November 23, 1993, the Portland Planning Board voted 5-0 (Fisher absent; Hagge abstaining) to approve the site plan for 225 Commercial Street. The Board also voted to grant a Certificate of Appropriateness for the proposed exterior alterations. The approvals were granted for the project with the following condition(s):

- i. That the uses be limited to those described in the applicant's letter dated October 19, 1993;
- ii. That the stoop at the westernmost entry on Commercial Street be constructed of granite or wood.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #39-93, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

32-V-008
#94-0049

CHANGE OF USE AND HISTORIC REHABILITATION OF
225 COMMERCIAL STREET

SITE PLAN AND HISTORIC PRESERVATION REVIEW
GLJ, INC., APPLICANT

44

Submitted to:

Portland Planning Board
Portland, Maine

November 23, 1993

I. Introduction

GLJ, Inc., represented by Cyrus Hagge, is proposing to renovate and convert the former Carr Brothers warehouse at 225 Commercial Street for office and retail use. The project entails renovation of the interior and a comprehensive rehabilitation of the building's historic exterior. As the change of use involves conversion of 25,000 sq. ft. of floor area, the project is subject to major site plan review. As the property is located within the Pedestrian Activities District (PAD) of the B-3 Downtown Business Zone, the proposed ground floor use(s) and exterior alterations must meet the PAD standards within the Site Plan Ordinance. And, as the building is a designated historic structure within the Portland Waterfront Historic District, a Certificate of Appropriateness must be received for exterior alterations. Because the project is subject to major site plan review, the Planning Board shall issue the Certificate of Appropriateness, based upon a recommendation from the Historic Preservation Committee.

Attachment 1 is a written statement by Mr. Hagge, addressing specific requirements under the Site Plan Ordinance. Attachment 2 is a site plan of the property. Attachment 3 is the staff report to the Historic Preservation Committee detailing the proposed exterior alterations. Included in the staff report are elevations of proposed changes. Remaining attachments address other site plan issues and application requirements.

Notice of the public hearing was sent to 400 area residents. Newspaper advertisements appeared in the November 15th and 16th editions of the Portland Press Herald.

II. Findings

Zoning:	* B-3 Central Business District * Pedestrian Activities District * Contributing structure within Portland Waterfront Historic District
Land Area:	5,000 sq. ft.
Lot Coverage:	100%
Total Floor Area:	25,000 sq. ft. (5 floors at 5,000 sq. ft.)
Existing Use:	Warehouse (vacant)
Proposed Uses:	First Floor: Most probably retail, but potentially any of those listed in Section 14-217(a)(2), excluding drinking establishments, billiard parlors, parking garages or lot. Upper Floors: Most probably office, but potentially any of those listed above, and/or combined living/working space.
Adjacent Land Uses:	Office/Retail, marine-related uses.

III. Background

The applicant proposes to rehabilitate the former Carr Brothers Warehouse (now vacant) for retail and office use. As the building is a designated historic structure, the developer is eligible to apply for investment tax credits for its rehabilitation, provided such rehabilitation work meets the Secretary of Interior's Standards for Rehabilitation. The developer is in fact pursuing the investment tax credits and is proposing exterior alterations which are aimed at meeting those standards. (A final determination from the National Park Service has not yet been rendered, however the Maine Historic Preservation Commission's review of the proposed work appears to be favorable.)

Separate from the MHPC/National Park Service review of the project, the exterior alterations are subject to review under the City's Historic Preservation Ordinance. On Wednesday, November 17th, the Historic Preservation Committee voted 4-0 (Thaxter abstaining; Quinn, Fink absent) to recommend approval of a Certificate of Appropriateness for the exterior alterations, subject to one condition (see Sec. VI of this report). It should be noted that because this project is subject to major site plan review, the Historic Preservation Committee's vote is advisory only; the Planning Board must take final action with regard to the Certificate of Appropriateness. A detailed description of the alterations is included in Attachment 3.

With regard to the requirements associated with the Pedestrian Activities District, both the proposed ground floor use (retail) and the alterations appear to be consistent with the goals and regulations of this overlay district.

As the building occupies 100% of its lot, there are no site changes included in this application. Also, there is no parking requirement, as the B-3 zone requires no off-street parking for changes of use.

IV. Staff Review

The proposed project has been reviewed for compliance with the Site Plan and Historic Preservation Ordinances of the Land Use Code. Review of the proposal has been completed by Planning, Public Works, Fire Prevention and Historic Preservation staff. The comments of these divisions are reflected in this report.

V. Site Plan Review

1. Vehicular Access/Parking/Pedestrian Circulation/Traffic

Traffic Engineer Bill Bray has reviewed the proposed project and has determined that the change of use will not create or significantly aggravate any existing problems with vehicular access, parking or traffic on or around Commercial Street. No off-street parking is proposed, as none is required for changes of use in existing buildings within the B-3 zone. Loading/unloading activities will be consistent with those associated with typical retail and office operations.

With respect to pedestrian circulation, it should be noted that the applicant intends to provide handicap access on Commercial Street. The two ground floor bays just west of the Aqua Diving shop will be recessed 5 feet from the front plane of the building, allowing an at-grade entrance into the building and the ability of doors to swing out without obstructing the public way. Currently, there are raised (5") granite blocks located in front of each storefront bay. Two of these granite blocks (which are located in the public way, not on the developer's property) will need to be removed or suppressed 5" to be flush with the sidewalk in order to provide unimpeded access to the handicap entrance.

2/3. Bulk, Location, Height of Building and Use Thereof

The bulk, location and height of the existing building will not be changed. The applicant is proposing a certified rehabilitation of the historic exterior.

Regarding the proposed uses (retail and office), they are consistent with other land uses on the north side of Commercial Street.

4. Sewers, Sanitary & Storm Drains

Craig Carrigan, Development Review Coordinator, has reviewed the proposed project and finds that the development will not overburden sewers, sanitary and storm drains, water or similar public facilities (see Attachment 7).

Regarding solid waste disposal the applicant is proposing to contract with Waste Management of Maine or a similar contractor to remove solid waste as needed (see Attachment 4).

5. On-Site Landscaping/Existing Vegetation

The building is in an urban location and covers 100% of its lot. There is currently one street tree in front of the principal entrance to the building. Given the building's context, staff recommends no additional street trees.

6. Drainage

Craig Carrigan, Development Review Coordinator, has reviewed the plans and finds there will be no effect on existing drainage patterns.

7. Lighting

On Commercial Street, existing industrial fixtures will be reused at the three entry bays. At the westernmost bay, a single fixture will be downlighted over the entry door. In the two recessed bays, existing lights will be mounted pointing up, so as to alter their traditional appearance. No light will spill over to adjacent properties.

