

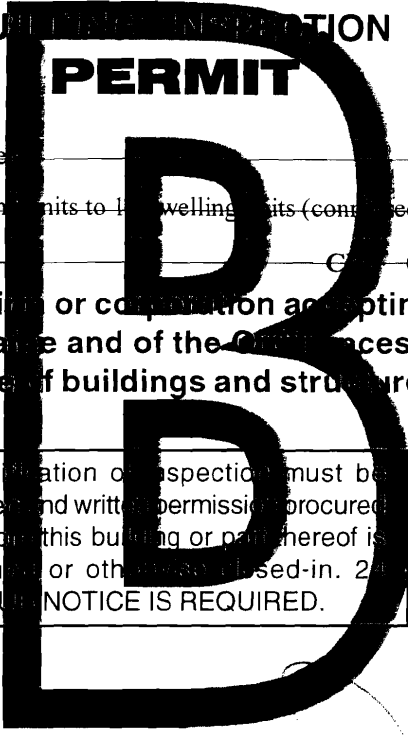
# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 091086  
PERMIT ISSUED

Please Read  
Application And  
Notes, If Any,  
Attached



This is to certify that Rice Geoffrey I/property owner

has permission to Change of use from 10 dwelling units to 1 dwelling units (connected to building permit #080650)

AT 600 CONGRESS ST City of Portland 039 A013001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. [Signature] 202

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

[Signature] 2/11/10  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1086	Issue Date:	CBL: 039 A013001
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Location of Construction: 600 CONGRESS ST	Owner Name: Rice Geoffrey I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial/Mixed use - 10 Residential Units	Proposed Use: Comercial/Mixed use - 12 Residential Units - Change of use from 10 dwelling units to 12 dwelling units (connected to building permit#080650)	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 2
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FIRE DEPT: w/conditions 2/9/10	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R-2 Type: 3B 2/11/10
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**Proposed Project Description:**  
Change of use from 10 dwelling units to 12 dwelling units (connected to building permit #080650)

Signature: *[Signature]*  
Signature: *[Signature]*  
**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Ldobson	Date Applied For: 10/01/2009	<b>Zoning Approval</b>		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

<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
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>
Date: 9/23/10 11:09 AM

<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
Date: _____

<b>Historic Preservation</b> Yes
<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Requires Review
<input type="checkbox"/> Approved
<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Denied
Date: Any extension of work requires a separate review approval thru Historic Preservation.

**PERMIT ISSUED**

FEB 11 2010

City of Portland

**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 is 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1086	Date Applied For: 10/01/2009	CBL: 039 A013001
-----------------------	---------------------------------	---------------------

Location of Construction: 600 CONGRESS ST	Owner Name: Rice Geoffrey I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Comercial/Mixed use - Change of use from 10 dwelling units to 12 dwelling units (connected to building permit#080650)	Proposed Project Description: Change of use from 10 dwelling units to 12 dwelling units (connected to building permit #080650)
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/01/2009

**Note:** The work to change the use from ten to twelve dwelling units is being done under permit #09-0650.      **Ok to Issue:**   
 Legal number of existing dwelling units is ten (10) based on the 1957 Street Directory.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) With the issuance of permit #09-1086 and this permit and the certificate of occupancy, the legal use of the property will be commercial first floor, and four (4) residential units each on the second, third and fourth floors for a total of twelve (12) residential dwelling units. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 02/09/2010

**Note:**      **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. Construction activity approved on permit # 09-0650.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Ben Wallace Jr.      **Approval Date:** 02/09/2010

**Note:**      **Ok to Issue:**

- 1) Standpipe and Sprinkler systems shall be installed in accordance with NFPA and fire department rules. A separate Suppression System Permit is required.
- 2) Stairwell marking shall be accomplished in accordance with NFPA 101. Stairs shall be designated A, B, etc. Floors Shall be 1 and up at level of Fire Department access and Basement. Unit designations shall indicate floor such as Unit 201 shall be on the second floor. Building shall comply with Section 10-4 of Portland City Code for Special Hazard Dwelling Units which can be viewed at <http://www.portlandmaine.gov/Chapter010.pdf>
- 3) Photo-electric smoke and CO alarms shall be installed per NFPA.
- 4) All construction shall comply with NFPA 1 and 101.
- 5) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance.
- 6) The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. A separate Fire Alarm Permit is required and shall be submitted by a NICET III or equivalent designer. This building permit has not been reviewed for this purpose.
- 7) A single source supplier should be used for all through penetrations.
- 8) Separation of Uses shall be maintained.
- 9) Walls in structure are to be labeled according to fire resistance rating.  
IE; 1 hr. / 2 hr. / smokeproof.
- 10) All doors into a common corridor shall be 20-min listed fire door assemblies with the exception of stair doors. No transoms, louvers, or transfer grills are permitted.

**PERMIT ISSUED**

FEB 11 2010

City of Portland

<b>Location of Construction:</b> 600 CONGRESS ST	<b>Owner Name:</b> Rice Geoffrey I	<b>Owner Address:</b> 658 CONGRESS ST 1ST FLOOR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

- 11 Interior stair doors shall be 60-min listed fire door assemblies. No transoms, louvers, or transfer grills are permitted.
- 12 Electrical service in the rear stair is to be moved to an approved electrical room. Electrical systems to be upgraded to meet NEC.
- 13 Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and shall be on the lighting circuit for the area they serve.

**Comments:**

2/9/2010-jmb: Can issue with renovation permit approval

10/20/2009-gg: received granted site plan exemption as of 10/20/09. Filed with permit (Jeannie). /gg

PERMIT ISSUED

FEB 11 2010

City of Portland



Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Schwartz Building Fire and Facade Improvements

PROJECT ADDRESS: 4000 - 4002 Congress St. Portland

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)

10 dwelling units re-configured to 12 dwelling units  
2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floors

CHART/BLOCK/LOT: 39-A-13

RECEIVED

CONTACT INFORMATION:

OCT 1 2009

OWNER/APPLICANT

Name: Croff Rice  
Address: 654 Congress St. / Floor  
Portland  
Zip Code: 04101  
Work #: \_\_\_\_\_  
Cell #: 450-6005  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

CONSULTANT/AGENT

Name: Paul Bulow, Esq. City of Portland  
Address: 477 Congress St. P.O. Box 15215  
Portland, ME 04112-5215  
Zip Code: 04112-5215  
Work #: 874-4000  
Cell #: \_\_\_\_\_  
Fax #: 874-4040  
Home #: 767-2056  
E-mail: Paul@LambertCoffin.com

Criteria for Exemptions:

(See Section 14-523 (4) on page 2 of this application)

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?

Applicant's Assessment  
Y(Yes), N(no), N/A

Planning Division  
Use Only

<u>Y</u>	<u>Yes</u>
<u>No</u>	<u>no</u>
<u>No</u>	<u>NA no impact</u>
<u>No</u>	<u>no</u>
<u>Yes</u>	<u>yes</u>
<u>Yes</u>	<u>yes</u>
<u>No</u>	<u>no</u>
<u>No</u>	<u>no</u>
<u>No</u>	<u>no</u>
<u>Yes N/A</u>	<u>NA</u>
<u>Yes</u>	<u>yes</u>

RECEIVED

OCT 20 2009

Dept. of Building Inspections  
City of Portland Maine

Planning Division Use Only

Exemption Granted  <sup>with condition</sup> Partial Exemption  Exemption Denied

The proposed project is exempt from <sup>site plan</sup> review with the condition that all required building permits are obtained prior to the start of work.

Planner's Signature Barbara Barhydt Date Oct. 8, 2009

PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: EXEMPTIONS FROM SITE PLAN REVIEW

**Sec. 14-523. Approval required.**

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
  - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
  - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
  - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
  - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
  - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
  - g. There are no evident deficiencies in existing screening from adjoining properties; and
  - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

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**IMPORTANT NOTICE TO APPLICANT**

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.

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Application for Exemption from Site Plan Review

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PROJECT NAME: Schwartz Building Fire and Facade Improvements

PROJECT ADDRESS: 400-402 Congress St. Portland

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)  
10 dwelling units re-configured to 12 dwelling units  
2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> floors

CHART/BLOCK/LOT: 39-A-13

RECEIVED

CONTACT INFORMATION:

OCT 1 2009

OWNER/APPLICANT

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Address: 654 Congress St. / Floor  
Portland  
Zip Code: 04101  
Work #: \_\_\_\_\_  
Cell #: 450-6005  
Fax #: \_\_\_\_\_  
Home #: \_\_\_\_\_  
E-mail: \_\_\_\_\_

CONSULTANT/AGENT

Name: Paul Bulow, Esq. City of Portland Planning Division  
Address: 477 Congress St. P.O. Box 15215  
Port. Me. 04112-5215  
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Work #: 874-4000  
Cell #: \_\_\_\_\_  
Fax #: 874-4040  
Home #: 767-2056  
E-mail: pbulow@lambertcollin.com

Criteria for Exemptions:

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- b) Are there any new buildings, additions, or demolitions? \_\_\_\_\_
- c) Is the footprint increase less than 500 sq. ft.? \_\_\_\_\_
- d) Are there any new curb cuts, driveways or parking areas? \_\_\_\_\_
- e) Are the curbs and sidewalks in sound condition? \_\_\_\_\_
- f) Do the curbs and sidewalks comply with ADA? \_\_\_\_\_
- g) Is there any additional parking? \_\_\_\_\_
- h) Is there an increase in traffic? \_\_\_\_\_
- i) Are there any known stormwater problems? \_\_\_\_\_
- j) Does sufficient property screening exist? \_\_\_\_\_
- k) Are there adequate utilities? \_\_\_\_\_

Applicant's Assessment  
Y(yes), N(no), N/A

Y  
N  
No  
No  
Yes  
Yes  
No  
No  
No  
Yes N/A  
Yes

Planning Division  
Use Only

Yes  
no  
NA no  
no  
yes  
yes  
no  
no  
no  
NA  
yes

Planning Division Use Only

Exemption Granted  <sup>with condition</sup> Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

The proposed project is exempt from <sup>site plan</sup> review with the condition that all required building permits are obtained prior to the start of work.

