

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

Permit Number: 080342

PERMIT

This is to certify that WILLIAMS, MICHAEL & EMILY/M. R. Brewer
 has permission to Remove existing green house, Existing 2nd porch alterations including removing bathroom & remove sky light and change out windows
 AT 55 BOWDOIN ST CBL 069 A011001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or service is provided. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____
 Health Dept. _____
 Appeal Board _____
 Other CITY OF PORTLAND
Department Name

8/11/08 *Cheryl S. M.*
 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: 08-0342	Issue Date: 8/11/08	CBL: 069 A011001
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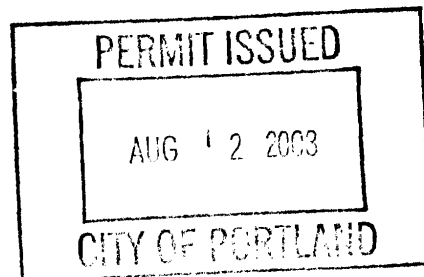
Location of Construction: 55 BOWDOIN ST	Owner Name: WILLIAMS, MICHAEL & EMILY	Owner Address: 55 BOWDOIN ST	Phone:
Business Name:	Contractor Name: M. R. Brewer	Contractor Address: 91 Bell Street Portland	Phone: 2077977534
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-4

Past Use: Single Family Home <i>by AL use; single family</i>	Proposed Use: Single Family Home - Remove existing greenhouse, Existing 2 story porch alterations including removing bathroom, remove sky light, change out windows.	Permit Fee: \$920.00	Cost of Work: \$90,000.00	CEO District: 2
Proposed Project Description: Remove existing greenhouse, Existing 2 story porch alterations including removing bathroom & remove sky light and change out windows.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC 2003 Signature: <i>CL 8/11/08</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: Idobson	Date Applied For: 04/11/2008	Zoning Approval		
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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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>8/7/08</i>	Zoning Appeal <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: _____	Historic Preservation Date: <i>8/7/08</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>8/7/08</i> <i>SMH</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0342	Date Applied For: 04/11/2008	CBL: 069 A011001
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Location of Construction: 55 BOWDOIN ST	Owner Name: WILLIAMS, MICHAEL & EMILY	Owner Address: 55 BOWDOIN ST	Phone:
Business Name:	Contractor Name: M. R. Brewer	Contractor Address: 91 Bell Street Portland	Phone (207) 797-7534
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Remove existing greenhouse, Existing 2 story porch alterations including removing bathroom, remove sky light, change out windows.	Proposed Project Description: Remove existing greenhouse, Existing 2 story porch alterations including removing bathroom & remove sky light and change out windows.
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Dept: Historic **Status:** Approved **Reviewer:** Scott Hanson **Approval Date:** 08/08/2008
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/07/2008
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 future decks, sheds, pools, and/or garages.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of revised plans submitted on 8/7/08. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 08/11/2008
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) ANY exterior work requires separate review and approval thru Historic Preservation
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

4/18/2008-mes: no plot plan or structural plans submitted - only a Historic Preservation report - I left a message with Emily Williams - She may be the new owner and the application might need to be changed -

6/3/2008-mes: I spoke to Mike at M.R. Brewer who now has the contract to do the work. I told him that we need a plot plan and structural plans. He will gather together that information and call me back to set up a time to meet and go over the information.

8/7/2008-mes: Mike Locke of MR Brewer came in with a plot plan and explained the application much better. He will put the larger plans on a PDF file and fill out the demo check list.

8/8/2008-gg: received from historic as of 8/08/08. 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>55 Bowdoin Portland ME 04102</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>69 H 11</u>	Applicant * must be owner, Lessee or Buyer * Name <u>EMILY WILLIAMS</u> Address <u>374 SPRING ST</u> City, State & Zip <u>PORTLAND 04102</u>	Telephone: <u>871-0074</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>90</u> C of O Fee: \$ _____ Total Fee: \$ <u>90</u>
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Removal of existing greenhouse, Porch alteration including enclosure of adjoining open side porch to build a Solarium</u>		
Contractor's name: <u>MR Brewer</u> Address: _____ City, State & Zip: _____ Telephone: _____		
Who should we contact when the permit is ready: <u>Emily Williams</u> Telephone: <u>871-0074</u>		
Mailing address: <u>374 Spring Street Portland ME 04102</u>		

part of existing structure - post a new structure

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: Emily Williams Date: 4/11/08

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

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	069 A011001
Location	55 BOWDOIN ST
Land Use	SINGLE FAMILY
Owner Address	WILLIAMS MICHAEL J & EMILY B WILLIAMS JTS 55 BOWDOIN ST PORTLAND ME 04102
Book/Page	25899/157
Legal	69-A-11 BOWDOIN ST 53-63 CHADWICK ST 2-12 20127 SF

Current Assessed Valuation

Land	Building	Total
\$350,600	\$516,800	\$867,400

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1913	Mansion	2	5887	0.462	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
8	4	1	17	Part Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1975	24X24	C	A

Sales Information

Date	Type	Price	Book/Page
03/17/2008	LAND + BLDING	\$957,500	25899-157
04/01/1996	LAND + BLDING	\$477,500	12464-318
05/01/1993	LAND + BLDING		10935-031
01/01/1993	LAND + BLDING	\$433,300	10538-079

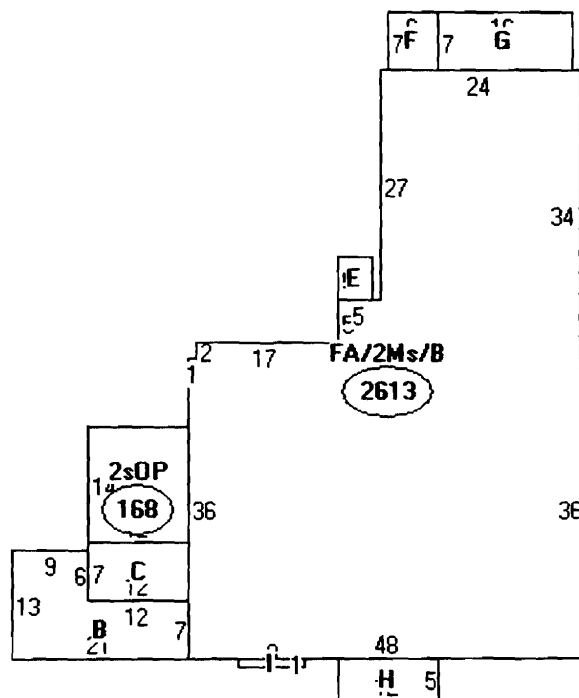
Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Descriptor/Area	Area
A: FA/2Ms/B	2613 sqft
B: GH	201 sqft
C: 2sEP	84 sqft
D: 2sOP	168 sqft
E: OFF	20 sqft
F: FUB	42 sqft
G: OFF	112 sqft
H: MT	60 sqft
I: FOH	8 sqft
	576

$$20,127 \times 30\% = 6038.14$$

MAX lot cov.

