

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

Location of Construction: 22 York St		Owner: J B Brown		Phone:		Permit No: 970569	
Owner Address: 22 York St Portland ME 04101		Lessee/Buyer's Name: Stone Coast Brewing Co		Phone: 773-2337		Business Name:	
Contractor Name: Taylor Signs		Address: Rm 619 142 High St- Portland ME 04101		Phone: 774-7652		Permit Issued: JUN 10 1997	
Past Use: restaurant		Proposed Use: erect three signs		COST OF WORK: \$		PERMIT FEE: \$ 98.60	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: erect three signs - 14'x5.5' & 35'x6' A string of 3 = 81 sq ft				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Permit Taken By: L Chase				Date Applied For: 3/26/97			
				Signature: 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..

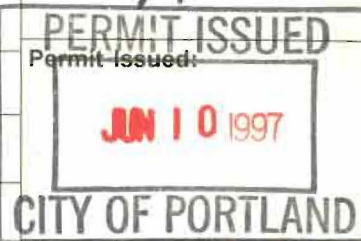
## CERTIFICATION

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

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector



Zone: CBL: 340-E-001

Zoning Approval:

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:

CEO DISTRICT

PERMIT ISSUED  
WITH REQUIREMENTS

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				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: Signature: <i>DOCA 9/5/97</i>	
Proposed Project Description: erect three signs - 14'x5.5' & 35'x6' & a string of 3 = 81 sq ft <i>on another permit</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>6/9/97</i> Special Zone or Reviews: <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"/>	
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*Anthony R. Taylor*  
SIGNATURE OF APPLICANT

ADDRESS:

DATE: *March 26 1997*

PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

## Zoning Appeal

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Action:

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- ☒ Approved with Conditions
- ☐ Denied

Date: *6/9/97*

CEO DISTRICT

*2*

*A. R. 2006*





IN REPLY, REFER TO  
F78(CHSO/ALSO-S&P-CR)

## United States Department of the Interior

NATIONAL PARK SERVICE  
Chesapeake/Allegheny System Support Office  
U. S. Custom House  
200 Chestnut Street  
Philadelphia, PA 19106

*Final Signage  
Plan*  
*Approved*

May 30, 1997

Steven S. Reynolds  
J.B. Brown & Sons  
482 Congress Street  
Portland, Maine 04112-0207

PROPERTY: Portland Packing Company Building, 14-26 York Street, Portland, Maine  
CONTROL NUMBER: 10295ME  
TAXPAYER IDENTIFICATION NUMBER: 01-033-6030

Dear Mr. Reynolds:

We have reviewed the amended drawings dated 5/30/97 (submitted by Tony Taylor) to the "Historic Preservation Certification Application" for the above project, and have determined that the project, as modified by the treatments described in the amendment, is in conformance with the Secretary of the Interior's "Standards for Rehabilitation," with the following conditions and/or comments:

Please be advised that approval for your amendment is being given with the understanding that an "insulating layer" will be applied behind the two new signs, so that no damage will occur to the masonry if/when the signs are removed in the future. We also understand the appropriate "insulating" material, as well as the method of application, will be selected in consultation with an architectural conservator. We recommend that specifications for this "insulating layer" be submitted and approved by Maine State Historic Preservation Office and the National Park Service prior to beginning the actual work.

As you are aware, a formal "Certification of Rehabilitation" can only be issued after the approved work is completed and the building is placed in service. At that time please submit a "Request for Certification of Completed Work" (form 10-168c) with photographs documenting the completed rehabilitation as now proposed through the Maine State Historic Preservation Office.

