

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that MAINE HISTORICAL SOCIETY

Located At 483 CONGRESS ST

Job ID: 2012-04-3670-ALTCOMM

CBL: 037- F-014-001

has permission to Rebuild/replicate the historic Children's Gate connector between Longfellow House Ell and Brown Library provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

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

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

Fire Prevention Officer

[Signature] 4/24/12

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|--|---|---|--|
| Job No: 2012-04-3670-ALTCOMM | Date Applied: 4/3/2012 | CBL: 037- F-014-001 | |
| Location of Construction: 483 CONGRESS ST (485-487) | Owner Name: MAINE HISTORICAL SOCIETY | Owner Address: 485 CONGRESS ST PORTLAND, ME 04101 | Phone: 207-774-1822 |
| Business Name: | Contractor Name: Windham Millworks Inc. | Contractor Address: 4 Architectural Dr., Windham, ME 04062 | Phone: 207-892-3238 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: B-3 |
| Past Use: Maine Historical Society | Proposed Use: Same – Maine Historical Society – rebuild/replicate the connecting passage between the two buildings including the Children’s Gate | Cost of Work: 70000.00 | CEO District: |
| | | Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A | Inspection: Use Group: A-3 Type: N/A IBC-2009 Signature: <i>[Signature]</i> 4/24/12 |
| Proposed Project Description: rebuild passage between two buildings | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: | Zoning Approval | | |

| | | | |
|---|---|--|---|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK w/conditions</i> <i>4/5/12 ARN</i></p> | <p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p> | <p>Historic Preservation</p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>4/6/12</i> <i>D. Andrews</i></p> |
| | CERTIFICATION | | |

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

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

4/24/12 See email from Engineer about change
in Footing size, if need be. JWP

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

Footings/Setbacks prior to pouring concrete

Final Inspection

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

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3670-ALTCOMM

Located At: 483 CONGRESS ST

CBL: 037- F-014-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. All means of egress to remain accessible at all times.
4. No means of egress shall be affected by this renovation.

Building

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

2012 04 3670

60
- historic
- B3



General Building 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>485 & 487 Congress ST, (483-assessors)</u> | | |
| Total Square Footage of Proposed Structure/Area <u>140 sq. Ft.</u> | Square Footage of Lot | Number of Stories |
| Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>F</u> Lot# <u>014</u> | Applicant *must be owner, Lessee or Buyer* Name <u>MAINE Historical Society</u> Address <u>489 Congress ST.</u> City, State & Zip <u>Portland, ME, 04101</u> | Telephone: <u>774-1822</u> |
| Lessee/DBA (If Applicable) RECEIVED APR 03 2012 Dept. of Building Inspections City of Portland Maine | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>70,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>720.00</u> <u>HO 50.00</u> <u>770.00</u> |
| Current legal use (i.e. single family) <u>historical Society</u> Number of Residential Units _____ If vacant, what was the previous user? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Construction of the Replication of the connecting passage between the two buildings including the children's gate</u> | | |
| Contractor's name: <u>Windham millworks Inc.</u> Address: <u>4 Architectural Dr.</u> City, State & Zip <u>Windham, ME, 04062</u> Telephone: <u>892-3238</u> Who should we contact when the permit is ready: <u>Steven Atripaldi</u> Telephone: <u>749-6567</u> Mailing address: <u>489 Congress St, Portland, ME, 04101</u> | | |

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: Steve Atripaldi Date: 3/28/2012

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

Jeanie Bourke - FW: Children's Gate Foundation

From: "Steve Atripaldi" <satripaldi@mainehistory.org>
To: <jmb@portlandmaine.gov>
Date: 4/24/2012 2:02 PM
Subject: FW: Children's Gate Foundation

Good afternoon Jeannie, this is an email from Dan Burne from Becker structural regarding the connector passage for 483 Congress St. for reducing the size of the footings for the Children's gate post supports, the other 4 are on the tunnel and footings that were done during the initial project for the library I will leave exposed for inspection. I scheduled inspection for this coming Monday for the footings, if you need anymore info please contact me 749-6567

Thank you, Steven

From: Dan Burne [mailto:dan@beckerstructural.com]
Sent: Tuesday, April 24, 2012 1:23 PM
To: Steve Atripaldi
Subject: Children's Gate Foundation

Steve,

As discussed: The (2) footings against the Longfellow Ell and the (2) adjacent to the tunnel, may be cast as 16"x16"x12" thick in lieu of the 24"x24" shown on drawings CG S1. Please let me know any questions.

