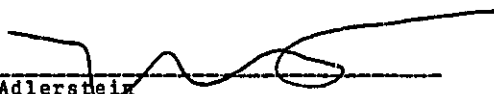


Jameson Gallery & Frame, Inc.
217 Commercial Street
Portland Me 04101

December 12, 1994

City of Portland
Dept. of Planning and Urban Development
Room 211 City Hall
389 Congress Street
Portland, ME 04101


This is to verify approval by Larry Adlerstein, 217
Commercial Street, for tenant, Jameson Gallery & Frame Inc.
to erect sign on store front.


Larry Adlerstein

12/12/94
Date

Acadia Ins. (Corkham Ins. agency)
Insurance Co., liability

Thank you.


Martha Gilmartin
Jameson Gallery & Frame, Inc.

STATE FARM INSURANCE COMPANIES

Premium Notice

POLICY NUMBER
99-00-9135-5

BUSINESS - MER/SER

MPP ACCOUNT NO: 95127900

NOTE: DO NOT PAY - PREMIUM BILLED THROUGH STATE FARM PAYMENT PLAN.

DATE DUE

PLEASE PAY THIS AMOUNT

THIS IS FOR INFORMATION ONLY

IF YOU HAVE MOVED PLEASE CONTACT YOUR AGENT

1035/89 G

RANCOURT, MICHAEL &
GILMARTIN, MARTHA
DBA JAMESON GALLERY
217 COMMERCIAL ST
PORTLAND ME 04101-4621

|||||

Regional Office Use Only

0114

40050140000000 499600009135511528>



STATE FARM GENERAL INSURANCE COMPANY
100 STATE FARM PLACE, BALLSTON SPA NY 12020-8000

RENEWAL CERTIFICATE
PREPARED NOV 07 94

POLICY NUMBER

99-00-9135-5

DATE DUE

PLEASE PAY THIS AMOUNT

BILLED THROUGH SFPP

BUSINESS - MER/SER

INSURED:
RANCOURT, MICHAEL &
GILMARTIN, MARTHA

CONTINUED PAYMENT OF YOUR PAYMENT PLAN
BILL WILL EXTEND COVERAGE TO DEC 15 95.

SECTION I

LOCATION
1) 217-219 COMMERCIAL ST
PORTLAND ME

COVERAGES/LIMITS
BUILDINGS- BUSINESS PERSONAL
COVERAGE A PROPERTY-COVERAGE B
EXCLUDED 51.200 \$

PREMIUM
670.01

LOSS OF INCOME-COVERAGE C

ACTUAL LOSS

DEDUCTIBLES-BASIC \$250

OTHER DEDUCTIBLES MAY APPLY-REFER TO POLICY

SECTION II

BUSINESS LIABILITY-COVERAGE L	1,000,000	\$	45.01
MEDICAL PAYMENTS-COVERAGE M	5,000		
PRODUCTS-COMPLETED OPERATIONS (PCO) AGGREGATE	2,000,000		
GENERAL AGGREGATE (OTHER THAN PCO)	2,000,000		

COVERAGES	FORMS, OPTIONS, AND	ENDORSEMENTS
INFLATION COVERAGE	BUSINESS - SPECIAL FORM 3	FP-6103
INDEX: N/A	AMENDATORY ENDORSEMENT	FE-6219
COVERAGES B -	DEBRIS REMOVAL ENDORSEMENT	FE-6451
CONSUMER PRICE	PROTECTIVE SAFEGUARD	FE-6303
INDEX: 149.4		

See reverse side for important information affecting your insurance
Please keep this part for your record

Thanks for letting us serve you...

Agent MCINTOSH, DAWN
Telephone 207-761-1511

3

ANNUAL PREMIUM

\$

715.0

SIGNS: fee is \$25 & 20 cents/square foot

89 sq feet = 1.78

+ 25.00

2618

- REQMS:
- ✓ 1. proof of liability coverage from sign-owner
 - ✓ 2. plot plan showing location of all signs on property
 - ✓ 3. visual drawing of sign
 - ✓ 4. total amount of signage on property - in square feet
 - ✓ 5. consent form from owner "ok for sign to be erected"

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: 217 COMMERCIAL ST.