If required by code, the applicant will install an emergency light over the exit door on the rear facade. This will be at ground level and will not affect neighboring properties.

8. Fire Safety

The building is currently sprinklered and will remain so.

9. Off Premises Infrastructure

The development is consistent with off premises infrastructure, existing or planned by the City.

10. B-3 Design Review Standards

a. Relationship to the Pedestrian Environment, P.A.D.

The proposed project does not entail new construction but rather the rehabilitation of an existing structure. Therefore some of the ordinance's design review standards are not applicable in this case. However, the proposed rehabilitation does include the restoration of existing storefronts and building entrances on Commercial Street. Further, the building is to become handicap accessible through the alteration of one of the middle bays of the structure (see elevations included in Attachment 3). By restoring the storefronts, by improving access to the building, and by proposing uses on the ground floor (most probably retail) which meet the requirements of P.A.D., the proposed development is consistent with the goals of a pedestrian-oriented Central Business District.

b. General Relationship to Existing Development

As an existing structure within the Portland Waterfront Historic District, the building exhibits many of the architectural characteristics which are shared by numerous buildings in the district. The proposed alterations do not alter these characteristics or the relationship to other structures.

c. Rooftop Appurtenances

The applicant proposes to install 5 cooling units on the rooftop. These will extend approximately 3-4 feet in height and, according to the applicant, will not be visible from a public way.

11. Completeness of Application

The applicant has submitted all information required by the Site Plan Ordinance and complies with all applicable provisions of the Code. Regarding evidence of financial and technical capability, see Attachments 5 and 6.

VI. Certificate of Appropriateness for Exterior Alterations

Attachment 3 is a staff report to the Historic Preservation Committee which describes the major alterations to the exterior. Based on the report and on the submitted elevations and details, the Committee voted on November 17, 1993 to recommend approval of a Certificate of Appropriateness. The recommended approval was subject to the following condition:

1. That the stoop at the westernmost entry on Commercial Street be constructed of granite or wood, not brick.

VII. Motions for the Board to Consider

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #39-93, the Planning Board finds:

1. That the proposed rehabilitation and change of use is/is not in conformance with the Site Plan Ordinance of the Land Use Code and with the Pedestrian Activities District standards included therein.
2. That the proposed exterior alterations are in conformance with the Historic Preservation Ordinance of the Land Use Code and a Certificate of Appropriateness should be granted with the following condition:
 - a. That the stoop at the westernmost entry on Commercial Street be constructed of granite or wood, not brick.

Attachments:

1. Written Statement by Applicant
2. Site Plan of Property
3. Elevations & Details of Proposed Exterior Alterations
4. Staff report to Historic Preservation Committee
5. Letter from Waste Management of ME
6. Letter from Key Bank of ME re: financial capability
7. Option Extension Agreement
8. Memo from Craig Carrigan re: site plan issues

Attachment 1

PROJECT MANAGEMENT, INC.

22 Free Street, Suite 300, P.O. Box 4857
Portland, Maine 04112
207-775-7442

32-V-058

#194-0049

October 13, 1993

Deborah Andrews, Senior Planner
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Change of Use Application: Major Development
GLJ, Inc. 225 Commercial Street

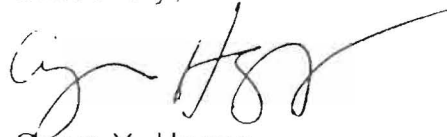
Dear Deb:

On behalf of GLJ, Inc., I am pleased to submit seven (7) copies of the site plan, supporting documents and an application fee of \$300.00 for a proposed change of use at the former Carr Brothers warehouse located at 225 Commercial Street. GLJ, Inc. will hold a purchase and sales agreement to acquire the property and wishes to change the existing warehouse use to the allowable B3 office and retail uses.

Improvements to the property will include an historic rehabilitation of the exterior facades and a comprehensive renovation of the interior spaces into office and retail uses. This renovation will follow the Secretary of the Interior's standards and guidelines for the rehabilitation of historic buildings.

I look forward to the workshop meetings with Historic Preservation Committee on October 20 and the Planning Board on October 26 to discuss this project in more detail. If you have need of further information don't hesitate to contact me.

Sincerely,



Cyrus Y. Hagge
Project Manager

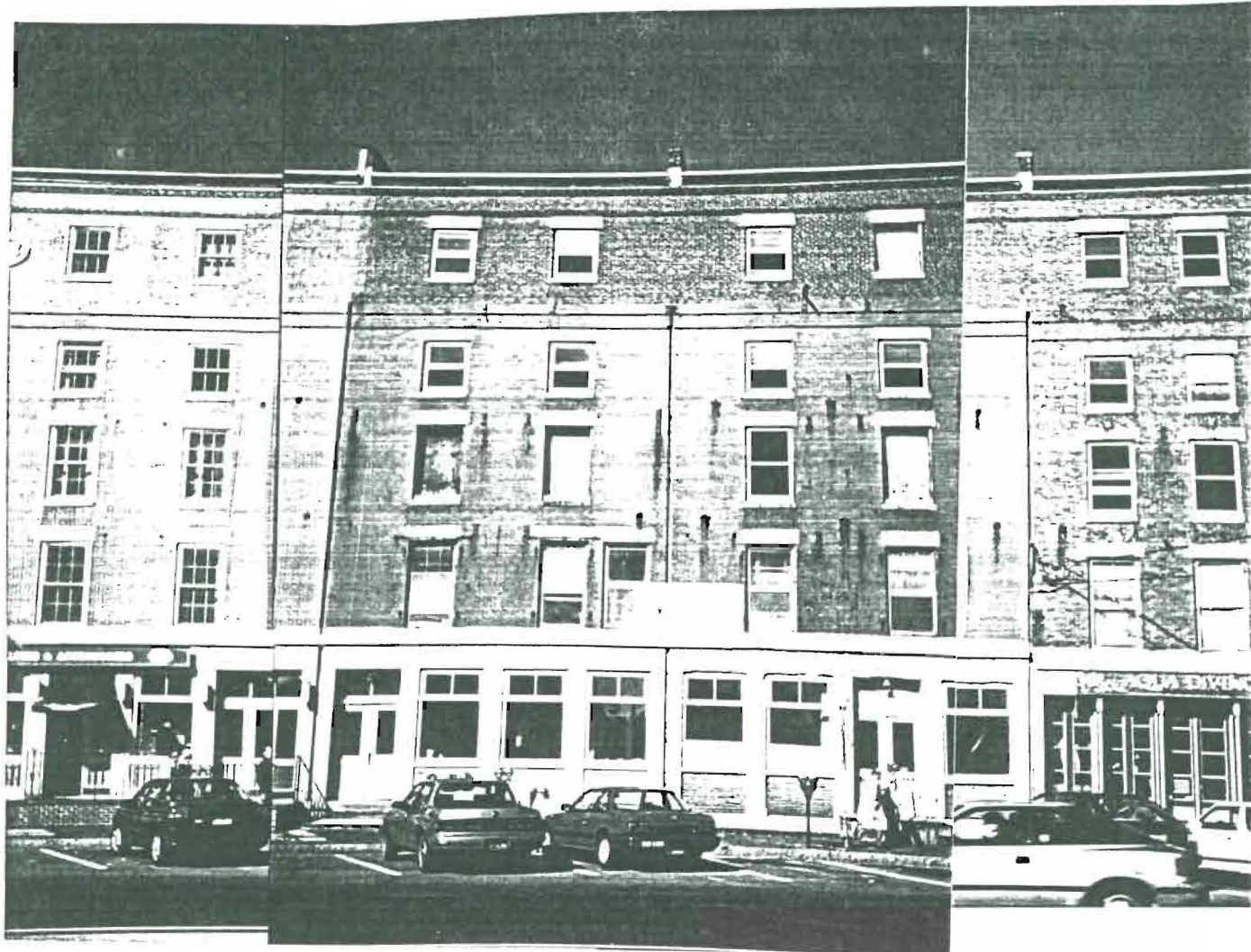
Preliminary Site Plan:

