



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 297-303 Commercial St

Issued to THE FINCH GROUP

Date of Issue 1/11/87

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. 1254/85, 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

ENTIRE FIRST FLOOR

& BASEMENT

Limiting Conditions:

NONE

APPROVED OCCUPANCY

OFFICE & RESID.

This certificate supersedes certificate issued

Approved: 1/11/87

(Date)

Inspector

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.

Black 012.  
E. G. G. K.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 297-303 Commercial Street

Issued to The Finch Group

Date of Issue November 3, 1986

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. 85-1271, 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

2nd floor

3rd floor

4th floor

APPROVED OCCUPANCY

13 dwelling units

13 dwelling units

13 dwelling units

Limiting Conditions: TEMPORARY ONLY. Conditions of Paul Radlon letter of 10/30/86 to be met 11/5/86. Tenants shall not have access to construction areas. Hallways shall be cleared of all construction materials. To expire January 1, 1987 until all building and fire code requirements are met.

This certificate supersedes certificate issued

Approved: 11/3/86

(Date)

Inspector

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.

P. J. G. K.



CERTIFICATE

LOCATION

1000 1/2

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. 12-1/4, 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

WHEEL FIRST FLOOR

& 1st floor

APPROVED OCCUPANCY

CH. R. S. L. S.

Limiting Conditions:

DOA

This certificate supersedes certificate issued

Approved: 1/17/77

(Date)

Inspector

Inspector of Buildings

Black Cir.  
E. G. R. K.

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.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 297-307 Commercial Street

Issued to The Finch Group

Date of Issue November 3, 1986

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. 35-1271, 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

2nd floor

3rd floor

4th floor

APPROVED OCCUPANCY

13 dwelling units

13 dwelling units

13 dwelling units

Limiting Conditions: TEMPORARY ONLY. Conditions of Paul Redlon letter of 10/30/86 to be met 11/5/86. Tenants shall not have access to construction areas. Hallways shall be cleared of all construction materials. To expire January 1, 1987 unless all building and fire code requirements are met.

This certificate supersedes certificate issued

Approved: 11/2/86

(Date)

Inspector

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.

# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION .....  
 ZONING LOCATION ..... PORTLAND, MAINE Oct. 23, 1985

City of  
 Fire District #1  
 Boston, MASS 02110

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .... 297-309 Commercial Street .....  
 1. Owner's name and address The Finch Group, 400 Atlantic Ave., Telephone 617-350-6000  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address Cutler Assoc., Inc., P.O. Box 117 Telephone 617-757-7500  
 43 Harvard St., Worcester, MA 01613 No. of sheets .....  
 Proposed use of building Commercial space on first fl. & 69 Apt. No. families .....  
 Last use Old Porteous warehouse No. families .....  
 Material No stories Heat Style of roof Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ 3,000,000

FIELD INSPECTOR Mr. @ 775-5451

Appeal Fees \$ .....  
 Base Fee 25.00  
 Late Fee Change of Use  
 TOTAL \$ 15,020.00

Interior renovations, as per plan and Change of Use from warehouse to Commercial space on first floor and 69 apartments.

Stamp of Special Conditions

ISSUE PERMIT TO : MR. DAVID LESKY, THE FINCH GROUP #1

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

## DETAILS OF NEW WORK

Is any plumbing involved in this work? ...yes... Is any electrical work involved in this work? ...yes...  
 Is connection to be made to public sewer? If not, what is proposed for sewage? .....  
 Has septic tank notice been sent? Form notice sent? .....  
 Height average grade to top of plate Height average grade to highest point of roof .....  
 Size, front depth No. stories solid or filled land? earth or rock? .....  
 Material of foundation Thickness, top bottom cellar .....  
 Kind of roof Rise per foot Roof covering .....  
 No. of chimneys Material of chimneys of lining Kind of heat fuel .....  
 Framing Lumber—Kind Dressed or full size? Corner posts Sills .....  
 Size Girder Columns under girders Size Max. on centers .....  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor 2nd 3rd roof .....  
 On centers: 1st floor 2nd 3rd roof .....  
 Maximum span: 1st floor 2nd 3rd roof .....  
 If one story building with masonry walls, thickness of walls? height? .....

## IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

## APPROVALS BY:

## DATE

## MISCELLANEOUS

BUILDING INSPECTION PLAN EXAMINER

Will work require disturbing of any tree on a public street? NO

ZONING: O.K. 9/23/85

BUILDING CODE: James V. Collins, Lic.

Will there be in charge of the above work a person competent

Fire Dept. Health Dept. Others:

to see that the State and City requirements pertaining thereto

are observed? ...yes..

Signature of Applicant

Phone # 772-3540

Type Name of above Paul Radlon for Cutler Assoc. 1 2 3 4  
 and T&M The Finch Group

CITY OF PORTLAND, MAINE  
PLANNING BOARD

John L. Barker, Chairman  
Jack D. Humeniuk, Vice Chairman  
Harry E. Cummings  
Jear E. Gilpatrick  
Nunzio A. DiMillo  
Robert D. Lee  
Joseph R. DeCourcey

April 25, 1985

Christine Dunn  
The Finch Group  
400 Atlantic Avenue  
Boston, MA 02210

Dear Ms. Dunn:

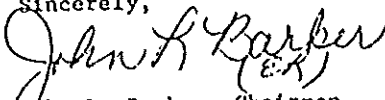
On April 23, 1985, the Portland Planning Board unanimously granted (6-0) a special exception to the height limitation of the 'I-1 Waterfront Zone for the Baxter Place project at 291-309 Commercial Street. The Board also unanimously approved the site plan (change of use and new construction of an addition) for Baxter Place. The approval is subject to the following conditions:

1. The proposed geometric improvement for the York and Center streets intersection must be shown on the site plan; and
2. The variegated dogwood (Cornus elegantissima), Siberian Dogwood (C. siberica) or any large growing shrub of the developer's choice should be substituted for the Cornus kousa. The trees along the Center Street side of the parking lot are planted too tightly so a shrub should be substituted for every other tree.

The site plan will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant.

If there are any questions, please contact the planning staff.

Sincerely,



John L. Barker, Chairman  
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
✓ Barbara Barhydt, Planner  
P. Samuel Hoffses, Chief of Inspection Services  
George Flaherty, Director of Parks and Public Works  
Marc Guimont, City Engineer  
William Boothby, Principal Engineer  
Robert Roy, Planning Engineer  
William Bray, City Traffic Engineer  
Carmela Barton, City Arborist



## CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

November 5, 1985

Mr. David Lesky  
The Finch Group  
400 Atlantic Avenue  
Boston, MA 02210

RE: 297 - 309 Commercial Street  
Portland, Maine

Dear Mr. Lesky:

Your application to change the use of 297 - 309 Commercial Street from a warehouse to commercial space on the first floor and 69 apartments within the remaining building has been reviewed and a building permit is herewith issued subject to the following requirements:

### Site Plan Review Requirements

Inspection Services	Approved	Mr. Hoffses	11/5/85
Fire Department	Approved	Lt. Collins	5/16/85
Public Works	Approved with the following conditions:	Mr. Roy	5/20/85

1. All curb and sidewalk alterations or repairs shall be done in accordance with city standard and specifications.
2. The sewer and stormdrain connections to the city sewer shall either be done by the Sewer Division or under their supervision.

Planning Division	Approved with the following conditions:	
	Ms. Barhydt	5/16/85

1. The proposed geometric improvements for the York and Center streets' intersection must be shown on the site plan.
2. The variegated dogwood (Ernus elegantissimu), Siberian Dogwood (C. Siberia), or any large growing shrub of the developer's choice should be substituted for the Cornus Kousa. The trees along the Center Street side of the parking lot are planted too tightly so a shrub should be substituted for every other tree.

Mr. David Lasky/ 11/5/85

Building and Fire Code Requirements

1. All electrical and plumbing permits must be obtained by masters of their trade.
2. No sewer connection or other utility connections can be made between December 1 of the year to March 31 of the following year as per Section 25 - 137 of the Municipal Code.
3. The electrical closet can not open into the exit corridor as shown at the west stairway.
4. The sprinkler system shall be complete and in compliance with NFPA #13.
5. The sprinkler system and an approved manual fire alarm system shall be connected to the municipal fire alarm or an approved Central Receiving Station.

