

930605

Permit # 930605 City of Portland BUILDING PERMIT APPLICATION Fee \$30.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: State of Maine Phone # \_\_\_\_\_  
 Address: Convention & Visitors Bureau  
305 Commercial St. Portland 04101  
 LOCATION OF CONSTRUCTION 305 Commercial 1st floor  
 Contractor: Ridel Investments, Inc Sub: \_\_\_\_\_  
 Address: P.O. Box 1357 Scarborough ME Phone # 883-0157  
 Est. Construction Cost: 1500 Proposed Use: Bathroom  
 Past Use: as per plan  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion to construct bathroom for handicap

For Official Use Only

Date July 13, 1993  
 Inside Fire Lines \_\_\_\_\_  
 Bldg Code \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost \$1500.00

Subdivision: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Lot: 119-993  
 Ownership: \_\_\_\_\_  
 Public: \_\_\_\_\_

CITY OF PORTLAND

Zoning: \_\_\_\_\_  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other: WDA - 07-19-93 (Explain)

Foundations:

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

Floors:

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

Exterior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing 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 \_\_\_\_\_ Not in District nor Landmark.  
 3. Type Ceiling: \_\_\_\_\_ Does not require review.  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_  
 \* \* \* \* \*

Roof:

1. Truss or Rafter Size 00-00 Spacing: \_\_\_\_\_ Approved.  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with Conditions.  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Heating:

Type of Heat: \_\_\_\_\_

Electrical:

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:

1. Approval of soil test if required not required 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 Latini

Signature of Applicant: William LeBlond Date 7/13/93

Signature of CEO \_\_\_\_\_ Date \_\_\_\_\_

Inspection Dates \_\_\_\_\_

White-Tax Assessor Yellow-GPCOG

White Tag-CEO

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W. M. LeBlond

PLOT PLAN



**FEES (Breakdown From Front)**

Base Fee \$ 30.00

Subdivision Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ \_\_\_\_\_

Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

Inspection Record	Type	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

**COMMENTS** submitted Jan 21/July/93 work about completed closing - 127 125th St

9/10/93 completed

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

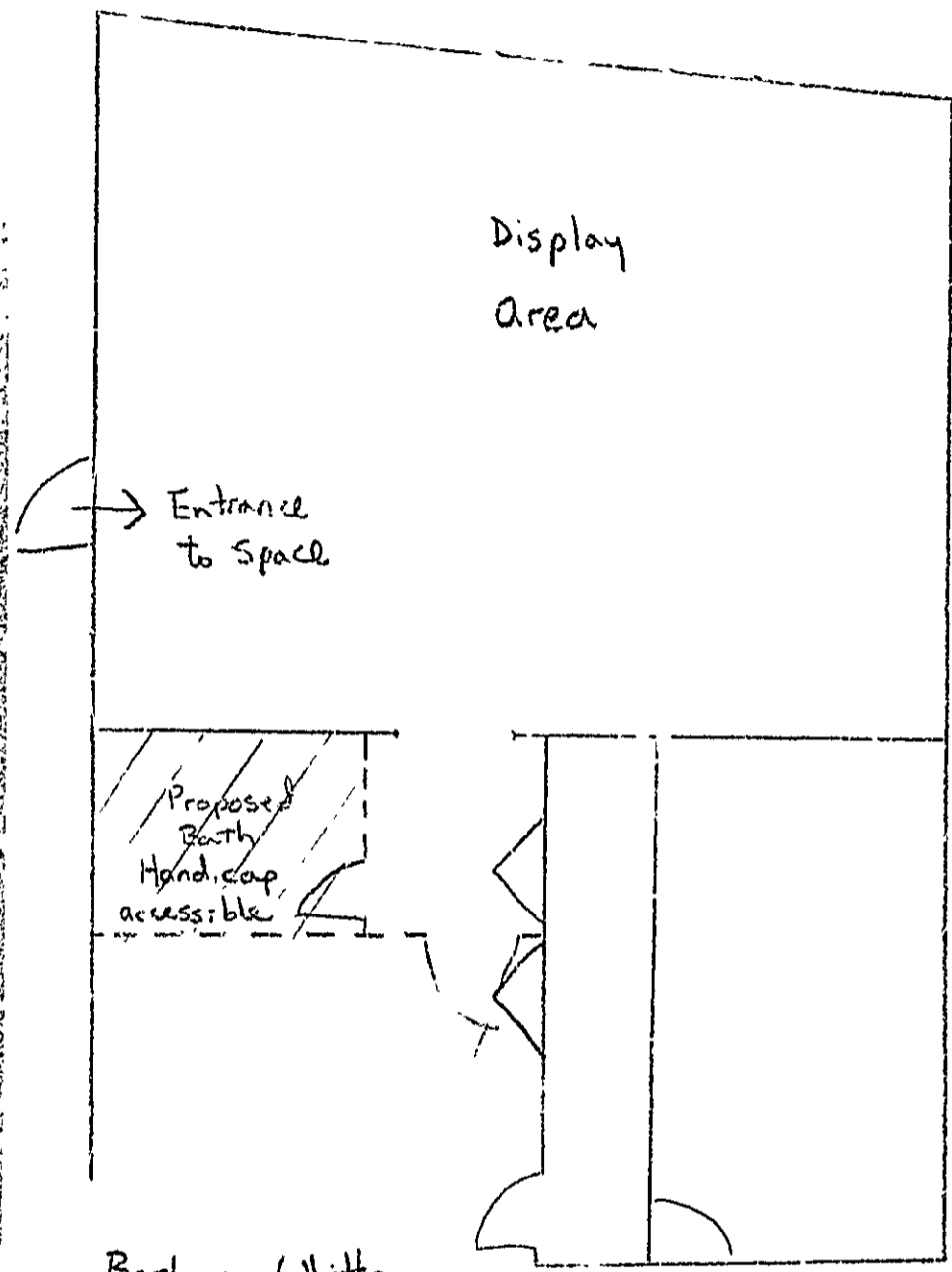
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

← 305 Commercial St. →



Barbara Whitten  
Convention & Visitors Bureau  
305 Commercial St. 1st flr.