Applicant: (name) MARTHA GILMAN (telephone) 772-5522
 (company) JAMESON GALLERY & FRAME INC.
 (address) 217 COMMERCIAL ST. 04101
PORTLAND

Property Owner, if different: (name) LARRY ADLSTEIN
 (address) 217 A COMMERCIAL ST.
PORTLAND ME 04101
 (telephone) 829-2502

Architect (if any): N/A
 Contractor or Builder (if any): N/A

Local Designation: within historic district: (name) Old Port - Lower
 Landmark. Contributing. Non-contributing.

National Register Status: Landmark. District. Not Applicable.

Description of Proposed Work (Use additional sheets as necessary. Submit architectural sketches, plans, scale drawings, photographs, specifications, or other supporting documentation as required. All submission materials will be retained by the City. In the case of demolition or removal of a structure, the following indicates the proposed condition and appearance of the property thereafter):

Sign

Work is proposed in conjunction with: Major site plan application. Minor site plan application.
 Building permit application None of the above.

Applicant's Signature: [Signature] Owner's Signature (if different): N/A

Note: No application fee. 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 of Application.

FOR CITY USE ONLY
 Historic Resource Inventory Number: _____ Assessor's Chart/Block/Lot: _____

Date Application Submitted: 12/18/94 Date Application Complete: _____

CITY OF PORTLAND

HISTORIC
PRESERVATION
ORDINANCE



Sign Requirements:
Sign Location: Building front /
in Permission
Building Owners liability ins: Mary Adlerstein / see attached
Business liability ins: State Farm Insurance policy # 99-00-9152-9
Height of sign from sidewalk: 9'11" ag. Dawn Macintosh 761-1511
Distance sign projects from building: approx 44" w/ frame
How will sign be installed: w/ wrought iron hanger
Will there be lighting? not at this time
Size of lettering: 6"
Material Sign is made of: wood
How thick is the sign: 1"
Sketch of sign, with dimensions: included
Photo of area sign will hang: drawing included
Color scheme: offwhite background w/ green lettering
and grid frame

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

Location of Construction 217 Commercial St		Owner: Larry Adlerstein		Phone: 828-2555		Permit No: 9 51185	
Owner Address: 540 Deering Ave- Ptd, ME 04103		Lease/Buyer's Name:		Phone:		Business Name:	
Contractor Name: owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT 3 1995 </div>	
Past Use: warehouse space		Proposed Use: & studios office space - w intr rnvtns		COST OF WORK: \$ 20,000		PERMIT FEE: \$ 120	
Proposed Project Description: change/use - from warehouse to office, studio & restaurant w interior renovations		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zoning Approval: <i>10/27/95</i> 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 <input checked="" type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approve <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Permit Taken By: L Chase		Date Applied For: 8/23/95		Signature: _____		Date: _____	

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

PERMIT ISSUED WITH WATER

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 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: 540 Deering Ave P 04103 DATE: 8/23/95 PHONE: 828-2555

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

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

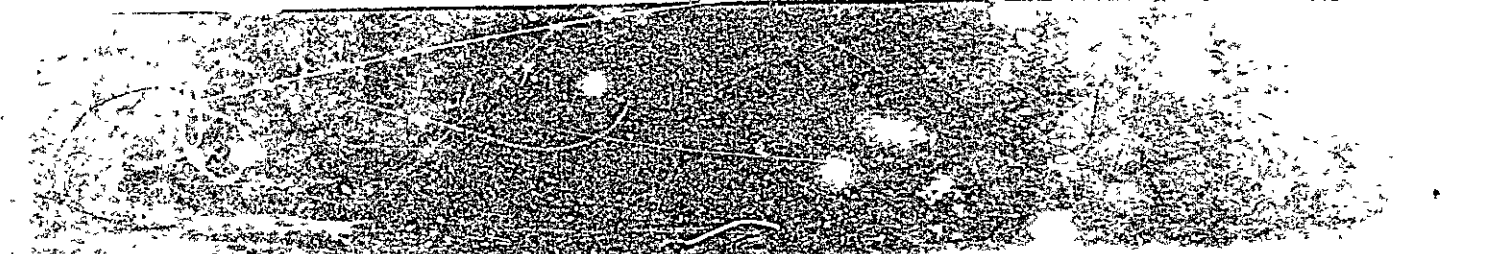
- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: *8/24/95*

