

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

Location of Construction: 127 Spring St #1		Owner: Aleskire, Arthur A.		Phone: 878-5214	
Owner Address: 127 Spring St #1 Portland, ME 04101		Lessee/Buyer's Name:		Phone:	
Contractor Name:		Address:		Phone:	
Past Use: Multi Fam		Proposed Use: 1 Fam. and museum		COST OF WORK: \$	
				PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>	
Proposed Project Description: See Pre-app				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
				Signature: Date:	
Permit Taken By:		Date Applied For: 12 May 1998			

Permit No: **980600**
PERMIT ISSUED
 Permit Issued:
JUN - 9 1998
CITY OF PORTLAND

Zone: CBL: 039-D-004

Zoning Approval: *[initials]*

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

12 May 1998

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

CEO DISTRICT **3**

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 122 SPRING STREET #2 PORTLAND, ME		
Total Square Footage of Proposed Structure: 5694	Square Footage of Lot: 2146	
Tax Assessor's Chart, Block & Lot Number Chart# 39 Block# D Lot# 04	Owner: * ARTHUR A. AVESTHIRE	Telephone#: 828-5214
Owner's Address: 122 SPRING ST #2 PORTLAND, ME	Lessee/Buyer's Name (If Applicable) ARTS AVESTHIRE & OSCAR MOKEME	Cost Of Work: \$ 400.00
Proposed Project Description: (Please be as specific as possible) OPEN A MUSEUM OF AFRICAN TRIBAL ARTS OPEN TO THE PUBLIC IN A SPACE USED IN THE PAST AS AN APARTMENT / ANTIQUE STORE / RESIDENCE		
Contractor's Name, Address & Telephone		
Current Use: RESIDENTIAL Multi family Proposed Use: MUSEUM/GALLERY		

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

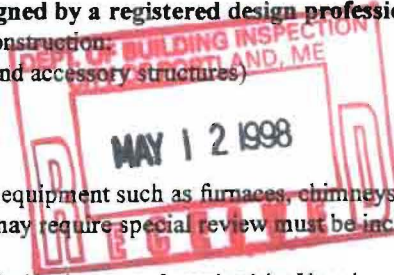
Certification

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Signature of applicant: <i>Arthur A. Avesthira</i>	Date: 5-11-98
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



QUITCLAIM DEED WITH COVENANT

63 2 17
KNOW ALL BY THESE PRESENTS, that I, KYLE S. NORBERG, formerly known as Kyle S. Aleshire, being single, of Portland, County of Cumberland and State of Maine (hereinafter called "Grantor"), for full value and consideration paid by ARTHUR A. ALESHIRE, of Portland, County of Cumberland and State of Maine, whose mailing address is 122 Spring Street, Portland, Maine 04101 (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim unto Grantee, his heirs and assigns forever:

Parcel One

A certain lot or parcel of land, with the buildings thereon, numbered 122 Spring Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at the most northwesterly corner of land transferred by Raymond A. Logan and June P. Logan to William Weston Currier by deed dated January 23, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3504, Page 124; thence southeasterly along line of land now or formerly of Donald J. Forst and now or formerly of Currier seventy-four (74) feet to a dividing line established September 19, 1874 between the properties then owned by William R. Wood fronting on Pleasant Street and by Frank Noyes fronting on Spring Street; thence southwesterly by said line parallel with Spring Street and seventy-four (74) feet therefrom twenty-nine and eighty-nine hundredths (29.89) feet, more or less, to the most southwesterly corner of land now or formerly of Donald J. Forst; thence northwesterly along line of land now or formerly of Donald J. Forst seventy-four (74) feet to the southerly side of Spring Street; thence easterly along the southerly side line of Spring Street twenty-eight feet three and one-half inches (28' 3-1/2") more or less, to the point of beginning.

Being the same premises conveyed to Arthur A. Aleshire and Kyle Aleshire by Donald J. Forst by Warranty Deed dated August 17, 1984 and recorded in the Cumberland County Registry of Deeds.