Dan

Daniel S. Burne, P.E.
Associate
BECKER structural engineers, inc
207-879-1838 X103
www.beckerstructural.com

RECEIVED
APR 24 2012
Dept. of Building Inspections
City of Portland Maine



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: Main Historical Society, Check Number: 1554
Tender Amount: 770.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 4/3/2012
Receipt Number: 42477

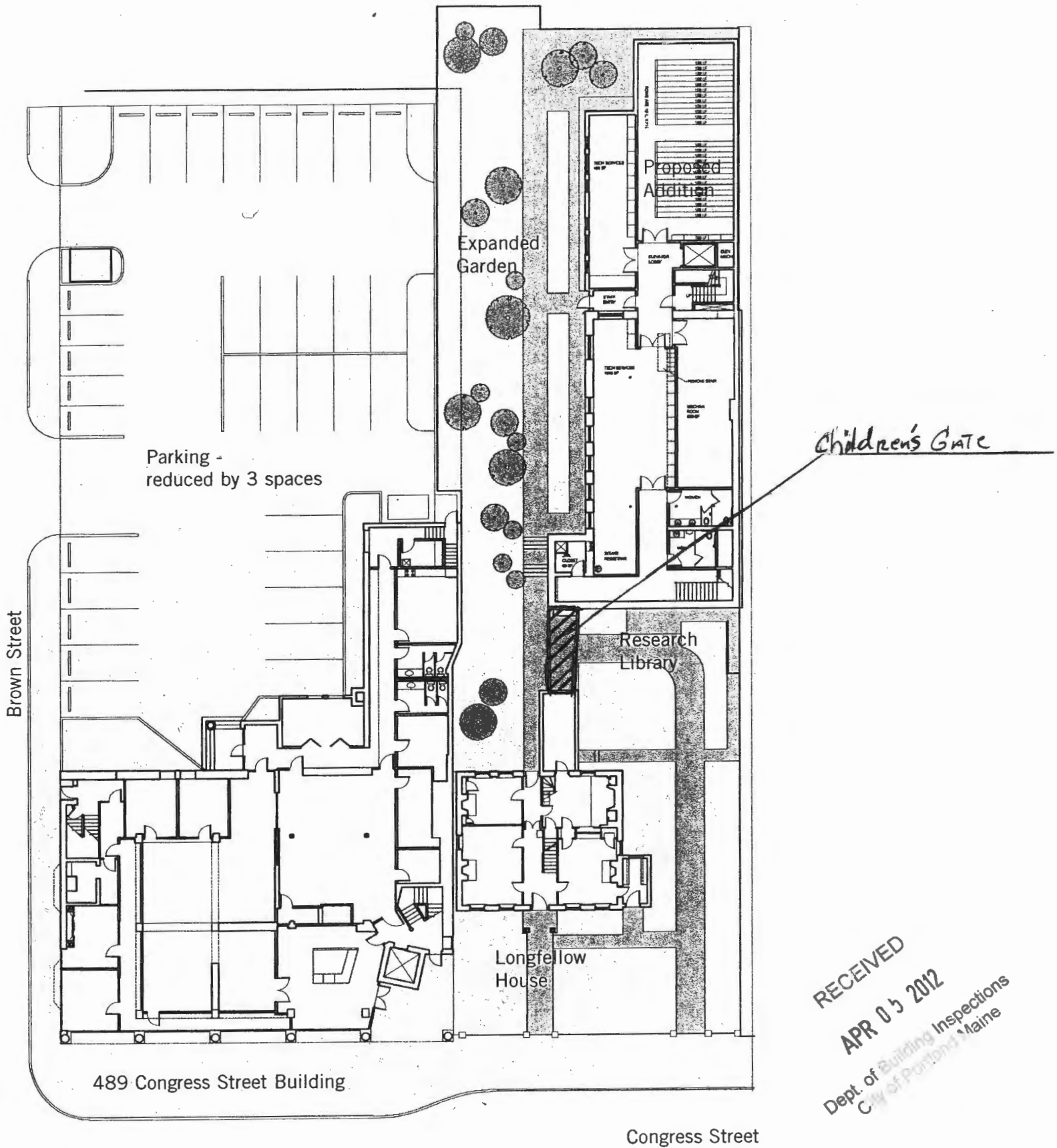
Receipt Details:

| | | | |
|--|--------|----------------|-----------|
| Referance ID: | 5918 | Fee Type: | BP-Constr |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 720.00 | Charge Amount: | 720.00 |
| Job ID: Job ID: 2012-04-3670-ALTCOMM - passage between two buildings | | | |
| Additional Comments: 485 Congress | | | |

| | | | |
|--|-------|----------------|---------|
| Referance ID: | 5919 | Fee Type: | BP-HRAD |
| Receipt Number: | 0 | Payment Date: | |
| Transaction Amount: | 50.00 | Charge Amount: | 50.00 |
| Job ID: Job ID: 2012-04-3670-ALTCOMM - passage between two buildings | | | |

Additional Comments:

Thank You for your Payment!



