



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

4/5 20 04

Issued from William P Simpson

Location of Work 117-119 Pine St.

Cost of Construction \$ 150,000

Permit Fee \$ 2475.00

<sup>\$2100</sup>  
Building (IL)  Plumbing (IS)  Electrical (I2)  Site Plan (U2)

Other Co's = \$375.00

CBL: 055-A-002

Check #: 7063

Total Collected \$ 2475.00

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

- WHITE - Applicant's Copy
- YELLOW - Office Copy
- PINK - Permit Copy



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 117 Pine St

CBL 055 A002001

Issued to Fassett House Llc /Bill Simpson

Date of Issue 08/09/2005

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 04-0413 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

3rd Floor  
Unit #5

APPROVED OCCURANCY

Single Family Condominium  
Use Group: R-2  
Type 5B

Limiting Conditions:

Use permit only. This does not constitute Building Code Compliance.

This certificate supersedes  
certificate issued

Approved

*Greg Case*  
\_\_\_\_\_  
(Date) Inspector

Capt. Greg Case P.D. 8-11-05

*Chris King*  
\_\_\_\_\_  
8/15/05

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for cost dollar.



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 117 Pine St

CBL 055 A002001

Issued to Fassett House Llc /Bill Simpson

Date of Issue 08/09/2005

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 04-0413 has had an inspection, has been found to conform substantially to requirements of Zoning Ordinance of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1st Floor  
Unit #1  
Basement & 1st Floor

APPROVED OCCUPANCY

Single Family Condominium  
Use Group: R-2  
Type 5B

Limiting Conditions:

Use permit only. This does not constitute Building Code Compliance.

This certificate supersedes  
the one issued

*Michael Wang*  
Inspector

*Clayton J. H. 8/15/05*  
Inspector of Buildings

This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or issuer for one dollar.

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040413

This is to certify that Fassett House Llc /Bill Simp

has permission to Change of Use from 7 apts. To condos

AT 117 Pine St 055 A002001

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 written permission procured before this building or part thereof is opened or closed-in.  
**HEAVY NOTICE IS REQUIRED.**

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

### OTHER REQUIRED APPROVALS

Fire Dept. U.M.W.

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 04-0413	Date Applied For: 04/13/2004	CBL: 055 A002001
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Location of Construction: 117 Pine St	Owner Name: Fassett House Llc	Owner Address: Po Box 641	Phone:
Business Name:	Contractor Name: Bill Simpson	Contractor Address: P.O. Box 641 Freeport	Phone (207) 865-6678
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 5 unit condominium	Proposed Project Description: Change of Use from 7 apts. To 5 condominiums
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/20/2004  
**Note:** 5/4/04 I left a message with Bill Simpson asking about notices and some of the vacancies. Permit actually on **Ok to Issue:**   
hold  
5/19/04 received more info from tenants

- 1) Please note that with the requested reduction of dwelling units and their subsequent removal, you have extinguished any future nonconforming rights to the units that have been removed. Any change of use shall meet the requirements of the ordinance.
- 2) **PLEASE NOTE:** Under the City's Condominium conversion regulations, A) **BEFORE** a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they **SHALL** be paid a **CASH PAYMENT BEFORE** the tenant is required to vacate.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation
- 4) This property shall remain a five (5) family dwelling condominium with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 06/28/2004  
**Note:** **Ok to Issue:**   
1) Framing Details for the new stairways must be submitted and approved prior to commencement. Scot Teas Notified  
2) This is considered a change in the form of ownership and not use for building code purposes, The approved construction within the units shall comply with the Building Code.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 06/01/2004  
**Note:** **Ok to Issue:**   
1) smoke detectors shall be hard wired  
2) the boiler shall be seperated with a one hour enclosure or a smoke enclosure with a domestic sprinkler  
3) the structure shall have a fire alarm system installed  
4) vertical openings shall be seperated  
5) vertical openings shall be fire rated with a minimum of 90 min fire rating

**Comments:**  
04/13/2004-kwd: originally submitted in December, sent back w/letter on 1/2/2004 as not enough documentation, plans not stamped,

