

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 091095

PERMIT ISSUED

This is to certify that BOULAY RENAISSANCE LLC Taggar... has permission to Amend permit# 090749 to include Brick repair & replacement AT 93 HIGH ST... 039 E008001

OCT 22 2009

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.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other used-in. 2 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept. CAPT. R. Gauthier
Health Dept.
Appeal Board
Other
Department Name

Signature of 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: 09-1095	Issue Date:	CBL: 039 E008001
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Location of Construction: 93 HIGH ST	Owner Name: BOULAY RENAISSANCE LLC	Owner Address: ONE CITY CENTER	Phone:
Business Name:	Contractor Name: Taggart Construction	Contractor Address: PO Box 255/10 South Street Freeport	Phone 2078652281
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: B3/2L

Past Use: Commercial Office - Connected w/ permi# 090749	Proposed Use: Commercial Office - Connected w/ permi# 090749 - Amend permit# 090749 to include Brick repair & replacement	Permit Fee: \$420.00	Cost of Work: \$40,000.00	CEO District: 1
Proposed Project Description: Amend permit# 090749 to include Brick repair & replacement		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>D/Minor</i> Type: <i>3B</i> <i>JBC 2003</i> Signature: <i>[Signature]</i>	
		Signature: <i>[Signature]</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: Ldobson	Date Applied For: 10/01/2009	<b>Zoning Approval</b>
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<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 information 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"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OE w/conditions</i> Date: <i>10/2/09 ABU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><i>YU</i></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>10/5/09</i> <i>D. Andrews</i></p>
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**PERMIT ISSUED**

**OCT 22 2009**

City of Portland

**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

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**


**A Pre-construction Meeting will take place upon receipt of your building permit.**

  X   **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

10/22/09  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

**PERMIT ISSUED**  
**OCT 22 2009**  
City of Portland

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-1095	<b>Date Applied For:</b> 10/01/2009	<b>CBL:</b> 039 E008001
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<b>Location of Construction:</b> 93 HIGH ST	<b>Owner Name:</b> BOULAY RENAISSANCE LLC	<b>Owner Address:</b> ONE CITY CENTER	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Taggart Construction	<b>Contractor Address:</b> PO Box 255/10 South Street Freeport	<b>Phone</b> (207) 865-2281
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Commercial	

<b>Proposed Use:</b> Commercial Office - Connected w/ permi# 090749 - Amend permit# 090749 to include Brick repair & replacement	<b>Proposed Project Description:</b> Amend permit# 090749 to include Brick repair & replacement
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 10/05/2009  
**Note:**      **Ok to Issue:**   
 1) \* Applicant to contact Historic Preservation staff to review mortar sample prior to commencing with final repair/replacement.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 10/02/2009  
**Note:**      **Ok to Issue:**   
 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.  
 2) Separate permits shall be required for any new signage.  
 3) 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      **Reviewer:** Tammy Munson      **Approval Date:** 10/21/2009  
**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:**      **Approval Date:** 10/06/2009  
**Note:**      **Ok to Issue:**

**Comments:**  
 10/6/2009-gg: received from historic on 10/05/09. /gg



# 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>93 HIGH STREET</u>		
Total Square Footage of Proposed Structure/Area <u>N/A</u>		Square Footage of Lot <u>9,728 SF</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>039 E 008001 CALDI</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>GREATER PORTLAND LANDMARKS</u> Address <u>93 HIGH STREET</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone:  <u>774-5561</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>(SALE HAS GONE THROUGH SINCE ORIGINAL PERMIT APPLICATION)</u> Address City, State & Zip	Cost Of Work: \$ <u>40,000</u> C of O Fee: \$ <u>-</u> Total Fee: \$ <u>420</u>
Current legal use (i.e. single family) <u>OFFICE SPACE FLOORS 1, 2, 3</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>OFFICE SPACE FLOORS 1, 2, 3</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>AMENDMENT TO ORIGINAL PERMIT APPLICATION</u> <u>BRICK REPAIR/REPLACEMENT IN KIND @ PORTION OF EXTERIOR</u>		
Contractor's name: <u>TAGGART CONSTRUCTION (GC)</u> Address: <u>PO BOX 255 / 10 SOUTH STREET</u> City, State & Zip <u>FLEETPORT, ME 04032</u> Telephone: <u>865-2281X6</u> Who should we contact when the permit is ready: <u>CLAIRE BETZE</u> Telephone: <u>653-8815</u> Mailing address: <u>SAME AS ABOVE</u> <u>CEL</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](http://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: Heary D. [Signature] Date: 9/30/09

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

**RECEIVED**  
**OCT - 1 2009**  
Dept. of Building Inspections  
City of Portland Maine



CREATING HEALTHY BUILDINGS

October 1, 2009

City of Portland Planning and Development Department  
Inspections Division – Room 315  
389 Congress Street  
Portland, ME 04101

RE: Greater Portland Landmarks – 93 High Street Project  
Building Permit Application - Amendment

HAND DELIVERED

Dear Jeanie:

On behalf of Greater Portland Landmarks, enclosed is an amendment to the existing building permit for your review and a check in the amount of \$420.

