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## 747 Congress Street Condo Conversion

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David Swardlick <dswardlick@gmail.com>  
To: cstacey@portlandmaine.gov  
Cc: Joe DeLois <Joedelois@gmail.com>

Thu, May 18, 2017 at 12:31 PM

Chris, following up on the application to convert the 2 apartments at 747 Congress Street to condominium form of ownership, I am providing the following information:

Floor plans of the two units

Condominium Documents for the entire Bramhall Row Condominium. These two existing units are part of the 9-unit condominium, fully approved by the Planning Board, and amended on April 13, 2017 as a phased subdivision/site plan. The new 7-unit Townhouse building will be built as part of Phase 2 of the project.

Copy of the amended plat recorded on April 13th, 2017

History of tenancy of the two units prior to our acquisition of the property in November of 2016. (below in text)

When we closed on the property this past November, 2016, Unit A was vacant, and had been vacant since the end of April, 2016. Our understanding when we bought the property was that the former tenants, Dr. Lauren Fox, M.D. and Dr. Nicholas Fox M.D., who were associated with Maine Medical Partners, had purchased a home.

The last contact information on file for them is: Dr. Lauren Fox, M.D. (207-662-7060) and Dr. Nicholas Fox M.D., (207-662-4618)

The former tenant in Unit B, Manny Avalos, is a professor at the University of Southern Maine and previously head of the Humanities Dept., informed us that he had a new home under contract, which he has subsequently purchased and moved into, at 5 Wildwood Circle, Portland. His number is (910) 352-8321, and his email address is mavalosnc@gmail.com, should you wish to reach him.

Since the former tenants of Unit A had left, months before we bought the property, and we understood that they had bought a home, no notification or other communications occurred.

Since the former tenant of Unit B informed us, prior to closing, that he had a new home under contract, no formal notification was provided.

Please let me know what additional information you may need to complete your review. And please don't hesitate to call me at 207-232-5131 with any questions.

Many thanks for all of your help,

David Swardlick



**David Swardlick**

207-232-5131 (cell)

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**3 attachments**



**Carriage House Plans.pdf**

2550K



**Bramhall Row POS with Exhibits 3-1-17.pdf**

1635K



**749 Congress Amended April 13 2017 - Recorded.pdf**

6412K