Eider Investments Inc. General Contractor  
883-0157

----- New Walls  
\_\_\_\_\_ existing walls

**PLUMBING APPLICATION**

Department of Human Services  
Division of Health Engineering  
(207) 289-3878

**PROPERTY ADDRESS**

Town or Plantation: Portland

Street Subdivision Lot #: 305 Commercial St

**PROPERTY OWNERS NAME**

Last: Maine First: State of

Applicant Name: Chris Blaisdell

Mailing Address of Owner/Applicant (if Different): 61 Pleasant Hill Rd Freeport

**Caution: Permit Required**

PORTLAND 4622 TOWN COPY

Date: 10/13/93 FEE: \$120

[Signature] Local Plumbing Inspector

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understanding and that any falsification is reason for the Local Plumbing Inspector to deny a permit.

[Signature] Signature of Owner/Applicant Date: \_\_\_\_\_

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Kathy Lowe Local Plumbing Inspector Signature Date: 7-29-93 (Date Approved)

**PERMIT INFORMATION**

This Application is for:

1.  NEW PLUMBING

2.  RELOCATED PLUMBING

Type Of Structure To Be Served:

1.  SINGLE FAMILY DWELLING

2.  MODULAR OR MOBILE HOME

3.  MULTIPLE FAMILY DWELLING

4.  OTHER - SPECIFY Commercial

Plumbing To Be Installed By:

1.  MASTER PLUMBER

2.  OIL BURNERMAN

3.  MFG'D. HOUSING DEALER/MECHANIC

4.  PUBLIC UTILITY EMPLOYEE

5.  PROPERTY OWNER

LICENSE # 02,705

Hook-Up & Piping Relocation (Maximum of 1 Hook-Up)	Number	Column 2	Column 1
		Type of Fixture	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebib / Sillcock	Bathtub (and Shower)
		Floor Drain	Shower (Separate)
<b>OR</b>		Urinal	Sink
		Drinking Fountain	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator	Dish Washer
		Dental Cupboard	Garbage Disposal
		Bidet	Laundry Tub
Number of Hook-Ups & Relocations		Other: _____	Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	Fixtures (Subtotal) Column 1
		2	1
		1	3
		\$ 20	Total Fixtures
		\$	Fixture Fee
		\$	Hook-Up & Relocation Fee
		\$ 20	Permit Fee (Total)

TOWN COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date July 21, 1993
Receipt and Permit number 8675

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 305 Commercial St
OWNER'S NAME: Visitors & Conv. Bureau ADDRESS: FEES

OUTLETS: Receptacles Switches Plugmold ft. TOTAL

FIXTURES: (number of) Incandescent Fluorescent (not strip) TOTAL
Strip Fluorescent ft.

SERVICES: Overhead Underground Temporary TOTAL amperes

METERS: (number of)

MOTORS: (number of) Fractional 1 HP or over

RESIDENTIAL HEATING: Oil or Gas (number of units) Electric (number of rooms)

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) Oil or Gas (by separate units) Electric Under 20 kws Over 20 kws

APPLIANCES: (number of) Ranges Cook Tops Wall Ovens Dryers Fans Water Heaters Disposals Dishwashers Compactors Others (denote) TOTAL 2.00

MISCELLANEOUS: (number of) Branch Panels Transformers Air Conditioners Central Unit Separate Units (windows) Signs 20 sq. ft. and under Over 20 sq. ft. Swimming Pools Above Ground In Ground Fire/Burglar Alarms Residential Commercial Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under over amps Circus, Fairs, etc. Alterations to wires x Repairs after fire Emergency Lights, battery Emergency Generators

INSTALLATION FEE DUE:
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE: 15.00

INSPECTION: Will be ready on Ready, 19; or Will Call

CONTRACTOR'S NAME: John Lotfey Lotfey Electric
ADDRESS: 45 Hillside Rd Portland
TEL: 773-3400
MASTER LICENSE NO.: 8675
LIMITED LICENSE NO. SIGNATURE OF CONTRACTOR:

INSPECTOR'S COPY - WHITE
OFFICE COPY - CANARY
CONTRACTOR'S COPY - GREEN



**PLUMBING APPLICATION**

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland Maine

Street Subdivision Lot #: 305 Commercial Street

PROPERTY OWNERS NAME

Last: Factor First: Ken - Holly

Applicant Name: Francois P. Capozzoli

Mailing Address of Owner/Applicant (if Different): P.O. Box 613 Portland Maine

2

PORTLAND 4983 TOWN COPY

Date Permit Request: 1.19.94 Fee Charged: \$ 20.71

LPI # 01241

Local Plumbing Inspector Signature: \_\_\_\_\_

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understanding. If any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Applicant: [Signature] Date: 1/19/94

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: Jammy Munson Date Approved: 2-14-94

**PERMIT INFORMATION**

This Application is for:

1.  NEW PLUMBING

2.  RELOCATED PLUMBING

Type Of Structure To Be Served:

1.  SINGLE FAMILY DWELLING

2.  MODULAR OR MOBILE HOME

3.  MULTIPLE FAMILY DWELLING

4.  OTHER - SPECIFY \_\_\_\_\_

Plumbing To Be Installed By:

1.  MASTER PLUMBER

2.  OIL BURNERMAN

3.  MFG D. HOUSING DEALER/MECHANIC

4.  PUBLIC UTILITY EMPLOYEE

5.  PROPERTY OWNER

LICENSE # 11325

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Silcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal		Sink
		Drinking Fountain		Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping within new fixtures.		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
Number of Hook-Ups & Relocations		Fixtures (Subtotal) Column 2	2	Fixtures (Subtotal) Column 1
Hook-Up & Relocs. Fee				Fixtures (Subtotal) Column 2
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE			2	Fixtures (Subtotal) Column 1
			8	Fixtures (Subtotal) Column 2
			8	Permit Fee
			20	Plant Fee

TOWN COPY

*Munson*  
*2/14*

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

February 2, 1995

RE: 305 Commercial St., (Basement)

Mr. William Haller  
27 Ocean St.  
South Portland, ME 04106

Dear Sir:

After a very careful review of your proposed project to change the use of the basement area at 305 Commercial Street from vacant to use groups (A-3) restaurant, retail (M) and office space (B), our findings are that a building permit can not be issued.


