

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CITY OF PORTLAND

Located At 18 MCKINLEY CT

Job ID: 2012-09-4976-ALTCOMM

CBL: 083E- E-460-001

has permission to Stabilization for whole building

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-4976-ALTCOMM

Located At: 18 MCKINLEY CT

CBL: 083E- E-460-001

Conditions of Approval:

Historic

1. Any stabilization work shall not conflict with future rehabilitation plans reviewed and approved by the Historic Preservation Board.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

Fire

1. This permit is being approved on the basis of the plans submitted and for the purpose of stabilizing the building only. Any deviation from the plans would require amendments and approval.
2. Work shall comply with NFPA 1, *Fire Code*, 2009 edition and NFPA 241, *Standard for Safeguarding Construction, Alteration, and Demolition Operations*, 2004 edition.
3. A minimum of one safe stair shall be maintained.
4. Fire extinguishers are required per NFPA 1.
5. Any cutting and welding done will require a Hot Work Permit from Fire Department.

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--|---|---|--|
| Job No: 2012-09-4976-ALTCOMM | Date Applied: 9/18/2012 | CBL: 083E- E-460-001 | |
| Location of Construction: 18 MCKINLEY CT - GREAT DIAMOND ISLAND | Owner Name: CITY OF PORTLAND | Owner Address: 389 CONGRESS STREET PORTLAND, ME 04101 | Phone: |
| Business Name: | Contractor Name: Portland Builders - Josh Cushman | Contractor Address: 85 YORK STREET, PORTLAND, ME 04101 | Phone: (207) 879-0118 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: IR-3 Conditional Contract Zn |
| Past Use: Buildings # 46 (Double Barracks) and #19 (Hospital) | Proposed Use: Same: Double Barracks and Hospital - to stabilize the Double Barracks as per plan - not establishing the use or the major renovations at this time - to be under separate permit | Cost of Work: \$295,000.00 | CEO District: |
| | | Fire Dept: 10/15/12 Signature: <i>Bj...</i> (58) | Inspection: Use Group: <i>ibcont</i> Type: <i>3B</i> <i>IBC 09</i> Signature: <i>[Signature]</i> |
| Proposed Project Description: Stabilization for whole building | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: Brad | | Zoning Approval | |

| | | | |
|---|--|--|--|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input checked="" type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>2008-0177</i></p> <p><input checked="" type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK 9/10/12</i></p> | <p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p> | <p>Historic Preservation</p> <p><i>- within -</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>10/1/12</i></p> <p><i>D. Andrews</i></p> |
| | 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 appication 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



General Building Permit Application

Entered 9/18/12

(B)

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.

A 2012-09-4976 - 18 McKinley Ct.

| | | |
|--|--|---|
| Location/Address of Construction: Building 46 - McKinley Court - Double Barracks, Great Diamond Island | | |
| Total Square Footage of Proposed Structure/Area 16,510 | Square Footage of Lot .08 acres | |
| Tax Assessor's Chart, Block & Lot Chart# 83E Block# <u>E</u> Lot# 460 | Applicant * <u>must</u> be owner, Lessee or Buyer* Name The Inn at Diamond Cove, LLC Address PO Box 3572 City, State & Zip Portland, ME 04104 | Telephone: (207) 772-2992 |
| Lessee/DBA (If Applicable) RECEIVED SEP 18 2012 Dept. of Building Inspections CITY OF PORTLAND MAINE | Owner (if different from Applicant) Name City of Portland Address 389 Congress Street City, State & Zip Portland, ME 04101 | Cost Of Work: \$ 295,000 C of O Fee: \$ Total Fee: \$ 2,970 |
| Current legal use: <u>single family</u> <u>Vacant</u> | If vacant, what was the previous use? <u>Barracks</u> | |
| Proposed Specific use: <u>Hotel</u> | <u>not establishing the use at this time</u> | |
| Is property part of a subdivision? <u>Yes</u> | If yes, please name <u>Stabilization Plan</u> | |
| Project description: See attached letter. | | |
| Contractor's name: <u>Portland Builders</u> | | |
| Address: <u>85 York Street</u> | | |
| City, State & Zip: <u>Portland, ME 04101</u> | | Telephone: <u>(207) 879-0118</u> |
| Who should we contact when the permit is ready: <u>Josh Cushman, Portland Builders (207) 879-0118</u> | | Telephone: _____ |
| Mailing address: <u>85 York Street, Portland, ME 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, 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: [Signature] Date: 9-17-12

