

**City of Portland, Maine – Building or Use Permit Application**, 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 188 State St		Owner: Ray, Kenneth		Phone:		Permit No: 971152	
Owner Address: 4 City Center 4th fl		Lessee/Buyer's Name: Feld, RE 04101		Phone: 761-0500		Business Name:	
Contractor Name: SAA		Address:		Phone:		Permit Issued: OCT 21 1997	
Past Use: Mix Use		Proposed Use:		COST OF WORK: \$ 30,000.00		PERMIT FEE: \$ 175.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: [Signature]		Signature: [Signature]	
Proposed Project Description: 2nd fl/Change Use from Vacant to Office Space - CHANK 4th fl/Change Use from Vacant to Office Space - DAY ONE Make Interior Renovations - Both Floors				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:			
Permit Taken By: Mary Gresik		Date Applied For: 09 October 1997					

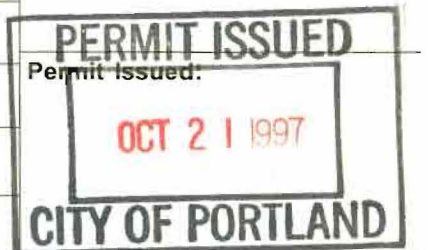
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: [Signature] ADDRESS: DATE: 09 October 1997 PHONE: 761-0500

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:



Zone: CBL: 055-8-039

Zoning Approval:

**Special Zone or Reviews:**

☐ Shoreland  
☐ Wetland  
☐ Flood Zone  
☐ Subdivision  
☐ Site Plan maj ☐ minor ☐ mm ☐

**Zoning Appeal**

- ☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

**Historic Preservation**

- ☐ Not in District or Landmark  
☐ Does Not Require Review  
☐ Requires Review

**Action:**

- ☐ Approved  
☐ Approved with Conditions  
☐ Denied

Date: [Signature]

CEO DISTRICT



**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874

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Owner Address: 4 City Center 4th fl		Lessee/Buyer's Name: Ptld, ME 04101		Phone: 761-0500		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>  <b>OCT 21 1997</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name: SAA		Address:		Phone:		
Past Use: Mix Use		Proposed Use:		<b>COST OF WORK:</b> \$ 30,000.00 <b>PERMIT FEE:</b> \$ 175.00 <b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: <i>BA</i> Type: <i>BA</i> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>		
Proposed Project Description: 2nd fl/Change Use from Vacant to Office Space - CRANK 4th fl/Change Use from Vacant to Office Space - DAY ONE Make Interior Renovations - Both Floors		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		<b>Zone:</b> CBL: 055-E-039 <b>Zoning Approval:</b> <i>[Signature]</i> <b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <i>10/16/97</i> <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"/>		
Permit Taken By: Mary Gresik		Date Applied For: 09 October 1997				

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SIGNATURE OF APPLICANT: *[Signature: Ken Ray]* Ken Ray  
 ADDRESS: \_\_\_\_\_ DATE: 09 October 1997 PHONE: 761-0500  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: *Ken Ray - Owner* PHONE: \_\_\_\_\_

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**Zoning Appeal**

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

**Historic Preservation**

☐ Not in District or Landmark  
☐ Does Not Require Review  
☒ Requires Review

**Action:**

☐ Approved  
☒ Approved with Conditions  
☐ Denied

Date: *10/10/97*

*[Signature: IDA]*

**CEO DISTRICT** 2

*T. muns*



## LAND USE - ZONING REPORT

ADDRESS: 188 State St DATE: 10/16/97  
REASON FOR PERMIT: Change of Use - Interior Renovations  
BUILDING OWNER: Ken Ray C-B-L: 55-E-39  
PERMIT APPLICANT: owner  
APPROVED: with conditions DENIED: \_\_\_\_\_

#9

### CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a **separate permit** application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition you are on the threshold of making a

change of use over 5,000<sup>sq</sup> ft which requires a site  
PLAN review. A change of use from 5,000<sup>sq</sup> ft to 10,000<sup>sq</sup> ft is  
staff reviewed. Over 10,000<sup>sq</sup> ft requires Planning Board  
review.

Marge Schmuckal

Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

Planner

FLOOD HAZARD INFORMATION

FILE NUMBER: 15216

FLOOD MAP COMMUNITY NO.: 230051 ZONE: C

ATTORNEY: THOMAS F. JEWELL, ESQ.

PANEL: 0013 B DATED: 07/15/92

TITLE COMPANY: LAWYERS TITLE INSURANCE COMPANY

TITLE REFERENCE

LENDER: ATLANTIC BANK, N.A.

DEED BOOK: 12987 PAGE: 303

OWNER: KENNETH S. RAY

PLAN BOOK: N/A PAGE: N/A LOT(S): N/A

APPLICANT: KENNETH S. RAY

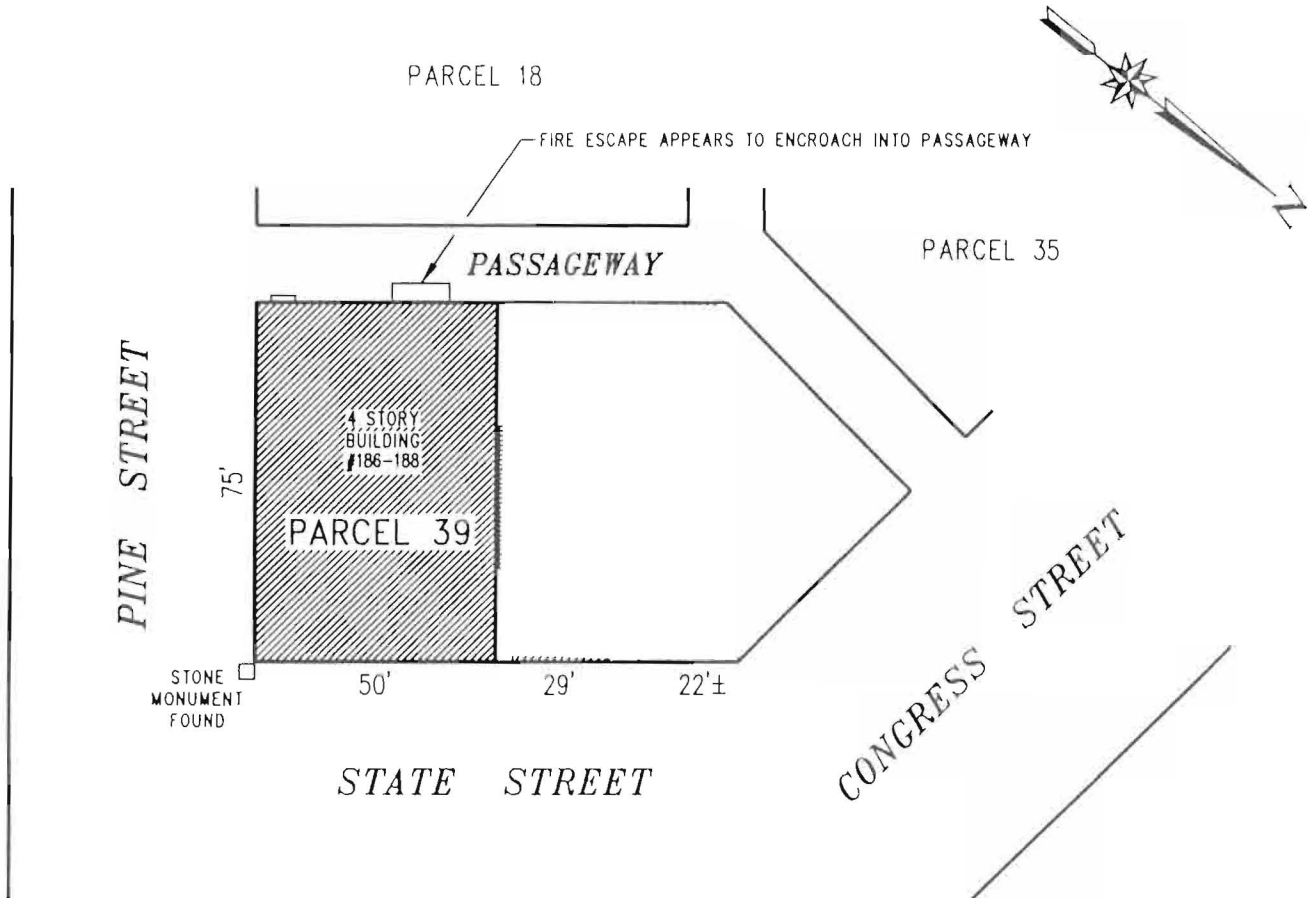
PLAN NUMBER: N/A OF N/A

ASSESSORS MAP

DATE: 05/13/97 SCALE: 1"=40'

MAP: 55 BLOCK: E PARCEL: 37, 38 & 39

MORTGAGE INSPECTION PLAN  
186-192 STATE STREET, PORTLAND, ME



NOTE:  
THE BUILDINGS APPEAR TO LIE ON THE PROPERTY LINES.

MORTGAGE LENDER  
USE ONLY

THIS IS NOT A BOUNDARY SURVEY.

THIS IS THE RESULT OF TAPE MEASUREMENT, NOT THE RESULT OF AN INSTRUMENT SURVEY AND IS CERTIFIED TO THE TITLE INSURANCE COMPANY AND ABOVE LISTED ATTORNEY AND LENDER.

THERE ARE NO DEEDED EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO BUILDINGS SITUATED ON THIS LOT EXCEPT AS SHOWN.

THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THE LOCATION OF THE DWELLING AS SHOWN HEREON WAS IN COMPLIANCE WITH THE LOCAL ZONING LAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY).

PARCEL NUMBERS FROM ASSESSOR'S MAP.



DES LAURIERS  
& ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS / GIS CONSULTANTS

40' 0 40' 80'

153 US ROUTE 1, SCARBOROUGH, ME 04074-9054  
(800) 882-2227 PHONE (207) 883-1001 FAX

GENERAL NOTES: (1) The declaration made above are on the basis of my knowledge, information, and belief as the result of a mortgage inspection tape survey made to the normal standard of care of professional land surveyors practicing in Maine. (2) Declarations are made to the above named client only as of this date. (3) This plan was not made for recording purposes, for use in preparing deed descriptions or for constructions. (4) Verifications of property line dimensions, building offsets, fences, or lot configuration may be accomplished only by an accurate instrument survey.



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Kenneth RAY

Applicant

4 City Center

Applicant's Mailing Address

761-0500

Consultant/Agent/Phone Number

12/30/97

Application Date

188 State St.

Project Name/Description

188 State St.

Address of Proposed Site

Description of Proposed Development:

Change of Use from burnt out  
vacant to office. Was office and Apartments  
prior to fire in 1990. This App. is for 2<sup>nd</sup> - 4<sup>th</sup> Floors Only.  
1<sup>st</sup> Floor has always been & still is Retail/Office

Please Attach Sketch/Plan of Proposal/Development

See Minor change of use  
Application -  
All changes internal  
except Recreation of  
Historical Features of  
Building

See Section 14-523 (4)

a) Within Existing Structures; No New Buildings,  
Demolitions or Additions

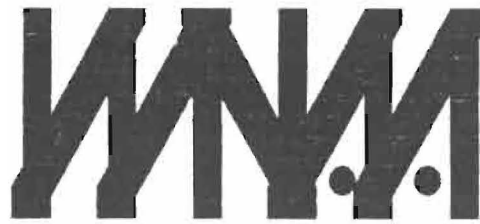
Applicant's Assessment  
(Yes, No, N/A)

Yes

Planning Office  
Use Only

✓

188 State St  
055-E-039



WILLIAM NEMMERS ASSOCIATES ARCHITECTS  
424 FORE ST. PORTLAND, ME 04101 774-3683.

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## REPORT ON STRUCTURE & LIFE SAFETY 188 STATE STREET PORTLAND, ME.

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December 29 1997

I have examined the existing building and the state of the construction as has progressed to date to determine its status with respect to the worthiness of its structural elements, the exit-way protection elements and the handicap accessibility elements.

### Structural Elements

1. The building suffered great damage in a fire ten years ago or more. The building floor and roof structure was rebuilt after that fire but the interiors were never finished out and occupied. At the time of the reconstruction an engineer, Larry Wichroski (license # 5990) designed the replacement structure for the floors and roof. He does not know if the original documents exist today as at the time he was working for another now disbanded structural engineering company and he doubts if the records have been preserved.

2. The roof structure consists of 2 5/8" x 14" plywood web "TrussJoist" joists set 16" on-center. These are supported on the exterior walls and on a central load bearing frame wall. I estimate that the roof will carry approximately 60# square foot which is more than enough to carry the design snow load of 45 #/sf.

3. The third floor and fourth floor structures consist of 2 5/8" x 16" plywood web "TrussJoist" joists set 16" on-center. These are supported on the exterior walls and on a central load bearing frame wall. I estimate that these will carry approximately the 75#/sf design load required by the code for office loading. The 22 foot span of the joists for which the above loads are calculated are further reduced by the additional interior wood stud walls which reduce most of the spans to under 16 feet.

4. The first and second floor framing was relatively undamaged by the fire and no work was done during this current rehabilitation of the floor structure of these floors with the exception of work near the elevator shaft. The first floor has an intermediate row of columns which reduces the span to about 11 feet to support the required live load of 100#/sf.

5. The central bearing wall was continuous vertically from the roof to the basement. This wall, however, was also bisected vertically by three roof drains which cut through the head and sill plates of each of the floors reducing the continuous





**HISTORIC PRESERVATION**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address:

Applicant

Name: Kenneth S. Ray Telephone 761-0500

Company, if applicable: SK Partners

Address: 4 City Center  
Portland, ME 04101

Property Owner, if different

Name: \_\_\_\_\_ Telephone \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Architect (if any): \_\_\_\_\_

Contractor or Builder (if any): \_\_\_\_\_

Local Designation:

\_\_\_\_ Landmark ☒ Within Historic District \_\_\_\_ Historic Landscape District

Kenneth S. Ray \_\_\_\_\_  
Applicant's Signature Owner's Signature (if different)

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Note: No application fee is required. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial

I. DESCRIPTION OF PROJECT

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

Please see enclosed Historic Preservation Certification  
Application - Part 2 for description of work  
to be done.



## II. ATTACHMENTS

Provide a copy of the plans, renderings, drawings and written specifications of the alteration. To supplement your application, it would be helpful to submit photographs or slides of current conditions, material samples, site plans, sketches, historical documentation, or anything else that will illustrate to the Committee and staff the effect of the proposed change.

The following information is enclosed:

\_\_\_\_\_ Exterior photographs

\_\_\_\_\_ Sketches, elevation drawings and/or annotated photographs

\_\_\_\_\_ Floor plans

\_\_\_\_\_ Site plan showing relative location of adjoining structures, if located within a district

\_\_\_\_\_ Specifications

\_\_\_\_\_ Other (explain) \_\_\_\_\_

\_\_\_\_\_

Please note: In order to be photocopied by the City, plans or drawings should generally not exceed 11" x 17". If you wish to submit larger plans, please provide 10 copies for distribution.

If you have any questions or need assistance in completing this form, please contact the Historic Preservation staff at 874-8721 or 874-8719 (Deborah Andrews, ext. 8726).

Please return this form and related application materials to:

Department of Planning and Urban Development  
Portland City Hall  
4th Floor  
389 Congress Street  
Portland, ME 04101

# KENNETH S. RAY

*S & K PARTNERS*

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September 9, 1997

James Hewat  
Maine Historic  
Preservation Commission  
55 Capitol Street  
65 House Station  
Augusta, ME 04333

Dear James:

Please find enclosed my Part 2, Description of Rehabilitation for 188 State Street, with all the changes we spoke about. As you sent back one of the two sets I sent you earlier, I have included a second copy of new photos # 31-35 and a second set of new drawings # 11 and 12. Please add these second copies to the Part 2 set you should have in your possession.

Thank you so much for all your help. I hope you find everything in order. Call me if you have any questions.

Sincerely,

Kenneth S. Ray



**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 — DESCRIPTION OF REHABILITATION**

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

**Instructions:** Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. **Name of property:** 188 State Street at Longfellow Square  
**Address of property:** Street 188 state Street  
City Portland County Cumberland State Maine Zip 04101  
☐ Listed individually in the National Register of Historic Places; give date of listing: \_\_\_\_\_  
☒ Located in a Registered Historic District; specify: West End Historic District  
Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no  
If yes, date Part 1 submitted: 6/24/97 Date of certification: 7/29/97 NPS Project Number: 1698

2. **Data on building and rehabilitation project:**  
Date building constructed: 1915 Total number of housing units before rehabilitation -0-  
Type of construction: Brick Number that are low-moderate income: -0-  
Use(s) before rehabilitation: Retail/Vacant Total number of housing units after rehabilitation: -0-  
Proposed use(s) after rehabilitation: Retail/Office Number that are low-moderate income: -0-  
Estimated cost of rehabilitation: \$250,000 Floor area before rehabilitation: 14,000 S.F.  
This application covers phase number \_\_\_\_\_ of \_\_\_\_\_ phases Floor area after rehabilitation: 14,000 S.F.  
Project/phase start date (est.): 7/31/97 Completion date (est.): 12/31/97

3. **Project contact:**  
Name Kenneth S. Ray  
Street 4 City Center - 4th Floor City Portland  
State Maine Zip 04101 Daytime Telephone Number (207)761-0500

4. **Owner:**  
I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C.1001.  
Name Kenneth S. Ray Signature \_\_\_\_\_ Date 9/5/97  
Organization N/A  
Social Security or Taxpayer Identification Number 007-58-9105  
Street 4 City Center - 4th Floor City Portland  
State Maine Zip 04101 Daytime Telephone Number (207)761-0500

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application — Part 2" for the above-named property and has determined:

- ☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
- ☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

☐ See Attachments

HISTORIC PRESERVATION  
CERTIFICATION APPLICATION—  
PART 2

NPS Office Use Only

188 State St. at Longfellow Sq.

Property Name

188 State St., Portland, ME 04101

Property Address

Project Number:

NUMBER

5

Architectural feature Wrought iron gating  
Storefronts

Approximate date of feature 1915

Describe existing feature and its condition:

Heavily painted with missing bars.