Planner's Signature Barbara Jorhydt Date Oct. 8, 2009

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  - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
  - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
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---



**Planning Barbara Barhydt**

October 8, 2009

The proposed project is exempt from site plan review with the condition that all required building permits are obtained prior to the start of work.

Note for file:

On October 8, 2009, I called Paul Bulger, Esq., representing the property owner. He confirmed that building was built in 1929 and Mr. Rice purchased it in 1978. There is no parking associated with the site. In 1957, the building had 10 residential units and 16 commercial users, such as hair dressers, chiropractors etc. They intend to keep the first floor commercial with three retail spaces and have 12 units on the upper floors. They are seeking to upgrade the units to meet fire safety codes and to upgrade the façade. He feels the overall plan is a decrease in density. The current tenants are artists. No parking is provided and the B-3 zone does not require parking for a change of use, which in this case is two units.

**APPROVED WITH CONDITIONS:**

- 1. The proposed project is exempt from site plan review with the condition that all required building permits are obtained prior to the start of work.**

**From:** "Tom Errico" <thomas.errico@tylin.com>  
**To:** "Barbara Barhydt" <BAB@portlandmaine.gov>  
**Date:** Thursday, October 08, 2009 9:45:48 AM  
**Subject:** Congress/High

Barbara - I received your voicemail and am fine with their situation.

Thomas A. Errico, P.E.

T.Y. Lin International

12 Northbrook Drive  
Building A, Suite One  
Falmouth, ME 04105

207.347.4354 (Direct)  
207.781.4721 (Main)  
207.781.4753 (Fax)  
207.400.0719 (Mobile)



# PORTLAND MAINE

Planning Division  
Barbara Barhydt, Senior Planner

Oct. 8, 2009

Discussion w/ Paul Bulger Esq  
Schwartz bldg - 1929

- 1) Building was bought in 1978 w/o parking
- 2) Parking lot behind bldg in separate ownership & it is full -
- 3) In 1957 - the bldg had 10 dwelling units & 16 commercial uses - such as hairdressers, chiropractors etc
- 4) Seeking to keep 1<sup>st</sup> floor commercial
  - 3 units - 1 is Walker Antiques
  - Adding 2 residential units
- 5) Seeking to upgrade for First do facade improvements
- 6) Feel decreasing overall density
  - if parking provided - more cost for each unit -  
↑ value
- 7) current resident tenants are artists



# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>600-602 Congress (Schartz Building)</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>39      A      13</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Paul S. Bullock</u> Address <u>Agent for Geoff Rice</u> <u>658 Congress St. 1st Fl</u> City, State & Zip <u>Portland Me. 04101</u>	Telephone: <u>450-6005</u> (owner) <u>874-4000</u> (agent)
Lessee/DBA (If Applicable)  <u>N/A</u>	Owner (if different from Applicant) Name <u>Geoff Rice</u> Address <u>(Same)</u> City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>1st Flr Comm. Res.</u> Number of Residential Units <u>10</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>1st Floor Commercial / 12 Residential Units</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>Change of use from <del>10</del> dwelling units to 12 DU.</u> <u>Connected to existing building permit 09-0650.</u>		
Contractor's name: <u>See owner</u> Address: <u>658 Congress St First Floor</u> City, State & Zip <u>Portland ME 04101</u> Telephone: <u>450-6005</u> Who should we contact when the permit is ready: <u>Paul Bullock</u> Telephone: <u>874-4000</u> Mailing address: <u>P.O. Box 15215, 477 Congress St. Port 04112-5215</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. 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's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:

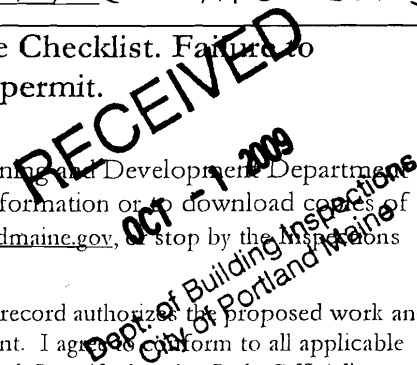
Paul S. Bullock

Date:

10-1-09

This is not a permit, you may not commence ANY work until the permit is issued

for Geoffrey I. Rice



ft Right  
 Lester & Stuart Dental Laboratory Inc SP 2-1511  
 66 Puritan Tea Room SP 3-5591  
 567 Carroll Cut Rate Perfumer cosmetics SP 3-9381  
 68 Paul's Jewelry Inc SP 3-3131  
 569 Molko's Victoria Linen Shop Inc SP 4-0512  
 569 1/2 Davis & Cartland Co shoes SP 3-4523  
 70 Bickford Bldg  
 Bernie's Fashions SP 3-3521  
 571 Planter's Peanut Store  
 Blaine Restaurant SP 3-6784  
 72 Fanny Farmer Candy Shop  
 573a Hilton's Jewelers SP 3-9419  
 573 1/2 Vacant  
 74 A H Benoit & Co clothiers SP 3-6421  
 74a Chipman Building  
 Jack Merdek barber rm 23  
 Harry N Blake jwlr rm 24 SP 4-0093  
 Pen Shop (The) rm 24 SP 4-0093  
 Portland Spiritualist Church rm 30  
 Storage rm 32  
 Seaboard Finance Co rm 203 SP 2-7426  
 Casco Prosthetic Service Inc rm 301 SP 2-0618  
 575 First Portland National Bank branch SP 2-0171  
 576 Princess Corset Shoppe SP 4-6761  
 576a Dr Scholl's Foot Comfort Shop SP 4-8524  
 577 FOREST AVENUE begins  
 Harry's cigars SP 2-4973  
 578 Smith-Somes Co opticians SP 3-0882  
 Roger H Skillings optometrist SP 3-0882  
 579 Congress Sq Men's Shop SP 4-8092  
 Congress Square Hotel SP 2-5411  
 WCSH Broadcasting Station SP 2-0181  
 WCSH-TV Telecasting Station SP 2-0181  
 First Radio Parish Church of America  
 Marion's Card Shop SP 2-7921  
 Vacant  
 580 George T Springer Co jewelers SP 2-5404  
 581 Dow & Stubling Inc jewelers SP 3-4082  
 582 Arthur Murray School of Ballroom Dancing SP 4-2628  
 Central Maine Power assembly rm  
 584 Chapman's men's and women's clothing SP 3-4858  
 585 George C Shaw Co gro SP 3-0211  
 586 Congress Gift Shop SP 2-1024  
 588-508 H H Hay Sons druggists SP 2-6511  
 591 Your Host Inc restr SP 2-2311  
 593 J W Minott Co florist SP 2-4638  
 595 Cushman Baking Co SP 3-7134  
 595 1/2 Pine Tree Billiards SP 2-9369  
 597 William Hall tailor SP 2-6161  
 598 FREE STREET ends  
 599 Carolyn's Inc women's clothing SP 3-2700  
 600 Greyhound Lines bus ter SP 2-6587  
 600a Dutch Cleaners  
 601 Portland Drug Co Inc SP 2-4470  
 HIGH STREET crosses  
 Schwartz Building  
 Millinery Mart  
 Dor-Een Beauty Salon rm 201 SP 2-6327  
 Vacant rm 202  
 Florence Beauty Salon rm 203 SP 3-6082  
 Robert Weinstein chiropodist rm 204 SP 2-8962  
 Herman A Nelson rm 205  
 Sadie D McDougal rm 206 SP 4-9675  
 Vacant rm 207  
 Petersen's Beauty Salon rm 208 SP 2-8757  
 Florence C Clark hairdresser rm 208  
 Curtis Beauty Shop rm 301 SP 2-1551  
 Hazel's Beauty Salon rm 302 SP 4-9638  
 John S Madigan chiropodist rm 303 SP 2-0732  
 Richardson Dental Laboratory rm 304 SP 3-6963  
 John E Conley rm 305  
 Mrs Lillian Sloat rm 306 SP 4-9129  
 Nellie E Young rm 307  
 Emery Beauty Shop rm 308 SP 4-1236  
 Mabelle E Emery rm 309 SP 4-1236