We are currently renovating the 1<sup>st</sup> floor of the building for use as office space as part of original building permit. This amendment proposes repair and/or replacement in kind of the exterior brick of portions of the building.

The proposed repairs include the following:

- Repair and/or replacement in kind of exterior brick at the northeast elevation
- Removal of loose material from brownstone canopy at front entry and condition assessment
- Inspection and re-pointing of brownstone details at windows

If you should have any questions during your review, please do not hesitate to call.

Sincerely,

Claire P. Betze, P.E.  
Project Manager

**City of Portland General Building Permit Application  
Greater Portland Landmarks – 93 High Street**

***Amendment to Existing Permit - Brick Repair/Replacement in Kind***

Applicant:

Hilary Bassett, Executive Director  
Greater Portland Landmarks  
165 State Street  
Portland, ME 04101  
774-5561

Project Architect:

Lynn Shaffer, AIA  
Architecture by Design  
650 Shore Road  
Cape Elizabeth, ME 04107  
767.4343 (office)  
233.1888 (cell)

Contractor:

Claire Betze, Project Manager  
Taggart Construction, Inc.  
PO Box 255  
Freeport, ME 04032  
865.2281 x6 (office)  
653-8815 (cell)

Masonry Subcontractor:

Peter B. Chavonelle Jr.  
Masonry Preservation Associates  
PO Box 8036  
Portland, ME 04104  
797-7991 (office)  
797-7889 (fax)

**SCOPE OF WORK:**

Greater Portland Landmarks has purchased the building and is relocating their office space on the 1<sup>st</sup> floor. Existing tenants will remain on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The basement level is vacant. Renovations are currently in progress for the 1<sup>st</sup> floor only. An existing building permit is on file for this work.

The attached application amends the existing building permit to include repairs and/or replace in kind of the exterior brickwork. The proposed scope of work is described below.

***General:***

The building is a multiple wythe masonry structure constructed of wood fired brick and lime mortar. The building offers brownstone architectural features that frame the window openings. Most of the structure appears to be original in nature. Photos of the areas that are proposed for repair and/or replacement in kind are attached.

**City of Portland General Building Permit Application  
Greater Portland Landmarks – 93 High Street**

***Amendment to Existing Permit - Brick Repair/Replacement in Kind***

***Repairs at Northeast Elevation:***

Shifting has been observed in a portion of the brick located on the northeast corner. Evidence of the shift is visible upon inspection of the window jambs. This condition has been caused by water infiltration that has started at the top of the wall and over time has caused the lime mortar to lose its strength.

This portion of the building will be reconstructed. The wall will be carefully dismantled to sound conditions and in plane with original construction. Existing brick will be salvaged and re-used. Temporary shoring of brownstone lintels and sills will be provided. The wall will be reconstructed to original bond and appearance utilizing a lime mortar to match the original in color and composition. All masonry at this elevation will be re-pointed. The elevation will be restoration cleaned upon completion of repairs.

Smaller repairs will also be done in this area. These repairs include (1) a brick masonry infill of a basement window that exists below grade at the northeast elevation; (2) reconstruction of brick located at the sill of the stair egress door located on the north elevation, and (3) infill of abandoned roof drain on the north elevation. All repairs will include salvage and re-use of existing brick, reconstruction to existing bond utilizing a lime mortar to match the original in color and composition, and restoration cleaning.

***Brownstone Canopy at Front Entry:***

The brownstone canopy above the front entry to the building at High Street will be assessed and its condition documented to ensure that it is in sound condition. Loose material will be removed to ensure safety to pedestrians utilizing the entry.

***Inspection and Re-pointing of Brownstone Details:***

An inspection of the window openings for missing mortar and general conditions contributing to deterioration of the brownstone architectural details will be made. Re-pointing of the masonry at the areas where brownstone meets brick masonry will be done, as required, to prevent further deterioration due to water penetration.

***Discussions with City of Portland Historic Preservation Department:***

Greater Portland Landmarks representative, Denis Lachman, contacted Deb Andrews to discuss the need to make repairs to the exterior of the building, specifically on the northeast elevation. Claire Betze of Taggart Construction also discussed the planned repairs in a telephone conversation with Deb Andrews on September 26, 2009 stating that Pete Chavonelle of Masonry Preservation would be performing the work and that the department would be kept informed of the work progress so that their inspection could be scheduled accordingly.









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