

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

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION

### PERMIT

Permit Number: 080463  
**PERMIT ISSUED**  
JUN 23 2008  
CITY OF PORTLAND

This is to certify that HORTON LLC / Monaghan Woodworks, Inc

has permission to Change of use from 1 single to 2 townhomes

AT 118 STATE ST L 045 D005001

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 when permission procured before this building or part thereof is opened or service closed-in. 4  
YOUR NOTICE REQUIRED

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

#### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*6/23/08* *Cheryl S. R.*  
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

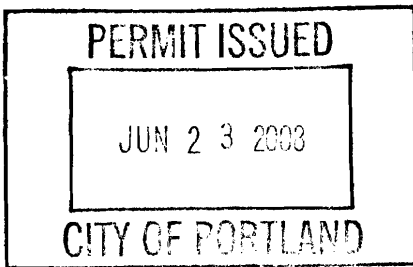
Permit No: 08-0463	Issue Date: 6/23/08	CBL: 045 D005001
-----------------------	------------------------	---------------------

Location of Construction: 118 STATE ST <i>102 State</i>	Owner Name: HORTON LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: <i>R-6</i>

Past Use: Single Family	Proposed Use: 2 Single Town Houses - Change of use from 1 single to 2 townhouses	Permit Fee: \$1,195.00	Cost of Work: \$110,000.00	CEO District: 2
Proposed Project Description: Change of use from 1 single to 2 townhouses		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRL-2003</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 04/30/2008	<b>Zoning Approval</b>	
-----------------------------	---------------------------------	------------------------	--

- 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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>- No of separate lot</i> <input checked="" type="checkbox"/> Site Plan <i>#2008-0010</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/>	<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	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Date: <i>6/23/08</i>	Date: _____	Date: <i>D. Andrew B 3/5/08</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

<b>Permit No:</b> 08-0463	<b>Date Applied For:</b> 04/30/2008	<b>CBL:</b> 045 D005001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 118 STATE ST	<b>Owner Name:</b> HORTON LLC	<b>Owner Address:</b> 100 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Monaghan Woodworks, Inc.	<b>Contractor Address:</b> 100 Commercial St Suite 311 Portland	<b>Phone:</b> (207) 775-2683
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> 2 Single Town Houses - Change of use from 1 single to 2 townhouses	<b>Proposed Project Description:</b> Change of use from 1 single to 2 townhouses
--	---

**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 06/05/2008  
**Note:**      **Ok to Issue:**

- 1) \* Approved with conditions stipulated by HP Board on 3/5/08.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/03/2008  
**Note:**      **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that no exterior work of additions or decks are being proposed at this time.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 06/17/2008  
**Note:**      **Ok to Issue:**

- 1) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 6) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 8) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 9) ANY exterior work requires separate review and approval thru Historic Preservation

**Dept:** Public Works      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Ok to Issue:**

<b>Location of Construction:</b> 118 STATE ST	<b>Owner Name:</b> HORTON LLC	<b>Owner Address:</b> 100 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Monaghan Woodworks, Inc.	<b>Contractor Address:</b> 100 Commercial St Suite 311 Portland	<b>Phone</b> (207) 775-2683
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Dept:</b> Zoning	<b>Status:</b>	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Parks	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> DRC	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Planning	<b>Status:</b> Approved	<b>Reviewer:</b> Molly Casto	<b>Approval Date:</b> 05/06/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>

**Comments:**  
5/6/2008-ldobson: see permit#080421 for additional fees  
5/16/2008-mes: I have been waiting for a stamped approved site plan from planning  
6/3/2008-mes: I received the stamped approved site plan and talked to assessors concerning creating a new CBL for one of the lots. - 116 State Street is now considered 045-D-006.



**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

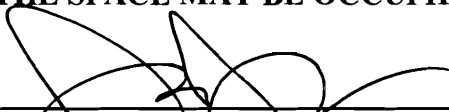
  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

**NOTE: There is a \$75.00 fee per inspection at this point.**


Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

6/23/08  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

6/23/08  
Date

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

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

Permit No: 08-0463	Date Applied For: 04/30/2008	CBL: 045 D005001
-----------------------	---------------------------------	---------------------

<b>Location of Construction:</b> 118 STATE ST	<b>Owner Name:</b> HORTON LLC	<b>Owner Address:</b> 100 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Monaghan Woodworks, Inc.	<b>Contractor Address:</b> 100 Commercial St Suite 311 Portland	<b>Phone</b> (207) 775-2683
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> 2 Single Town Houses - Change of use from 1 single to 2 townhouses	<b>Proposed Project Description:</b> Change of use from 1 single to 2 townhouses
--	---

**Dept:** Historic      **Status:** Pending      **Reviewer:** Deborah Andrews      **Approval Date:** 06/05/2008  
**Note:** **Ok to Issue:**   
 1) \* Approved with conditions stipulated by HP Board on 3/5/08.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/03/2008  
**Note:** **Ok to Issue:**   
 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.  
 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.  
 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.  
 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that no exterior work of additions or decks are being proposed at this time.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 06/17/2008  
**Note:** **Ok to Issue:**   
 1) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.  
 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.  
 3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.  
 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.  
 5) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.  
 6) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.  
 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.  
 8) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.  
 9) ANY exterior work requires separate review and approval thru Historic Preservation

**Dept:** Public Works      **Status:** Pending      **Reviewer:**      **Approval Date:**  
**Note:** **Ok to Issue:**

<b>Location of Construction:</b> 118 STATE ST	<b>Owner Name:</b> HORTON LLC	<b>Owner Address:</b> 100 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Monaghan Woodworks, Inc.	<b>Contractor Address:</b> 100 Commercial St Suite 311 Portland	<b>Phone</b> (207) 775-2683
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Dept:</b> Zoning	<b>Status:</b>	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Parks	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> DRC	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Dept:</b> Planning	<b>Status:</b> Approved	<b>Reviewer:</b> Molly Casto	<b>Approval Date:</b> 05/06/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input type="checkbox"/>
<ol style="list-style-type: none"> <li>1) The applicant shall screen the solid waste receptacle area with opaque cedar fencing on all sides, as depicted in the fence detail included with the approved site plan.</li> <li>2) The applicant shall modify the parking configuration to include four (4) parking spaces oriented to the southeast, as discussed in Tom Errico's review memorandum, dated April 3, 2008 and as depicted on the submitted parking diagram, included with the approved site plan.</li> <li>3) The applicant shall widen the existing asphalt driveway apron to sixteen (16) feet as discussed in Tom Errico's review memorandum, dated April 3, 2008</li> <li>4) Prior to construction activities in the City right-of-way, the applicant shall obtain a street opening permit from the City of Portland for approved improvements to the driveway apron . The driveway apron shall be replaced with brick as noted on the approved plans and as required by the City's sidewalk material policy.</li> <li>5) The two existing street trees along the State Street frontage shall be protected throughout construction. Tree-protection measures shall include protecting the root zone with construction fencing installed outside the dripline and posting of signage prohibiting storage of materials or foot traffic over the root zone. Protective barriers and signage shall remain in place until completion of the project. If existing street trees are determined to be damaged as a result of construction activities within the one year defect guarantee period, the developer shall replace each damaged tree with a minimum 3" caliper, upright shade tree, species to be determined by the Portland City Arborist.</li> <li>6) The applicant shall provide adequate evidence of sewer capacity issued by Portland's Department of Public Services for approval by the Planning Authority prior to the issuance of a Building Permit.</li> </ol>			

**Comments:**

5/6/2008-ldobson: see permit#080421 for additional fees

5/16/2008-mes: I have been waiting for a stamped approved site plan from planning

6/3/2008-mes: I received the stamped approved site plan and talked to assessors concerning creating a new CBL for one of the lots. - 116 State Street is now considered 045-D-006.

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

**NOTE: There is a \$75.00 fee per inspection at this point.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

**NOTE: There is a \$75.00 fee per inspection at this point.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

**Jak Soley**

---

**From:** Jak Soley  
**Sent:** Friday, May 16, 2008 9:31 AM  
**To:** 'Molly Casto'  
**Importance:** High

Hi Molly –

I just received a voice message from Capt. Cass confirming that it is acceptable not to find the exact U/L assembly listing. The closest listing is probably ANSI / UL 263 Design No. U901, for a 4 hour rating.

He also asked that we insure the integrity of the fire wall through the vertical elevation of the building, which we will insure during construction.

Please let me know if I need to do anything further.

Jack

6/16/2008

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**INVOICE FOR PERMIT FEES**

<b>Application No:</b>	8-0463	<b>Applicant:</b>	HORTON LLC
<b>Project Name:</b>	Change of use from 1 single to 2 to	<b>Location:</b>	118 STATE ST
<b>CBL:</b>	045 D005001	<b>Development Type:</b>	
<b>Invoice Date:</b>	04/30/2008		

<b>Previous Balance</b>	-	<b>Payment Received</b>	+	<b>Current Fees</b>	-	<b>Current Payment</b>	=	<b>Total Due</b>	<b>Payment Due Date</b>
\$0.00		\$0.00		\$1,195.00		\$1,110.00		\$85.00	On Receipt

**First Billing**

<b>Previous Balance</b>	<b>\$0.00</b>
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Certificate of Occupancy	1	\$75.00
Change of Use First \$1000	1	\$30.00
Change of Use Add'l \$1000	1	\$1,090.00
		\$1,195.00
<b>Total Current Fees:</b>	<b>+</b>	<b>\$1,195.00</b>
<b>Total Current Payments:</b>	<b>-</b>	<b>\$1,110.00</b>
<b>Amount Due Now:</b>		<b>\$85.00</b>

Detach and remit with payment

**Bill to:** HORTON LLC  
 100 COMMERCIAL ST  
 PORTLAND, ME 04101

CBL 045 D005001  
**Application No:** 8-0463  
**Invoice Date:** 04/30/2008  
**Invoice No:** 30995  
**Total Amt Due:** \$85.00  
**Payment Amount:**

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.



# 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>118 STATE ST.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>~3,538 SF</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>HORTON, LLC.</u> Address <u>100 COMMERCIAL ST.</u> City, State & Zip <u>PTLD, ME. 04101</u>	Telephone: <u>775-2252</u>
<u>45</u> <u>D</u> <u>5</u>		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>\$110,000.</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE w/ LODGING</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>2 SINGLES TOWNHOUSES</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>PLEASE SEE ATTACHED</u>		
Contractor's name: <u>MENABHAN WOODWORKS, INC.</u> Address: <u>100 COMMERCIAL ST. #</u> City, State & Zip <u>PTLD, ME. 04101</u> Telephone: <u>775-2683</u> Who should we contact when the permit is ready: <u>JACK SOLEY</u> Telephone: <u>775-2252</u> Mailing address: <u>100 COMMERCIAL ST. 04101</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.**

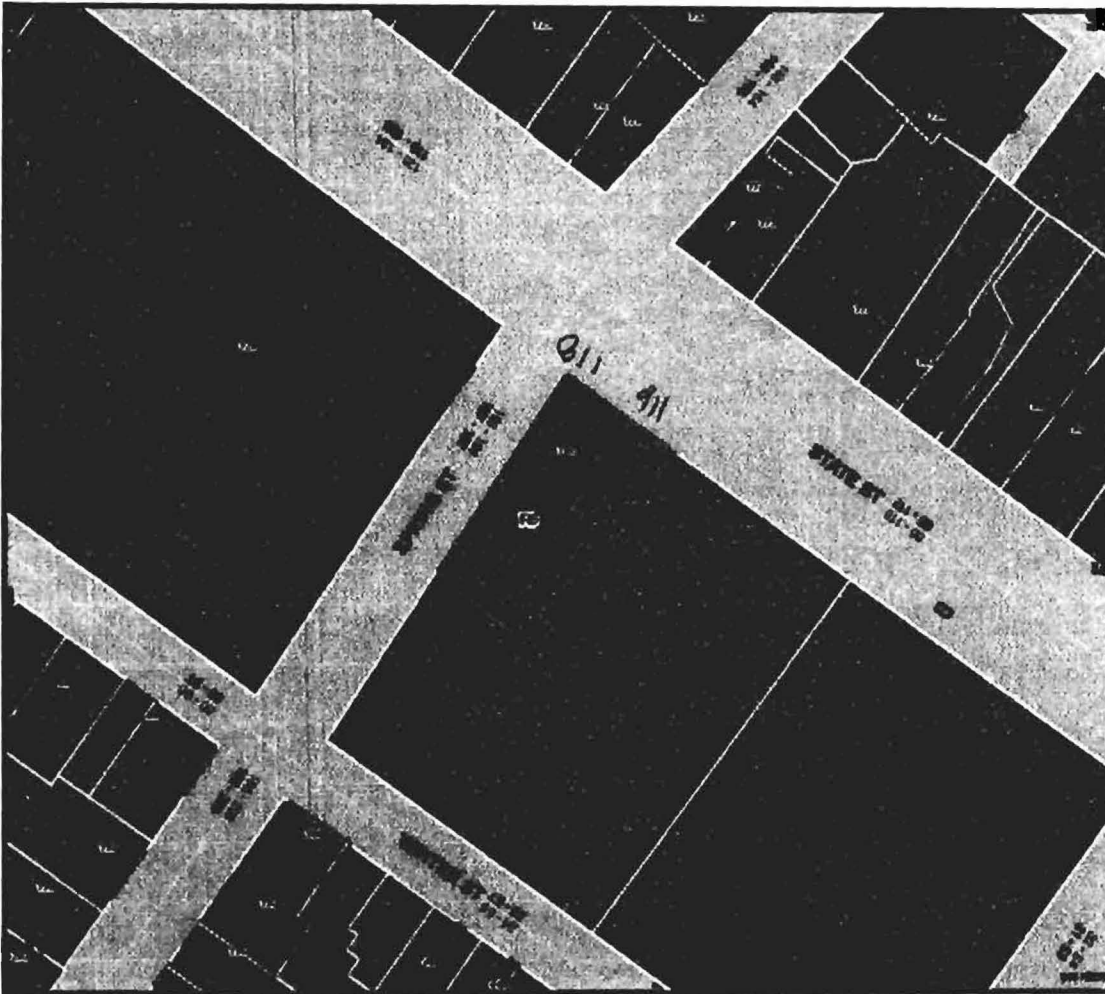
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 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:  Date: 4/30/08

**This is not a permit; you may not commence ANY work until the permit is issue**





City of Portland  
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007  
City of Portland  
389 Congress St.  
Portland, Maine  
04101

5/2/08 New ASS...  
from... in ASS...



Portland Planning Authority, 389 Congress Street, Portland, Maine 04101-3509

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

May 6, 2008

Horton, LLC  
Attn: Jack Soley  
100 Commercial Street  
Portland, Maine 04101

**RE: Townhouses at the Eaton Shaw Block**

**116 State Street** - 2 townhouses. Minor site plan review (Application # 2008-0017)

Chart: 45 Block: D Lot: *Sp changed by assessors 6/3/08*

**118 State Street** - 2 townhouses. Minor site plan review (Application # 2008-0018)

Chart: 45 Block: D Lot: 5

Dear Mr. Soley:

On May 6, 2008 the Portland Planning Authority approved a minor site plan for The Townhouses at the Eaton Shaw Block located at 116-118 State Street as shown on the approved plans prepared and submitted by Michael Belleau, Architect and dated April 18, 2008. This plan was approved with the following conditions.

Conditions of approval:

1. The applicant shall provide adequate evidence of sewer capacity issued by Portland's Department of Public Services for approval by the Planning Authority prior to the issuance of a Building Permit.
2. The two existing street trees along the State Street frontage shall be protected throughout construction. Tree-protection measures shall include protecting the root zone with construction fencing installed outside the dripline and posting of signage prohibiting storage of materials or foot traffic over the root zone. Protective barriers and signage shall remain in place until completion of the project. If existing street trees are determined to be damaged as a result of construction activities within the one year defect guarantee period, the

developer shall replace each damaged tree with a minimum 3" caliper, upright shade tree, species to be determined by the Portland City Arborist.

3. Prior to construction activities in the City right-of-way, the applicant shall obtain a street opening permit from the City of Portland for approved improvements to the driveway apron (*see standard condition of approval (7), listed below*). The driveway apron shall be replaced with brick as noted on the approved plans and as required by the City's sidewalk material policy.
4. The applicant shall widen the existing asphalt driveway apron to sixteen (16) feet as discussed in Tom Errico's review memorandum, dated April 3, 2008 (*attached*).
5. The applicant shall modify the parking configuration to include four (4) parking spaces oriented to the southeast, as discussed in Tom Errico's review memorandum, dated April 3, 2008 (*attached*) and as depicted on the submitted parking diagram, included with the approved site plan.
6. The applicant shall screen the solid waste receptacle area with opaque cedar fencing on all sides, as depicted in the fence detail included with the approved site plan.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals. I understand that you have already begun submitting some of the necessary materials to meet these requirements:

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a

time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Molly Casto, Planner at 874-8901.

Sincerely,



Alexander Jaegerman  
Planning Division Director

Electronic Distribution:

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Molly Casto, Planner  
Philip DiPierro, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jeanie Bourke, Inspections Division  
Lisa Danforth, Administrative Assistant  
Michael Bobinsky, Public Works Director

Kathi Earley, Public Works  
Bill Clark, Public works  
Jim Carmody, City Transportation Engineer  
Michael Farmer, Public Works  
Jeff Tarling, City Arborist  
Captain Greg Cass, Fire Prevention  
Assessor's Office  
Approval Letter File

**Molly Casto - Townhouses at Eaton Shaw Block**

**From:** "Errico, Thomas A" <TERRICO@wilbursmith.com>  
**To:** "Molly Casto" <MPC@portlandmaine.gov>  
**Date:** 4/3/2008 10:11 AM  
**Subject:** Townhouses at Eaton Shaw Block  
**CC:** "James Carmody" <JPC@portlandmaine.gov>, "Katherine Earley" <KAS@portlandmaine.gov>

Molly –

As requested, I have conducted a review of the proposed parking layout and access conditions as illustrated on the March 24, 2008 plan prepared by the Michael Belleau Architect. My comments are noted below.

- The proposed parking area will not accommodate six (6) parking spaces, as requested by the applicant. We analyzed parking maneuvers using the software program Auto-Turn and have determined the parking area will not allow for safe and reasonable circulation. I did evaluate a few "conceptual" sketches that investigated provision of four (4) parking spaces. In my professional opinion, the only scenario that I would find acceptable is the layout of four (4) parking spaces aligned toward the west (spaces align parallel to the building). I have attached a PDF files that depicts the vehicle turning templates for a few circulation maneuvers. The applicant should revise the plan to illustrate the suggested parking layout for review and approval. I would note that the primary guiding principle of my evaluation was avoidance of backing maneuvers onto State Street.
- The driveway should be widened to approximately 16 feet. The applicant should revise the plan accordingly for review and approval.

If you have any questions or comments, please contact me.

Best regards,

**Thomas A. Errico, P.E.**  
Senior Transportation Engineer  
Wilbur Smith Associates  
59 Middle Street  
Portland, Maine 04101  
w: 207.871.1785 f: 207.871.5825  
TErrico@WilburSmith.com  
www.WilburSmith.com

**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION BOARD**

---

John Turk, Chair  
Rick Romano, Vice Chair  
Otis Baron  
Martha Deprez  
Michael Hammen  
Ted Oldham  
Cordelia Pitman

March 10, 2008

Jack Soley  
Horton, LLC  
100 Commercial Street  
Portland, ME 04101

APR 20 2008

Re: 116-118 State Street – exterior alterations

Dear Mr. Soley:

At their March 5, 2008 meeting, the Portland Historic Preservation Board directed reviewed your request for a Certificate of Appropriateness for the exterior alterations at 116-118 State Street and voted 5-0 (Romano and Oldham absent) to direct this office to approve the application.

Approval is subject to the following conditions:

- No additional protrusions for mechanical or other systems shall be made on the State or Spring Street facades.
- The plywood panels on the Spring Street bay window are to be replaced with appropriate materials.
- The new wood doors to be installed on the southwest façade are to be reviewed and approved by historic preservation staff prior to installation.
- The proposed site alterations, including fencing, decks, and privacy screening, are to be reviewed and approved by historic preservation staff prior to installation

All improvements shall be carried out as shown on the plans and specifications submitted as part of your application dated 2/21/08. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

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,

A handwritten signature in black ink, appearing to read "Scott T. Hanson". The signature is written in a cursive style with a long horizontal stroke at the end.

Scott T. Hanson  
Preservation Compliance Coordinator

cc: Approval File  
Building Inspections



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS**

This is to certify that

**HORTON HILL LLC**

has received approval

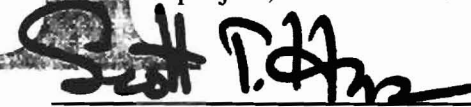
**EXTERIOR ALTERATIONS**

at

**116-11**

**Center St**

provided that the person or persons, firm or corporation accepting this Certificate shall comply with all other applicable 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 the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.



Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

CURRENT LEGAL USE OF  
116 & 118 STATE ST.

As outlined in our meeting on December 6, 2006, Marge Schmuckal Zoning Administrator has determined that the lawfully existing uses for the buildings are as follows:

116 State Street:

Legal zoning use was established on 12/16/1971 when the ZBA granted a conditional use to change from a single family to a doctor's office on the first floor and a residential unit above the first floor.

118 State Street:

Legal zoning use was established on June 20, 1941 when a permit was issued to change the use of a single family dwelling to a single family dwelling with a lodging house with 1 lodging room on the 1st floor, 5 lodging rooms on the 2nd floor, and 2 lodging rooms on the third floor.

Thus, two dwelling units and seven rooming units constitute the total number of lawfully existing dwelling units in 116 and 118 State Street, as defined in the Replacement Housing Ordinance of the Portland Land Use Code, §14-463 et seq.

Horton, LLC  
100 Commercial Street  
Portland, ME 04101

April 23, 2008

City of Portland  
Portland, ME

RE: Application for Minor Subdivision at 116/118 State Street:  
"Townhouses at Eaton Shaw Block"

To Whom It May Concern:

The buildings of 116 and 118 State Street are currently two townhouses joined by a common wall at the corner of Spring and State Streets in the R6 zone. There is a large courtyard with perimeter fencing at the rear of the property. Except for the addition of a second story to the rear of the 116 structure, no substantial changes are being proposed to the structures other than cosmetic rehabilitation.

Currently the 116 townhouse is permitted for an office on the first floor and a single family unit above, while the 118 structure is permitted for a single family unit with eight lodging rooms. My intention is to create two condominium townhouse units within each of these structures; one two-bedroom and one three-bedroom townhouses at 116 State and two three-bedroom townhouses at 118 State. Consistent with its historical use, one of the three bedroom units at 116 State Street would maintain its permitting for a professional office.

Built in the Federal style in 1832, the brick buildings of 116 and 118 State Street are in the Historic District, though neither appear to be listed on the National Historic Registry. Formally owned by Mercy Hospital, the buildings are three and one-half stories tall and are in fair condition. The front and side yards, drive and parking fall within the "pre-existing structure" use standards of the City for the Historic District. The entire building comprises the sole structure between the elder housing complex of 100 State Street and Mercy Hospital. There are four asphalt parking spaces and room for on-site receptacles on the east side of the property.

At the rear of 116 State Street, we are proposing a flat roof addition of approximately 400 square feet. We would like to raise the existing flat roof structure another level (architecturally consistent in detail and height with the 118 side) and modify a portion of the first floor southwest façade furthest from Spring

Street (please see enclosed elevations). This is the least visible portion of the building and may in fact contribute positively to the overall visual massing of the building.

Landscaping for the property was established by Mercy Hospital and has matured well; the only substantial changes foreseen is the replacement of the chain link perimeter fence to one consistent with the standards of Historic Preservation and new tree plantings on the State Street esplanade as required by the City of Portland for new developments. There is no plan for additional outdoor lighting (ceiling sconces currently hang in the porticos of each entrance).

Parking for the property will not change from what was offered historically. Chapter (u) of the Code of Ordinances, Section 14-332, titled, "Exception for historic structures" states:

*"No parking in excess of that existing on or servicing the lot as of March 15, 1999 shall be required for any structure under Article IX of this Chapter, as a contributing structure in a local or National Register historical district, or a locally designated or National Register landmark building..."*

The Housing Replacement Ordinance and its relevancy to this property has been addressed in a letter also contained within this package.

Thank you for your attention to this matter. Please contact me with any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Soley", with a long horizontal flourish extending to the right.

Jack Soley, Pres.  
Horton, LLC

# **Townhouses at the Eaton Shaw Block** **Portland, Maine - Window Schedule**

- Window unit #'s 1 & 2 are for the first floor of #116 State St rear on the southwest elevation.
- Window unit #'s 3 & 4 are for the second floor of #116 State St rear on the southwest elevation.
- Window unit #'s 5 & 6 are for the second floor of #116 State St rear on the southeast elevation.

All other windows are existing and are to remain. All new windows shall match existing. New bedroom window units shall meet egress requirements.

<b><u>Unit #</u></b>	<b><u>type</u></b>	<b><u>unit size</u></b>
1	dbl hung	2' 10"wide x 4' 6" high
2	dbl hung	2' 10"wide x 4' 6" high
3	dbl hung	2' 10"wide x 4' 6" high
4	dbl hung	2' 10"wide x 4' 6" high
5	dbl hung	2' 10"wide x 4' 6" high
6	dbl hung	2' 10"wide x 4' 6" high

22-Apr-08

Comments Submitted

CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Zoning Copy

2008-0018

Application I. D. Number

2/22/2008

Application Date

Horton Lic

Applicant

100 Commercial St , Portland, ME 04101

Applicant's Mailing Address

Townhouses at Ethan Shaw Block

Project Name/Description

Consultant/Agent

118 - 118 State St, Portland, Maine

Address of Proposed Site

Applicant Ph: (207) 775-2252 Agent Fax:

045 D005001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail

Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 2  Other (specify)

5379

0

R6

Proposed Building square Feet or # of Units

Acreage of Site

Proposed Total Disturbed Area of the Site

Zoning

Check Review Required:

Site Plan (major/minor)

Zoning Conditional - PB

Subdivision # of lots

Amendment to Plan - Board Review

Zoning Conditional - ZBA

Shoreland

Historic Preservation

DEP Local Certification

Amendment to Plan - Staff Review

Zoning Variance

Flood Hazard

Site Location

After the Fact - Major

Stormwater

Traffic Movement

Other

After the Fact - Minor

PAD Review

14-403 Streets Review

Fees Paid: Site Plan

\$400.00

Subdivision

Engineer Review

Date 2/22/2008

Zoning Approval Status:

Reviewer

*Marge - Snap*

Approved

Approved w/Conditions

Denied

See Attached

Approval Date

Approval Expiration

Extension to

Additional Sheets

Attached

Condition Compliance

signature

date

Performance Guarantee

Required\*

Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

MAR - 3 2008

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

Applicant: Horton LLC  
Address: 118 State Street

Date: 3/6/08  
C-B-L: 045-D-005

CHECK-LIST AGAINST ZONING ORDINANCE <sup>currently</sup>  
#08-0463

Date - Existing Bldg  
Zone Location - R-6 with a Historic Overlay

Interior or corner lot - of Spring St.