Parcel Two

A certain lot or parcel of land, with the buildings thereon, numbered 120 Spring Street in the City of

Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at a stake on the southerly side of said Spring Street at the northeasterly corner of the lot which William H. Stevens bought of Irene H. Noyes by deed dated September 4, 1886, and recorded in the Cumberland County Registry of Deeds in Book 530, Page 43, wherein said corner is determined to be a distance of eleven and ninety-one hundredths (11.91) feet westerly on said Spring Street from the granite underpinning at the northwesterly corner of the house then owned by Elizabeth A. Small, said stake also being one hundred fifty-one and thirty-one hundredths (151.31) feet westerly on said Spring Street from the monument at the intersection of said Spring Street with the westerly line of High Street; thence from said located stake southeasterly on a course that passes four and nine-tenths (4.9) feet westerly of the southwest corner of said Small's house as provided in the above-mentioned deed, seventy-four (74) feet to a dividing line established September 19, 1874 between the properties then owned by William R. Wood fronting on Pleasant Street and by Frank Noyes fronting on Spring Street; thence southwesterly by said line parallel with Spring Street and seventy-four (74) feet therefrom twenty-eight feet, three and one-half inches (28' 3-1/2") more or less to a point determined by the prolongation of a line from Spring Street that passes exactly through the center of the dividing wall of the duplex house located on said lot; thence northwesterly along such last determined line seventy-four (74) feet to said Spring Street; thence northeasterly by Spring Street twenty-eight feet, three and one-half inches (28' 3-1/2") to the point of beginning.

Being the same premises conveyed to Arthur A. Aleshire and Kyle S. Aleshire by William Weston Currier by Warranty Deed dated September 27, 1985 and recorded in the Cumberland County Registry of Deeds.

This deed is given pursuant to a Divorce Judgment granted to the Grantee by the Maine District Court, District Nine, Division of Southern Cumberland on December 12, 1993.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to Grantee, his heirs and assigns forever.

Grantor does hereby covenant with Grantee, his heirs and assigns, that Grantor and her heirs and assigns will WARRANT and

DEFEND the same to Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under Grantor, except as aforesaid.

IN WITNESS WHEREOF, the said KYLE S. NORBERG has caused this instrument to be executed as of the 24th day of January, 1994.

WITNESS:

[Signature]

Kyle S. Norberg
Kyle S. Norberg

STATE OF MAINE
COUNTY OF CUMBERLAND

January 24, 1994

Then personally appeared before me the above named Kyle S. Norberg and acknowledged the foregoing instrument to be her free act and deed.