RECEIVED
 APR 05 2012
 Dept. of Building Inspections
 City of Portland, Maine

Maine Historical Society
 Schwartz/Silver Architects
 04/13/06



Accessibility Building Code Certificate

Designer: Schwartz/Silver Architects

Address of Project: 489 Congress Street, Portland

Nature of Project: Reproduction of the historic "Children's Gate", an open air
covered gate, spanning between the north end of the
Longfellow House ell and the southwest side of the Brown Library.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: 

Title: Robert H. Silver, Principal

Firm: Schwartz/Silver Architects

Address: 75 Kneeland St
Boston, MA 02111

Phone: 617-542-6650

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



Certificate of Design

Date: March 29, 2012

From: Schwartz/Silver Architects

These plans and / or specifications covering construction work on:

Reproduction of the historic "Children's Gate", an open air covered gate, spanning between
the north end of the Longfellow House ell and the southwest side of the Brown Library.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Robert H. Silver

Signature: *Robert H. Silver*

Title: Robert H. Silver, Principal

Firm: Schwartz/Silver Architects

Address: 75 Kneeland St
Boston, MA 02111

Phone: 617-542-6650

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



Certificate of Design Application

From Designer: BECKER STRUCTURAL ENGINEER
 Date: 3/29/12
 Job Name: MHS CHILDREN'S GATE (FOUNDATION)
 Address of Construction: 489 CONGRESS ST.

~~2009~~
2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 IRC Use Group Classification (s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC N/A

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? N/A Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

COMPLETED Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)
 Floor Area Use Loads Shown

| | |
|------------------|--|
| <u>N/A</u> | |
| <u>(PAVERS</u> | |
| <u>ON GRADE)</u> | |

Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)
(FOUNDATION ONLY) Basic wind speed (1809.3)
(ONLY) Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
 Wind exposure category (1609.4)
 Internal pressure coefficient (ASCE 7)
 Component and cladding pressures (1609.1.1, 1609.6.2.2)
 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)
 Seismic use group ("Category")
 Spectral response coefficients, S_D & S_1 (1615.1)
 Site class (1615.1.5)

N/A Live load reduction
N/A Roof live loads (1603.1.2, 1607.11)
50 PSF Roof snow loads (1603.7.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
50 PSF If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.2 Roof thermal factor, C_t (1608.4)
50 PSF Sloped roof snowload, P_s (1608.4)
N/A Seismic design category (1616.3)
N/A Basic seismic force resisting system (1617.6.2)
N/A Response modification coefficient, R_d and deflection amplification factor, C_d (1617.6.2)

N/A Analysis procedure (1616.6, 1617.5)
N/A Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood hazard area (1612.3)
N/A Elevation of structure

Other loads

N/A Concentrated loads (1607.4)
 Partition loads (1607.5)
 Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



State of Maine
 Department of Public Safety
 Construction Permit



Reviewed
 for Barrier
 Free

17220

Sprinkled
 Sprinkler Supervised

MAINE HISTORICAL SOCIETY RESEARCH LIBRARY

Located at: 489 CONGRESS STREET

PORTLAND

Occupancy/Use: ASSEMBLY CLASS C

Permission is hereby given to:

MAINE HISTORICAL SOCIETY

489 CONGRESS STREET
 PORTLAND, ME 041013498

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 30 th of April 2008

Dated the 1 st day of November A.D. 2007

Commissioner

Copy-1 Owner

Comments:

MAINE HISTORICAL SOCIETY

489 CONGRESS STREET
 PORTLAND, ME 041013498

NOV 02 2007

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

cc: Stone A
Return ✓

Cordelia Pitman, Chair
John Turk, Vice Chair
Martha Deprez
Kimberley Geyer
Otis Baron
Rick Romano
Ted Oldham

MAY 25 2007

May 24, 2007

Richard D'Abate
Maine Historical Society
489 Congress Street
Portland, Maine 04101

Re: Certificate of Appropriateness for Proposed Library Addition and Reconstruction of Longfellow Garden

Dear Mr. D'Abate:

On May 16, 2007, the City of Portland's Historic Preservation Board voted 4-0 (Geyer, Pitman & Romano absent) to approve your application for a Certificate of Appropriateness for the construction of a new library addition and the rehabilitation of the Longfellow Garden, including the reconstruction of the garden wall and replication of 1906 Children's Gate.