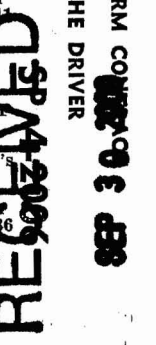
Left Right  
 Globe Realty Co rm 401 SP 3-4161  
 American Realty Investors Inc rm 401 SP 3-4161  
 State Realty Co rm 401 SP 3-4161  
 Sidney P Shwartz lawyer rm 401 SP 3-4161  
 Shwartz Bros Inc real est rm 401 SP 3-4161  
 David Shwartz & Sons Inc real est rm 401 SP 3-4161  
 Mrs Gladys J Whitten rm 402 SP 3-8265  
 Edna's Beauty Shop rm 403 SP 2-9629  
 Mrs Hazel M Cramp drsmkr and h rm 404 SP 2-1452  
 Mrs Laura Libby rm 405  
 Mrs Lulu Rhodes rm 406  
 Joan E Lawler rm 406 SP 3-7066  
 State Drug Co SP 3-8858  
 603 Campbell's Book Store SP 3-7722  
 604 Vacant store  
 606 Presto Lunch Inc SP 2-9273  
 Lenox Athletic Club  
 Lillian King SP 2-0982  
 607 Paul Richter Jewelers mfrs SP 3-7510  
 608 Cathay Gardens Restaurant Co Inc SP 2-4742  
 609 State Theatre SP 3-1714  
 609a Warren's Nut Shop SP 2-9314  
 610 Music Mart SP 4-9613  
 Irvin E Long Agency ins SP 2-2950  
 Carlton F Sylvester real est SP 3-6124  
 James B Cronin apt 1  
 Kenneth Barstow apt 2  
 Gertrude A Gale apt 3  
 G Fred Sylvester real est and h apt 4 © SP 3-3954  
 Frederick A Canales apt 5 SP 3-0318  
 Mrs Louise B Casey apt 6 SP 2-3330  
 John P McGowan apt 7  
 Fred Perry apt 8  
 Mrs Margaret E Sprague apt 9  
 Guy Cobb apt 10  
 Ina V Brown apt 11  
 Frederica Davis apt 12  
 611 Vacant  
 611a The Gray Gull Gift Shop SP 2-2757  
 612 Louis Jewelry & Gift Shop SP 3-8424  
 612a Bernice J Decoteau apt 1 SP 3-6230  
 Mrs Rose A Ives apt 2 SP 3-4215  
 Mrs Edna Moore apt 3  
 Mrs Alice Pennell apt 4  
 613 Frederick J Wallace Inc ladies' specialty shop SP 4-9206  
 614 Christian Science Reading Room & Library SP 2-0996  
 615 Congress Building  
 615a Ida Goffin women's clothing SP 2-2910  
 616 Aetna Finance Co SP 4-2681  
 617 Kiddie Korner (children's clo) SP 4-9711  
 Dunlap Agency Inc (The) ins SP 2-4723  
 618 Maine Hardware & Plumbing Supply Co SP 3-5604  
 620 D K Hammett Inc photo apparatus and supplies SP 2-3181  
 621 Portland Public Library SP 2-2458  
 Directory Library of North American Directory Publishers Association  
 622 Maine Hardware Floor Covering Div SP 3-4754  
 625 Bartlett Radio Co Inc SP 4-3913  
 626a Robert LaPoint  
 627 1/2 Fine Arts Theatre SP 2-7662  
 628 Top Value Stamps premium goods SP 5-2272  
 629 Marco's Cut Rate Inc SP 3-3313  
 629 1/2 Jeanette Elwell apt 1 SP 3-4058  
 Paul C Lunt apt rm 2 ©  
 Mrs Maude Tucker drsmkr and h apt 3  
 Louise A Hughes prac nurse and h apt 4  
 Stanley S Campbell apt 5 SP 4-0452  
 Mildred G Adams apt 6  
 John Mitchell apt 7  
 Vacant apt 8  
 Rosamond P Gray apt 9 SP 4-6343  
 Eva Banks apt 10  
 Anna Murphy apt 11  
 Vacant apt 12  
 Maine State Auto Registration Bureau SP 3-0667  
 631 The Splendid Restaurant Inc SP 2-3667

Left Right  
 633a The Somerset apts  
 Mrs Helen Young rm 3  
 Mrs Mabelle Carleton prac nurse rm 5 SP 3-7581  
 Margaret M Flaherty rm 9  
 Jane Dugas rm 11  
 Eleanor R McDaid rm 15  
 Mrs Helen A O'Brien rm 17 SP 2-2367  
 Eugenia M Sawyer rm 23  
 Alice Schumacher rm 100  
 Fred A Parsons dentist rm 101 SP 4-2847  
 Mrs Cathalena E Dyke rm 102 annex SP 2-7819  
 Loretta Moran rm 105  
 Mrs Eva Thompson rm 107  
 Ralph S Pinkham rm 108 SP 4-0998  
 Mrs Mary K O'Marrow rm 109 annex  
 Albert Turner rm 111  
 Grace C Rhinhart rm 112  
 Mrs Georgia M French rm 113 SP 3-7580  
 Pauline Webb rm 116  
 Carroll W Senate rm 200 SP 2-3067  
 Mrs Georgia M Faught rm 201 SP 2-2631  
 Carrie H Martin rm 205  
 Mrs Louise G Watson rm 207  
 Mrs Florence S Liscomb rm 209  
 Mrs Beatrice E Hiland rm 210 SP 3-3619  
 Inez Presley rm 211  
 Mrs Lura I Staples rm 212  
 Robert J Toland rm 213 SP 4-9504  
 Everett L Smith rm 215  
 Howard E Hawkins pub acct and h rm 216 SP 2-1815  
 Roger A Furbish rm 300 SP 2-1015  
 Mrs Mary A Furbish nurse rm 300 SP 2-1015  
 Mrs John C Seavey rm 301  
 Berdina Burdwood rm 305 SP 2-2419  
 Mrs Linnie Wentworth rm 307  
 Carrie L P Curtis rm 309 SP 3-5022  
 Mrs Ethel Havey rm 311 SP 2-7610  
 Peter L Peverada rm 312  
 Mrs Marie Jayne rm 315 SP 5-0433  
 Mrs Edna Pettengill rm 316  
 Mrs Ella Welch rm 400  
 Mrs Elsie Pinkham rm 401 SP 4-0998  
 Jessie M Goldthwaite rm 405  
 Elizabeth J Todd rm 407 SP 3-1943  
 Henry P Gribbin rm 409  
 Mrs Julia B Roper rm 411 SP 2-4331  
 Mae Gordon rm 412  
 S Nina Griggs rm 415 SP 4-1750  
 Mabel Holt rm 416 SP 2-5221  
 Mrs Lottie M Farrell rm 500 SP 2-8081  
 Harriet G Clark rm 501 SP 3-6428  
 Annie M McGovern manicures and h rm 505 SP 3-3297  
 Frances Huntress rm 509  
 Katherine Mullaney rm 511  
 Mrs Martha Ward rm 512  
 Maria L Gilson rm 513 SP 3-3067  
 Marizetta Dealey rm 516 SP 3-6979  
 633 Pagoda Restaurant SP 3-5071  
 634 Schirmer-Atherton & Co investments SP 2-2855  
 635 Capri Restaurant (The) SP 3-9470  
 635b California Fruit Store SP 2-9217  
 635c Maine Theatre SP 2-7346  
 E J Harmon Co Inc florists SP 4-0391  
 PARK STREET ends  
 637 Vacant store  
 The Lafayette Hotel SP 3-6441  
 James I Foden Inc consession Lillian's Beauty Salon SP 3-6446  
 639 Mill End Shop draperies SP 3-5741  
 640 Alfred F Robichaud barber  
 640a Lafayette Shoe Shining Parlor  
 641 Soule's Candy Kitchen  
 The Carry All gift shop SP 3-8321  
 643 Columbia Barber Shop  
 644 Robert B Haney & Co men's clothing SP 5-3362  
 645 Columbia Hotel SP 3-8181  
 James I Foden Inc consession Vose-Smith Co florists SP 3-6446  
 646 Jones' Book Shop SP 2-2093  
 647 Lafayette Gift Shop SP 4-0194  
 Don's Jewelry Shop SP 4-0194  
 650 Globe Laundry & Cleaners branch