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

September 17, 2012

The Inn at Diamond Cove
McKinley Court
Great Diamond Island
Portland, Maine

Stabilization Plan - September 15, 2012

Following is a listing of proposed stabilization for the above mentioned project:

1. The building will be secured by adding a fence, basically fencing off the inner courtyard.
2. The building grounds and interior of the space will be cleaned of all fallen building parts components.
3. All collapsing framing will be removed see demolition documents.
4. New framing will be added as necessary to secure integrity of building. See attached framing plans.
5. Building will be temporarily protected from inclement weather by attaching poly to existing window openings, applying ice add water shield to exposed roof valleys.

Attachments also include existing building condition photographs.

Prepared by: David Lloyd, Architect



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Receipts Details:

Tender Information: Check , Check Number: 164

Tender Amount: 2970.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 9/18/2012

Receipt Number: 48317

Receipt Details:

| | | | |
|---|---------|----------------|-----------|
| Referance ID: | 8040 | Fee Type: | BP-Constr |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 2970.00 | Charge Amount: | 2970.00 |
| Job ID: Job ID: 2012-09-4976-ALTCOMM - Stabilization for whole building | | | |
| Additional Comments: 18 Mckinley Ct | | | |

Thank You for your Payment!

Marge Schmuckal - Great Diamond Island - Buildings 46 conditional contract rezoning

From: Marge Schmuckal
To: Rick Knowland
Date: 9/19/2012 3:29 PM
Subject: Great Diamond Island - Buildings 46 conditional contract rezoning
CC: ALEX JAEGERMAN; Barbara Barhydt ; Philip DiPierro
Attachments: stabilization plan.pdf

Hi all,

I have a building permit for this project. It is only to stabilize the building before the main work begins. See attached plan for more details. Can we issue this permit?

Also on another front, this is a conditional contract rezoning. But the zoning map does not reflect any rezoning. Can that be followed up and be added to the zoning map?

Thank you,
Marge

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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Current Owner Information:

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Maps

Tax Relief

Tax Roll

Q & A

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CBL 083E E460001
Land Use Type ELEVEN TO TWENTY FAMILY
Property Location 18 MCKINLEY CT
Owner Information DOUBLE BARRACKS AT DIAMOND COVE LLC
 PO BOX 266
 LYME NH 03768
Book and Page 16290/256
Legal Description 83E-E-460
 PLAN OF DIAMOND COVE
 MCKINLEY CT 18-28
 GREAT DIAMOND ISLAND
Acres 0.3736

Current Assessed Valuation:

| | | |
|----------------------------------|--------------|---|
| TAX ACCT NO. | 47354 | OWNER OF RECORD AS OF APRIL 2012 |
| LAND VALUE | \$139,000.00 | DOUBLE BARRACKS AT |
| BUILDING VALUE | \$230,200.00 | DIAMOND COVE LLC |
| NET TAXABLE - REAL ESTATE | \$369,200.00 | PO BOX 266 |
| TAX AMOUNT | \$6,948.34 | LYME NH 03768 |

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Building Information:

Building 1

Year Built 1850
Style/Structure Type APARTMENT - GARDEN
Units 14
Square Feet 43556

