

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU **PERMIT** ICTION

Permit Number: 100051

**PERMIT ISSUED**  
**PERMIT ISSUED**

This is to certify that SEA OTTER LIMITED LIABILITY COMPANY Mered Hartley  
 has permission to demo building interior to brick will be re it into 9 residential condos under per  
 AT 201 STATE ST CE 046 0007011 12 2009

JAN 21 2010

provided that the person or persons, firm or corporation accepting this permit **City of Portland** 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  
 lathed or otherwise finished-in. 24  
 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. 5/21/10 - 202

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

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: 10-0051	Issue Date:	CBL: 046 C009001
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Location of Construction: 201 STATE ST	Owner Name: SEA OTTER LIMITED LIABILIT	Owner Address: 39 COVESIDE LN	Phone:
Business Name:	Contractor Name: Jared Hartley	Contractor Address: 780 Deerwander Road Hollis	Phone 2076333178
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	Zone: R-41B-3

Past Use: Multi - 9 dwelling units	Proposed Use: 9 dwelling units/ demo building interior to brick. Will be rebuilt into six residential condos under permit #091441	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 2
Proposed Project Description: demo building interior to brick. Will be rebuilt into six residential condos under permit #091441		FIRE DEPT: w/ conditions 1/21/10 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 5B IBC 2005 Signature: [Signature]	
		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: 01/20/2010	<b>Zoning Approval</b>
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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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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: 1/21/10 [Signature]	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Any exterior work requires a separate review approval thru Historic Preservation. Date: _____
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**PERMIT ISSUED**

JAN 15 2010  
JAN 21 2010

City of Portland  
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

**From:** Suzanne Hunt  
**To:** Littell , Penny  
**Date:** 1/21/2010 1:38 PM  
**Subject:** 201 State

The 201 State Demo permit is now with Plan Review. I would like to remove the Stop work order on HVAC (\$100.00) and the \$100 belated permit fee on HVAC. The property woud still have \$300. in fees dues before permit issues. smh.

Suzanne Hunt Code Enforcement, 874-8707

**CC:** Machado, Ann; Munson, Tammy



*Strengthening a Remarkable City, Building a Community for Life* [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning & Urban Development Department**

Penny St. Louis Littell, Director  
January 21, 2010

Louise Murphy  
c/o Sea Otter LLC  
39 Coveside Lane  
Yarmouth, ME 04096

<b>Project Name:</b>	201-203 State Street	<b>Project ID:</b>	09-79900022
<b>Project Address:</b>	201-203 State Street	<b>CBL:</b>	046- C009001
<b>Applicant:</b>	Louise Murphy, Sea Otter LLC	<b>Planner:</b>	Erick Giles, AICP, LEED AP

Dear Ms. Murphy:

On January 20, 2010, the Portland Planning Authority distributed your application for 201-203 State Street for the exterior site improvements, which are being reviewed under the standards of Portland's Site Plan Ordinance. This property is within the Deering Street Historic District, so the proposed renovation and exterior improvements to both the structure and site are also subject to review under the City's Historic Preservation Ordinance.

The Inspections Division received a request for a demolition permit on January 20, 2010, which provided the following project description:

"Demo building interior to brick, then rebuild into 6 condos. (see all plans submitted.)"

In addition, there is an asbestos building demolition notification from 12/15/09 in the Inspection Division file.

Permits for site work are not issued while a site plan is under review without written permission from the Planning Authority. This letter will serve as the Planning Division sign off to the Inspection Division for the release of a **demolition permit for interior demolition work only** while the site plan is under review. The demolition permit shall contain the following conditions to limit the extent of work:

1. There shall be no exterior changes to the structure;
2. There shall be no exterior site work, and
3. There shall be no rebuilding of the interior units.

All required approvals, including but not limited to site plan, historic preservation and building code approvals, shall be in place prior to the release of any other building permits. In addition, all required fees must be paid to the Inspection Division prior to the release of a demolition permit. That permit will be ready for you to pick up at 8:30 am on **Friday, January 22, 2010**.

