

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 080475

Please Read
Application And
Notes, If Any,
Attached

This is to certify that FRIENDS OF THE ST LAWRENCE CHURCH/Hardy Pond constr
has permission to Demolition of section of ch
AT 66 CONGRESS ST L 003 L001001

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

Apply to Public Works for street line and grade if nature of work requires such information.

ification of inspection must be
en and when permission proceed
ore this building or part thereof is
ned or service closed-in 4
UR NOT REQUIRED

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Fenke 5/10/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0475	Issue Date:	CBL: 003 L001001
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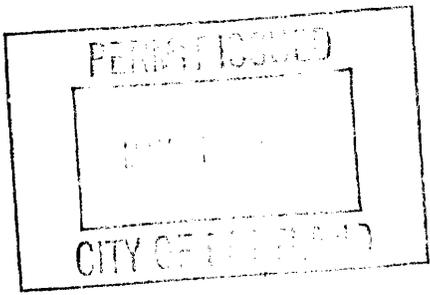
Location of Construction: 66 CONGRESS ST	Owner Name: FRIENDS OF THE ST LAWRENC	Owner Address: 76 CONGRESS ST	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone 2077976066
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone: <i>R-6</i>

Past Use: ST LAWRENCE CHURCH	Proposed Use: Vacant Space - Demolition of section of church <i>→</i>	Permit Fee: \$520.00	Cost of Work: \$50,000.00	CEO District: 1
<i>Legal use: community center</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: DEMOLITION ONLY	
Proposed Project Description: Demolition of section of church		Signature:	Signature: <i>MB 5/13/08</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:				

Permit Taken By: Idobson	Date Applied For: 05/08/2008	Zoning Approval		
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- This permit application does not 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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>Sections 14-385</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/8/08</i>	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 Date:	Historic Preservation to D.A. 5/12/08 <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>J. Andrews 5/12/08</i>
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CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0475	Date Applied For: 05/08/2008	CBL: 003 L001001
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Location of Construction: 66 CONGRESS ST	Owner Name: FRIENDS OF THE ST LAWRENC	Owner Address: 76 CONGRESS ST	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone (207) 797-6066
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

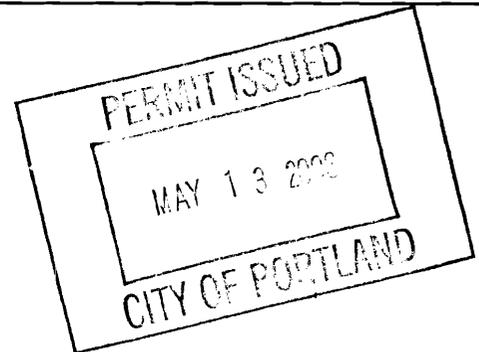
Proposed Use: Vacant Space - Demolition of church section	Proposed Project Description: Demolition of church section
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Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 05/11/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) * Approved as per Historic Preservation Board's 3/19/08 decision.			

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/08/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date. If the structure is not rebuilt within the allowable time frame, all legal nonconformities will be extinguished and all current zoning ordinance requirements shall be met.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 05/12/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Demolition debris is subject to disposal per Municipal Ordinance Sec. 12-111. Debris that is not being stored on site or salvaged for the rebuilding of the church shall be delivered to City of Portland Riverside transfer station.			