Proposed Use/Work - to change the use from a single family and lodging house with 8 lodging rooms to 2 residential D.U.

Sewage Disposal - with a new rear wood deck to be a patio

Lot Street Frontage -

Front Yard - 10' min or average 9' scaled - legally nonconforming

Rear Yard - 20' req - 48' scaled

Side Yard - 10' req - legally nonconforming on both sides

Projections -

New Deck in the rear would not be meeting side set backs - I need more information on what is there now & what is being proposed

Width of Lot -

Height - 45' max - all existing It will be a proposed patio

Lot Area - 4500 sq ft min - 3692 sq ft? existing lot with additional parking 26 x 142

Lot Coverage/Impervious Surface - 50% max 3692 x .50 = 1846 sq ft max

Area per Family - 1,000 sq ft or 2,000 sq ft max - may have 3692 sq ft removed will be a patio

Off-street Parking - in a historic zone does not need to show any additional parking

Loading Bays - N/A

Site Plan - #2008-0018

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel B Zone C

In a historic district  
Planning determined that this project does not violate the Replacement Housing Ordinance

to be a patio  
on the new deck

not given  
new deck  
not meet

---

---

**MEMORANDUM**

---

---

**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2008-0018

**Date:** 3/6/2008

118 STATE Street

---

This project is located within the R-6 Zone with a Historic Overlay. The change of use is from the historical legal use of a single family and lodging house with 8 lodging rooms into two (2) residential condominiums. It also appears that a new deck may be added to the rear of the property.

The site plan does not indicate the size of the lot for #118 State Street. The site plan should indicate the size of this separate lot.

The applicant need not show additional parking from what has existed on this site because the property is located within a Historic District which exempts the requirement to show additional parking.

If a new deck is being proposed in the rear as indicated, it would not be meeting side setback nor maximum lot coverage provisions. The plans are very sketchy as to what presently legally exists and what is proposed. I would want better plans to clarify this issue.

It is noted that the submitted financial capability letter still talks about a prior proposal of 9 condominium dwelling units. Again, the submitted paperwork should reflect what is being proposed at this time.

The building and its traditional lot by description existed prior to 1957 and is legally nonconforming for setbacks with the adjoining wall with 116 State Street. Apparently all other zoning requirements are being met.

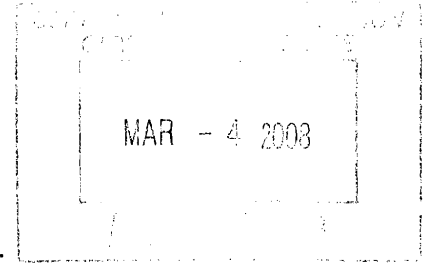
Marge Schmuckal  
Zoning Administrator



Horton, LLC  
100 Commercial Street  
Portland, ME 04101

February 18, 2008

Molly Casto, Planner  
Department of Planning and Development  
Portland, ME



RE: Application for Minor Subdivision at 116/118 State Street:  
"Townhouses at Eaton Shaw Block"

Dear Molly:

The buildings of 116 and 118 State Street are currently two townhouses joined by a common wall at the corner of Spring and State Streets in the R6 zone. There is a large courtyard with perimeter fencing at the rear of the property. As established by the enclosed Owen Haskell boundary survey of 2/7/08, each existing townhouse lies on land defined by a separate deed, comprising two distinct properties.

Currently the 116 townhouse is permitted for an office on the first floor and a single family unit above, while the 118 structure is permitted for a single family unit with eight lodging rooms. My intention is to create two condominium townhouse units within each of these deeded structures; one two-bedroom and one three-bedroom townhouses at 116 State and two three-bedroom townhouses at 118 State. Consistent with its historical use, one of the three bedroom units at 116 State Street would maintain its permitting for a professional office.

Built in the Federal style in 1832, the brick buildings of 116 and 118 State Street are in the Historic District, though neither appear to be listed on the National Historic Registry. Formally owned by Mercy Hospital, the buildings are three and one-half stories tall and are in fair condition. The front and side yards, drive and parking fall within the "pre-existing structure" use standards of the City for the Historic District. The entire building comprises the sole structure between the elder housing complex of 100 State Street and Mercy Hospital. There are six asphalt parking spaces and room for on-site receptacles on the east side of the property.

At the rear of 116 State Street, we are proposing a flat roof addition of approximately 400 square feet. We would like to raise the existing flat roof

structure another level (architecturally consistent in detail and height with the 118 side) and modify a portion of the first floor southwest façade furthest from Spring Street (please see enclosed elevations). This is the least visible portion of the building and may in fact contribute positively to the overall visual massing of the building.

*And New Deck?*

Landscaping for the property was established by Mercy Hospital and has matured well; the only substantial changes foreseen is the replacement of the chain link perimeter fence to one consistent with the standards of Historic Preservation and new tree plantings on the State Street esplanade as required by the City of Portland for new developments. There is no plan for additional outdoor lighting (ceiling sconces currently hang in the porticos of each entrance).

Parking for the property will not change from what was offered historically. Chapter (u) of the Code of Ordinances, Section 14-332, titled, "Exception for historic structures" states:

*"No parking in excess of that existing on or servicing the lot as of March 15, 1999 shall be required for any structure under Article IX of this Chapter, as a contributing structure in a local or National Register historical district, or a locally designated or National Register landmark building..."*

The Housing Replacement Ordinance and its relevancy to this property has been addressed in a letter also contained within this package.

Thank you for your attention to this matter. Please contact me with any further questions.

Sincerely,



Jack Soley, Pres.  
Horton, LLC

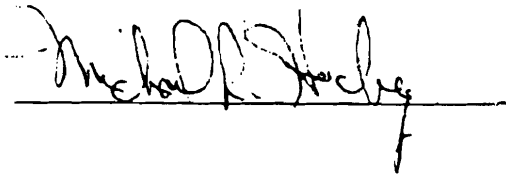
QUITCLAIM DEED  
WITH COVENANT  
Maine Statutory Short Form

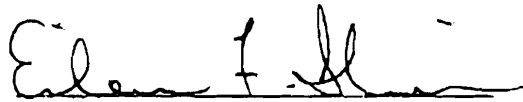
KNOW ALL PERSONS BY THESE PRESENTS, that **MERCY HOSPITAL**, a corporation organized and existing by law and having a place of business in the City of Portland, County of Cumberland, and State of Maine, for consideration paid, grants to **HORTON, LLC** of Portland, County of Cumberland, and State of Maine, whose mailing address is 100 Commercial Street, Portland, Maine 04101, with **QUITCLAIM COVENANTS**, the land, together with any improvements thereon, located in the City of Portland, County of Cumberland and State of Maine, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said **MERCY HOSPITAL** has caused this instrument to be signed and sealed this 15 day of December, 2006.

WITNESS:

MERCY HOSPITAL

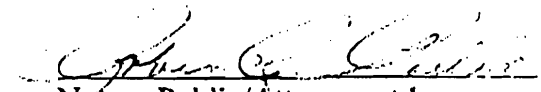


  
By: Eileen F. Skinner  
Its: President and CEO

STATE OF MAINE  
COUNTY OF CUMBERLAND

December 15, 2006

Personally appeared the above-named Eileen F. Skinner, in her said capacity, and acknowledged the foregoing to be his/her free act and deed and that of said Mercy Hospital, before me.

  
Notary Public/Attorney at Law  
Notary Public, Maine  
My Commission Expires December 3, 2011  
Printed Name

SEAL

MAINE REAL ESTATE TAX PAID

**EXHIBIT A  
TO  
QUITCLAIM DEED  
WITH COVENANT**

A certain lot or parcel of land, with the buildings thereon, situated on the southwest corner of State and Spring Streets in the City of Portland, County of Cumberland, and the State of Maine, bounded and described as follows:

Beginning at the intersection of the southerly sideline of Spring Street and the westerly sideline of State Street;

Thence S 41° 50' 23" E along said State Street 84.00 feet;

Thence by the following courses and distances and distances across land now or formerly of Mercy Hospital:

- S 47° 44' 04" W 64.00 feet;
- N 42° 15' 56" W 15.59 feet;
- S 48° 04' 38" W 82.20 feet;
- N 39° 40' 10" W 65.99 feet to said Spring Street;

Thence N 46° 56' 12" E along said Spring Street 143.85 feet to the point of beginning, containing 10,758 square feet.

Reference is made to a Boundary Survey by Owen Haskell, Inc., dated November 3, 2006, Job #99294 P, Drawing #1A, to be recorded, for a further description of the above-described premises.

Meaning and intending to convey and hereby conveying the same premises conveyed to Mercy Hospital by deed of James Desmond, Conservator of Bertha Smith, dated November 3, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2932, Page 500, and by deed of Mary S. Smith, a/k/a Mary Morgan Smith, dated March 29, 1970 and recorded in said Registry of Deeds in Book 3121, Page 446. Also conveying a portion of the premises conveyed to Mercy Hospital by deed of George H. Hinckley, Guardian of Arthena Wiggin, dated February 1, 1962 and recorded in said Registry of Deeds in Book 2657, Page 71, this conveyance being a conveyance of a portion of such premises that adjoins a portion of the property conveyed by the above-referenced Mary S. Smith deed.

OPERATING AGREEMENT  
OF  
HORTON, LLC  
(Member-Run)

AGREEMENT made as of this 13<sup>th</sup> day of December 2006, by and among James J. Soley (hereinafter individually referred to as "Member," and referred to collectively as "Members" in the event that more than one Member is admitted in the future) and Horton, LLC (hereinafter referred to as the "Company").

WITNESSETH:

WHEREAS, James J. Soley, currently the sole member of the Company, does hereby enter into this contract and Operating Agreement for operation of the above named limited liability company pursuant to the provisions of the Maine Limited Liability Company Act, 31 M.R.S.A. § 601 et. seq. (the "Act"); and

NOW, THEREFORE, the Members agree as follows:

ARTICLE 1

Formation, Name, Purpose, Location, Registered Office

1.1 Formation. The Members hereby form a limited liability company pursuant to the Act on the terms and conditions stated herein to take effect upon the filing of the Company's articles of organization with the Secretary of State of the State of Maine ("Secretary of State").

1.2 Name. The name of the Company shall be **Horton, LLC**.

1.3 Purpose. The principal purpose of the Company is to engage in the business of holding and managing real estate.

1.4 Place of Business. The principal office of the Company shall be located at 100 Commercial Street, Portland, Maine, or at such other or additional locations as may be determined by the Members.

1.5 Registered Office and Registered Agent. The address of the Company's initial registered office shall be Petruccelli, Martin & Haddow, LLP, 50 Monument Square, Post Office Box 17555, Portland, Maine 04112-8555. The name and address of

**Bangor  
Savings Bank**

You matter more.

January 15, 2008

City Planner  
City of Portland

Re: Horton LLC, 116-118 State Street, Portland, Maine

To Whom It May Concern:

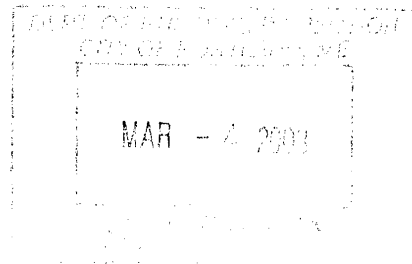
Based upon meetings with the developer, information received to date, along with our experience with the developer, Horton LLC has the financial capacity and development expertise to complete the proposed development of 116-118 State Street into 9 condominium units. Please call me at 541-2710 with any further questions.

Sincerely,



Michael P. O'Reilly  
Vice President  
Commercial Lending

*This is No  
Longer The Case*



**From:** Marge Schmuckal  
**To:** Molly Casto  
**Date:** 1/11/2008 9:56:05 AM  
**Subject:** Re: 116-118 State St- change of use

Molly,

It sounds like you do not have a lot of the paperwork that preceded this application. There have been many meetings and many letters concerning the use and such concerning this property. I am sending you two of those letters in intraoffice mail.

From a zoning standpoint, the last legal use by permit was:

116 State Street: a doctor's office on the first floor and a residential dwelling unit above the first floor.

118 State Street: a single family dwelling with a lodging house with 1 lodging room on the first floor, 5 lodging rooms on the 2nd floor, and 2 lodging rooms on the third floor.

I might point out that the above is the last legal zoning use. I do understand that previously the building was use illegally for other uses. I believe Mercy used the buildings as doctors' offices.

I hope this answers your question.

Marge

>>> Molly Casto 1/11/2008 9:01:27 AM >>>

Hi Marge-

In your comments for 116-118 State St you note it is a change of use to 9 condos. According to the applicant, the previous use (before Mercy) was office (1 unit), 1 residential unit and 8 lodging rooms. Is that correct? Which use is considered the previous use the building is being changed from- Mercy offices or what was before? Neither 116 nor 118 State appear to exist on property lookup (?!)

I want to be clear from the Board and I guess this determination also has a big impact on Greg Cass's review.

thanks-  
Molly

Memorandum  
Department of Planning and Development  
Planning Division

---



**To:** Phil DiPerro, Development Review Coordinator, Planning Division  
Assessors Office  
Shannon Gallant, Department. of Public Services  
Leslie Kaynor, Department of Public Services  
Mike Farmer, Department of Public Services  
Todd Merkle, Department of Public Services  
Jeff Tarling, City Arborist. Dept of Public Services  
Marge Schmuckal, Zoning Administrator. Inspections Division

**From:** Molly Casto, Planner

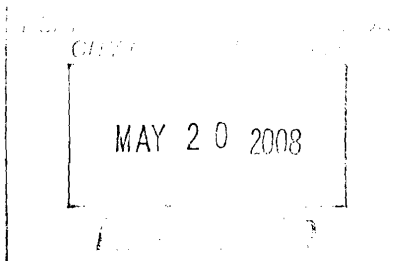
**Date:** May 19, 2008

**Re:** **Townhouses at the Eaton Shaw Block**  
**116 State Street** – 2 townhouses. Minor site plan review (Application # 2008-0017)  
Chart: 45 Block: D Lot: 5  
**118 State Street** - 2 townhouses. Minor site plan review (Application # 2008-0018)  
Chart: 45 Block: D Lot: 5

---

Attached are final approved plans – Dated April 18, 2008. This proposal will be signed off by the Planning Division pending receipt of the applicant's performance guarantee.

The applicant does not have a CAD file on CD to provide with these final plans.







*Strengthening a Remarkable City. Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

December 8, 2006

Joseph Malone CCIM,  
Malone Commercial Brokers  
5 Moulton Street  
Portland, ME 04101

Re: 116-118 State Street: Housing Replacement Ordinance

Dear Mr. Malone:

On December 6, 2006, Lee Urban, Marge Schmuckal, Penny Littell, Barbara Barhydt and I met with you, as Mercy Hospital's representative regarding their property at 116-118 State Street. You asked to confirm the following in your December 6, 2006 e-mail:

... that 116-118 State street does qualify for the exemption outlined in item n (6) of the replacement ordinance. I was also told that who ever owns the property still must go thru the change of use process to "reduce" the number of units. I also understood that the number of units can not be fewer than two but could be as many as nine without penalty or fine under the replacement ordinance.

As outlined in our meeting on December 6, 2006, Marge Schmuckal Zoning Administrator has determined that the lawfully existing uses for the buildings are as follows:

116 State Street:

Legal zoning use was established on 12/16/1971 when the ZBA granted a conditional use to change from a single family to a doctor's office on the first floor and a residential unit above the first floor.

118 State Street:

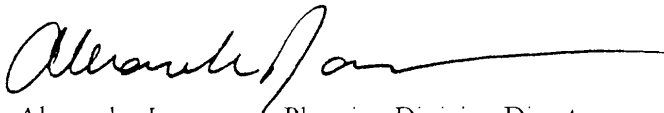
Legal zoning use was established on June 20, 1941 when a permit was issued to change the use of a single family dwelling to a single family dwelling with a lodging house with 1 lodging room on the 1st floor, 5 lodging rooms on the 2nd floor, and 2 lodging rooms on the third floor.

Thus, two dwelling units and seven rooming units constitute the total number of lawfully existing dwelling units in 116 and 118 State Street, as defined in the Replacement Housing Ordinance of the Portland Land Use Code, §14-463 et seq.

Upon review of the information and a reading of the language of Housing Replacement Ordinance, the Planning Authority is of the opinion that the exception in the Housing Replacement Ordinance (Sec 14-483 (n) (6)) could apply. The two buildings were constructed as single family units and additional dwelling units were created in the structures over time. A proposal that reduces the overall number of lawfully existing dwelling units could be considered provided that the number of units is not less than two.

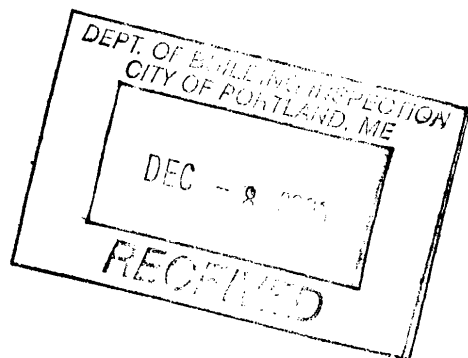
The above is a preliminary opinion regarding the Housing Replacement Ordinance based upon the information presented at the December 6, 2006 meeting and this is not a zoning interpretation regarding use or permitted density on the site. A final determination would be made at the time of an application.

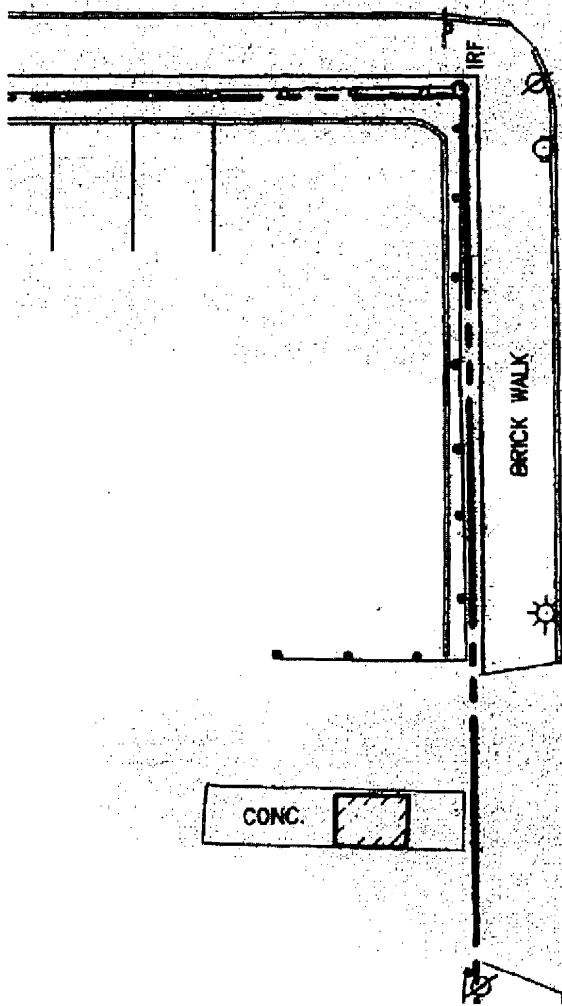
Sincerely,



Alexander Jaegerman, Planning Division Director  
Department of Planning and Development

cc: Lee Urban, Director, Department of Planning and Development  
Penny Littell, Corporation Counsel  
— Marge Schmuckal, Zoning Administrator  
Barbara Barhydt, Acting Development Review Services Manager  
Joseph Malone, CCIM, Malone Commercial Brokers

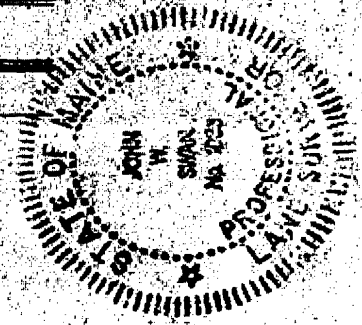
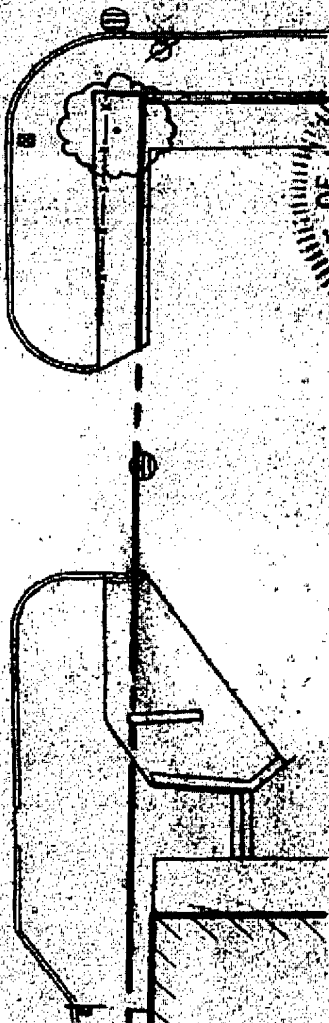




6"x6" STONE MONUMENT

TWO WAY TRAFFIC

11' 10" W



HEREBY CERTIFIES THAT THIS PLAN IS BASED OF, AN ON THE GROUND FIELD SURVEY AND : OUR KNOWLEDGE, INFORMATION AND BELIEF. BOARD OF LICENSURE FOR PROFESSIONAL PRESENT STANDARDS OF PRACTICE.

*John W. Swan*  
 JOHN W. SWAN, PLS #1038

# BOUNDARY SURVEY

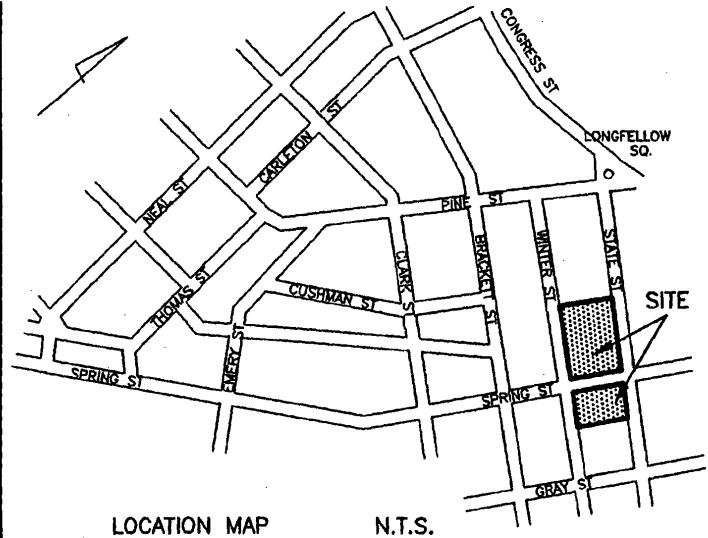
ON  
 STATE STREET & SPRING STREET, PORTLAND, MAINE  
 MADE FOR  
**MERCY HOSPITAL**

**OWEN HASKELL, INC.**

16 CASCO ST., PORTLAND, ME 04101 (207) 774-0124  
 PROFESSIONAL LAND SURVEYORS

Drawn By	FJS	Date	NOV. 3, 2005	Job No.	9929AP
Traced By	JLW	Scale	1" = 20'	Drawn No.	1A
Checked By	JWS				
Book No	FILE				

CAPPED  
IRON ROD  
FOUND



LOCATION MAP

N.T.S.

WINTER STREET

BRICK WALK

NOTES:

$15.59 \times 64 = 997.76$

1. OWNER OF RECORD: HORTON, LLC  
CCRD 26679/281

2. #116 STATE STREET CONVEYED TO MERCY HOSPITAL BY MARY A. SMITH 3-27-70 CCRD 3121/446. PARCEL WAS 35'x142' BY DEED. 4970<sup>A</sup>

3. #118 STATE STREET CONVEYED TO MERCY HOSPITAL BY BERTHA SMITH 11-3-64 CCRD 2932/500. PARCEL IS 26'x142' BY DEED.

$3692^A$

4970  
997.76  
5967.76

LEGEND:



IRON ROD FOUND

SPRING ST. R.

PLEASANT

HOLY FAMILY  
WELLINGTON CHURCH  
CHURCH

PETERIAN MUSEUM

PARK

43

SPRING

Looking

PRIVATE PARK

PARK G

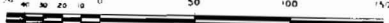
R.R. 1916  
(C.O.B.A.)  
HOME FOR  
AGED WOMEN

45

DANFORTH

GRAY

STATE



Copyright 1954 by the Sargent & Lundy Co.

STATE 92

PARK

St. DOMINIC'S R.C. CHURCH

St. DOMINIC'S  
PAROCHIAL SCHOOL  
FOR BOYS/ST. B.

HALL 2ND  
W. PORTS EA. FL.

MEREDY HOSPITAL  
SCHOOL OF NURSING

6

**From:** Marge Schmuckal  
**To:** Barbara Barhydt; Molly Casto; Penny Littell  
**Date:** 2/5/2008 9:25:47 AM  
**Subject:** Re: deeds- 116-118 State St

Thanks for the follow-up, Molly.  
Marge

>>> Molly Casto 2/5/2008 9:20:05 AM >>>

FYI- I met with Bill Scott at Public Works yesterday and reviewed the deeds for 116-118 State. They do divide the building and courtyard in half at the dividing wall (less the 6 parking spaces bought from Mercy in 2006). Bill gave me some good advice on what to ask for on a revised boundary survey to make it clear. We'll wait and see what comes in for a revised application.

Thanks for the help yesterday.  
-Molly

Molly Casto, Planner  
Portland Planning Division  
389 Congress Street  
Portland, Maine 04101-3509  
207-874-8901  
[MPC@portlandmaine.gov](mailto:MPC@portlandmaine.gov)



**Portland Water District**  
FROM SEBAGO LAKE TO CASCO BAY

December 17, 2007

Jack Soley  
100 Commercial Street  
Portland, ME 04101

Re: 116/118 State Street, Portland - Ability to serve with PWD water

Dear Mr. Soley:

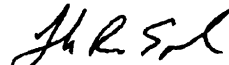
This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the proposed apartment building on State Street in Portland. According to the attached map and service records, there is a 12-inch ductile iron water main on the southwesterly side of State Street and an 8-inch cast iron water main on the southeasterly side of Spring Street. The building is currently served through one ¾-inch service on State Street and one ¾-inch service on Spring Street. If you do not plan to reuse those services please be advised that you will need to shut and cut them at the main. There is a hydrant located adjacent to the property on Spring Street.

The current data from the nearest hydrant with valid test flow data indicates there should be adequate capacity of water to serve the domestic water needs of your proposed project as stated in your letter dated December 10, 2007.