Board approval was made subject to the following conditions:

- * Exterior lighting plan and specifications to be submitted to staff for review and approval, with the understanding that staff may elect to forward it to the Board for full review.
- * Details and wall sections for Childrens' Gate to be submitted to staff for review and approval.
- * Final planting plan to be reviewed and approved by historic landscape consultant, Lauren Meier. Final plan to be submitted for inclusion in project file.

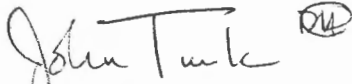
Note: During final deliberations, the Board and project consultants discussed material options for the garden steps. Although the submitted plans call for brick steps, the Historic Preservation Board supports the use of granite as an appropriate alternative.

All improvements shall be carried out as shown on the plans and specifications submitted for the 5/16/07 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of

one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

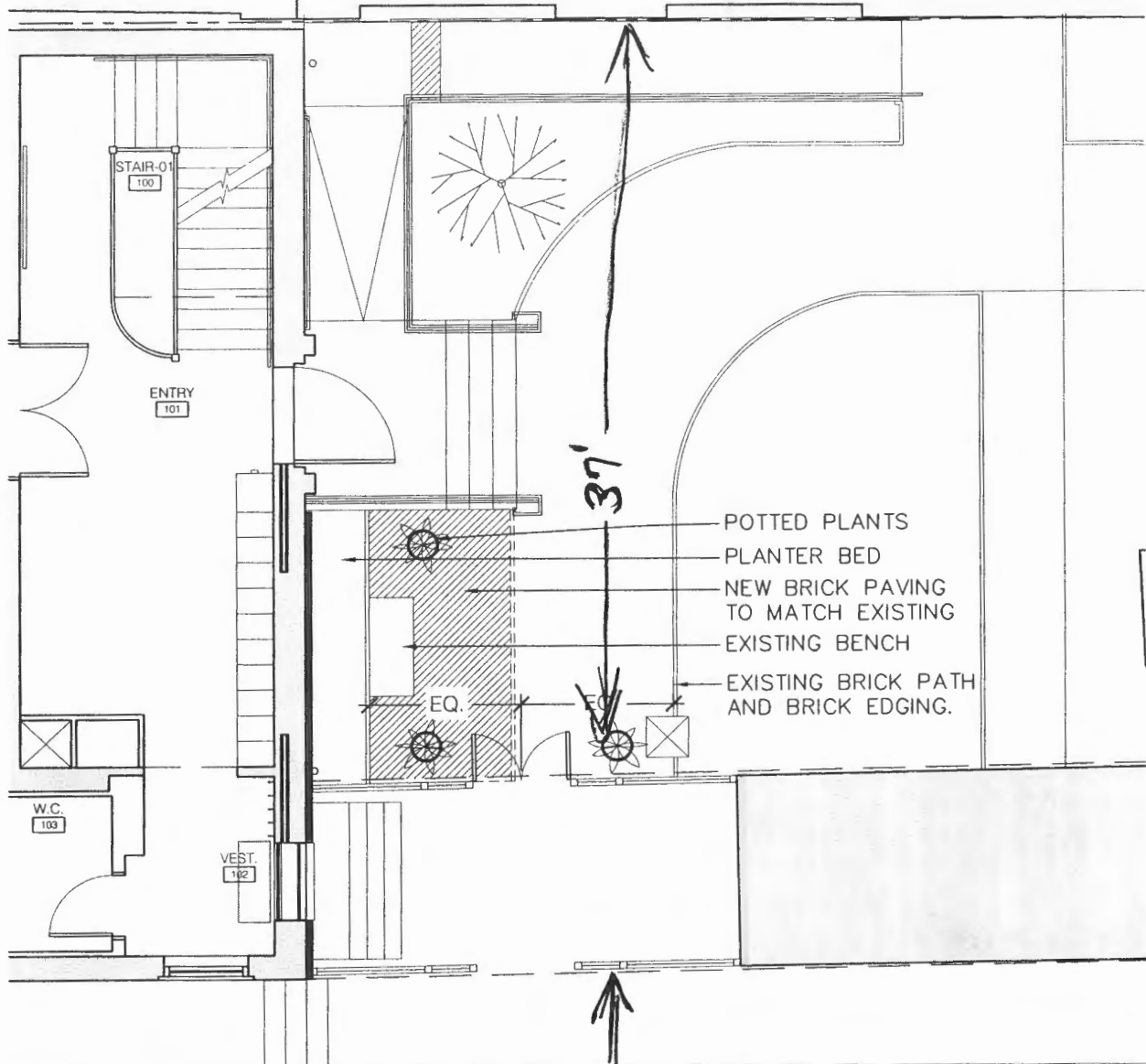
Sincerely,



John Turk, Chair
Historic Preservation Board

cc: Jon Traficonte, Schwartz/Silver Architects Inc.
Michael Boucher, Michael Boucher Landscape Architecture
Approval Letter File
Building Inspections

477 Congress ST.



37'

- POTTED PLANTS
- PLANTER BED
- NEW BRICK PAVING TO MATCH EXISTING
- EXISTING BENCH
- EXISTING BRICK PATH AND BRICK EDGING.