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

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

Permit No: 04-0413	Issue Date:	CBL: 055 A002001
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Location of Construction: 117 Pine St	Owner Name: Fassett House Llc	Owner Address: Po Box 641	Phone:
Business Name:	Contractor Name: Bill Simpson	Contractor Address: P.O. Box 641 Freeport	Phone: <del>874-0700</del> 2078656678 45° 03' 30"
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: 7unit apartment building	Proposed Use: 5 unit condominium	Permit Fee: \$2,475.00	Cost of Work: \$150,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type B 6/28/04	

Proposed Project Description: Change of Use from 7 apts. To 5 condominiums	Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</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: kwd	Date Applied For: 04/13/2004	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>5/20/04</i>	<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 Date:	<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 type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>Any exterior work requires a separate review and approval</i>
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**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

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 8.27.04  
Permit # 044933  
CBL# SSA2

LOCATION: N7-119 Pine St METER MAKE & # \_\_\_\_\_  
CMP ACCOUNT # \_\_\_\_\_ OWNER Bill Simpson  
TENANT \_\_\_\_\_ PHONE # 874-0700

							TOTAL EACH FEE		
OUTLETS	<u>150</u>	Receptacles	<u>50</u>	Switches	<u>20</u>	Smoke Detector	.20	<u>44<sup>00</sup>/100</u>	
FIXTURES	<u>30</u>	Incandescent		Fluorescent		Strips	.20	<u>6<sup>00</sup>/100</u>	
SERVICES		Overhead		Underground		TTL AMPS <800	15.00		
		Overhead		Underground		>800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS	25.00		
							25.00		
METERS		(number of)					1.00		
MOTORS		(number of)					2.00		
RESID/COM		Electric units					1.00		
HEATING		oil/gas units		Interior		Exterior	5.00		
APPLIANCES	<u>5</u>	Ranges		Cook Tops		Wall Ovens	2.00	<u>10<sup>00</sup></u>	
		Insta-Hot	<u>5</u>	Water heaters	<u>3</u>	Fans	2.00	<u>10<sup>00</sup></u>	
		Dryers		Disposals	<u>5</u>	Dishwasher	2.00	<u>10<sup>00</sup></u>	
		Compactors		Spa		Washing Machine	2.00	<u>10<sup>00</sup></u>	
		Others (denote)					2.00		
MISC. (number of)		Air Cond/win					3.00		
		Air Cond/cent				Pools	10.00		
		HVAC		EMS		Thermostat	5.00		
		Signs					10.00		
		Alarms/res					5.00		
	<u>1</u>	Alarms/com					15.00	<u>15<sup>00</sup></u>	
		Heavy Duty(CRKT)					2.00		
		Circus/Carnv					25.00		
		Alterations					5.00		
		Fire Repairs					15.00		
	<u>10</u>	E Lights					1.00	<u>10<sup>00</sup></u>	
		E Generators					20.00		
PANELS		Service		Remote		Main	4.00		
TRANSFORMER		0-25 Kva					5.00		
		25-200 Kva					8.00		
		Over 200 Kva					10.00		
TOTAL AMOUNT DUE									
MINIMUM FEE/COMMERCIAL 45.00							MINIMUM FEE	35.00	<u>105<sup>00</sup></u>

CONTRACTORS NAME Sparky Inc MASTER LIC. # MS60018201  
ADDRESS 49 Rose Ridge Way Burton ME 04693 LIMITED LIC. # \_\_\_\_\_  
TELEPHONE 727-5400

SIGNATURE OF CONTRACTOR [Signature]

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

JK **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds, Development Review Coordinator at 874-8692~~ must also be contacted ~~at this time~~, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

✓ **Framing/Rough Plumbing/Electrical:** <sup>(Mike Collins)</sup> Prior to any insulating or drywalling

✓ **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.**

✓ **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

William P. Suij  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

Deanne Bonita  
Signature of Inspections Official

6/29/04  
Date

CBL: SS-A-2

Building Permit #:

