

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that KATHLEEN MCKEEN

Located At 11 DEERING ST

Job ID: 2012-03-3533-DEMO

CBL: 046- B-022-001

has permission to Demolition of exterior porch & steps only (Two Family Residence).

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

04/03/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

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.**
1. Pre-Demolition
 2. 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

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3533-DEMO

Located At: 11 DEERING ST

CBL: 046- B-022-001

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.
3. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
4. The present porch is legally nonconforming as to setbacks. If you are to demolish this porch 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.
5. This permit is for demolition only. A separate permit is required to rebuild the porch.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period. Dust prevention shall be controlled per Chapter 6 of the Municipal Ordinance and demolition per Section 3303 of MUBEC.
3. The means of egress shall not be affected during the demotion; Contractor has agreed to float two (2) temporary code complaint stairs pending the separate porch renovation building permit issuance.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3533-DEMO	Date Applied: 3/19/2012	CBL: 046- B-022-001	
Location of Construction: 11 DEERING ST	Owner Name: NIRUPAMA AGGARWAL & FRANK ROBBINS	Owner Address: 11 DEERING ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Cabana Construction, LLC	Contractor Address: 69 Washington Ave., Portland, ME 04101	Phone: 207-329-4390
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO - Demolition Permit	Zone: R-6
Past Use: Two family	Proposed Use: Same - Two family- remove 6' x 24' side porch. DEMO ONLY	Cost of Work: 5000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: DEMO MUBEC Signature: 
Proposed Project Description: demo sideporch & steps		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 <i>legally nonconforming</i></p> <p><input type="checkbox"/> Flood Zone <i>One year to rebuild income</i></p> <p><input type="checkbox"/> Subdivision <i>footprint</i></p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK w/cond. for 3/19/12 ASH</i></p> <p style="text-align: center;">CERTIFICATION</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 <i>demo only</i></p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>3/19/12</i></p> <p style="text-align: right;"><i>D. Andrews</i></p>
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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

4-2-12 DWM OK Dimensions noted on plan
Photos on "A" Drive



R1
hibiz
2012 03 3 533

Deb. Andrews Approved !!

68

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>11 Deering St. Portland Me. 04102</u>		
Total Square Footage of Proposed Structure <u>1200±?</u>		Square Footage of Lot:
Tax Assessor's Chart, Block & Lot: Chart# <u>046</u> Block# <u>3022</u> Lot#	Owner: <u>Frank Robbins</u>	Telephone:
Lessee/Buyer's Name (if applicable) <u>RECEIVED</u> <u>MAR 19 2012</u> Dept. of Building Inspections City of Portland Maine	Applicant name, address & telephone: <u>CABANA Construction LLC</u> <u>69 Washburn Ave Portland Me 04102</u> <u>207-329-4390</u>	Cost Of <u>Demo only</u> Work: \$ <u>55000</u> Fee: \$
Current legal use: (i.e. garage, warehouse) <u>back stoop</u>		
If vacant, what was the previous use?		
How long has it been vacant?		
Project description: <u>Demo existing side entrance porch + walk</u>		
Contractor's name, address & telephone: <u>CABANA Construction LLC</u>		
Who should we contact when the permit is ready: <u>JASON CABANA</u>		
Mailing address: <u>69 Washburn Ave</u> Telephone: <u>207-329-4390</u> <u>Portland Me 04102</u>		

~~70.00~~
~~100.00~~
~~100.00~~

Electronic files in pdf format are also required

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>March 19 12</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Demolition Call List & Requirements

Site Address: 11 Leering St.

Owner: Frank Robbins.