Comments: 5/13/2008-jmb: Northern Utilities verified there is no service to the sanctuary, ok to issue
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Demolition of a Structure Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>7666 CONGRESS ST</u>			
Total Square Footage of Proposed Structure <u>5184</u>		Square Footage of Lot <u>6500±</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>3</u> <u>11</u> <u>1</u>		Owner: <u>THE FRIENDS OF ST. LAURENCE CHURCH</u>	Telephone: <u>347-7177</u>
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <u>DRIZDRE NICOL - Ex. Dir.</u> <u>7666 CONGRESS ST</u> <u>347-7177</u>	Cost Of Work: \$ <u>20,000.00</u> Fee: \$ <u>520</u>
Current legal use: (i.e. garage, warehouse) <u>VACANT</u>			
If vacant, what was the previous use? <u>CHURCH - COMMUNITY CENTER</u>			
How long has it been vacant?: <u>1989</u>			
Project description: <u>DEMOLITION OF CHURCH SECTION</u>			
Contractor's name, address & telephone: <u>HARDY POND CONSTRUCTION & MC HALL</u>			
Who should we contact when the permit is ready: <u>BOB GAUDREAU</u>			
Mailing address: <u>1039 RIVERSIDE ST SUITE 11</u> <u>PORTLAND, ME.</u>		Phone: <u>218-7512</u> <u>797-6066</u>	

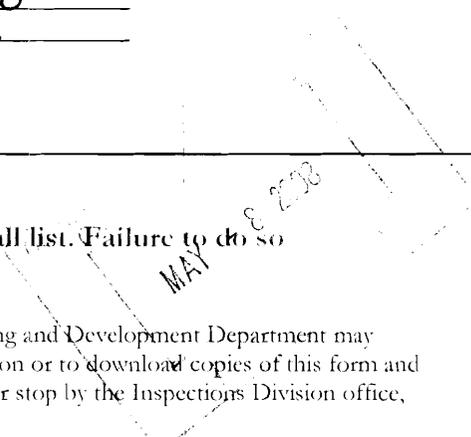
Please submit all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

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 of applicant:	Date: <u>5/5/08</u>
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This is not a permit; you may not commence ANY work until the permit is issued.





HARDYPOND CONSTRUCTION

1039 RIVERSIDE ST. – SUITE 11

PORTLAND, MAINE 04103

(207) 797-6066

FAX (207) 797-8986

May 8, 2008

St. Lawrence Church Demolition Outline of Work

May 11, 2008

- No parking signs and barriers posted, equipment mobilized

May 12, 2008

- Munjoy/Congress and Munjoy/Monument Streets barricaded for local traffic only through May 13, 2008.
- Onsite flaggers for any additional street or pedestrian traffic control issues.
- Cover sidewalks with gravel for protection.
- Start demolition of building on east and south sides. Work is expected to take all day in order to bring building down with large backhoe and 100' crane with clam shell.
- Water will be used for dust control if necessary.
- Area and equipment will be fenced off at the end of the day.

May 13, 2008

- Demolition of the west side of building and tower. This may require additional traffic to be stopped or diverted on Congress Street in both directions.
- Building is expected to be completely down by Tuesday late afternoon.
- Temporary fencing will be reinstalled for overnight to contain area and equipment.

May 14, 2008 – May 22, 2008

- Munjoy Street will be reopened to light traffic.
- Loading debris will be ongoing throughout the remainder of the week.
- Materials to be removed from site for salvage and reclamation. All stone and rock will be used to fill building crawl space and grade level with existing elevations.
- Clean sidewalks and demobilize.

May 26, 2008

- 6' chain link fence installed around perimeter of old church foot print.

May 22, 2008 – May 30, 2008

- Roof and siding repairs to remaining community center.



Demolition Call List & Requirements

Site Address: 76 CONGRESS ST

Owner: THE FRIENDS OF ST LAWRENCE CHURCH

Structure Type: CHURCH

Contractor: HARDY POND CONST. MC HALL

Utility Approvals

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>GARY HAWKES 5/6/08</u>
Northern Utilities	797-8002 ext 6241	<u>MARK ALLEN 5/6/08</u>
Portland Water District	761-8310	<u>JAN WALKER 5/6/08</u>
Dig Safe	1-888-344-7233	<u>5/5/08</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>L. COTE 5/6/08</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C. MERRITT 5/6/08</u>
Historic Preservation	874-8726	<u>DEB ANDREWS 5/6/08</u>
Fire Dispatcher	874-8576	<u>PERVEE "</u>