The reason of for this finding is that is clearly in violation of the City's building code Chapter 12 section 1204.0. Under this section and subsection 1204.1.1, it clearly states, that in use group A, B, E, and M, a clear height from the finish floor to the finished ceiling or lowest projection of not less than 7 feet 6 inches shall be provided in all exit access and occupiable rooms.

Your proposed plan shows the lowest projection to be 6 feet 2 inches. Therefore, your request for a waiver of this requirement can not be issued by me as Chief of Inspection Services or by Mr. Joseph E. Gray, Jr., Director of this department.

Your next action, if you wish to pursue this project, would be to make application to the Board of Appeals under Chapter 1, section 121.0, subsection 121.5 of the city's building code.

If I can be of any future assistance, please call or come to this office.

Sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

/el

Enc: Copy of subsection 121.5  
Copy of subsection 1204.1.1



Hoffse 2/2/95 305 Commercial St.

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4. Put your address in the "RETURN TO" space on the reverse side. Failure to do this will prevent this mail from being returned to you. The return receipt fee will provide you the date of delivery, the date of delivery, or additional fees for additional services (see evaluation of postage meter for first and class box(es), or additional services requested.)

1.  Show to whom delivered, date, and addressee's address.  Restricted Delivery (Extra charge)

2. Article Addressed to:  
Mr. William Heller  
27 Ocean St.  
So. Portland, ME 04106

3. Article Number:  
P 839 923 557

4. Service:  
 Registered  Insured  
 Certified  COD  
 Electronic Mail

5. Signature - Addressee  
X *William Heller*

6. Signature - Agent  
X *[Signature]*

7. Date of Delivery: 2/14/95

PS Form 3811, Aug. 1987 U.S. G.P.O. 1987-174-254 DOMESTIC RETURN RECEIPT

P 839 923 557

**Certified Mail Receipt**  
No Insurance Coverage Provided  
Do not use for International Mail  
(See Reverse)

PS Form 3800 June 1990

Delivered to:  
Mr. William Heller  
27 Ocean St.  
So. Portland, ME 04106

Postage: \$

Certified Fee:

Special Delivery Fee:

Restricted Delivery Fee:

Return Receipt Showing Whom to Whom & Date Delivered:

Return Receipt Showing Whom to Whom & Address of Delivery:

TOTAL Postage & Fees: \$

Date of Delivery:

Inspection Services  
P. Samuel Hofises  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

February 2, 1995

RE: 305 Commercial St., (Basement)

Mr. William Heller  
27 Ocean St.  
South Portland, ME 04106

Dear Sir:

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The reason of for this finding is that is clearly in violation of the City's building code Chapter 12 section 1204.0. Under this section and subsection 1204.1.1, it clearly states, that in use group A, B, E, and N, a clear height from the finish floor to the finished ceiling or lowest projection of not less than 7 feet 6 inches shall be provided in all exit access and occupiable rooms.

Your proposed plan shows the lowest projection to be 6 feet 2 inches. Therefore, your request for a waiver of this requirement can not be issued by me as Chief of Inspection Services or by Mr. Joseph E. Gray, Jr., Director of this department.

Your next action, if you wish to pursue this project, would be to make application to the Board of Appeals under Chapter 1, section 121.0, subsection 121.5 of the City's building code.

If I can be of any future assistance, please call or come to this office.

Sincerely,

P. Samuel Hofises  
Chief of Inspection Services

/el

Enc: Copy of subsection 121.5  
Copy of subsection 1204.1.1

such waiver is not inconsistent with the purpose of this code. The recommendation and the reasons therefor shall be entered upon the records of the department.

121.2. Rulings: The building official may issue interpretative rulings on the meaning or applicability of this code and any such ruling may be appealed as in the case of the denial of a permit.

121.3. Application to use new methods, materials or equipment: To afford opportunity for development and use of materials, units, systems, equipment and methods not covered in the text of this code, a written application for permission to use such materials, methods or equipment may be submitted to the building official. Such application should be accompanied by evidence of properly authenticated tests, investigations or practical use that shows the quality and adaptability of the material, method or equipment.

121.4. Granting of permission: When evidence is established that such a material, method or equipment is equivalent to that for which it would be substituted, the building official may allow its use, with or without such conditionals as deemed necessary to protect the public interest.

121.5. Appeals: Whenever the building official shall disapprove an application or refuse to grant a permit applied for under this code or when it is claimed that the provisions of this code do not apply, or that the true intent and meaning of this code have been misconstrued or wrongly interpreted, any person aggrieved thereby may appeal from the decision of the building official to the board of appeals within ten (10) days from the action of the building official. The board of appeals may, by a majority vote, reverse an incorrect decision of the building official and may permit exceptions to or variances from the specific provisions of this code where it is established that strict application of the provisions of this code would result in undue hardship, and that the purpose of this code in promoting public health, safety and welfare is not adversely affected thereby.

Section 310.5.1, Child care facilities, is hereby repealed and replaced as follows:

310.5.1 Child care facilities: A child care facility which accommodates six (6) or fewer children of any age shall be classified as Use Group R-3.

3. That section 6-86 of the Portland City Code is hereby amended to read as follows:

Sec. 6-86. Adoption of BOCA National Mechanical Code.