In accordance with Section 14-525(c) Final site Plan - Written statements, I have included the following discussion.

- (1) The proposed uses will be those uses as allowed in the B3 zone. The first floor, approximately 5,000 square feet, will include uses as permitted in Section 14-217 (a)(2) a.-f.,i.-o. and q. as well as PAD overlay zone as listed in 14-217 (b) (1) Ground floor uses. The proposed uses on four upper floors would include Section 14-217 (a)(1) d; Section 14-217 (a)(2) a.-f.,i.-o. and q. and Section 14-217 (a)(4) b.
- (2) The site is 5,000 square feet. Total floor area is 5,000 square feet with a ground coverage ratio of 100%. The total building is 25,000 square feet (five stories).
- (3) There appear to be no existing easements or burdens on this property and none are planned.
- (4) The solid waste that will be generated by this site will be the same type that generated by a typical office building. Since there is no land available on this site to place a dumpster, trash will have to be removed on a daily basis or as needed by each tenant.
- (5) The building is presently serviced with an 8" sewer line, 3/4" copper water service. Commercial street will provide the only public access to the building.
- (6) The existing drainage systems provided on Commercial and Wharf streets have met the drainage and storm water runoff needs of the property for over 100 years.
- (7) This renovation will only affect the exterior shell and interior of the building. It is expected to take two to five years to complete the renovation. Phase one will include the first two floors of the building and Phase two will complete the third through fifth floors.
- (8) The project is not subject to any state or federal regulatory approvals except for the historic tax credit approvals which are voluntary.

- (9) See attached letter from Key Bank and the applicant's resume.
- (10) See attached purchase and sales agreement.
- (11) There are no unusual natural areas, wildlife and fisheries habitats.

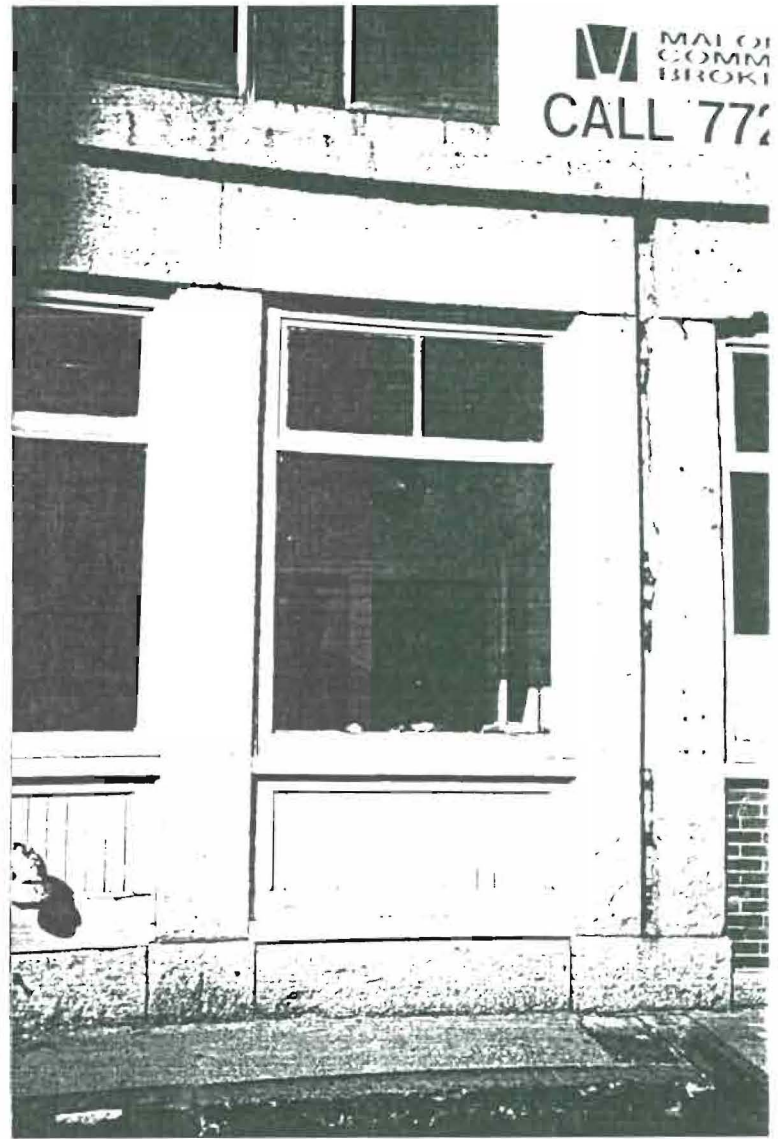
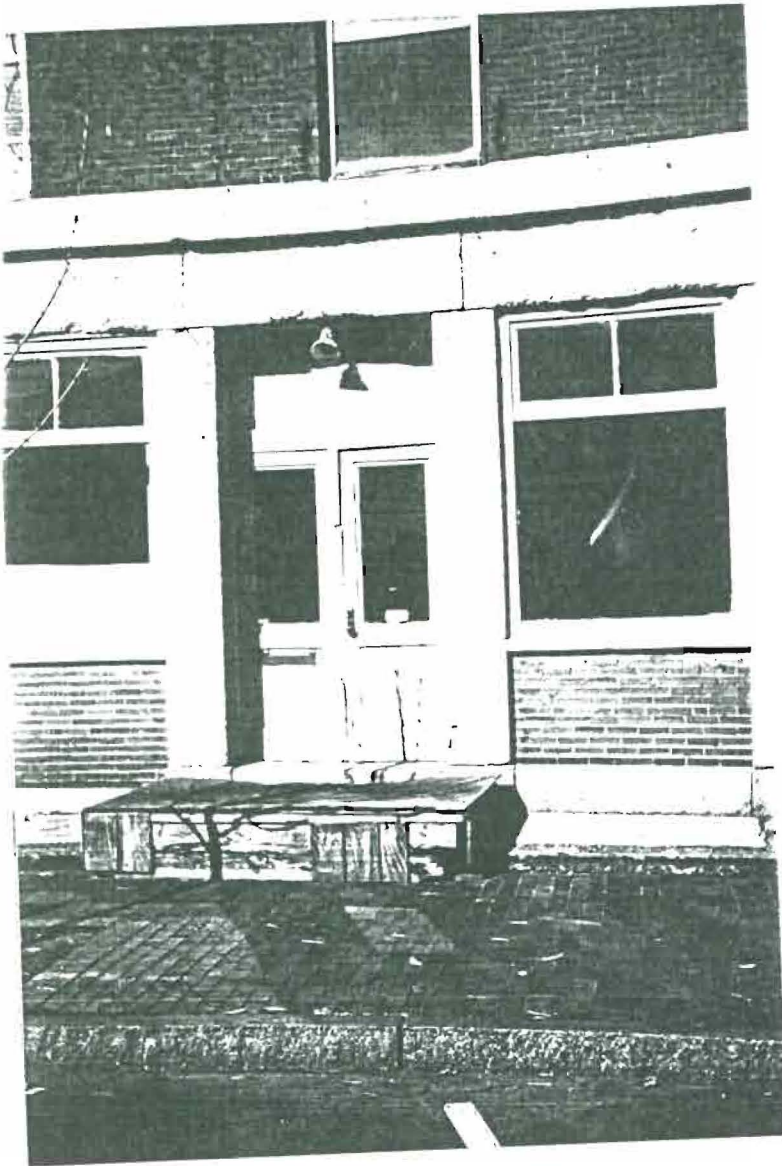
(a)