Hydrant Location: On State Street, 150' northwest of Spring Street  
Hydrant Number: POD-HYD00383  
Static Pressure: 56 psi  
Flow: 1034 gpm  
Last Tested: 07/15/1988

While there is capacity to serve your proposed project from the water main in State Street, we would typically recommend something larger than two ¾-inch services to serve nine apartments. Please consult with your mechanical engineer regarding these results so that they can design your system to best fit the noted conditions. If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

  
Rico Spugnardi, P.E.  
Business Development Engineer  
[rspugnardi@pwd.org](mailto:rspugnardi@pwd.org)

JAN 4 2008

PO-Adequacy-116 118 State Street-Jack Soley 07

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553  
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG

116-118 State St

**From:** Marge Schmuckal  
**To:** Alex Jaegerman ; Barbara Barhydt; Lee Urban; Penny Littell  
**Date:** 2/15/2007 6:04:28 PM  
**Subject:** Re: Fwd: State st.

They are two separate buildings that were in separate ownership prior to 1951. Therefore, nothing in our ordinance merges 2 developed properties under the same ownership. They can be sold separately. However, I would hope that there would be complete disclosure concerning the existing illegal uses that cloud the properties.

Marge

>>> Alex Jaegerman 2/15/2007 5:43:14 PM >>>

Seems OK to me. Can we confirm that the buildings can be sold separately, on separate lots? Marge might need to weigh in on this.

Alex

>>> Lee Urban 2/9/2007 8:01:32 AM >>>

Good morning, . . .

I'm prepared to respond to Joe's email of below by agreeing with him. Do you agree as well?

>>> "Joe Malone" <[Joe@malonecb.com](mailto:Joe@malonecb.com)> 2/8/2007 3:42:13 PM >>>

Lee

Jack wants to sell 116-118 State St.. We are going to market as two separate buildings. I assume that we do NOT have to come formally reduce the project to two units at this time (as it all relates to the replacement ordinance) but can wait till we have buyers who can then come in and get a reduction to say 3-6 units depending on who ends up buying. To the best of my knowledge Jack does not intend to try to change zoning for office. Is the the correct way to proceed or should we have a summit meeting regarding the correct way to go???

Joe Malone, CCIM  
Malone Commercial Brokers  
5 Moulton Street  
Portland, ME 04101  
207-772-2422 phone  
207-774-5114 fax  
207-233-8000 cell





*Strengthening a Remarkable City, Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Corporation Counsel**  
Gary C. Wood

**Associate Counsel**  
Elizabeth L. Boynton  
Penny Littell  
James R. Adolf  
Mary E. Costigan

November 30, 2007

Mr. Jack Soley  
100 Commercial Street  
Portland, Maine 04101

DEC - 3 2007

**Re: 116-118 State Street**

Dear Mr. Soley:

At the request of David Marshall and Lee Urban I am writing to explain the City's determination that the change of use of 116-118 State Street from office/residential/lodging house to a number greater than two residential units also requires subdivision approval from the Portland Planning Board. This opinion is consistent with that given to you and Mr. Joseph Malone when inquiries were made of the City in December 2006.

In essence, the use of 116 State Street has historically been permitted as an office on the first floor and a single family above. 118 State Street contained a single family unit with eight lodging rooms (1 on the first floor, 5 on the second floor and 2 on the third floor). Your intention is now to create nine dwelling units within these structures. As was indicated last year, such activity requires subdivision and site plan (change of use) review that must be presented to the Planning Board. This is required by state law 30-A MRSA §4401. The definition of "subdivision" is as follows:

**4. SUBDIVISION. "Subdivision"** means the division of a tract or parcel of land into 3 or more lots within any 5-year period that begins on or after September 23, 1971. This definition applies whether the division is accomplished by sale, lease, development, building or otherwise. The term "**subdivision**" also includes the division of a new structure or structures on a tract or parcel of land into 3 or more dwelling units within a 5-year period, the construction or placement of 3 or more dwelling units on a single tract or parcel of land and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more

dwelling units within a 5-year period.

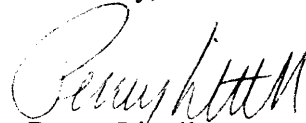
The subdivision law also clarifies the term “dwelling unit” as “any part of a structure which, through sale or lease, is intended for human habitation, including single-family and multifamily housing, condominiums, apartments and time-share units.” The state definition clearly excludes rooming units in the definition.

As the City understands your proposal, you seek to create nine dwelling units (units containing an independent living unit with private bath and kitchen facilities) in the structures presently located at 116-118 State Street. Under state law, this would qualify as a subdivision needing approval. Moreover obtaining this necessary approval protects you and future purchasers from any title issues which may arise if subdivision approval required by state law was not obtained.

Finally, I will briefly note that the criteria for qualifying as a “dwelling unit” for purposes of the City’s Housing Replacement Ordinance (which clearly includes a rooming unit within that definition), is different and distinct from that defined by state law (which identifies a dwelling unit as self-contained, living facilities [see above definition]). The definition of dwelling unit in the Housing Replacement Ordinance includes, “...single-family dwellings, dwellings or dwelling units within two-family and multi-family buildings, lodging houses, rooming units, and sheltered care group homes. ...” Perhaps this is where your confusion arose. I trust this letter helps explain the present requirements for approval and the reasons therefore.

If I may be of further assistance to you, please do not hesitate to contact me.

Sincerely,



Penny Littell

Associate Corporation Counsel

Cc: David Marshall, Councilor

Lee Urban

Alex Jaegerman

Marge Schmuckal ✓

Barbara Barhydt

Gary Wood

O:\OFFICE\PENNY\Letters2007\Soley112707.doc



Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Lee Urban- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator

### Meeting Information

DATE: 2/4/08

LOCATION: 116-118 State St

PEOPLE PRESENT: Barbara - Marge - Molly - Alex - Penny

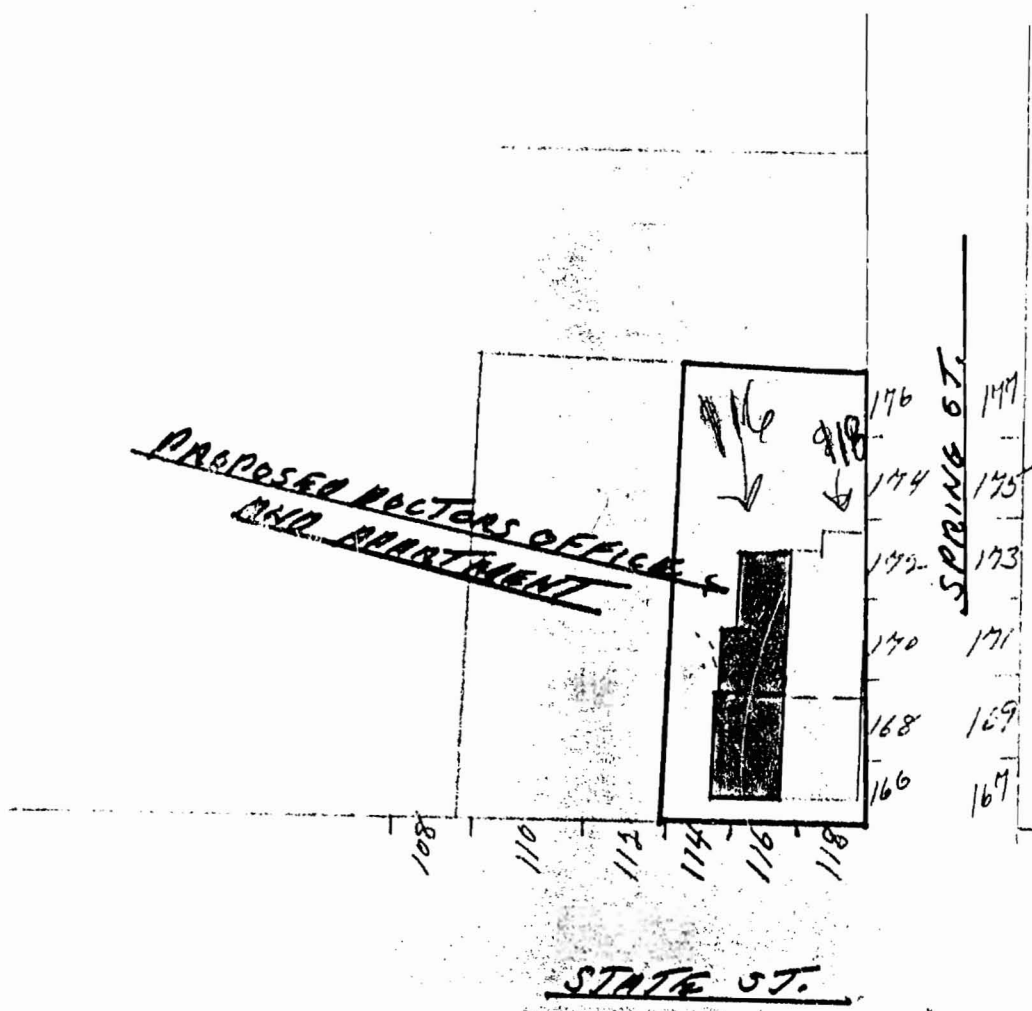
ZONE: R-6

DISCUSSION: - Went over the deeds - Penny wants Bill Clark to review the deeds - Molly will make copies & give to Bill Clark -  
Penny looks like 2 sep. lots - not merged  
No subdivisions if 2 on each side

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at [www.portlandmaine.gov](http://www.portlandmaine.gov).

1000 - STATE ST.

11/23/77 1460



SPRING ST. A.

43

SPRING

PRIVATE PARK

4

GRAY

STATE

DANFORTH

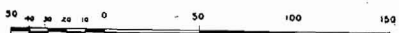
45

HOME FOR AGED WOMEN

St. DOMINIC'S R. C. CHURCH

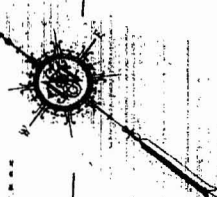
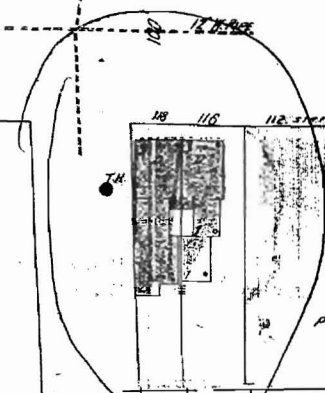
St. DOMINIC'S SCHOOLS FOR BOYS

6



Copyright 1954 by the Sargent-Maple

STATE 92







(A) APARTMENT HOUSE ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 9307

JUN 20 1941

Class of Building or Type of Structure second class

Portland, Maine June 5, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 112 State Street Within Fire Limits? yes Dist. No. 3  
 Owner's name and address Bertie M. Smith, 122 State Street Telephone 3-8237  
 Contractor's name and address J. J. Barker, 27 Diverden Street Telephone 31  
 Architect \_\_\_\_\_ Plans filed 20 No. of sheets \_\_\_\_\_  
 Proposed use of building Lodging House No. families \_\_\_\_\_  
 Other buildings on same lot none  
 Estimated cost \$45. Fee \$1.50

Description of Present Building to be Altered

Material brick No. stories 4 If cast brick Style of roof pitch flat Roofing slate tar & gravel  
 Last use Dwelling House No. families 1

General Description of New Work

To change use of dwelling house to Lodging House, 5 on second floor, 1 on first and 2 on third floor.  
 To partition off new hall, second floor, as per plan. Studs 2x3, 16" O.C. covered with wallboard, both sides. One new door to be cut in this new partition from hall to bedroom.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing work involved in this work? no  
 Is any electrical work involved in this work? yes Height average grade to top of plate \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 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 \_\_\_\_\_  
 Total number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

Miscellaneous

118  
STATEMENT OF SPECIFICATIONS ACCOMPANYING APPLICATION FOR BUILDING PERMIT OF  
MRS. BERTHA M. SMITH RELATING TO ALTERATIONS IN AND CONVERSION OF THE BUILDING  
AT 138 STATE STREET, CORNER SPRING STREET FROM A SINGLE FAMILY DWELLING HOUSE  
TO A LODGING HOUSE

June 19, 1941

1. These specifications are to be considered as much a part of the application for the building permit as though written upon the application form, but failure to mention any requirements of the Building Code or any other law relating to the same subject matter herein, shall not relieve owner, contractor, or any other person from compliance therewith.

2. The owner agrees for herself, her heirs and assigns that the rooms on the third floor of this building will not be used for any purpose whatever so long as they fail to comply with the requirements of the law as to adequate means of egress and adequate headroom, and the owner further agrees that in event the building is sold or rented to others, the prospective buyer or prospective tenant will be told of this limitation before the property is sold or before any rental agreement is entered into.

3. To remedy the condition in the first story whereby persons on the second floor and using the rear stairs in case of emergency would have to pass through private rooms on the first floor in order to reach the rear exit door, a public hall no less than 50 inches' wide will be partitioned off through the kitchen connecting the rear hall with the vestibule just inside the exit door, the new partition to be constructed of 2x3 studs set vertically not more than 16 inches from center to center and covered on both sides with incombustible wallboard or with plaster on incombustible plaster base, no combustible material other than the studs being used. This hallway will be free and open without doors at either end.

4. There will be no combustible material in the new partition to be built in the second story other than the wooden studs, and the partition will be covered on both sides with incombustible wallboard or with plaster on incombustible base.

5. If there are any closets beneath any of the stairs in the building they will be eliminated and no new closets will be constructed beneath any of the stairs in the building. A handrail on at least one side of each flight of stairs and extending the full length of each flight will be provided if they do not already exist.

6. As indicated but not fully detailed on the plans, the stairs between the cellar and the first floor will be enclosed in the cellar with fire-resistive partitions and with a self-closing fire door in the enclosure at the foot of the stairs. These partitions will be a minimum of 2x3 studs set vertically not more than 16 inches from center to center and covered on both sides with plaster on metal lath or perforated gypsum lath. It may be decided to support these enclosing partitions upon the stair construction, and, if so, similar fire-resistive material will be extended covering the entire area of the underside of the stairs so that the stairs and wall in the first floor will be completely cut off from the cellar by a tight fire-resistive box with the exception of the opening where the fire door will be. The fire door will have a wooden core and be covered all over with galvanized metal or tin with locked joints without the use of solder, and the woodwork of the frame of the door will be similarly covered with metal and flashed into the plaster of the partition in such a way as to exclude

air from the woodwork. The door will be made self-closing in such a way that it will be normally closed and kept closed by an approved device such as a door closer or spring.

7. Fire extinguishers of a type bearing the label of approval of the Underwriters' Laboratories, Inc. for the use intended will be provided, -one in the cellar, one in the first story and one in the second story, -three in all and all in a conspicuous place and always ready for use.

8. Artificial lights will be provided on the owner's meter in all public and stair halls adequate in capacity and location to reasonably illuminate the ways of leaving the building both front and back, and these lights will be kept burning from sunset to sunrise each night.

9. Each of the two bathrooms on the second floor will be set aside for the exclusive use of one of the sexes and appropriately marked.

10. The smoke pipe of the heater in the cellar will be lowered so that the top of it is at least 15 inches below the wooden construction of the floor above and the flue of the chimney will be extended downwards so that this lowering of the pipe may be accomplished and so that there may be below the smoke pipe enough depth of flue to accommodate a cast iron cleanout door and frame, and this door and frame will be provided. It is realized there is some question about the arrangement of the flue to which this smokepipe is connected and before the job is finished, a full investigation will be made and the flue made to satisfy the usual requirements for safety.

11. It is planned to use all of the first floor for the owner's family, and before any of the guest rooms on the second floor are used, notice will be given to the Department of Building Inspection of readiness for final inspection and the legal certificate of occupancy from that department secured.

*Bertram D. Smith*

*118 State St.  
Portland Me.*





(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, June 10, 1947

RECORDED 1580146  
01604  
JUL 9 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~remodel~~ ~~construct~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 118 State Street Within Fire Limits? yes Dist. No. 3  
Owner's name and address Mrs. Bertha M. Smith, 118 State Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Commercial Welding Co., 10 Widgery Wharf Telephone 4-6893  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No of sheets 2  
Proposed use of building Lodging House No. families \_\_\_\_\_  
Last use \_\_\_\_\_ No. families \_\_\_\_\_  
Material frame No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 700. Fee \$ 2.00

General Description of New Work

To construct ~~wood~~ <sup>metal</sup> fire escape on rear of building from third floor to ground, as per plans  
To cut in new window (casement) on third floor.

Permit Issued with Letter

AS PER FIRE DEPT. ORDERS

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
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 \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
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 \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Girders \_\_\_\_\_ Size \_\_\_\_\_ 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? \_\_\_\_\_

Miscellaneous



OFFICE HOURS  
10 TO 12 M.  
4 TO 5 P. M.

# City of Portland.

2433

## OFFICE OF INSPECTOR OF BUILDINGS

To the Inspector of Buildings of the City of Portland:

The undersigned respectfully makes application for a permit to erect enlarge a building on..... street, at number 118..... to be..... stories high..... feet long..... feet wide; also an addition to be..... stories high..... feet long..... feet wide, and to be used as a dwelling

CELLAR WALL—To be constructed of brick to be 20 inches wide on bottom and batter to 18 inches on top.

UNDERPINNING—To be brick Height of underpinning from top of cellar wall to bottom of sill..... ft..... inches to be 12 inches in thickness.

EXTERIOR WALLS—To be constructed of brick If of Brick, Stone, etc. Total length of wall..... ft..... inches. Thickness of 1st..... 2d..... 3d..... 4th..... 5th..... 6th..... story walls. If of reinforced concrete state mix and reinforcing system to be used.

If wood construction, sills to be..... Girders..... Posts..... Girts..... Studs..... to be spaced..... This building will be used for the purposes of dwelling (If for apartments, tenements, or other family uses state number of families accommodated and number on each floor. If for manufacturing or mercantile purposes state character of business and amount of estimated weight to be carried by the floor.) Number of families on floor..... Total number of families..... Manufacturing (state character)..... Estimated load on floors per sq. ft..... Mercantile business (state character and load per sq. ft.).....

If building is used for tenement house or family use and more than one family, the following provisions of the Building Laws regarding dividing partitions shall be adhered to (Quote Law re. this).

FIRESTOPS—All bearing and center partitions will have firestops cut in tight on top of each partition cap and between each set of floor timbers. Where ledger boards are used there shall be firestops cut in tight against bottom of ledger boards, of same size as wall studs. Also wherever the Inspector of Buildings may consider necessary.

STAIRWAYS—No. in building..... location..... to be enclosed with..... walls to be lathed with..... lathing.

ROOF—To be constructed of wood Rafters to be 2 inches to be spaced..... inches on centers. Roof to be covered with.....

Gutters to be made of..... Cornices to be made of.....

Bay windows to be made of..... to be covered with.....

Dormer Windows to be made of..... to be covered.....

Chimneys, Smoke flues to be lined with brick and provided with a 10 inch outside collar and an inside collar to go to the inside of the flue.

Estimated Cost of Building.....

INSPECTION—The Inspector of Buildings is to be notified when building is ready for lathing and at least 24 hours before the lathing is begun.

The Builder is..... Address.....

The Architect is..... Address.....

The Owner is..... Address.....

No Deviation will be made from the above application without written permission from the Inspector of Buildings.

The above petition was granted the..... day of..... 1911

# DUNLOP SERVICE TIRE CORP. TIRE CORP. TIRE CORP. TIRE CORP. TIRE CORP.

311-315 CUMBERLAND AVE. Tel. 2-6525

RETREADING Vulcanizing

Left Right

State Street—Cont.

- John Curran apt 3  
Lenora Murray apt 4  
Beatrice Poulin apt 5  
Shirley Rowe apt 6  
Alice Johnson apt 7  
Merle M Bancroft apt 8  
Clayton Doyle apt 9  
Mary A Eagan  
22 Walter Pomeroy  
24 Bartley J Flaherty Δ2-6355  
26 Δ2-9644  
Mrs Eva L Skinner Δ2-3462  
(rear) Mrs Madeline Willis  
Rosa L Hussey real est and h  
28 James J Hasson Δ3-1354  
Mrs Kathleen Kane Δ4-9068  
29 Charles M Nicastro  
Mrs Alma Bjorling  
Mrs Grace Kelly  
David Pluff  
Ernest C Murphy  
30 Mary W Gordon  
Hilton Sabean  
Mrs Marion E Owen Δ3-0713  
Edward L McFarland  
31 Vacant  
32 Mrs Anna P Booker  
Raymond J Cady Δ4-4355  
Joseph A Michaud  
Marion W Tracy  
33 Clara L Schumacher © Δ3-5065  
Mrs Doris H Goodwin  
Henry M Vose Δ5-1388  
35 Hall D Craney  
Vacant  
Mrs Ruth E Sanborn  
36 Joseph A Casey Δ4-8806  
Vacant  
38 Vacant apt 1  
Mrs Harriett Ford apt 2  
Elbert Fields apt 3  
Gloria Peaslee apt 4  
Edward G Niece apt 5 Δ2-3918  
Vacant apt 6  
Robert Mancell apt 7  
Edward Scheafer apt 8  
41 State St Garage Δ3-9150  
42 Mrs Margaret Willard Δ3-3555  
44 Albert Mercer Δ4-0509  
Ralph E Gibson  
Owen Boisvert Δ4-8993  
45 Philip Israelson apt 1 Δ5-0100  
Edward C Abraham apt 2  
Gerald M Troiano apt 3 Δ3-2091  
Mrs Katherine M Melanson apt  
4 Δ2-0605  
46 William L Beecher  
Richard Hjort  
47 Robert Campbell  
Willis Curtis  
Robert J Bolduc Δ4-3661  
Robert W Emmons  
Winslow Apartments Δ2-6243  
48 Leroy S Witham apt 1  
Mrs Etta F Child apt 2  
Eli Bois apt 3  
Vacant apt 4  
Mrs Mary Sweet apt 21  
Mrs Irene Sayward apt 22  
Orman C Dennison apt 23  
Δ2-7090  
Edmund C Ross apt 24 Δ4-6677  
John C Dudley apt 31 Δ4-3716  
Maynard Pray apt 32  
Mrs Faith Jensen apt 33  
Franklin Nadeau apt 34  
51 Mrs Sylvia K Lombard apts and  
h apt 1 © Δ3-2739  
Mrs Kathleen S Huntley apt 2  
John A Lombard apt 3  
Rev John Abbott apt 4  
Robert C Peck apt 5  
Vacant apt 6  
Ruth McCandless apt 7  
Helen Kane apt 8  
Vacant apt 9  
Vance R Frost apt 10  
Vacant apt 11  
Charles Pappas apt 12  
Janet English apt 14  
Mrs Mildred M Moffatt apt 15  
Raymond B Lufkin apt 16  
Δ2-9161  
52 Mrs Jennie P Young lodg  
54 Roland A Cheney apts and h apt  
1 © Δ3-9573  
Vacant apt 2  
Mrs Ruth R Hayes apt 3  
Robert Anderson apt 4  
Vacant apt 5  
Elwood G Hopkins apt 6  
Junior E Peacock apt 7  
Vacant apt 8  
Albert Hanahan apt 9  
The Staway apts  
50 Mrs Carrie McGrath apt 1  
Mrs Florence H Caston apt 2  
John I Liscomb apt 3 Δ3-7938

Left Right

- Grace T Fogg apt 6  
Emile Landry apt 7 Δ4-2235  
Sara J Anderson apt 8 Δ4-6495  
John J Rice apt 21  
Mrs Mildred M O'Mella apt 22  
Δ4-0102  
Elwood Sinkinson apt 23  
Helen R Cullinan apt 24  
John M Coyne apt 26 Δ4-0025  
Mrs Hazel R Tanner apt 27  
Δ3-2219  
Charles A Jenkins apt 28  
A Powers Thayer apt 31  
Δ4-9086  
Elmer Tyler apt 32  
Mrs Nellie M McArdle apt 33  
Δ4-3793  
Mrs John Madigan apt 34  
Catherine E Craven apt 36  
Δ3-6296  
George W Smith apt 37 Δ3-5526  
Paul Davis apt 38  
M Adelaide Lehan apt 41  
Frederick Dennison apt 42  
John P Scully apt 43 Δ2-8410  
John Howell apt 44  
Mrs Yvette M Salmonsens apt 46  
Δ3-5790  
Mrs Effie Graffam apt 47 Δ3-5391  
Anna T Malia apt 48 Δ4-0918  
Dorothy E Thombs apt 51  
Δ3-4350  
Gladys Jordan apt 52  
Harry S Judelson apt 53 Δ4-8831  
Webster Dennison apt 54 Δ3-4158  
Ruth M Ballard apt 56  
Peter Conley apt 57  
Mrs Katherine Brassell apt 58  
Mrs Margaret F McDonough apt  
61 Δ3-4357  
Charles H Gardyne apt 62  
Δ3-1858  
Katherine F Sullivan apt 63  
Δ3-8815  
Mrs Mary M Altenburg apt 64  
Δ2-0981  
Stanley L Blumenthal apt 66  
Δ4-0227  
Walter A O'Brien apt 67 Δ3-1846  
Mrs Ida B Gore nurse and h  
apt 68 Δ2-3420  
Irving W Soule apt 69b Δ2-7280  
62 Southgate Apartments  
Jerry J Crossman apt 1 Δ3-2103  
Vacant apt 11  
William M Stewart apt 12 Δ5-0407  
Glen E Parsons apt 13  
Don Kaplan apt 14  
Justin W Hicks apt 15  
Mildred Noonan apt 16  
Vacant apt 17  
Vivian Smith apt 21  
Vacant apt 22  
Harold C Briggs apt 23 Δ3-2068  
Mrs Elsie Musselman apt 24  
Margaret Sullivan apt 25  
Richard Spity apt 26  
Charlotte M Connelly apt 27  
Arthur Moores apt 31  
Mrs Margaret Miller apt 32  
George N Nackley apt 33  
Mrs Ethel Kenney apt 34  
Olga Lemke apt 35  
John F Crosby apt 36  
Harold W Baker apt 37 Δ4-9194  
Don H Stimpson apt 41  
64 DANFORTH STREET crosses  
65 Home for Aged Couples  
66 St Dominic's School  
69 Leandore Richard  
Michael Grady  
71 Carl J Ward © Δ3-7577  
77 Vacant  
79 Mrs Maud N Lefevor lodg and  
h Δ3-7976  
81 Arthur L Newcomb ©  
Roger M Young  
83 Chippman J Smith lodg Δ3-4078  
Asaph S Porter  
84 GRAY STREET crosses  
85 Anne T Connellan © Δ4-3665  
86 Charles O Thieme lodg and  
h Δ4-0753  
87 Mrs Evelyn S Gordon apt 1 ©  
4-4908  
Thomas E Shepherd Δ4-4908  
June L Durst (basement)  
Phillip H James jr Δ2-9580  
88 Lawrence D Jenkins © Δ3-3924  
91 Pauline Kuchulis apt 1  
John J Herwood apt 2  
Mrs Ruth G Tatterson apt 3  
Elliott D White apt 4  
Irene M Mulkern apt 5  
Julia T Silke apt 6  
Ethel G Lydon apt 7  
92 Vacant  
93 Leo M Brown Δ3-0463  
Joseph P Sheridan Δ2-7858