Describe work and impact on existing feature:

Strip, weld in new bars where missing, prepare and paint flat black. Replace frosted glass in background where missing. Rehabilitate window frames and sash.

Photo no. 10 Drawing no. 1

NUMBER

6

Architectural feature Main entrance way

Approximate date of feature 1980's

Describe existing feature and its condition:

Replacement pine panel doors in lieu of original oak door with lights.

Describe work and impact on existing feature:

Remove center pine doors, restore original oak doors found in cellar and install (photo #11). Remove left panel wall and build oak window inlaid unit to original designs. Remove left hand door and build oak door to match style of others.

Photo no. 11, 12 Drawing no. 1, 2

NUMBER

7

Architectural feature Marble entrance - interior

Approximate date of feature 1915

Describe existing feature and its condition:

1" Marble covers from the oak baseboard to a height of approximately 6' and is in fair shape. Wall in poor shape as is woodwork.

Describe work and impact on existing feature:

Clean and rebut marble seams if possible. Restore or replace woodwork where necessary. Patch plaster if possible or sheetrock if beyond repair. All woodwork to be stained and varnished to match original.

Photo no. 13, 14 Drawing no. \_\_\_\_\_

NUMBER

8

Architectural feature Stairway/Handrail

Approximate date of feature 1915

Describe existing feature and its condition:

Oak handrail damaged but probably salvageable through the third floor. From the third floor up was destroyed beyond repair. Plaster, woodwork and stairs damaged by water or fire.

Photo no. 15, 16, 17 Drawing no. 1

Describe work and impact on existing feature:

Rebuild handrail to the third floor, stain and varnish. Patch plaster or sheetrock where necessary, prime and paint. Rebuild stairs from third floor up and paint/varnish to original specs. Repair/replace oak chair rail.



HISTORIC PRESERVATION  
CERTIFICATION APPLICATION—  
PART 2

NPS Office Use Only

188 State St. at Longfellow Sq.

Property Name

188 State St., Portland, ME 04101

Property Address

Project Number

NUMBER

13

Architectural feature 4th Floor

Approximate date of feature Destroyed by fire

Describe existing feature and its condition:

Entire floor gutted by fire. Replacement rafter, flooring and vinyl windows installed by prior owner.

Photo no. 24,25 Drawing no. 8

Describe work and impact on existing feature:

Build out to enclosed floor plan subject to layout modifications. Sheetrock ceilings if possible subject to HVAC ductwork requirements. Clean and seal brickwork. Carpeted floors, oak trim theme. Configurations yet to be determined but no walls or ceilings to break window openings.

NUMBER

14

Architectural feature 3rd Floor

Approximate date of feature Destroyed by fire

Describe existing feature and its condition:

Same as 4th Floor.

Photo no. 26 Drawing no. 9

Describe work and impact on existing feature:

Same as 4th Floor except for layout of floor plan.

NUMBER

15

Architectural feature 2nd Floor

Approximate date of feature Destroyed by fire

Describe existing feature and its condition:

This floor was substantially gutted by fire, the remaining portion is damaged beyond repair.

Photo no. 27 Drawing no. 10

Describe work and impact on existing feature:

Demolition and removal of existing floor plan to make way for new floor configuration.

NUMBER

16

Architectural feature Exterior pipe/debris

Approximate date of feature N/A

Describe existing feature and its condition:

Exterior metal flue added to building, basement debris.

Photo no. 28,29,30 Drawing no. \_\_\_\_\_

Describe work and impact on existing feature:

Remove exterior pipe and all debris.

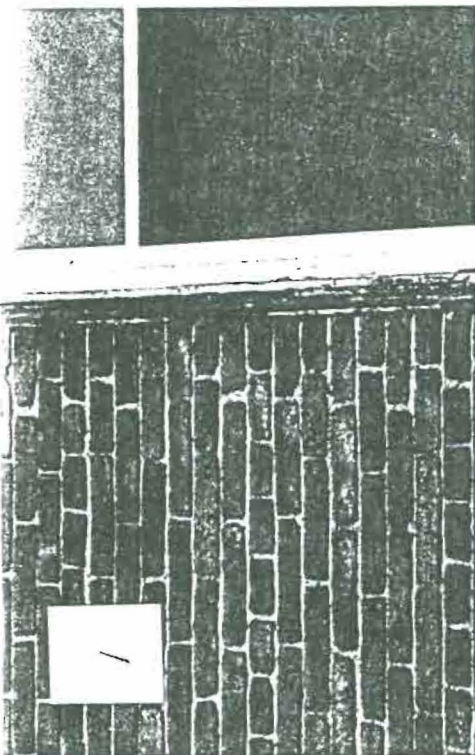
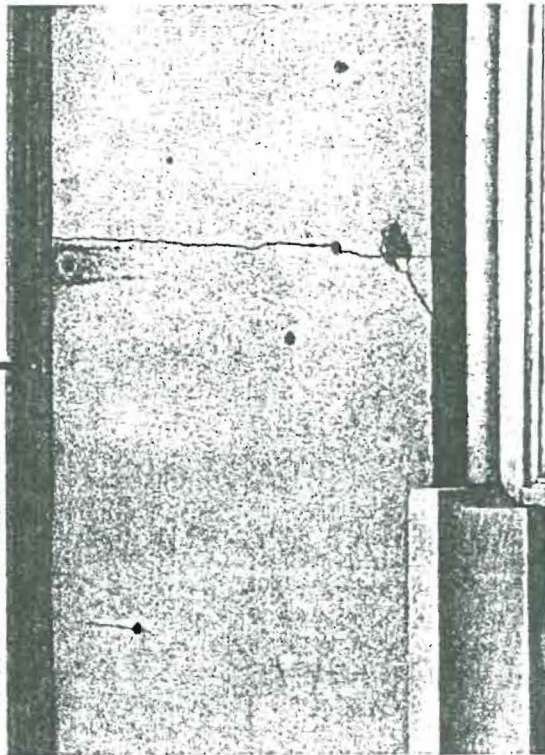
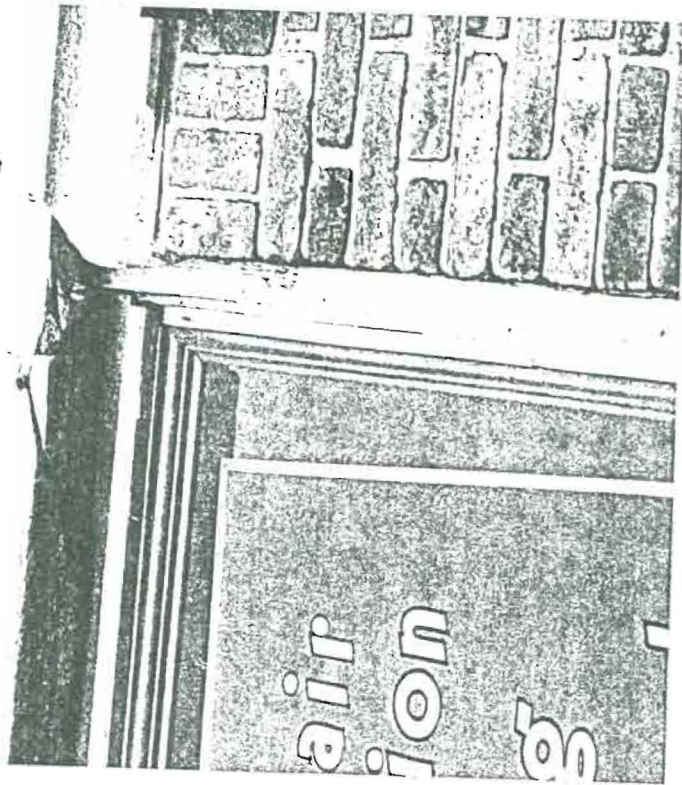




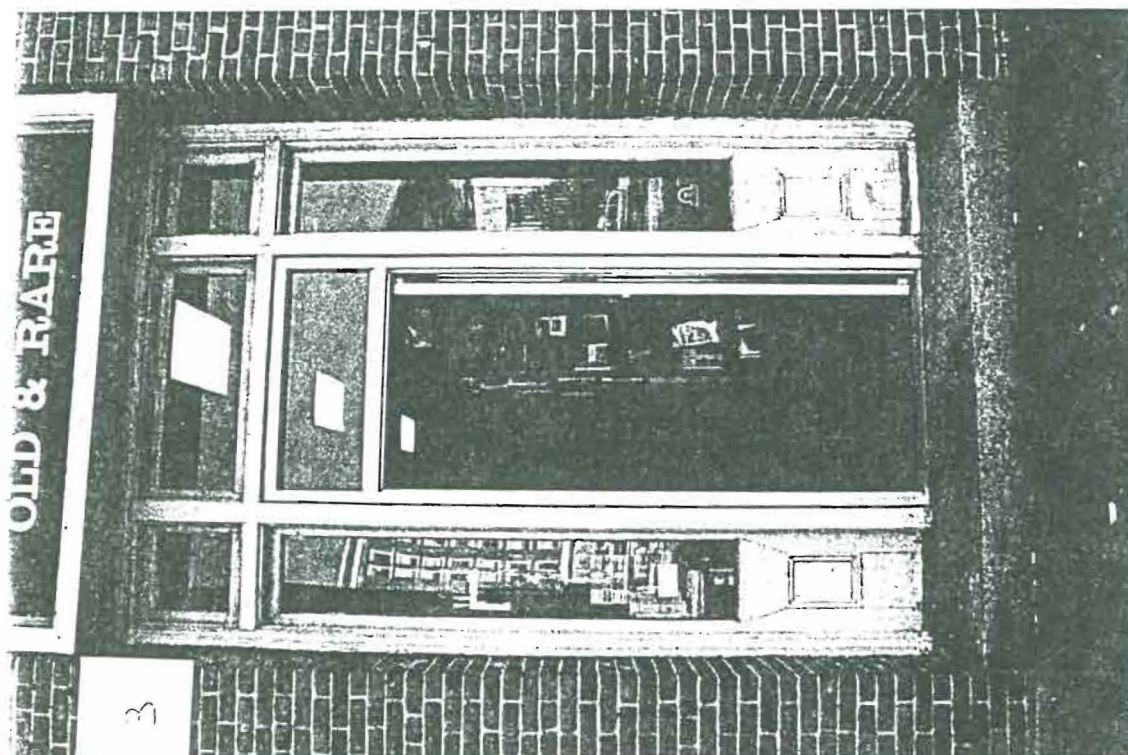
REAR VIEW



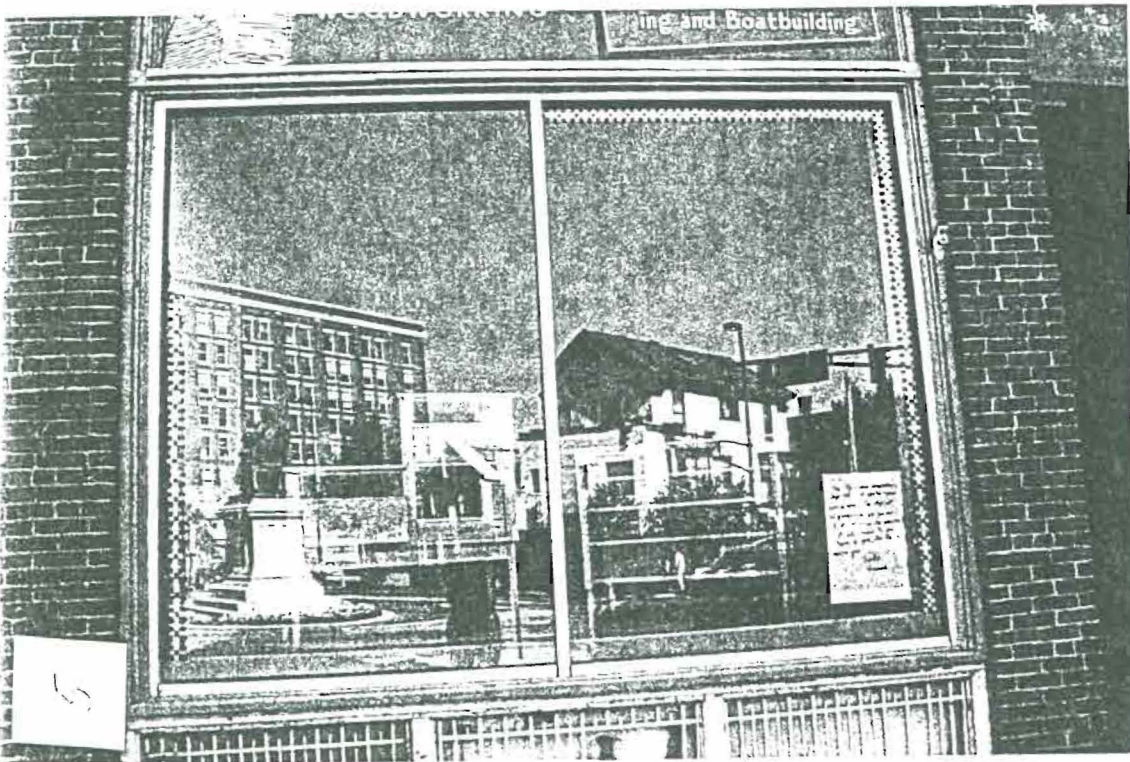
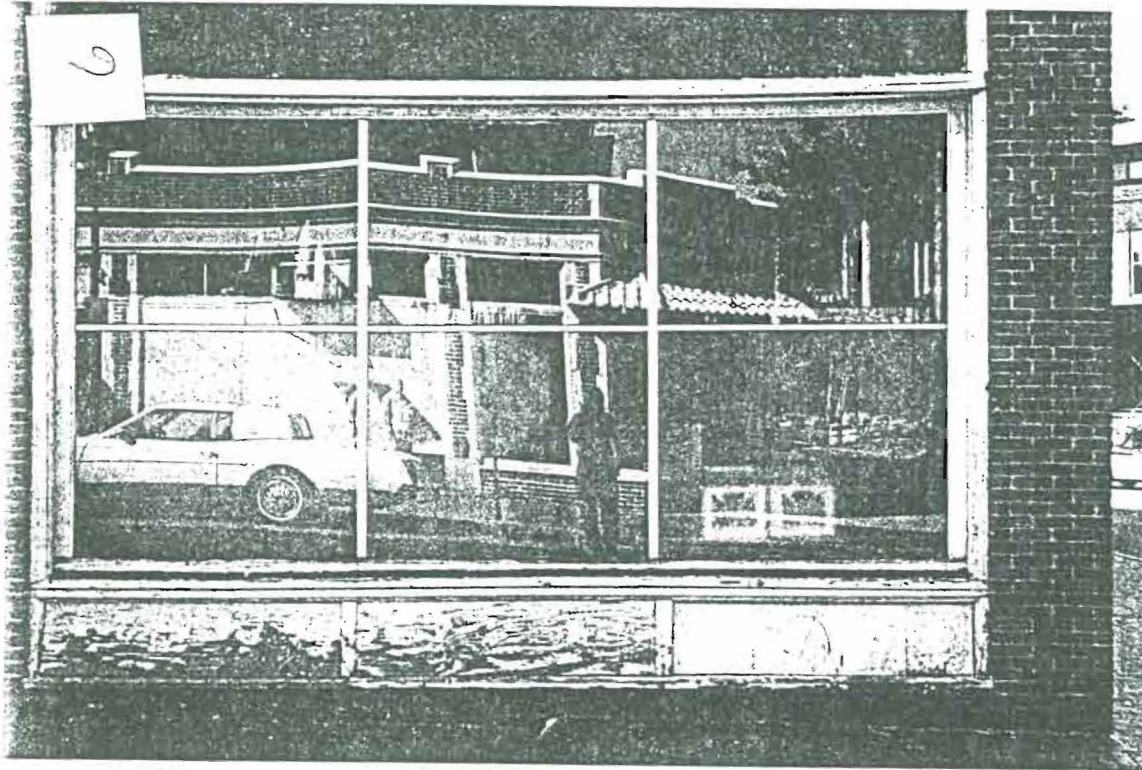