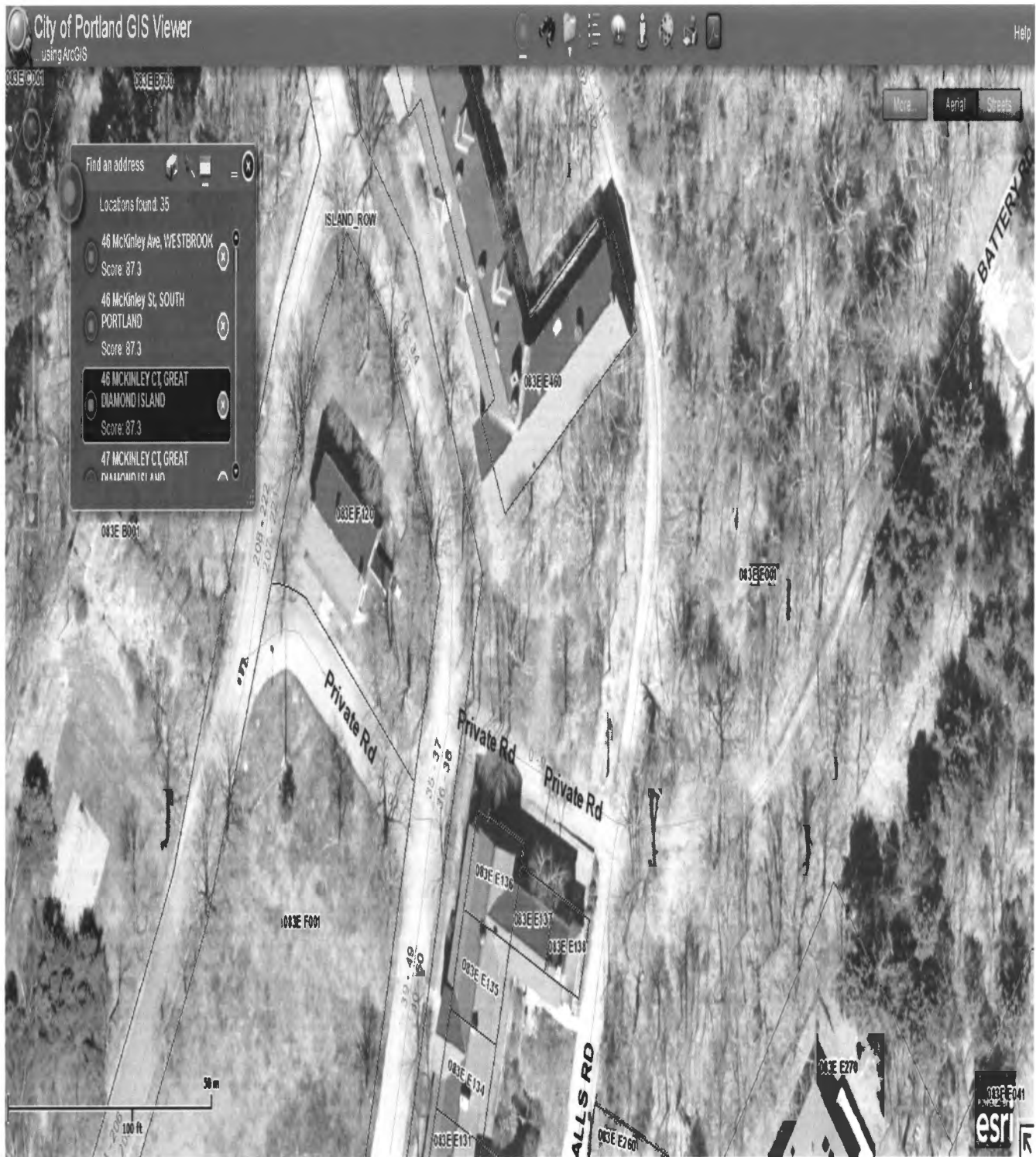
ADODB.Field error '800a0bcd'

[View Sketch](#)

Either BOF or EOF is True, or the current record has been deleted. Requested operation requires a current record.

[/searchdetail.asp, line 426](#)

Best viewed at 800x600, with Internet Explorer













From: Tammy Munson
To: support staff
Date: 9/19/2012 8:44 AM
Subject: Fwd: Inn and Diamond Cove Project Temporary License Agreement
Attachments: Temp License Agreement-Fully Executed 9-13-12.pdf

Please place this document with this application. Where is this in the review process?

>>> Greg Mitchell 9/19/2012 8:40 AM >>>
Tammy:

As discussed, attached is a fully executed Temporary License Agreement allowing David Bateman to proceed with the stabilization work on the Inn at Diamond Cove Project.

Thank you for your assistance on issuing building permits for this work. Please contact me if you have any questions.