Left Right

- 94 Joseph H Donahue © Δ3-5721  
Roger Haley  
Charles Hale  
Charles L Graff  
97 American Red Cross Δ4-1411  
98 Frank Wurm apt 1  
Vacant apt 3  
Raymond A Sevigny apt 4  
Δ5-1030  
Irving Sporn apt 6 Δ3-7314  
George Tanous apt 7  
Frederick Hale Δ3-7415  
103-105 B P W Club Δ2-0271  
106 Mrs Aman Maria lodg and h ©  
Δ4-0869  
110 George H Waldron © Δ4-0484  
111 Glen E Foster apt 1 Δ3-8271  
Leon R Whitcomb apt 2  
Δ2-3310  
Mrs Altie M Geddis apt 3  
Δ4-4219  
Harry Horwitz apt 4  
Samuel Komar apts and h apt  
5 © Δ2-8664  
William Wilson apt 6  
Mrs Eva Aller apt 7 Δ4-5177  
Glen Lane apt 8  
Bobby Thornton apt 9  
Winnifred V Douglas apt 10  
Walter H Stark apt 11  
Chester H Pierce apt 12  
112 Arthens Wiggins apts and h ©  
Δ4-9726  
Francis S Dandera  
Mrs Roslyn Durgin  
Mrs Alysia Bowers  
Joseph Moreau  
Stephen B Miller  
115 Mrs Ida Garton lodg and r  
Δ4-5319  
Cedric H Garton Δ4-5319  
Joseph Dresser  
116 Harry Finks © Δ2-6819  
117 Mrs Sophie Emery lodg and h  
Δ4-7952  
— SPRING STREET crosses  
118 Mrs Bertha M Smith lodg and  
h Δ3-8237  
119 Claud R Luey Δ3-4542  
121 Mrs Emelie P Wright © Δ2-5546  
125 Orrice R Dunn apt 1 Δ2-9077  
Vacant apt 2  
Mrs Virginia Hanlon apt 3  
George R Wilmot apt 4 Δ5-1260  
Morrill Shapiro apt 5  
Frederick F Theberge apt 6  
Eugene J Simoneau apt 7 Δ4-9563  
Alfred C Connolly apt 8 Δ2-8100  
131 State Street Corporation Δ4-9188  
Charles E Skillin phys Δ4-8825  
Horace K Sowles phys Δ2-2121  
Thomas A Foster phys Δ2-6330  
John V Ward phys Δ2-7162  
Frederick B Clark phys Δ3-5732  
Everett A Orberton phys Δ2-2121  
Lawrence W Conneen phys  
Δ3-8134  
George W Hallett jr phys  
Δ4-9061  
William A Monkhouse phys  
Δ4-8412  
William L Casey phys Δ4-0407  
Richard B Stephenson phys  
Δ2-2544  
George E C Logan phys Δ3-8134  
Vacant  
137 St Luke's Episcopal Cathedral  
Δ4-1976  
143 Diocesan office Protestant Epis-  
copal Churches Rt Rev Oliver  
Leland Loring bishop Δ4-1976  
Fred S Thorpe Δ2-4167  
Mercy Hospital Δ4-1463  
144 Alvin E Ottum phys Δ4-0381  
148 Theodore M Stevens phys Δ4-0381  
Robert V Lorimer phys Δ5-0885  
Edward M Cushman apt 2  
Arthur M Phillips apt 3 Δ4-4810  
William J Porell © apt 4  
Δ4-0545  
149 St Luke's Episcopal Cathedral  
Parish Office Δ2-2520  
153 Very Rev Leopold Damrosch  
Δ2-5826  
156 Portland Club Δ3-7857  
159 State Street Church (Cong)  
Δ4-5334  
165 State Street Church offices  
(Cong) Δ4-5334  
166 Sisters Adorers of the Precious  
Blood Monastery  
169 Harry E Davis phys Δ3-0711  
Mrs Ruth E Westin  
Phillip Keating  
Mrs Katherine Williams  
Reginald E Myers  
Mrs Rita McCormick  
171 John J Lappin phys Δ2-5768  
Mrs Nellie F Clark

UTILISED AS ROOMING HOUSE  
 VAL OWNER 2600

# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
111	State		OF			/		45	D	1	

TAXPAYER ADDRESS AND DESCRIPTION  
 SMITH BERTHA M  
 118 STATE ST.  
 CITY  
 LAND & BLDG. STATE ST. #118 &  
 SPRING ST. #166-176 ASSESSORS  
 PLAN 45-D-1 AREA 3611 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL <input checked="" type="checkbox"/>	WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES
STREET	
PAVED <input checked="" type="checkbox"/>	TREND OF DISTRICT
SEMI-IMPROVED	IMPROVING <input checked="" type="checkbox"/>
DIRT	STATIC
SIDEWALK <input checked="" type="checkbox"/>	DECLINING
TILLABLE	PASTURE
	WOODED
	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19	19
112	100 <sup>00</sup>	112	112 <sup>00</sup>	2910		
VALUE LAND				2910		
VALUE BUILDINGS				6930		
VALUE LAND AND BUILDINGS				9840		
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	2175		
1950	BLDGS.	4050		
1950	TOTAL	6225		
1951	LAND	1750		
1951	BLDGS.	4150		
1951	TOTAL	5900		
195	LAND			
195	BLDGS.			
195	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			

LAND VALUE COMPUTATIONS AND SUMMARY						
DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ORIG. COST	RENTAL
SALE PRICE	EXPENSE
U. S. R. S.	NET

AL. 10 110

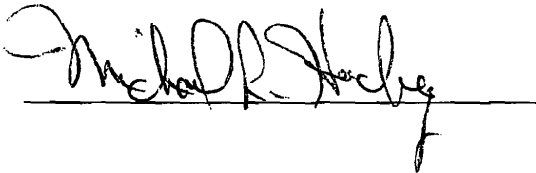
**QUITCLAIM DEED  
WITH COVENANT**  
Maine Statutory Short Form


KNOW ALL PERSONS BY THESE PRESENTS, that **MERCY HOSPITAL**, a corporation organized and existing by law and having a place of business in the City of Portland, County of Cumberland, and State of Maine, for consideration paid, grants to **HORTON, LLC** of Portland, County of Cumberland, and State of Maine, whose mailing address is 100 Commercial Street, Portland, Maine 04101, with **QUITCLAIM COVENANTS**, the land, together with any improvements thereon, located in the City of Portland, County of Cumberland and State of Maine, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, said **MERCY HOSPITAL** has caused this instrument to be signed and sealed this 15 day of December, 2006.

WITNESS:

**MERCY HOSPITAL**

  
\_\_\_\_\_

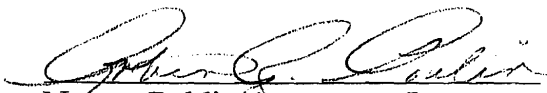
  
By: Eileen F. Skinner  
Its: President and CEO

MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
COUNTY OF CUMBERLAND

December 15, 2006

Personally appeared the above-named Eileen F. Skinner, in her said capacity, and acknowledged the foregoing to be his/her free act and deed and that of said Mercy Hospital, before me.

  
Notary Public, Attorney at Law  
Notary Public, Maine  
My Commission Expires December 3, 2011  
Printed Name

SEAL

**EXHIBIT A  
TO  
QUITCLAIM DEED  
WITH COVENANT**

A certain lot or parcel of land, with the buildings thereon, situated on the southwest corner of State and Spring Streets in the City of Portland, County of Cumberland, and the State of Maine, bounded and described as follows:

Beginning at the intersection of the southerly sideline of Spring Street and the westerly sideline of State Street;

Thence S 41° 50' 23" E along said State Street 84.00 feet;

Thence by the following courses and distances and distances across land now or formerly of Mercy Hospital:

S 47° 44' 04" W 64.00 feet;  
N 42° 15' 56" W 15.59 feet;  
S 48° 04' 38" W 82.20 feet;  
N 39° 40' 10" W 65.99 feet to said Spring Street;

Thence N 46° 56' 12" E along said Spring Street 143.85 feet to the point of beginning, containing 10,758 square feet.

Reference is made to a Boundary Survey by Owen Haskell, Inc., dated November 3, 2006, Job #99294 P, Drawing #1A, to be recorded, for a further description of the above-described premises.

Meaning and intending to convey and hereby conveying the same premises conveyed to Mercy Hospital by deed of James Desmond, Conservator of Bertha Smith, dated November 3, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2932, Page 500, and by deed of Mary S. Smith, a/k/a Mary Morgan Smith, dated March 29, 1970 and recorded in said Registry of Deeds in Book 3121, Page 446. Also conveying a portion of the premises conveyed to Mercy Hospital by deed of George H. Hinckley, Guardian of Arthena Wiggin, dated February 1, 1962 and recorded in said Registry of Deeds in Book 2657, Page 71, this conveyance being a conveyance of a portion of such premises that adjoins a portion of the property conveyed by the above-referenced Mary S. Smith deed.



### Know All Men by These Presents,

That I, George H. Hinckley, of South Portland, in the County of Cumberland and State of Maine, Guardian of Arthens Wiggin of Portland, in said County and State,

having on the ninth day of October, A. D. 1961, obtained License from the Honorable Nathaniel M. Haskell, Judge of Probate within and for the County of Cumberland and State of Maine, to sell and convey at private sale the Real Estate herein-after described, of the said Arthens Wiggin,

for the sum of

Sixty-five Hundred (\$6500.00) - - - - - dollars, the same being an advantageous offer therefor, and having agreeably to the order and decree of said Court, given due notice upon the petition for license to make such sale, and having given the bond required by law, by virtue of the power and authority with which I am as aforesaid vested, and in consideration of the aforesaid sum of Sixty-five Hundred (\$6500.00) - - - dollars, to me

paid by Mercy Hospital, a charitable corporation organized and existing under the laws of the State of Maine, and having an office or place of business at Portland, County of Cumberland and State of Maine, the receipt whereof I do hereby acknowledge, have given, granted and sold, and by these Presents do give, grant, sell and convey to the said Mercy Hospital, its Successors

~~That~~ and Assigns forever, the following described Real Estate, ~~viz~~

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

Commencing at the northerly corner of lot formerly owned by George H. Knight and in the range of the division wall of the house on the lot formerly owned by said Knight and the house hereby conveyed; thence running northwesterly by the southwesterly side of State Street, thirty (30) feet; thence southwesterly at right angles with said State Street one hundred forty-two (142) feet, more or less, to the estate formerly of Samuel Rand; thence at right angles with the last line by said Rand Estate southeasterly thirty (30) feet; thence through the center of the division wall aforesaid and at right angles with the line last mentioned to the point of commencement, being No. 112 State Street, as appears on the City of Portland Revaluation Plan of 1882, and the same property conveyed by John Randall to Joshua R. Randall, recorded in Cumberland Registry of Deeds, Book 438, Page 408.

Being the same premises conveyed to Arthens Wiggin by Casco Loan and Building Association by deed dated June 30, 1948, re-

Wiggin  
Guard  
of  
to  
Mercy  
Hospital  
Guard

72

recorded in Cumberland County Registry of Deeds, Book 1921, Page 10.

This conveyance is made subject to the taxes assessed on said premises for the year 1961, which the Grantee herein assumes and agrees to pay as part consideration for this conveyance.



do hereby and to hold the same, with all the privileges and appurtenances to the same belonging, in manner as aforesaid to the said Mercy Hospital, its Successors ~~Heirs~~ and Assigns forever.

And I, the said George H. Hinckley, in my said capacity,



do pursuant to and with the said Mercy Hospital, its Successors ~~Heirs~~ and Assigns, that I have in all things observed the rules and directions of law relative to the selling of said Estate, and have good right and lawful authority to sell and convey the same in manner aforesaid.



In Witness Whereof, I hereunto set my hand and seal in my said capacity, this first day of FEBRUARY, in the year of our Lord one thousand nine hundred and Sixty-two.



Signed, Sealed and Delivered in presence of

Florence E. Tarr [Signature]  
GUARDIAN OF ARTHENA WIGGIN.

State of Maine, Cumberland, ss. February 1st, A.D., 19 62.

Personally appeared the above named

George H. Hinckley

and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,

FEB 5 1962

Florence E. Tarr  
Justice of the Peace

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 10 H 52 M A M, and recorded in  
BOOK 2657 PAGE 71 [Signature] Register



3862  
**Know All Men by These Presents.**

**That** I, MARY G. SMITH, also known as and called MARY MORGAN SMITH, of portland, in the county of Cumberland and State of Maine,

in consideration of One Dollar and other valuable consideration

paid by MERCY HOSPITAL, a corporation organized and existing by law and having a place of business in the City of portland, in the county of Cumberland and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Mercy Hospital, its successors

~~heirs~~ and assigns forever, a certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of State Street, in the City of portland, in the county of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point distant on said State Street twenty-six (26) feet southeasterly from the corner made by the intersection of said southwesterly side of State Street with the southeasterly side of Spring Street, which point is opposite the center of the brick block there standing; thence running southeasterly by said State Street thirty-five (35) feet to land now or formerly owned or occupied by one Randall; thence southwesterly at right angles with said State Street, on a line parallel with the center partition of the block aforesaid, and holding the width of thirty-five (35) feet therefrom, one hundred forty-two (142) feet to land now or formerly owned by the heirs of Samuel Rand; thence Northwesterly by said Rand land about thirty-five (35) feet to land now or formerly owned or occupied by the heirs of James Bailey; thence Northeasterly by said Bailey land and through the center of the partition wall of said brick block to said State Street at the point of beginning.

Being the same premises conveyed by Harry Finks to Mary Morgan Smith and Fred H. Smith, as joint tenants and not as tenants in common, by deed dated May 2, 1956, said deed being recorded in Cumberland County Registry of Deeds in Book 2287, page 79.

The said Fred H. Smith died February 3rd, 1968, and the grantor herein is the surviving grantee named in said joint tenancy deed.

to have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Mercy Hospital, its

successors heirs and assigns, to it and their use and behoof forever.

And I do covenant with the said Grantee, its <sup>Successors</sup> heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantee, its successors heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof. I, the said Mary G. Smith, also known as and called Mary Morgan Smith, being a widow and unmarried

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

~~joining in this deed as Grantor, and relinquishing and conveying my right by descent and all other rights in the above described premises, have hereunto set my hand and seal this Twenty-seventh day of March in the year of our Lord one thousand nine hundred and seventy.~~

Signed, Sealed and Delivered in presence of

*Halter D. Merrill*  
\_\_\_\_\_  
\_\_\_\_\_

*Mary G. Smith*  
ALL KNOWN AS AND CALLED  
*Mary Morgan Smith*

State of Maine, Cumberland, ss. March 27<sup>th</sup> A.D. 19 70  
Personally appeared the above named Mary G. Smith,

and acknowledged the foregoing instrument to be her free act and deed.

MAR 27 1970  
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE  
Received at 4:20 P.M. and recorded in  
BOOK 3121 PAGE 446  
Before me, *Halter D. Merrill*  
Notary Public  
Register

500

Smith.  
Conserv  
of  
  
to  
  
Mercy  
Hospital  
  
-  
Deed

KNOW ALL MEN BY THESE PRESENTS, That I, James R. Desmond, of Cape Elizabeth, in the County of Cumberland and State of Maine, conservator of Bertha Smith of Portland, in said County of Cumberland and State of Maine, by virtue of the authority to me given by the Judge of Probate, in my capacity as conservator, and in consideration of One Dollar and other valuable considerations, to me in my said capacity paid by or in behalf of Mercy Hospital, a charitable corporation organized and existing under the laws of the State of Maine, and located in Portland in the County of Cumberland and State of Maine, the receipt whereof is hereby acknowledged, do hereby sell and convey unto the said Mercy Hospital, its successors and assigns, the following described real estate, which is the property of the said Bertha Smith, situated in Portland and bounded and described as follows:

A certain lot or parcel of land with the buildings thereon, situated on the southerly corner of State and Spring Streets in said Portland, and bounded as follows: Beginning at said southerly corner; thence Southeasterly by the westerly side line of State Street about twenty-six (26) feet to the center of the partition wall of the block of two brick houses standing on said corner; thence Southwesterly through the center of said partition wall one hundred and forty-two (142) feet to land formerly owned by Samuel Rand, deceased, and later by the heirs of the said Samuel Rand; thence Northwesterly adjoining said land to Spring Street; thence Northeasterly by the southerly side line of said street one hundred and forty-two (142) feet to the first bounds. Being the same premises conveyed to Hattie A. Bishop by Charles J. Bailey et als by their deed recorded in Cumberland County Registry of Deeds. Also being the same premises conveyed to the said Bertha M. Smith by Hattie A. Bishop by her deed dated May 29, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1639 at Page 352. The taxes are to be pro rated as of the date of the transfer.

To Have and to Hold the above-granted premises unto the said Mercy Hospital and its successors and assigns forever. And I the said James R. Desmond, in my said capacity, do hereby covenant to and with the said Mercy Hospital, its successors and assigns, that I am the conservator of the said

501

Bertha Smith, that I have authority from the Judge of Probate to convey these premises, and have in all respects acted in pursuance of said authority granted.

IN WITNESS WHEREOF, I, the said James R. Desmond, in my capacity as conservator as aforesaid have hereunto set my hand and seal this

*third* day of November, A. D. 1965.

Signed, Sealed and Delivered in presence of

*William D. Mahoney James R. Desmond*

STATE OF MAINE

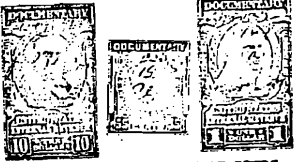
Cumberland, ss.

November 3, 1965

Then personally appeared the above named James R. Desmond and acknowledged the above instrument to be his free act and deed in his said capacity.

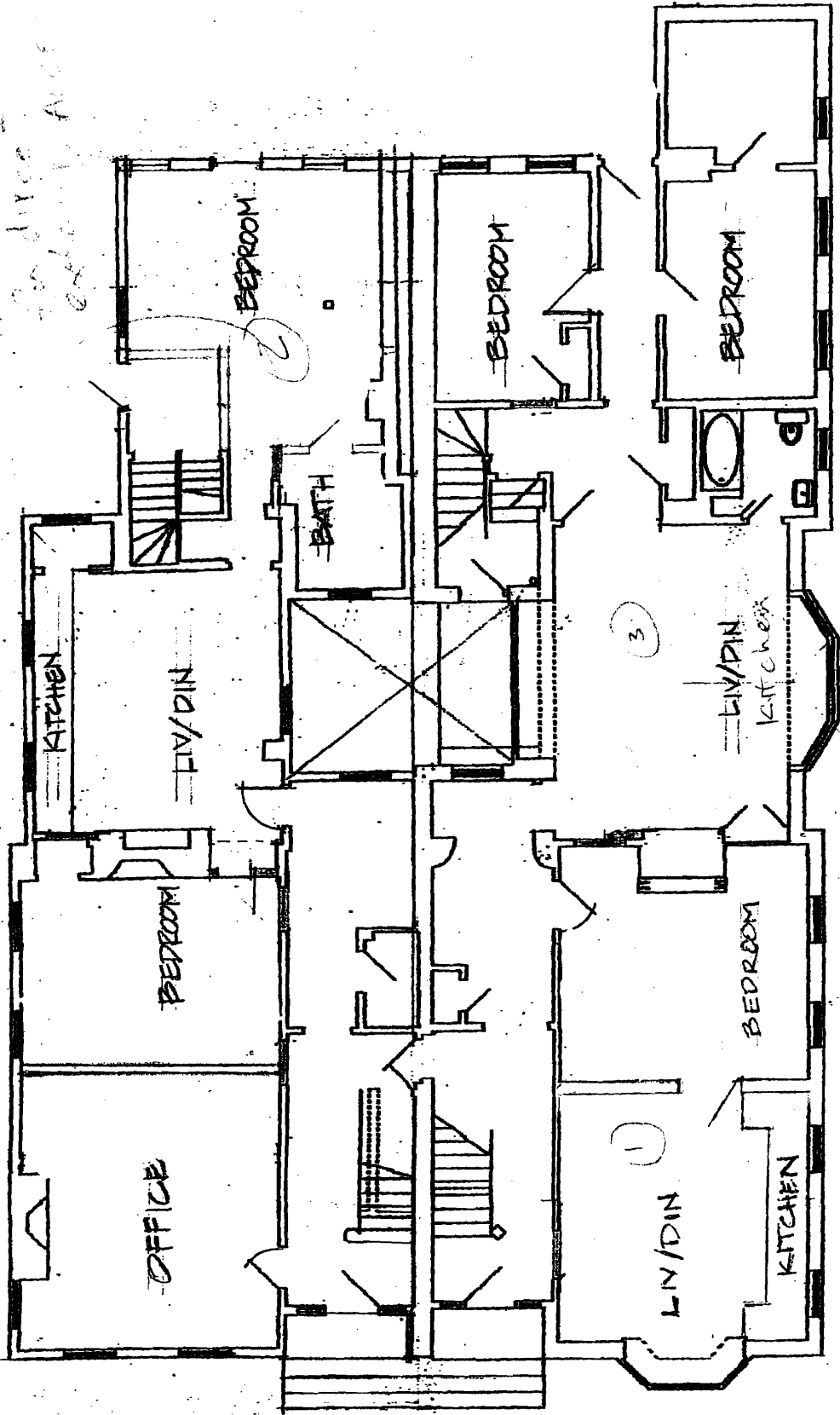
Before me,

*William D. Mahoney*  
Justice of the Peace



REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE NOV 8 1965  
Received at 1 H 6 P.M. and recorded in  
BOOK 2932 PAGE 500 *Samuel W. Thayer* Register

10/20/2011  
300 DIXIE AVE  
DALLAS, TX

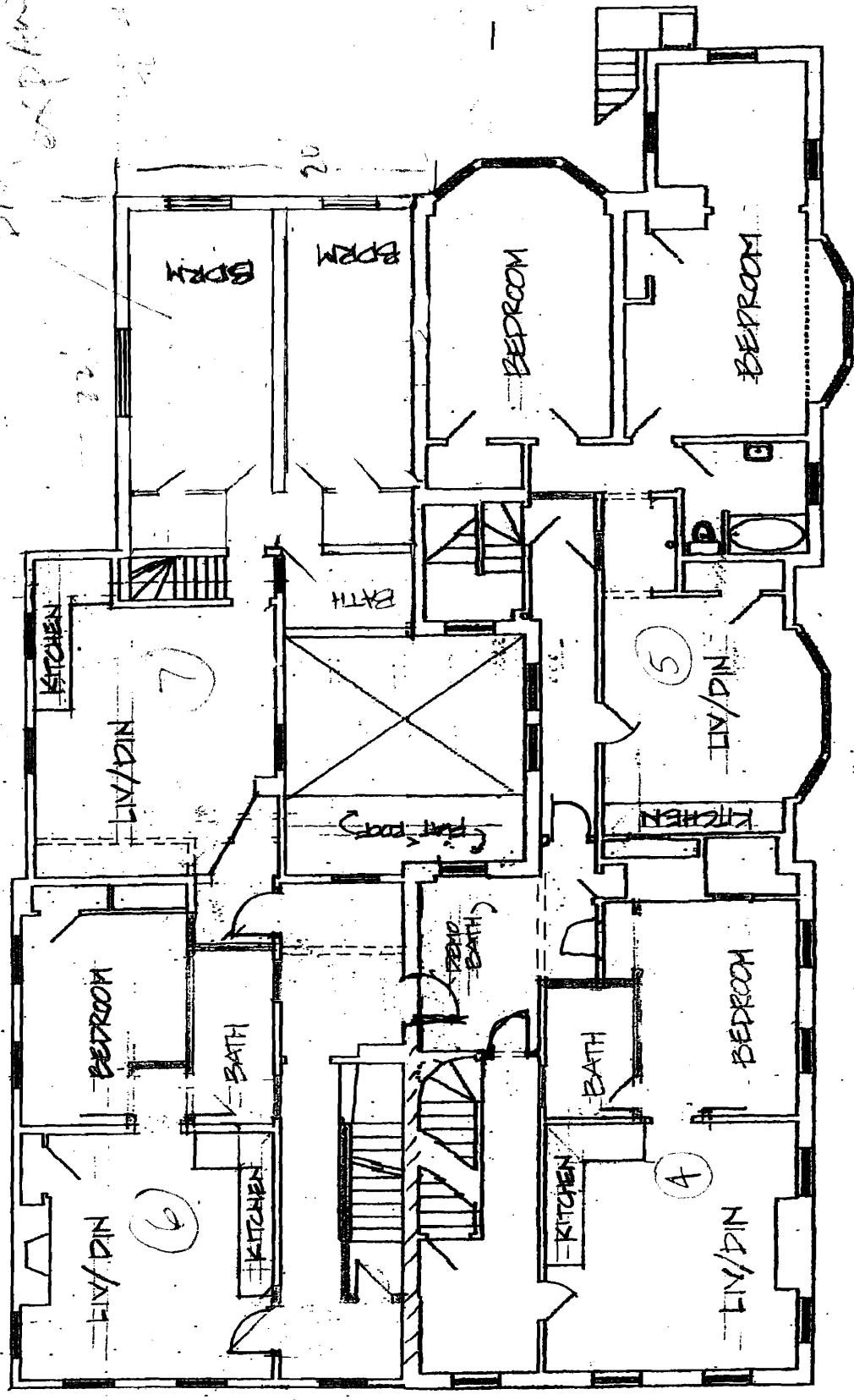


#116

#118

FIRST FLOOR 1410'