EQ.

22'

489 Congress ST.

SCHWARTZ/SILVER ARCHITECTS INC.

75 Kneeland Street
Boston, MA 02111
Tel 617 542-6650
Fax 617 951-0779

Maine Historical Society Research Library
489 Congress Street, Portland, ME

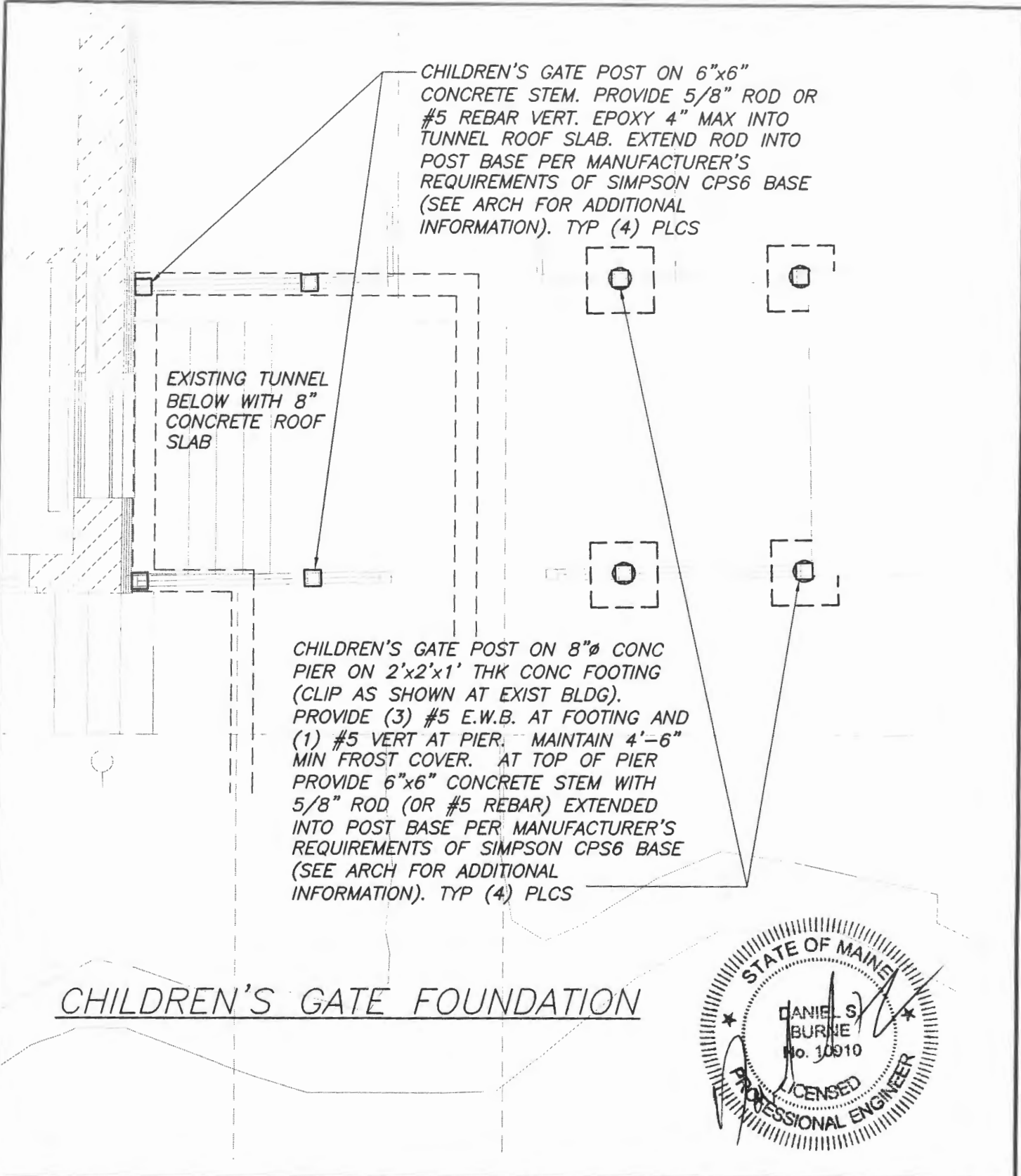
Children's Gate Plan

1/8" = 1'-0"
Scale

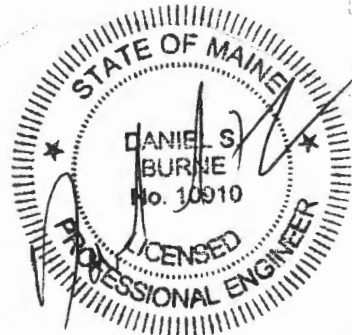
03/23/12
Date

1/A1.05
Reference No.