	2613
	201
	84
	168
	20
	42
	112
	60
	8

GARAGE
= 24 x 24

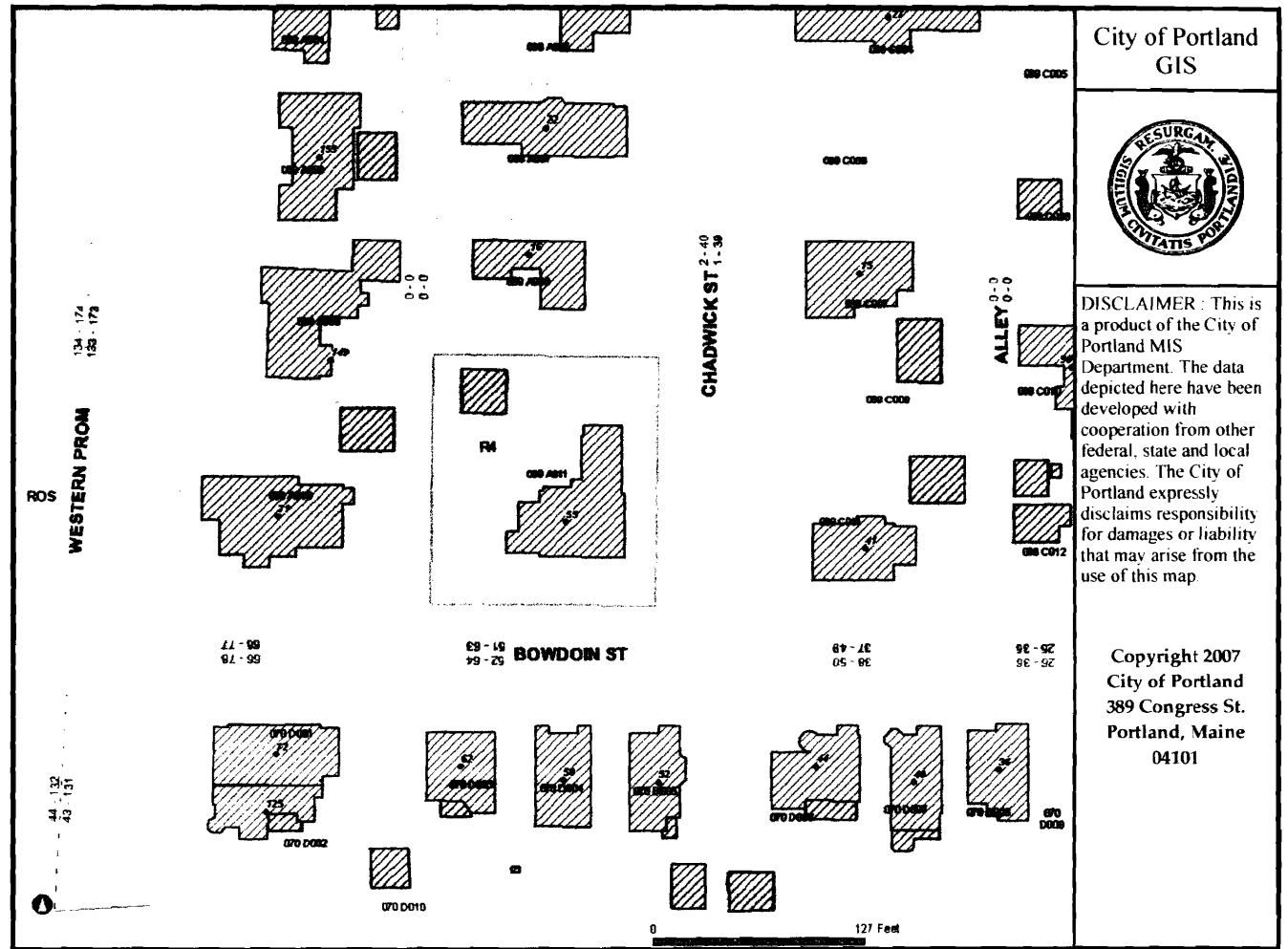
	576
	3084
	exists

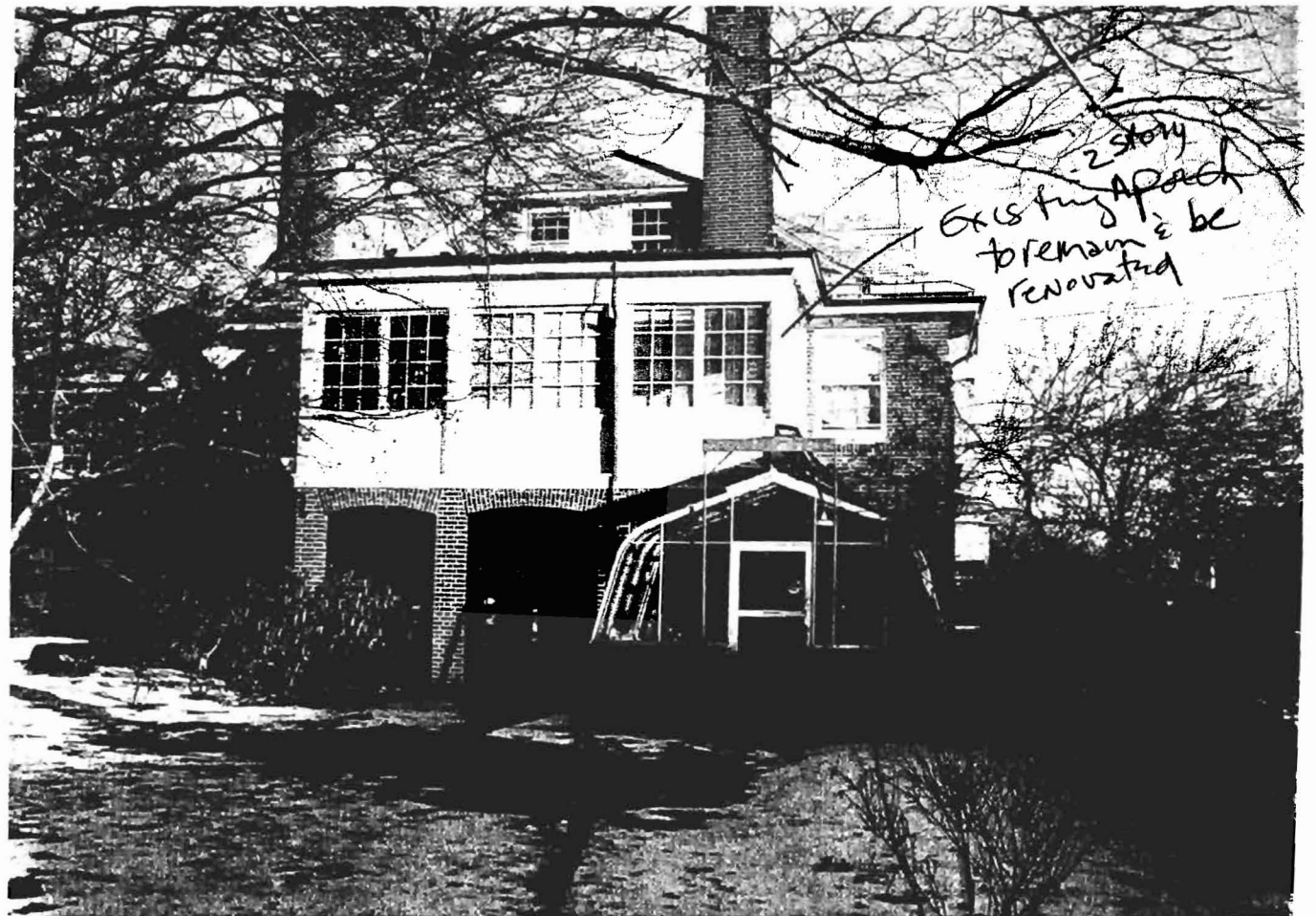
FRONT: 25' min req

REAR: 25' min req

SIDE: on side st = 20'

otherwise
1 story 10' -
2 story 14' -





2 story
Existing porch
to remain & be
renovated

Green house to be removed



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

8/12/08

Date

Signature of Inspections Official

Date

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

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

September 20, 2007

Cyrus Hagge
55 Bowdoin Street
Portland, Maine 04102

Re: Removal of Greenhouse and Porch Alterations; 55 Bowdoin Street

Dear Mr. Hagge:

On September 19, 2007, the City of Portland's Historic Preservation Board reviewed and approved your application for a Certificate of Appropriateness for proposed exterior alterations at 55 Bowdoin Street. The scope of work includes removal of an existing greenhouse at the southwest corner of the house and enclosure of the adjoining open side porch.