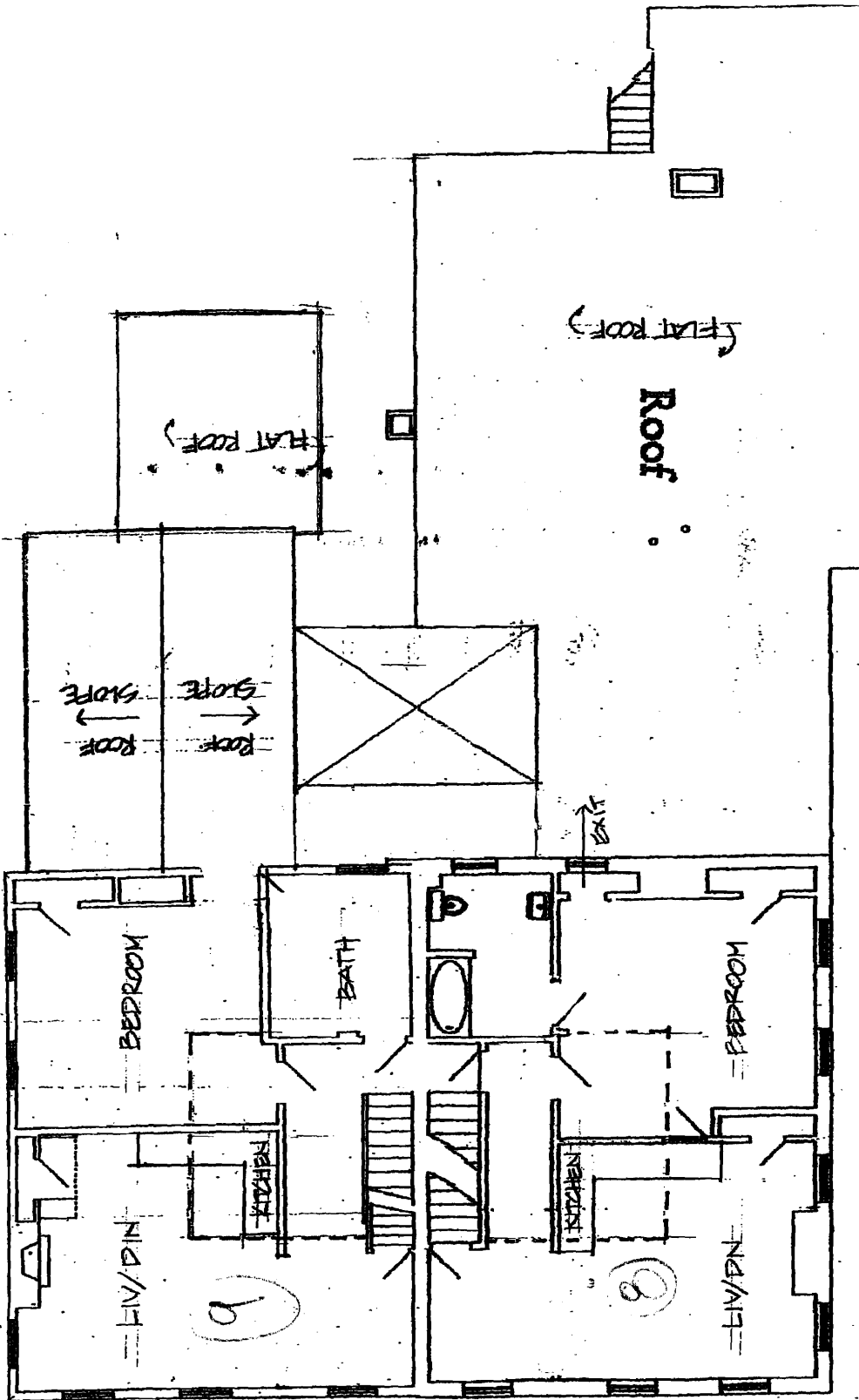
proposed  
expansion



#116

#118

SECOND FLOOR 1" = 10'



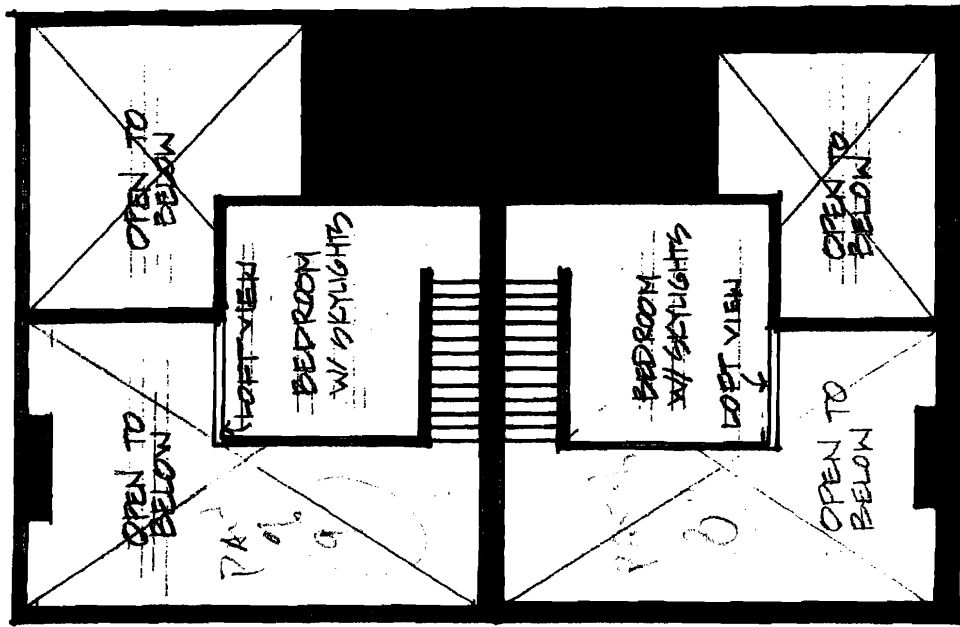
#116

#118

THIRD FLOOR 1"=10'

charrette

charrette



LOFT MEZZANINE

charrette

charrette



# REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	118	State		OF			/		45	D	1	

TAXPAYER ADDRESS AND DESCRIPTION	RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS			
	SMITH BERTHA M 118 STATE ST. CITY  LAND & BLDG. STATE ST. #118 & SPRING ST. #166-176 ASSESSORS PLAN 45-D-1 AREA 3611 SQ. FT.						TOPOGRAPHY		IMPROVEMENTS	
							LEVEL	<input checked="" type="checkbox"/>	WATER	
							HIGH		SEWER	
							LOW		GAS	
							ROLLING		ELECTRICITY	
							SWAMPY		ALL UTILITIES	
							STREET		TREND OF DISTRICT	
PAVED							<input checked="" type="checkbox"/>	IMPROVING		
SEMI-IMPROVED		STATIC	<input checked="" type="checkbox"/>							
DIRT		DECLINING								
SIDEWALK	<input checked="" type="checkbox"/>									
TILLABLE	PASTURE	WOODED	WASTE							

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
112	112	100 <sup>00</sup>	112	112 <sup>00</sup>	2910	
TOTAL VALUE LAND					2910	
TOTAL VALUE BUILDINGS					6930	
TOTAL VALUE LAND AND BUILDINGS					9840	
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	2175		
	BLDGS.	4050		
	TOTAL	6225		
1951	LAND	1750		
	BLDGS.	4150		
	TOTAL	5900		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD			INCREASE	DECREASE
1951	LAND			
	BLDGS.			
	TOTAL			
1952	LAND			
	BLDGS.			
	TOTAL			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD			INCREASE	DECREASE
1952	LAND			
	BLDGS.			
	TOTAL			
1953	LAND			
	BLDGS.			
	TOTAL			

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

# RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

UTILISED AS ROOMING HOUSE

1ST FLOOR VAL OWNER.  
EXPECTANCY INCOME 2600

FURNISH EVERYTHING

## CONSTRUCTION

FOUNDATION	FLOOR CONST.	PLUMBING	
CONCRETE	WOOD JOIST <input checked="" type="checkbox"/>	BATHROOM 2 <input checked="" type="checkbox"/>	
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM	
BRICK OR STONE <input checked="" type="checkbox"/>	MILL TYPE	WATER CLOSET 1 <input checked="" type="checkbox"/>	
PIERS	REIN. CONCRETE	LAVATORY	
CELLAR AREA FULL <input checked="" type="checkbox"/>	<b>FLOOR FINISH</b>		
1/4 1/2 3/4	B 1 2 3	KITCHEN SINK 2 <input checked="" type="checkbox"/>	
NO. CELLAR	CEMENT <input checked="" type="checkbox"/>	STD. WAT. HEAT	
<b>EXTERIOR WALLS</b>			
CLAPBOARDS	EARTH	AUTO. WAT. HEAT 1 <input checked="" type="checkbox"/>	
WIDE SIDING	PINE	ELECT. WAT. SYST.	
DROP SIDING	HARDWOOD <input checked="" type="checkbox"/>	LAUNDRY TUBS	
NO SHEATHING	TERRAZZO	NO PLUMBING	
WOOD SHINGLES	TILE	<b>TILING</b>	
ASBES. SHINGLES		BATH FL. & WCOT.	
STUCCO ON FRAME	ATTIC FLR. & STAIRS <input checked="" type="checkbox"/>	TOILET FL. & WCOT.	
STUCCO ON TILE	<b>INTERIOR FINISH</b>		
BRICK VENEER	B 1 2 3	<b>LIGHTING</b>	
BRICK ON TILE	PINE <input checked="" type="checkbox"/>	ELECTRIC <input checked="" type="checkbox"/>	
SOLID BRICK <input checked="" type="checkbox"/>	HARDWOOD <input checked="" type="checkbox"/>	NO LIGHTING	
STONE VENEER	PLASTER <input checked="" type="checkbox"/>	<b>NO. OF ROOMS</b>	
CONC. OR CIND. BL.	UNFINISHED	BSMT. 2ND 6	
	METAL CLG.	1ST 5 3RD 3	
		<b>OCCUPANCY</b>	
TERRA COTTA		SINGLE FAMILY	
VITROLITE	RECREAT. ROOM	TWO FAMILY	
PLATE GLASS	FINISHED ATTIC	APARTMENT <input checked="" type="checkbox"/>	
INSULATION	FIREPLACE 1 <input checked="" type="checkbox"/>	STORE	
WEATHERSTRIP	<b>HEATING</b>		
<b>ROOFING</b>			
ASPH. SHINGLES	PIPELESS FURNACE	THEATRE	
WOOD SHINGLES	HOT AIR FURNACE	HOTEL	
ASBES. SHINGLES	FORCED AIR FURN.	OFFICES	
SLATE TILE	STEAM 1 <input checked="" type="checkbox"/>	WAREHOUSE	
METAL	HOT WAT. OR VAPOR	COMM. GARAGE	
COMPOSITION <input checked="" type="checkbox"/>	NO HEATING	GAS STATION	
ROLL ROOFING	GAS BURNER	<b>ECONOMIC CLASS</b>	
INSULATION	OIL BURNER	OVER BUILT	
	STOKER	UNDER BUILT	
		DT. 1-20-50 AR. C 5	
		LD. 98 PD. C 5	
		MS. CK. 51	

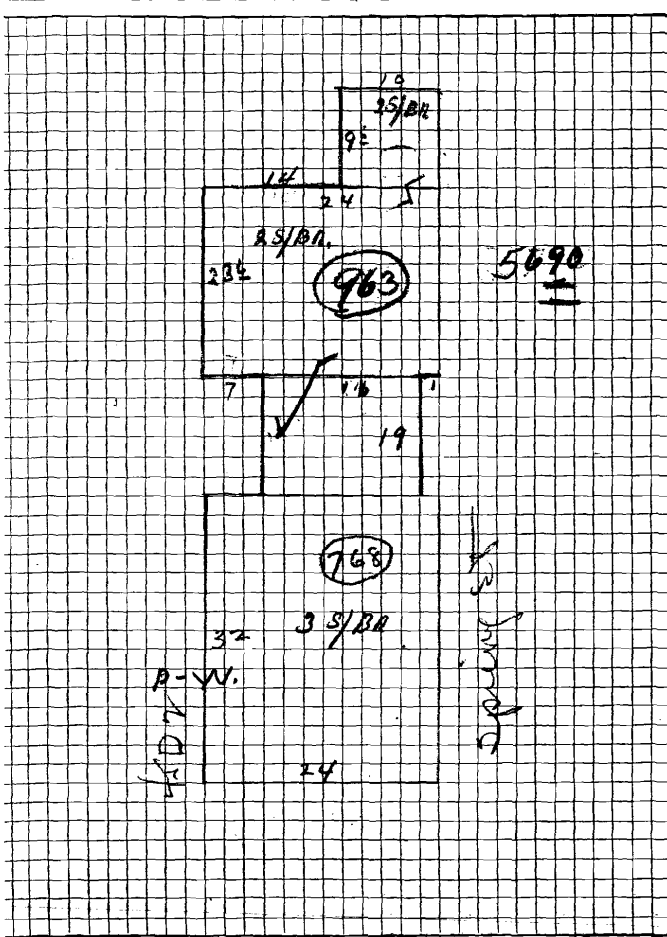
## COMPUTATIONS

UNIT	1951		
768 S. F.	9670		
S. F.			
P.W.	-480		
ADDITIONS	+5690		
BAYS	+540		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC FLS	+110		
FINISH			
FIREPLACE	+190		
HEATING			
PLUMBING	-270		
TILING			
TOTAL	15400		
FACT.			
REP. VAL.	15400		

## SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
APT.	A 3 1/2 BR.	B	76		G	15400	55%	6930	A	6930	4150
	B								B		
	C								C		
	D								D		
	E								E		
	F								F		
	G								G		

YEAR	1951	1951 TOTAL BLDGS.	
TAX VAL.	4150	6930	4150
OLD VAL.			
CHANGE			



# Townhouses at the Eaton Shaw B

at current 116, 118 State Street  
Portland, Maine

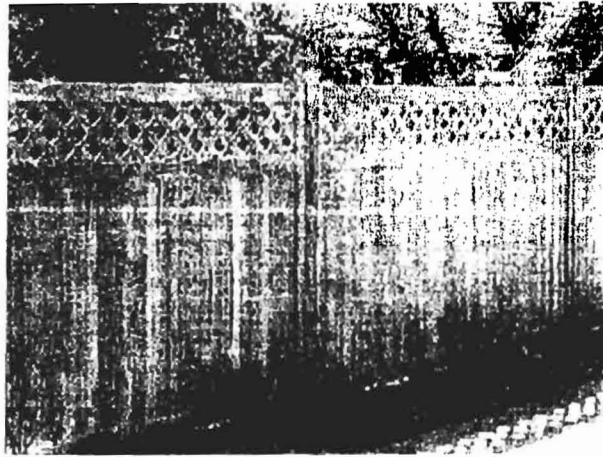
## DEMOLITION NOTES:

1. CONTRACTOR TO SEE SURVEY PROVIDED BY OWNER, VISIT SITE TO VERIFY CONDITIONS AND CONTACT, "DIG SAFE", (1-800-225-4977) BEFORE DOING ANY WORK.
2. ALL DEMOLITION WORK IS RESPONSIBILITY OF CONTRACTOR.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF ANYONE ON SITE, INCLUDING SHORING AND BRACING.
4. CONTRACTOR TO DISPOSE OF ALL MATERIAL APPROPRIATELY OFF SITE ACCORDING TO ALL APPLICABLE LAWS.
5. CONTRACTOR TO REMOVE ALL ELECTRICAL AND MECHANICAL WIRES, PIPES, BURNERS, EVERYTHING NOT REUSED ACCORDING TO ALL APPLICABLE LAWS AND IN AGREEMENT WITH OWNER AND A RECORD OF THIS ASPECT OF PROJECT IS TO BE KEPT BY OWNER AND AVAILABLE TO CITY AND ARCHITECT.
6. SAVE ANY APPLIANCES, PLUMBING, FIXTURES, ETC., AS DIRECTED BY OWNER.
7. EXISTING TREES TO REMAIN. PROTECT DURING DEMOLITION AND THROUGHOUT CONSTRUCTION. NO CONSTRUCTION MATERIALS, EQUIPMENT, OR ACTIVITIES PERMITTED WITHIN THE TREE PROTECTION ZONES.
8. CONTRACTOR TO REMOVE ALL ASBESTOS, LEAD PAINT, AND ANY OTHER HAZARDOUS MATERIALS IF REQUIRED BY ANY APPLICABLE LAWS, ETC.

## GENERAL NOTES:

1. OWNER/DEVELOPER: HORTON, LLC, PORTLAND ME
2. ARCHITECT: MICHAEL BELLEAU ARCHITECT, PORTLAND
3. PROPERTY BOUNDARY, EXISTING SITE CONDITIONS AND ON BOUNDARY SURVEY, "BOUNDARY SURVEY ON STATE ST PORTLAND, MAINE", PREPARED FOR MERCY HOSPITAL BY C PORTLAND, MAINE, NOVEMBER 3, 2006 AND UPDATED FOR I ARCHITECT'S EXISTING CONDITIONS DRAWINGS ARE ONLY
4. ZONE: R-6
5. TAX MAPS CBL: 45-D-5
6. TWO PARCELS-  
SIZE OF 116 PARCEL~ 5,945 S.F.  
SIZE OF 118 PARCEL~ 3,538 S.F.  
SIZE OF COURTYARD EASEMENT~ 160 S.F.  
SIZE OF PAVED EASEMENT~ 1,152 S.F.
7. STREET NUMBERS TO BE CLEARLY VISIBLE ON BUILDING
8. BUILDING TO BE SERVICED BY PUBLIC GAS, WATER & SEW
9. THE SITE PLAN IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED AND AFFIRMED BY THE APPLICANT AND ANY VARIATION FROM THE PLANS, PROPOSALS AND SUPPORTING DOCUMENTS IS SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD, EXCEPT FOR DEMINOR CHANGES WHICH THE DIRECTOR OF PLANNING AND ZONING CAN APPROVE.
10. DRAWING NOTES, UNLESS THEY INDICATE "EXISTING", REFER TO NEW CONSTRUCTION.
11. DO NOT SCALE DRAWINGS! CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD INCLUDING DOORS AND WINDOWS BEFORE ORDERING
12. THESE DRAWINGS ARE FOR COMMUNICATING OWNERS' INTENTIONS AND DO NOT DESCRIBE THE ELECTRICAL, HEATING, ETC. SYSTEMS NECESSARY TO COMPLETE. CONTRACTOR RESPONSIBLE FOR WEATHERABILITY/ BUILDING ENVELOPE. NO LIABILITY. CONTRACTOR RESPONSIBLE FOR PROJECT MEETING LOCAL, STATE, AND FEDERAL BUILDING, MECHANICAL, ELECTRICAL CODES, LAWS AND ORDINANCES.

fence detail drawing



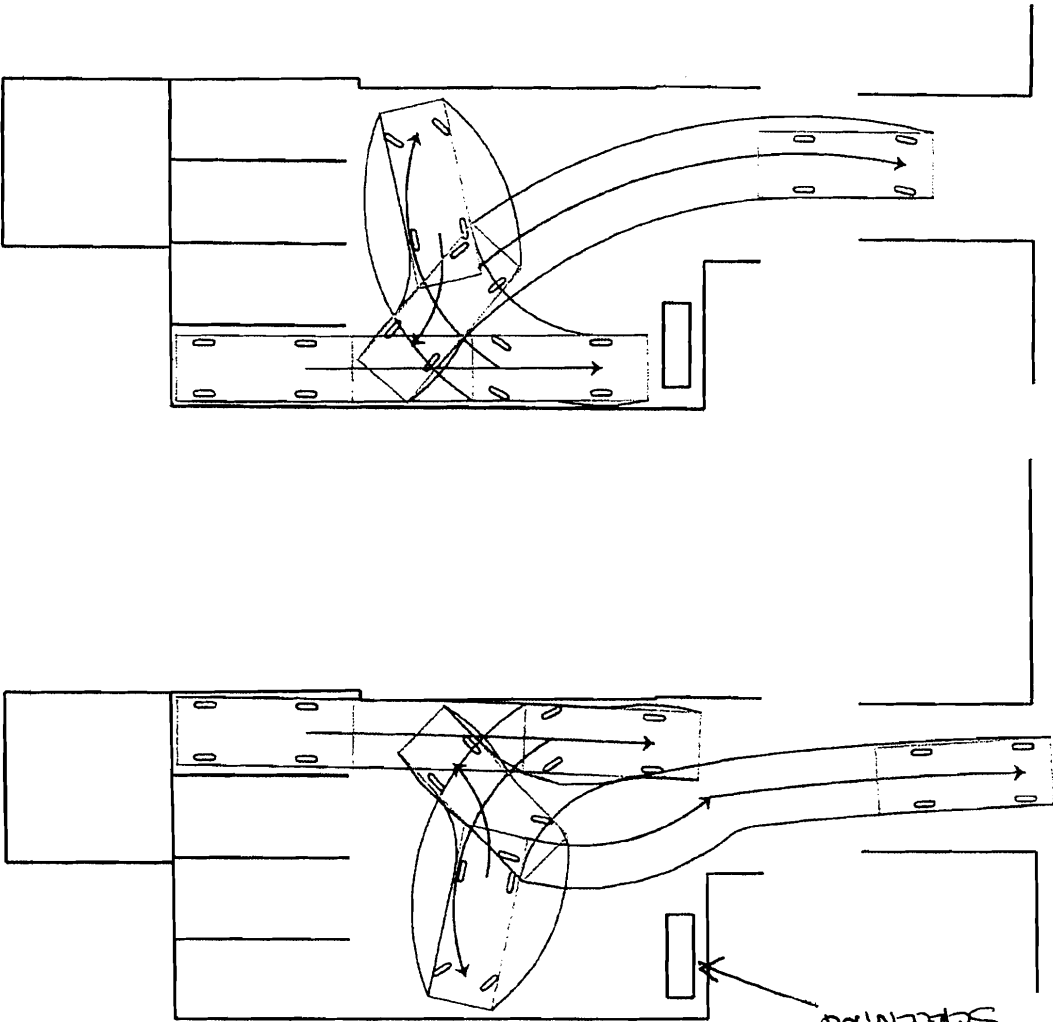
Cedar picket lattice topped fence used for screening of solid waste receptacles, *Townhouses at the Eaton Shaw Block.*

TDM BRACKS PARKING DIMENSION

4-8.5' parking

REVERSE 1/4 direction turnout

3 SIDED  
SCREENING



PARKING CONFIGURATION: SEE TDM EXHIBIT PARKING

NOTE: SIDEWALK AND CURBING ALONG STATE STREET FRONTAGE TO BE REPAIRED AND/OR REPLACED AS REQUIRED BY PORTLAND PUBLIC WORKS. IF DISTURBANCE TO EXISTING SIDEWALK AND/OR CURBING ALONG STATE STREET OR SPRING STREET TAKES PLACE DURING CONSTRUCTION, THE DISTURBED SECTIONS SHALL BE REPLACED WITH BRICK SIDEWALK AND GRANITE CURB.

NOTE: THIS SITE PLAN BY OWEN HASK CONTRACTOR WITH THIS DRAWING FOR THIS DRAWING

IRON TO BE WIDENED TO TRAFFIC NEED SUGGESTED 16' WIDTH 1/2 BRICK PAVERS

SOLID WASTE RECEPTILES AREA (3-SIDED CEDAR LATTICE SCREENING) SEE FENCE DETAIL  
MERCY HOSPITAL TO PROVIDE AND INSTALL NEW GUARDRAILS AS SHOWN, ON THEIR PROPERTY

REMOVE PIECE OF EXIST. BITUM. CURB AND PATCH WITH BITUM. PAVING  
REMOVE 2 DECIDUOUS AND 1 CONIF. TREES AND PAVE AREA SHOWN WITH GRAVEL

STATE STREET

2 EXISTING STREET TREES

BRICK SIDEWALK

S41°50'23"E 84.00'

S47°44'04"W 64.00'

EASEMENT: ~1,152 S.F.

42°15'56"W 15.59'

S48°04'38"W 82.20'

REMOVE A/C UNIT & CHAIN LINK FENCING - PATCH WITH BITUM. PAV'G

REPAVE EXISTING PAVED AREAS TO MAKE UNIFORM

EXISTING 2-1/2 STORY BRICK ADDITION

EXIST. STONE WALK  
EXIST. CONC. WALK  
NEW 2ND STORY WOOD ADDITION OVER EXISTING ONE STORY WOOD ADDITION

EXIST. FLOWER BED

#116 FRONT TOWNHOUSE

#116 REAR TOWNHOUSE

EXIST. WOOD STEP ON CONC. PAD TO BE REMOVED AND REPLACED BY PATIO AND STEP

EXIST. BRICK WALK

EXISTING 3 1/2 STORY BRICK BUILDING

160 S.F. EASEMENT

EXISTING BULKHEAD REMOVED

EXIST. FLOWER BED

#118 FRONT TOWNHOUSE

#118 REAR TOWNHOUSE

EXISTING WOOD SHED ENTRY VESTIBULE ADD ON CONC. PAD TO BE REMOVED

EXISTING 2 STORY BRICK ADDITION

EXIST. CONC TIP-DOWN

BRICK SIDEWALK

N46°56'12"E 143.85'

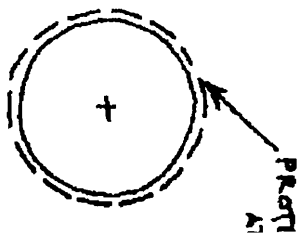
OVERHEAD ELECTRIC

118 LAND PARCEL  
116 LAND PARCEL

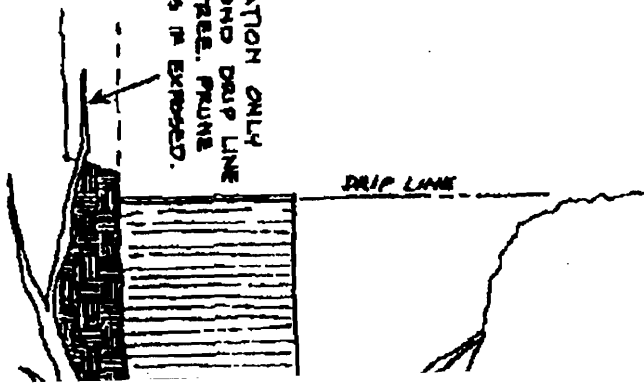
5 NEW TREES AS SPECIFIED BY JEFF TARLING PER CITY GIVEN TO OWNER TO LOCATE TREES ANYWHERE ON F

1 SITE PLAN

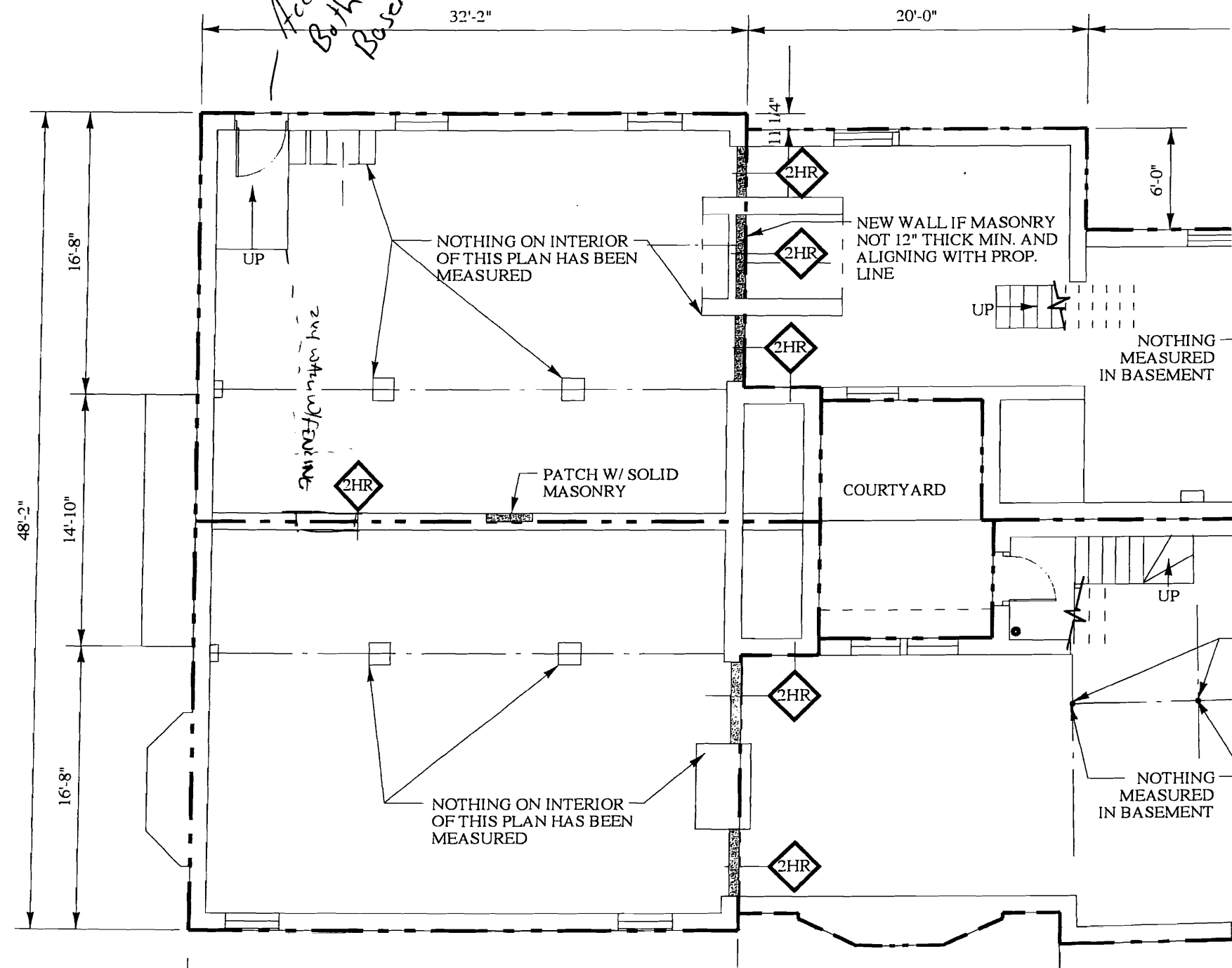
INDIVIDUAL TREE TO  
BE PRESERVED (PLAN)



EXCAVATION ONLY  
BEYOND DRIP LINE  
OF TREE. PRUNE  
ROOTS IN EXPOSED.