Structure Type: Porch roof + stoop

Contractor: CABANA Construction LLC

Utility Approvals

	Number	Noted Act.	Contact Name/Date
Central Maine Power	1-800-750-4000		<u>Amanda March/19</u>
Unitil	1-207-541-2533		<u>Barbira Monti March 19</u>
Portland Water District	761-8310		<u>Alesha March 19</u>
Dig Safe	1-888-344-7233		<u>Re 2012/2012/19 exp 60 days Andrew</u>

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

DPW/ Traffic Division (L. Cote)	874-8891		<u>MAILBOX FULL → guy: Sandy</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822		<u>Carrol Merritt ✓</u>
Historic Preservation	874-8726		<u>See Attach Permit Approved</u>
DEP – Environmental (Augusta)	287-2651		<u>Sandy Moody's ✓ Build.</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company
- 5) Electronic files in pdf format are also required in addition to hard copy

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

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: March 19 12

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

Deering St

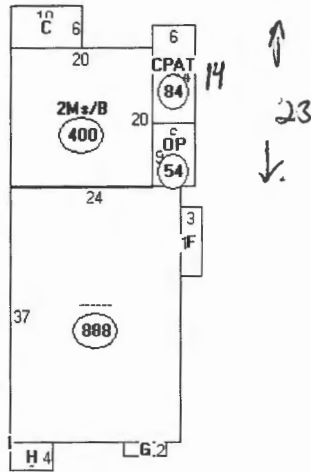
Plot Plan

34
-12
/22

not accurate
w/ width of
lot size of
building.



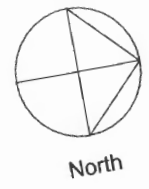
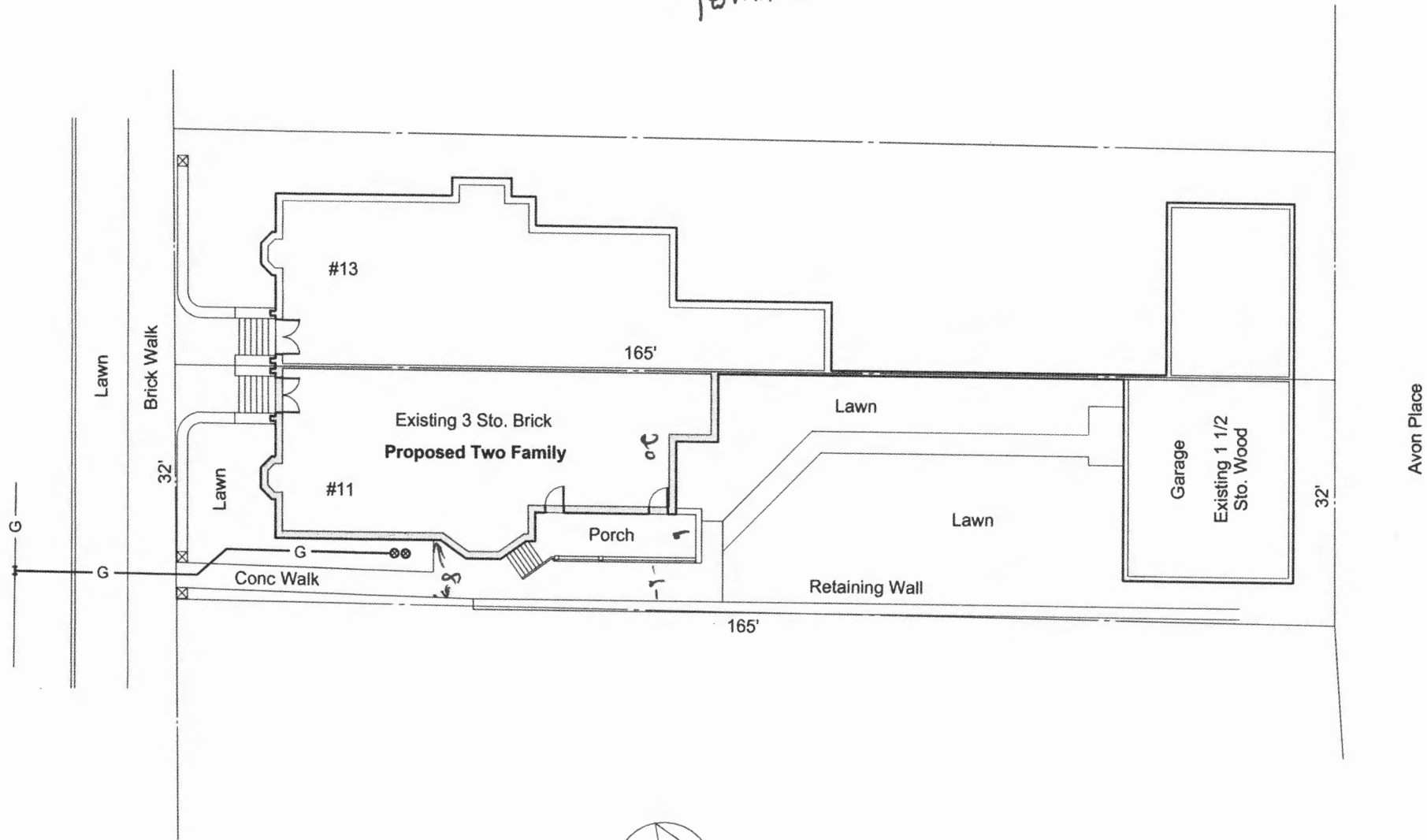
Avon Place