Please contact Barbara Barhydt, Development Review Services Manager at 874-8699 with any questions.

Sincerely,

Penny St. Louis Littell, Director  
Department of Planning and Urban Development

**Electronic Distribution**

Alexander Jaegerman, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Erick Giles, Planner  
Deb Andrews, Historic Preservation Manager  
Tammy Munson, Inspections Division  
Jeanie Bourke, Inspections Division  
Marge Schmuckal, Zoning Administrator  
Ann Machado, Zoning Specialist  
Phil DiPierro, Development Review Coordinator  
Danielle West-Chuhta, Associate Corporation Counsel  
Approval Letter File



PORTLAND MAINE  
Strengthening a Remarkable City, Building a Community for Life [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning & Urban Development Department**

Penny St. Louis Littell, Director  
January 21, 2010

Louise Murphy  
c/o Sea Otter LLC  
39 Coveside Lane  
Yarmouth, ME 04096

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<b>Project Address:</b>	201-203 State Street	<b>CBL:</b>	046- C009001
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Approval Letter File

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

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

Permit No: 10-0051	Date Applied For: 01/20/2010	CBL: 046 C009001
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Location of Construction: 201 STATE ST	Owner Name: SEA OTTER LIMITED LIABILIT	Owner Address: 39 COVESIDE LN	Phone:
Business Name:	Contractor Name: Jared Hartley	Contractor Address: 780 Deerwander Road Hollis	Phone (207) 633-3178
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	

Proposed Use: 9 dwelling units/ demo building interior to brick. Will be rebuilt into six residential condos under permit #091441	Proposed Project Description: demo building interior to brick. Will be rebuilt into six residential condos under permit #091441
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/21/2010

**Note:** The work for this permit was split off from permit #09-1441.

**Ok to Issue:**

- 1) This permit is for internal demolition only. The new interior framing, and exterior work including any additions must be applied for under a separate permit.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 3) This property is currently a nine family dwelling. Permit #09-1441 and permit #10-008 are pending to change the use to six residential condos. This will become the legal use when the permits and certificates of occupancy are issued.
- 4) 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:** Tammy Munson      **Approval Date:** 01/21/2010

**Note:**

**Ok to Issue:**

- 1) Please see attached letter from Penny Littell dated January 21, 2010.
- 2) This is a demolition ONLY permit. Construction activity was not applied for or reviewed as a part of this permit. It does NOT authorize any construction activities.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Ben Wallace Jr.      **Approval Date:** 01/21/2010

**Note:** This is a complete gut- to be considered a new apartment building under NFPA.

**Ok to Issue:**

- 1) Building to be secured.
- 2) Vacant building placard to be affixed to building until otherwise approved.

**Comments:**

1/20/2010-Ldobson: Building permit Fees paid for under permit# 091441 LJD

1/20/2010-amachado: This permit is on hold until receive approval from planning to allow the internal demolition pending submitted site plan application. Moving permit forward in system for review.

**PERMIT ISSUED**

JAN 15 2010

City of Portland





Ann. Ann Machabo

# 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.

see other permits

Location/Address of Construction: <u>201-203 State Street</u>		
Total Square Footage of Proposed Structure/Area <u>@ 6,000</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>Louise Murphy</u> Address <u>39 Coeside</u> City, State & Zip <u>Yarmouth, ME 04096</u>	Telephone: <u>207-846-1401</u>
<b>RECEIVED</b>  JAN 20 2010  Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Labor - Demo Work: \$ <u>10,000</u>  C of O Fee: \$ _____  Total Fee: \$ _____
	Current legal use (i.e. single family) _____ Number of Residential Units <u>9</u> If vacant, what was the previous use? <u>Apartment</u> Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Demo building interior to brick, then rebuild into 6 - separate condos. (See all plans submitted)</u> <span style="float: right;">- separate permit</span>	
Contractor's name: <u>Jared Hartley</u> Address: <u>780 Deerwander Rd</u> City, State & Zip <u>Hollis, Maine</u> Telephone: <u>653-3178</u> Who should we contact when the permit is ready: <u>Jared Hartley</u> Telephone: <u>653-3178</u> Mailing address: _____		