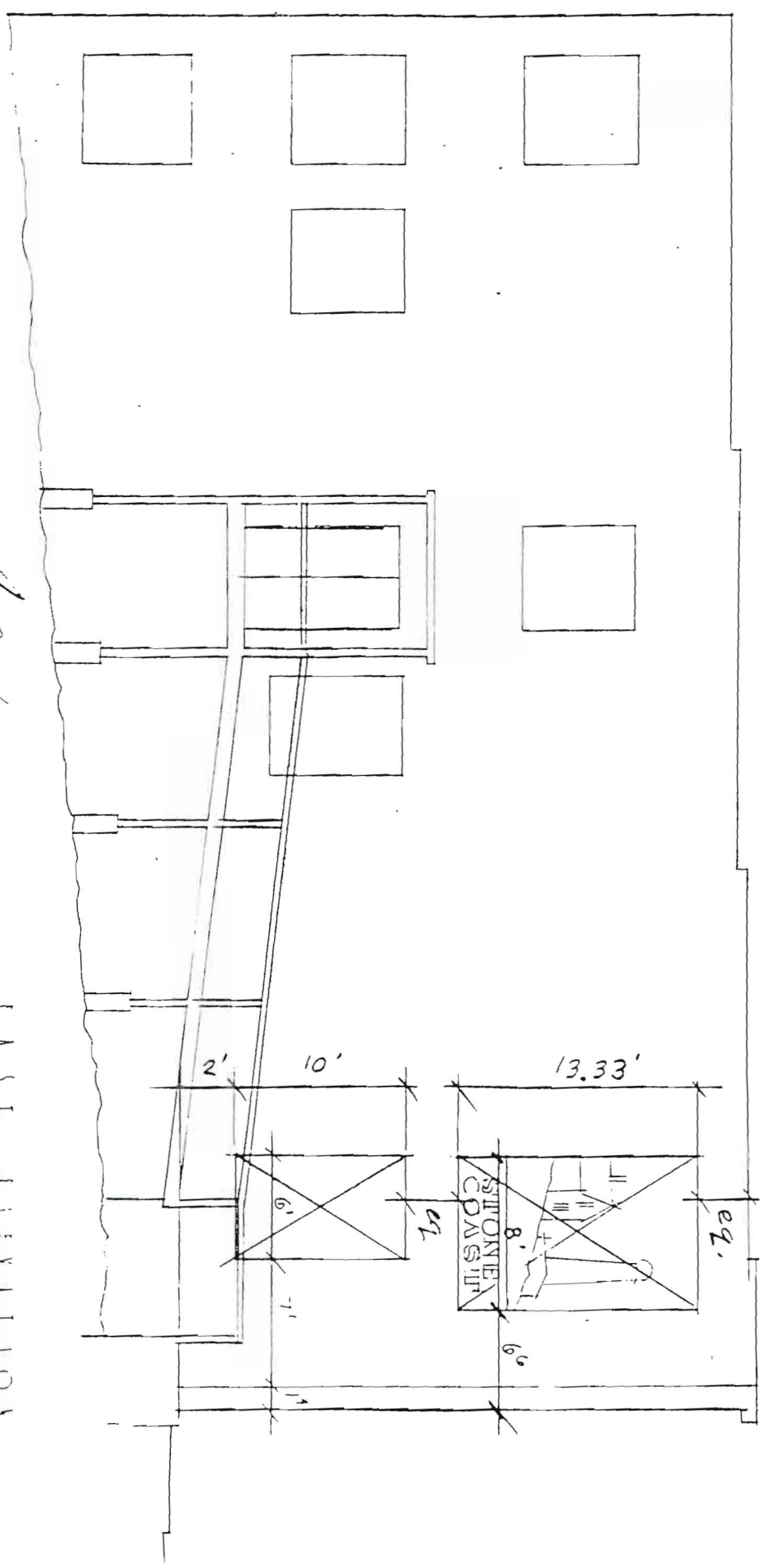
Should you have any questions as the rehabilitation work continues, please contact the SHPO, or Kathleen Catalano Milley of this office at (215) 597-1580.