Access to Both Basements



2HR

NOTHING ON INTERIOR OF THIS PLAN HAS BEEN MEASURED

NEW WALL IF MASONRY NOT 12" THICK MIN. AND ALIGNING WITH PROP. LINE

NOTHING MEASURED IN BASEMENT

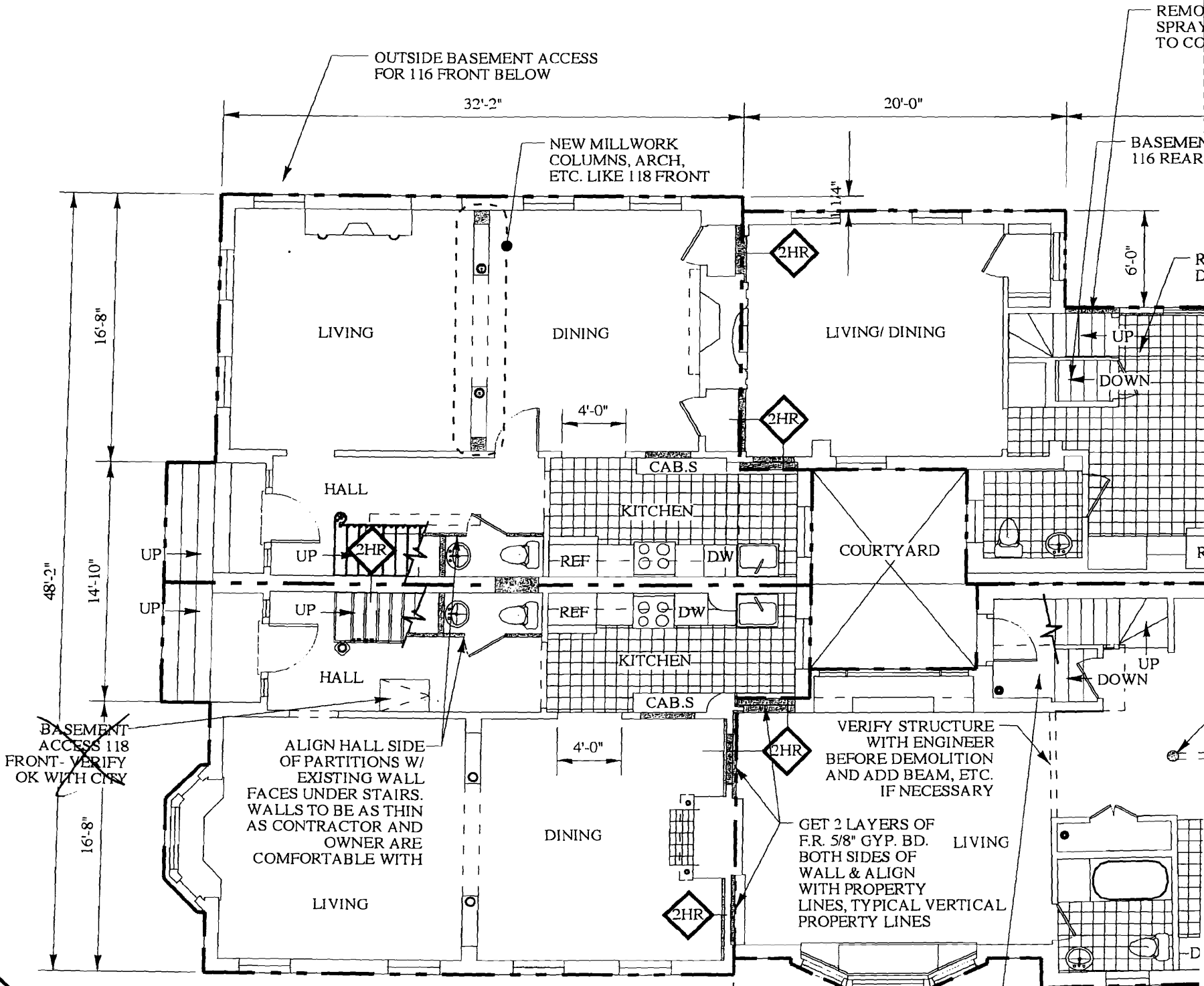
PATCH W/ SOLID MASONRY

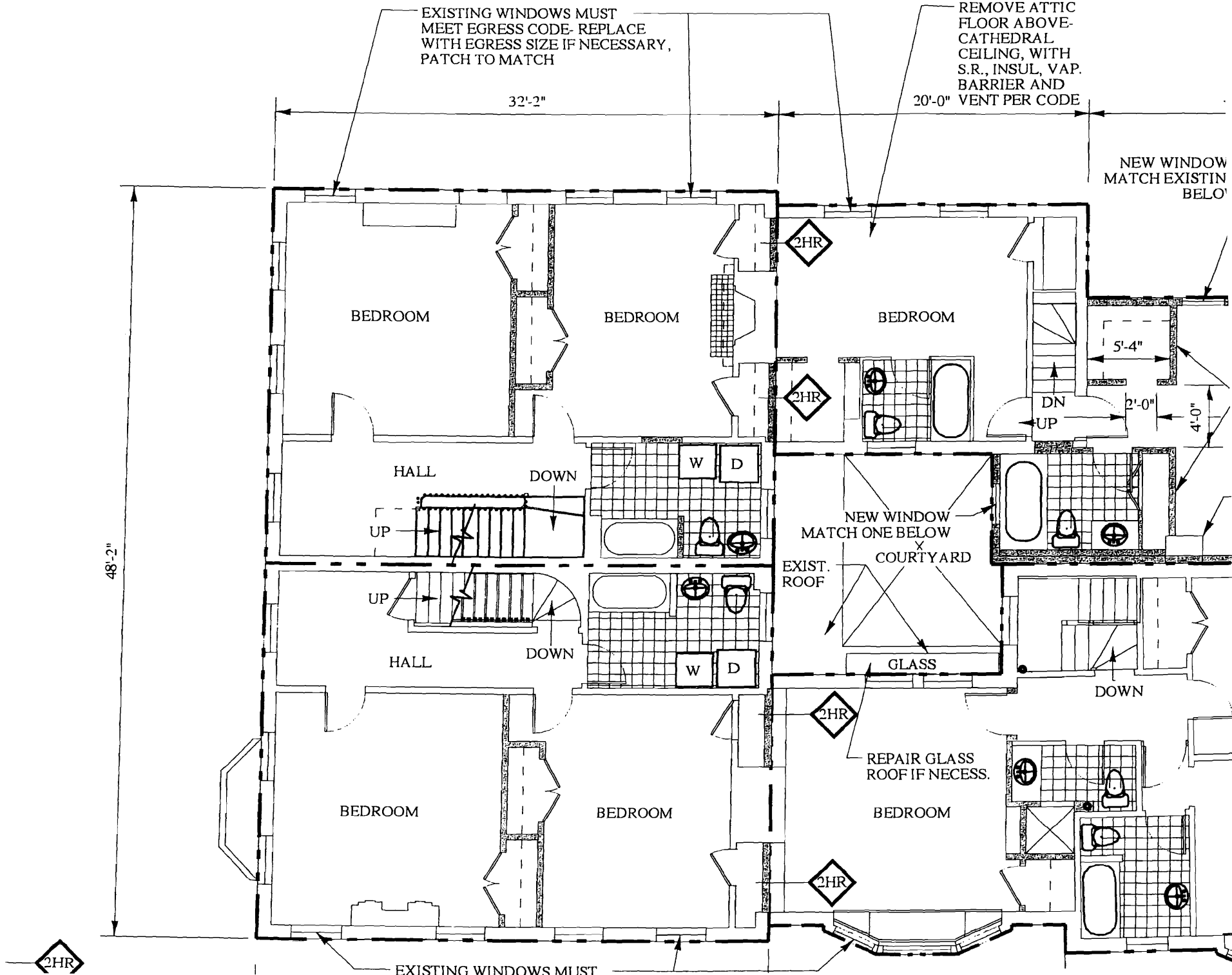
COURTYARD

NOTHING ON INTERIOR OF THIS PLAN HAS BEEN MEASURED

NOTHING MEASURED IN BASEMENT







EXISTING WINDOWS MUST MEET EGRESS CODE- REPLACE WITH EGRESS SIZE IF NECESSARY, PATCH TO MATCH

REMOVE ATTIC FLOOR ABOVE- CATHEDRAL CEILING, WITH S.R., INSUL, VAP. BARRIER AND 20'-0" VENT PER CODE

NEW WINDOW MATCH EXISTIN BELOW

BEDROOM

BEDROOM

BEDROOM

HALL

DOWN

UP

W

D

DN

UP

48'-2"

DOWN

UP

HALL

W

D

NEW WINDOW MATCH ONE BELOW X COURTYARD

EXIST. ROOF

GLASS

DOWN

BEDROOM

BEDROOM

BEDROOM

REPAIR GLASS ROOF IF NECESS.

2HR

EXISTING WINDOWS MUST

32'-2"

20'-0"

5'-4"

2'-0"

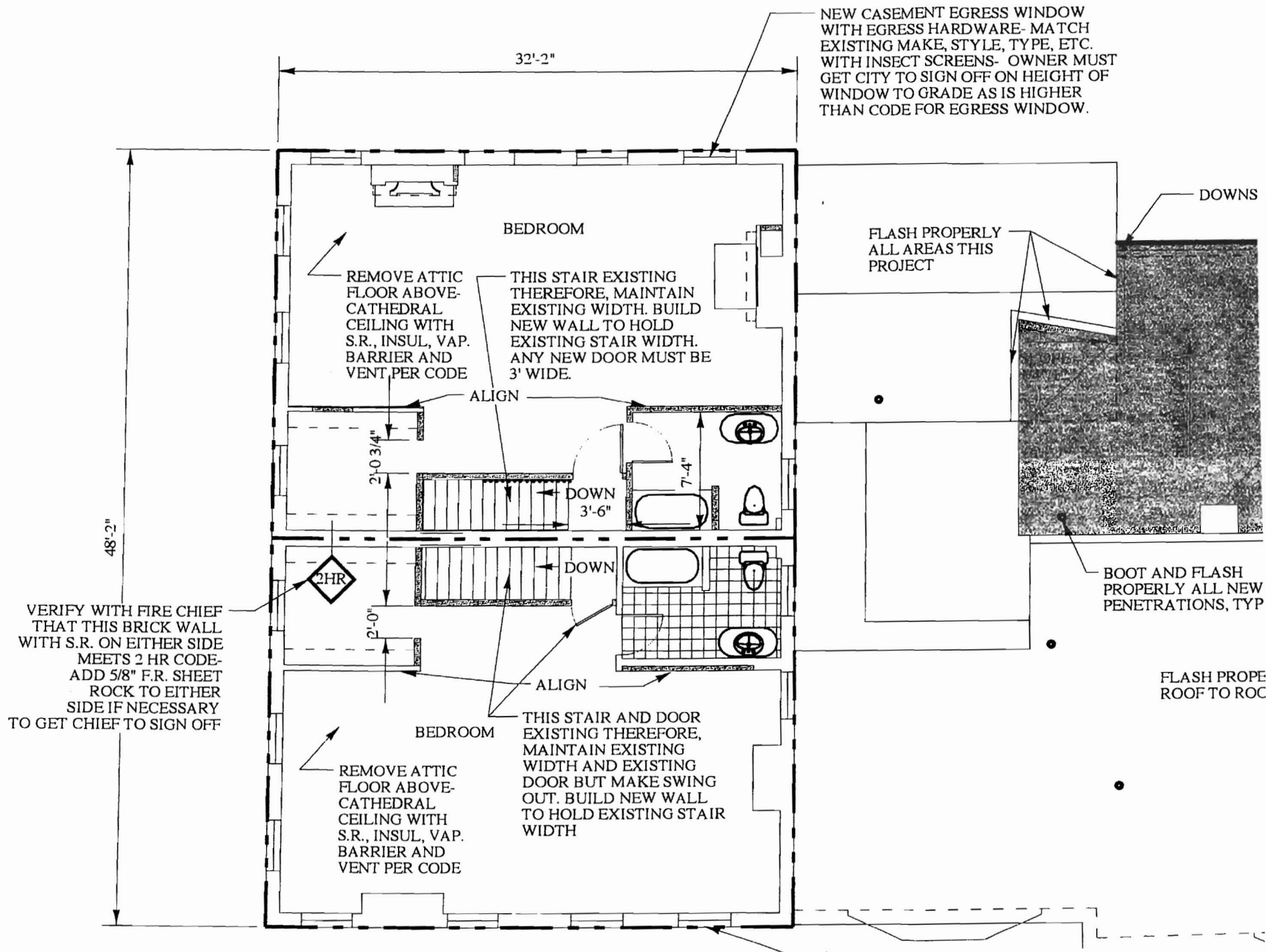
4'-0"

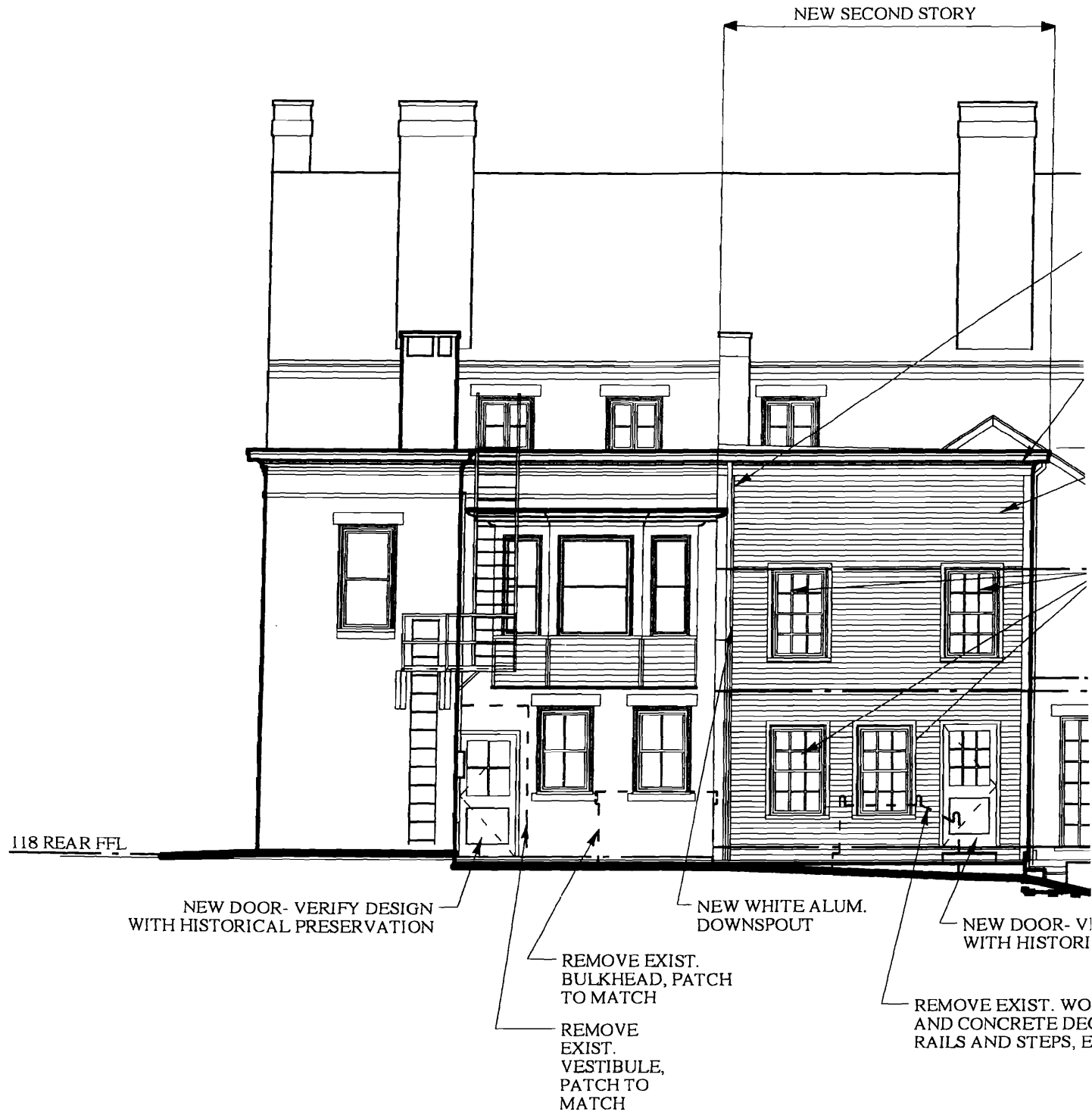
2HR

2HR

2HR

2HR





NEW SECOND STORY

118 REAR FFL

NEW DOOR- VERIFY DESIGN WITH HISTORICAL PRESERVATION

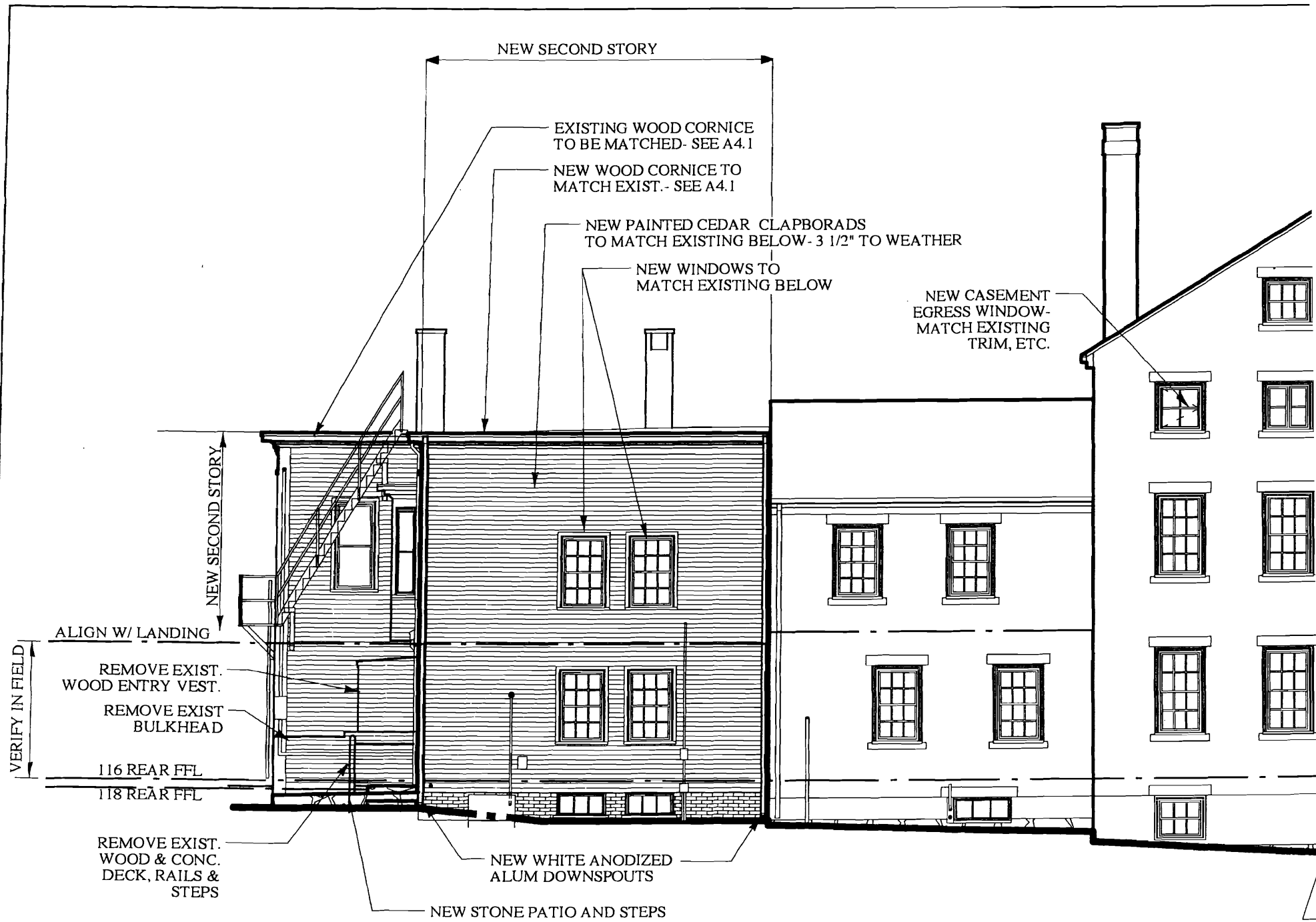
NEW WHITE ALUM. DOWNSPOUT

NEW DOOR- VERIFY DESIGN WITH HISTORICAL PRESERVATION

REMOVE EXIST. BULKHEAD, PATCH TO MATCH

REMOVE EXIST. VESTIBULE, PATCH TO MATCH

REMOVE EXIST. WORK AND CONCRETE DECK, RAILS AND STEPS, E



NEW SECOND STORY

EXISTING WOOD CORNICE  
TO BE MATCHED- SEE A4.1

NEW WOOD CORNICE TO  
MATCH EXIST.- SEE A4.1

NEW PAINTED CEDAR CLAPBORADS  
TO MATCH EXISTING BELOW- 3 1/2" TO WEATHER

NEW WINDOWS TO  
MATCH EXISTING BELOW

NEW CASEMENT  
EGRESS WINDOW-  
MATCH EXISTING  
TRIM, ETC.

NEW SECOND STORY

ALIGN W/ LANDING

VERIFY IN FIELD

REMOVE EXIST.  
WOOD ENTRY VEST.