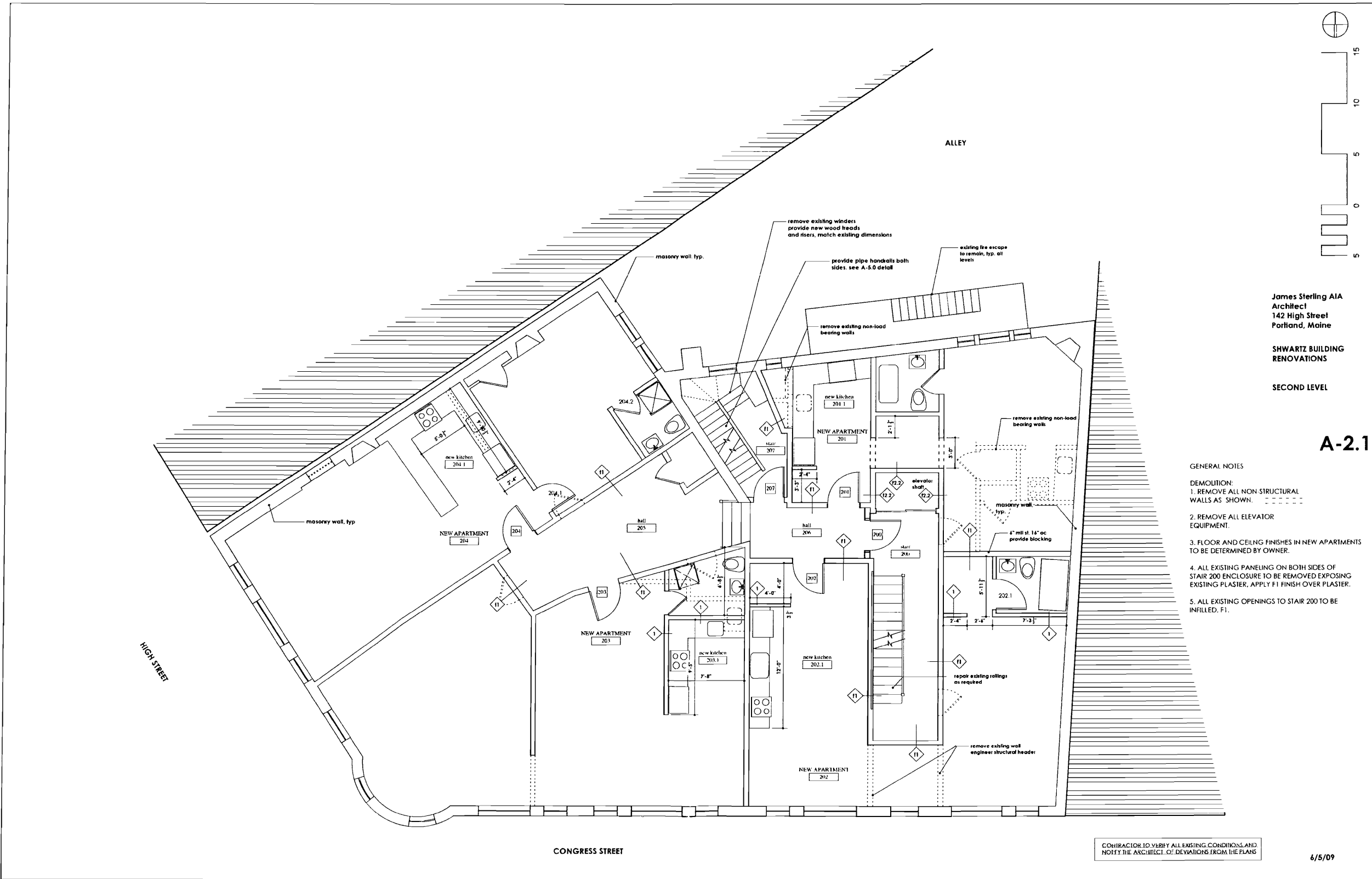


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 Architect  
 142 High Street  
 Portland, Maine

SHWARTZ BUILDING  
 RENOVATIONS

SECOND LEVEL

A-2.1

GENERAL NOTES

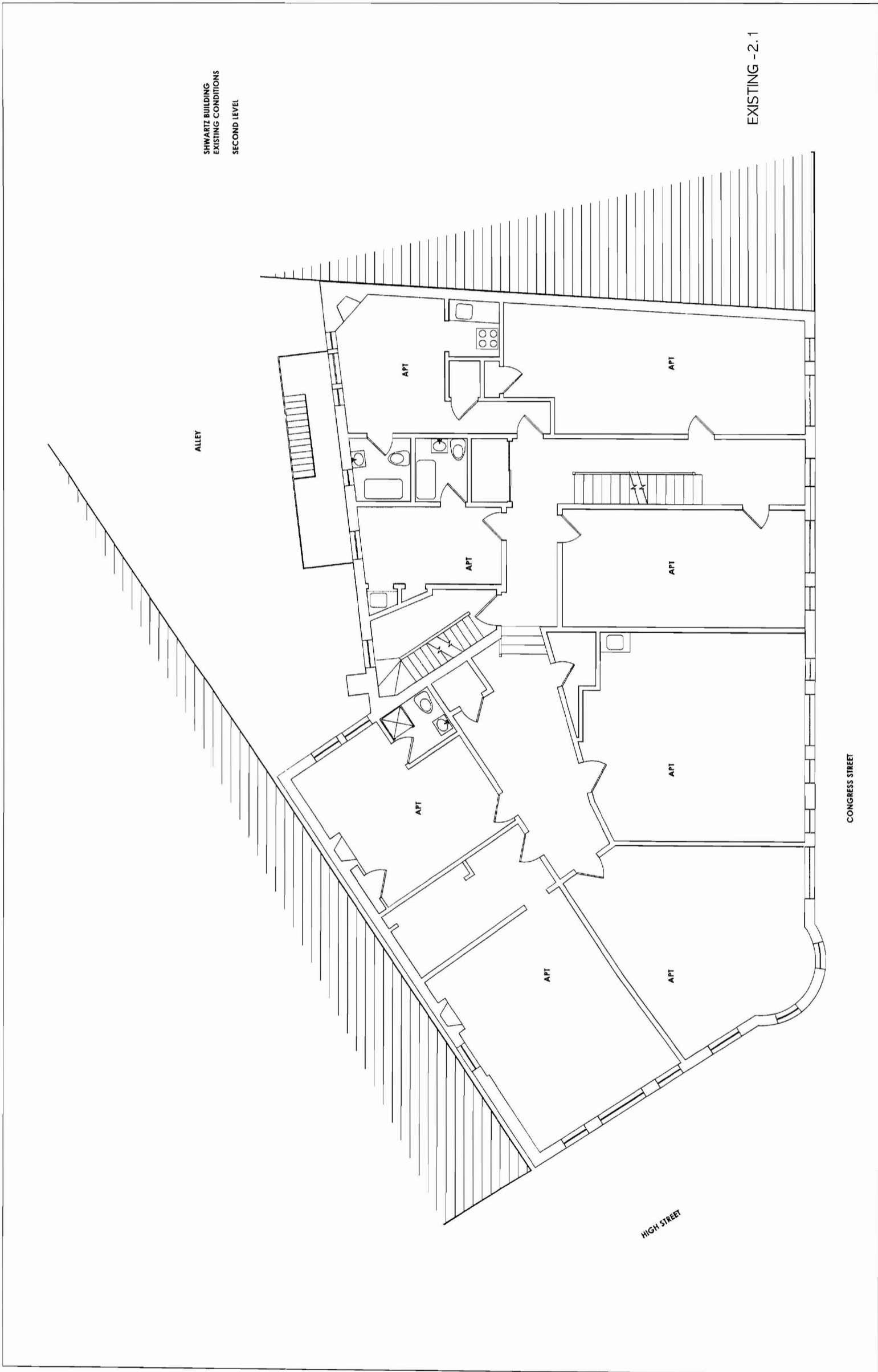
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1. REMOVE ALL NON STRUCTURAL WALLS AS SHOWN. - - - - -
  2. REMOVE ALL ELEVATOR EQUIPMENT.
  3. FLOOR AND CEILING FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.
  4. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER. APPLY F1 FINISH OVER PLASTER.
  5. ALL EXISTING OPENINGS TO STAIR 200 TO BE INFILLED. F1.

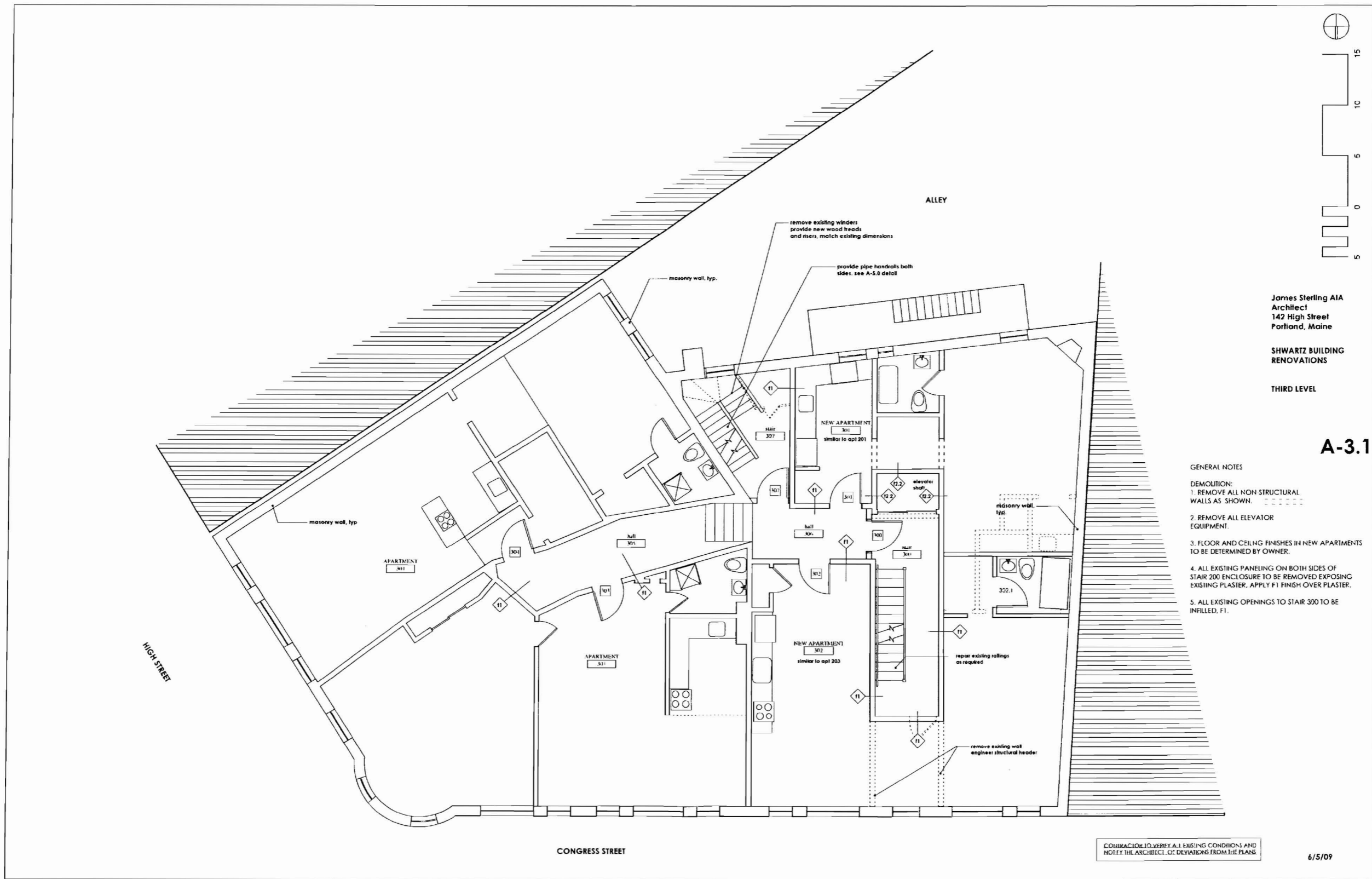
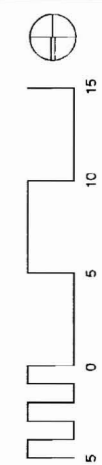
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DEVIATIONS FROM THE PLANS

6/5/09

SHWARTZ BUILDING  
EXISTING CONDITIONS  
SECOND LEVEL

EXISTING - 2.1





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**SHWARTZ BUILDING  
 RENOVATIONS**

THIRD LEVEL

**A-3.1**

- GENERAL NOTES
- DEMOLITION:
1. REMOVE ALL NON STRUCTURAL WALLS AS SHOWN. - - - - -
  2. REMOVE ALL ELEVATOR EQUIPMENT.
  3. FLOOR AND CEILING FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.
  4. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER. APPLY F1 FINISH OVER PLASTER.
  5. ALL EXISTING OPENINGS TO STAIR 300 TO BE INFILLED, F1.