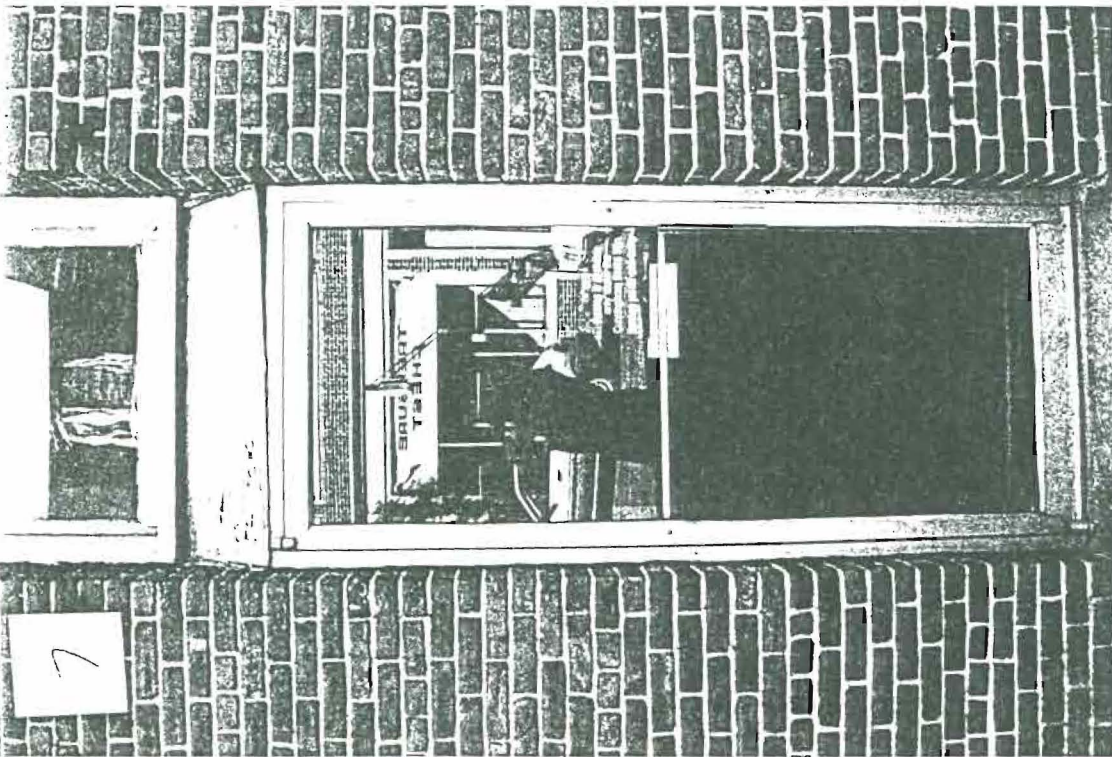
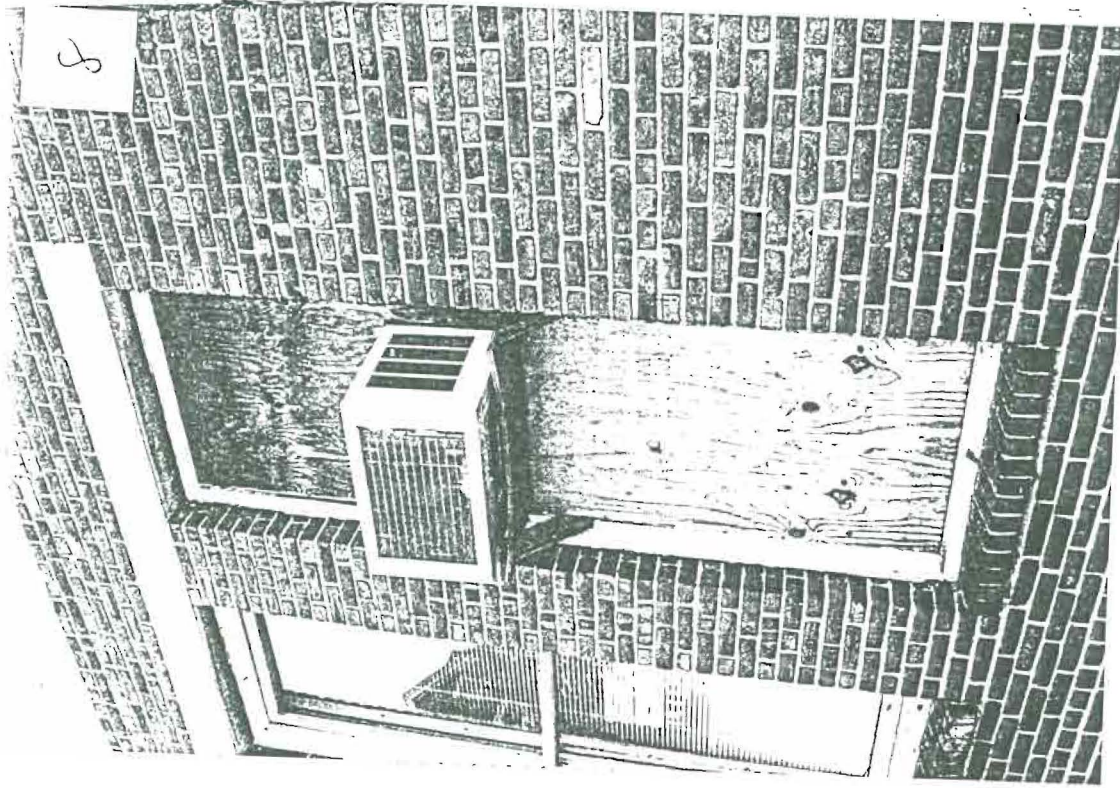




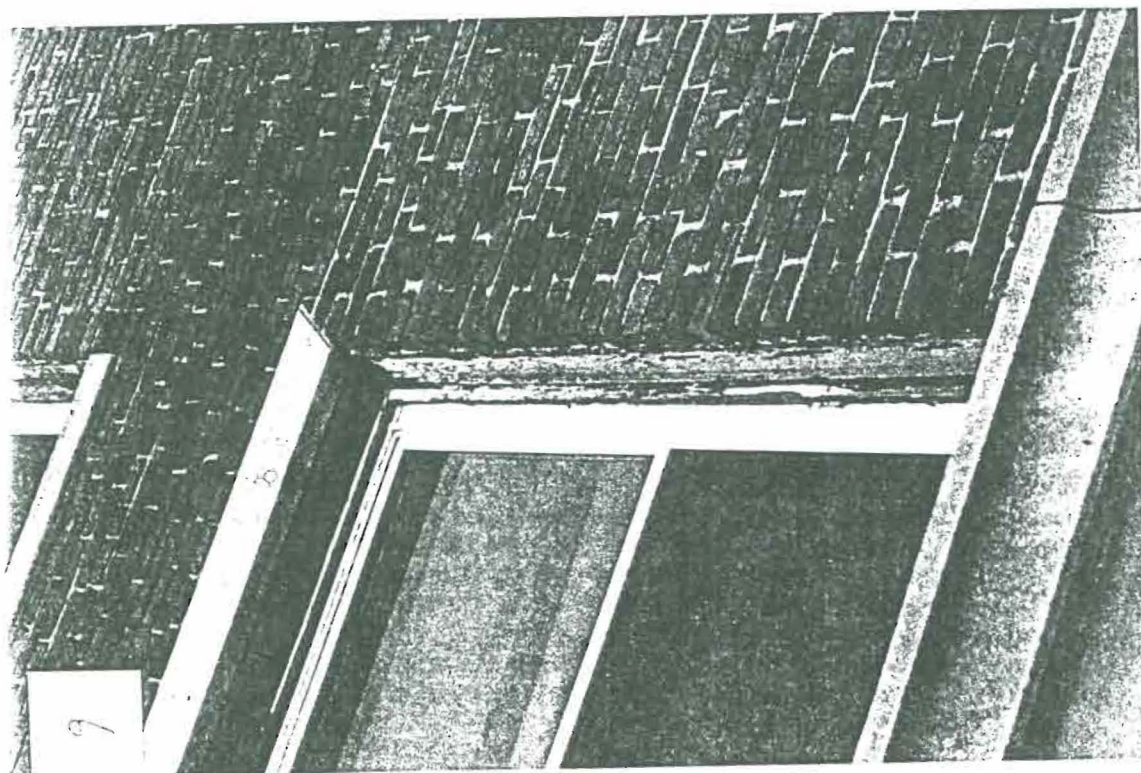
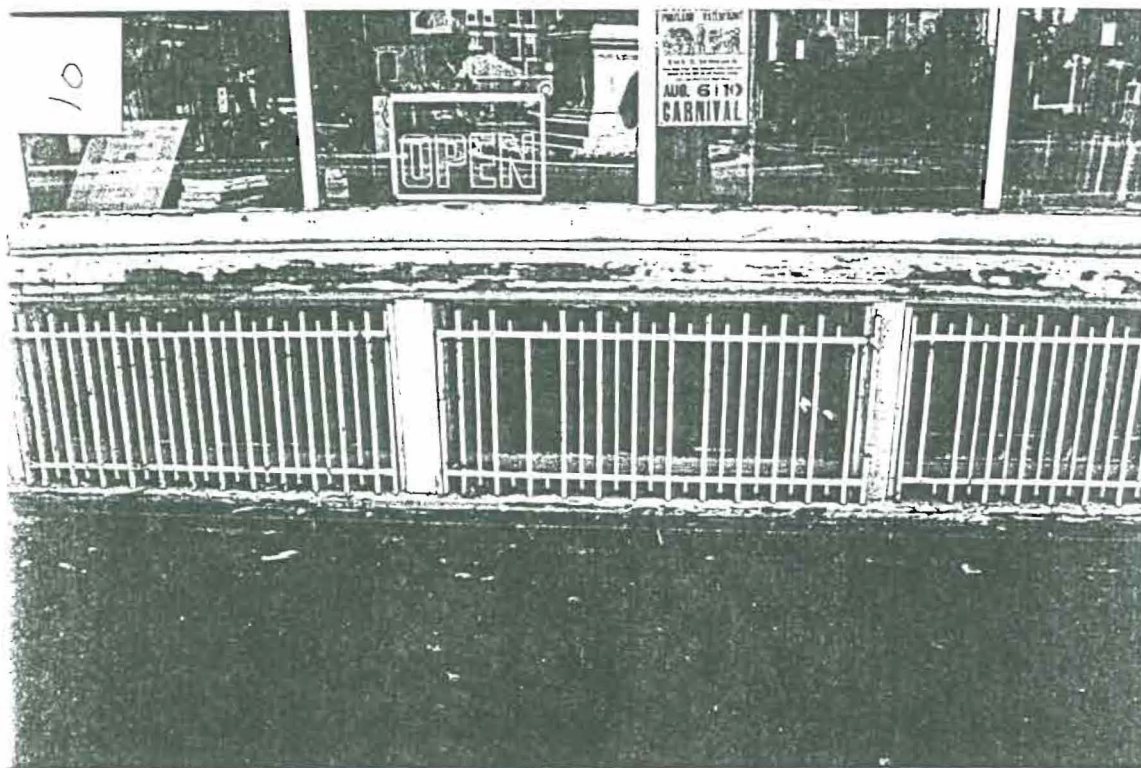




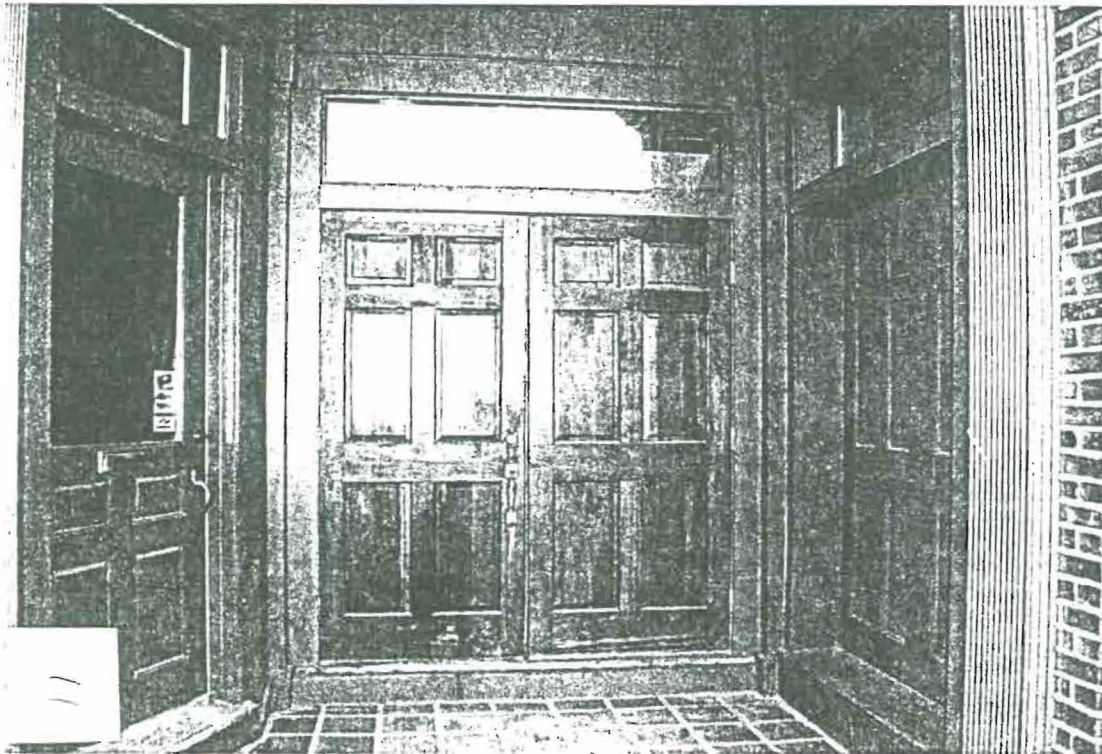
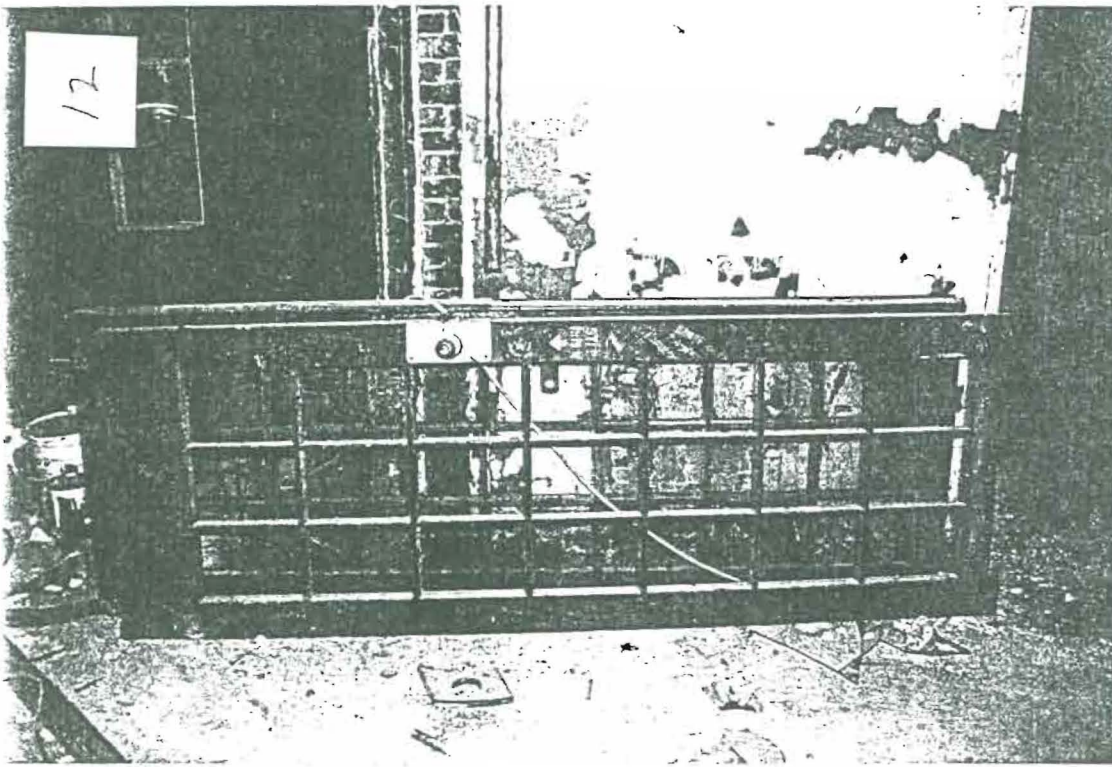