Sincerely,

*Kathleen Milley*  
Bonnie Halda  
Group Manager, Cultural Resources

cc:  
TPS/WASO  
ME/SHPO  
Tony Taylor  
Deborah Andrews

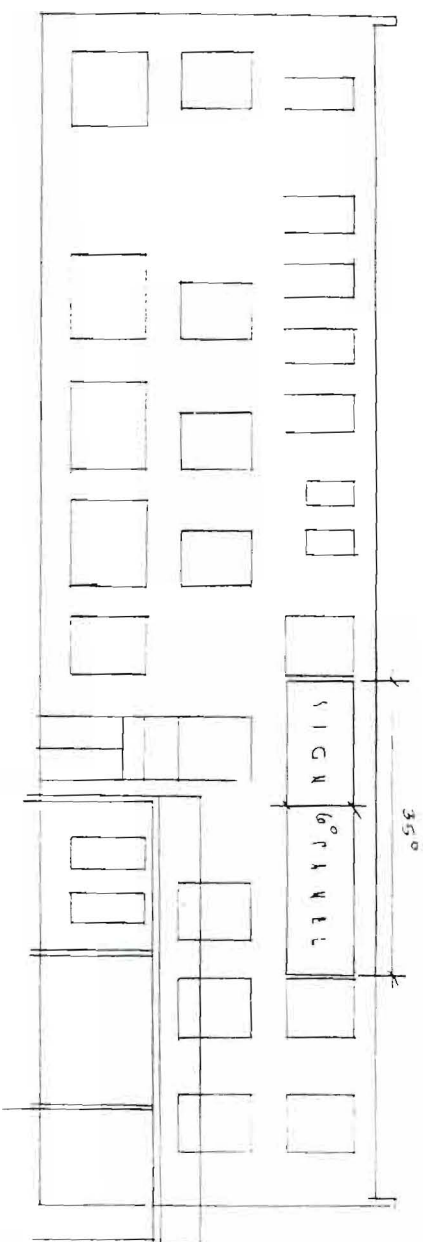
X = SIMILAR PROPORTIONS



*5/16/97*  
*3/30/97*  
 PORTLAND

PLACEMENT & PROPORTIONS of STONE COAST MARK.

# RESTAURANT and BREWERY Seafood Music Gigans Tugers Ales



SIGN PLACEMENT ON REAR ELEVATION

5/30/97

# CERTIFICATE OF INSURANCE

ISSUE DATE (MM/DD/YY)

3/06/97

**PRODUCER**

Morse, Payson & Noyes  
100 Middle Street Plaza  
Portland, ME 04101

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

**COMPANIES AFFORDING COVERAGE**

<b>INSURED</b> Stone Coast Brewing 22 York Street Portland, ME 04101	<b>SAC</b>	<b>COMPANY LETTER</b>	<b>A</b>	<b>CNA Insurance Companies</b>
		<b>COMPANY LETTER</b>	<b>B</b>	
		<b>COMPANY LETTER</b>	<b>C</b>	
		<b>COMPANY LETTER</b>	<b>D</b>	
		<b>COMPANY LETTER</b>	<b>E</b>	

**COVERAGES**

THIS IS TO CERTIFY THAT THE POLICIES INDICATED HAVE BEEN ISSUED IN THE NAMED NAME INDICATED, NOTWITHSTANDING ANY OTHER POLICY OR POLICIES OF ANY OTHER COMPANY. THIS CERTIFICATE MAY BE ISSUED FOR ANY POLICY OR POLICIES OF ANY COMPANY, BUT THE POLICY OR POLICIES EXCLUSIONS AND CONDITIONS OF INSURANCE SHALL APPLY AND BE SUBJECT TO THE POLICY OR POLICIES.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	UNIT
<b>GENERAL LIABILITY</b>					
A X	COMMERCIAL GENERAL LIABILITY	1000000000	1/1/97	1/1/98	20,000,000
	CLAIMS MADE	X			
	OWNER'S & CONTRACTOR'S				
<b>AUTOMOBILE LIABILITY</b>					
	ANY AUTO				20,000,000
	ALL OWNED AUTOS				20,000,000
	SCHEDULED AUTOS				20,000,000
	HIRED AUTOS				20,000,000
	NON-OWNED AUTOS				20,000,000
	GARAGE LIABILITY				20,000,000
<b>EXCESS LIABILITY</b>					
	UMBRELLA FORM				20,000,000
	OTHER THAN				20,000,000
<b>WORKER'S COMPENSATION</b>					
	AND				20,000,000
	EMPLOYER'S LIABILITY				20,000,000
<b>OTHER</b>					

**DESCRIPTION OF OPERATIONS/LOCATION/VEHICLES/SPECIAL ITEMS**

City of Portland is named as addressee insured in respects to the City.