\*04-0413



04-0413

# All Purpose 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>117-119 PINE STREET (#102 side)</u>		
Total Square Footage of Proposed Structure <u>5400 sq ft</u>	Square Footage of Lot <u>7600 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>055</u> Block# <u>A</u> Lot# <u>002</u>	Owner: <u>William P. Simpson</u>	Telephone: <u>874-0700 or 450-0370</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Bill Simpson P.O. Box 641 Freeport, ME 04032</u>	Cost Of Work: \$ <u>150,000</u> Fee: \$ <u>450</u> <u>5</u> units @ \$25.00 per unit = <u>125.00</u>
Current use: <u>APARTMENTS</u> number of units: <u>7</u>	Purposed use: <u>Condos</u> number of units: <u>5</u>	1350.00 cost of work 750.00 per unit fee 375.00 COG <u>2475.00</u>
Project description: <u>TURNING 7 UNITS INTO 5 CONDOS.....</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Bill Simpson</u>		
Mailing address: <u>P.O. Box 641 Freeport, ME 04032</u> Phone: <u>450-0370 874-0700</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: William P. Simpson Date: 3-22-04

This is not a permit, you may not commence ANY work until the permit is issued

March 22, 2004

Karen Dunfey  
Inspections Office Manager  
389 Congress Street  
Portland, Maine 04101

William P. Simpson  
P.O. Box 641  
Freeport, Maine 04032

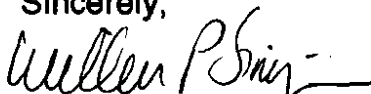
RE: 117-119 Pine Street, Portland **MOVE-OUTS**

Dear Karen;

Here is a list of the final tenants in the "vacant" apartments at 117 Pine Street:

- #8 Was empty when I purchased the building and left it that way.
- #11 Anna Markiewicz- gave me a notice in June to move out for July 31st, 2003 last number I have is 415-1846
- #12 Peter Tappi- moved out at the end of his lease. Last known number 232-3739.
- #B2 Gina Difazio- evicted for non-payment of rent. (works down the hall from you!)

Sincerely,

  
William P. Simpson

**JEWELL & BOUTIN, P. A.**  
**Attorneys at Law**  
477 Congress Street  
Suite 1104  
Portland, ME 04101-3406

www.jewellandboutin.com

Thomas F. Jewell  
Daniel W. Boutin

E-mail: tjewell@jewellandboutin.com  
E-mail: dboutin@jewellandboutin.com

Telephone: 207-774-6665  
Fax: 207-774-1626

August 31<sup>ST</sup>, 2003

**NOTICE TO QUIT**

Dear LAVEN CARTER ⊕ Taylor Wight  
Unit # 3

Our office represents Fassett House, LLC which is planning to convert the building at 117 Pine Street into condominium units. This letter is intended to explain the impact of the condominium conversion on your tenancy.

If you do not plan to purchase the unit within which you currently reside, this letter serves as a Notice to Quit, and you must vacate the premises no later than January 1, 2004.

You may decide within 60 days following your receipt of this notice to purchase the unit upon the following terms: Purchase Price \$ 275,000. If you are interested in purchasing the unit at this price, please let Fassett House, LLC know within 60 days, and we will prepare a purchase and sale agreement. This right to purchase your unit is personal to you and may not be assigned to any other person or entity.

If you do not buy your unit, Fassett House, LLC is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have any questions about your rights under the law, or complaints about the way you have been treated by Fassett House, LLC, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703). The City guideline states that relocation payments shall be made if the tenant's income is less than the current 80% of the low/moderate income, adjusted for family size, as given to the City of Portland by the Federal Government. \*

Please feel free to contact William Simpson as Manager of Fassett House, LLC (telephone: 874-0700) or our office if you have any questions regarding this notice.

Yours truly,

  
Thomas F. Jewell, Esq.

RECEIVED  


**JEWELL & BOUTIN, P. A.**

**Attorneys at Law**  
477 Congress Street  
Suite 1104  
Portland, ME 04101-3406

www.jewellandboutin.com

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Telephone: 207-774-6665  
Fax: 207-774-1626

August 31<sup>st</sup>, 2003

**NOTICE TO QUIT**

Dear Mercedes Thayer & Jacob Lovell  
Unit # 4

Our office represents Fassett House, LLC which is planning to convert the building at 117 Pine Street into condominium units. This letter is intended to explain the impact of the condominium conversion on your tenancy.