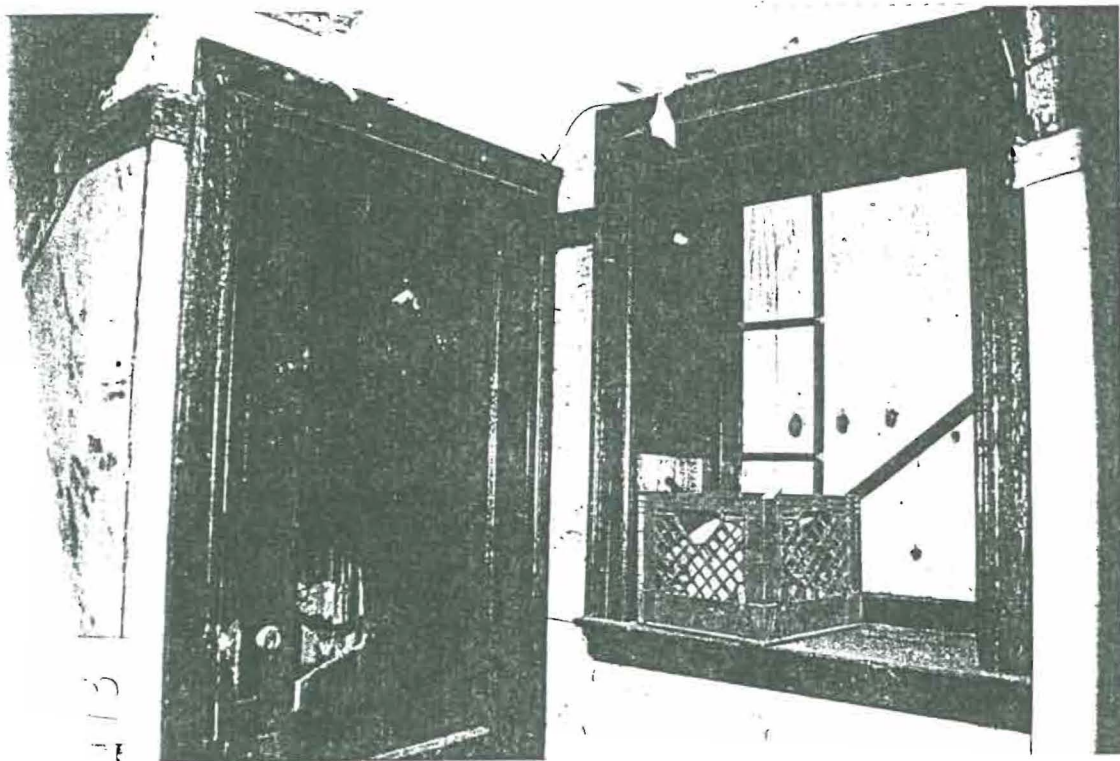
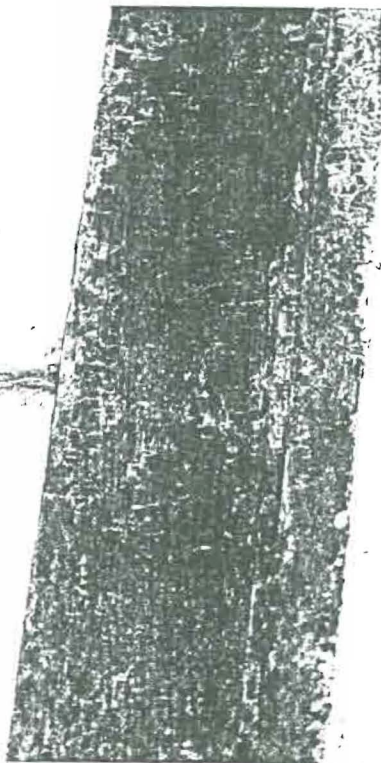




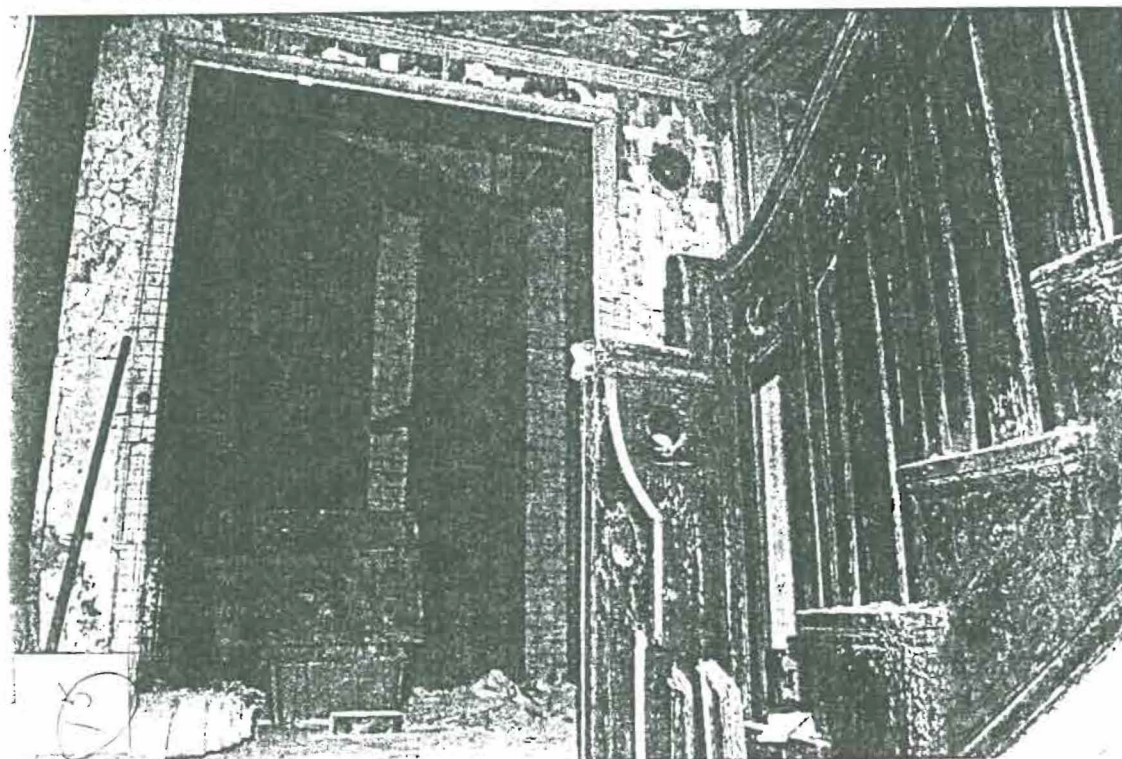
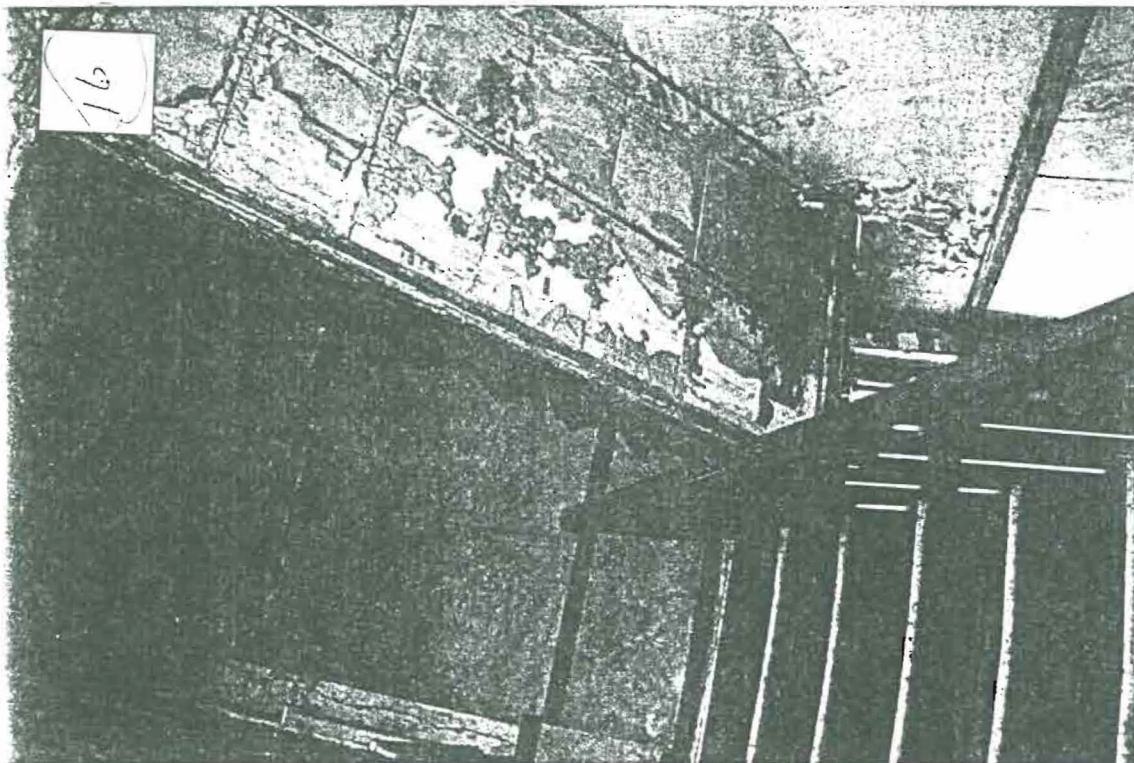




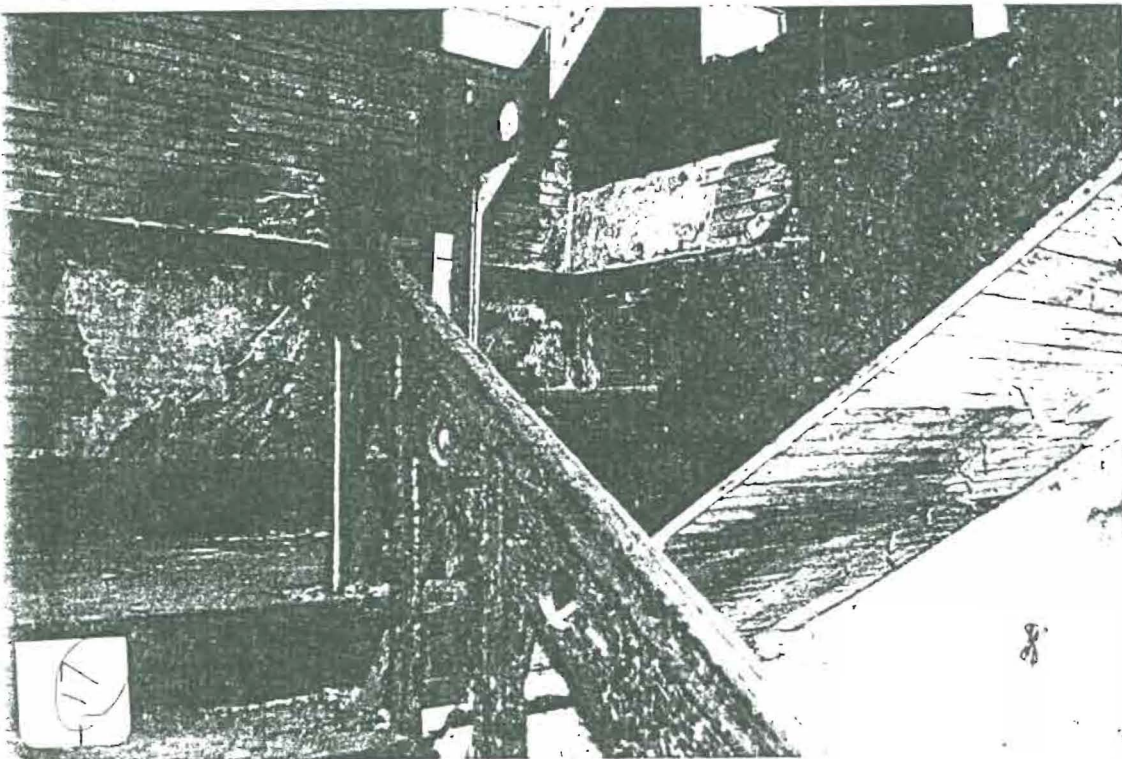
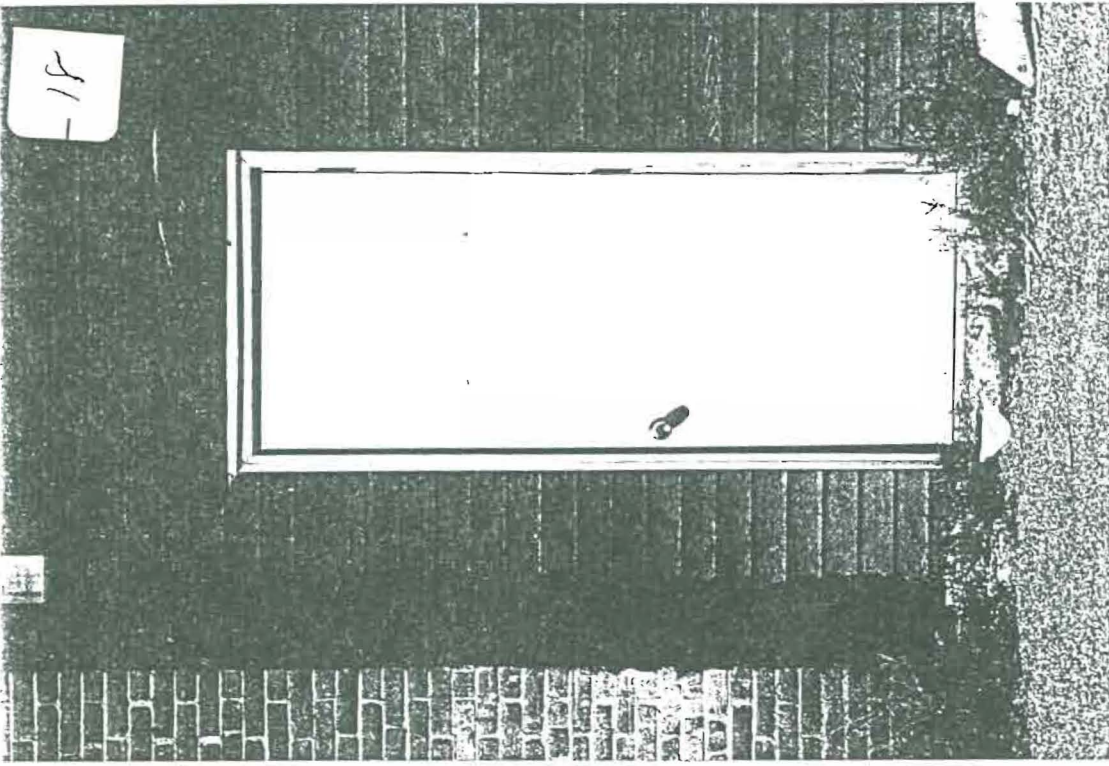
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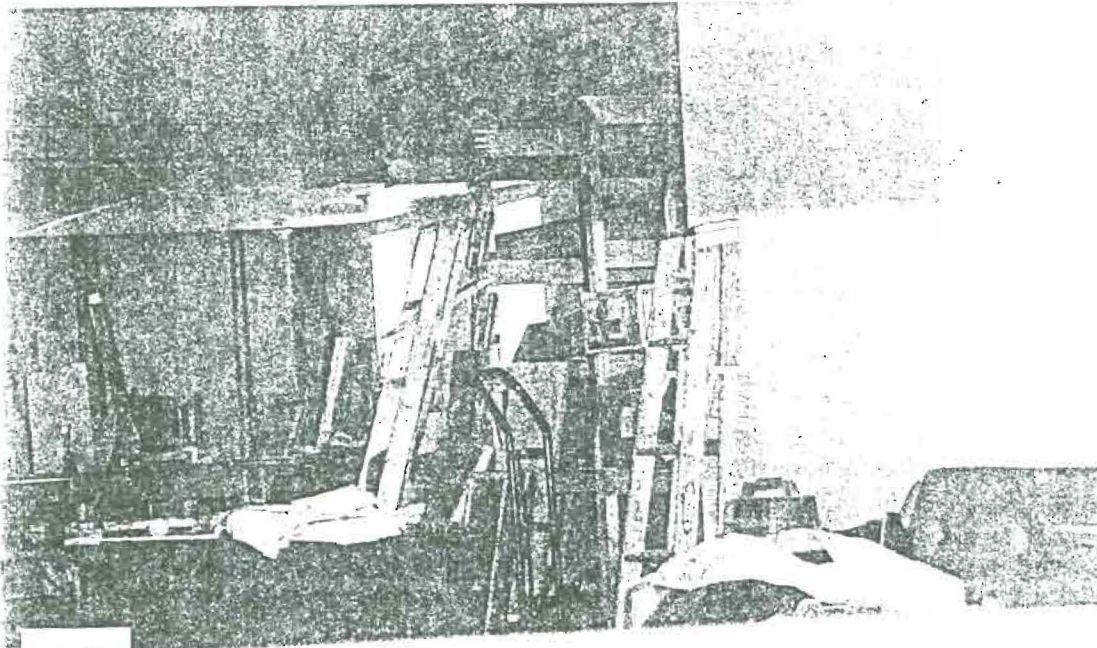
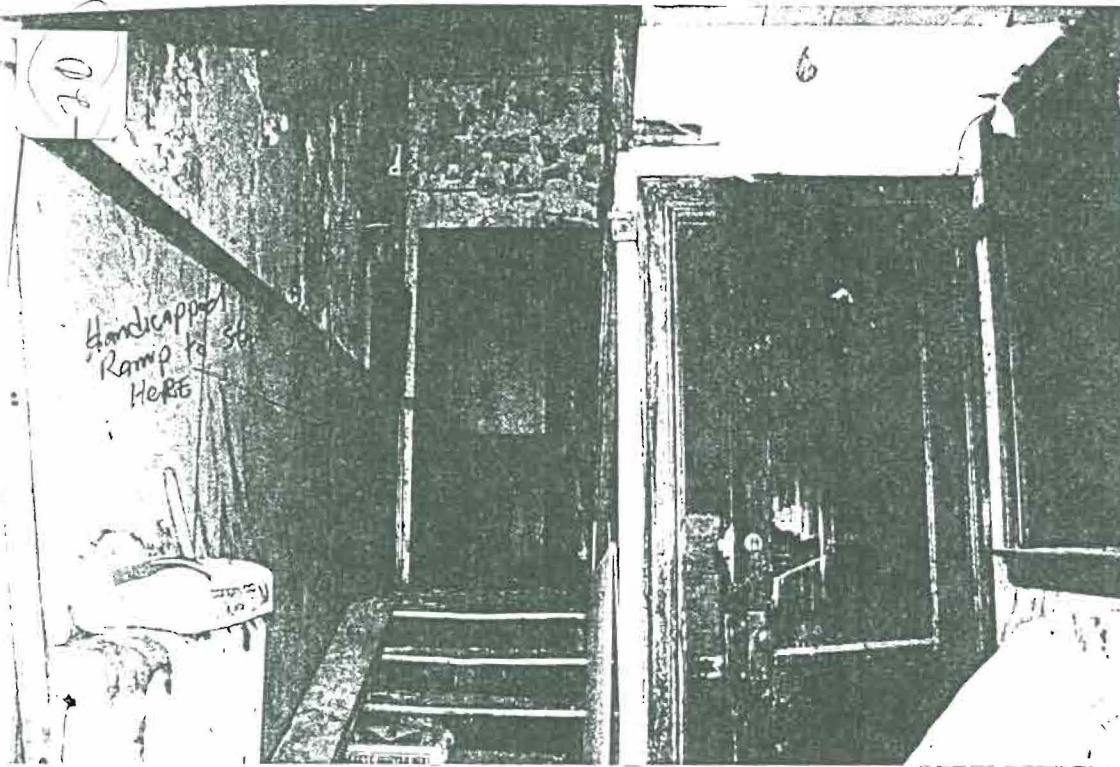
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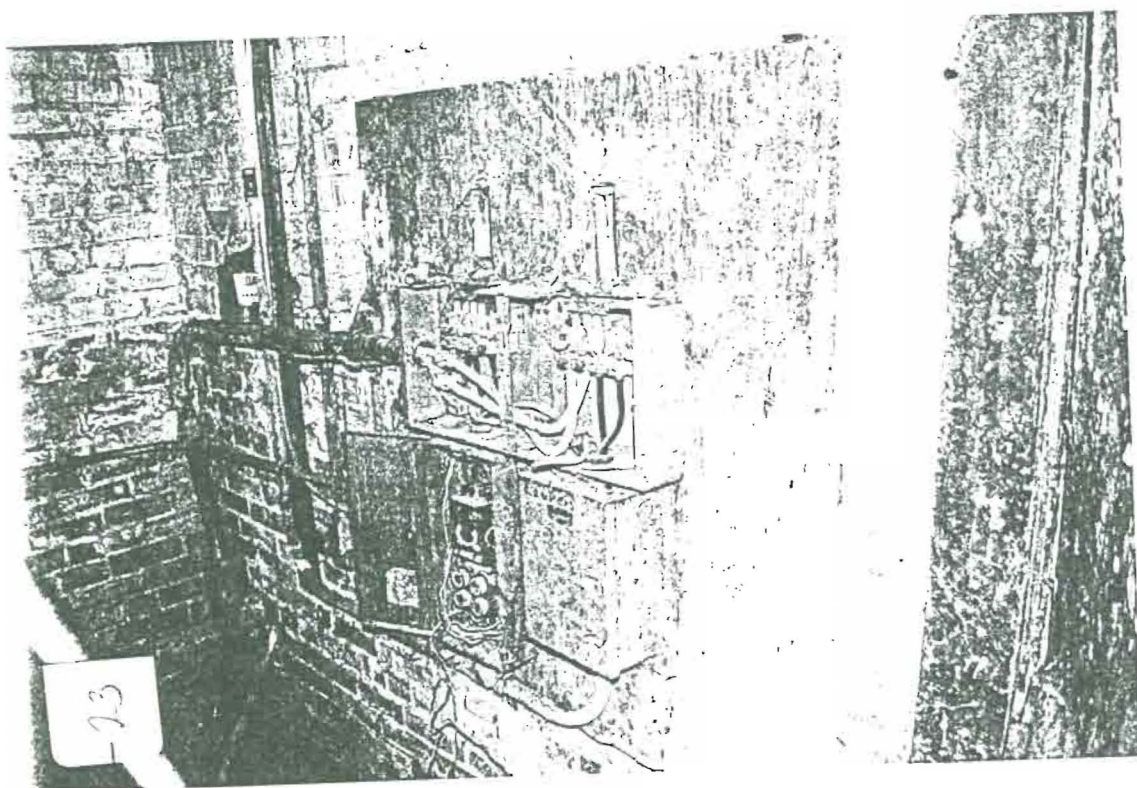
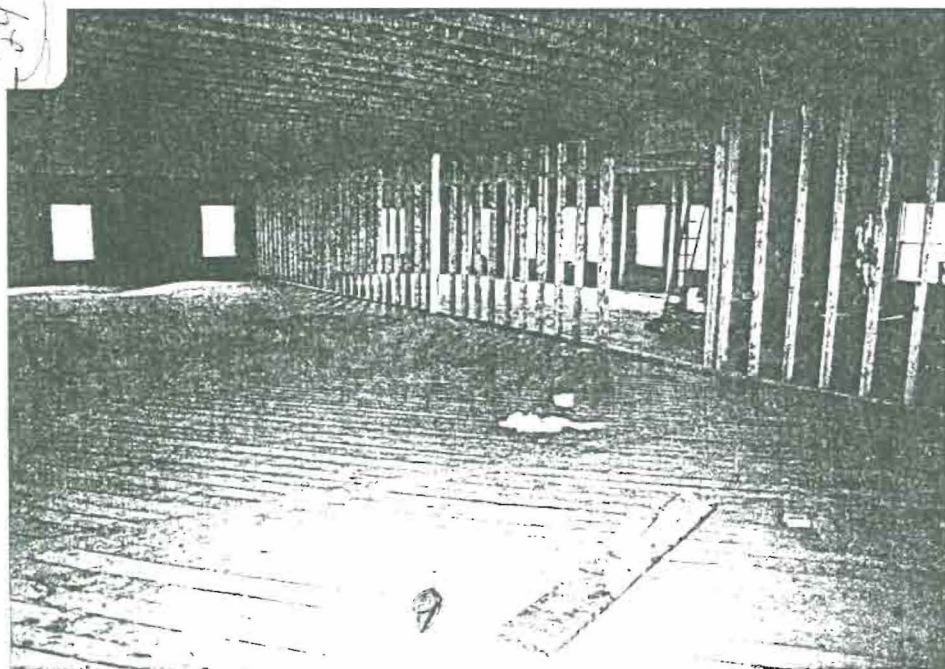