Greg

Greg A. Mitchell, Director
Economic Development Dept.
City of Portland
389 Congress Street
Portland, Maine 04101
Tel. 207.874.8945
Fax 207.756.8217

TEMPORARY LICENSE AGREEMENT

This AGREEMENT, made as of this 13 day of September, 2012, by and between the CITY OF PORTLAND, MAINE, a Maine municipal corporation ("City") and THE INN AT DIAMOND COVE, LLC, a Maine limited liability company with a place of business in said Portland, Maine ("Inn"), as follows:

RECITALS:

1. City and Inn are parties to a Purchase and Sale Agreement with respect to certain real estate located at Fort McKinley, Great Diamond Island, Portland, Maine, said Purchase and Sale Agreement being dated May 4, 2007 ("P&S"), which has been amended from time to time, and which Agreement has not yet been consummated.
2. Inn wishes to enter onto a portion of the said certain real estate, namely the parcel of land customarily known as The Hospital Building ("Building #19") and The Double Barracks ("Building #46") located at Fort McKinley, Great Diamond Island, Portland, Maine, for the purpose of stabilizing the 'Double Barracks' and 'Hospital' structures, thereon.
3. City is willing to allow such entry and stabilization, but only on the terms described herein.

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, City and Inn hereby agree as follows:

AGREEMENTS:

1. Inn may enter Double Barracks and Hospital and the real property of the City near or related to said Double Barracks and Hospital, for the purpose of stabilizing the Double Barracks and Hospital structures, that is, to prevent its further deterioration as determined reasonably necessary in the opinion of the Inn or its consultants (the "Stabilization Work").
2. Inn will provide City with a plan of the Stabilization Work, and periodic reports of the work actually done, including a final report of Stabilization Work.
3. Inn will obtain the necessary approvals and permits for the Stabilization Work.
4. The Stabilization Work shall be done at no cost to the City and with no off-set against any purchase price to be paid by Inn to City under the P&S.
5. Prior to the commencement of the Stabilization Work, Inn will procure and maintain Public Liability Insurance coverage in an amount of not less than Four Hundred Thousand Dollars (\$400,000) combined single limit for bodily injury, death, and property damage, naming the City as an additional insured on the policy, and provide the City a certificate of insurance evidencing such coverage, in this way: certificate must say either: A) "the policy actually been endorsed to name the City of Portland as an Additional Insured" and a copy of the endorsement must come to the City of Portland with the certificate, or B) "the policy already includes an

endorsement, such as the General Liability Expansion Endorsement, by which the City of Portland is, in fact, automatically made an additional insured." A Certificate which merely has a box checked under 'Addl Insr,' or the like, or which merely states "The City of Portland is named as an Additional Insured", will not be acceptable. Inn shall furnish and thereafter maintain certificates evidencing such coverage, which certificates shall guarantee thirty (30) days' notice to City of termination of insurance from insurance company or agent.

6. To the fullest extent permitted by law, the Inn shall defend, indemnify and hold harmless the City, its officers and employees, from and against all claims, damages, losses, and expenses, just or unjust, including, but not limited to, the costs of defense and attorney's fees arising out of or resulting from the performance of this Agreement, provided that any such claims, damage, loss or expense (1) is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use therefrom, and (2) is caused in whole or in part by any negligent act or omission of the Inn, anyone directly or indirectly employed by it, or anyone for whose act it may be liable.

7. Inn shall further defend, indemnify and hold the City harmless from any claim or lien of any nature filed against the City or its property as a result of services performed or materials provided under this Agreement by a subcontractor or supplier or anyone employed by Inn. In the event such claim or lien is filed against City, Inn shall defend such claim on behalf of City by counsel acceptable to City or shall otherwise discharge such claim or lien by a means acceptable to City. City's acceptance hereunder shall not be unreasonably withheld.

8. INN covenants and agrees that the Stabilization Work shall be performed in a good workmanlike manner.

9. The Stabilization Work shall, until closing on the purchase by Inn, be the property of the City, upon the acceptance of such Work by City; and if the purchase fails to close, it shall remain the property of the City, and any subsequent owner of the real property upon which the Double Barracks and Hospital sit.

IN WITNESS WHEREOF, City and Inn have executed this Agreement, independent of the P&S, and not as an amendment thereto, as of the date here and above set forth.

WITNESS:



APPROVED AS TO FORM:

CORPORATION COUNSEL'S OFFICE

CITY OF PORTLAND, MAINE

By:


Mark H. Rees

Its:

Manager

THE INN AT DIAMOND COVE, LLC

By:

Bateman Partners, LLC

By:


David H. Bateman

Its member or Manager