Commercial Street Elevation

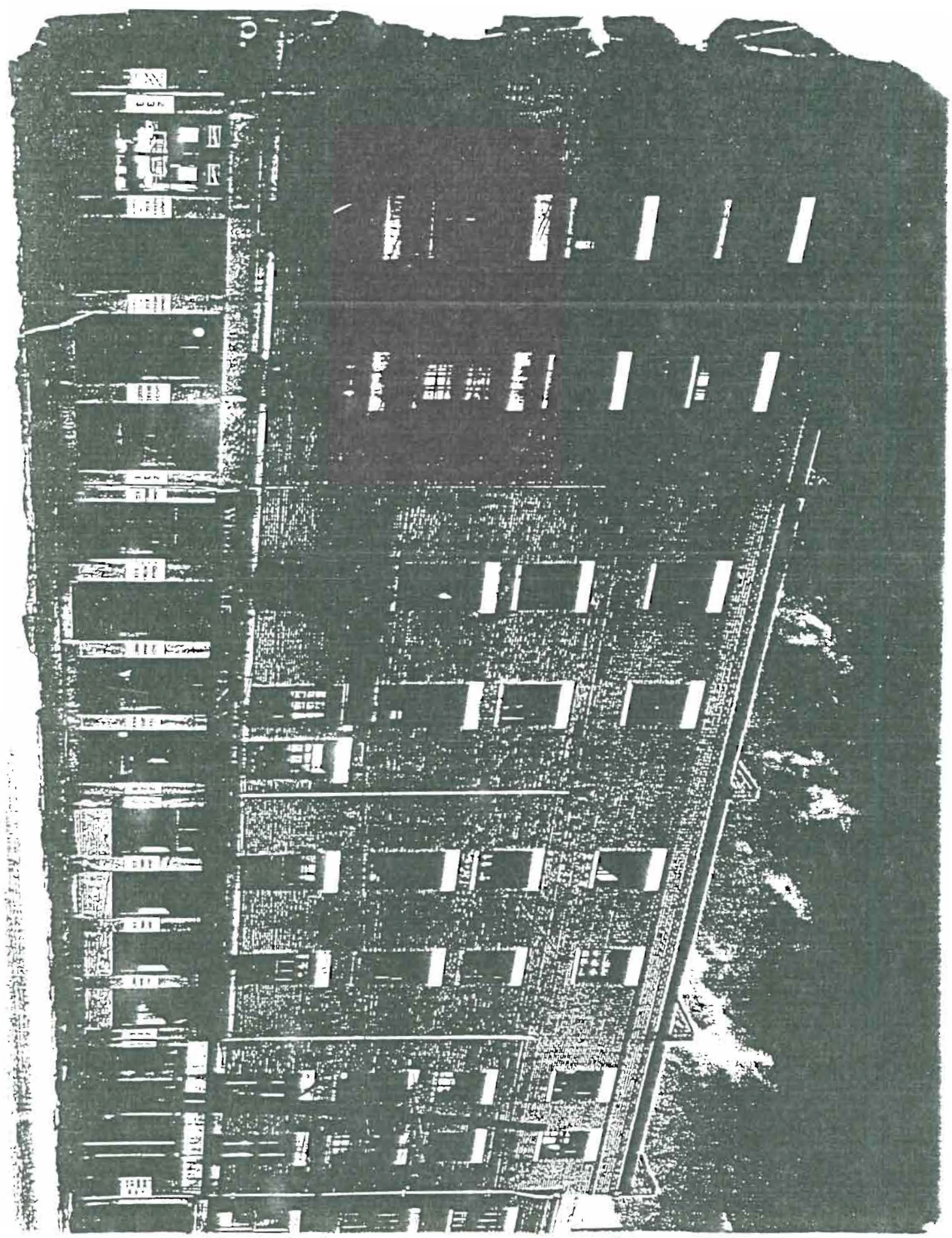


Att. 2(b)



DETAILS OF COMMERCIAL ST. STOREFRONT

Attachment 1



1924 PRESS PHOTO SHOWING EXISTING WOOD SPREFRONT'S & BRICK IN WALL.
NOTE SIGNAGE LOCATED ON SITE IN WOOD COFFER.

Attachment 4

Portland Historic Resources Inventory

Property Address: 223-237 Commercial Street

Inventory #: PW-5

Assessor's C/B/L: 32-V-5

District: Portland Waterfront Map #: 5

Rating:

Local Code:

National Register: Ind. Listing N/A District Portland Waterfront

Date of Placement: Local 08/01/1990 National 05/02/1974

Description of Significant Features and Subsequent Alterations:

The Nathan Winslow Block was built in the first phase of Commercial Street's development. It exhibits many of the characteristics of Greek Revival commercial architecture. Composed of four units of two bays each and an added fifth unit that closely replicates the original four, the building's plain brick wall surface is punctuated by 6/6 windows set between flush granite lintels and sills in the second and third floors; the fourth and fifth floor windows have 3/3 sash and are smaller than those below. A double bellicourse - on the facade only - separates the two uppermost stories and shows the location of the original roofline of the four story building. Greek Revival buildings were not built with flat roofs; the fifth floor is a well-done Colonial Revival addition. A further clue to the building's original roofline is provided by the central window on the western elevation. It is taller than the others on the fourth floor because there was additional wall surface in the original gable.