There is hereby adopted for the purpose of regulating the

6-16MR.BOCA.001  
11.03.93

## CHAPTER 12

### INTERIOR ENVIRONMENT

#### SECTION 1201.0 GENERAL

**1201.1 Scope:** The provisions of this chapter shall govern the means of light, ventilation, sound transmission control and rafterproofing required in all buildings.

**1201.2 Buildings on same lot:** Where more than one building is hereafter placed on a lot, or where a building is placed on the same lot with existing buildings and the several buildings are treated as a single structure for the purposes of this chapter, equivalent uncovered lot area or other adequate sources of light and ventilation shall be provided for all occupied buildings.

#### SECTION 1202.0 DEFINITIONS

**1202.1 General:** The following words and terms shall, for the purposes of this chapter and as used elsewhere in this code, have the meanings shown herein.

**Attic:** The space between the ceiling beams of the top story and the roof rafters.

**Court:** An open, uncovered and unoccupied space on the same lot as a building where such space is enclosed wholly or partly by buildings, walls or other enclosing devices (see Section 1212.0).

**Inner:** Any court enclosed wholly by buildings, walls or other enclosing devices.

**Outer:** A court extending to and opening upon a street, public alley or other approved open space that is not less than 15 feet (4572 mm) wide, or upon a required yard.

**Court height:** The vertical distance from the lowest level of the court to the mean height of the top of the enclosing walls.

**Court width:** As applied to an inner court, means the least horizontal dimension. As applied to an outer court, means the shortest horizontal dimension measured in a direction substantially parallel with the principal open end of such court.

**Habitable space:** Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

**Occupiable space:** A room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational or similar purposes, or in which occupants are engaged at labor, and which is equipped with means of egress and light and ventilation facilities meeting the requirements of this code.

**Vapor retarder:** A material having a perm rating of 1.0 or less, such as felt, plastic sheeting, or insulation facing, installed to retard the passage of water vapor or moisture through the exterior envelope.

**Ventilation:** The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

**Yard:** An unoccupied open space other than a court (see Sections 1212.0 and 1213.0).

#### SECTION 1203.0 CONSTRUCTION DOCUMENTS

**1203.1 General:** Construction documents for all buildings and structures that are designed for human occupancy, other than buildings with occupancies in Use Groups I-1, R-2 and R-3, shall designate the number of occupants to be accommodated in the various rooms and spaces; where means of artificial lighting and ventilation are required, the application shall include sufficient details and description of the mechanical system to be installed as herein required or as specified in the mechanical code listed in Chapter 35.

#### SECTION 1204.0 ROOM DIMENSIONS

**1204.1 Ceiling heights:** Habitable (spaces) rooms other than kitchens shall have a ceiling height of not less than 7 feet 6 inches (2286 mm). Hallways, corridors, bathrooms, toilet rooms, kitchens, laundry rooms and habitable basements that are only used as recreation rooms shall have a ceiling height of not less than 7 feet (2134 mm) measured to the lowest projection from the ceiling.

**Exception:** In garages in Use Group R-3, the maximum projection below the required ceiling height of beams and girders spaced not less than 4 feet (1219 mm) on center shall be 6 inches (152 mm).

**1204.1.1 Use Groups A, B, E and M:** A clear height from the finished floor to the finished ceiling or lowest projection of not less than 7 feet 6 inches (2286 mm) shall be provided in all exit access and occupiable rooms of structures of Use Groups A, B, E and M.

**1204.1.2 Sloping ceilings:** If any room in a building has a sloping ceiling, the prescribed ceiling height for the room is required in one-half the area thereof. Any portion of the room measuring less than 5 feet (1524 mm) from the finished floor



## BAXTER PROPERTY MANAGEMENT

305 COMMERCIAL STREET • PORTLAND, MAINE 04101 • (207)775-4710 • FAX (207)775-7523

January 27, 1995

Sam Hoffses  
Chief of Inspection Services  
City of Portland  
389 Congress Street  
Portland, ME 04101

Re Lower Level space in Baxter Place

Dear Mr Hoffses

I am writing you to on behalf of Baxter Place Associates to express our hopes to lease up the approximately 8,200 square feet of vacant space in the lower level of Baxter Place at 305 Commercial Street. Retail, restaurant and office are potential uses for the space. Bill Heller is one interested potential occupant.

There are beams within this space that extend down to a height of approximately 6'2". They are marked with the dotted lines in the enclosed floorplan. It is my understanding that this is not an acceptable ceiling height to the city for occupancy. I hope that we can take a closer look and find a way to make this space usable. The space is sprinklered and has hard wired smoke detectors.

Perhaps a visit to the space would help you in coming up with ways to make this usable space. Please contact me at your earliest convenience to schedule a visit.