REMOVE EXIST  
BULKHEAD

116 REAR FFL

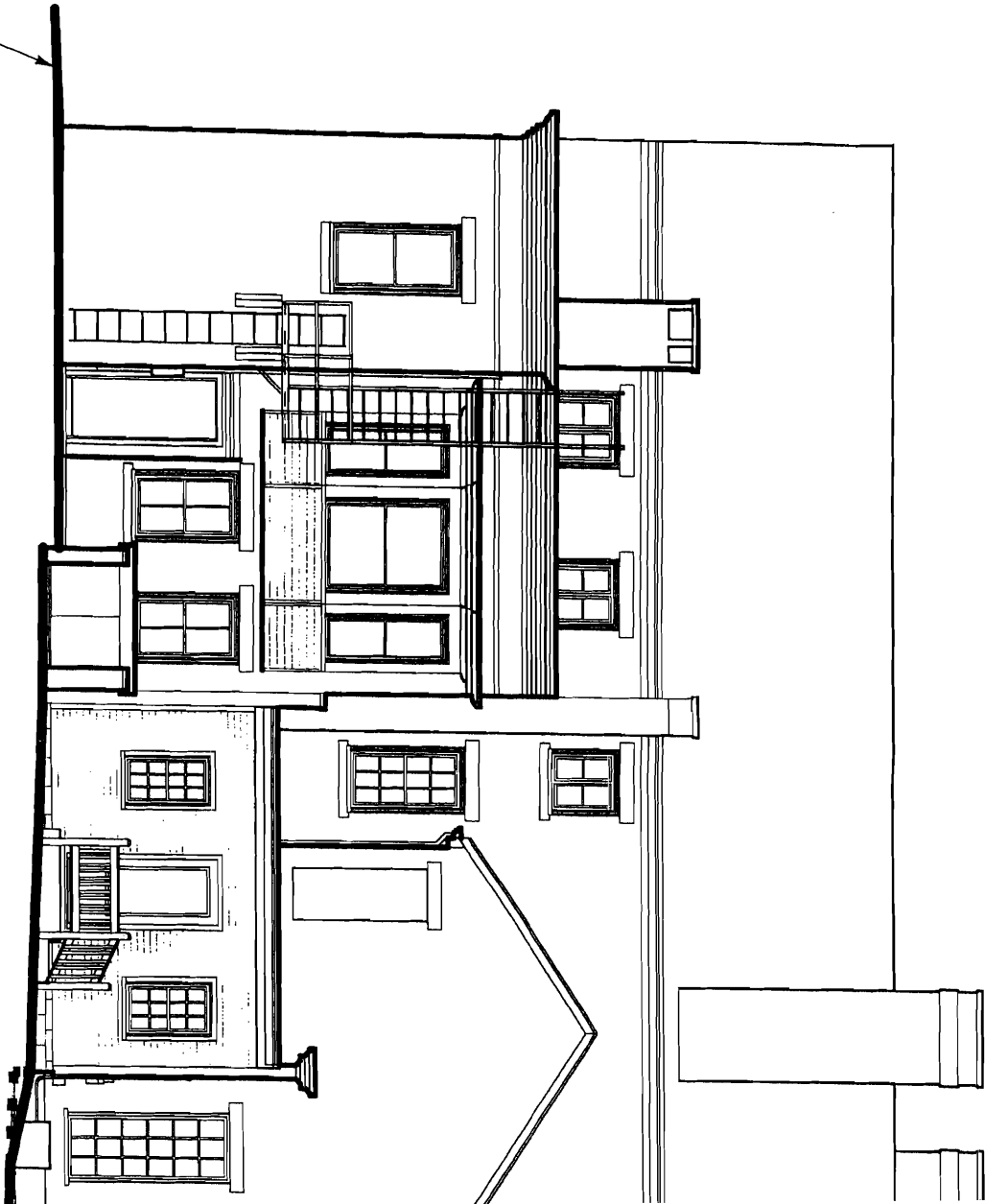
118 REAR FFL

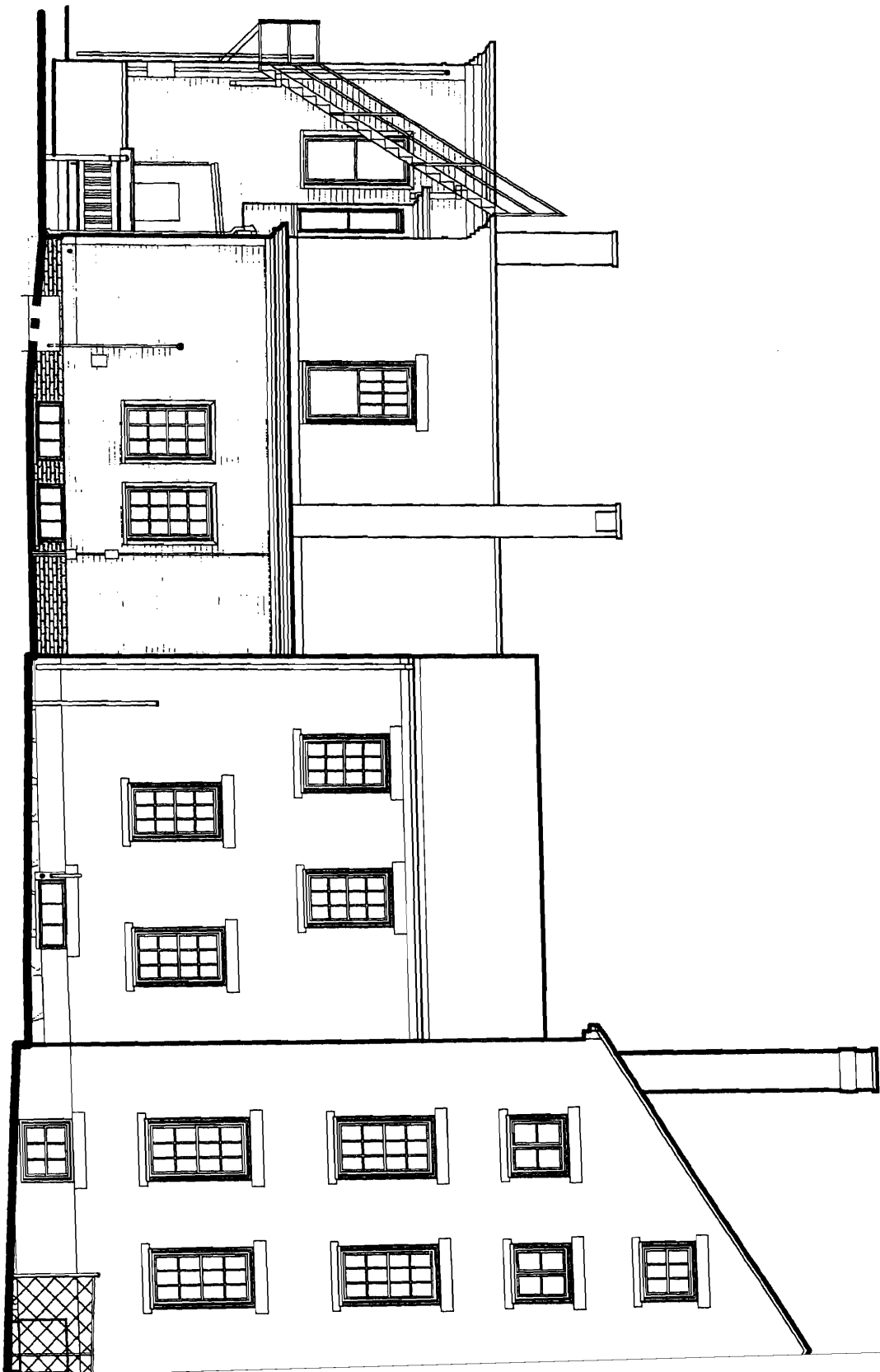
REMOVE EXIST.  
WOOD & CONC.  
DECK, RAILS &  
STEPS

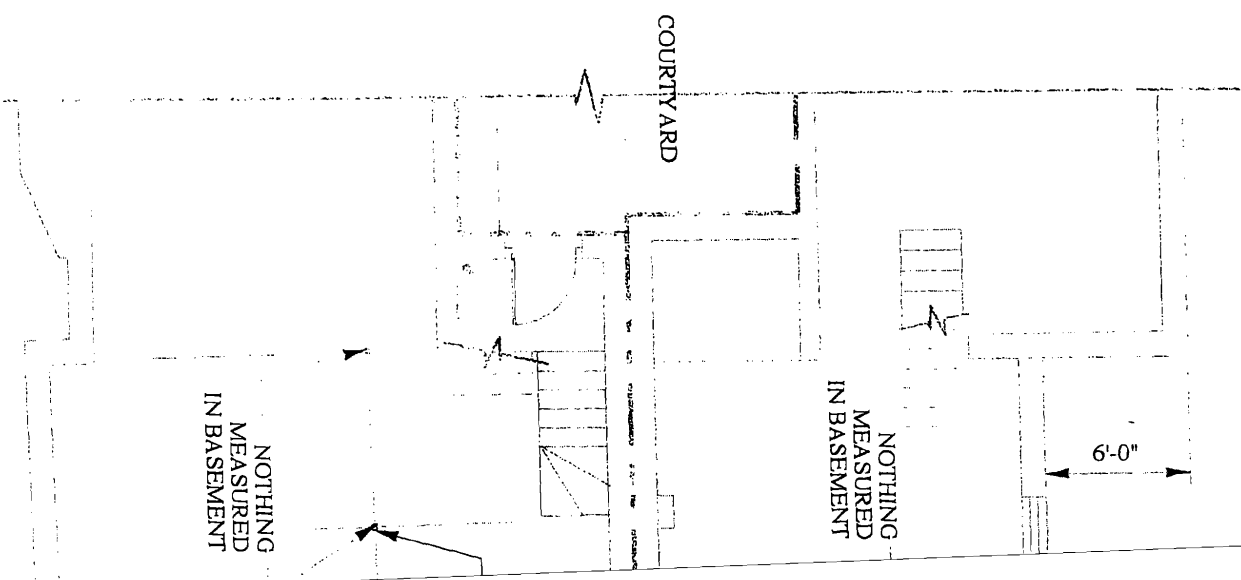
NEW WHITE ANODIZED  
ALUM DOWNSPOUTS

NEW STONE PATIO AND STEPS

SPRING STREET SIDEWALK







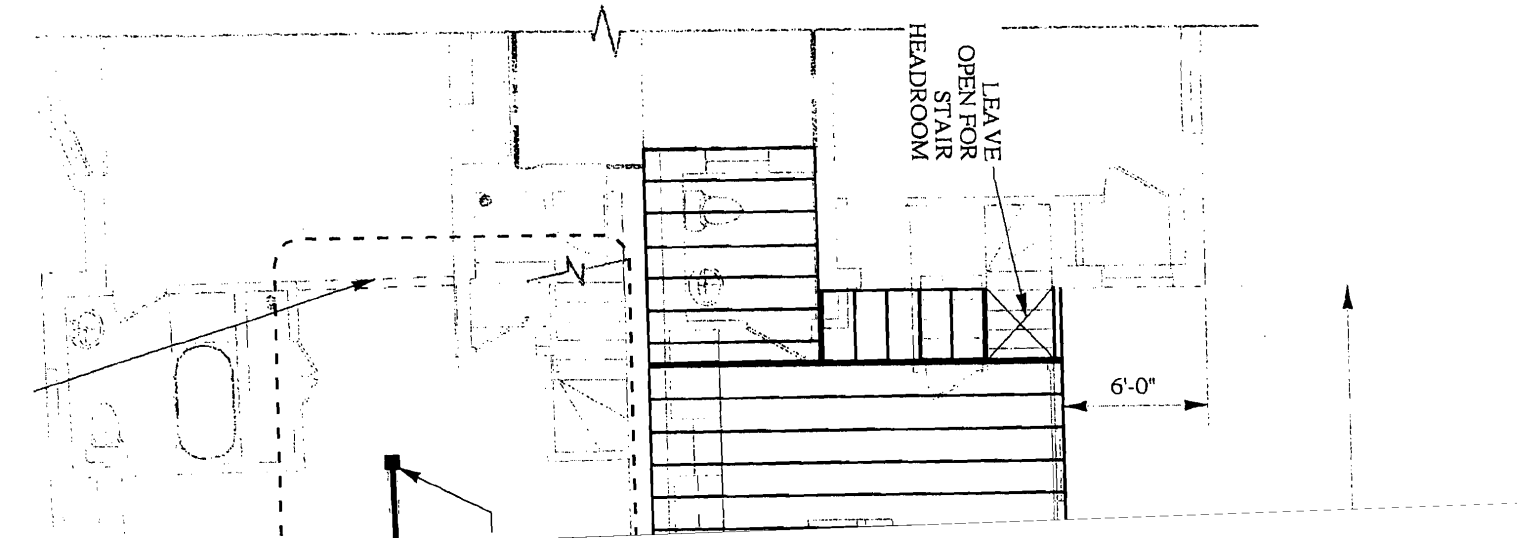
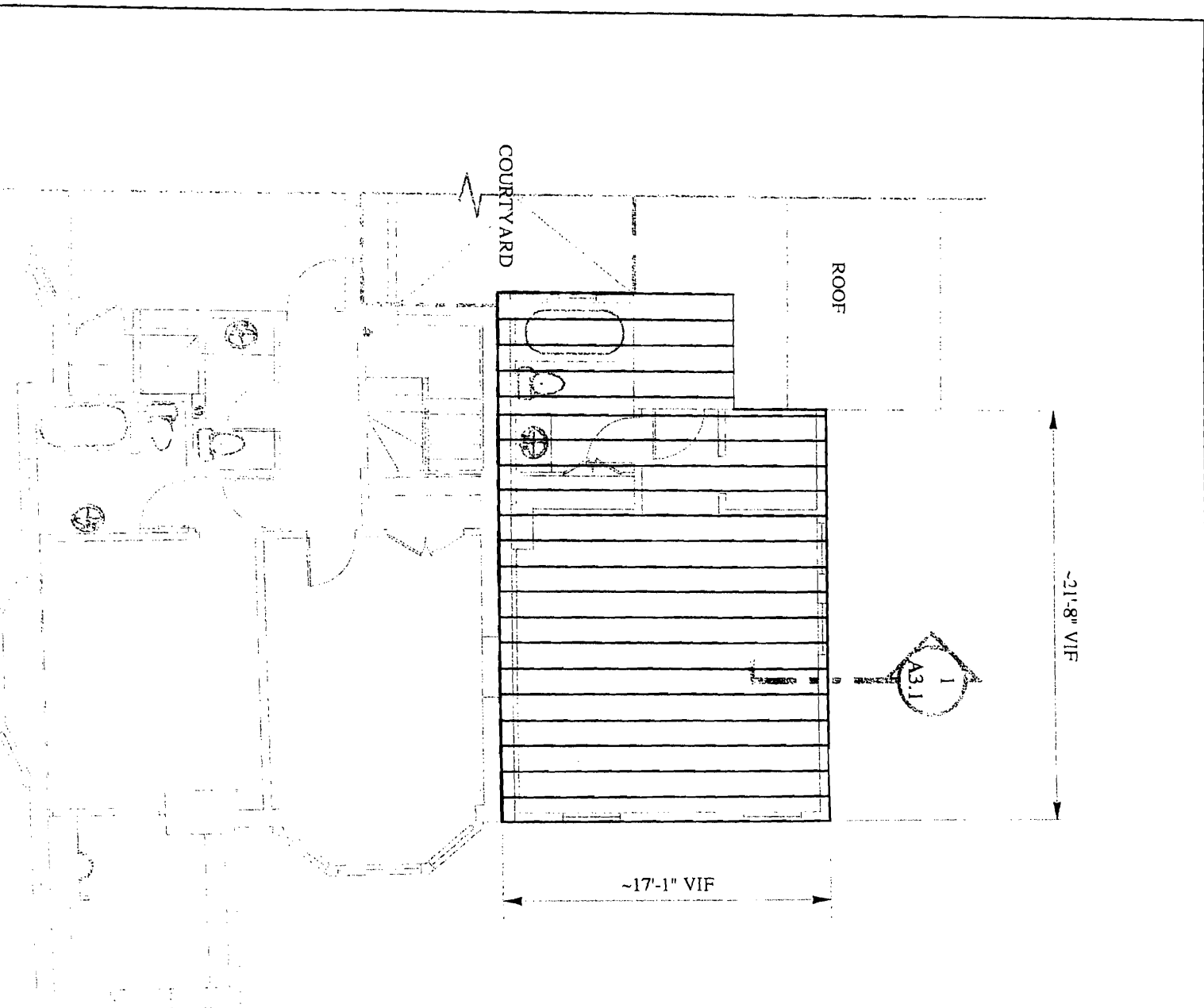
COURTYARD

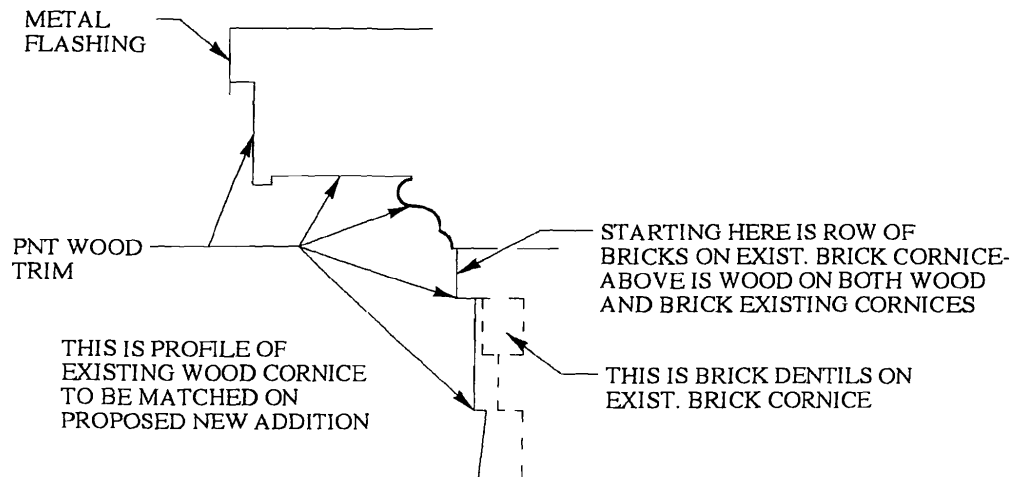
NOTHING  
MEASURED  
IN BASEMENT

NOTHING  
MEASURED  
IN BASEMENT

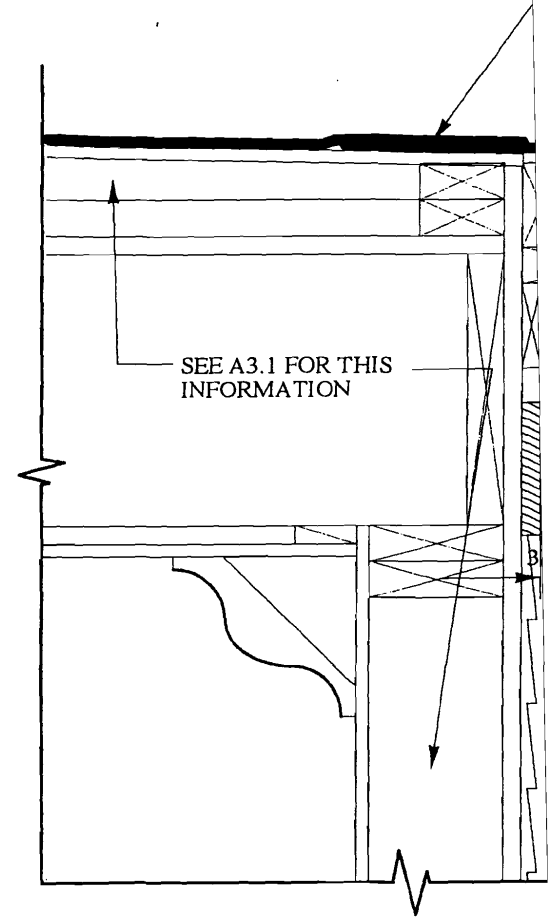
6'-0"



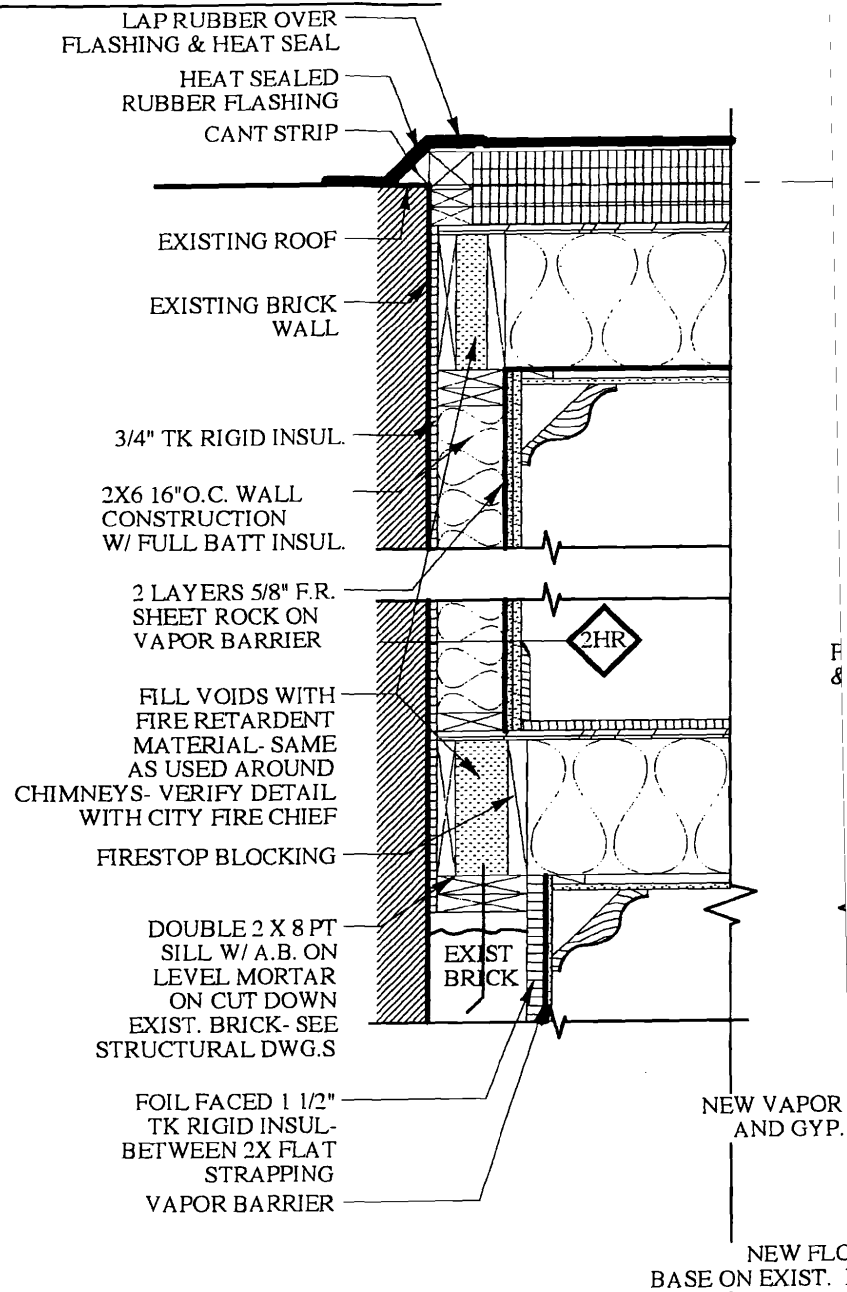


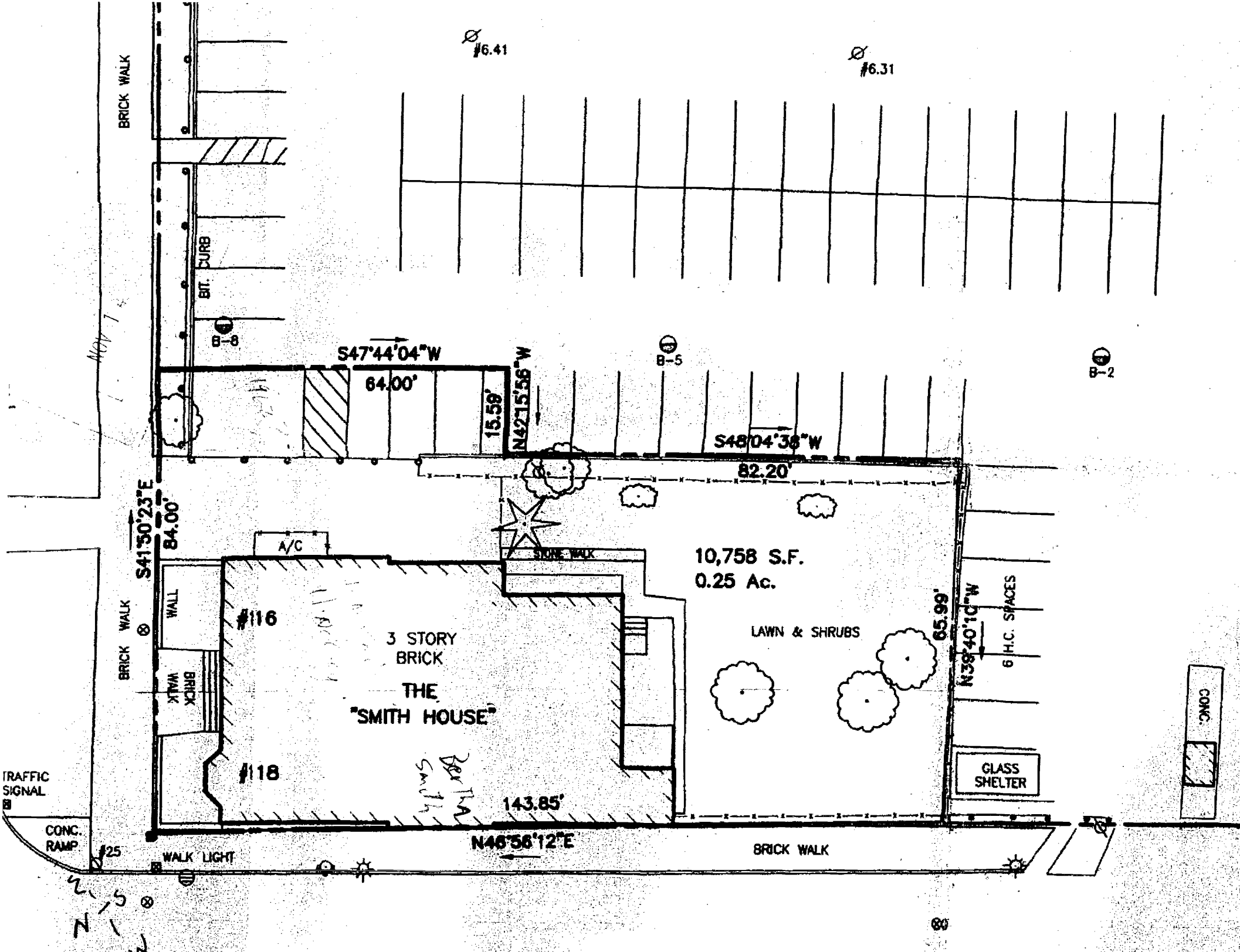


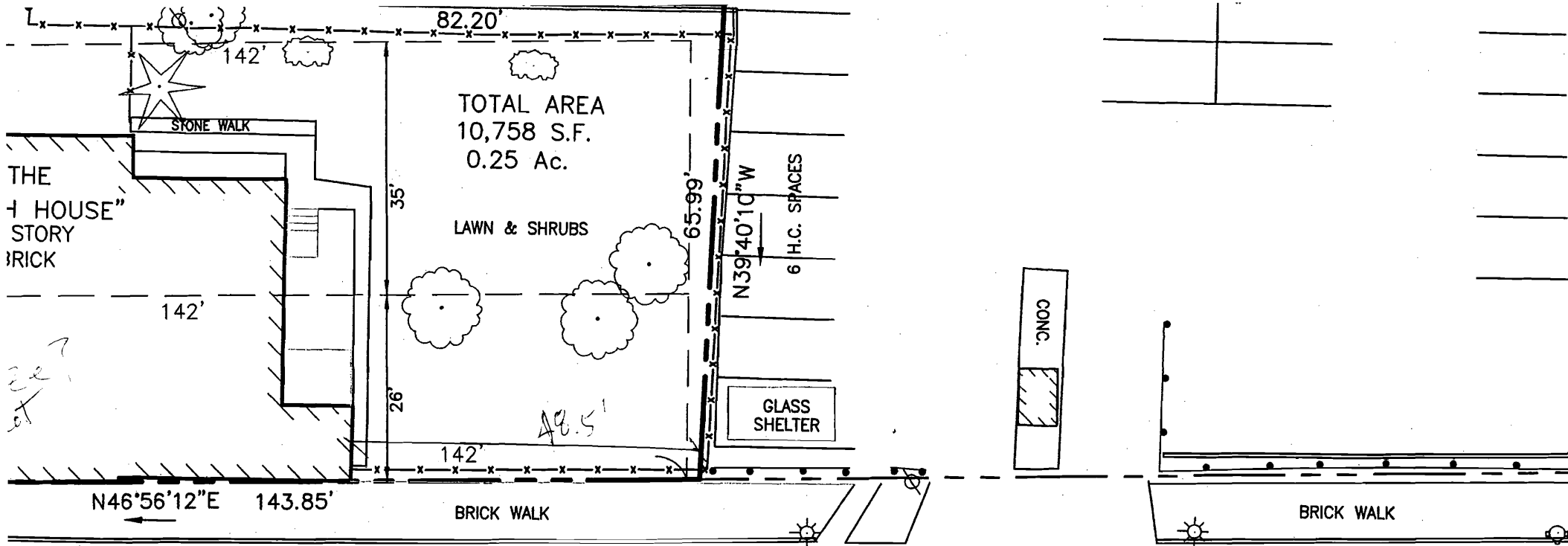
2 EXISTING CORNICE  
A4.1 SCALE: 1 1/2" = 1'-0"