ASK-04
Sketch No.



CHILDREN'S GATE FOUNDATION



BECKER
structural engineers, inc.

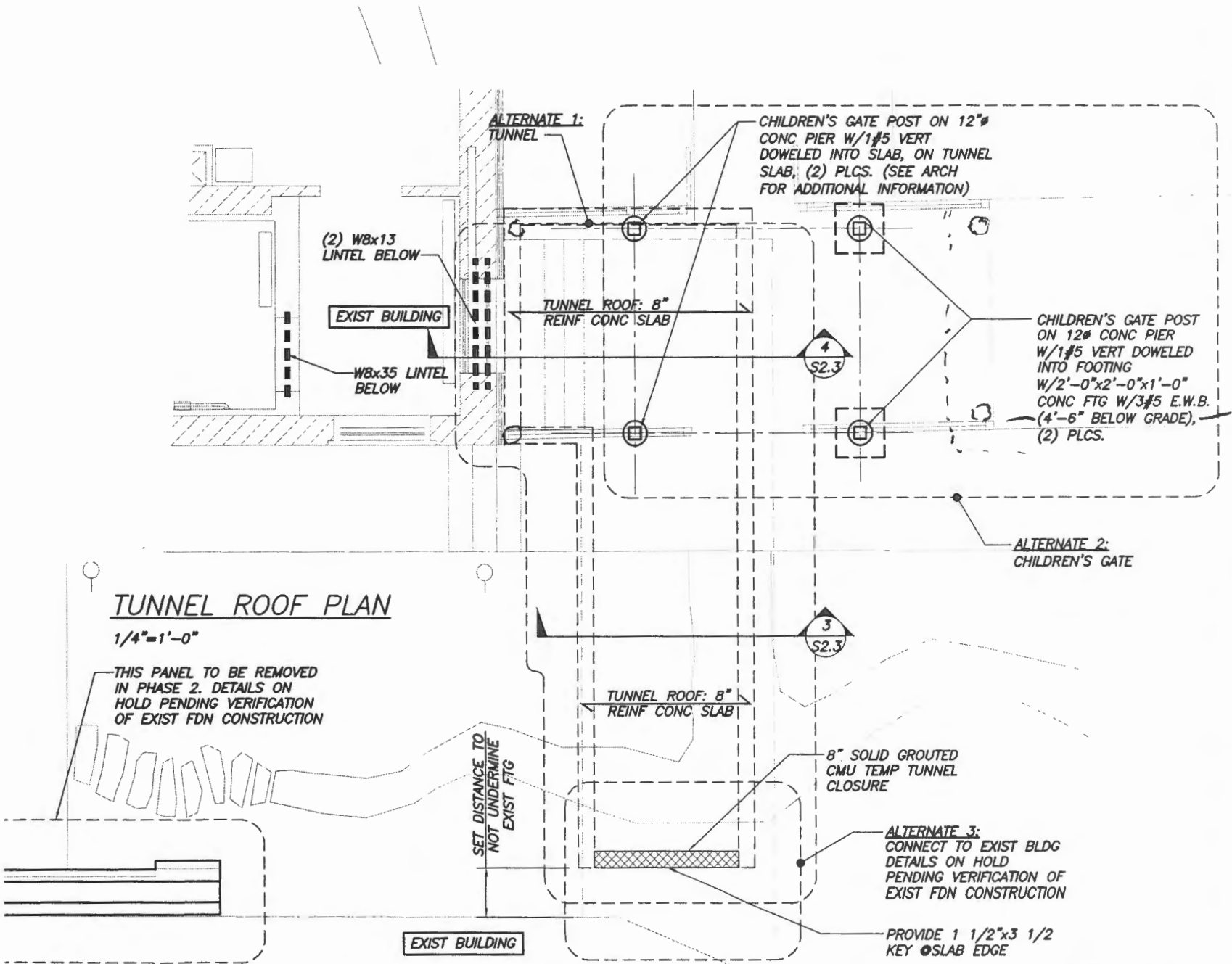
75 York Street
Portland, ME 04101-4701
info@beckerstructural.com