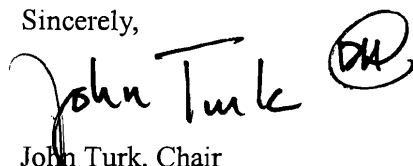
Board approval was made subject to the following conditions:

- The proposed French doors on the west façade of the porch shall be relocated to the center bay.
- The doors and windows shall be recessed from the wall plane to the greatest depth possible.
- As represented by the applicant, the top windows within the door frames shall be curved to follow the arch of the opening, similar to the treatment of the flanking windows
- Revised shop drawings reflecting these modifications shall be submitted to staff.

All improvements shall be carried out as shown on the plans and specifications submitted for the 9/19/07 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,

 (DH)

John Turk, Chair
Historic Preservation Board

Cc: Building Inspections

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

**PUBLIC HEARING
55 BOWDOIN STREET**

TO: Chair Turk and Members of the Historic Preservation Board

FROM: Deborah Andrews, Historic Preservation Manager

DATE: September 14, 2007

RE: September 19, 2007 Public Hearing **HP Report # 29-07**

Application For: Certificate of Appropriateness for Porch Alterations

Address: 55 Bowdoin Street

Applicant: Cyrus and Patricia Hagge

Project Architect: Leland Hulst

Introduction

In April, applicant Cyrus Hagge and project architect Lee Hulst presented preliminary plans for exterior alterations at 55 Bowdoin Street. As Board members will recall, the project entails removing a 1960's-era greenhouse addition at southwest corner of the applicant's home and enclosing a first floor screened porch (to which the greenhouse is currently attached).

The applicant is returning for final review with a revised proposal that reflects the Board's comments at the April workshop. Enclosed are sketch elevations prepared by Mr. Hulst, together with shop drawings of the proposed windows and doors. Also enclosed are photographs of existing conditions.

In comparing Mr. Hulst's sketch elevation of the west façade and the final shop drawings for individual window and door treatments, the Board will note that there are some discrepancies, especially with respect to the door design. In order to assess the alignment, proportions and design relationship of the door and window treatments on the west facade, staff has asked the applicant to provide a corrected elevation based on the shop drawings.

Subject Property, Existing Conditions

The Harrison J. Holt House was designed by the firm of John Calvin Stevens and John Howard Stevens in 1911. The Harrison Holt House is an interesting interpretation of the Colonial

Revival style, as it departs from the strict symmetry and faithful application of Georgian or Federal period details typically associated with the style. Steven's design for the Richard Webb House at 29 Bowdoin, completed 4 years earlier, provides an interesting comparison and illustrates how Stevens' Colonial Revival designs evolved to become less rigid, exhibiting distinctly 20th century characteristics.

In the Harrison Holt House, the classic façade composition exhibited on the right hand side of the front façade is offset by the unexpected treatment of the left hand side, which features a tripartite box bay on the second floor above an arched tripartite window on the first floor. The front doorway is set within an arched surround, but there is not the same attempt to create a Federal Revival door as at the Webb House. Over the entryway is a large overhanging hood set on four brackets. Sidelights are set between the brackets, rather than flanking the door.

On the west side of the main block is a two story sun porch. It is likely that this two story ell is original to the house. The first floor is brick and features a series of low arched openings fitted with screens. The recessed position of the screens allows the openings to read as a series of voids. Above this first floor brick base is a wood frame second story enclosed sun/sleeping porch. Here, the facades are divided into bays with multi-lite rectangular sash set above recessed panels.

In the 1960's, a greenhouse was introduced at the front corner of the main house and ell. The greenhouse, which extends beyond the west face of the ell, obscures the ground floor open porch. Notwithstanding its negative visual impact, it appears that the greenhouse addition did not remove or do irreparable damage to original building features.

Final Proposal

As noted above, the final design has been modified to reflect the suggestions and concerns of the Board. The most significant change is in the treatment of the Bowdoin Street façade. Board members will recall that the applicant's original proposal called for a shallow box bay on this façade. Based on the Board's recommendation, the treatment of this window opening is now consistent with those on the west façade.

The treatment of the individual window openings is essentially as it was presented during the April workshop. The low arched brick openings are to be infilled with mullied 6/6 sash over recessed panels, echoing the treatment of the floor above. Note that the windows, which will be custom built, follow the shallow arch of the brick openings. The millwork shop has provided shop drawings, including sections and details.

The shop drawing for the pair of doors at the right hand bay of the west façade shows fairly heavy stiles and rails, with a strong horizontal member to provide structural strength. Unlike the window bays, the glass at the top of the door does not follow the curve of the brick opening. As noted above, the applicant will be providing a new elevation on Wednesday which will clarify the relationship of the door configuration to that of the windows.

Although staff understands that the windows and doors are to be recessed slightly within the brick openings, the depth of this setback is not indicated on the enclosed drawings. This will

need to be addressed. Also, during the workshop session the Board had recommended that the new infill units on the ground floor be painted dark to reinforce the original rhythm of open bays. While paint color is not a reviewable item, the Board may wish to confirm the applicant's intent.

Staff Comments

As Mr. Hagge stated at the workshop, his primary goals are to remove the unsightly greenhouse from the front corner of the house, address the heat loss issues attendant with the greenhouse, and convert the open porch to more useable space. Although the enclosed shop drawings have been prepared to provide the level of detail requested by the Board for final review, the applicant has indicated that he remains open to additional design modifications. For example, if the Board feels it would be appropriate, the door design could be revised to more closely approximate Mr. Hulst's elevation. The position of the door may also be open for reconsideration. Although the position as shown-- in the right hand bay --was originally driven by furniture placement considerations, Mr. Hagge has indicated that a centered position might be possible. In staff's view, this would be a positive change, as it would allow a more symmetrical arrangement.