CEO DISTRICT 2

Timmsm



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

Location of Construction <u>217 Commercial St</u>		Owner <u>Larry Adlerstein</u>	Phone <u>8282555</u>	Permit No: 951040
Owner Address: <u>540 Dearing Ave, Portland 04103</u>		Leasee/Buyer's Name	Phone	Business Name
Contractor Name <u>Larry Adlerstein</u>		Address		Phone
Past Use: <u>Warehouse</u>	Proposed Use <u>warehouse w/int reno and bathroom addition</u>	COST OF WORK: <u>\$ 3,000.00</u>	PERMIT FEE: <u>\$35.00</u>	PERMIT ISSUED Permit Issued: SEP 29 1995 CITY OF PORTLAND
Proposed Project Description <u>interior renovation and build a bathroom</u>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <u>B</u> Type: <u>3P</u>	
Signature: <u>[Signature]</u>		Signature: <u>[Signature]</u>		Zone: <u>B-3</u> CBL: <u>32-V-5</u>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <u>[Signature]</u>
Signature: _____ Date: _____		Special Zoning Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan mp, <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>		Zoning Appeal: <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
Permit Taken By: <u>Victoria A. Dover</u>	Date Applied For <u>September 27, 1995</u>			Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review

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

PERMIT ISSUED WITH LETTER

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 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: 540 Dearing Ave DATE: 9/27/95 PHONE: 828-2555

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

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

CEO DISTRICT 2
[Signature]

Action:
 Approved
 Approved with Conditions
 Denied
Date: 9/29/95
[Signature]

Permit # _____ City of Portland **BUILDING PERMIT APPLICATION** Fee \$50 - conditional use appeal Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form. \$300 - major site plan

Owner: Larry Adlerstein Phone # 772-7272
 Address: 415 Forest Ave- Ptlid, ME 04104
 LOCATION OF CONSTRUCTION 217 Commercial St.
 Contractor: _____ Sub: (old Carr bldg)
 Address: _____ Phone # _____
 Est. Construction Cost: retail warehousing, offices, studios, light manufacturing
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. 32,700 - entire bldg
 # Stories _____ # Bedrooms _____ Lot Size: 6540 sq ft
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain: Conversion Major Site plan & Conditional use appeal

For Official Use Only	
Date: <u>1/4/93</u>	Subdivision: _____
Inside Fire Limits: _____	Name: _____
Blkg Code: _____	Lot: _____
Time Limit: _____	Ownership: _____
Estimated Cost: _____	Public: _____

Zoning: _____
 Street Frontage Provided: _____
 Provided Setback: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Floor:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 No. windows _____
 2. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Finishing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant [Signature] Date _____

CEO's District Larry Adlerstein

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO

White - Tax Assessor

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant Larry Adlerstein Date 1/4/93
415 Forest Ave- Ptld, 04104
 Mailing Address & light manufacturing
retail, warehousing, offices, studio
 Proposed Use of Site 32,700 total floor
6540 sq ft / 68400 sq ft - approx area
 Acreage of Site / Ground Floor Coverage
 Address of Proposed Site 217 Commercial St. (old Carr bldg)
 Site Identifier(s) from Assessors Maps
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No

Other Comments: Major site plan review & conditional use appeal
 Date Dept. Review Due: _____ contact person: L. Adlerstein 772-72 72

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning: **SPACE & BULK,**
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT SETBACK AREA (SEC. 21)	JSE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

REASONS:

WAH

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant Larry Adlerstein Date 1/4/93
415 Forest Ave - Pkld, ME 04103
 Mailing Address & light manufacturing 217 Commercial St.
retail, warehousing, offices, studios. (old Carr bldg)
 Address of Proposed Site
 Proposed Use of Site 32,700 total floor Site Identifier(s) from Assessors Maps
6540 sq ft / 88400 sq ft - approx area
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site
 Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: Major site plan review & conditional use appeal
 Date Dept. Review Due: contact person: L. Adlerstein 77282372

FIRE DEPARTMENT REVIEW

(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature]
 SIGNATURE OF REVIEWING STAFF/DATE
 FIRE DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Planning Dept

Applicant: Larry Adlerstein
Forest Ave - Ptd, ME 04107
 Mailing Address: light manufacturing
retail, warehousing, offices, studios.
 Proposed Use of Site: 52,750 total floor
6540 sq ft / 8820 sq ft - 4300x area
 Acreage of Site / Ground Floor Coverage

Date: 1/4/93
 Address of Proposed Site: 217 Commercial St.
(old Carr bldg)
 Site Identifier(s) from Assessors Maps
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: () Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No
 Other Comments: Major site plan review & conditional use appeal
 Date Dept. Review Due: contact person; L. Adlerstein 77292372