If you do not plan to purchase the unit within which you currently reside, this letter serves as a Notice to Quit, and you must vacate the premises no later than January 1, 2004.

You may decide within 60 days following your receipt of this notice to purchase the unit upon the following terms: Purchase Price \$ 260,000. If you are interested in purchasing the unit at this price, please let Fassett House, LLC know within 60 days, and we will prepare a purchase and sale agreement. This right to purchase your unit is personal to you and may not be assigned to any other person or entity.

If you do not buy your unit, Fassett House, LLC is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have any questions about your rights under the law, or complaints about the way you have been treated by Fassett House, LLC, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703). The City guideline states that relocation payments shall be made if the tenant's income is less than the current 80% of the low/moderate income, adjusted for family size, as given to the City of Portland by the Federal Government.

Please feel free to contact William Simpson as Manager of Fassett House, LLC (telephone: 874-0700) or our office if you have any questions regarding this notice.

Yours truly,

Thomas F. Jewell  
Thomas F. Jewell, Esq.

RECEIVED Jacob Lovell 3/16/04 Mercedes Thayer 3/16/04

**JEWELL & BOUTIN, P. A.**  
**Attorneys at Law**  
477 Congress Street  
Suite 1104  
Portland, ME 04101-3406

www.jewellandboutin.com

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Fax: 207-774-1626

August 31<sup>st</sup>, 2003

**NOTICE TO QUIT**

Dear Kristine Durbin :  
Unit # 17

Our office represents Fassett House, LLC which is planning to convert the building at 117 Pine Street into condominium units. This letter is intended to explain the impact of the condominium conversion on your tenancy.

If you do not plan to purchase the unit within which you currently reside, this letter serves as a Notice to Quit, and you must vacate the premises no later than January 1, 2004.

You may decide within 60 days following your receipt of this notice to purchase the unit upon the following terms: Purchase Price \$ 240,000. If you are interested in purchasing the unit at this price, please let Fassett House, LLC know within 60 days, and we will prepare a purchase and sale agreement. This right to purchase your unit is personal to you and may not be assigned to any other person or entity.

If you do not buy your unit, Fassett House, LLC is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have any questions about your rights under the law, or complaints about the way you have been treated by Fassett House, LLC, you may contact the Building Inspection Division, Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine 04101 (telephone: 874-8703). The City guideline states that relocation payments shall be made if the tenant's income is less than the current 80% of the low/moderate income, adjusted for family size, as given to the City of Portland by the Federal Government.

Please feel free to contact William Simpson as Manager of Fassett House, LLC (telephone: 874-0700) or our office if you have any questions regarding this notice.

Yours truly,

  
Thomas F. Jewell, Esq.

RECEIVED: Justin E. Harlow

**Submit with Condominium Conversion Permit Application**

**Project Data:**

Address: 117-119 Pine St (#117 side) <sup>only</sup>

C-B-L: Map 55, Block A, Lot 2

Number of units in building: 7

Unit	LARREN CARROLL	329-8911	less than 1 yr	8/31/03	no tenant notice
Unit	MERCEDES TURNER	772-0380	"	8/31/03	no tenant notice
Unit	KRISTEN DURBORN	899-2253	"	8/31/03	no tenant notice
Unit					
Unit					
Unit					
Unit					
Unit 8					

If more units, submit same information on all units

Length of time building owned by applicant ONE YEAR

**[REDACTED]** conversion that requires a building, planning, or electrical permit? YES  NO  (check one)

Type and cost of building improvements associated with this conversion that do not require permits:

\$ 25,000 exterior walls, windows, doors, roof

\$ 3,500 insulation

\$ 50,000 interior cosmetics (walls/floors/ hallways refinishing, etc.)

\$ 5,000 other (specify) chimney lining

May 18, 2004

Jacob Lovell  
Mercedes Thayer  
117 Pine Street #4  
Portland, Maine 04101

To Whom It Concerns;

This letter serves to clarify my "notice to quit" from Bill Simpson, our landlord at the above referenced address.