The building has: a double banded, rough granite lower cornice extending the length of its facade and western elevation and rough granite piers which rhythmically separate the storefront openings for windows and doors. The fifth unit on the eastern end has cast iron pilasters separating the bays. The modern sash has two pane transoms and higher bulkheads than originally intended. The early windows and recessed doors would have filled the entire opening. The western half of the building has been renovated. Its brick surface is cleaned and brick stoops with the wrought-iron railings have been added on the sidewalk. These of course have no historic precedent, and are reminiscent of residential porches.

The eastern half has a variety of ground floor treatments in its openings: some are boarded up, others have old double doors, the remainder have similar windows to the western half. The brick wall surface has not been cleaned on the upper levels. Prior to 1924, a third window was installed to form a pair on the second floor of the block's center bay. The height continuity of the lower cornice is interrupted in the easternmost unit, a further clue to this unit's later construction.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------

Property Name: Nathan Winslow Block I
Property Name(Other):
Street Address: 223-237 Commercial Street
Town: Portland County: Cumberland
Date Surveyed: 09/1990 Surveyor: Rich Radlon
Updated: by (date) by (surveyor)
by
by

Owner Name: Edward J. And Frank J.H. Carr
Owner Address: 217 Commercial Street

Primary Use (Present): COMMERC/TRADE

Condition: FAIR

ARCHITECTURAL DATA

Primary Stylistic Category: GREEK REVIVAL

Other Stylistic Category:

Height: 5 STORY

Primary Facade Width (Main Block; Use Ground Floor): 5+ Bay

Appendages: ADDED STORIES

Porch:

Plan: SIDE HALL

Primary Structural System: BRICK

Chimney Placement: INTERIOR END

Roof Configuration: FLAT

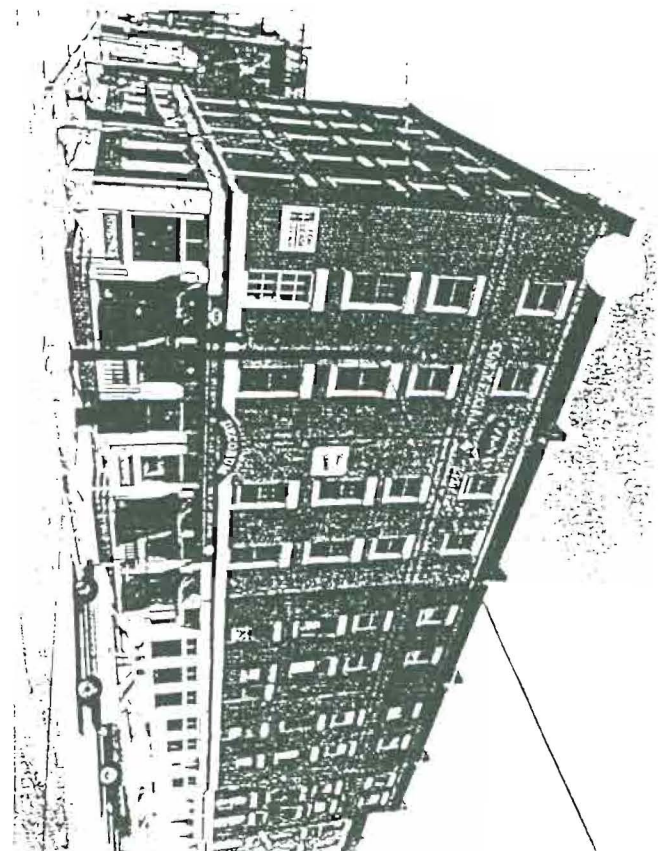
Roof Material:

Exterior Wall Material: BRICK

Foundation Material: GRANITE

Exhibitions/Features:

HISTORICAL DATA



Documentated Date of Construction: 000
Estimate Date of Construction:

Date Major Additions/Alterations:

Architect:
Contractor:
Original Owner: Nathan Winslow
Subsequent Signific. Owner:
Date:

Cultural/Ethnic Affiliation:

Historic Context(s): COMMERCE

Comments:

PHR: 1970; 1924 Tax Assessor Report; 1972 Survey Form;

Historical Drawings Exist: N
Location:

ENVIRONMENTAL DATA

Site Integrity: Original Y Moved N Date Moved

↓ (1912-14) ↓

Street Commercial
 Block 29 Lot 15
 Use of Bldg. Store Name _____
 Tenants and Rooms 1
 Rentals 0.50
 Age 60
 Condition of Repair _____

Class	Exterior	Plumbing
Bungalow	Clapboards	- Common
Single House	Siding	Individual
Two family	Shingles	Open
Three family	Stucco	Set tubs
Apartment	Paper	Finish
- Store Building	Tapestry Brick	Plum
Office	- Com. Brick	Hardwood
Factory	Galv. Iron	
Storage	Stone	Halls
Stables	Terra Cotta	Wood
Garage, private	Concrete	Terrazzo
Garage, public		Marble
Theatre	Heating	Roof - Roofing
Club House	Stove	Shingle
Cottage	Furnace	Slate
	Hot Water	- Gravel
	Sicum	Prepared
Foundation		Asbestos
- Brick	Light	- Flat
- Stone	Oil	Hip
Concrete	Gas	Gable
Pile	- Electric	Dormers
Basement		Windows
- Full	Floor	- Plain Glass
- Cement Floor	- Common	Wire Glass
Waterproof	Hardwood	Shutters
	Re-Concrete	Miscellaneous
Construction	Concrete Slab	- Elevator
Frame	Waterproof	Sprinkler
Brick		Fire Escape
Tile	Ceiling	Refrigerator
Blocks	Plaster	Vacuum Cleaner
Stucco	Metal	Safes and Vaults
Re-Concrete	Panelled	Telephone Equip.
- Mill	- Rough	
Steel Frame		

Ground Area 1847 Height 15
 Cubic Feet 27705 Unit 15 cts.
 Utility Dep. _____
 Dep. 25 Per cent.
 Sound Value, \$ 5976

Land 1843 Corner _____ Interior _____ Alley _____
 Front _____ Depth _____ = _____ ft.
 (2230) COMPUTATION
 1843 X 1212 = 2230
 1843 X 1212 = 2230

Area	Multiplier	Coefficient
		1000

Year	Unit	Coefficient	Land Value
19			5976



HISTORIC PRESERVATION COMMITTEE
CITY OF PORTLAND, MAINE

PUBLIC HEARING
225 Commercial Street

TO: Chairman Thaxter and Members of the Historic Preservation
Committee

FROM: Deborah Andrews, Senior Planner
Gary Hamilton, Historic Preservation Officer

DATE: November 12, 1993

RE: November 17, 1993 Agenda Item - New Business

Application For: Certificate of Appropriateness - Exterior Alterations

Address: 225 Commercial Street; Winslow Block
Portland Waterfront Historic District

Applicant: Cyrus Hagge for GLJ, Inc.