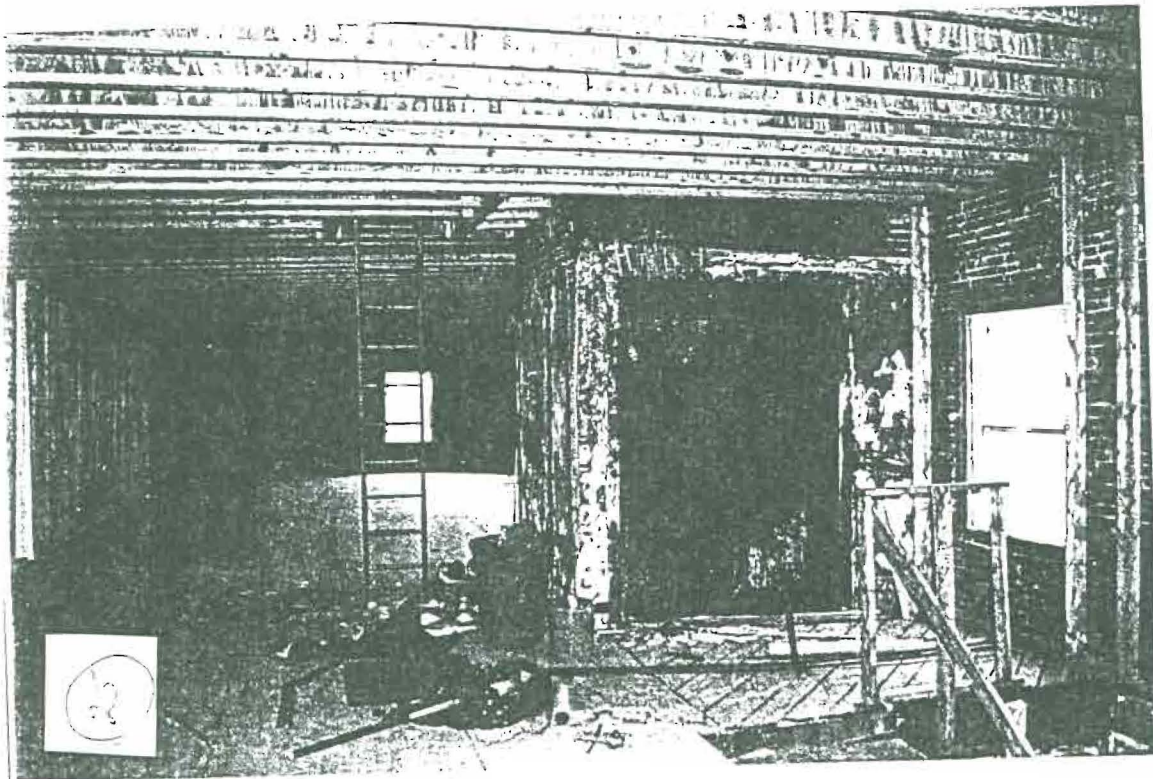
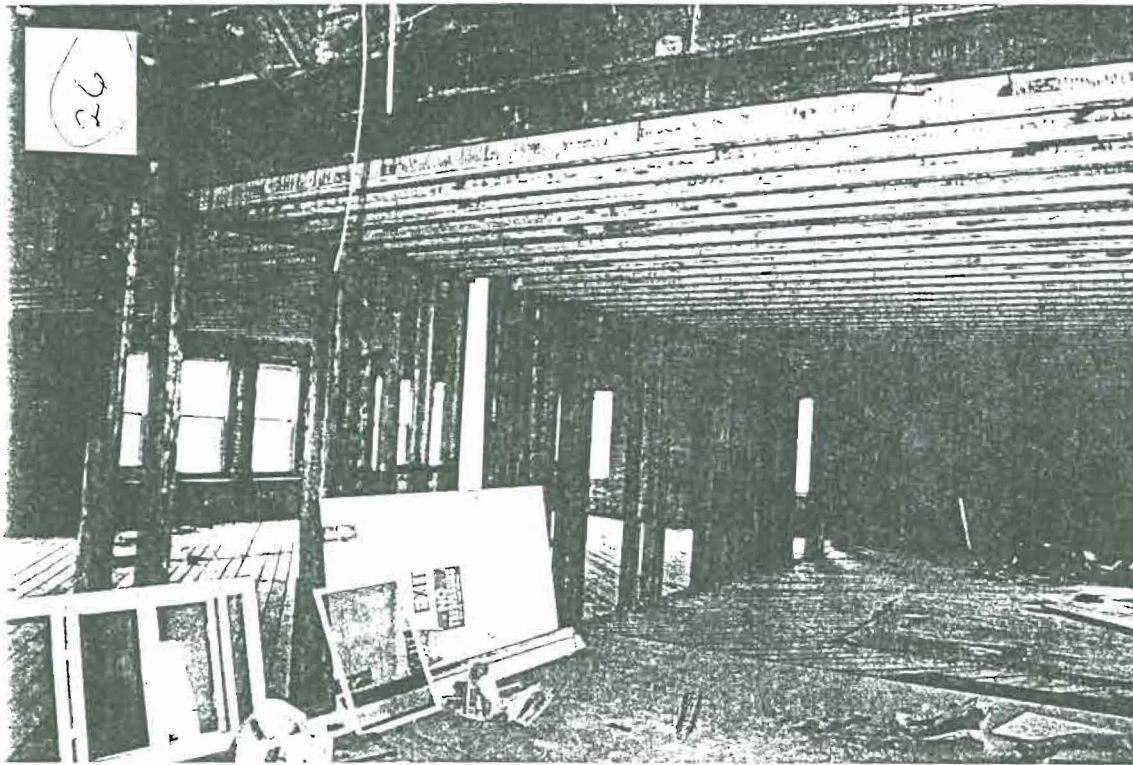


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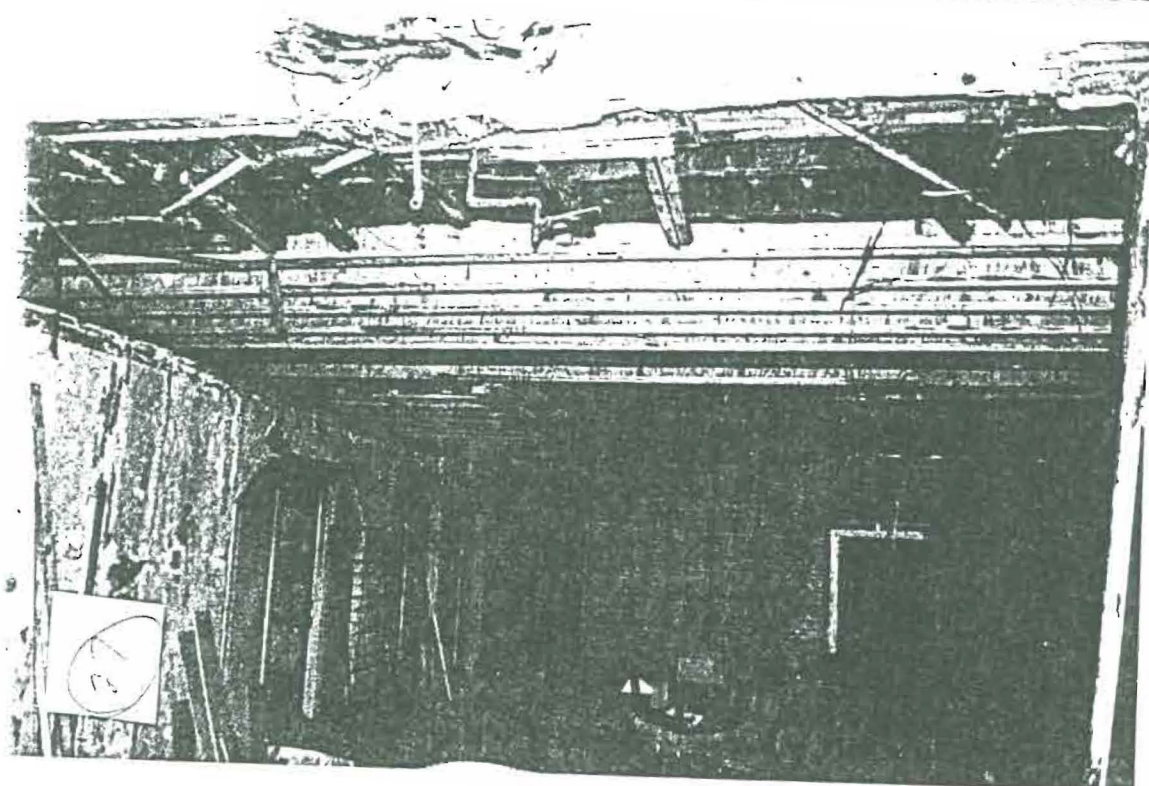
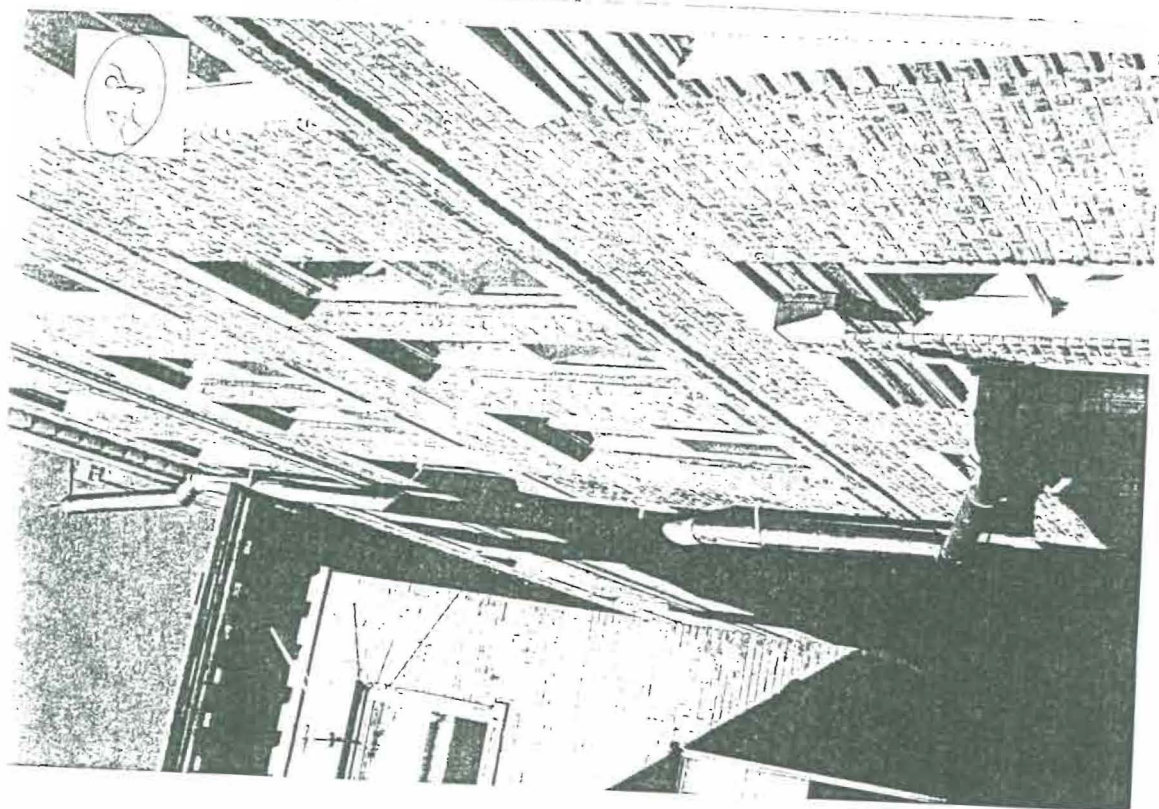