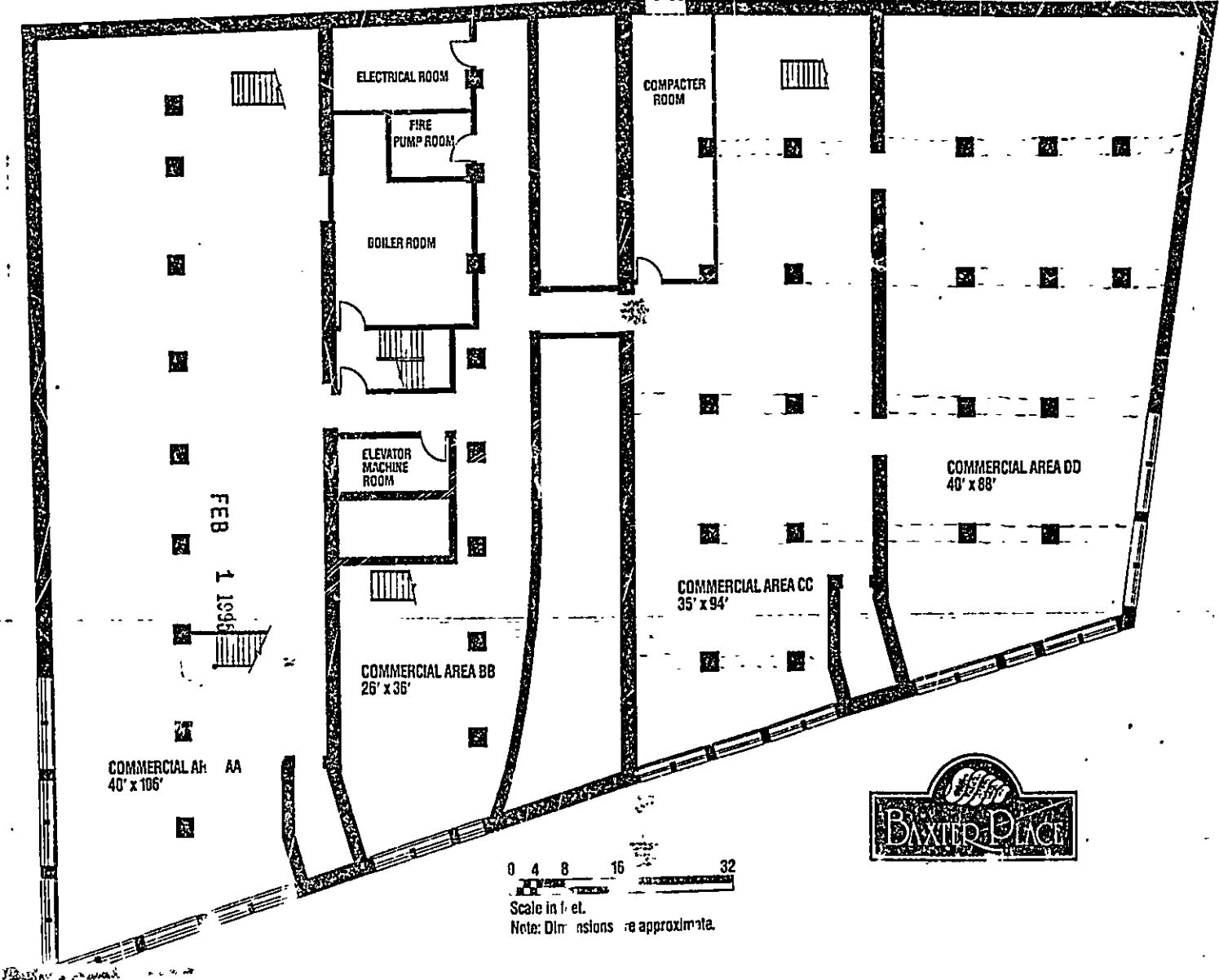
Thank you in advance for your assistance with this matter.

Sincerely,

Brett J Astor

FEB 1 1995

FLOOR PLAN



COMMERCIAL AREA AA  
40' x 106'

FEB 1 1998

COMMERCIAL AREA BB  
26' x 36'

COMMERCIAL AREA CC  
35' x 94'

COMMERCIAL AREA DD  
40' x 88'

ELECTRICAL ROOM

FIRE PUMP ROOM

BOILER ROOM

ELEVATOR MACHINE ROOM

COMPACTER ROOM

0 4 8 16 32  
Scale in feet.

Note: Dimensions are approximate.



27 Ocean Street  
South Portland, Maine 04106  
January 31, 1995

Sam Hoffses  
Chief of Inspection Services  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dear Mr. Hoffses;

I am writing you as a potential tenant of 305 Commercial street. I plan to open a convenience store coffee shop in either space CC or preferably in DD if that becomes available. It seems that the biggest problem in front of me is that I need an exception to the minimum ceiling height. With the exception of four or five (depending on which space) major carrying timbers, the lowest other beams are about 7' 4". These four or five carrying timbers are about 6' 2" off the floor. If I can get an exception, it would add to the city tax rolls and allow me to hire one or two full time employees as well as a couple of part-timers. Please get back to us in a timely fashion so we can go before the Board of Appeals if necessary on February 23. This means we would have to have all paperwork completed by February 9.

Thank you in advance for your cooperation. I can be reached 821-3148, my pager number, if you have any questions or suggestions.

Sincerely,



William E. Heller

FEB 1 1995

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

February 13, 1995

RE: 305 Commercial Street

William Heller  
27 Ocean Street  
So. Portland, ME 04106

Dear Mr. Heller,

Receipt of your application for a Miscellaneous Appeal regarding the property at 305 Commercial Street, is acknowledged.

This appeal will be scheduled for review before the Board of Appeals on Thursday evening, February 23, 1995, at 7:00 p.m. in Room 209, City Hall, Portland, Maine. You must plan to attend to answer any questions which the Board members may have concerning this appeal.

We will send you a copy of the February 23rd agenda as soon as copies become available for distribution.

Sincerely,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal  
Asst. Chief of Inspection Services

/el

cc: John C. Knox, Chairman Board of Appeals  
Joseph E. Gray, Jr., Director of Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspection Services  
Charles A. Lane, Associate Corporation Counsel  
Tammy Munson, Code Enforcement Officer  
Baxter Place Assoc., 305 Commercial Street, Portland, ME 04101



Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

February 24, 1995

RE: 305 Commercial Street

William Heller  
27 Ocean Street  
So. Portland, ME 04106

Dear Mr. Heller,

As you know, at its meeting of February 23, 1995, the Board of Appeals voted to deny your request to allow retail and/or restaurant use at the lower level in Baxter Place, 305 Commercial Street.

A copy of the Board's decision is enclosed.