Background:

On October 20th, Cyrus Hagge met with the Committee in a workshop session to present preliminary plans for the rehabilitation of the Winslow Block at 225 Commercial Street. He has since refined his rehabilitation plans and is returning to the Committee for a public hearing and final review.

As the Committee will recall, Mr. Hagge is intending to pursue investment tax credits for the rehabilitation of the building. As such, the project will need to meet the Secretary of the Interior's Standards for Rehabilitation. As of this writing, Mr. Hagge has not yet presented his final rehab plans to the Maine Historic Preservation Commission for their review and comment. Although the Historic Preservation Committee's review process is separate and independent from the state review process, the Committee should be aware that if the State requests revisions to the plan in order to meet the Secretary of the Interior's Standards, the applicant may ultimately need to amend his application to the City as well. (The applicant hopes to meet with a representative of MHPC before Wednesday's public hearing, so that any major revisions to the enclosed plan could be described at that time.)

With respect to specific aspects of the proposed rehab, the applicant is, in general, using existing features as the point of departure for any replacement features. A breakdown of major aspects of the rehab follows:

1. Masonry Cleaning: The north and south masonry facades will be cleaned with a low-pressure water wash with detergent and natural bristle brushes. No repointing is contemplated.

2. Upper Story Window Replacement: The Commercial Street elevation currently exhibits a variety of windows, including a few original 6-over-6 wood sash. Replacement windows are to be Brosco true-divided-light 6-over-6 wood sash. (Fifth floor windows, which are smaller, will be 3-over-3 wood sash.) Instead of triple-track exterior storms which obscure much of the detail of the window behind, the applicant proposes a system of exterior snap-in storms which fit closely over each section of the double-hung window. While this system still obscures some of the relief of true divided-light windows, it represents a significant visual improvement.

The rear (north) elevation currently exhibits 2-over-2 double hung wood windows. The applicant proposes to replace these with aluminum 2-over-2, double hung windows, with an applied exterior muntin.

3. Commercial Street Storefronts: The easternmost storefront (which Aqua Diving currently occupies) will remain as is. The existing storefront configuration at the west end of the building dates to at least 1924 and is documented in the City's 1924 tax photo, as well as a press photo taken in that year (see Attachment 3). These storefronts will be repaired and/or replaced in kind. On the central section of storefront, where brick infill panels appear below the windows, the lower panels will be replaced with wood.
4. Commercial Street Entrances: The westernmost storefront entrance will remain essentially as is (the applicant had originally proposed doors with double glass panels, but is now proposing to reuse or replicate the existing.) A 6" brick or granite stoop will be installed in front of this entrance (no details were provided.) Currently one must step up at least 12 inches to the raised entry.

Two new entries are proposed for the 2 western bays of the central building section. The Committee should note that the configuration of these entries has changed since the workshop session. The applicant now proposes to recess both the handicap entrance and the storefront entrance. By recessing both approximately 5 feet from the front facade, an interior arcade is created behind the granite piers. (See first floor plan and entry detail on Attachment 1.) The handicap entrance is at grade, with a deeper transom window above the entry door. The storefront entrance is accessed from a raised stoop and its transom window's proportions are the same as that of the other storefronts. Where the other storefronts and entries are constructed in wood, the applicant proposes to shift to aluminum for the two recessed entries, presumably to signal what is new and what is historic. (See detail on submitted plan).

5. Sidewalk Alterations: By positioning the handicap entrance at grade and recessing it five feet from the front plane of the building, it will not be necessary to regrade the sidewalk for a ramp. However, two of the raised granite blocks which appear in front of each storefront bay will either have to be removed and replaced with brick or reset at grade in order to allow unimpeded access to these 2 entrances. (The other raised granite blocks will remain in place).

6. Rear Elevation - Upper Service Doors: The existing upper service doors, which are sheathed in galvanized metal and are in deteriorated condition, are to be replaced with glass and aluminum double doors. These doors will swing in and a metal railing will be installed in front of each.
7. Rear Elevation - Ground Level Doors and Windows: For security purposes, the applicant is proposing to infill all existing door and window openings at ground level with a fixed metal panel. Only one operable rear exit door will be provided (no details shown.) It should be noted that the ground floor level will not be readily visible.
8. Exterior Lighting: On the Commercial Street elevation, the applicant proposes to reuse existing industrial fixtures at each of the entries. In the recessed arcade area, these lights will be turned upward to modify their traditional appearance. No information has been provided regarding lighting on the rear elevation.

Staff Comments:

It appears from the submitted elevations and from verbal descriptions of the proposed work that the proposed alterations meet the standards of the ordinance. However, the applicant has been asked to provide additional material or drawings about those aspects of the work which have been described but not detailed on the final plan.

The one aspect of the plan which might warrant further discussion with the applicant is the treatment of the recessed Commercial Street entries. The Committee might wish to explore why both entries are recessed, whether one entry would suffice for both purposes, and whether a shift from wood to aluminum is desirable.

Attachments:

1. Elevations and Details of Proposed Rehabilitation (see AH 3 in Planning Branch Report)
2. Photographs of Subject Building
3. 1924 Press Photo
4. Historic Resources Inventory Form



November 10, 1993

Mr. Cyrus Y. Hagge
G.L.J., Inc.
22 Free Street
P.O. Box 4857
Portland, ME 04112

RE: 225 Commercial St., Portland, Maine

Mr. Hagge:

Waste Management of Maine, Inc. can and will be able to provide waste removal and recycling services for the proposed commercial property at 225 Commercial Street in Portland. Daily handstop service is available Monday through Sunday for solid waste removal. Corrugated cardboard recycling services are available Monday through Friday and individual office paper recycling is available, each office's program would be tailored to their individual needs.

All solid waste collected will be transported to Regional Waste Systems incinerator on outer Congress Street for final disposition, according to the City of Portland's solid waste ordinances.