Descriptor/Area	
A: ---	888 sqft
B: 2Ms/B	400 sqft
C: 1Ms/B	60 sqft
D: CPAT	84 sqft
E: OP	54 sqft
F: 2FBAY/B	30 sqft
G: 2FBAY/B	12 sqft
H: OPF	24 sqft
I: RG1	720 sqft

$32 \text{ feet} - 26 = 6'$

Permit # 07-1288



Site Plan
1" = 20' - 0"





ASBESTOS BUILDING DEMOLITION NOTIFICATION

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
Lead & Asbestos Hazard Prevention Program
17 State House Station, Augusta, Maine 04333



Maine law requires the filing of the ASBESTOS BUILDING DEMOLITION NOTIFICATION with the Department prior to demolition of any building except a single-family home.

Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building.

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the *Maine Asbestos Management Regulations* by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.maine.gov for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were regulated asbestos-containing building materials found? yes no

property address:	building description: pre-1981 residential with 2-4 units post-1980 residential with 2-4 units other:
asbestos survey/inspection performed by: (name & address)	asbestos abatement contractor
telephone:	telephone:
property owner: (name & address)	demolition contractor: (name & address):
telephone:	telephone:
demolition start date	demolition end date:

This demolition notification does not take the place of the Asbestos Project Notification if applicable

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT

Print Name: Owner/Agent

Title

Signature

Telephone #

FAX #

Date

**HISTORIC PRESERVATION BOARD
CITY OF PORTLAND, MAINE**

**PUBLIC HEARING
11 DEERING STREET**

TO: Chair Romano and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Program Manager

DATE: March 1, 2012

RE: March 7, 2012 Public Hearing

Application For: Certificate of Appropriateness for Side Porch Replacement

Address: 11 Deering Street

Applicant: Frank Robbins and Nirupama Aggarwal

Project Architect: Chris Wriggins

Introduction

The owners of 11 Deering Street request approval to replace a side porch off the building's rear ell. Although set back a considerable distance from the street, the porch is readily visible when approaching from the east. The existing porch is a later addition to the building.

Project architect Chris Wriggins has provided a detailed set of plans, elevations and details. Given the completeness of the submission, staff elected to schedule this as a public hearing item.

Property Description

The applicant's property is the east half of a three story brick double house on the north side of Deering Street and is typical of the Italianate double houses that characterize the Deering Street Historic District. The 1867 structure retains most of its original finishes and features, including its slate mansard roof and cast iron fencing. On the applicant's side, the only significant alteration to the original structure is the side porch addition off the rear ell.

The deck of the side porch projects beyond the face of the principal building, as does its roof. The porch deck also extends beyond the rear corner of the building. The roof, which is supported by simple square posts, covers only a portion of the open deck and overlaps the face of the main structure in an awkward fashion. The stairs to the porch deck are angled, following the angle of a projecting bay on the principal structure. The

railing system consists of open crossbars between posts. At the rear end of the porch, the railing transitions to a brick wall with concrete cap. Clearly, the oversized and poorly detailed porch detracts from an otherwise well-preserved residence.

