

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
 Permit Number: 060167
 MAR 14 2006
 CITY OF PORTLAND

This is to certify that RICE GEOFFREY I /Michael Chestnut

has permission to relocate existing doors & frames at exit

AT 184 STATE ST

045 C001001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procedure before this building or part thereof is altered or 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. Jay Kelley P.F.D. 2/17/06

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Alvin Knight 3/15/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 06-0167	Issue Date: MAR 13 2006	CBL: 045 C001001
184 STATE ST	RICE GEOFFREY I	658 CONGRESS ST 1ST FLOOR
Michael Chestnut	138 Pleasant Ave Portland	207 725 942
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial
		Zone: B1

Past Use: 3 Residential - 1 retail unit	Proposed Use: 3 Residential - 1 retail unit- relocate existing doors & frames at exit stair <i>legal use: 3 dwelling units 1st floor retail</i>
relocate existing doors & frames at exit stair	

Permit Fee: \$231.00	Cost of Work: \$15,000.00	CEO District: 2
FIRE DEPT: <input checked="" type="checkbox"/> Approved	INSPECTION: Use Group: <i>2</i> Type: <i>35</i>	
Signature: <i>J.K.D. P.P.D. 3/17/06</i>	Date: <i>3/13/06</i>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 0210312006
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Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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"/> <i>Ok w/ conditions</i> Date: <i>2/10/06</i> <i>AM</i>	<p>Zoning Appeal</p> <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: _____
<p>Historic Preservation</p> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Any exterior work requires separate review approval thru Historic Preservation.</i> Date: <i>3/9/06</i> <i>D. Andrews</i>		

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: 06-0167	Date Applied For: 02/03/2006	CBL: 045 C001001
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Location of Construction: 184 STATE ST	Owner Name: RICE GEOFFREY I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: Michael Chestnut	Contractor Address: 138 Pleasant Ave Portland	Phone (207) 772-5942
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 3 Residential - 1 retail unit- relocate existing doors & frames at exit stair	Proposed Project Description: relocate existing doors & frames at exit stair
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 03/09/2006
Note: **Ok to Issue:**
1) * All exterior work to be consistent with 9/24/01 Historic Preservation approval by Jeffrey Harris. Any changes to previously-approved work to be reviewed and approved by Historic Preservation staff.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/10/2006
Note: **Ok to Issue:**
1) This building is to remain as three dwelling units with retail on the first floor. Any change to this shall require a separate permit application.
2) ANY exterior work requires a separate review and approval thru Historic Preservation

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 03/13/2006
Note: **Ok to Issue:**
1) This is a continuation of permit #991401. All construction must comply with the 1999 BOCA Code.
2) Fire separation assemblies penetrations must be protected in accordance with Chapter 7 of the 1999 BOCA Code.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 02/17/2006
Note: **Ok to Issue:**
1) Maintain all egress as per NFPA72

Application ID Number:

6-0167

Print Permit

Delete Review

Save

C

Department: Historical

Status: Approved with Conditions

Reviewer: Deborah Andrews

Comments:

Approval Date: 03/09/2006

Given On Date: 02/22/2006

OK to Issue Permit

Name: Deborah Andrews

Date:

Date 2:

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

* All exterior work to be consistent with 9/24/01 Historic Preservation approval by Jeffrey Harris. Any changes to previously-approved work to be reviewed and approved by Historic Preservation staff.

Create Date: 02/22/2006 By: mjn

Update Date: 03/09/2006 By: dga



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: 182 STATE STREET, PORTLAND, ME		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 045 C 001	Owner: SAME	Telephone: 773-1814
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone. GEOFFREY RICE 658 CONGRESS ST. PORTLAND, ME 04101	Cost Of Work: \$ 15,000 Fee: \$ 156.00 C of O Fee: \$
Current Specific use: 2 APARTMENTS (AS APPROVED # 991401, 12/21/99)	Proposed Specific use: 3 APARTMENTS	
Project description: AMMENDMENT TO BUILDING PERMIT # 991401, 12/21/99 RECONFIGURATION OF EXISTING RESIDENTIAL INTO 3 APARTMENTS.		
Contractor's name, address & telephone: GEOFFREY RICE 658 CONGRESS ST.		
Who should we contact when the permit is ready: MICHAEL CHESTNUT		
Mailing address: 138 PLEASANT AVE. Phone: 207 772 5942 PORTLAND, ME 04103		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 authorizes 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 of applicant: <i>G/Rice</i>	Date: 1 FEBRUARY 2006
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This is not a permit; you may not commence ANY work until the permit is issued.