I hope this letter is sufficient to satisfy your regulatory requirements. If there are any questions you or anyone else has concerning this letter, please do not hesitate to call me at 1-800-244-8290. I look forward to hearing from you.

Sincerely,


Geoffrey B. Hart,
Account/Service Representative
Waste Management of Maine, Inc.

Key Bank of Maine

A KeyCorp Bank

One Canal Plaza
Portland, Maine 04112
(207) 874-7000



November 16, 1993

Cyrus Y. Hagge, President
GLJ, Inc.
P.O. Box 4857
Portland, Maine 04112

Re: 225 Commercial Street

Dear Cyrus:

Thank you for meeting with us last week to discuss your plans for acquiring and renovating the former Carr Brothers warehouse at 225 Commercial Street, Portland, Maine. Based on our initial review of your plan Key Bank of Maine would be pleased to consider a request from you to provide financing for the project once you have received the appropriate approvals.

We have enjoyed the relationship we've had with you over the years and look forward to continuing the relationship in the future.

Please keep us posted on your progress with the project.

Sincerely,

Eric S. Christensen
Vice President

Attachment 6

OPTION EXTENSION AGREEMENT

THIS OPTION EXTENSION AGREEMENT is made this 10th day of November, 1993 by and between THOMAS E. CARR, SR., an individual residing in Bridgton, Maine and THOMAS E. CARR, II, an individual residing in Brunswick, Maine and G.L.J., INC., a Maine corporation with its principal place of business in Portland, Maine.

RECITALS

A. On October 26, 1993, THOMAS E. CARR, SR. and THOMAS E. CARR, II (the "Carrs") granted an option to G.L.J., INC. to acquire the Nissen ~~At~~ ^{At} ~~ten~~ ^{ten} Building, and all appurtenances thereto, located on Commercial Street in Portland, Maine for a period of fifteen (15) days for a total option price, to be paid in cash, of cvt
g)

B. The parties desire to extend the October 26, 1993 option, upon and subject to the terms and provisions thereof, to and including 7:00 p.m. on December 8, 1993.

NOW THEREFORE, for good and valuable consideration, the receipt and legal sufficiency of which is hereby jointly and severally acknowledged, the parties hereto agree as follows:

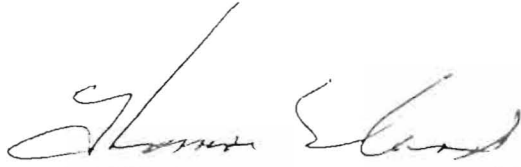
1. The Carrs hereby grant to G.L.J., Inc. the right to acquire the said Nissen ~~At~~ ^{At} ~~ten~~ ^{ten} Building, and all appurtenances thereto, located on Commercial Street in Portland, Maine for a period extending to 7:00 p.m. on December 8, 1993 for a total option price, to be paid in cash of \$ cvt
g)

2. G.L.J., Inc. hereby accepts the option extension granted hereby.

3. The parties hereto agree and acknowledge that they are presently in the process of negotiating a Purchase and Sale Agreement for the acquisition of the property which forms the subject matter of this Option Extension Agreement. In the event the parties hereto reach agreement on their negotiations for a Purchase and Sale Agreement on or prior to 7:00 p.m. on December 8, 1993, then the said option shall terminate and be of no further force and effect. In any event, the option granted hereby shall terminate at 7:00 p.m. on December 8, 1993.

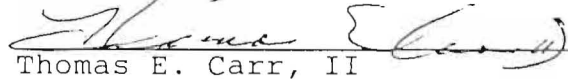
IN WITNESS WHEREOF, THOMAS E. CARR, SR. and THOMAS E. CARR, II and G.L.J., INC. have hereunto set their hands and seals as of the date and year first above written.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF



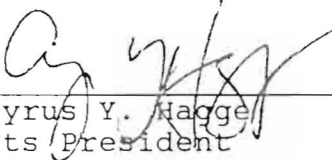
Thomas E. Carr, Sr.

Attorney in Law



Thomas E. Carr, II

G.L.J., INC.

By: 

Cyrus Y. Haggel
Its President

STATE OF MAINE
Cumberland, ss.

November , 1993

Personally appeared the above-named Thomas E. Carr, Sr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Attorney-at-Law

STATE OF MAINE
Cumberland, ss.

November , 1993

Personally appeared the above-named Thomas E. Carr, II. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Attorney-at-Law

Attachment 7



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

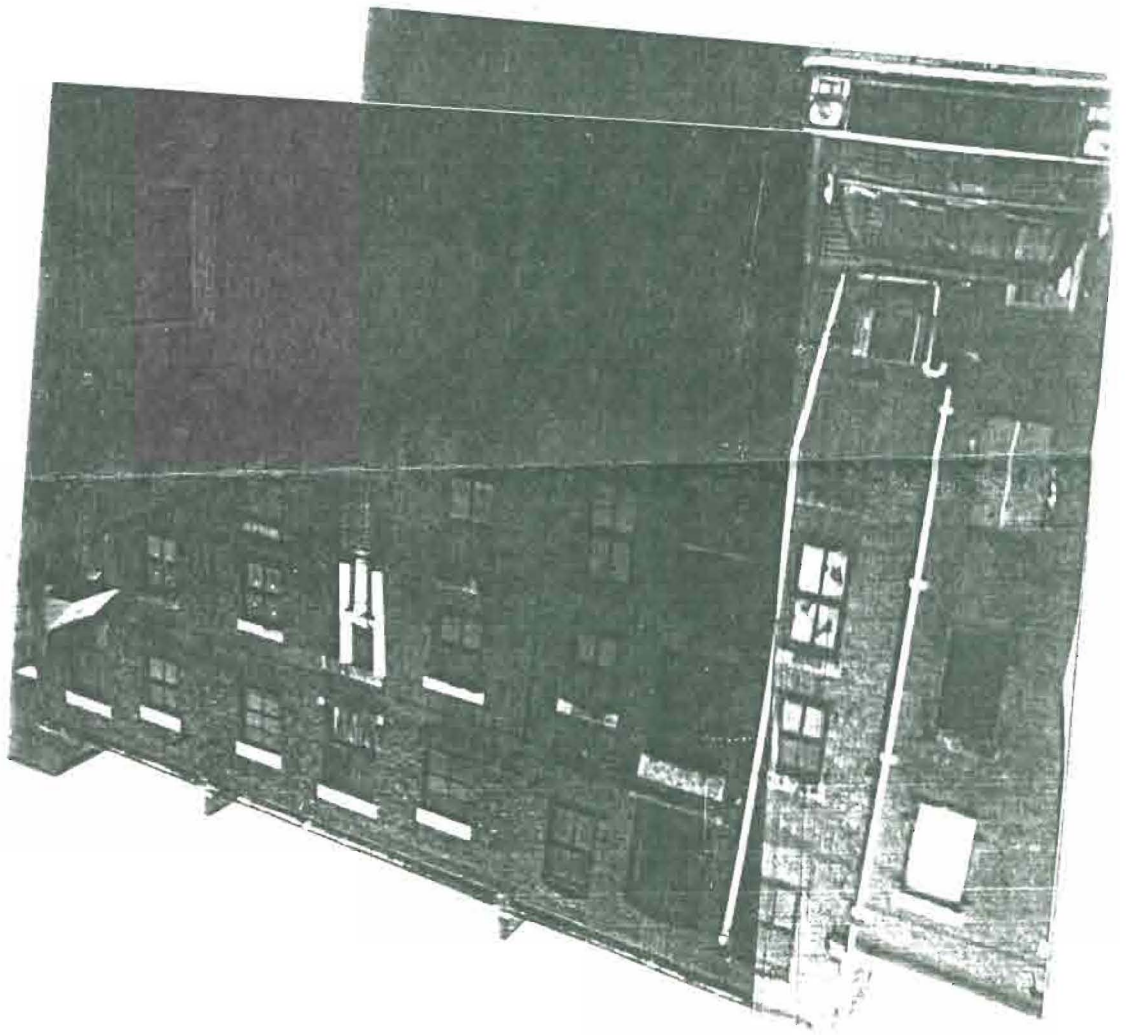
TO: Deb Andrews, Senior Planner
FROM: Craig Carrigan, Development Review Coordinator *CRC*
DATE: November 4, 1993
SUBJECT: GLJ Inc., 225 Commercial Street