Sincerely,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal  
Asst. Chief of Inspection Services

/el  
Enclosure

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
P. Samuel Hoffses, Chief of Inspection Services  
Baxter Place Associates, 305 Commercial St., Portland 04101  
Tammy Munson, Code Enforcement Officer

# PLUMBING APPLICATION

## PROPERTY ADDRESS

Town Or Plantation: Fortland  
 Street Subdivision Lot #: 305 Commercial  
 PROPERTY OWNERS NAME:  
 Last: Astor First: Paul  
 Applicant Name: JOHN CUNYER  
 Mailing Address of Owner/Applicant (if different): RR-2 BOX 397  
Canaan Me 04014

FORTLAND 5544 TOWN COPY  
 Date Permit Issued: 10-12-95  
 Local Plumbing Inspector Signature: [Signature]  
 L.P.I. # 0129  
 FEE: \$ 41 Double Fee Charged:

**Owner/Applicant Statement**  
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.  
 Signature of Owner/Applicant: [Signature] Date: 10-12-95

**Caution: Inspection Required**  
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.  
 Local Plumbing Inspector Signature: Tammy Munson Date Approved: 10-12-95

## PERMIT INFORMATION

This Application is for:  
 1.  NEW PLUMBING  
 2.  RELOCATED PLUMBING

Type Of Structure To Be Served:  
 1.  SINGLE FAMILY DWELLING  
 2.  MODULAR OR MOBILE HOME  
 3.  MULTIPLE FAMILY DWELLING  
 4.  OTHER — SPECIFY John

Plumbing To Be Installed By:  
 1.  MASTER PLUMBER  
 2.  OIL BURNERMAN  
 3.  MFG'D. HOUSING DEALER / MECHANIC  
 4.  PUBLIC UTILITY EMPLOYEE  
 5.  PROPERTY OWNER  
 LICENSE # 012673

Hook-Up & Piping Re-location Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connector is not regulated and inspected by the local Sanitary District. <b>OR</b> HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Silcock		Bathub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal		Sink
		Drinking Fountain		Wash Basin
<b>OR</b>		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc		Clothes Washer
TRANSFER FEE [\$6.00]		Grease / Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Lau. dry Tub
		Other: <u>Bedroom chair</u>		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
			1	Fixtures (Subtotal) Column 2
			4	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ 4	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

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

Location of Construction: 305 Commercial St (1st fl)		Owner Baxter Place Assoc.	Phone	Permit No. <b>950989</b>
Owner Address:		Leasee/Buyer's Name Top Coat Nail Salon	Phone	Business Name
Contractor Name: <b>BRANNON</b> J.A. Brannon & Sons		Address: 89 George St So. Portland, ME 04106		Phone: 799-7804
Past Use Nail Salon	Proposed Use: Same	COST OF WORK: \$ 2,000.00	PERMIT FEE: \$ 30.00	
Proposed Project Description: Make Interior Renovations		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group Type	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		
Permit Taken By: <b>Mary Gresik</b>		Date Applied For: <b>18 September 1995</b>		

**PERMIT ISSUED**  
SEP 20 1995  
CITY OF PORTLAND

Zone: **B3** CBL: 040-F-009  
Zoning Approval: **9/19/95**  
 Special Zone or Review  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan  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: **9/18/95**  
*[Signature]*

CEO DISTRICT **2**  
*T. Munn*

**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 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: *Jeff Brannon* ADDRESS: \_\_\_\_\_ DATE: **19 Sept 95** 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

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

Location of Construction: 305R Commercial St		Owner: Baxter Place Assoc.		Phone:	Permit No: <b>250959</b>
Owner Address:		Lease/Buyer's Name: Ingalls Commercial Brokerage, Inc.		Phone: 305R Commercial ST	<b>PERMIT ISSUED</b>
Contractor Name: Signature Signs		Address:		Phone: Portland, ME 04101 774-1600	Permit Issued: SEP 11 1995
Proposed Use: Office		Proposed Use: Same		COST OF WORK: \$	PERMIT FEE: \$ 27.80
Proposed Project Description: Erect Signage 14 sq ft		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <input checked="" type="checkbox"/> U Use Group: Type: Signature: <i>[Signature]</i> Date: <i>[Date]</i>	
Permit Taken By: Mary Gresik		Date Applied For: 08 Sept 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date: <i>[Date]</i>	

**CITY OF PORTLAND**

Zone: CBL: 040-F-009  
B-3

Zoning Approval: *[Signature]* 9/11/95

Special Zone or Reviews:

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan  major  minor  mm

- 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.

*Call Andy 774-1600*

**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

**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]* Andrew Ingalls ADDRESS: DATE: 08 Sept 95 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE: CEO DISTRICT **2**

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

*T. Munson*

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

Location of Construction: 305B Commercial St		Owner: Baxter Place Assoc.	Phone:	Permit No: 9-509-53
Owner Address:	Lease/Buyer's Name: Ingalls Commercial Brokerage, Inc.	Phone: 305B	Business Name: Commercial ST	<b>PERMIT ISSUED</b> SEP 11 1995 <b>CITY OF PORTLAND</b>
Contractor Name: Signature Signs	Address:	Phone: Fcid, ME 04101	774-1600	
Past Use: Office	Proposed Use: Same	COST OF WORK: \$	PERMIT FEE: \$ 27.80	Zone: CBL: 040-P-009 Zoning Approval: OK - 9/11/95 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 (major) <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: Erect Signage 14 sq ft		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Type: 1A Use Group: 200-92-2 Signature: [Signature] Date: 7/13	
Permit Taken By: Gary Greshk		Date Applied For: 08 Sept 1995	Signature: [Signature] Date: 7/13	

- 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.

**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: Ingalls DATE: 08 Sept 95 PHONE: [Blank]

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: [Blank] PHONE: [Blank]

White-Permit Desk. Green-Assessor's Canary-2.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT: 2  
T. [Signature]

Zoning Appeal:  
 Variance  
 Miscellaneous  
 Commercial Use  
 Interpretation  
 Approved  
 Denied

Historic Preservation:  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied  
 Date: 9/10/95

SIGNAGE APPLICATION

ADDRESS: 305 R Commercial St. Portland B-5 Zone  
upper tenant

OWNER: Boston Place Assoc.

APPLICANT: Ingalls Commercial Buildings, Inc.