-13

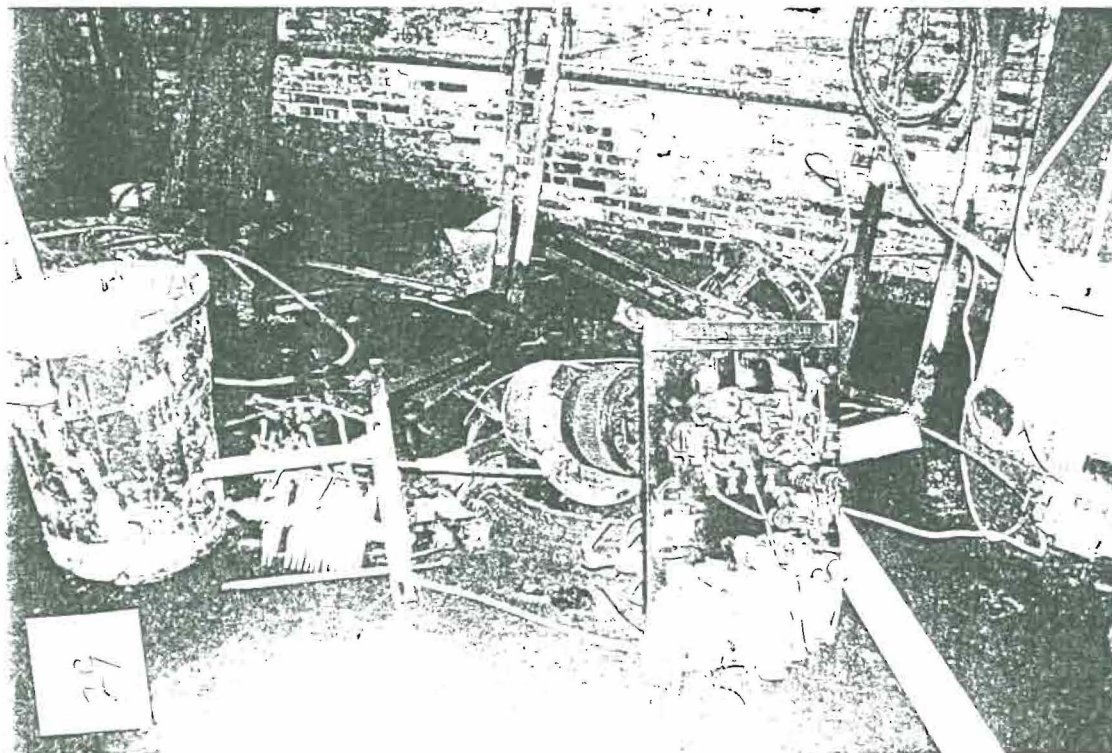
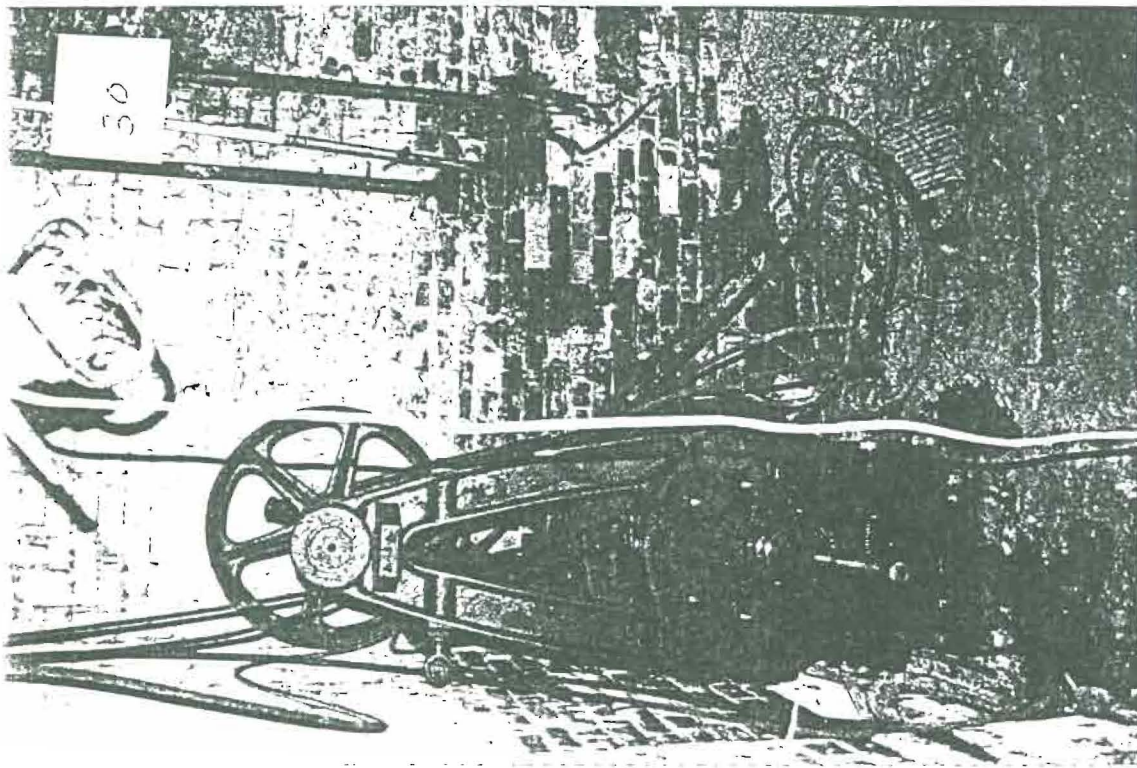




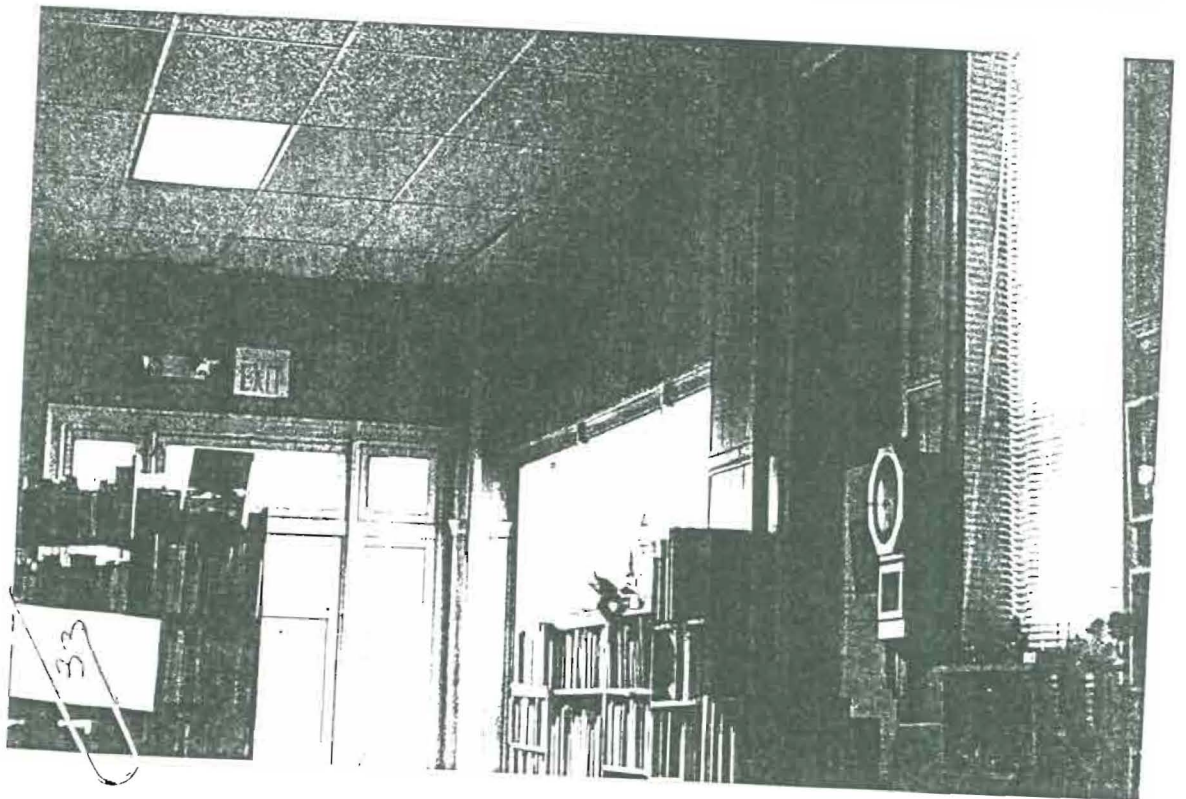
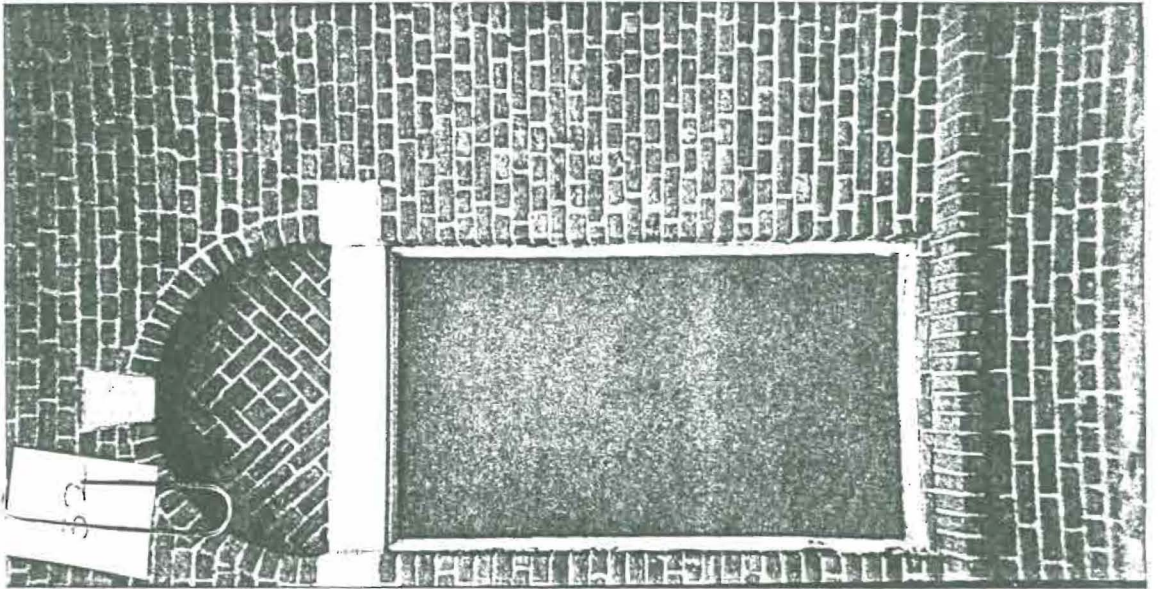
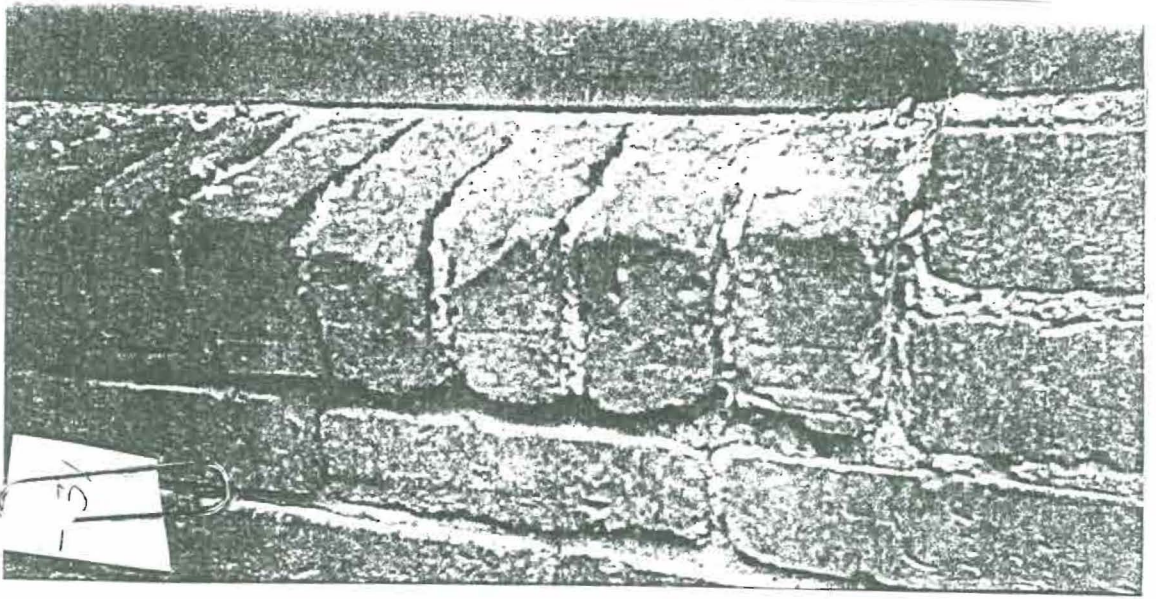




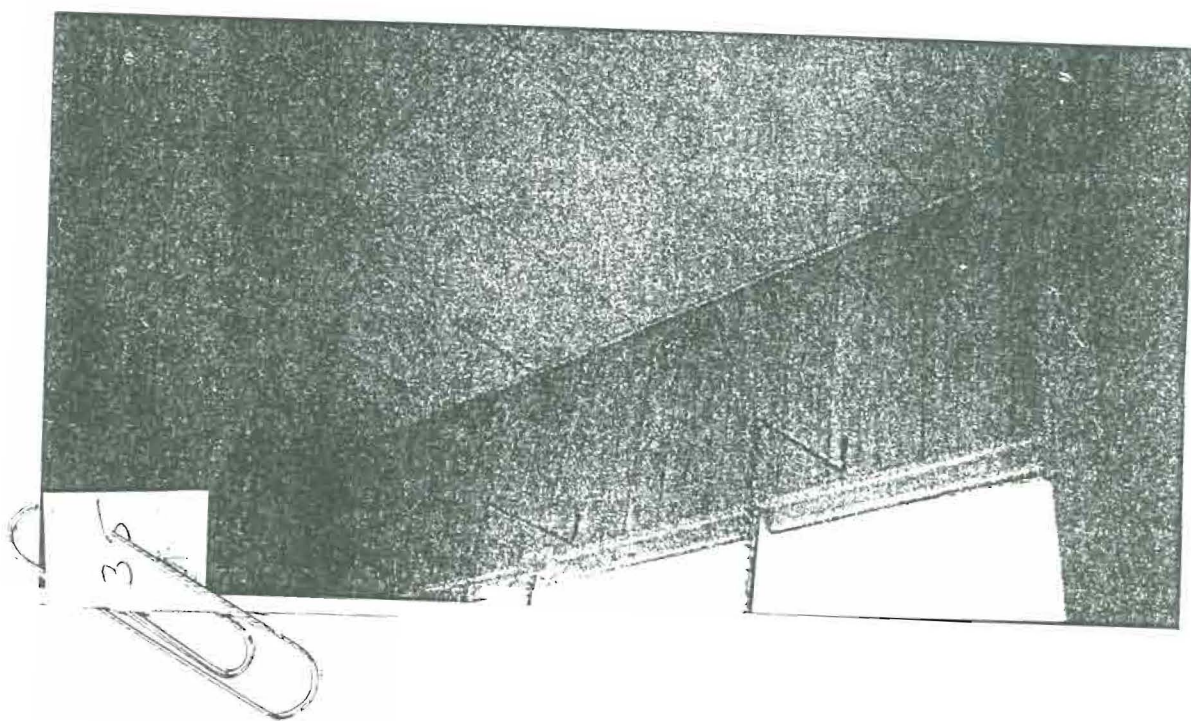
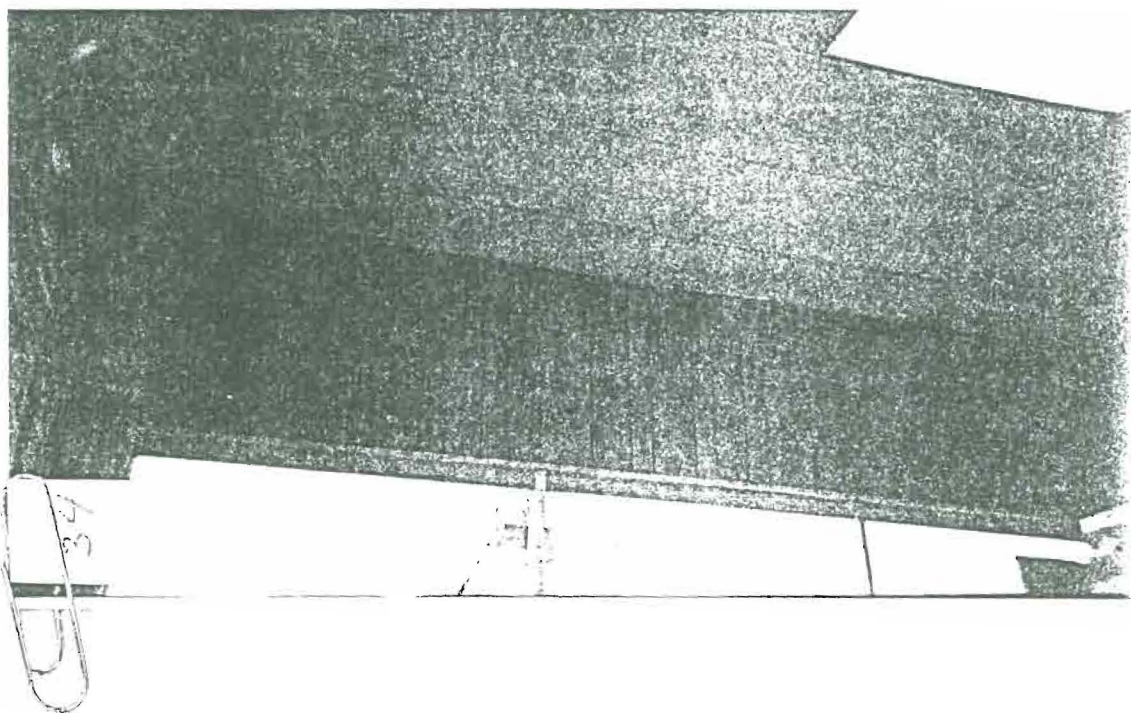