Additional Requirements

- 1) Written Notice to Adjoining Owners
- ✓ 2) A Photo of the Structure(s) to be demolished
- ✓ 3) Certification from an asbestos abatement company

DEP – Environmental (Augusta) 287-2651 SANDY MOODY

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: [Signature]

Date: 5/6/08

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

**Cost Estimate and Proposal
Asbestos Abatement**

(APC Project # 08-105)

Prepared For:

Mark Hall
MC Hall
Riverside St
Portland, Maine 04103

Project Location:

St Lawrence Church
66 Congress St
Portland, Maine

From:

Kyle Rickett
Vice President
Abatement Professionals Corp
590 County Rd Suite #2
Westbrook, Maine 04092
207-773-1276

April 4, 2008

April 4, 2008

Mark Hall
MC Hall
Riverside St
Portland, Maine 04103

Dear Mr. Hall

Abatement Professionals has been a leader in the asbestos/lead abatement and indoor air quality industry in Maine since 1981. The cornerstone of our company's philosophy is the concept that an informed consumer is an important partner in the successful management of any environmental remediation project.

Abatement Professionals is a family-owned construction and environmental business going back six generations, giving us the experience and craftsmanship to deal with the details and difficulties inherent in environmental remediation efforts. Our fully insured and bondable professional staff at Abatement Professionals is committed to providing creative engineering, design and operational solutions that work to meet our clients asbestos/lead abatement and indoor air quality needs.

The enclosed information has been assembled so that you can have a better understanding of the industry. We encourage you to ask us questions and to contact any of our clients regarding our professionalism, price and overall response. Our commitment is to a safe and healthful environment, satisfied customers, quality service and competitive pricing.

Sincerely,



Kyle Rickett
Vice President

Enclosures

April 4, 2008

Mark Hall
MC Hall
Riverside St
Portland, Maine 04103

Dear Mr. Hall

This letter is in response to the asbestos inspection conducted by Kyle Rickett, Maine DEP Inspector Number AI-0349, at 66 Congress St (St Lawrence Church), Portland, Maine on March 23, 2008.

Project Overview:

The building is scheduled to be demolished, but prior to the demolition an asbestos survey was conducted. Samples were collected of the plaster within the boiler room and from the first floor. There was also flooring samples collected. All samples collected were found to contain NO asbestos.

There were 2 items that we not sampled and are assumed to contain asbestos. Boiler Covering, and duct work paper. These items must be removed to allow for the building to be demolished.

My Recommendation is as Follows:

Remove and dispose of the asbestos duct paper prior to demolition. The boiler room will have to be abated once the building has been taken down to a safe level for employees to enter the boiler room.

Breakdown of Costs:

➤ Removal and disposal of asbestos paper, and boiler covering:	\$4,250.00
➤ Independent visual and clearance fee:	\$ 425.00
➤ Maine DEP Permit fee:	\$ 100.00

Grand Total: \$4,775.00

The Department of Environmental Protection requires a 10 calendar day notification for all projects > 3 ln. /sq. ft.

The State of Maine DEP has issued regulations requiring independent air clearances for most interior abatement projects > 100 ln. /SqFt, combined.

*****Estimates Are Valid For 30 Days*****

The following general engineering controls will be implemented for friable asbestos in the work area per the contractor's state licensed design plan and/or a previously submitted independent engineering design. Other specific controls will be employed as needed per the on-site supervisor.

1. Establish asbestos abatement control zone.
2. Install critical barriers on doorways, windows, vents and penetrations.
3. Construct poly containment covering uncontaminated walls, floors & ceilings as prescribed by law for friable asbestos.
4. Construct contiguous 3-chamber worker/material.
5. Install HEPA exhaust units and establish reduced pressure at -.02 inches water/barometric.
6. Conduct gross removal using wet methods and amended water.
7. Conduct fine cleaning/visual inspection clearance by state licensed supervisor or independent air monitor.
8. Conduct area clearance air samples according to State of Maine DEP criteria for projects over 3 sq. ft./ln. Ft. independent clearances for projects over 100 sq. ft./ln. Ft. combined.
9. Air clearance sample(s) to be analyzed by an independent laboratory/air analyst.
10. If EPA clean air criteria of < .010 f/cc of air is achieved, dismantle containment. If not achieved begin at #7.