Kay:

I have reviewed the plans and available correspondence for the GLJ Inc. site on Commercial Street and have the following comments:

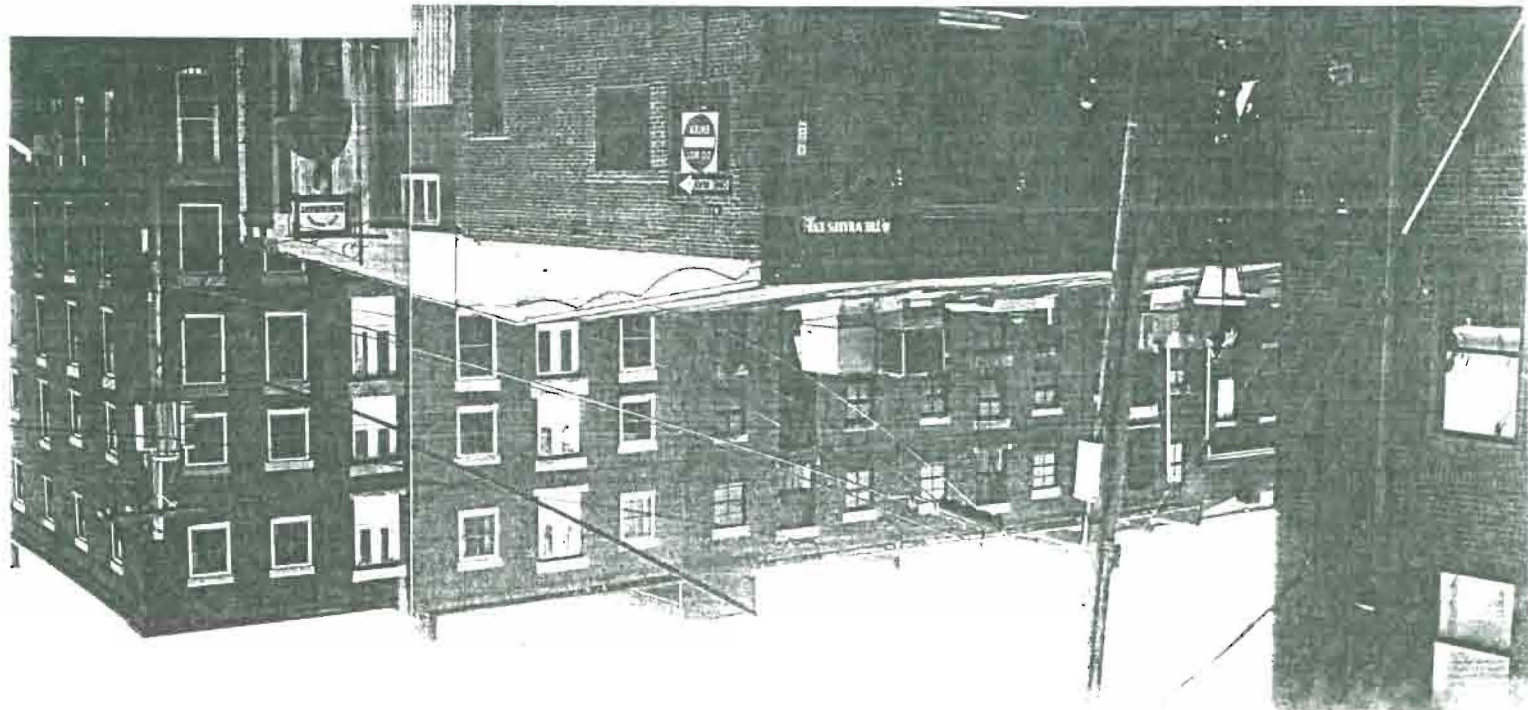
1. The proposed improvements will have no effect on existing drainage patterns.
2. The proposed improvements will not result in any increase to stormwater runoff.
3. The proposed improvements will not increase erosion or sedimentation potential in the area.
4. The proposed improvements do not represent a detrimental impact to existing utilities in the area.

For these reasons I find no engineering objections to the construction of these improvements.



Rear Elevation

Att. 2C





GENERAL NOTES:

1. Owner: Thomas E. Carr, Sr.
Thomas E. Carr, II
P.O. Box 4583
Portland, Me 04112
2. Applicant: GLJ, Inc.
PO Box 4857
Portland, ME 04112
3. Deed Reference: Cumberland Co. Registry of Deeds
6530/229
4. Assessor's Ref. 32-V-8
5. Zoning: B3
6. Total Lot Area: 5,000 + - square feet
7. Building Summary:
Ground Floor Area: 5,000 + - square feet
Number of Stories, Five
Total Building Area 25,000 + - square feet
8. Existing Use: Vacant warehouse and retail shop
9. Proposed Use: Office and retail
10. Parking: None required
11. The site is currently serviced by city water and sewer.

Preliminary Site Plan:

WINSLOW BLOCK
225 Commercial Street
Portland, Maine

For:
GLJ, Inc.
22 Free Street
P.O. Box 4857
Portland, ME 04112
207-775-7442