Review Standards

The following ordinance standards are applicable in the review of this project:

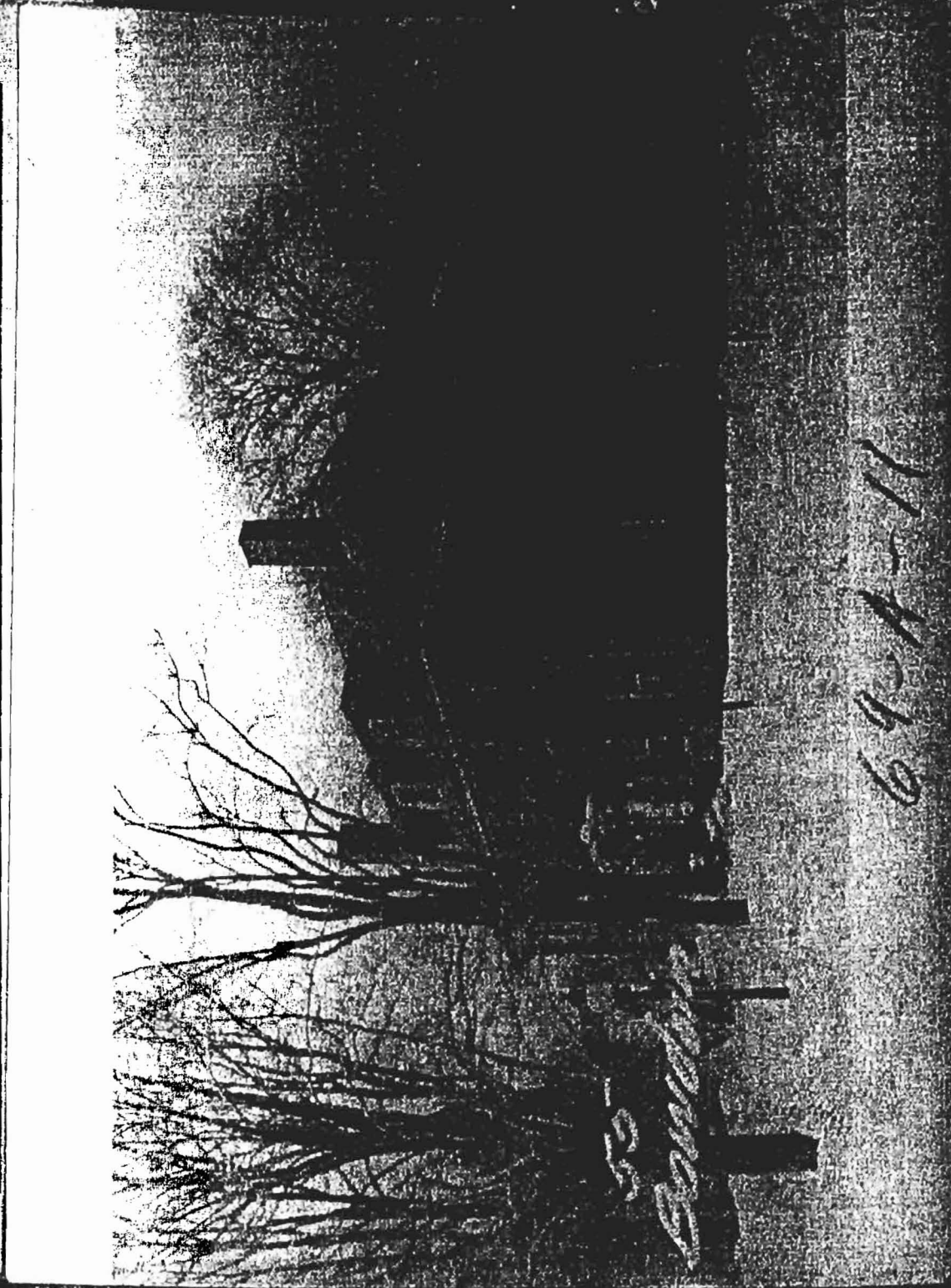
- (6) *.....Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.*
- (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.*