**CERTIFICATE HOLDER** 00003

City of Portland  
389 Congress Street  
Portland, ME 04101

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

**AUTHORIZED REPRESENTATIVE**

Charles M. Healey



OWNERS CONSENT AND AGREEMENT

I, J.B. Brown & Sons, being the owner of the premises located at  
(print property owners name)

22 York Street in Portland, Maine, hereby give consent to the  
(print property address)


erection of a certain sign/awning/banner owned by Stone Coast Brewing Co.  
(print lessee's name)

over the sidewalk or on building from said premises as described in  
application to the Division of Inspection Services.

And in consideration of the issuance of said permit, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign.

  
\_\_\_\_\_  
Signature of Property Owner

3/26/97  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Lessee

3/26/97  
\_\_\_\_\_  
Date

# SIGNAGE APPLICATION

ADDRESS: 22 York St.

OWNER: J. B. Brown & Sons

APPLICANT: Stone Coast Brewing Co.

ASSESSORS NO.: \_\_\_\_\_

→ SINGLE TENANT LOT? YES: \_\_\_\_\_ NO: \_\_\_\_\_

→ MULTI-TENANT LOT? YES: ☒ NO: \_\_\_\_\_

FREESTANDING SIGN? YES: \_\_\_\_\_ NO: ☒

MORE THAN ONE SIGN? \_\_\_\_\_

BLDG. WALL SIGN? YES: ☒ NO: \_\_\_\_\_

MORE THAN ONE SIGN? \_\_\_\_\_

*front pilasters*  
DIMENSIONS: 34" x 9' (3 pc)

*east side*  
DIMENSIONS: 5.5" x 14'

*rear of bldg*  
DIMENSIONS: 6' x 35'

DIMENSIONS: \_\_\_\_\_

LIST ALL EXISTING SIGNAGE, INCLUDING THEIR DIMENSIONS: 1 temporary  
banner, 4' x 14', on east wall.

→ LOT FRONTAGE (IN FEET): 175'

→ BLDG FRONTAGE (IN FEET): 105' (4 bay-units occupied by Stone Coast)

AWNING? YES: \_\_\_\_\_ NO: ☒ IS AWNING BACKLIT? YES: \_\_\_\_\_ NO: ☒

HEIGHT OF AWNING: \_\_\_\_\_

IS THERE ANY COMM. MESSAGE, TRADEMARK, OR SYMBOL ON IT? \_\_\_\_\_

PLEASE PROVIDE A SITE SKETCH AND A BUILDING SKETCH, SHOWING EXACTLY WHERE  
EXISTING AND NEW SIGNAGE IS LOCATED.

WE WILL NEED SKETCHES AND/OR PICTURES OF THE PROPOSED SIGNS INCLUDING  
STRUCTURAL COMPONENTS.



## BUILDING PERMIT REPORT

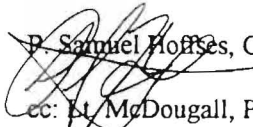
DATE: 9 June 1992 ADDRESS: 22 York ST.  
REASON FOR PERMIT: To erect Three (3) signs.  
BUILDING OWNER: J.B. Brown  
CONTRACTOR: Taylor Sign  
PERMIT APPLICANT: ↑ APPROVAL: \*/ ~~DENIED~~

### CONDITION(S) OF APPROVAL

- X 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) U.L. 103.
  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. Guardrail & 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.
  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.
  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.
  15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
  16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the 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. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
22. 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".
23. 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.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
27. *This permit is being issued with the understanding that it meets the requirement set forth by the National Park Service, (letter dated 5/2/97)*
28. \_\_\_\_\_
29. \_\_\_\_\_

 Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal

*D. Andrews S.P.*