Tel 207-879-1838
Fax 207-879-1822
www.beckerstructural.com

| | |
|----------|---------|
| Designed | DSB |
| Drawn | DSB |
| Checked | DSB |
| Scale | N.T.S. |
| Date | 3/29/12 |

MAINE HISTORICAL SOCIETY
PORTLAND, MAINE

| | |
|-------------------|-------|
| Becker Job Number | 1464 |
| | CG S1 |



DATE REVISIONS

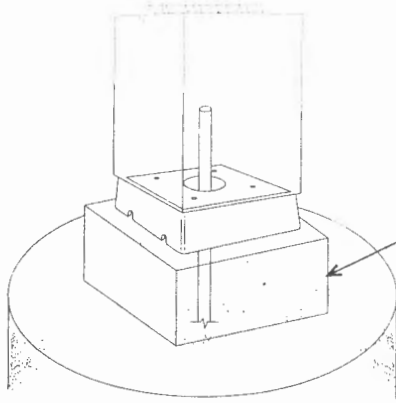
| Date | Number | Descr pt |
|----------|--------|------------|
| 05/01/07 | | 60% CD SET |
| 07/02/07 | | 100% CD RE |
| 07/16/07 | | 100% CD SE |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

DRAWING TITLE

FIRST FLOOR FRAMING PLAN

DRAWING NUMBER

S1.3



CAST 3.5" X 3.5"
CONCRETE COLUMN
BLOCK

10 **AXON @ COL. BASE**

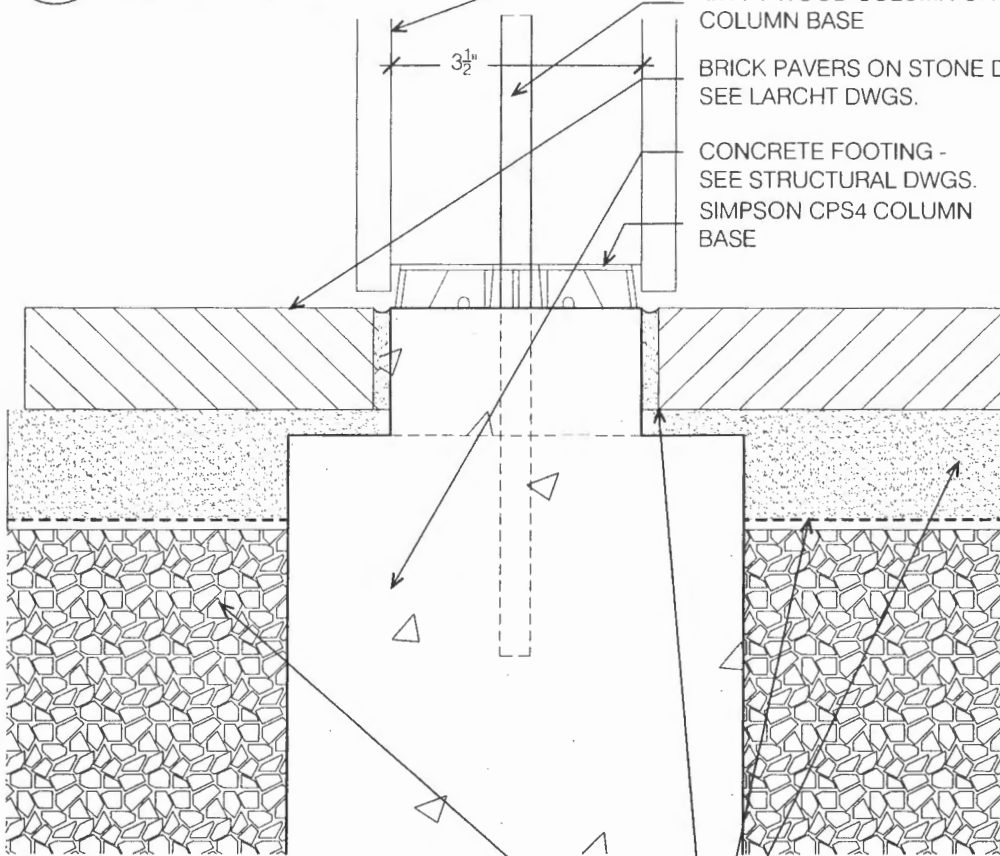
Scale: N.T.S.

WRAP 4x4 PT COL. WITH 1X MAHOGANY

4x4 PT WOOD COLUMN ON
COLUMN BASE

BRICK PAVERS ON STONE DUST,
SEE LARCHT DWGS.