Attachments

1. 1924 tax photo
2. Current photos
3. Shop drawings and revised elevations

19

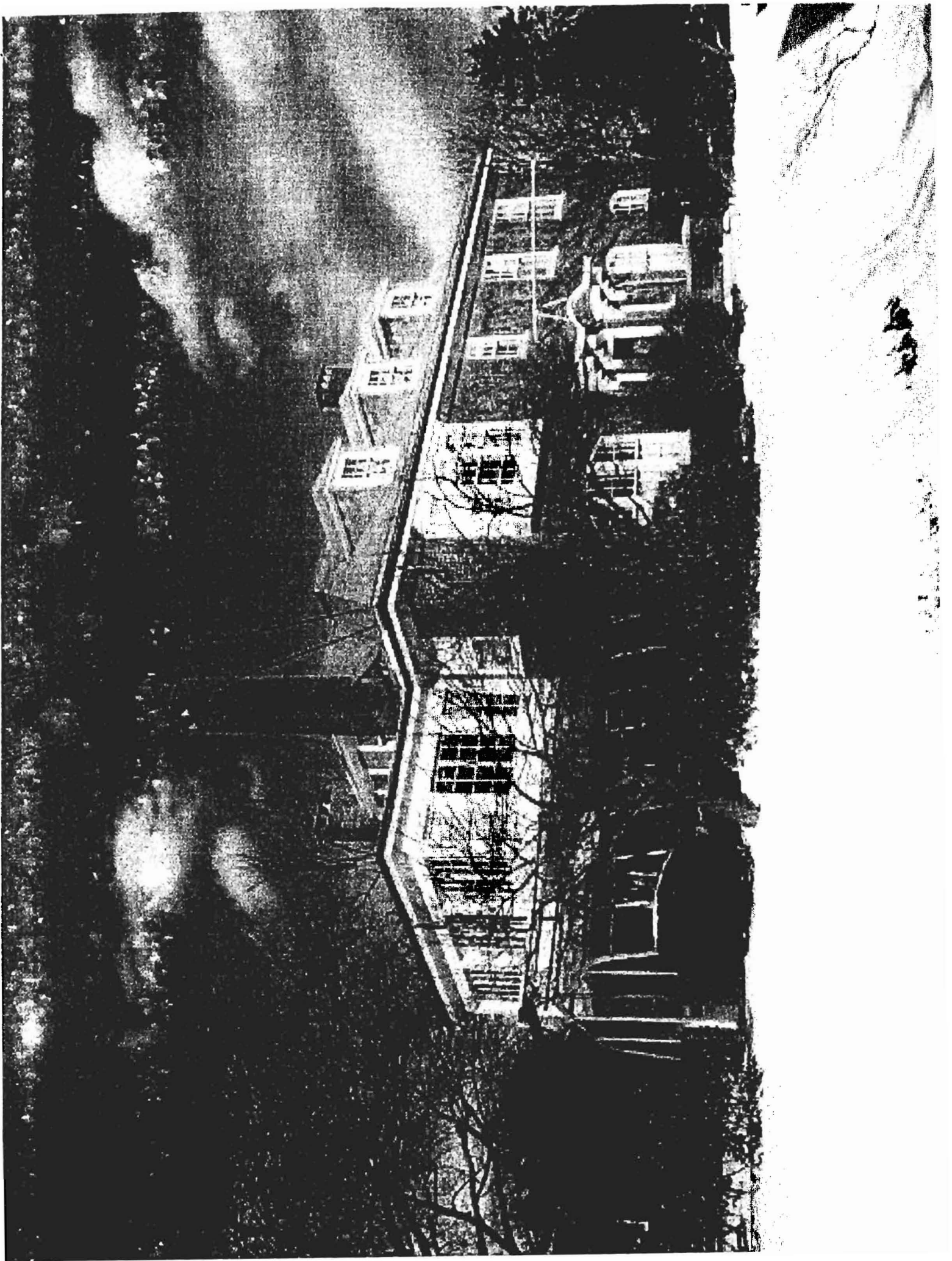
7/2069



690A-11

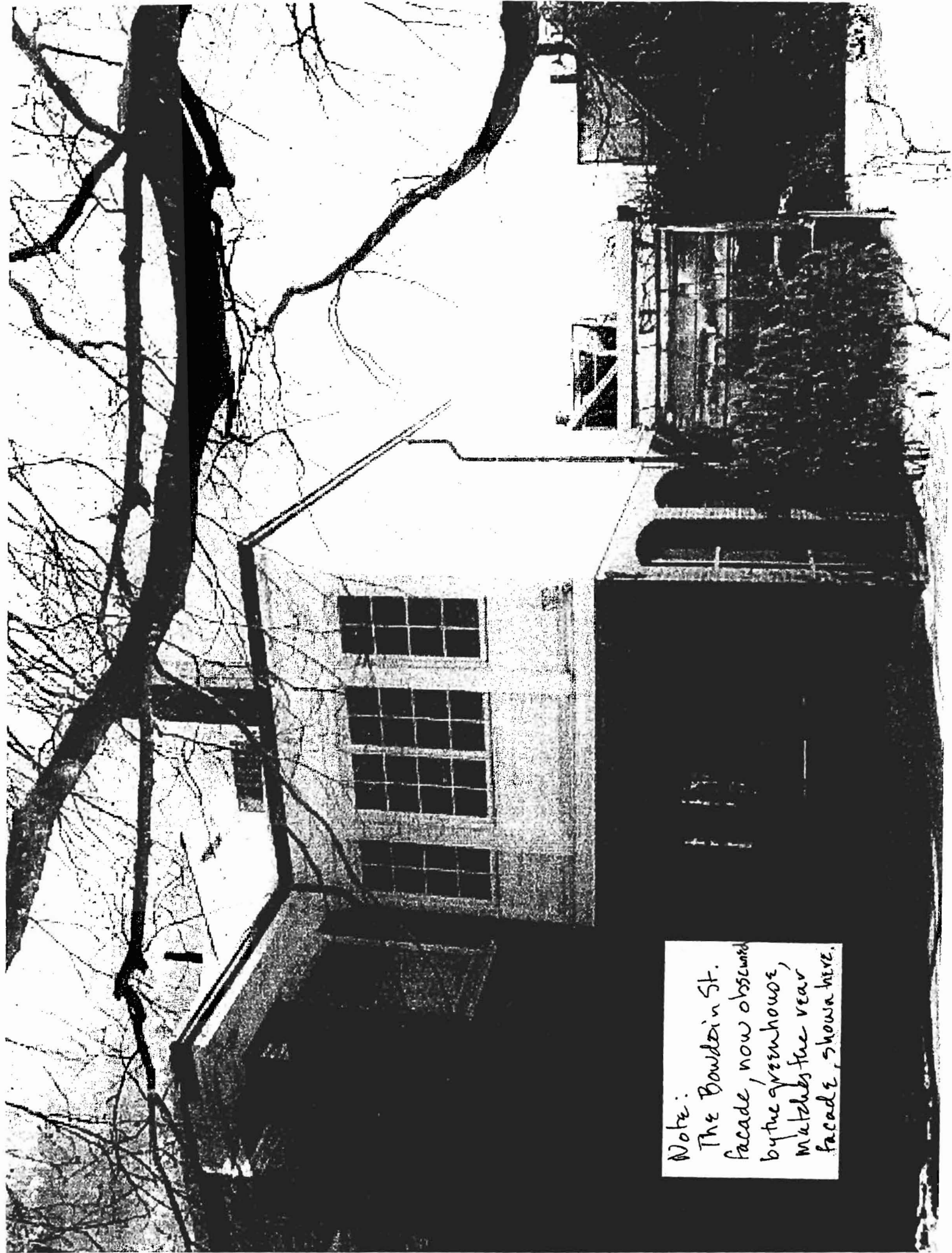
56

(Remarks on other Side) 14/8

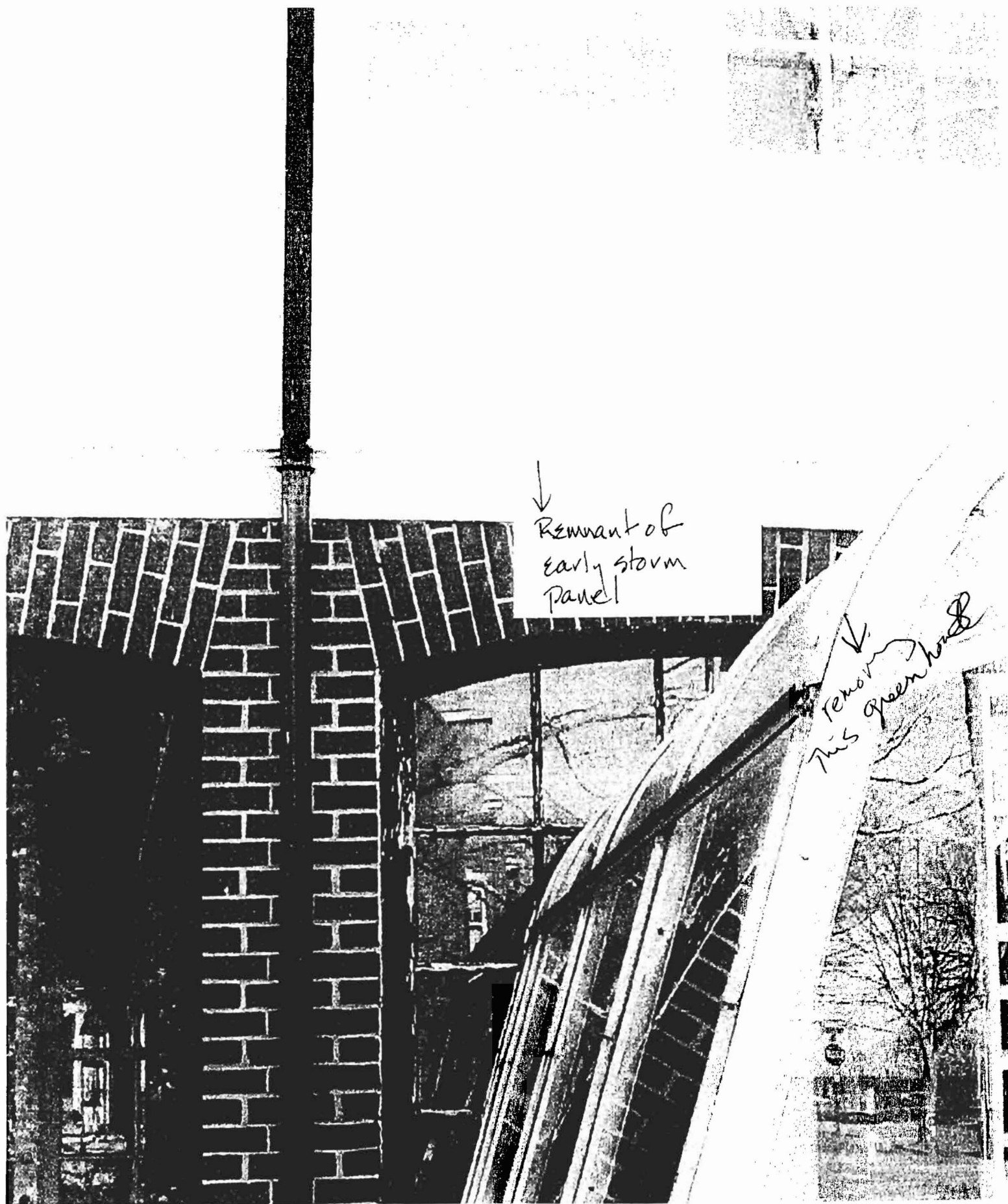