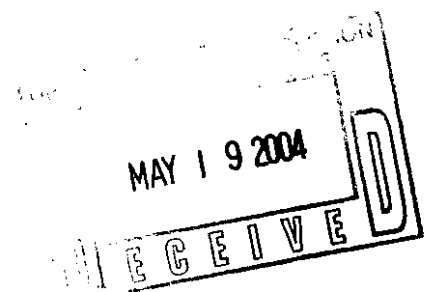
In late August last year Bill notified everyone in the building about his intentions to turn the 117 side of Pine Street into condominiums. He provided us with a letter from his attorney Tom Jewell. Further, he explained that the 90 days was not set in stone and that it would be more like a spring time starting date, and, if we were interested, he would like to keep us as tenants and would be happy to show us other apartments. In January of 2004 an employee of Bill showed us a few newly remodeled units that were available in February on High Street.

In March Bill explained to us that his application had been rejected because he had forgotten to include the tenant notices and would we please sign it so he could provide them to the city. We did sign and date the notice in March but please understand that we had known about the pending conversion for months, and as a matter of fact, are moving into a new unit on June 1st.

If you have any questions regarding this please contact me at 772-0380.

Sincerely,

  
Jacob Lovell



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	055 A002001
<b>Location</b>	117 PINE ST
<b>Land Use</b>	FIVE TO TEN FAMILY
<b>Owner Address</b>	FASSETT HOUSE LLC PO BOX 641 FREEPORT ME 04032
<b>Book/Page</b>	18355/073
<b>Legal</b>	55-A-2 PINE ST 115-117 5115 SF

### Valuation Information

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$34,650	\$163,910	\$198,560

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	6	6195	1

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.117	6195		APARTMENT - GARDEN	

### Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	736	SUPPORT AREA
1	B1/B1	1199	APARTMENT
1	01/01	1688	APARTMENT
1	02/02	1600	APARTMENT
1	03/03	972	APARTMENT

Height	Walls	Heating	A/C
8			
8		HOT AIR	
10	BRICK/STONE	HOT AIR	
10	BRICK/STONE	HOT AIR	
8	BRICK/STONE	HOT AIR	

### Building Other Features

Line	Structure Type	Identical Units
3	PORCH - COVERED	1
3	PORCH - COVERED	1
4	PORCH - OPEN UPPER	1
3	PORCH - OPEN	1

### Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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**City of Portland, Maine - Building or Use Permit**

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

Permit No: 04-0413	Date Applied For: 04/13/2004	CBL: 055 A002001
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Location of Construction: 117 Pine St	Owner Name: Fassett House Llc	Owner Address: Po Box 641	Phone:
Business Name:	Contractor Name: Bill Simpson	Contractor Address: P.O. Box 641 Freeport	Phone (207) 865-6678
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Condo Conversion	

Proposed Use: 5 unit condominium	Proposed Project Description: Change of Use from 7 apts. To 5 condominiums
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/20/2004

**Note:** 5/4/04 I left a message with Bill Simpson asking about notices and some of the vacancies. Permit actually on hold  
5/19/04 received more info from tenants      **Ok to Issue:**

- 1) Please note that with the requested reduction of dwelling units and their subsequent removal, you have extinguished any future nonconforming rights to the units that have been removed. Any change of use shall meet the requirements of the ordinance.
- 2) PLEASE NOTE: Under the City's Condominium conversion regulations, A) BEFORE a developer offers to convey a converted unit, a conversion permit shall be obtained. B) Rent may not be altered during the official noticing period unless expressly provided in a preexisting written lease. C) For a sixty (60) day period following the notice of intent to convert, the tenant has an exclusive and irrevocable option to purchase during which time the developer may not convey or offer to convey the unit to any other person. D) The developer shall post a copy of the permit in a conspicuous place in each unit, and shall make copies available to prospective purchasers upon request. E) If a tenant is eligible for tenant relocation payments, they SHALL be paid a CASH PAYMENT BEFORE the tenant is required to vacate.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation
- 4) This property shall remain a five (5) family dwelling condominium with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 06/28/2004