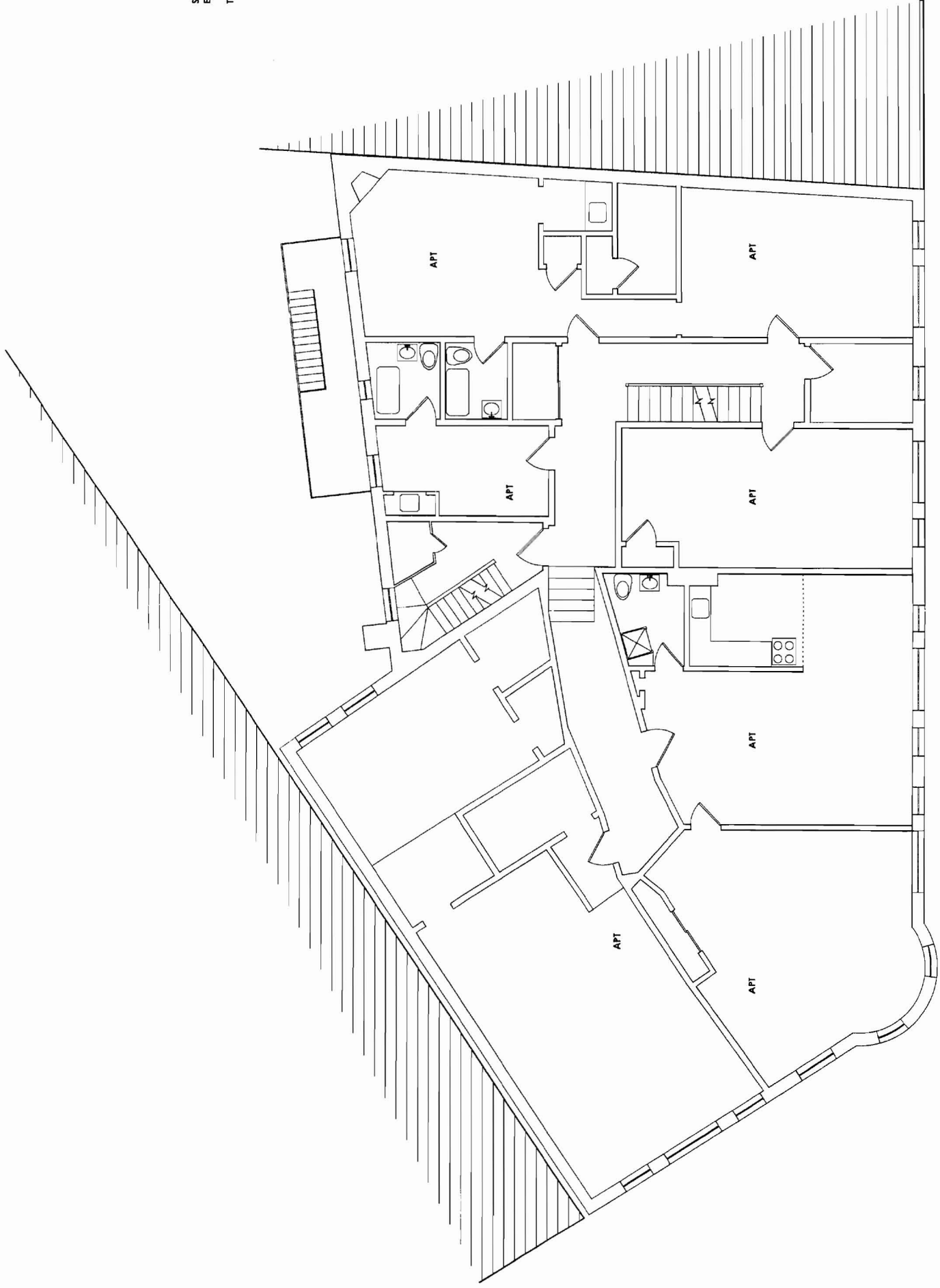
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND  
 NOTIFY THE ARCHITECT OF DEVIATIONS FROM THE PLANS

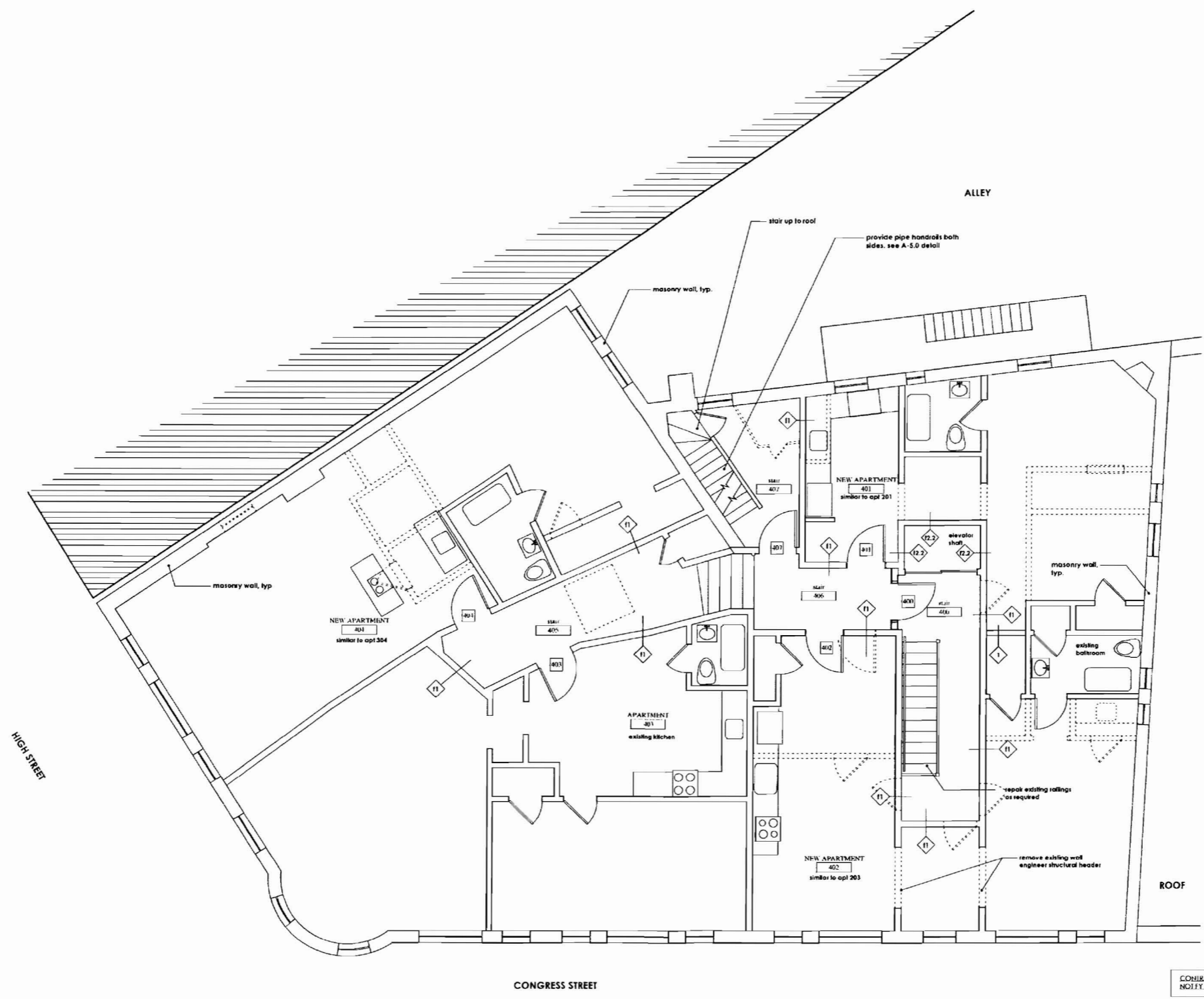
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SHWARTZ BUILDING  
EXISTING CONDITIONS  
THIRD LEVEL

EXISTING - 3.1





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SHWARTZ BUILDING  
RENOVATIONS