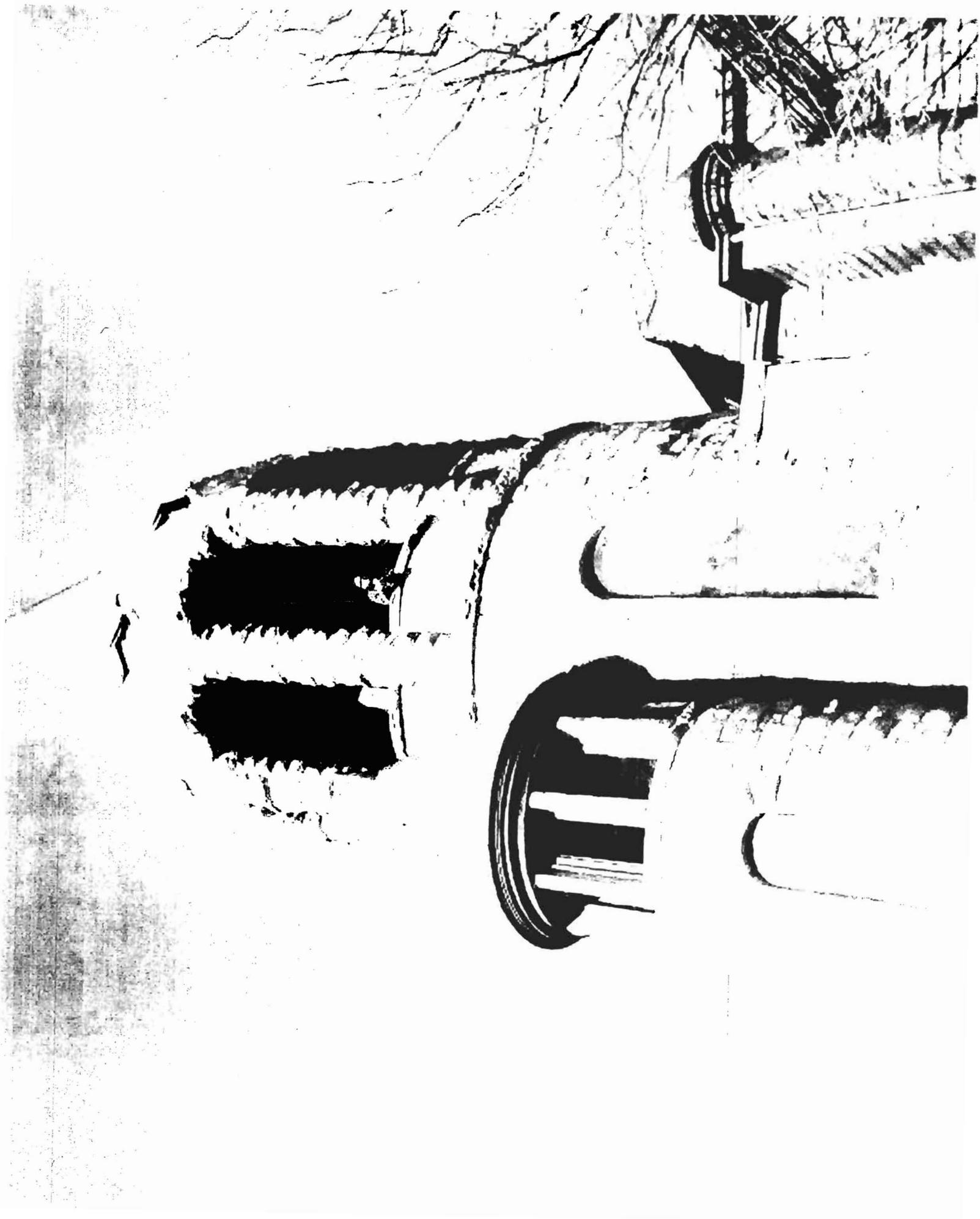
Payment Terms: Payment is expected when services are rendered unless prior arrangements have been discussed. For your convenience we accept all major credit cards.

