

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

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May 13, 2009

Russell and Barbara Briggs  
14 Bowdoin St.  
Portland Me 04102

Re: Driveway Alterations; 14 Bowdoin Street

Dear Mr. and Mrs. Briggs:

This office has reviewed and approved your request for a Certificate of Appropriateness for driveway alterations at 14 Bowdoin Street as specified in your application submitted 5/05/09.

All improvements shall be carried out as shown on the plans and specifications submitted as part of your application. Changes to the approved plans and specifications and any additional work which 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,



Deborah Andrews  
Historic Preservation Program Manager

cc: Approval File



Date: 5/1/09

**HISTORIC PRESERVATION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

**PROPERTY ADDRESS:** 14 Bowdoin Street

**APPLICANT:**

Name: RUSSELL & BARBARA BRIGGS Telephone: (207) 761-1593

Company, if applicable: \_\_\_\_\_

Address: 14 BOWDOIN ST.

E-mail address: RUBARB11@MYFHIRPOINT.NET

**PROPERTY OWNER (if different):**

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Architect (if any): \_\_\_\_\_

Contractor or Builder (if any): \_\_\_\_\_

Russell C Briggs  
Applicant's Signature

Barbara M. Briggs  
Owner's Signature (if different)

**BILL TO: (Please list contact information for future advertising expenses)**

Name: RUSSELL BRIGGS Telephone: 761-1593

Company, if applicable: \_\_\_\_\_

Address: 14 BOWDOIN ST

**APPLICATION FEE:**

See attached fee schedule. Please submit fee with completed application.

## Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review. **Please check all those activities that apply to your proposed project.**

### Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

### Additions and New Construction

- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

### Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

### Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

### Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

***Note: Your project may also require a building permit. Call Building Inspections (874-8703) to make this determination.***

## PROJECT DESCRIPTION

Describe in a separate paragraph each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

(SEE ATTACHED SHEETS)

### Enclosures:

Driveway Proposal

Diagram of Project

Appendix #1

Appendix #2

Photographs (#1-3)

Check for application fee - \$50.00

## ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. Plans or drawings should generally not exceed 11" x 17". For major projects, 22" x 34" plans are requested.
- Details or sections, where applicable.
- Floor plans, where applicable.
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- Materials - list all visible exterior materials. Samples are helpful.
- Other(explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or Scott Hanson (756-8023)

**Please return this form, application fee (see attached fee schedule), and related materials to:**

Historic Preservation Division  
Department of Planning and Development  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101

## FEE SCHEDULE

### Application Fees

Administrative Review	
Sign/Awning Reviews	\$ 35.00
Minor/Routine Alterations	\$ 50.00
Historic Preservation Board Review - Small Projects	\$100.00
Historic Preservation Board Review – Large Projects (New Construction*, Comprehensive Rehabilitation*)	\$500.00

\* New Construction - any new construction (including building additions) whose building footprint exceeds 200 sq. ft. This shall not include replacement or reconstruction of existing or documented historic features.

\* Comprehensive Rehabilitation - any exterior alterations affecting more than one architectural feature and exceeding an overall project cost of \$25,000.

After the Fact Review	\$750.00
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### Advertising Expenses

For applications reviewed by the Historic Preservation Board, the applicant is responsible for the cost of meeting notices and legal ad in the newspaper. You will be billed for these expenses following the review.

Legal Advertisements	percent of total bill
Notices (workshop and public hearing)	.75 cents each

(Effective July 1, 2003)

**Briggs Residence  
14 Bowdoin Street  
Portland, ME 04102**

### **DRIVEWAY PROPOSAL**

**The carriage house at 14 Bowdoin St. is serviced by an asphalt driveway which fronts on Clifford St. and is in poor repair. (See photographs # 1 & 2)**

**The project calls for removal of the remaining asphalt, construction of a new basal underpinning, and application of a new asphalt surface.**