ASSESSORS NO.: map to block F lot 7 011215 (account #)

SINGLE TENANT LOT? YES:            NO:   ✓  

MULTI-TENANT LOT? YES:   ✓   NO:           

FREESTANDING SIGN? YES:            NO:   X   DIMENSIONS:           

MORE THAN ONE SIGN?   No   DIMENSIONS:   8' x 2' 10"  

BLDG. WALL SIGN? YES:   X   NO:            DIMENSIONS:   7' 6" x 12"  

MORE THAN ONE SIGN?   No   DIMENSIONS:   = 16' 7" x 12"  

LIST ALL EXISTING SIGNAGE, INCLUDING THEIR DIMENSIONS: Art Mart 12' x 20'

TV Supply Co. 12' x 20", James Antiques 8' x 3'

LOT FRONTAGE (IN FEET): 120' (5' 6" of wall area)

BLDG FRONTAGE (IN FEET): Same - 120' 4 story bldg

AWNING? YES:            NO:   X   IS AWNING BACKLIT? YES:            NO:   ✓  

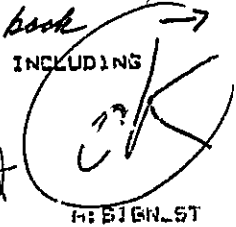
HEIGHT OF AWNING:           

IS THERE ANY COMM. MESSAGE, TRADEMARK, OR SYMBOL ON IT?           

PLEASE PROVIDE A SITE SKETCH AND A BUILDING SKETCH, SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED.

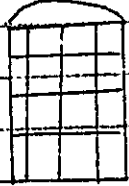
WE WILL NEED SKETCHES AND/OR PICTURES OF THE PROPOSED SIGNS INCLUDING STRUCTURAL COMPONENTS.

can have one per facade + 1 per tenant  
one on center & one on FEAT

see book →  


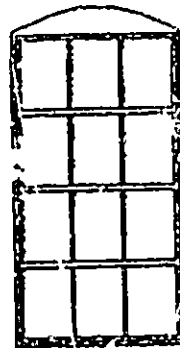
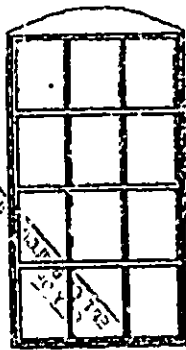
H: SIGN. ST

INSPECTION REPORT  
DATE: 10/10/80  
BY: [illegible]  
PROJECT: [illegible]

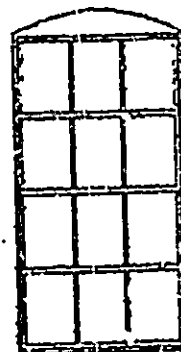
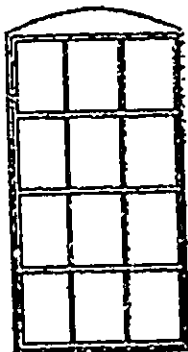
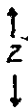
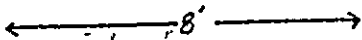


7'6"  
Ingalls 30"  
COMMERCIAL BREAK





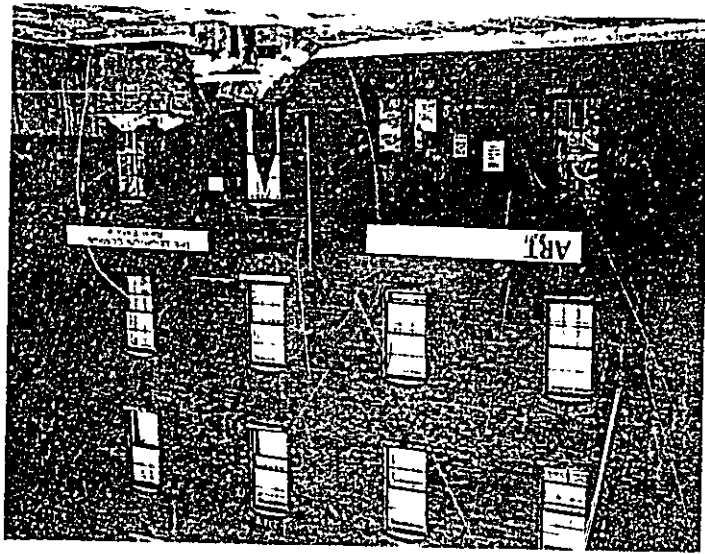
1/8" MDO PLYWOOD (NO LIGHTING)  
2 ft. x 8 ft



2 SIGNS - ONE 2' x 8' FACING CON.  
ONE 2' x 8' FACING REAR "  
NO ADDITIONAL LIGHTING

BOTH SIGNS IDENTICAL - COMM







**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: Baxter Place 305 Commercial St Portland

Applicant: (name) Andrew Ingalls (telephone) 774-1630

(company, if applicable) Ingalls Commercial Restorers Inc.

(address) 305R Commercial St  
Portland Me 04101

Property Owner, if different: (name) ~~Andrew Ingalls~~ Baxter Place Associates

(address) c/o Baxter Property Management  
305 Commercial St Portland 04101

(telephone) 775-4710

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

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

Local Designation:

\_\_\_ Landmark.  Within Historic District. \_\_\_ Historic Landscape District.

Andrew Ingalls  
Applicant's Signature

[Signature]  
Owner's Signature (if different)

\*\* 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 to Certificate/Building Permit or upon denial.



CITY OF PORTLAND

Dear Applicant for Historic Preservation Review:

To receive a Certificate of Appropriateness from the City of Portland's Historic Preservation Committee, it is necessary for you to complete the enclosed application form and return it with a copy of proposed plans, drawings and specifications and, if necessary, supplemental materials.

This application is to be filed with the Historic Preservation staff at their office in the Department of Planning and Urban Development, City Hall, 389 Congress Street, Room 211, Portland, Maine, at least 2 weeks before the meeting of the Historic Preservation Committee during which time the application will be reviewed. The Committee meets on the first and third Wednesdays of each month. A copy of the upcoming meeting schedule with application deadlines is enclosed for your convenience.