FOURTH LEVEL

### A-4.1

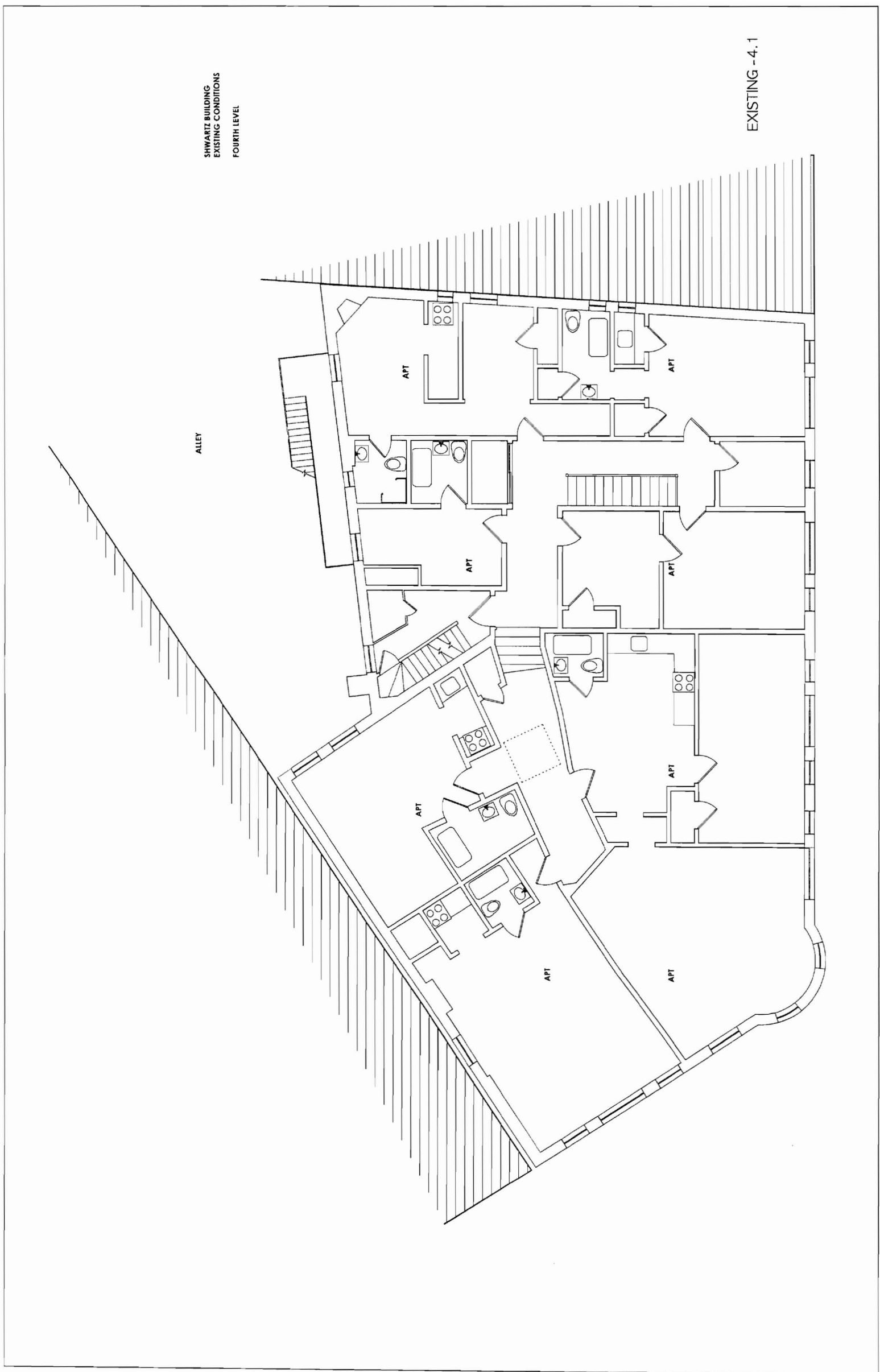
- GENERAL NOTES
- DEMOLITION:
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  - 2. REMOVE ALL ELEVATOR EQUIPMENT.
  - 3. FLOOR AND CEILING FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.
  - 4. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER, APPLY F1 FINISH OVER PLASTER.
  - 5. ALL EXISTING OPENINGS TO STAIR 400 TO BE INFILLED, F1.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DEVIATIONS FROM THE PLANS

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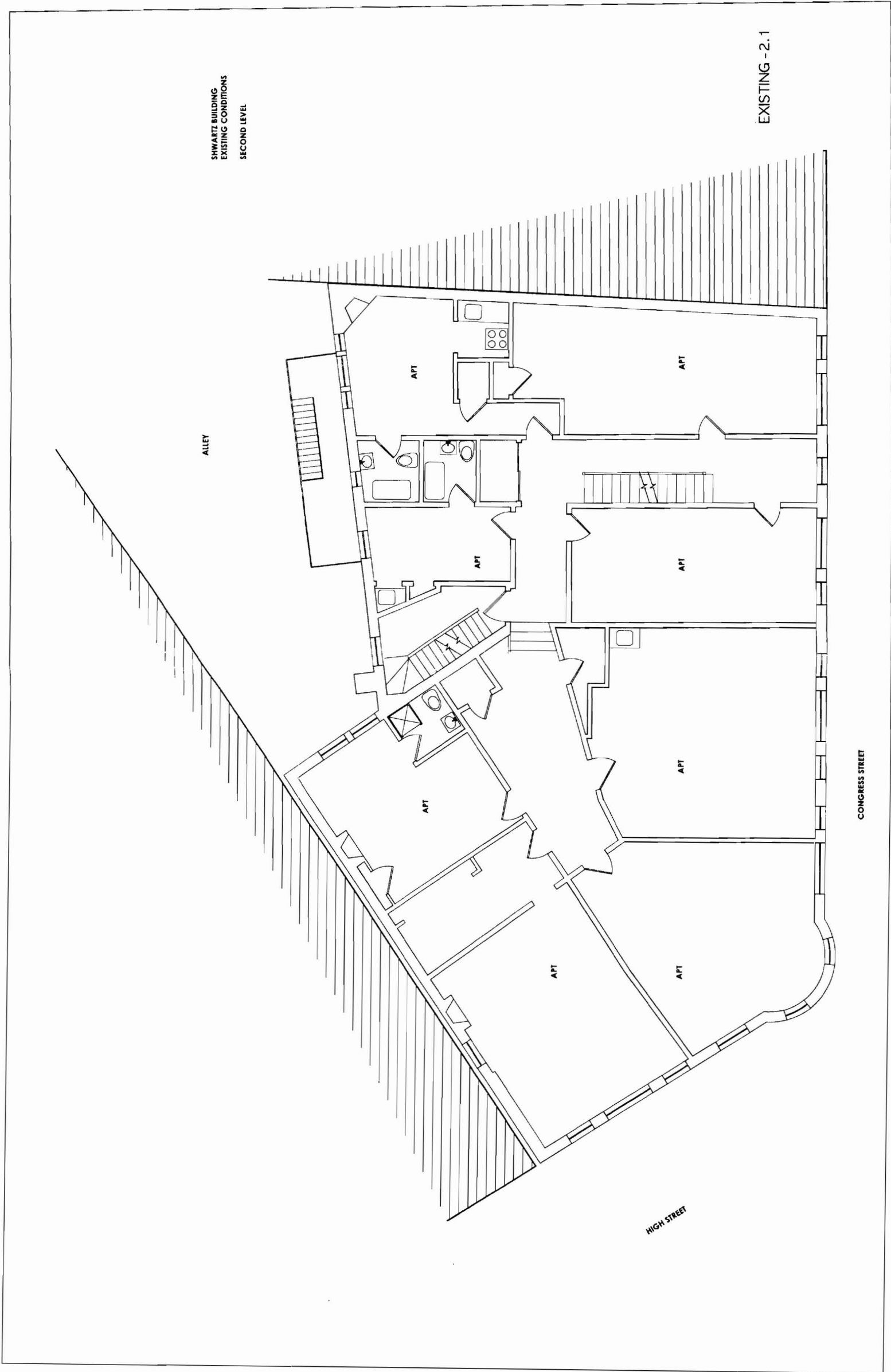
SHWARTZ BUILDING  
EXISTING CONDITIONS  
FOURTH LEVEL