**Note:**      **Ok to Issue:**

- 1) Framing Details for the new stairways must be submitted and approved prior to commencement. Scot Teas Notified
- 2) This is considered a change in the form of ownership and not use for building code purposes, The approved construction within the units shall comply with the Building Code.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 06/01/2004

**Note:**      **Ok to Issue:**

- 1) smoke detectors shall be hard wired
- 2) the boiler shall be separated with a one hour enclosure or a smoke enclosure with a domestic sprinkler
- 3) the structure shall have a fire alarm system installed
- 4) vertical openings shall be separated
- 5) vertical openings shall be fire rated with a minimum of 90 min fire rating

**Comments:**

04/13/2004-kwd: originally submitted in December, sent back w/letter on 1/2/2004 as not enough documentation, plans not stamped,



Department of State

Office of the Secretary of State

Washington, D.C.

Office of the Secretary of State

Washington, D.C.

Office of the Secretary of State

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Office of the Secretary of State

Office of the Secretary of State

Office of the Secretary of State

April 2, 2004

Karen Dunfey  
Inspections Office Manager  
389 Congress Street  
Portland, Maine 04101

William P. Simpson  
P.O. Box 641  
Freeport, Maine 04032

RE: 117-119 Pine Street, Portland

Dear Karen;

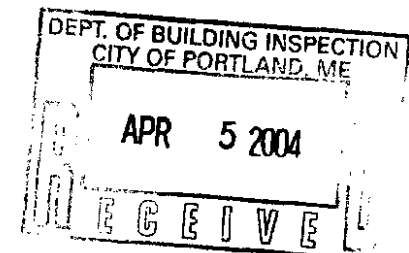
I was going to send this in yesterday, but I wanted to stay away from April Fool's Day. Apparently Royal River Design is not able to provide a stamp for their drawings even though I asked her about this before she started the job. Oh well, that's my problem.

I have done work with Scott Teas and he is more than willing to "repair" the plan using Royal River's CAD file. Scott told me he would have everything done by next week and ready for your approval.

Still looking forward to getting started,

Sincerely,

  
William P. Simpson



March 22, 2004

Karen Dunfey  
Inspections Office Manager  
389 Congress Street  
Portland, Maine 04101

William P. Simpson  
P.O. Box 641  
Freeport, Maine 04032

RE: 117-119 Pine Street, Portland

Dear Karen;

I am finally returning the application to you. I had already done most of the work that was not submitted, and I'm not sure how I inadvertently left it out. (I know you are thinking that sounds like crap... but look at the dates of the drawings and notices! I think was in a hurry to get on vacation.) Also, I am returning the same check as it is not stale yet!

I think everything is in order, or at least a lot better than the last time I submitted. Please call me if there is an omission (something simple) and maybe I can just run down with whatever you need. I have had Mike Collins up here to look at the electrical and the design is all set to go with both Mike and Portland Landmarks. The electrician is now drawing up the plans for final approval and the permit process.

Looking forward to getting started,

Sincerely,

  
William P. Simpson

DEPARTMENT DIRECTOR  
Lee D. Urban



DIVISION DIRECTORS  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman  
Planning

John N. Lufkin  
Economic Development

**DEPARTMENT OF PLANNING AND DEVELOPMENT**

Jan. 2, 2004

Fassett House LLC  
PO Box 641  
Freeport, ME 04032

RE: 117 Pine Street, Portland      CBL: 055-A-002

Dear Mr. Simpson:

I am returning your application for Condominium Conversion for 117 Pine Street, Portland, due to incomplete documentation. I have enclosed a new copy of the application, and highlighted the pertinent section detailing the documentation required for submission. Your check for \$750.00 is also enclosed.

Please resubmit your application with all required documentation at your convenience. Due to the reduction of units and the construction that will occur, you will need to comply with the checklist also enclosed.

Please feel free to give me a call if I can be of any further assistance to you in this process.

Sincerely,

Karen Dunfey  
Inspections Office Manager  
207-874-8701

Enclosures: check  
Original application  
New Condominium Conversion permit  
Commercial alteration checklist