SET IN 2-3"
OR AS FAR AS POSS. TO R X
NEW SHOP DRAWINGS

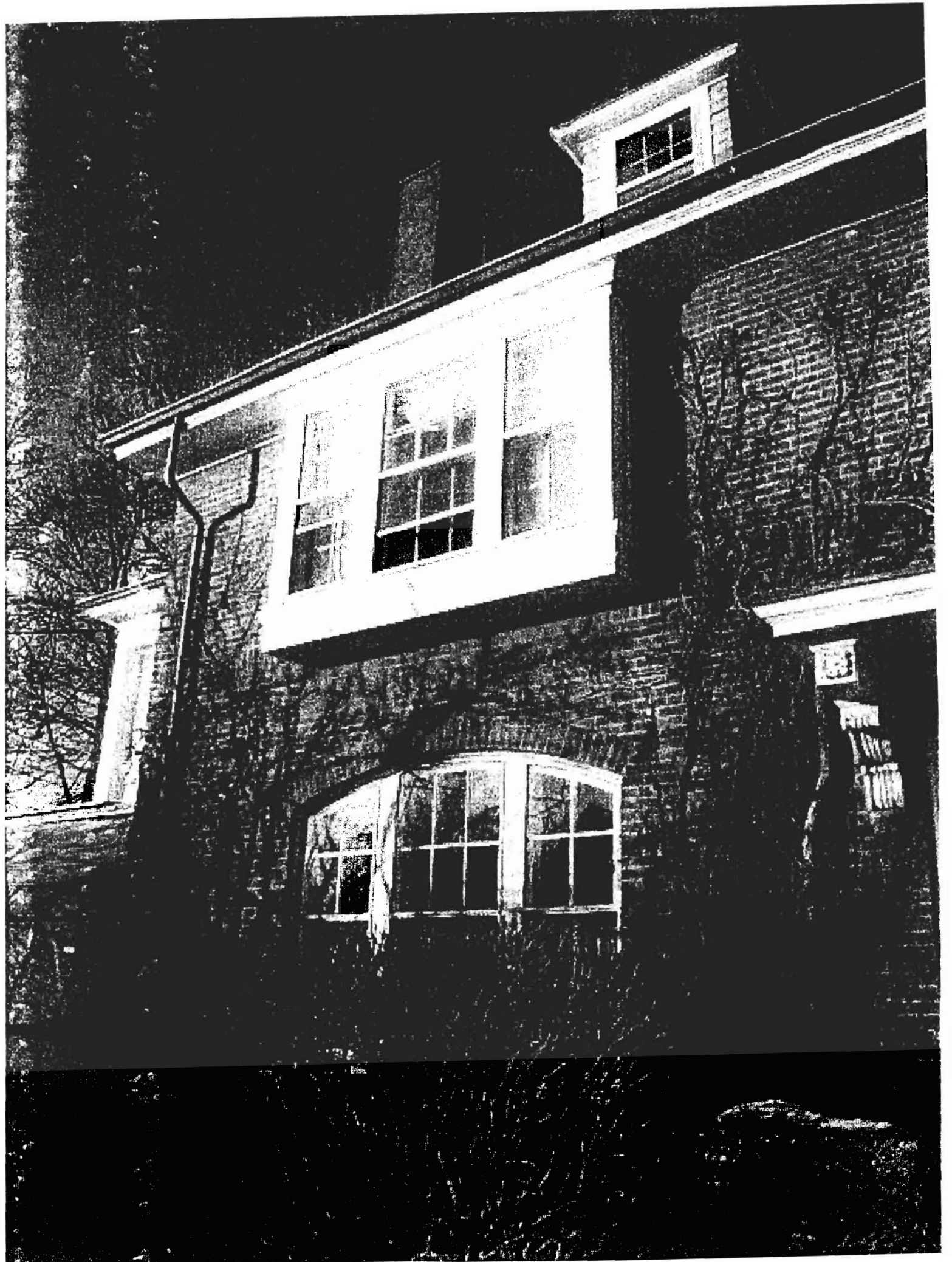


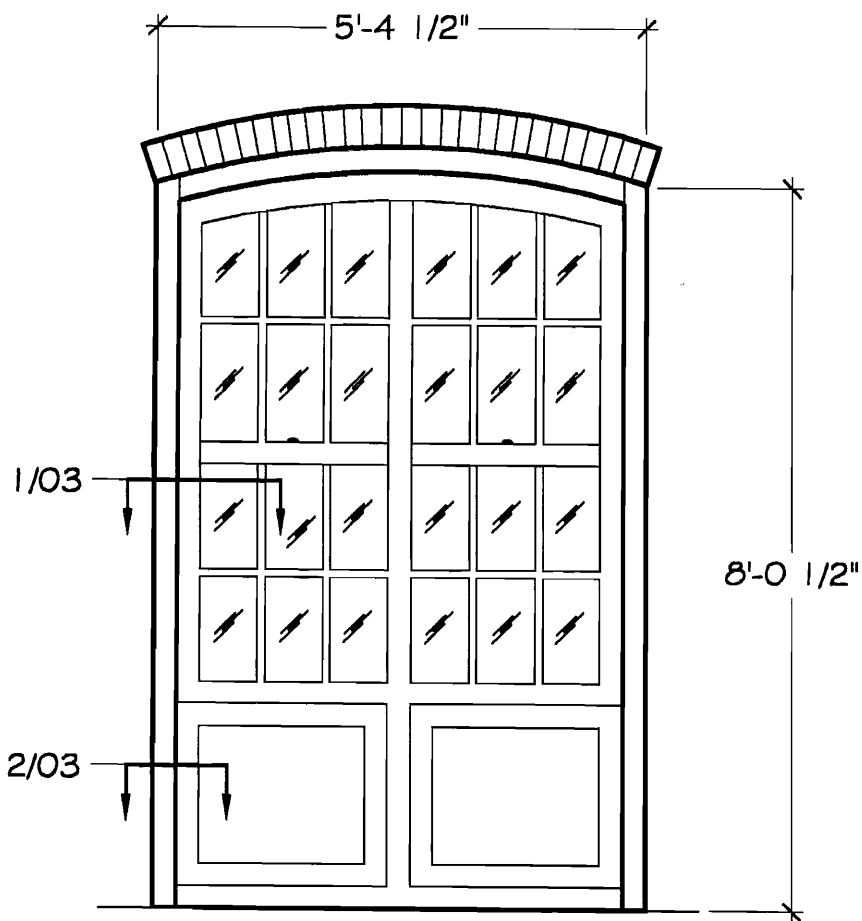
Note:
The Bowdoin St.
facade, now obscured
by the greenhouse,
matches the rear
facade, shown here.