PLANNING DEPARTMENT REVIEW

(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
APPROVED CONDITIONALLY												✓
DISAPPROVED												

REASONS: See Attached approval letter

(Attach Separate Sheet If Necessary)

Sarah Hopkins 1/13/93
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

93-001-142

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Melodie Esterberg
planning

Applicant: Larry Adlerstein
Address: 15 Ave- Ptld, ME 04101
Mailing Address: light manufacturing, retail, warehousing, offices, studios
Proposed Use of Site: 32,700 total floor area
6540 sq ft / 55'0" x 99' ft - 120' x 120' area
Acreage of Site / Ground Floor Coverage

Date: 1/4/93
Address of Proposed Site: 217 Commercial St. (old Carr blg)
Site Identifier(s) from Assessors Maps
Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No
Proposed Number of Floors: _____
Total Floor Area: _____

Other Comments: Major Site plan review & conditional use appeal
Date Dept. Review Due: _____ contact person: L. Adlerstein 772072372

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: _____

(Attach Separate Sheet if Necessary)

no pit. gas required

Melodie Esterberg
SIGNATURE OF REVIEWING STAFF/DATE 1/20/93

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kenneth M. Cole III, Chair
Jadru R. O'Brien, Vice Chair
Joseph R. DeCoursey
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

January 14, 1993

Lawrence Adlerstein
415 Forest Avenue
Portland, ME 04101

RE: 217-221 Commercial Street

Dear Mr. Adlerstein:

On January 12, 1993 the Portland Planning Board voted unanimously 7-0 to approve the site plan for the reuse of the Carr Bros. building located at 217-221 Commercial Street. The approval was granted for the project with the following condition:

- That the applicant return to the Planning Board for review and approval of the renovations proposed for the Commercial Street facade of the building pertaining to Historic Preservation Ordinance and Pedestrian Activities District.
- The Board also voted unanimously (7-0) to approve the conditional use of the building.

Finally, the Board voted unanimously (7-0) to grant a Certificate of Appropriateness with the following conditions:

- that final door selection and detailing of the Wharf Street pedestrian entrance be coordinated with alterations to Commercial Street facade and any other facades of the building and that a temporary door be permitted until those designs are presented;
- that other alterations or work subject to review under the Historic Preservation Ordinance be submitted as appropriate for Administrative and/or Committee review, as required, and shall be brought back to the Planning Board for final approval.

According to the approved plans, no exterior site work is proposed, therefore no performance guarantee or inspection fee will be required.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #2-92, which is attached. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

If there are any questions, please contact the Planning Staff.

Sincerely,

Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Gibson, Zoning Administrator
George Maherty, Director of Parks and Public Works
William Boothby, Principal Engineer
Melodi Esterberg, Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Paul Niehoff, Materials Engineer
Elizabeth Darling, Economic Development Specialist
Louise Chase, Building Permit Secretary
Approval Letter File

PRO...

JAN - 4 Recd

City of Portland
OFFICE OF PERMITS

Written Statements for
Site Plan Approval

December 31, 1992



ARTIST & CRAFTSMAN SUPPLY
415 FOREST AVENUE
PORTLAND, MAINE 04101
207-772-7272
FAX 207-772-0001

217 Commercial Street is owned by Larry Adlerstein, 21 North Road, North Yarmouth, Maine 04097.

Estimated cost of development is \$80,000.

217 Commercial Street has many window openings that have been boarded or bricked over. The owner is considering reinstalling suitable windows but this effort and the storefronts are not part of this application.

The proposed uses are retail, warehousing, offices, studios, and light manufacturing.

The total land area is 6,540 sq. ft., and the total floor area is 32,700 sq. ft.

There are no existing or proposed easements on the property.

Solid waste disposal will be through the six-foot door on Wharf Street.

Sewer, water, and streets are available.

There are no problems of drainage.

The project will be completed within 12 months.

No state or federal approvals are necessary.

In addition to the letter from my banker, the money required is in my bank account.

The development will not overburden sewers, drains, or solid waste disposal. All light manufacturing shall be of non-toxic materials and disposal will be minimal.

Exterior lighting will not be hazardous to motorists or cause significant annoyance.

The proposed development will not require the opening of Commercial Street.

No tractor-trailer loading on Commercial Street is required.

Larry Adlerstein