[Signature]
Notary Public

Name: Charles P. Piacentini
type/print

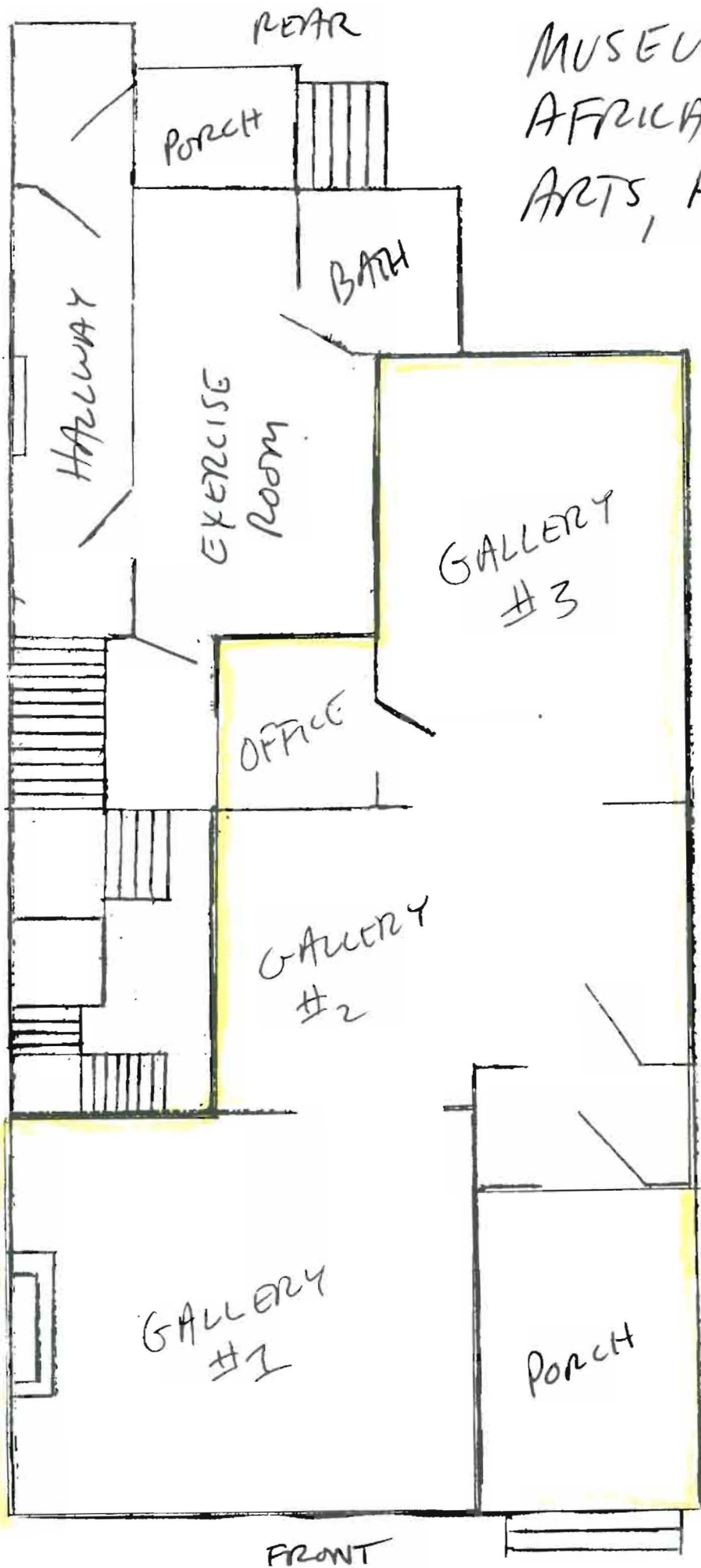
1/24/94

SEAL

Recorded
Cumberland County
Registry of Deeds
04/27/94 01:43:42PM
John B. O'Brien
Register

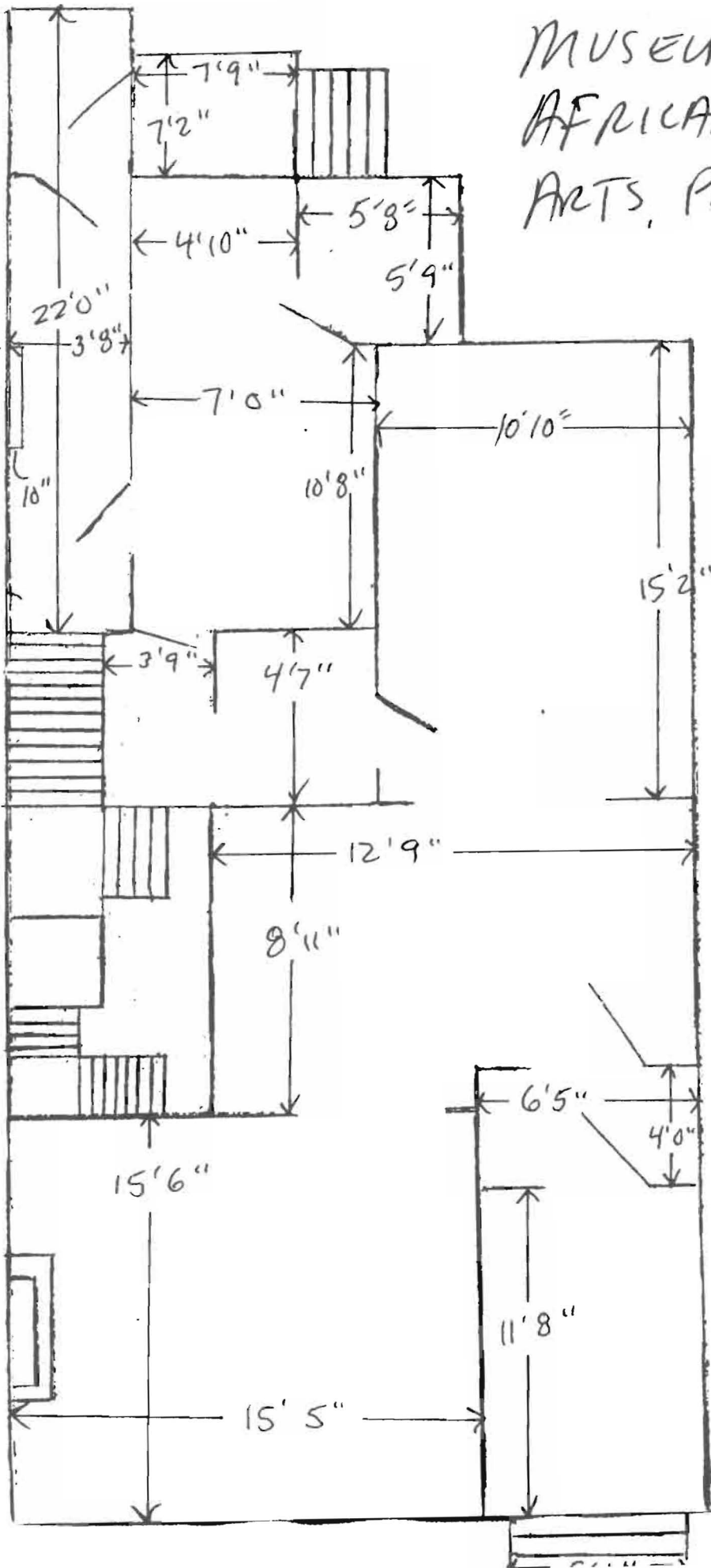
MUSEUM OF
AFRICAN TRIBAL
ARTS, PORTLAND, ME