I trust this information is sufficient for your asbestos abatement planning needs. We look forward to serving you and stand committed to a safe and healthful Maine environment and should you have any further questions or concerns please feel free to contact me.

Sincerely,



Kyle Rickett
Vice President



May 7, 2008

NOTICE TO OUR MUNJOY HILL NEIGHBORS

On Monday, May 12, 2008 Friends of the St. Lawrence Church/St. Lawrence Arts Center will begin dismantling the sanctuary portion of the building. The Parish Hall portion of the facility will be fully protected and our full schedule of events will continue as usual. The sanctuary dismantling is expected to take approximately 3-4 days with an additional week needed to fence and landscape the site. We appreciate your support and look forward to the day the sanctuary is rebuilt into a 450 seat state-of-the-art auditorium and continues its service to the community.

Rebuilding the St. Lawrence Sanctuary

• Where we are now:

The St. Lawrence Arts Center is finishing up the planning and preliminary design for a mid-sized community-based arts venue for the sanctuary half of the building. Surveys of performance organizations, producers and performers indicate an acute shortage of mid-sized venues in the Greater Portland area. Our plans to create the Sanctuary Auditorium in our continued renovation of the St. Lawrence Arts Center will expand our ability to promote affordable, accessible entertainment and culturally enriching artistic experiences for the community and fill a void in Greater Portland.

• Why the sanctuary needs to come down before it goes back up

Recently the primary roof trusses of the sanctuary portion of the St. Lawrence experienced a partial collapse. The condition caused substantial damage to the other portions of the roof and to the masonry walls. We have implemented shoring measures to keep it safe. Our historic structure consultants have determined that the partial collapse of the roof and the worsening conditions of the masonry wall will require dismantling the sanctuary in a controlled fashion preserving historically and architecturally significant elements. The Parish Hall portion of the facility will be fully protected and our full schedule of events will continue as usual.

• What can you do?

*Donate to the St. Lawrence to help us keep the Parish Hall Theater running strong while we address the sanctuary. *Sign our mailing list and keep up to date on our news and events. *Continue to tell your friends and family about the St. Lawrence and come back! *Help us when the Capital Campaign for the Sanctuary begins! We need you now and will need you then!

Get involved in one of the most exciting projects on the peninsula! Help us re-build the sanctuary and help us keep the parish hall theater running smoothly as an affordable & accessible community arts based venue!



St. Lawrence

Arts & Community Center

Friends of the
St. Lawrence Church
76 Congress Street
Portland, ME 04101

Board of Directors

Alexander Jaegerman
President

Glenn Morin, C.P.A.
Secretary & Treasurer

Christopher Akerlind
Joseph Delaney

Bill Umbel

Jennifer Hutchins

Guy Gaudette, C.P.A.

Sarah Skillin Woodard

Dan Skolnik, Esq.

Rob Reusch, Esq.