If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses  
Chief of Inspection Services

PSH/crb  
Attachment



**CITY OF PORTLAND, MAINE**  
**SITE PLAN REVIEW**  
**Processing Form**

Applicant YORK RIVER COUNTRY CLUB Date May 16, 1985

Mailing Address 300 Atlantic Ave., Portland, ME 04101-6001 Address of Proposed Site 221 Commercial Street

Proposed Use of Site Residential - commercial Site Identifier(s) from Assessors Maps \_\_\_\_\_

Acreage of Site / Ground Floor Coverage \_\_\_\_\_ Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors 3

Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**PLANNING DEPARTMENT REVIEW**

May 16, 1985  
 (Date Received)

- ☒ Major Development — Requires Planning Board Approval; Review Initiated
- ☐ Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓		✓	✓	✓	✓		✓	✓	✓	✓	
APPROVED CONDITIONALLY		✓					✓					
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: 1. The proposed geometric improvements for the York and Center Streets intersection must be shown on the site plan, and

2. The variegated dogwood (*Cornus alternifolia*) Siberian Dogwood (*C. sibirica*) is a very large growing shrub of the developer's choice should be substituted for the other ~~Cornus~~ trees. The trees along Center Street side of the parking lot are planted too tightly so a shrub should be substituted for every other tree.

(Attach Separate Sheet If Necessary)

Barbara Gault 5/16/85

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

## Processing Form

Date Dept. Review Due: \_\_\_\_\_

## PLANNING DEPARTMENT REVIEW

(Date Received)

- ☐
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓		✓	✓	✓	✓		✓	✓	✓	✓	
APPROVED CONDITIONALLY		✓					✓					
DISAPPROVED												

CONDITIONS SPECIFIED BELOW:

REASONS SPECIFIED BELOW:

(Attach Separate Sheet if Necessary)

Barbara Zankett 5/16/85

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY



# APPLICATION FOR PERMIT

PERMIT ISSUED

NOV 6 1985

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 1271

ZONING LOCATION ..... PORTLAND, MAINE Oct. 23, 1985

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..... 297-309 Commercial Street ..... Portland, ME 04101  
 1. Owner's name and address ..... The Finch Group - 400 Atlantic Ave., Telephone 617-350-6000  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address ..... Cutler Assoc., Inc. - P. O. Box 117 Telephone 617-757-7500  
 43 Harvard St., Worcester, MA 01613  
 Proposed use of building ..... Commercial Space on first fl. & 69 Apt. .... No. families .....  
 Last use ..... Old Porteous warehouse ..... No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$..... 3,000,000

FIELD INSPECTOR—Mr. ....  
 @ 775-5451  
 Appeal Fees \$ .....  
 Base Fee 25.00  
 Late Fee .....  
 Change of Use  
 TOTAL \$ 15,020.00  
 Interior renovations, as per plan and Change of  
 Use from warehouse to Commercial space on first floor  
 and 69 apartments.

Stamp of Special Conditions

ISSUE PERMIT TO : MR. DAVID LLSKY, THE FINCH GROUP #1

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

## DETAILS OF NEW WORK

Is any plumbing involved in this work? **yes** Is any electrical work involved in this work? **yes**  
 Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....  
 Has septic tank notice been sent? ..... Form notice sent? .....  
 Height average grade to top of plate ..... Height average grade to highest point of roof .....  
 Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
 Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
 Kind of roof ..... Rise per foot ..... Roof covering .....  
 No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
 Framing Lumber--Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
 Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 If one story building with masonry walls, thickness of walls? ..... height? .....

## IF A GARAGE

No. cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated .....  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY: DATE MISCELLANEOUS  
 BUILDING INSPECTION--PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? .....  
 ZONING: .....  
 BUILDING CODE: ..... Will there be in charge of the above work a person competent  
 Fire Dept.: ..... to see that the State and City requirements pertaining thereto  
 Health Dept.: ..... are observed? **yes**  
 Others: .....

Signature of Applicant *Paul Redlon* Phone # 772-2540  
 Type Name of above and **Paul Redlon for Cutler Assoc.**  
 and **THE Finch Group** 1 ☒ 2 ☐ 3 ☐ 4 ☐