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: Louise H. Murphy Date: January 20, 2010

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

Revised 07-11-08

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**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
389 Congress Street  
Portland, Maine 04101

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**INVOICE FOR FEES**

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<b>Owner:</b>	SEA OTTER LIMITED LIABILITY COMPANY
<b>Location:</b>	201 STATE ST
<b>CBL:</b>	046 C009001
<b>Invoice Date:</b>	01/21/2010

<b>Fee Description</b>	<b>Fee Charge</b>
12/10/2009 BELATED DEMOLITION PERMIT FEE	\$100.00
12/10/2009 BELATED ELECTRIC PERMIT FEE	\$100.00
12/10/2009 STOP WORK ORDER REMOVAL FEE DEMO	\$100.00
<b>Amount Due Now:</b>	<b>\$300.00</b>

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Detach and remit with payment

<b>Bill to:</b> SEA OTTER LIMITED LIABILITY COMPANY 39 COVESIDE LN YARMOUTH, ME 04096	<b>CBL</b> 046 C009001 <b>Invoice Date:</b> 01/21/2010 <b>Invoice No:</b> 967 <b>Total Amt Due:</b> \$300.00 <b>Payment Amount:</b> <input type="text"/>
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Make checks payable to the *City of Portland*, Inspections Division, Room 315, 389 Congress Street, Portland, ME 04101.



# 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](http://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: 201-203 State	building description: <input type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input checked="" type="checkbox"/> other: 6 unit
asbestos survey/inspection performed by: (name & address) ENVIRONMENTAL MANAGEMENT, INC P.O. Box 391 BRUNSWICK, ME 04010 J. Gill	asbestos abatement contractor: N.A.
telephone: property owner: (name & address) Louise H. Murphy 39 Lovelace Ln Yarmouth ME 04096	demolition contractor: (name & address): N.A.
telephone: 653-3178	telephone:
demolition start date: 12/15/09	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		
Jared Hartley Louise H. Murphy	G. C. owner	Signature
653-3178		12/15/09
e #	FAX #	Date

# ENVIRONMENTAL MANAGEMENT, INC.

P.O. BOX 391 BRUNSWICK, MAINE 04011

(207)729-7549  
FAX (207)721-0892

December 17, 2009

Mr Jarod Hartley  
780 Deerwander Rd.  
Hollis Center, ME 04042

Dear Mr. Hartley

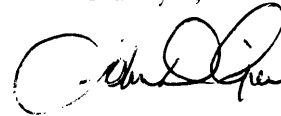
SUBJECT: RENOVATION IMPACT SURVEY FRO 201 STATE ST., PORTLAND, ME

On December 15, 2009, Environmental Management, Inc. conducted a renovation impact survey of the building at 201 State St. in Portland, Maine. The purpose of the survey was to locate friable or potentially friable asbestos containing materials that might be impacted during the proposed renovations.

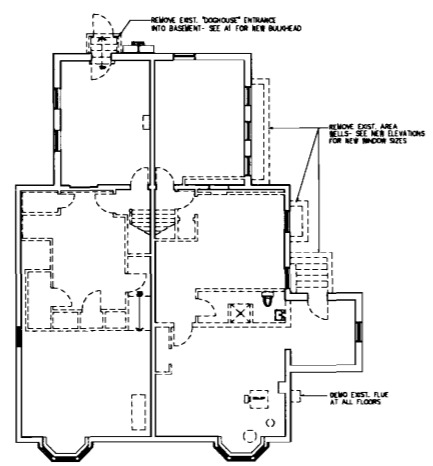
The structure had been gutted prior to our arrival. Few if any finishes remained. The heating system was new and uninsulated copper pipe. Most of the floors were removed to the plank subfloors and most of the walls were gone. It was possible to obtain a sample of the plaster and a few flooring samples from former bathroom locations. Analysis of these samples found these materials did not contain asbestos.