Executive Director

Deirdre Nice

deirdre@stlawrencearts.org

207-347-7177 phone

207-347-3075 Fax

Theater Manager

Elizabeth McMahon

liz@stlawrencearts.org

207-775-5568 ext. 102

Technical Director

Samuel Cousins

sam@samuelcousins.com

207-232-6017

Stained Glass

Workshop Director

Michael Lorello

207-766-1687

Artist-in-residence

Fritz Lewis

207-347-7177

Tour Guide

Robert Lipps

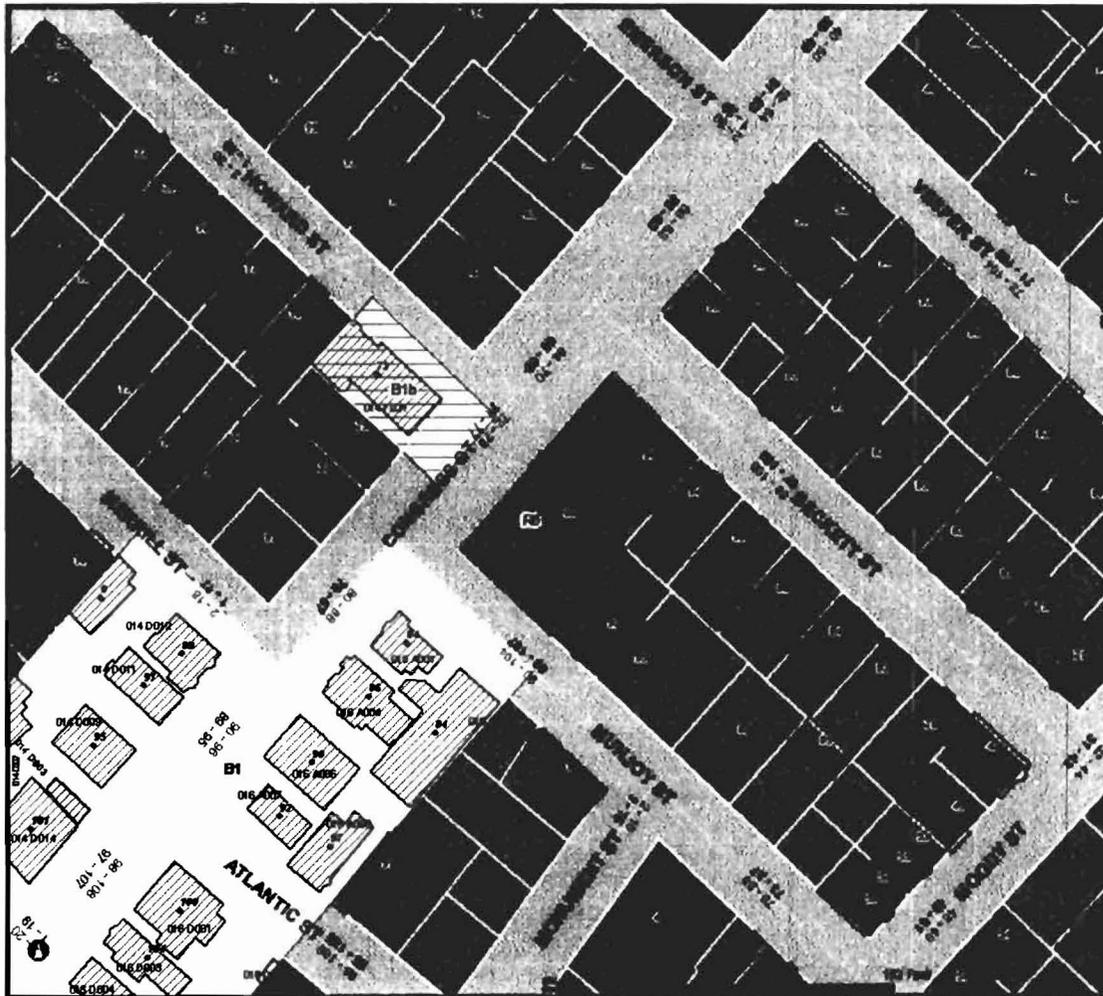
207-347-7177

Arts & Culture

*Neighborhood & Community
Historic Preservation*

Friends of the St. Lawrence
Church is a 501c3 non-profit
corporation.

www.stlawrencearts.org



City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland
389 Congress St.
Portland, Maine
04101