February 3, 2006

Michael Chestnutt, Architect
138 Pleasant Ave.
Portland, Maine 04103
207-772-5942
mike138@maine.rr.com

Mr. Mike Nugent, Manager
Inspection Services Program
389 Congress Street
Portland, Maine 04101

RE: 182 State Street- Renovations
Portland, Maine 04101

Dear Mr. Nugent,

Attached are a General Building Permit Application with a check for the associated fee, Accessibility Certificate, Certificate of Design with revision to BOCA 1999 (See explanation below), Drawings **AI.1** and **E1.1** dated February 1, 2006, **S1.1** dated 11/11/01 and Structural drawings for Fourth Floor Renovation dated March 19, 2004, revised 3/23/04. These drawings are to update the city with a complete set of documents. The Architectural drawings have clarifications that show all rated assemblies and STC ratings for those assemblies. Also, attached are spreadsheets proving uninterrupted work from the issuance of the original building permit #991401, 12/21/99 through the present.

The Owner, Mr. Geoffrey Rice, would like to amend the original building permit with the attached documents to keep, building code requirements (BOCA 1999), Zoning requirements, etc. **as** they were for the original permit. To upgrade to IBC 2003 for the STC rating of 50 alone would increase the cost of renovations. It is the intention of the Owner to reuse/ relocate existing doors and frames at the exit stair. The frames can accommodate the extra drywall to achieve the required rating without changing the frame depth. The extra layer of drywall will just die into the door trim. The frames would have to be custom made if an additional application of resilient channels were required to achieve the **STC 50** rating. Please review the spreadsheets and let **me** know if the documentation of uninterrupted work is acceptable.

Please call **if** you have any questions.

Sincerely,



Michael Chestnutt

cc: Geoffrey Rice, Jeremy Moser



ACCESSIBILITY CERTIFICATE

Designer: MICHAEL CHESTNUTT

Address of Project: 182 STATE STREET

Nature of Project: RECONFIGURATION OF
EXISTING RESIDENTIAL INTO
3 APARTMENTS

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

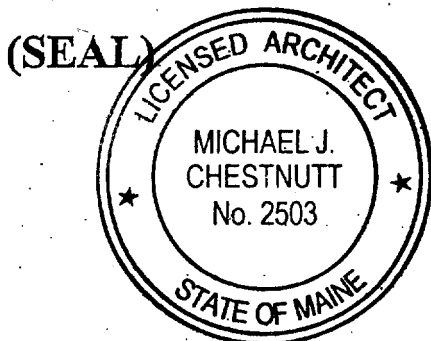
Signature: Michael Chestnut

Title: PRINCIPAL

Firm: MICHAEL CHESTNUTT, ARCHITECT

Address: 138 PLEASANT AVE.
PORTLAND, ME 04103

Phone: 207-772-5942



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: MICHAEL CHESTNUTT

RE: Certificate of Design

DATE: 2/2/06

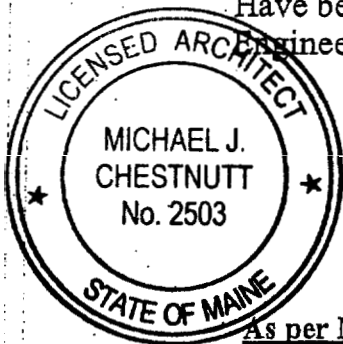
These plans and/ or specifications covering construction work on:

RENOVATIONS TO 182 STATE STREET

PORTLAND, MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect /
Engineer according to the 2003 International Building Code and local amendments.

1999



(SEAL)

As per Maine State Law:

\$50,000.00 or more in new construction, repair
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.

Signature: Michael Chestnutt

Title: PRINCIPAL

Firm: MICHAEL CHESTNUTT ARCHITECT

Address: 138 PLEASANT AVE.
PORTLAND, ME 04103

1-1536

Zoning

Approved with Conditions

Marge Schmuckal

184 State St

12/18/2001

12/18/2001



Marge Schmuckal

12/18/2001

To remain a three dwelling unit with retail on the first floor. Any changes to this use shall require a separate permit application.

All attached Historic Preservation requirements imposed by their review (Jeffery Harris) shall be adhered to.