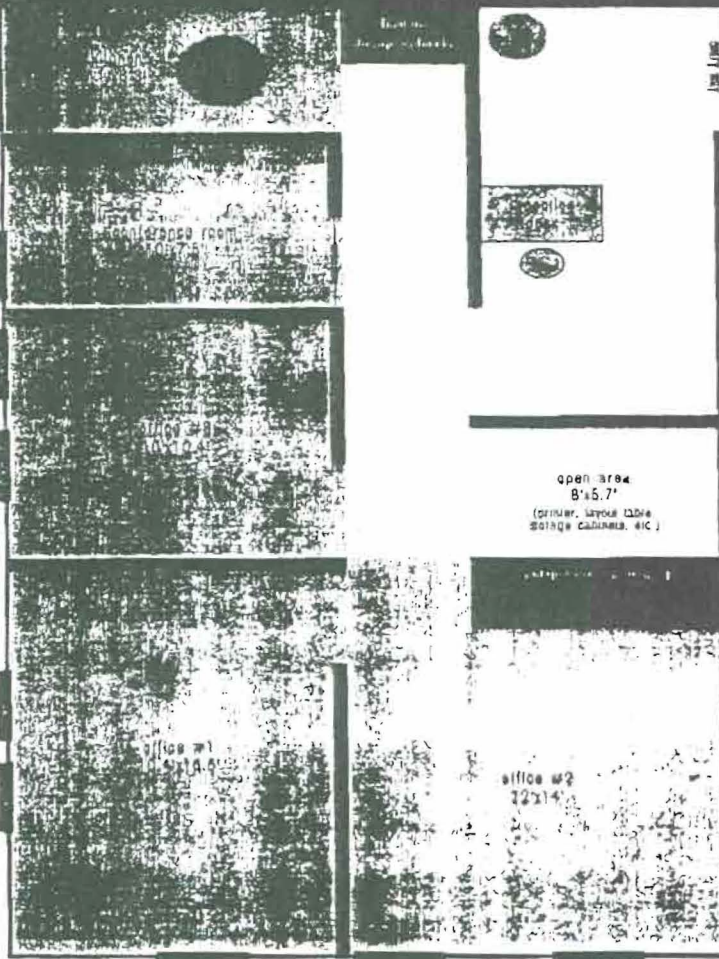






12 ft

4105 ft



23.25 feet

45.6 feet

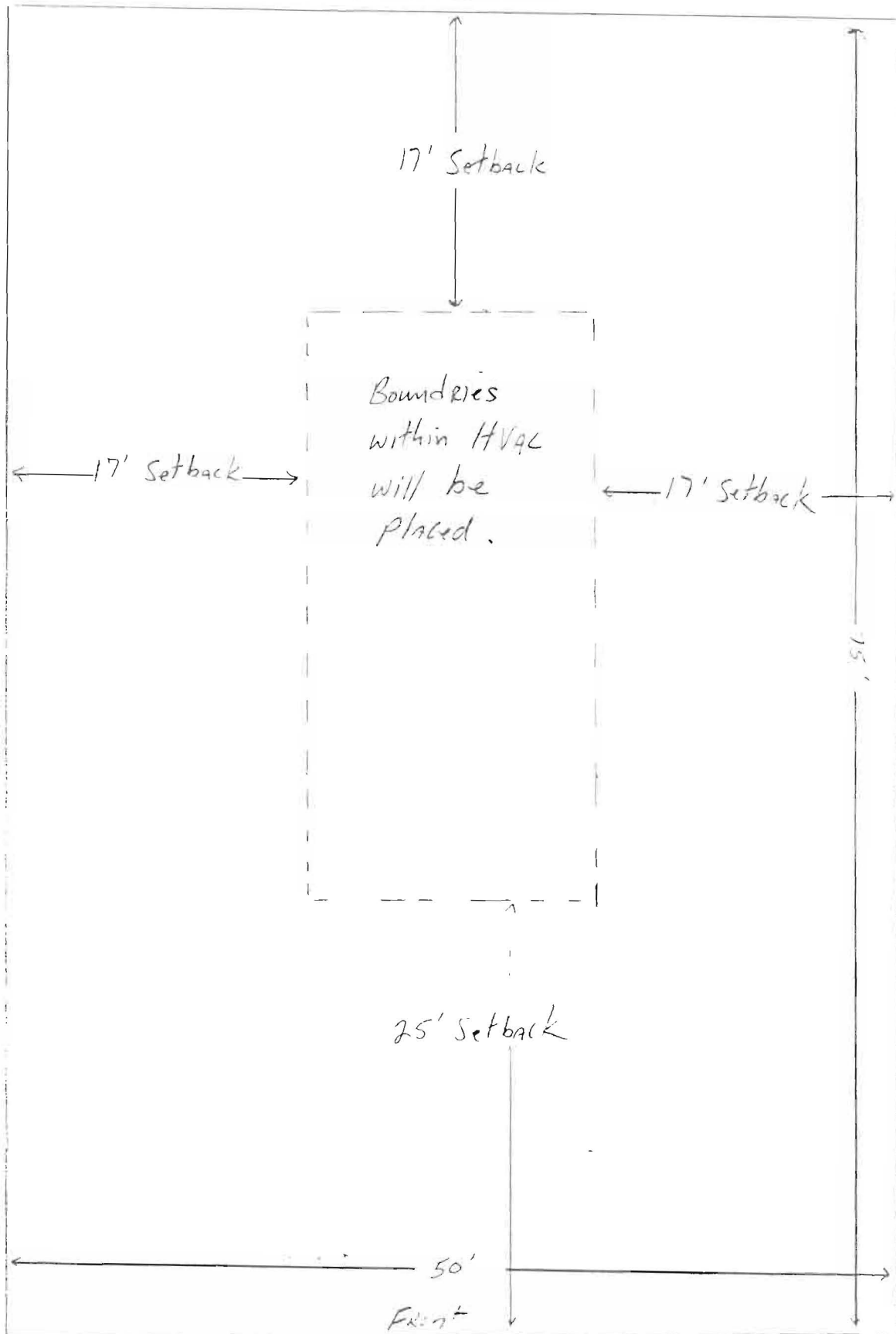
Building # 16



148 State St. - Rooftop View  
HVAC Placement.

Drawing #1

Pine St.



State St.

Scale 3" = 25'

Calculation of Distance Back One has to be to begin to see rooftop HVAC

- Difference between top of 8" Lip and 36" HVAC = 28"
- Distance back HVAC from Lip - 17 feet back + Sides, 25' Front.
- Slope of Line of Sight - Sides + Back 28" decline over 17'
- Front 28" decline over 25'
- Height of building 45 feet or 540 inches.
- Calculation of distance back one has to be to begin to see

Rooftop HVAC - Sides + Back

$$\frac{540}{28} \times 25 = 482.14 \text{ Feet}$$

78 inch drop in Elevation from Hvac Top to Building Lip

X 17' Travel between HVAC + Building Lip

327.85 Feet

Closest Point HVAC will be to Sides or Back for 17' Lip

45'

Line of Sight

188 State St



**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 188 State St		Owner: Ray, Kenneth		Phone:		Permit No: 980050	
Owner Address: 4th fl 4 City Center Ptld, ME 04101		Lessee/Buyer's Name: Digitry		Phone:		BusinessName:	
Contractor Name: s & K Partners		Address: 4 City Center 4th fl ptld, ME 04101		Phone: 761-0500		Permit Issued: JAN 28 1998	
Past Use:  Vacant		Proposed Use:  Office		COST OF WORK: \$ <del>XXXX</del> 10,000.00		PERMIT FEE: \$ 75.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group B Type: 3B 30CA96	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description:  Change Use/Make Interior Renovations				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zone: B-3 CBL: 055-E-039	
Permit Taken By: Mary Gresik		Date Applied For: 15 January 1998				Zoning Approval: <i>[Signature]</i> 1/21/98 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> <i>Already got waiver for</i> Zoning Appeal <i>Site plan</i> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <i>see previous</i> <input type="checkbox"/> Conditional Use <i>permits</i> <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED  
WITH REQUIREMENTS**

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT <i>[Signature]</i> Ken Ray		ADDRESS:		DATE: 15 January 1998		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review	
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <i>Intrusive Work only</i>	
Date: 1/16/98 <i>[Signature]</i>	
CEO DISTRICT 3 <i>T. Munson</i>	



# LAWRENCE ELEVATOR COMPANY

John E. Lawrence, Portland Area

Drawing #4

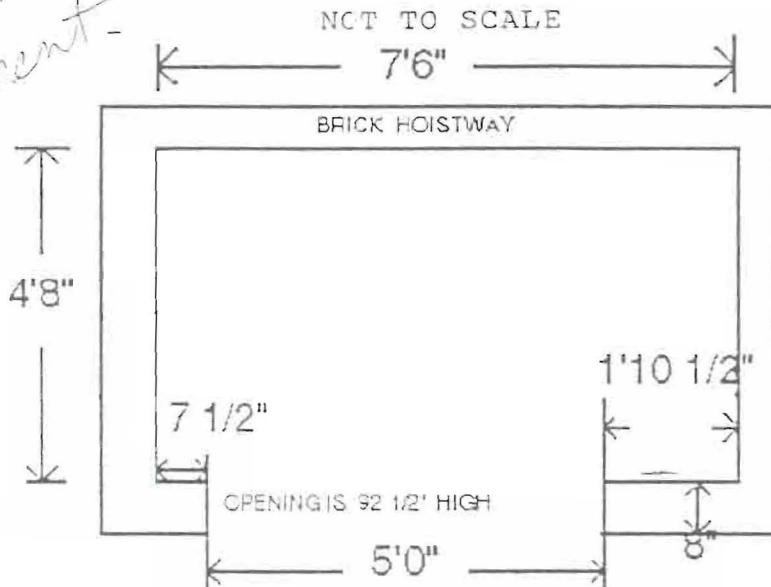
1229 Broadway, Suite 365

Bangor, Maine 04401-2596

Mark,  
I sent this to  
Leon to view and  
comment.

JOB NAME:  
188 STATE STREET  
PORTLAND, ME.

Cemco Heidi Hahn  
800-726-7380  
3 piece jack  
platform 54" D x 72" W  
37' of travel  
100 FPM 2000#  
208 VAC 3Ø



## NOTES:

1. All door equipment will be contained in the opening 5'0" X 7'8 1/2".
2. Car door will be single speed and the hoistway doors will be two speed side opening, the maximum that will fit in the opening.
3. Gang station will be mounted in a side wall.
4. Maximum clear inside car depth is the goal.

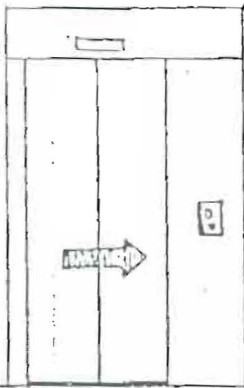
CEMCO-  
Columbia-  
w/ stationary-  
panels

Thank You,

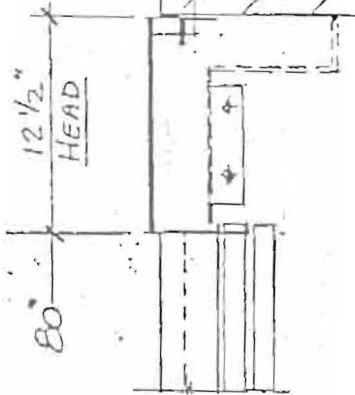
John E. Lawrence  
Office- (207) 879-2588  
FAX - (207) 761-4013



Drawing # 8  
Elevation 2005



ELEV.



12 1/2" HEAD  
80"

7 1/2" tell  
you  
when order

72" 72"  
PLATFORM.

7 1/2" PLATE

3 1/2"

36"

37 1/2"

40"

7 1/2"

3"

36"

21"

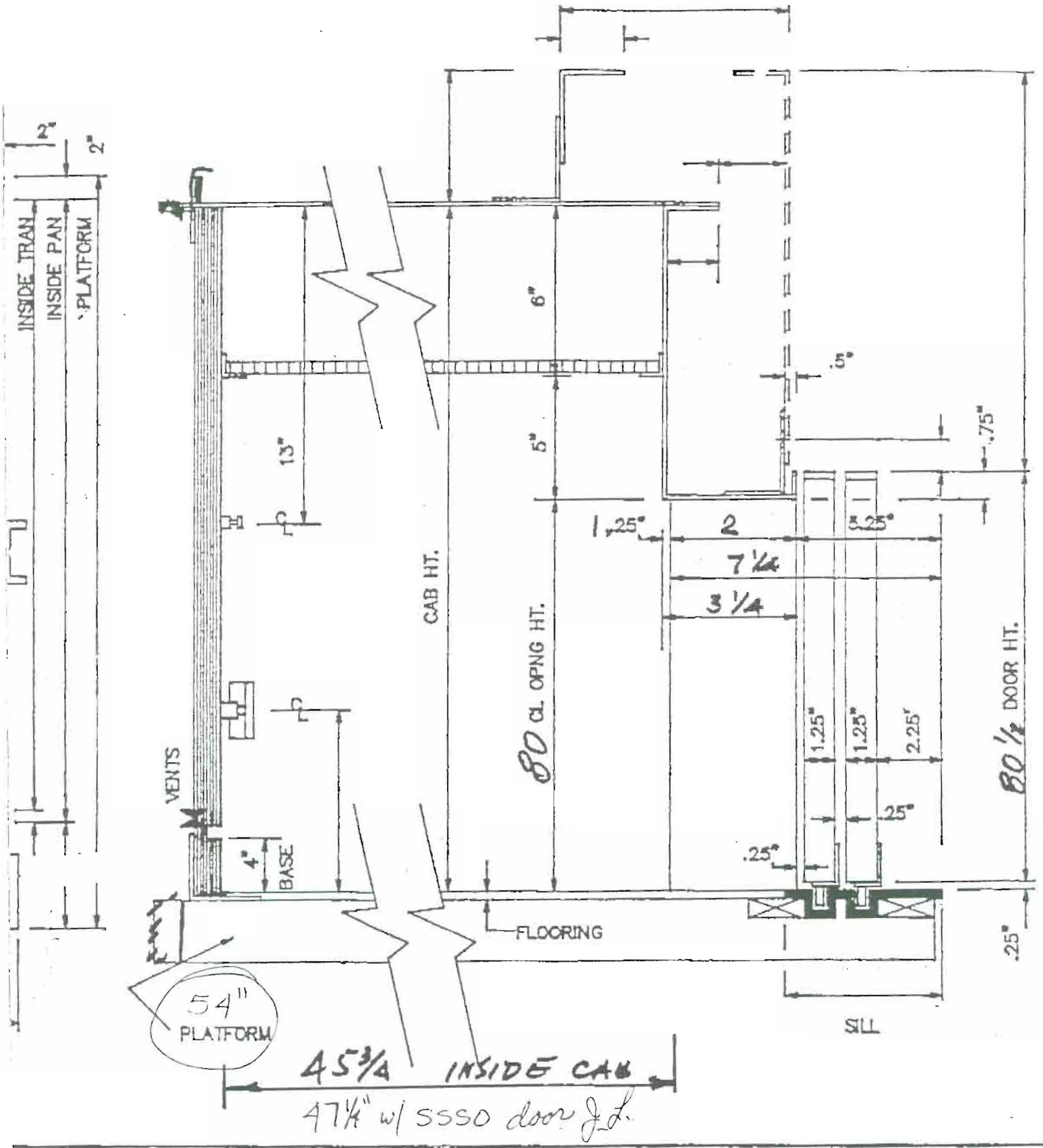
60"

STAT. PANEL

Post-It™ brand fax transmittal memo 7671 # of pages >	
To John LAWRENCE	From L. BLAIOTTA
Co. LAWRENCE	Co. COLUMBIA
Dept.	Phone #
Fax # 1-207-761-4013	Fax #

CAB

P 4 of 4





## BUILDING PERMIT REPORT

DATE: 10/20/97 ADDRESS: 185 State St  
REASON FOR PERMIT: Change of use  
BUILDING OWNER: Kenneth Ray  
CONTRACTOR: SAA  
PERMIT APPLICANT: Ken Ray APPROVAL: \*1, \*4, \*12, \*18, \*20, \*26, \*30, \*31, \*32  
USE GROUP B BOCA 1996 CONSTRUCTION TYPE RENDER

### CONDITION(S) OF APPROVAL

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) ~~hour~~ <sup>2 hours</sup>, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms

# COMMENTS

2/17/97 - Plumbing insp - Rough in - no test or shine - appears ok.

have concerns about the roof & joist system -  
 Off the barn beams - 4th & 2nd flrs have inadequate headers. - Also areas near large plumbing stack in bearing wall appears framing is inadequate.  
 Plumbing around elevator shaft is inadequate

2/19/97 - Inspected w/ Mike Nigert - He agreed w/ concerns listed above.

2/22/97 - Inspected w/ Sam Hedges - told owner he had to hire design professional - He agreed to for structural reasons

March - Framing & Plumbing - OK - appears to be done per plans.