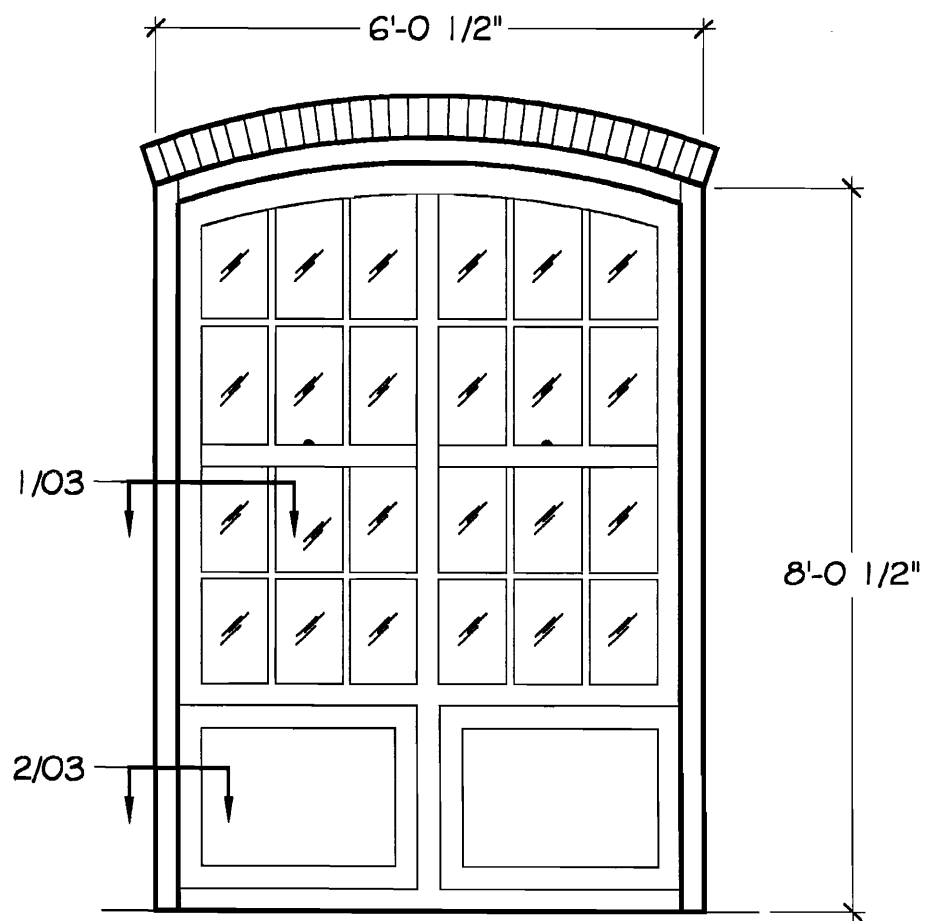
↓
Remnant of
early storm
panel

↓
removed
this greenhouse





ELEV. "A"



ELEV. "B"

DEPT. OF BUILDINGS
CITY OF PORTLAND

AUG - 7 2003

Hagge Residence

Portland, Maine

New Window Elevations

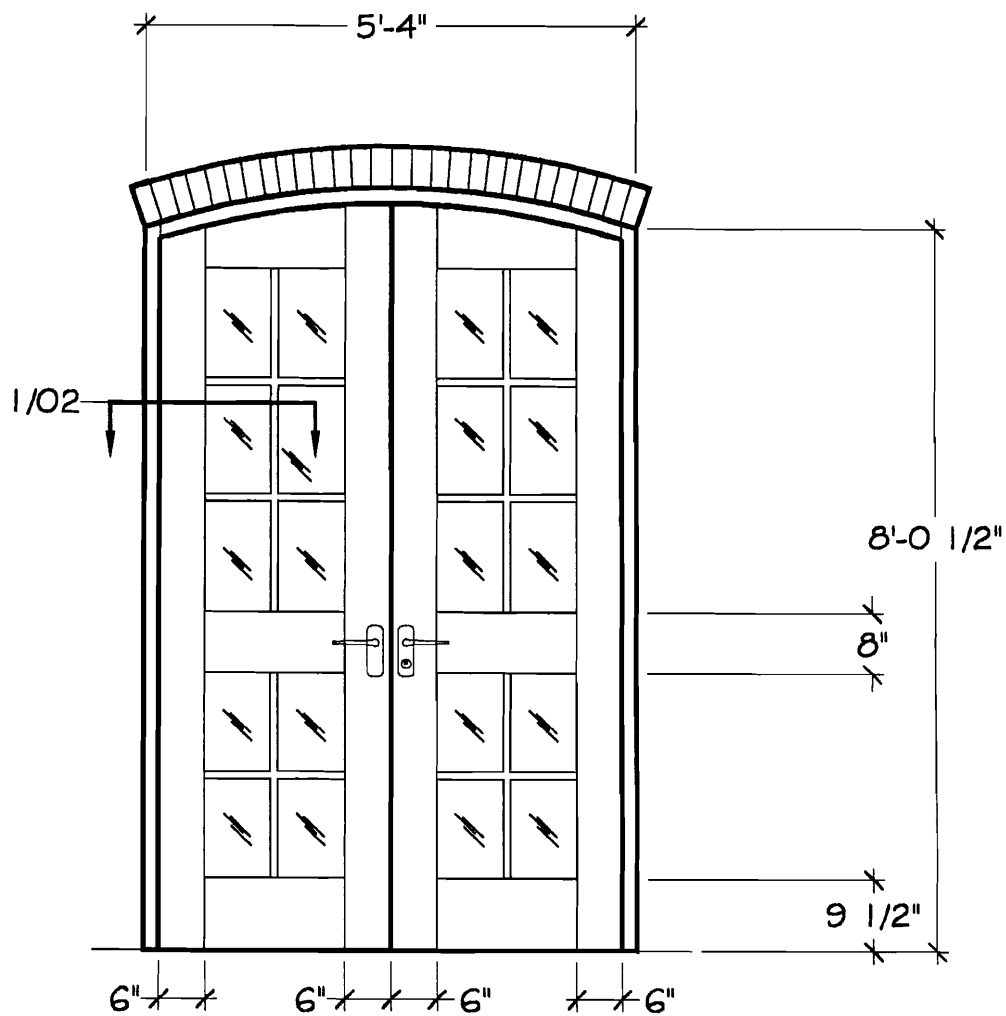
Drawn By: Midcoast Drafting Service, For R.G Eaton Woodworks, Inc.

Scale: 1/2" = 1'-0"

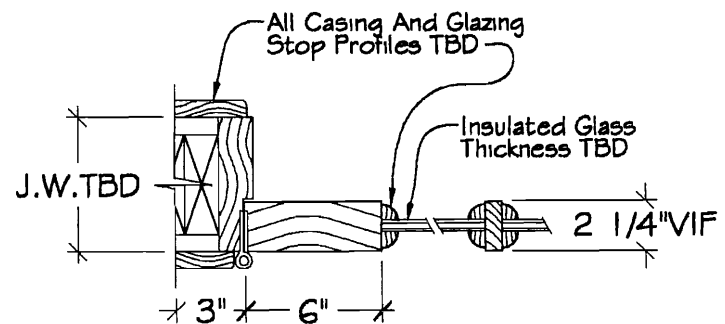
Date: 07/25/07

Rev. #1

Sheet 01 of 03



ELEV. "C" (Scale 1/2" = 1'-0")