12/17/2001

gg

12/18/2001

mes

B

studio mnemosyne PO box 5360 portland maine 04101 207 329 6128 874 4077
november 15th

PROJECT DESCRIPTION

city of portland maine
permits ,city hall

RE: 182 State Street

Enclosed is a request for a building permit for the purpose of performing exterior work on 182 state This should be considered as an amendment to the original permit #991401 change of use from 7 units to 3 apartments approved December 21 1999. Work on the interior has progressed on the interior after the permit was issued.

This application is for a building permit for a dormer and a replacement window at 182 State street whose exterior alterations have received a certificate of appropriateness from Historic preservation as "appropriate" and in compliance. See letter attached dated September 24 2001 by from Jeffrey Harris. Please note drawings highlighted in bubbles A-1.1 plan, S-1.1 Structural plan stamped by L& L Structural engineering services, and E-1.1 reviewed by Hal Thomas electrical engineer. All drawings are drawn and prepared by Jeremy moser, and if you have any questions you may direct them to me as Geoffrey Rice's representative.

Sincerely,

Jeremy moser

jererny moser

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

September 24, 2001

Jeremy Moser
Studio Mnemosyne
P.O. Box 5360
Portland, ME 04101

Re: 182 State Street – Exterior Alterations, Dormer Addition

Dear Mr. Moser:

On September 20, 2001, this office reviewed and approved amendments to a previously approved certificate of Appropriateness for exterior alterations and new construction at 182 State Street. Approval is for the removal of the existing dormer on the rear roof of 182 State Street and the construction of a new dormer in its place.

Note that the Committee's original approval for this project was made subject to the following condition:

- The exterior of the new dormer is to be painted a dark color.

Any improvements shall be as shown on the submitted plans and specifications dated 9/14/01. Except as to any changes to the approved plans, any changes that may be required must be reviewed and approved by this office prior to construction, addition or demolition. If, during the course of completing the work, conditions are encountered that prevent the work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Application for undertaking additional or alternative work.

Please note that you must notify staff at a mid-point during construction, and again upon completion of the project, to ensure compliance with the approved application. (Contact Jeffrey Harris, Preservation Compliance Coordinator, at 874-8728.)

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Jeffrey Harris
Preservation Compliance Coordinator

cc: Approval Letter File

note: 9/28/01
Talked w/ J. Harris
verified 4 window
solution acceptable

studio mnemosyne PO box 5369 portland maine 04101 207 329 6128 874 4077
14 september 2007

city of portland maine
historic preservation
Jeffrey Harris

RE: 182 State Street

Mr. Harris,

The owner @ 182 State Street wishes to re insert a window into a previously bricked up opening on the second floor pine street side. The header will remain intact and a matching wood window by Broxow/ true divided light will be placed into the opening. The egg and dart header is still intact and will be treated in a similar manner as all the windows on this façade.

Specifically:

exist window is 35x68 Owner will provide Boston Layout Brosco Authentic Divided Light SSB 15/30 2/2 light-vertical

Owner will provide matching storm window system

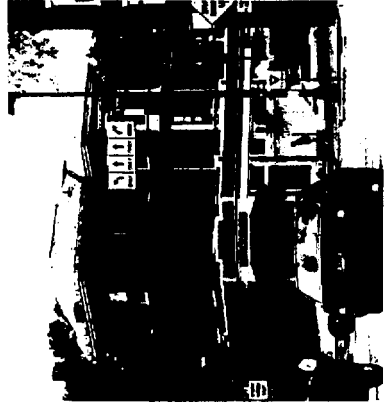
Sincerely,

Jeremy moser

4/27/07 10:11



-182 proposed revision to window



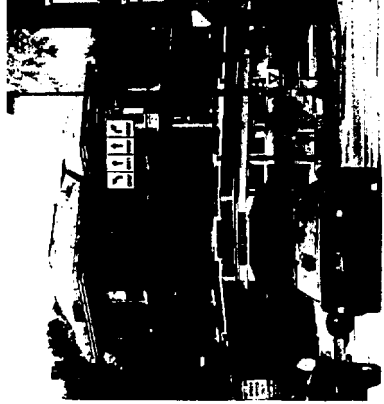
-182 proposed revision to window



-182 proposed revision to window



-182 existing conditions from state street



-182 existing conditions from state street



-182 existing conditions from state street

7/27/07 - checked new plumbing - test out
OK - no issues seen - OK to close in plumbing area.

Jim