CONCRETE FOOTING -
SEE STRUCTURAL DWGS.
SIMPSON CPS4 COLUMN
BASE



STONE DUST
GEOTEXTILE FABRIC

BRICK PAVERS
GRAVEL BACKFILL

10 **DETAIL @ COL. BASE**

Scale: 3" = 1'-0"

SCHWARTZ/SILVER
ARCHITECTS INC.

75 Kneeland Street
Boston, MA 02111
Tel 617 542-6650
Fax 617 951-0779

Maine Historical Society Research Library
489 Congress Street, Portland, ME

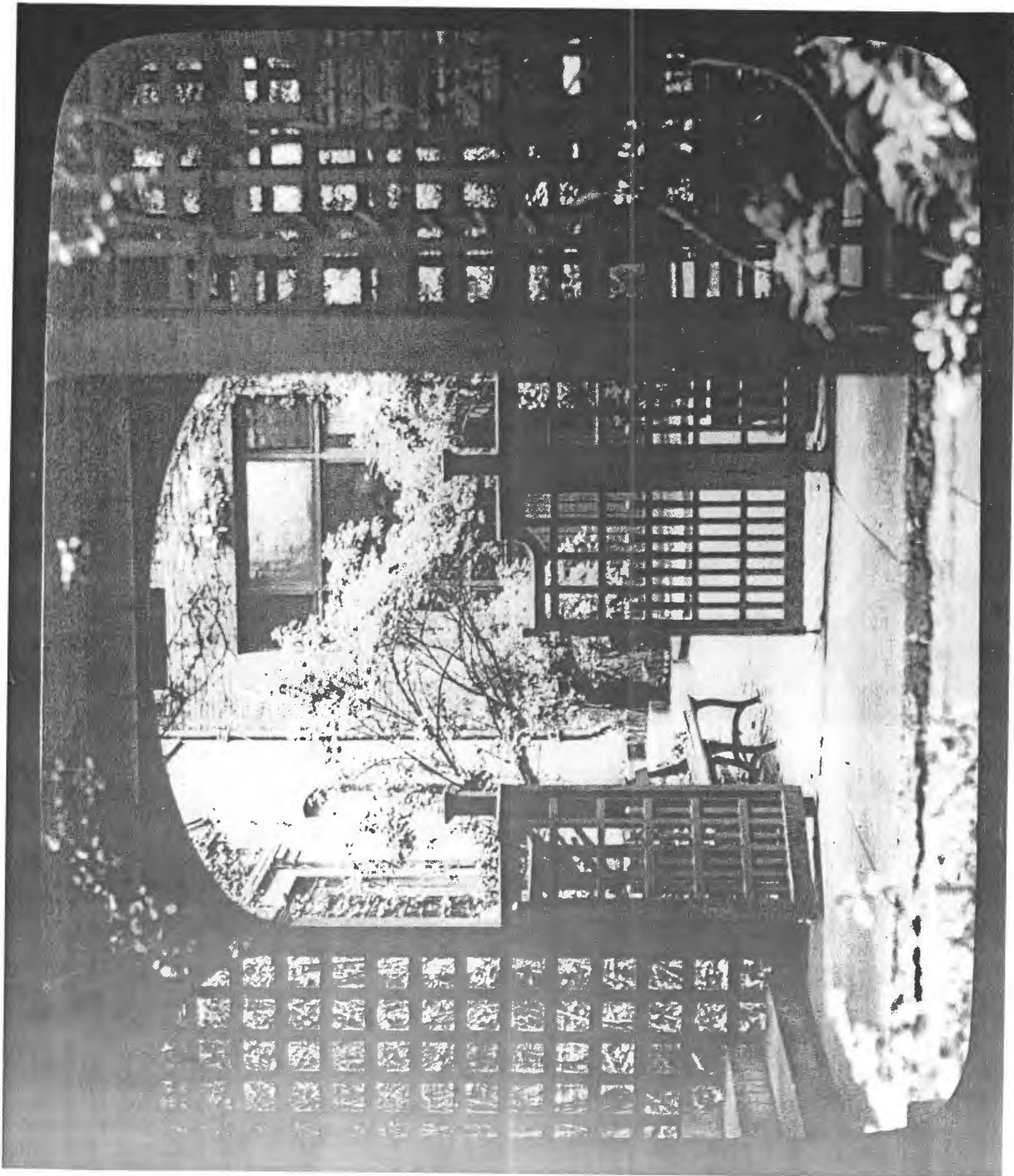
Children's Gate Post Detail

3" = 1'-0"
Scale

REV. 03/23/12
Date

10/A6.04
Reference No.

ASK-03
Sketch No.





Children's Gate
Rainy Day View
from inside garden

1929