Final - OK to occupy. X

## Inspection Record

Type	Date
Foundation:	2/1/4
Framing:	OK - T.M.
Plumbing:	OK - T.M.
Final:	OK - T.M.
Other:	



• In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
22. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
30. *A Fire alarm system shall be installed in accordance w/NFPA 72 w/ separate permits*
31. *Please read and implement attached Land Use-Zoning report requirements*
32. *No exterior work is authorized under this permit*
- 33.
- 34.

P. Samuel Hoffses, Code Enforcement

*Li. McDougall*  
cc: Li. McDougall, DFD  
Marge Schmuckal



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 188 State St 055-E-039

Issued to Ray, Kenneth

Date of Issue 12 March 1998

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. 971152, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORITION OF BUILDING OR PREMISES

4th Floor - Entire  
2nd Floor - Front

APPROVED OCCUPANCY

Office Space  
Office Space

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

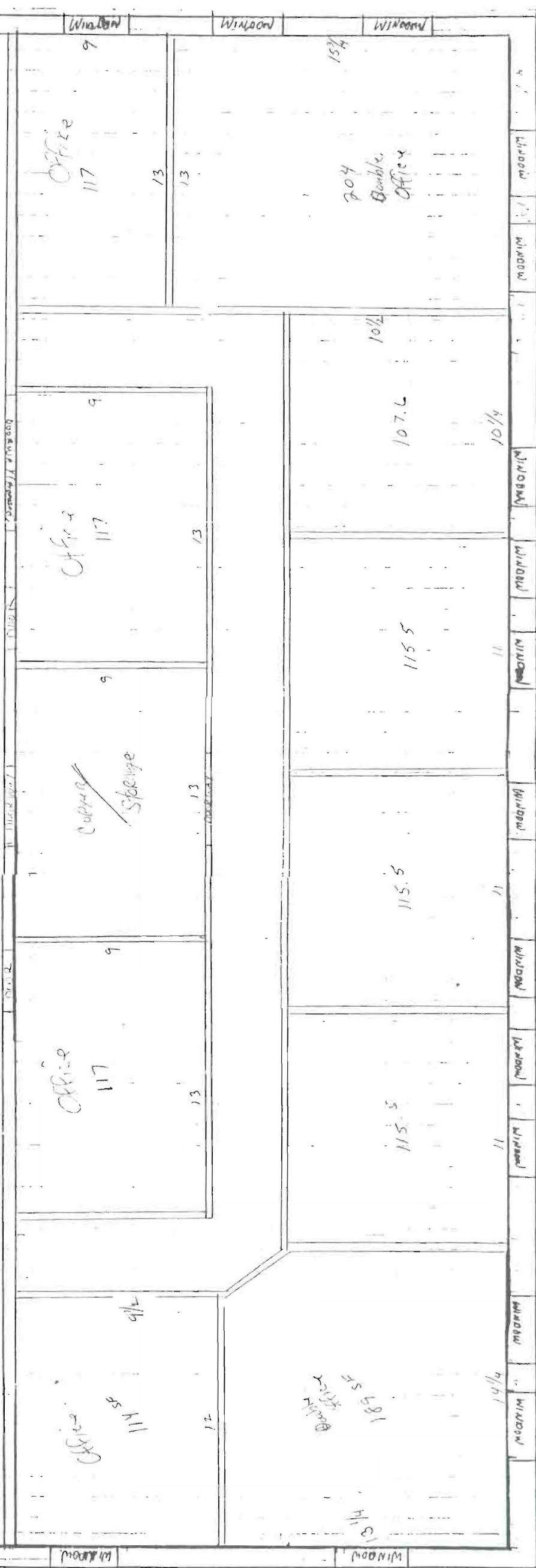
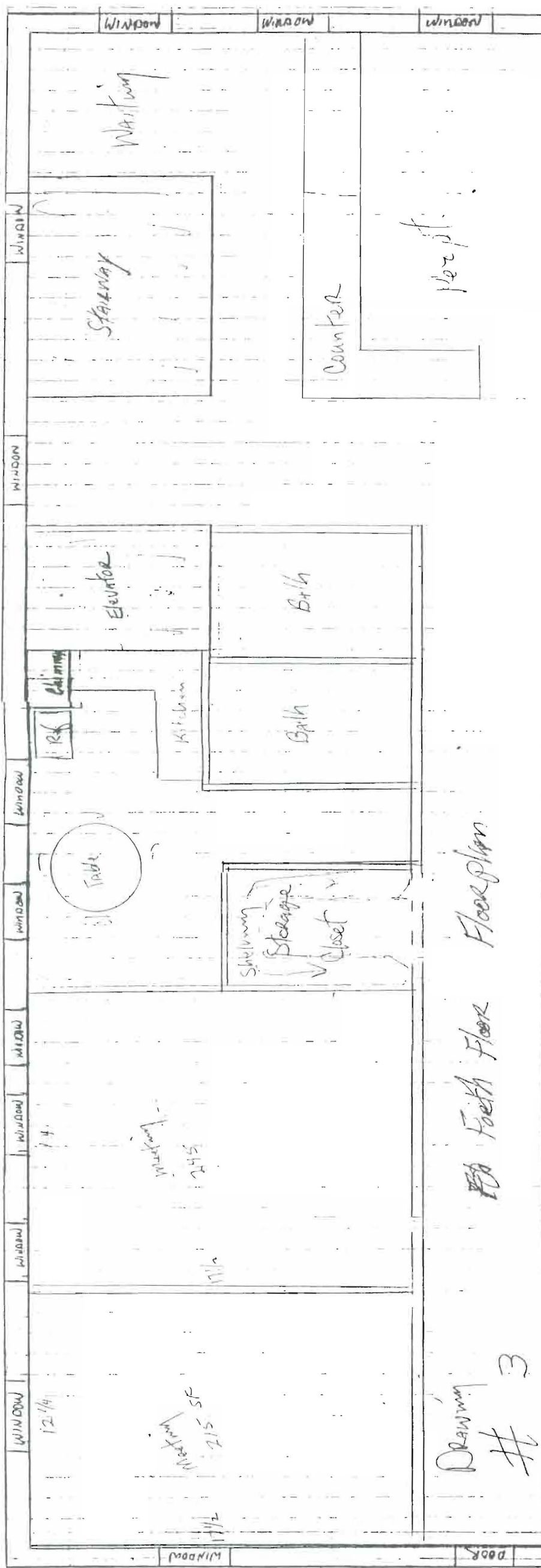
(Date)

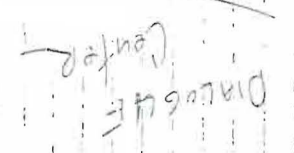
Inspector

Inspector of Buildings

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







Scale 1/4" = 1'



PARKING

Pine St

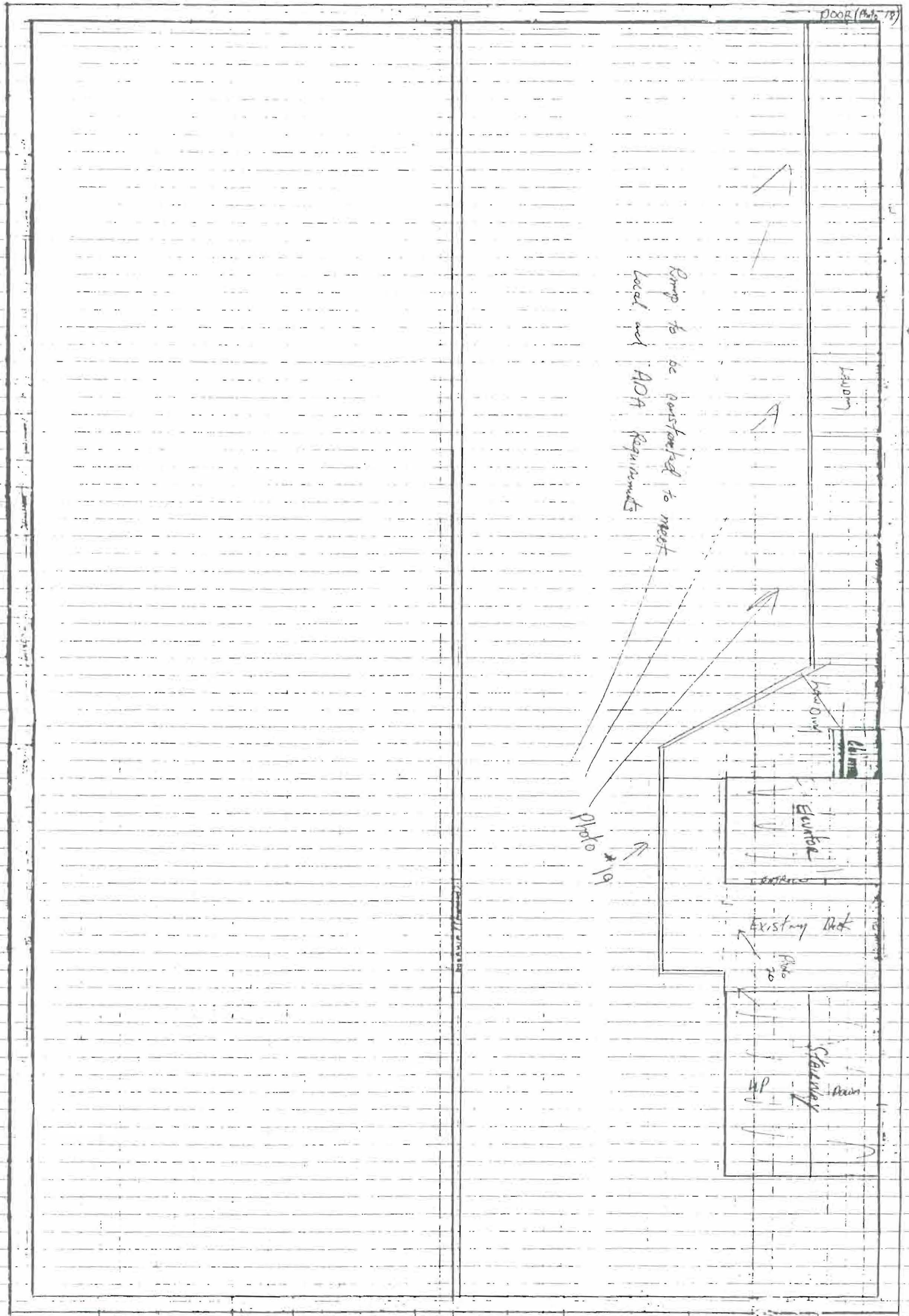


Photo 21 + 28

Building 4 feet  
→  
See Photo 28

Ground Floor

State Front St





8

JOHN CALVIN STEVENS  
JOHN HOWARD STEVENS  
Architects: Portland, Me.

PINE ST. ELEVATION  
SCALE 1/4" = 1'-0"  
OCT 6 1915

BLOCK-COR-PINE STATE PRISON  
ADAM P. LEIGHTON



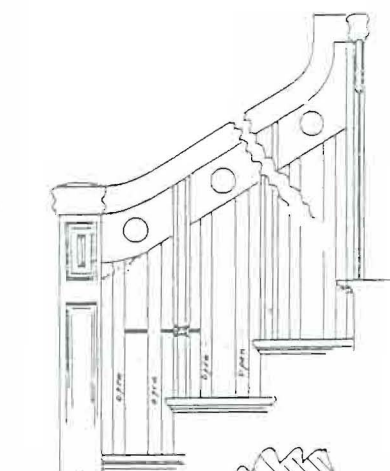




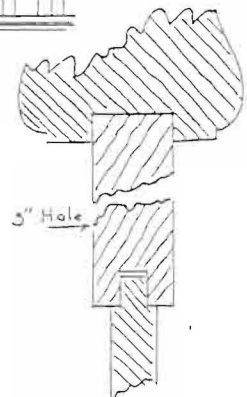
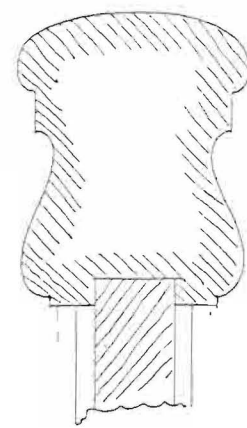
CORNICE ALL GRAY.  
TERRA COTTA \*  
ALTERNATIVE \*  
ADOPTED DESIGN.  
Oct. 16, 1915.



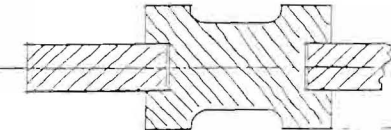
AS SHOWN  
SPECIFIED  
RED



one post  
like this



5" Hole

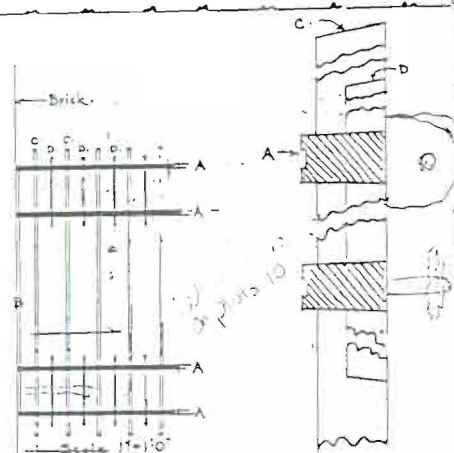


BALUSTER

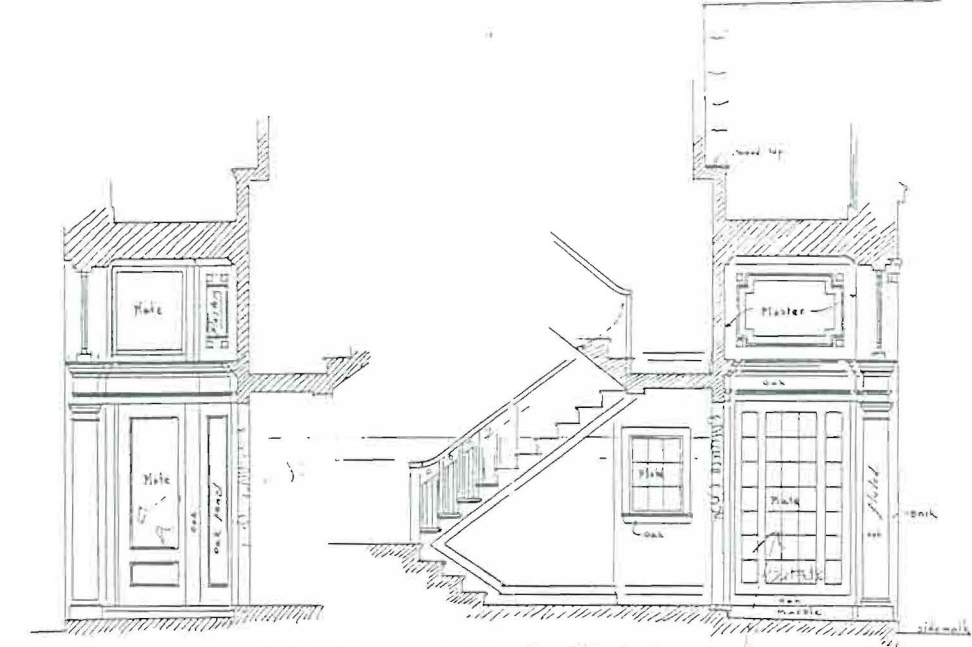


BALUSTER  
AT CORNERS

STAIRS  
SCALE 1/4" = 1'-0"

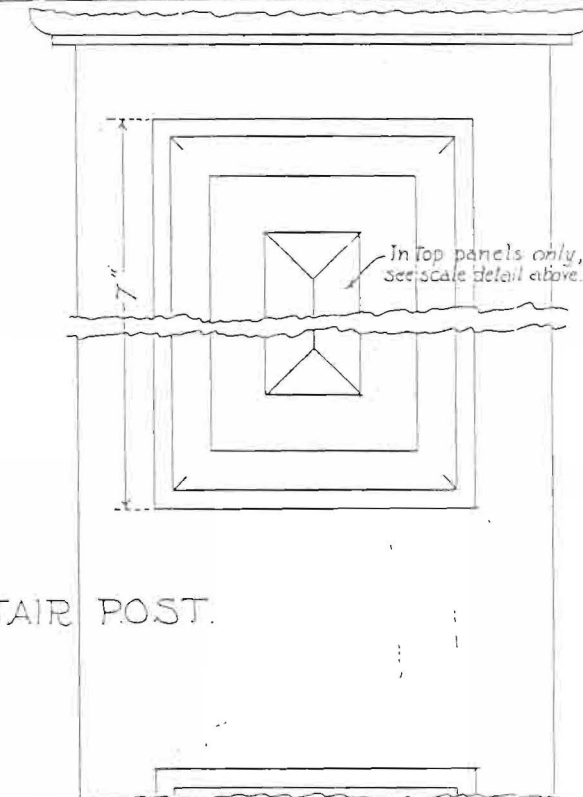


C-1 GRILLES ON PINETST  
& SIMILAR ONES AT CELLAR  
WINDOWS UNDER SHOW WIND



SECTIONS THRO ENTRANCE  
SCALE 1/4" = 1'-0"

"Bureau 10" wall (1/2")



STAIR POST.

Build similar  
with

In top panels only,  
see scale detail above.

BLOCK COR PINE & STATE STS for HON ADAM P. LEIGHTON

DETAILS

OCT. 6 1915

JOHN CALVIN STEVENS  
JOHN HOWARD STEVENS  
Architects: Portland, Me.

18