Following a preliminary review of your application by staff, you may be asked to submit additional information. In general, documentation submitted with the application is non-returnable, with the exception of historic photographs, etchings, lithographs, original blueprints and drawings, or other special materials.

Please note that there is no application fee required for historic preservation review. However, applicants are responsible for the costs of sending notices and placement of a legal ad in the newspaper. Such costs shall be paid prior to the issuance of a Certificate of Appropriateness, Building Permit or upon denial.

If you have questions or need assistance in completing this form, please contact the Historic Preservation staff at 874-8300, (Gary Hamilton, ext. 8699, or Deborah Andrews at ext. 8726).

Sincerely,

A handwritten signature in dark ink, appearing to read "Joseph E. Gray Jr.", written over a typed name and title.

Joseph E. Gray Jr.  
Director  
Department of Planning and Urban Development

CITY OF PORTLAND, MAINE  
HISTORIC PRESERVATION COMMITTEE



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: Baxter Place 305 Commercial St Portland

Applicant: (name) Andrew Syll (telephone) 774 1600  
(company, if applicable) Sylls Commercial Brokerage Inc.  
(address) 305 R Commercial St  
Portland ME

Property Owner, if different: (name) Baxter Place Associates  
(address) % Baxter Property Management  
305 Commercial St Portland ME 04101  
(telephone) 775-4710

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

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

Local Designation:  
 Landmark.  Within Historic District.  Historic Landscape District.

\_\_\_\_\_  
Applicant's Signature                      Baxter  
Owner's Signature (if different)

\*\* 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 to Certificate/Building Permit or upon denial.

All materials related to this Application MUST BE submitted no later than 2 weeks prior to your desired meeting date in order for this application to be placed on the Historic Preservation Committee Agenda.

Rev. 9/94  
8/21/95



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 questions or need assistance in completing this form, please contact the Historic Preservation staff at 874-8300, (Gary Hamilton, ext. 8699, or Deborah Andrews at ext. 8726).

Please return this form and related application materials to:

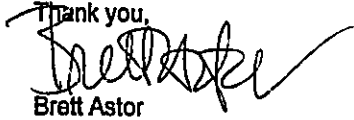
Department of Planning and Urban Development  
Attn: Historic Preservation Staff  
Room 211  
Portland City Hall  
389 Congress Street  
Portland ME 04101

City of Portland  
Historic Preservation Committee  
Portland, Maine

To whom it may concern,

As agent for Baxter Place Associates, I hereby approve of the sign plans which Ingalls Commercial Brokers has submitted for placement on the property "Baxter Place" located at 305 Commercial St., Portland. Should you have any comment or questions please call our office at your convenience.

Thank you,

  
Brett Astor  
Baxter Property Management  
305 Commercial St.  
Portland, Maine  
775-4710

8/16/95

# FILE COPY

**Allstate**  
You're in good hands.

ALLSTATE CUSTOMIZER POLICY BINDER

App. No 380419951980385

Applicant Name · Ingalls Commercial Brokers

The following Premises and Coverages will apply to the policy as listed.

THE FOLLOWING APPLIES TO THE ENTIRE POLICY:

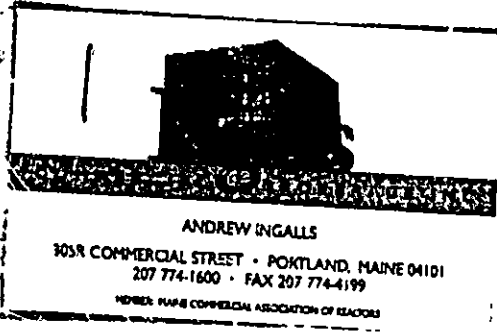
POLICY TYPE: Special Form  
BUSINESS LIABILITY: \$1,000,000  
DEDUCTIBLE: \$250

POLICY COVERAGES	AMOUNT
Fire Legal Liability	50,000

THE FOLLOWING APPLIES TO LOCATION 01 BUILDING 01:

PREMISES TO BE INSURED: commercial st  
portland, ME. 04101, Cumberland

COVERAGES APPLICABLE	AMOUNT
Contents(Replacement Cost)	20,000
All Exterior Signs	2,000
Loss of Income Rents	Maximum - 12 consecutive months*







ALLSTATE CUSTOMIZER POLICY BINDER

App. No. 380419951980335

Applicant Name : Ingalls Commercial Brokers  
Mailing Address: 305 Commercial St  
Portland, ME. 04101  
Business Phone : (207) 774-1600

NATURE OF BUSINESS/DESCRIPTION OF OPERATIONS:  
commercial real estate

Business Entity : Corporation

BOUND APPLICATION - The insurance applied for is bound on the effective date and time stated, but subject to the following:

1. is afforded in reliance by Allstate on the statements made by the applicant;
2. is subject to the terms, exclusions and conditions of the designated policy;
3. is limited to thirty (30) days beginning on the effective date and time indicated below;
4. Allstate may sooner cancel this binder by mailing the applicant at the address stated, written notice stating when the termination shall be effective;
5. any risk bound will be charged rates and premiums in accordance with Allstate's manual rules and rates for such period of time that the coverage is afforded by this binder, whether or not a policy is issued.

BOUND EFFECTIVE DATE AND TIME: August 29, 1995 12:01 A.M.

Upon issuance of the insurance applied for, the Property Insurance Adjustment Provisions of the policy will become effective. Therefore the Limits of Liability for Buildings may be adjusted at each anniversary of the policy.

TOTAL ESTIMATED ANNUAL PREMIUM	:	\$263.00
TYPE OF PAYMENT PLAN: 1 PAY	PAYMENT RECEIPT:	\$263.00 CHECK

APPLICANT'S SIGNATURE: [Signature] Date: 8/29/95

AGENT'S SIGNATURE : [Signature] Date: 8/29/95

AGENT: John A. Gregoire  
Phone: (207) 781-7800  
Number: 617930 OFF. LOC. : 138 RO: 19