If you have any questions, please contact us at 729-7549.

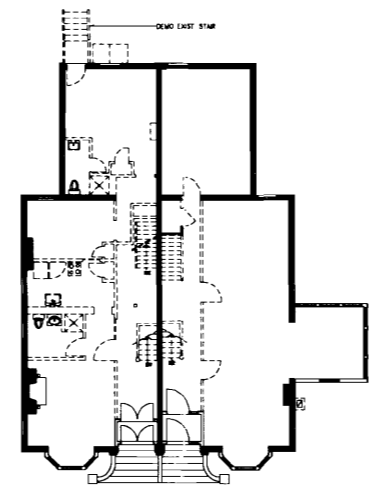
Thank you,



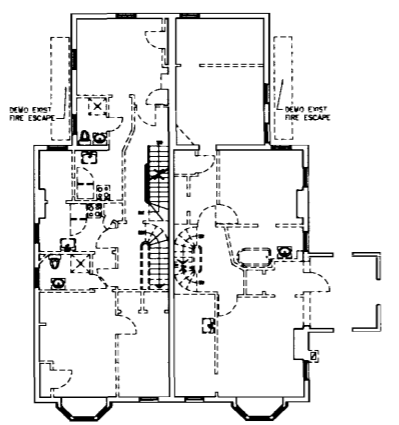
John D. Gill  
President  
Environmental Management, Inc