Proposed Scope of Work

Mr. Wriggins is proposing to remove the existing porch altogether and construct an open wood porch with a roof that runs the full length of the porch. The new porch roof, which is hipped, is positioned below the eave of the ell's mansard roof. The roof is supported by chamfered square posts and a simple square baluster railing system. The porch skirting corresponds to the rhythm of bays established by the posts above.

As with the previous porch, the new porch is proposed to project beyond the face of the main building. (The leading edge of the roof is level with the face of the projecting bay on the main house; the overall width of the deck is 6'1".) The projection has been reduced from that of the previous porch, however, and the new design features a cleaner overlap detail at the roofline. The stairs have been relocated to the rear of the porch, further simplifying the form of the porch. All of the railing and post details have been patterned after details in the City's porch guidelines.

Staff Comments

In staff's view, the proposed replacement porch represents a significant improvement over existing conditions and will be much more compatible, both in design and overall quality, with the well-preserved historic residence. The Board will need to determine whether it is comfortable with the proposed depth of the porch, as it will project beyond the face of the main residence. In considering this question, the Board should consider the fact that the current porch projects more than the proposed replacement and the rear ell and porch are located a considerable distance from the street.

Applicable Review Standards

- (3) *All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.*
- (9) *Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.*
- (10) *Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.*

Motion for Consideration

On the basis of plans and specifications submitted for the 3/7/2012 Public Hearing, the Board finds that the proposed replacement porch at 11 Deering Street **meets (fails to meet)** the Standards for Review of Alterations within the historic preservation ordinance, **(subject to the following conditions...)**

Attachments

1. Applicant's submission, including project description, photos of existing conditions, plans, elevations and details.

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke Vice-Chair
Scott Benson
Rebecca Ermlich
Michael Hammen
Ted Oldham
Susan Wroth

March 9, 2012

Frank Robbins and Nirupama Aggarwal
11 Deering Street
Portland, Maine 04101

Re: Side porch replacement; 11 Deering Street

Dear Mr. Robbins and Ms. Aggarwal:

On March 7, 2012, the City of Portland's Historic Preservation Board voted 6-0 (Romano absent) to approve your application for a Certificate of Appropriateness for the removal and replacement of an existing side porch off the rear ell of your residence at 11 Deering Street.

Board approval was made subject to the following conditions:

1. Any exterior lighting, with the exception of recessed lighting, to be reviewed and approved by staff.
2. Cove molding to be applied to exterior face of porch fascia, consistent with treatment on original ell's fascia.

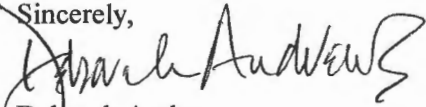
Note: With respect to the other work discussed during the review session but not formally approved by the Board, the following conditions shall apply:

1. Mason to prepare 12" square test patch of proposed mortar prior to proceeding with repointing. Mortar to match existing in terms of color, composition and joint profile.
2. Applicant to meet with staff to review material selection for walkway replacement prior to proceeding with installation.

Project to conform to plans, elevations, details and specifications submitted for review at the 3/7/12 public hearing, except as to comply with the conditions 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,

A handwritten signature in cursive script, appearing to read "Deborah Andrews".

Deborah Andrews
Historic Preservation Program Manager



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Receipts Details:

Tender Information: Cash
Tender Amount: 70.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 3/19/2012
Receipt Number: 41901

Receipt Details:

Referance ID:	5681	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-03-3533-DEMO - demo porch & steps			
Additional Comments: 11 deering			

Thank You for your Payment!



PORTLAND MAINE

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Receipts Details:

Tender Information: Cash

Tender Amount: 70.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 3/19/2012

Receipt Number: 41901

Receipt Details:

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Job ID: Job ID: 2012-03-3533-DEMO - demo porch & steps			
Additional Comments: 11 deering			

Thank You for your Payment!