**This proposal requests permission to add gray cobblestones in a column format along each side of the driveway.**

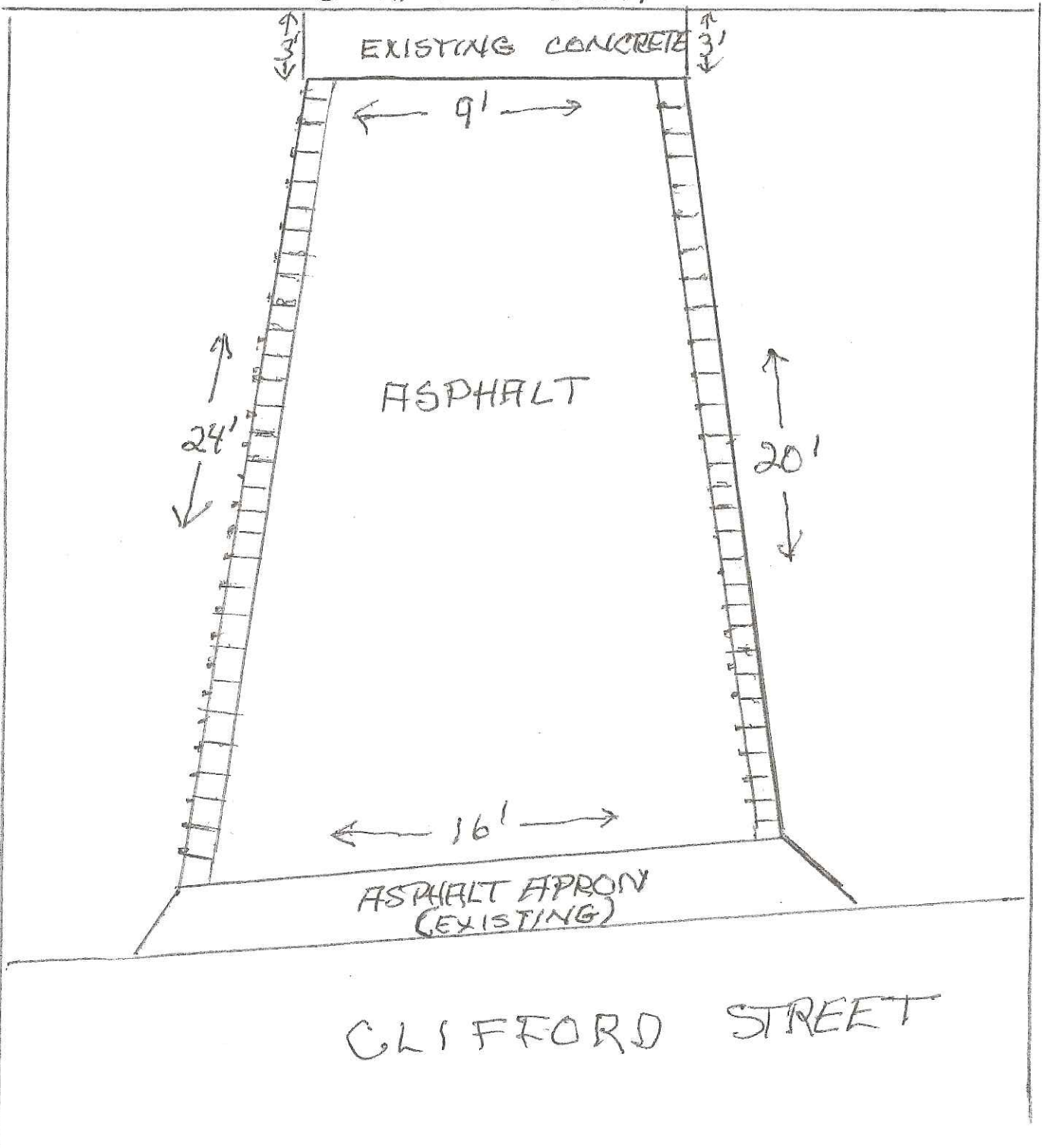
**The footprint of the driveway when completed, will be essentially unchanged from the current footprint. The width of the asphalt portion will be diminished by 5 inches on each side to accommodate the cobblestones. (See diagram)**

**The lateral borders of the asphalt will be clean-cut so the stones may be flush to the asphalt. The superior surface of the stones will be nearly flush to the superior asphalt surface and flush to brick stop edging on the lateral surface. An example of this style may be seen at 90 Vaughan Street. (See photograph # 3)**

**The work will be performed by Gnome Landscape Design & Masonry of Falmouth, ME. A description of materials and work proposal are enclosed as Appendix 1 and Appendix 2.**

BRIGGS RESIDENCE  
14 BOWDOIN ST  
5/2/09  
SCALE 1/4" = 2'

GARAGE DOOR





GNOME LANDSCAPE, DESIGN & MASONRY  
P.O. BOX 66803 / 305 US ROUTE 1  
FALMOUTH, ME 04105

APPENDIX #1



(207) 781-2955

DATE: 5/4/2009

CONTRACT PREPARED FOR:  
RUSSELL BRIGGS  
14 BOWDOIN STREET  
PORTLAND, MAINE 04102  
761-1593

**Paving:**

DESCRIPTION	QUANTA.	UNIT
Stone Dust	0.50	yd.
1 1/2" Gravel	12.00	yd.
Loam	1.00	yd.
Cobblestone	60.00	ea
Brick Stop Edging	48.00	lf

LABOR/ prep  
LABOR/ pavers  
LABOR/ asphalt  
EXCAVATOR  
COMPACTOR  
DELIVERY

**GNOME LANDSCAPE, DESIGN & MASONRY**  
**P.O. BOX 66803 / 305 US ROUTE 1**  
**FALMOUTH, ME 04105**

**(207) 781-2955**

CONTRACT PREPARED FOR:  
RUSSELL BRIGGS  
14 BOWDOIN STREET  
PORTLAND, MAINE 04102  
761-1593

**This contract includes the following:**

Please See Statement of Work Attached

1) Remove existing asphalt and 1' of existing base material. Install a new asphalt driveway with a cobblestone strip along both sides 5" wide.

Note: Cobblestone will be laid on edge roughly 5" wide x 9" long.

Note: Portland Historical Society must okay plan and paver type.

THANK YOU FOR YOUR BUSINESS!

\*Site clean-up has been included.

\*Underground problems/hazards that are not evident may require an adjustment to the total project cost.

\*Add-ons and changes will be charged on a time and material basis.

\*Restocking and handling charges will be assessed for client "changes of mind" should this result in extra time and / or a change of materials.



Briggs  
April 2009

#2  
14 Bowdoin St.  
Driveway Project  
Close-up of existing driveway

1176 001 N N N N-14 GR08 2063.5/100.0  
CUS 806<NO. SA>021 CN

Briggs  
April 2009

#1  
14 Bowdoin St.  
Driveway Project  
Photo of general streetscape  
Carriage house fronting on Clifford St.

1176 001 N N N N-11 GR08 2063.5/100.0  
CUS 806<NO. SA>020 CN

Briggs  
April 2009

#3  
14 Bowdoin St.  
Driveway Project

Photo of Driveway at 90 Vaughn St.

1176 001 N N N N-14 GR08 2063.5/100.0  
CUS 806<NO. SA>022 CN