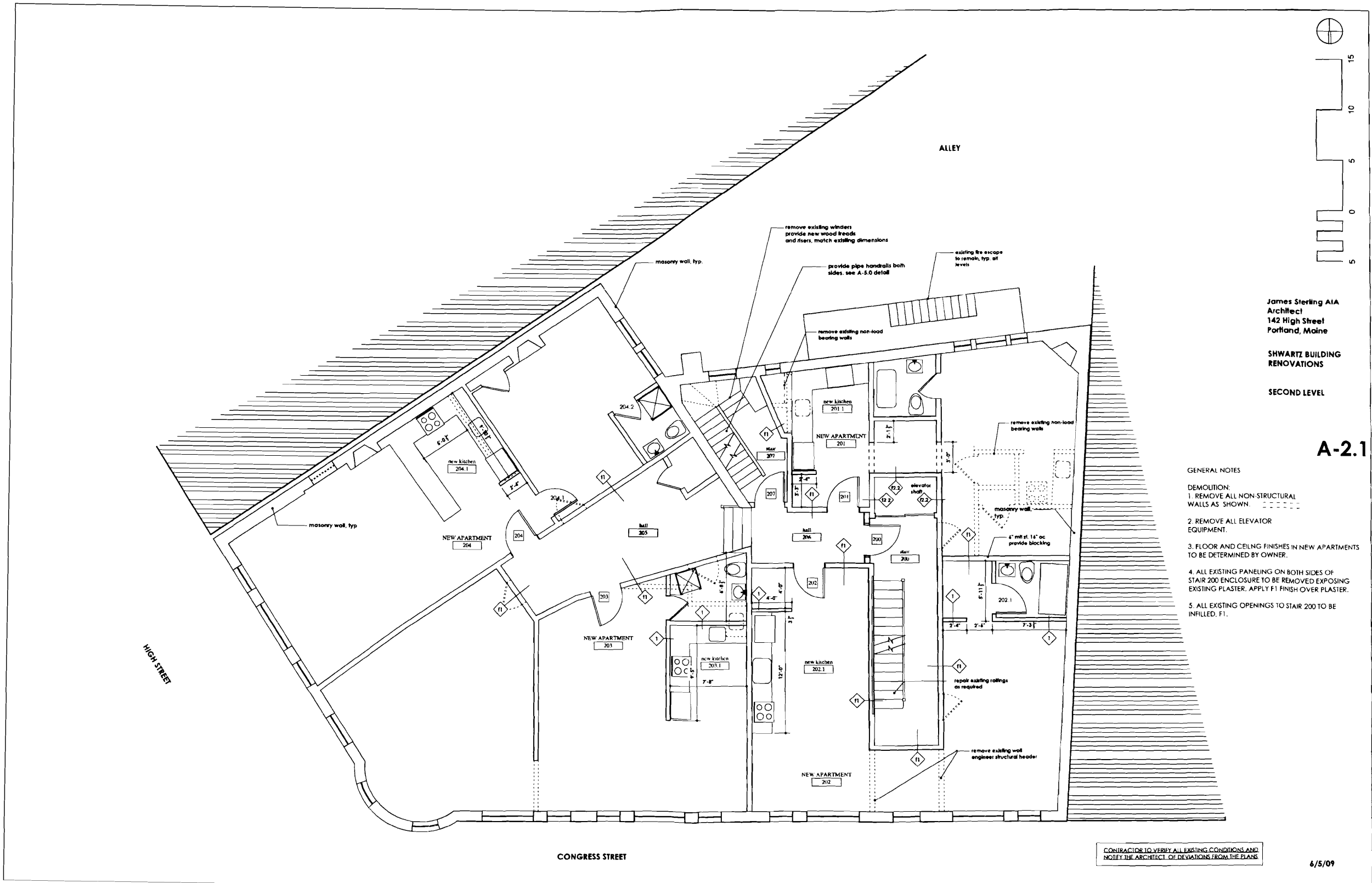
EXISTING -4.1



SHWARTZ BUILDING  
EXISTING CONDITIONS  
SECOND LEVEL

EXISTING - 2.1





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SHWARTZ BUILDING  
 RENOVATIONS

SECOND LEVEL

A-2.1

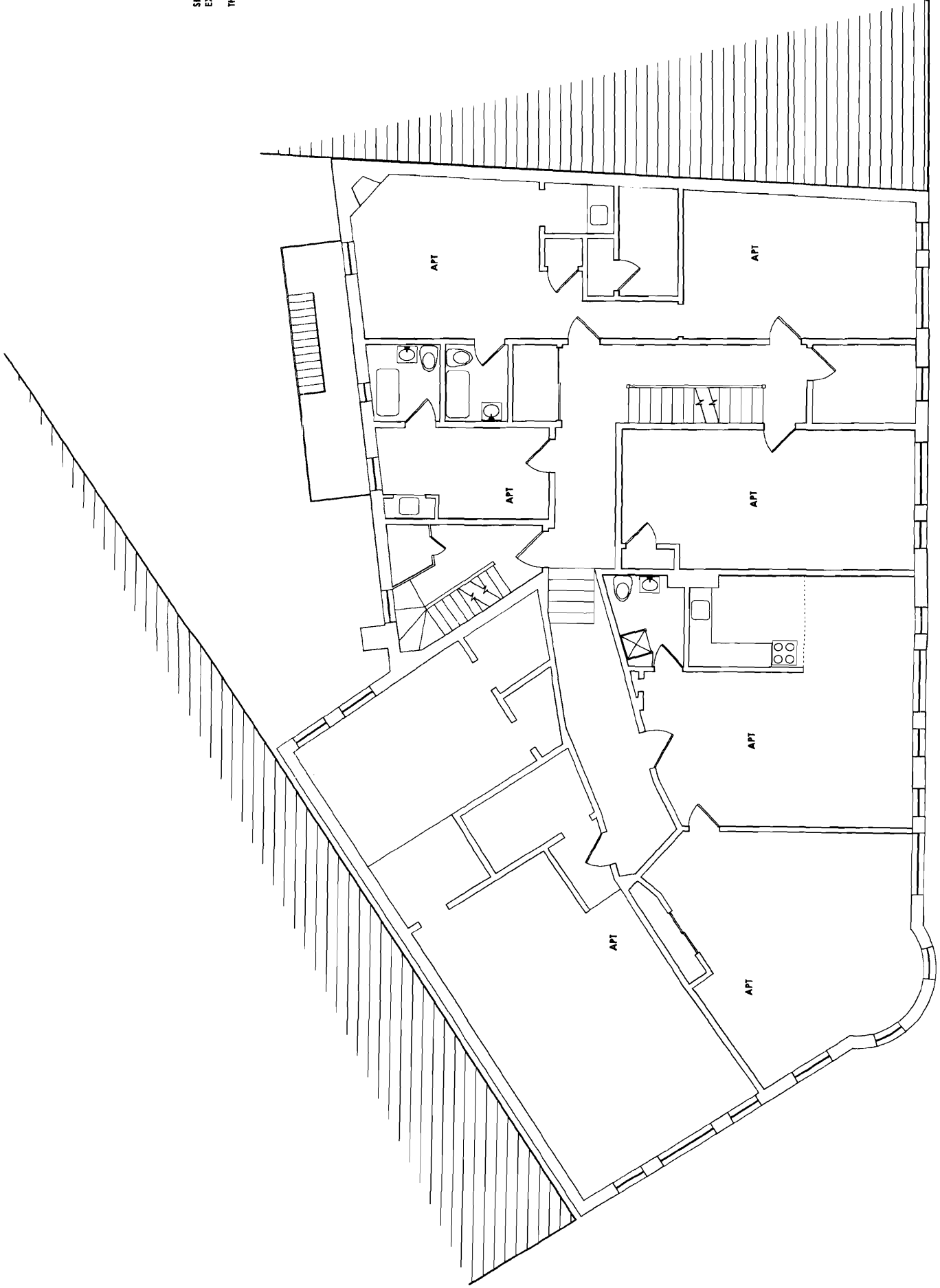
- GENERAL NOTES
1. REMOVE ALL NON-STRUCTURAL WALLS AS SHOWN.
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  3. FLOOR AND CEILING FINISHES IN NEW APARTMENTS TO BE DETERMINED BY OWNER.
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  5. ALL EXISTING OPENINGS TO STAIR 200 TO BE INFILLED, F1.

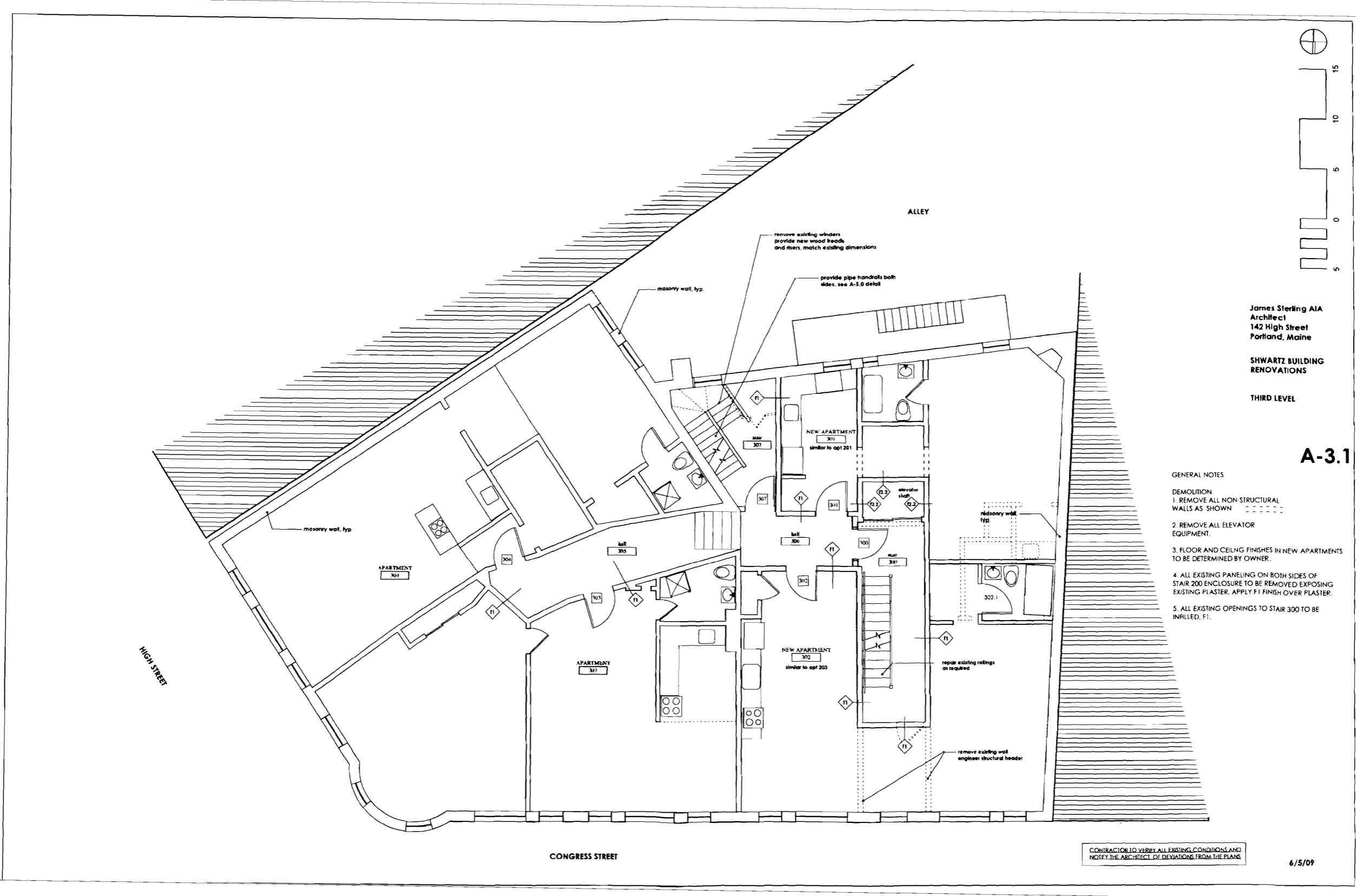
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DEVIATIONS FROM THE PLANS