1 CORNICE DE  
A4.1 SCALE: 1 1/2" = 1'-0"

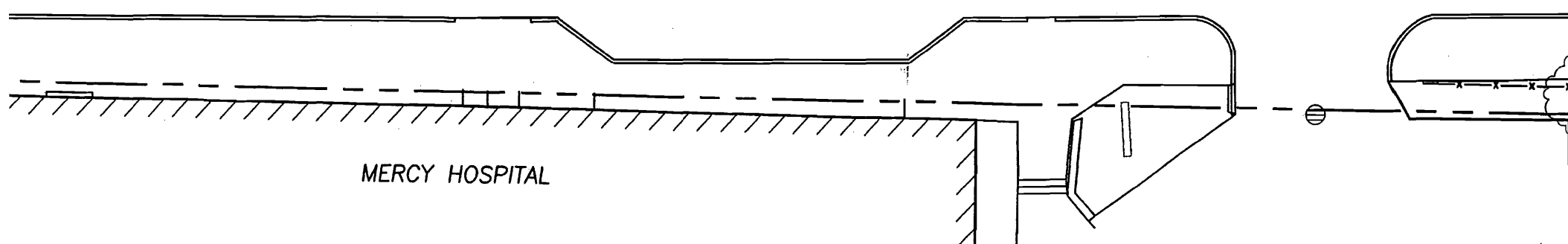






26' x 142' = 3692'

SPRING STREET TWO WAY TRAFFIC



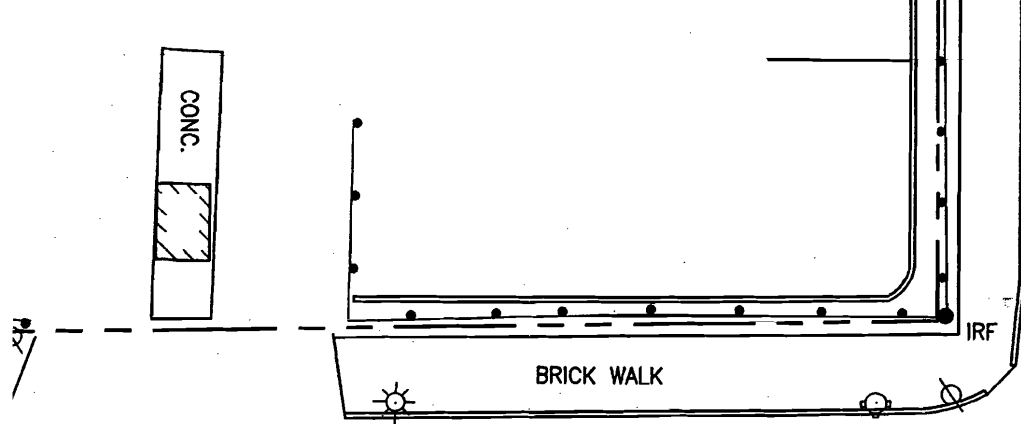
CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

ON STATE STREET,  
DATED NOV. 30,

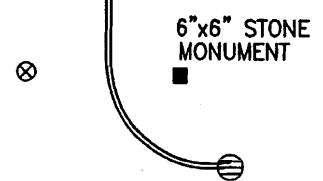
ING ST., PORTLAND, MAINE



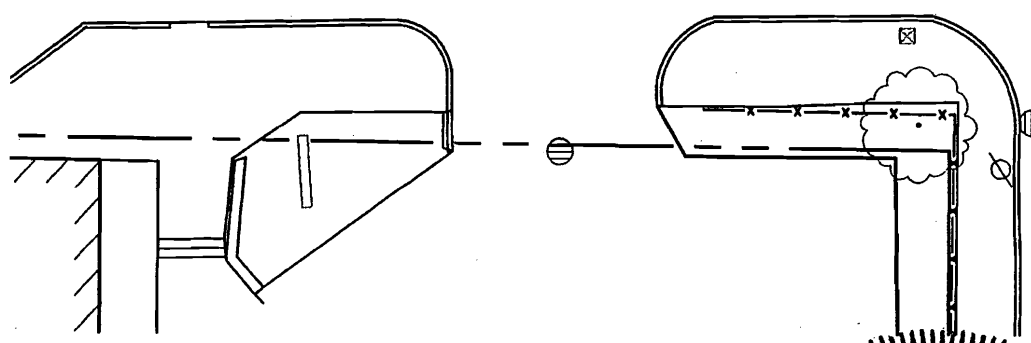


**LEGEND:**

- IRON ROD FOUND
- ⊗ WATER VALVE
- HYDRANT
- ⊗ UTILITY POLE
- ☀ LIGHT POLE
- MANHOLE
- ⊖ CATCH BASIN
- ⊖ SIGN
- ☀ DECIDUOUS TREE
- ★ CONIFEROUS TREE
- x—x— FENCE
- GUARD RAIL
- ==== CURB
- OU— OVERHEAD UTILITIES
- - - - HISTORIC DEED LINE



10 WAY TRAFFIC



DEPT. OF PUBLIC WORKS  
CITY OF PORTLAND

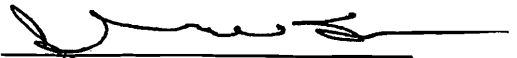
MAR 4 2009

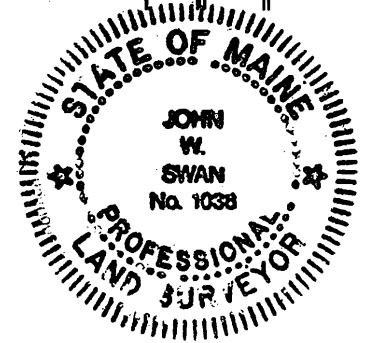
**BOUNDARY SURVEY**  
ON  
STATE ST., & SPRING ST., PORTLAND, MAINE  
MADE FOR  
**HORTON, LLC**

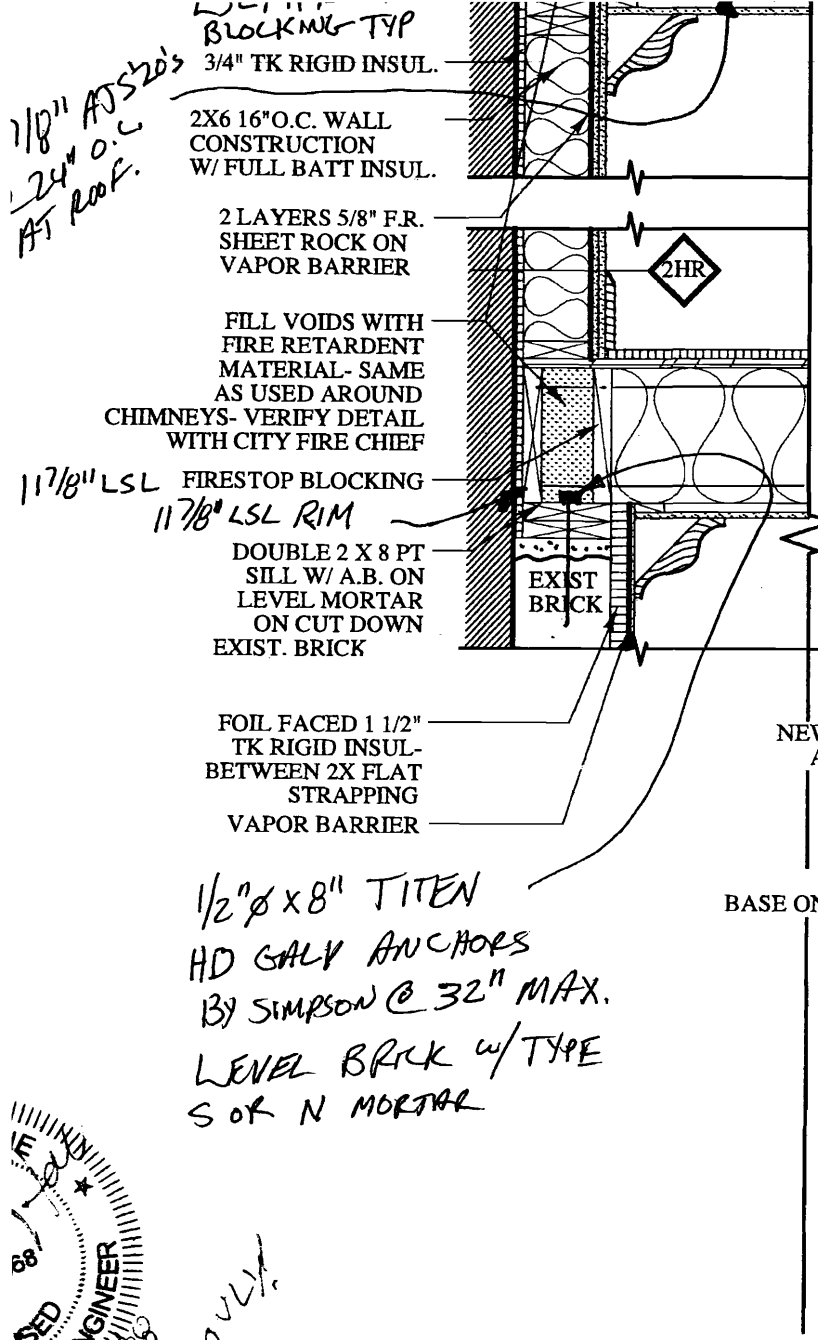
**OWEN HASKELL, INC.**  
PROFESSIONAL LAND SURVEYORS  
390 U.S. ROUTE 1, UNIT 10  
FALMOUTH, MAINE 04105  
Phone: 207-774-0424

Drwn By	FJS	Date	Job No.
Trace By	RWC	FEBRUARY 07, 2008	2008-015 P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 20'	1

HEREBY CERTIFIES THAT THIS PLAN IS BASED ON THE GROUND FIELD SURVEY AND OUR KNOWLEDGE, INFORMATION AND BELIEF, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

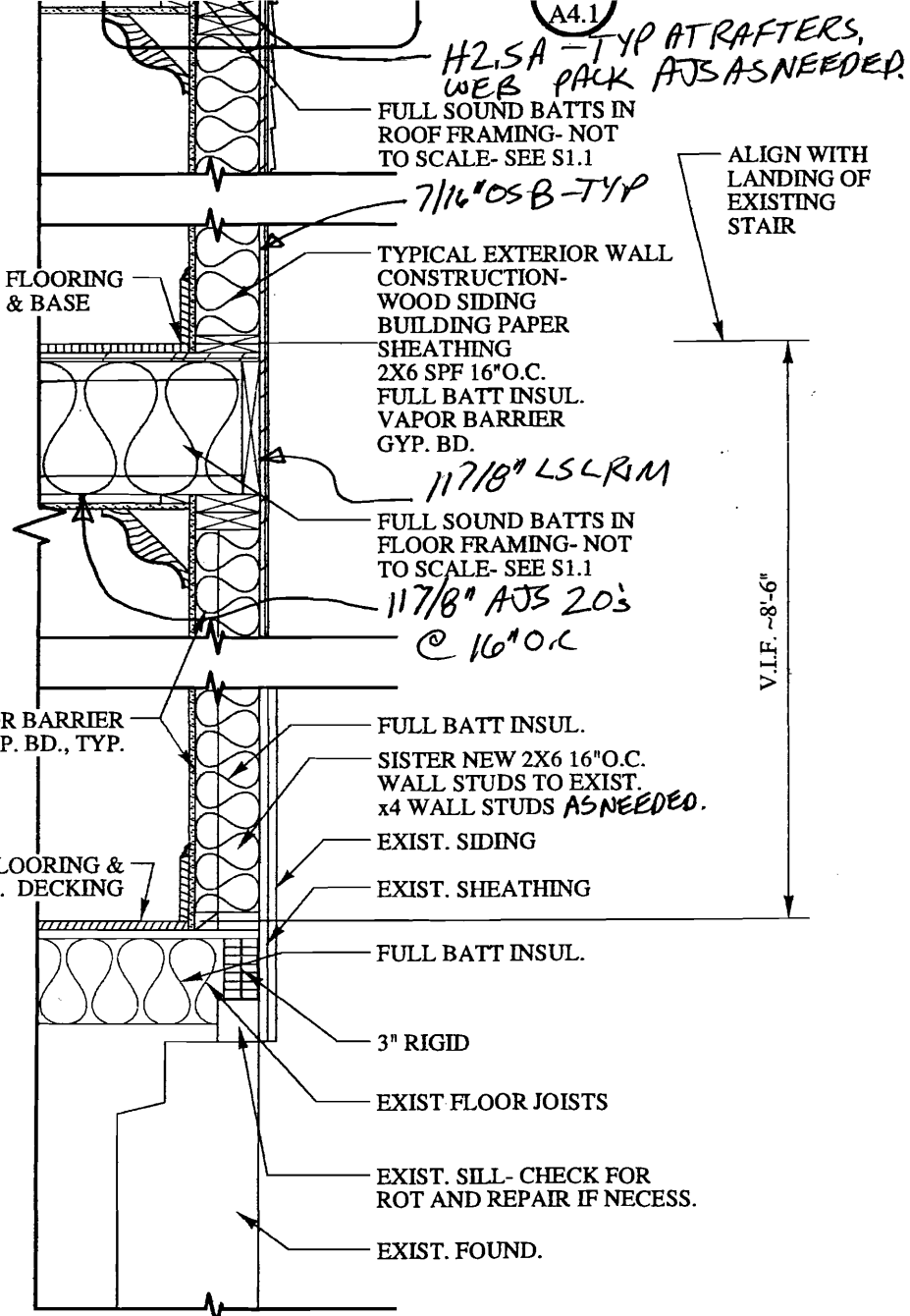
  
JOHN W. SWAN, PLS #1038





*1/2" ø x 8" TITEN  
HD GALV ANCHORS  
BY SIMPSON @ 32" MAX.  
LEVEL BRICK w/TYPE  
S OR N MORTAR*

**2 WALL SECTION**  
A3.1 SCALE: 3/4" = 1'-0"



**1 WALL SECTION**  
A3.1 SCALE: 3/4" = 1'-0"

**Project Title**  
Townhouses at the Eaton Shaw Block

**Drawing Title**  
WALL SECTIONS

**Date:** 4/28/08  
**Scale:** AS NOTED

**Project Number:** 07.04  
**Reference:** NON

Horton LLC  
100 Commercial St  
Portland ME 04101

Copyright 2008 Michael Belleau Architect  
61 Pleasant Street Portland, ME 04101 (207)874-7668  
www.michaelbelleau.com

**Note:** Do not scale these drawings. These drawings are approximate. Contractor to verify all dimensions in field. This drawing property of Michael Belleau Architect and not to be copied or reproduced in part or whole.  
Copyright 2008 Michael Belleau Architect

**REGISTERED PROFESSIONAL ENGINEER**  
MICHAEL BELLEAU  
4/28/08  
STRUCTURE ONLY

reated with a decay and insect resistant  
 and LSL (zinc borate treatment).  
 C and ACQ-D (Alkaline Copper  
 S.  
 not less than Hot Dipped Galvanized  
 ll match hangers and other  
 be stainless steel.

nt.  
 p indicating appropriate maximum

BLOCK AND NAIL ALL EDGES  
 shapes around openings. Lap  
 of sheathing panels shall be 16" to

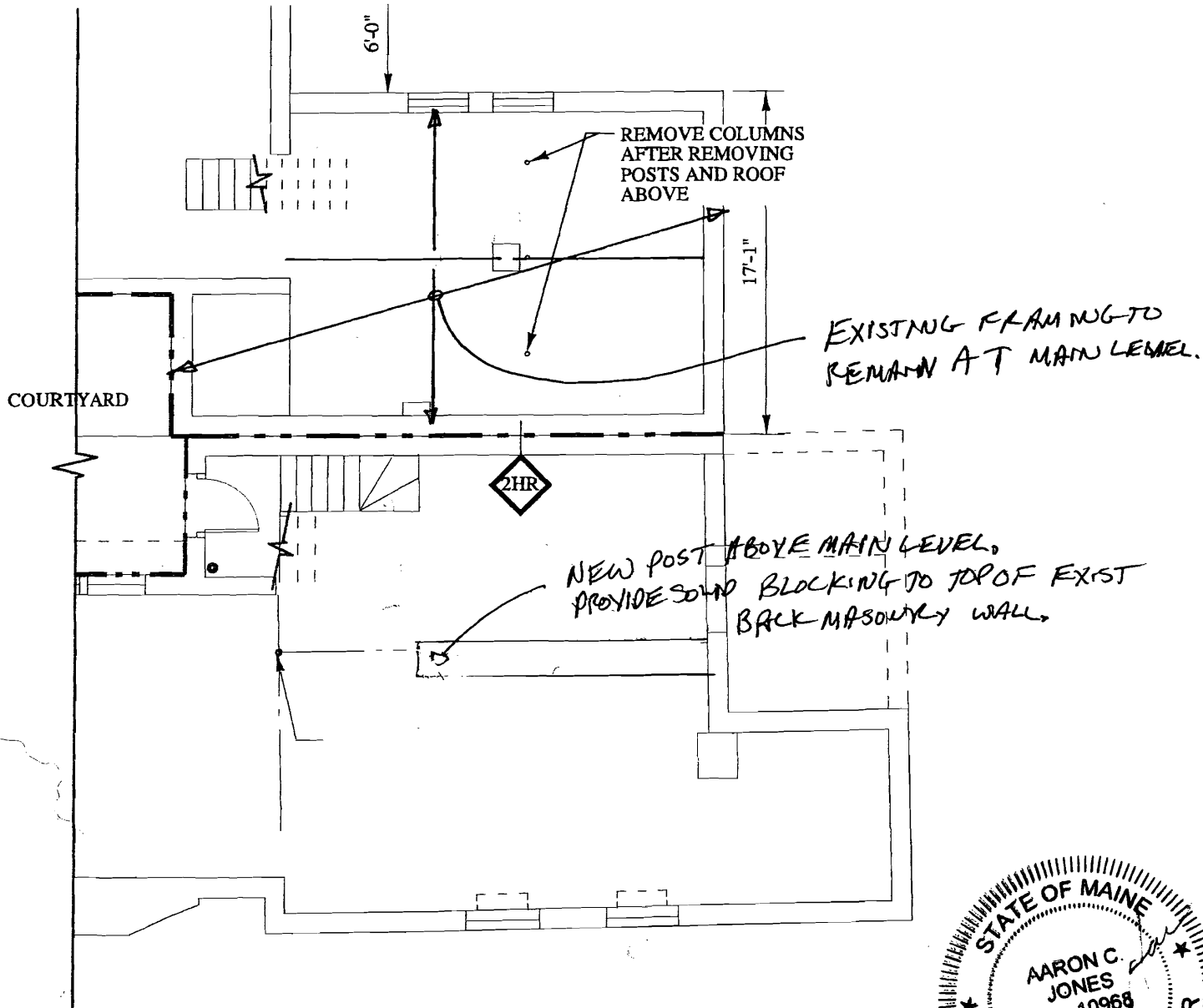
id x 3 1/2" long box nails (coated or  
 NGS.  
 awings.

interrupted by openings.  
 s at all joist supports and joist ends.

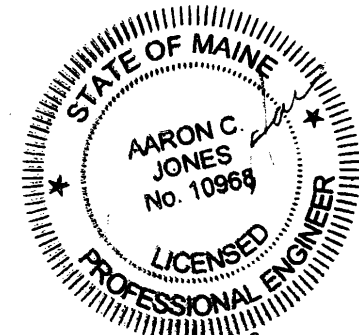
Do not cut or notch chords in any  
 achieve maximum rated capacity.

ring under column loads. Columns

7 supported and braced. The  
 : the final completed structure.  
 onsibility for use of these plans at  
 : review by the engineer.  
 ent or any other party will be



1 **BASEMENT FRAMING PLAN**  
 S1.0 SCALE: 1/8" = 1'-0"



4/28/08  
 STRUCTURE  
 ONLY!

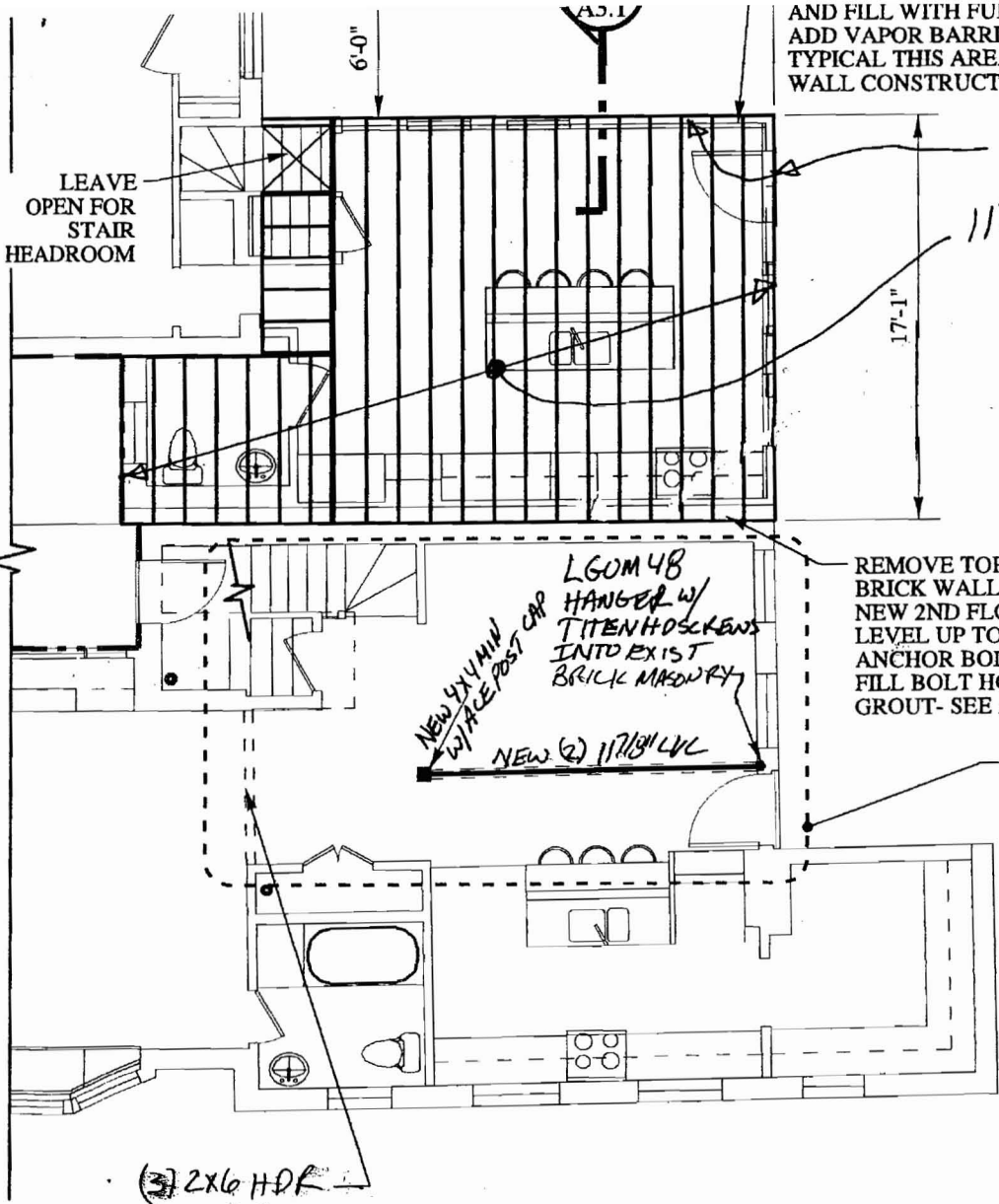
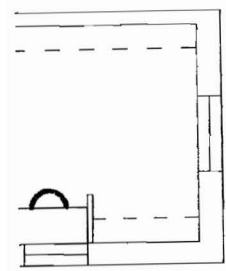
Drawing Title <b>BASEMENT FRAMING/ DETAIL</b>	Scale: AS NOTED	Reference: NON
	Date: 4/28/08	Project Number: 07.04
Project Title Townhouses at the Eaton Shaw Block	Horton LLC 100 Commercial St. Portland ME 04101	Copyright 2008 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com
<p>Note: Do not scale these drawings.          These drawings are approximate.          Contractor to verify all dimensions in field.          This drawing property of Michael Belleau Architect          and not to be copied or reproduced in part or whole.          Copyright 2008 Michael Belleau Architect</p>		



117/8" LSL RIM  
-TYP.

ALL HEADERS  
TO BE (3) 2X6 UNDO  
W/ 2 TRIM + 1 KING  
STUD EACH SIDE OF  
OPENING - TYP.

LSL  
FIRE BLOCKING  
PER ARCH.



(3) 2X6 HDR  
MIN. VIF

NEW WALLS

AND FILL WITH FULL BATT INSUL.,  
ADD VAPOR BARRIER, ETC. - SEE A3.1,  
TYPICAL THIS AREA OF EXIST. x4 EXTERIOR  
WALL CONSTRUCTION

117/8" LSL RIM - TYP.

117/8" AJS 20's @ 16"

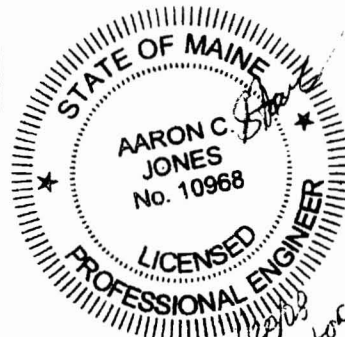
REMOVE TOP OF EXISTING 8" THICK  
BRICK WALL DOWN TO JUST BELOW  
NEW 2ND FLOOR SILL PLATE, MORTAR  
LEVEL UP TO NEW PLATE, DRILL AND  
ANCHOR BOLT NEW PLATE TO BRICK,  
FILL BOLT HOLES WITH NON-SHRINK  
GROUT - SEE A3.1

CONTRACTOR TO  
VERIFY FRAMING  
THIS WHOLE AREA  
WITH ENGINEER.  
CONTACT S.I. INC  
ONCE NEW BEAM  
IS INSTALLED.

LGOM 48  
HANGER W/  
TITENUT SCREWS  
INTO EXIST  
BRICK MASONRY

NEW 4x4 MIN  
W/ ACE POST CAP

NEW (2) 117/8" LVL



PLAN

1  
S1.1

# 2nd FL PARTIAL FRAMING PLAN

SCALE: 1/8" = 1'-0"

FLOOR SHEATHING TO BE 3/4" THG, APA STORE FLOOR 2.4"  
GLUED AND SCREWED - TYP.

(4/0/20)

ERAL NOTES - TYP.

Drawing Title <b>PARTIAL 2nd FL, ROOF FRAM</b>	Scale: 1/8" = 1'-0"	Reference: NONI
	Date: 4/28/08	
Project Title Townhouses at the Eaton Shaw Block	Project Number: 07.04	
	Horton LLC 100 Commercial St Portland ME 04101	
Copyright 2008 Michael Belleau Architect 61 Pleasant Street Portland ME 04101 (207)874-7668 www.michaelbelleau.com		
<p>Note: Do not scale these drawings. These drawings are approximate. Contractor to verify all dimensions in field. This drawing property of Michael Belleau Architect and not to be copied or reproduced in part or whole.</p> <p>Copyright 2008 Michael Belleau Architect</p>		