

Christina Stacey - RE: MCMA Sign Permit - 519 Congress St.

From: "thomas blackburn" <teb@portland.twcbc.com>
To: "Christina Stacey" <cstacey@portlandmaine.gov>
Date: 12/31/2015 1:57 PM
Subject: RE: MCMA Sign Permit - 519 Congress St.

That is correct. TEB

Thomas Blackburn
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From: Christina Stacey [mailto:cstacey@portlandmaine.gov]
Sent: Thursday, December 31, 2015 12:43 PM
To: thomas blackburn <teb@portland.twcbc.com>
Subject: RE: MCMA Sign Permit - 519 Congress St.

Hi Thomas,

Thanks for your response. So if I am understanding correctly, the building will no longer be used as an artist studio once the two artists move out?

The use of the classroom as a gallery display space appears to be fine.

Thanks again,
Chris

>>> "thomas blackburn" <teb@portland.twcbc.com> 12/30/2015 10:01 AM >>>

Good morning Christina,

There was a photographer studio in the ballroom for many years. Several walls were removed to create the ballroom as it now exists. There is still one wall that needs to be removed and we are in the process of raising the considerable amount of funding to make that happen. The consequence of removal is replacement of about 300 sf of flooring then refinishing the entire floor. Then the ceiling and walls also need to be patched and repainted. This will cost at least \$50,000 for the painting alone.

We are kicking off our phase 2 capital raise in mid-February and once completed we will remove the wall and make the necessary repairs. That will be the subject of another permit application since we will be adding a wet bar to increase our functionality as a rental venue .

The 2 artists currently using the space have been there for several years and are ready to relocate to another studio.

In terms of a an art gallery . The room is the classroom which is a multifunction space of 850 sf. It is used as a rehearsal space for Acorn, a dance space when needed, a conference room , a yoga studio and finally a display space for artist as a vanity gallery. It has been out of service as a gallery for several months while the bathrooms on the third floor were completed.

We added the lines on the sign to identify the probable uses of the classroom.

Does this answer your questions? If not I can show you the space if you wish.

Thanks for the inquiry TEB

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From: Christina Stacey [<mailto:cstacey@portlandmaine.gov>]
Sent: Tuesday, December 29, 2015 11:59 AM
To: TEB@PORTLAND.TWCBC.COM
Subject: MCMA Sign Permit - 519 Congress St.

Hi Thomas,

We are in the process of reviewing the permit application to install signs at MCMA. I had a question about the application; under current uses it mentions "artist studios" and "gallery." Can you provide information on where these two uses are taking place? The change of use application that was submitted in 2014 said that there were two artist studios, but also stated that the 3rd floor partition walls that created the studios were to be removed and the area converted to assembly hall. It appears to have been assumed there would no longer be artist studios in that space. There is also no mention of a gallery in any of the recent applications.

Thanks for any clarification you are able to provide.

Yours,
Chris

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