122 SPRING ST #1



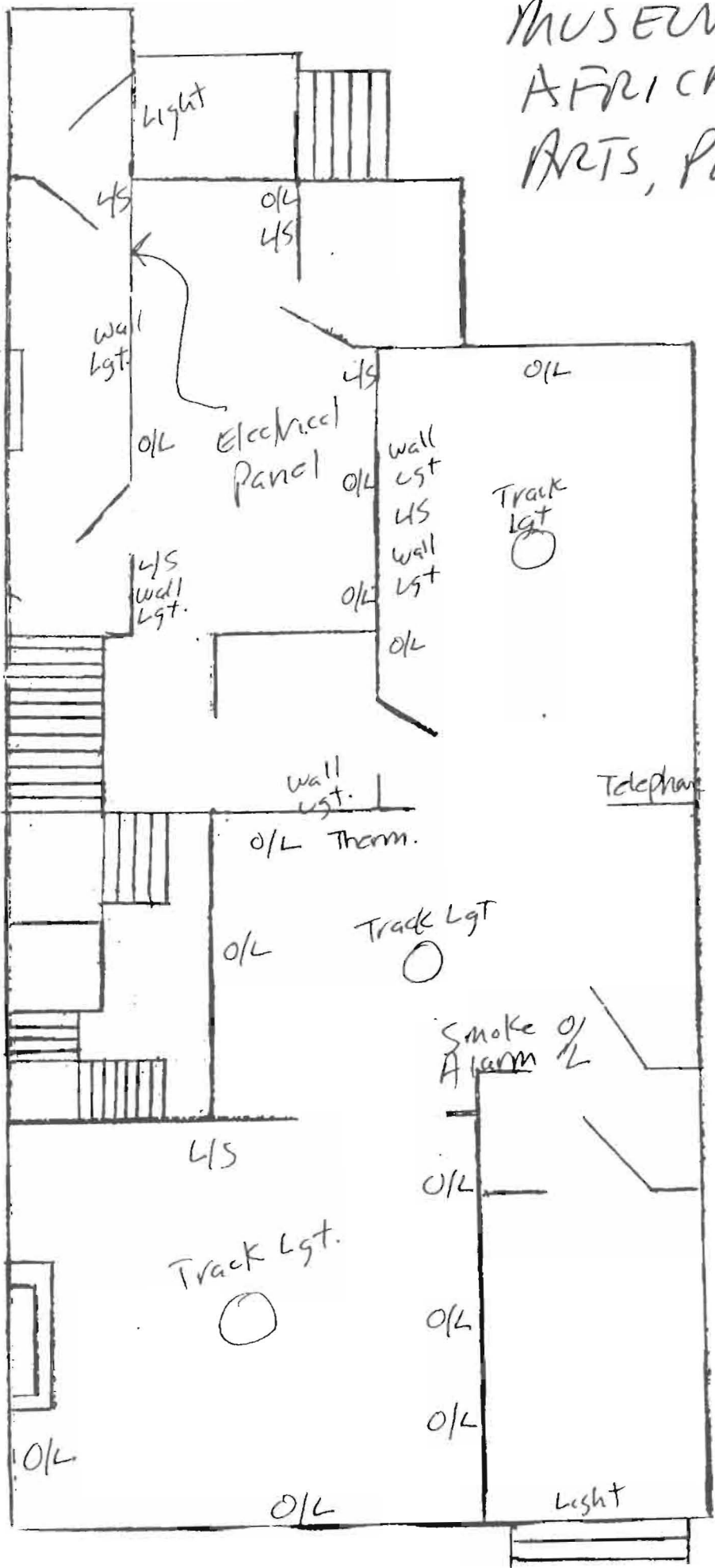
SKETCH
#1:
DELIMITATION
OF
MUSEUM
SPACE

MUSEUM OF
AFRICAN TRIBAL
ARTS, PORTLAND, ME



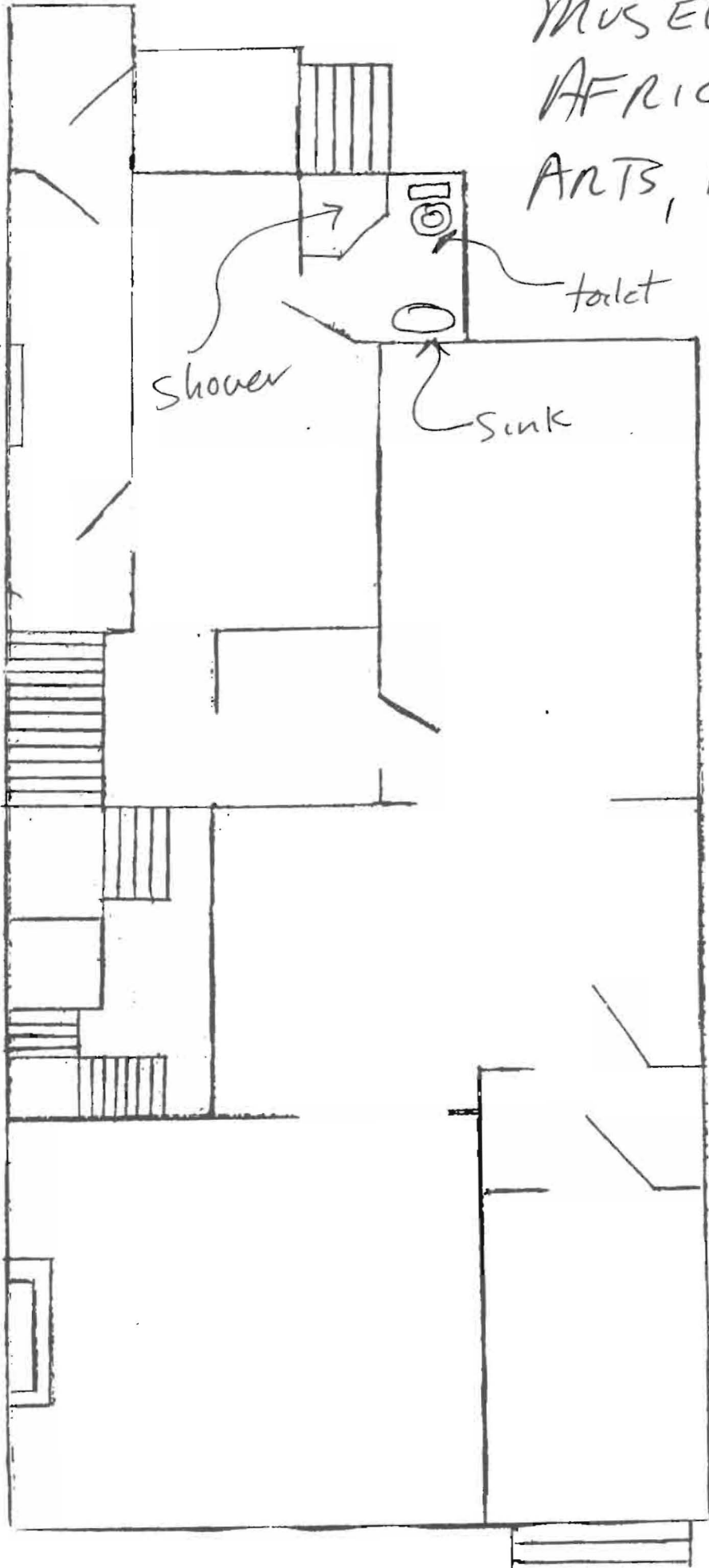
SKETCH
#2:
DIMENSIONS

MUSEUM OF
AFRICAN TRIBAL
ARTS, PORTLAND, ME



SKETCH
#3:
Electrical/
Smoke alarm,
telephones

MUSEUM OF
AFRICAN TRIBAL
ARTS, PORTLAND, ME



SKETCH
#4:
Plumbing

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. This permit is for 1st Floor only -
- *30. ANY signage or exterior changes will require a separate review and permits -
31. _____
32. _____



P. Samuel Hottises, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

BUILDING PERMIT REPORT

DATE: 6/4/98 ADDRESS: 102 Spring St
 REASON FOR PERMIT: Change of use From multi Family to Museum
 BUILDING OWNER: A. Alshero
 CONTRACTOR: —
 PERMIT APPLICANT: —

USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE *1, *14, *15, *16, *17, *24, *29, *30

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *14, *15, *16, *17, *24, *29, *30

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38" Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6"
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. *w/8 min. separation*
- *16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 122 Spring St (039-D-004)

Issued to Arthur A. Aleshire

Date of Issue 05 August 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980600, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

First Floor
Second & Third Floors

Museum
Dwelling Unit

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/5/98
.....
(Date)

A. Rowe
.....
Inspector

J. Samuel Hayes
.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.