**BASEMENT LEVEL**



**1**

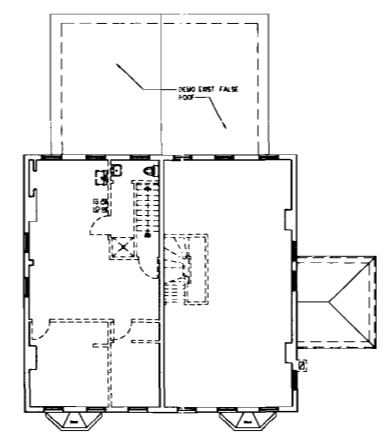


**2**

**HATCH LEGEND**

---	DEMOLISH
—	EXIST. BACK TO REMAIN

**NOTES**  
 TEMPORARILY SUPPORT FLOOR STRUCTURE BEFORE REMOVING ANY WALLS AROUND STAIR OPENINGS AS NECESSARY



**3**



**CHRISTOPHER M. DELANO**  
 architect  
 84 New Market Street, Portland, Maine 04102  
 207.483.1438

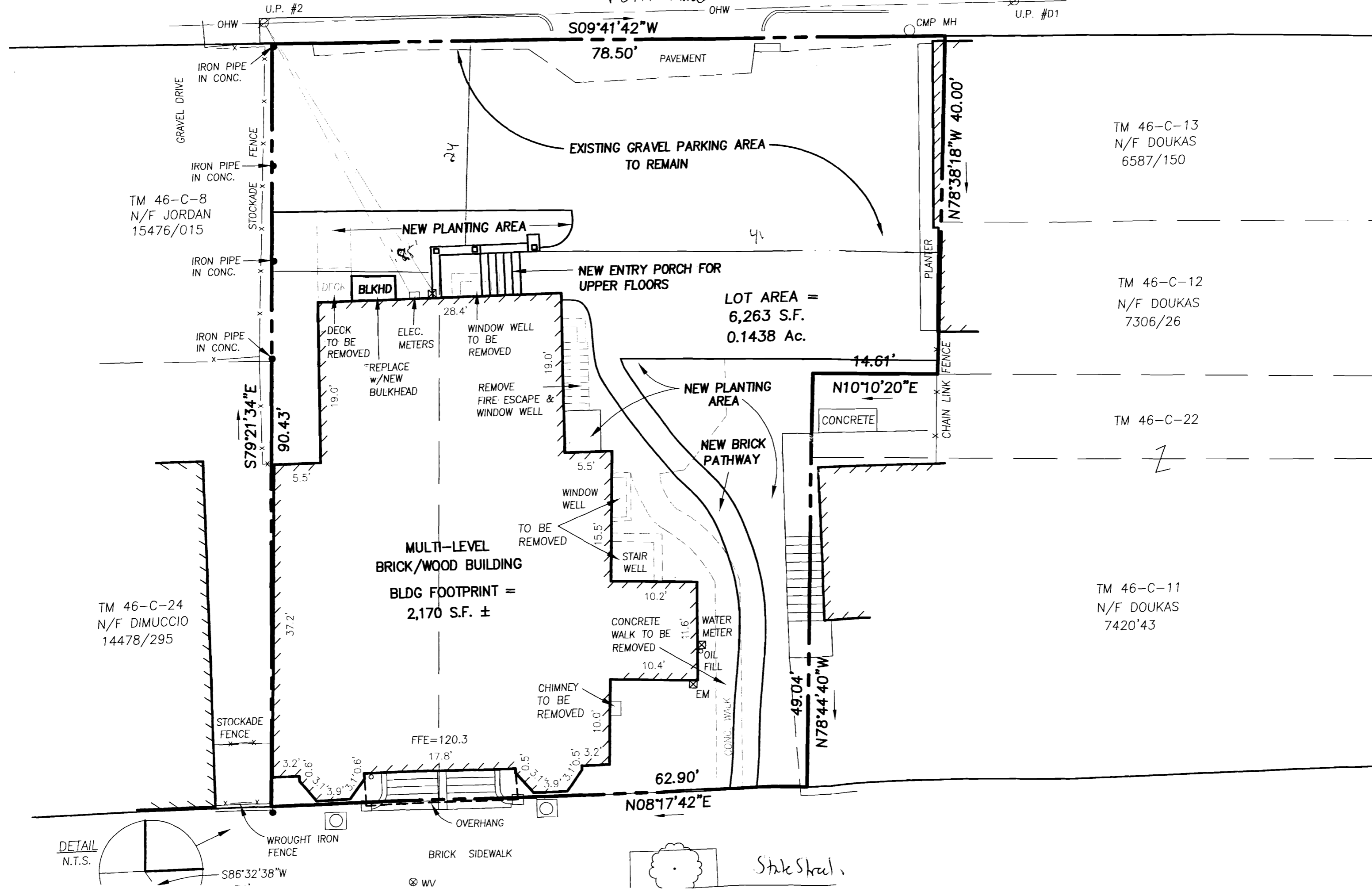
**L & L STRUCTURAL ENGINEERING**  
 engineer  
 400 Grand St. Portland, Maine 04101  
 207.773.2881

**201-203 State Street Condominiums**  
 Condominium Conversion, Portland, Maine

October 16, 2008  
 DEMOLITION PLAN  
**PERMIT SET**

**D1**

Vernon Plau



TM 46-C-8  
N/F JORDAN  
15476/015

TM 46-C-24  
N/F DIMUCCIO  
14478/295

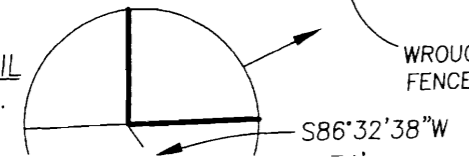
TM 46-C-13  
N/F DOUKAS  
6587/150

TM 46-C-12  
N/F DOUKAS  
7306/26

TM 46-C-22

TM 46-C-11  
N/F DOUKAS  
7420'43

DETAIL  
N.T.S.



⊗ WV