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SHWARTZ BUILDING  
EXISTING CONDITIONS  
THIRD LEVEL

EXISTING - 3.1





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**SHWARTZ BUILDING  
 RENOVATIONS**

THIRD LEVEL

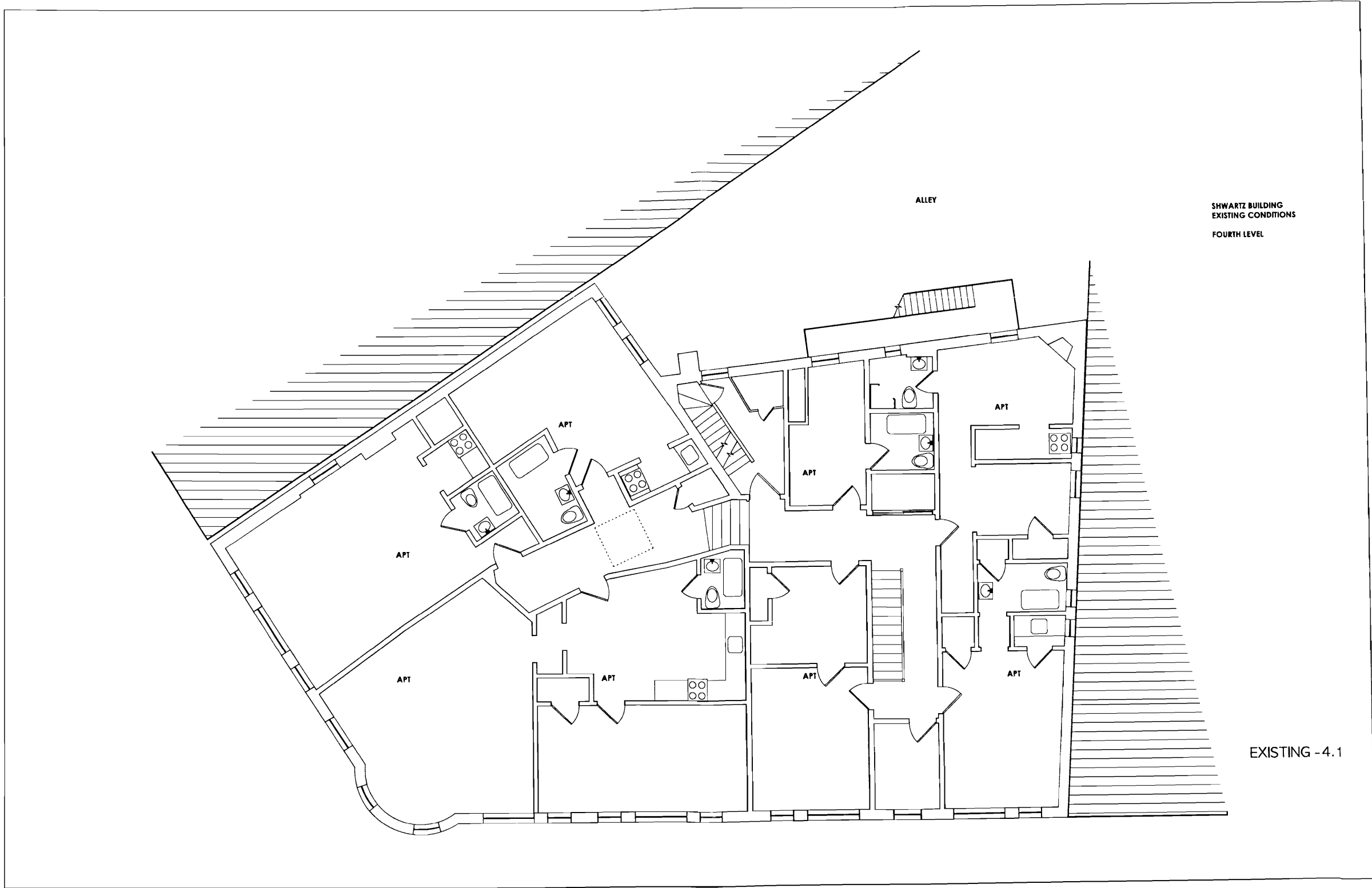
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GENERAL NOTES

- DEMOLITION:  
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 4. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER. APPLY F1 FINISH OVER PLASTER.  
 5. ALL EXISTING OPENINGS TO STAIR 300 TO BE INFILLED, F1.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DEVIATIONS FROM THE PLANS

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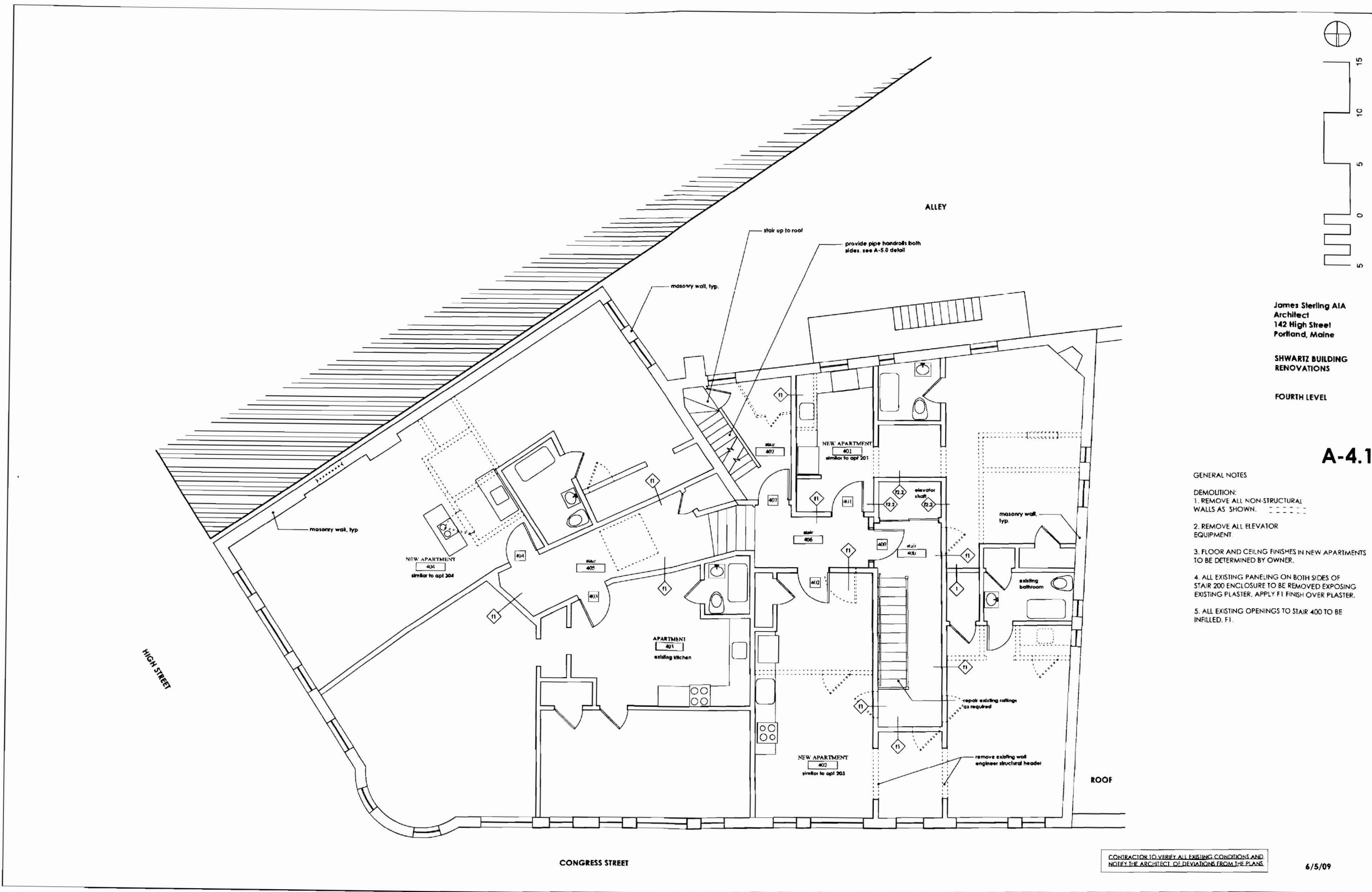


ALLEY

SHWARTZ BUILDING  
EXISTING CONDITIONS  
FOURTH LEVEL

EXISTING - 4.1





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**SHWARTZ BUILDING  
 RENOVATIONS**

FOURTH LEVEL

**A-4.1**

- GENERAL NOTES
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  4. ALL EXISTING PANELING ON BOTH SIDES OF STAIR 200 ENCLOSURE TO BE REMOVED EXPOSING EXISTING PLASTER. APPLY F1 FINISH OVER PLASTER.
  5. ALL EXISTING OPENINGS TO STAIR 400 TO BE INFILLED, F1.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF DEVIATIONS FROM THE PLANS.

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