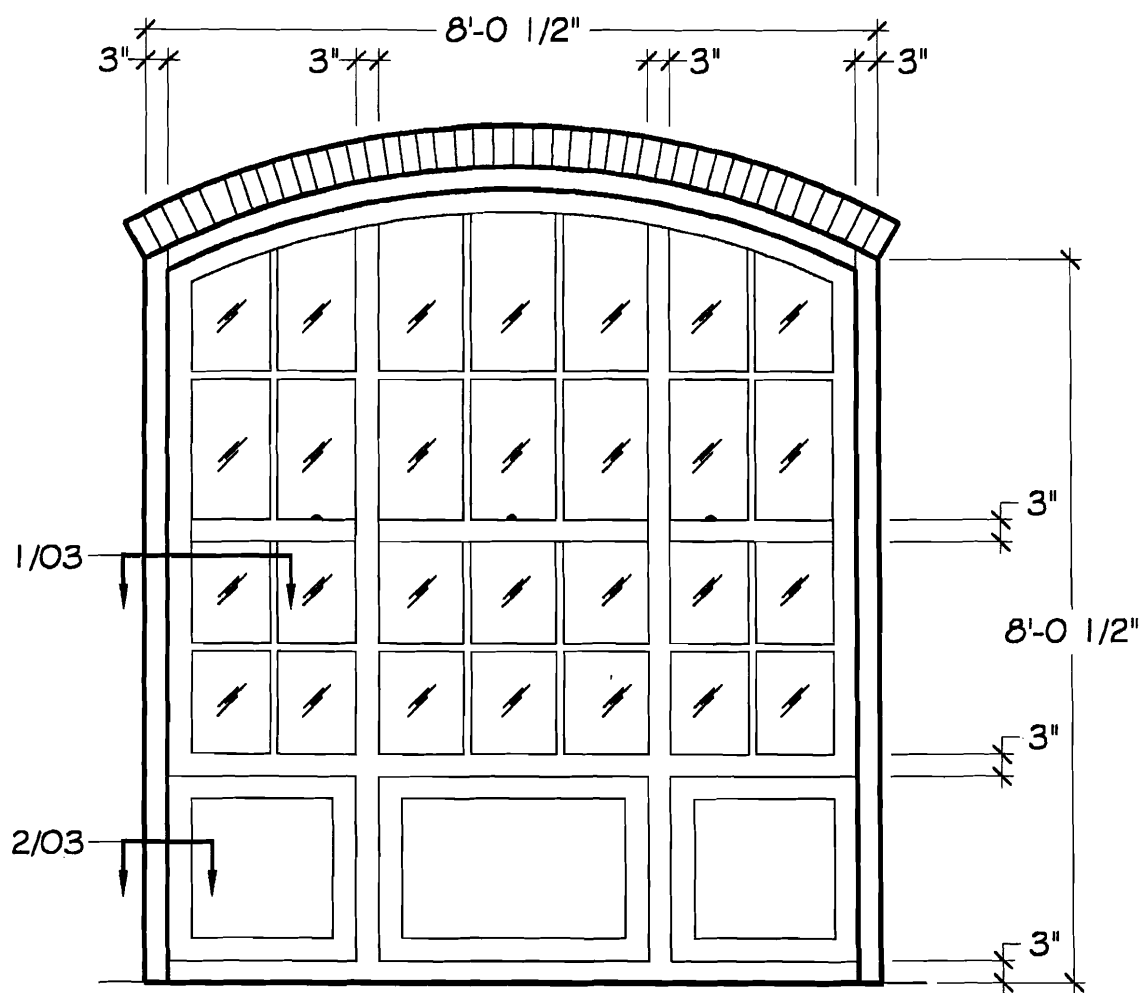
Detail 1/02 (Scale 1 1/2" = 1'-0")

PT. OF 10043
CITY OF PORTLAND

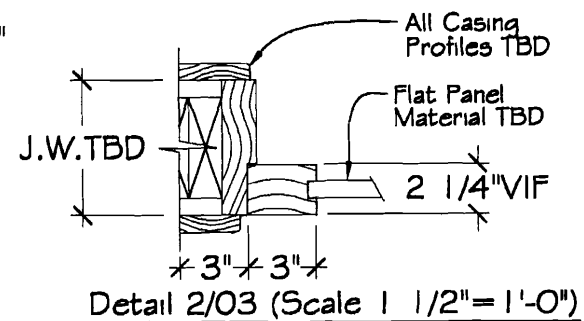
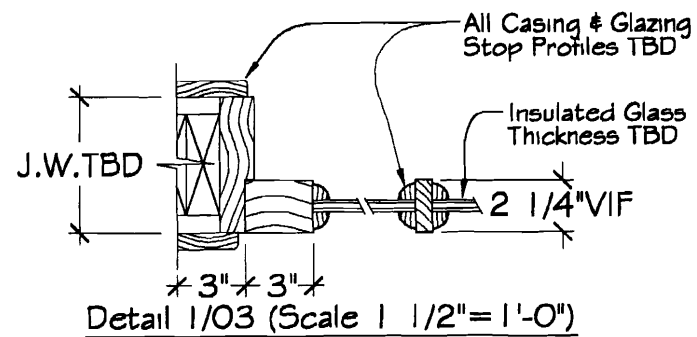
AUG - 7 2007

REC.

Hagge Residence			
Portland, Maine			
New Door Elevation & Details			
Drawn By: Midcoast Drafting Service, For R.G Eaton Woodworks, Inc.			
Scale: As Shown	Date: 07/25/07	Rev. #1	Sheet 02 of 03



ELEV. "D" (Scale 1/2"=1'-0")



7 2008

Hagge Residence			
Portland, Maine			
New Window Elevation & Details			
Drawn By: Midcoast Drafting Service, For R.G Eaton Woodworks, Inc.			
Scale: As Shown	Date: 07/25/07	Rev. #1	Sheet 03 of 03



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>55 Bowdoin St.</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Michael & Emily Williams</u>	Telephone: <u>871-0074</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>M. Z. Brewer Firewoodworking, Inc.</u> <u>91 Bell St, Portland ME 04103</u> <u>797-7534</u>	Cost Of Work: \$ _____ Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>Greenhouse</u> If vacant, what was the previous use? _____ How long has it been vacant?: _____		
Project description: <u>Remove & dispose of existing Greenhouse structure currently attached to residence</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Michael Locke, M.Z. Brewer Firewoodworking, Inc.</u> Mailing address: <u>91 BELL ST, PORTLAND, ME</u> Phone: _____		

AUG 8 2008

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:

Michael Locke M.Z. Brewer

Date:

8/8/08

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



For The Demo of The green house

Demolition Call List & Requirements

Site Address: 55 Bowdoin St

Owner: Michael & Emily Williams

Structure Type: Brick

Contractor: M.R. Brewer, Fine Woodworking, Inc.

Utility Approvals

Central Maine Power

Number

1-800-750-4000

Contact Name/Date

Jon Forman - 8/8/08

Northern Utilities

797-8002 ext 6241

Mark Allen - 8/8/08

Portland Water District

761-8310

Stephanie - 8/8/08

Dig Safe

1-888-344-7233

Mark Deming/DeMontigny with contact

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

DPW/ Traffic Division (L. Cote)

874-8891

Lucy Cote - 8/8/08

DPW/ Sealed Drain Permit (C. Merritt)

874-8822

John Emerson - 8/8/08

Historic Preservation

874-8726

Dee Andrews - 8/8/08

Fire Dispatcher

874-8576

Fred Williams - 8/8/08

DEP - Environmental (Augusta)

287-2651

Lisa Vickens - 8/8/08

Gina McMahon - 800-6952

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) A Photo of the Structure(s) to be demolished
- 3) Certification from an asbestos abatement company

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

AUG 11 2008

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Michael Brewer M.R. Brewer, Fine Woodworking, Inc. Date: 8/8/08

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



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.

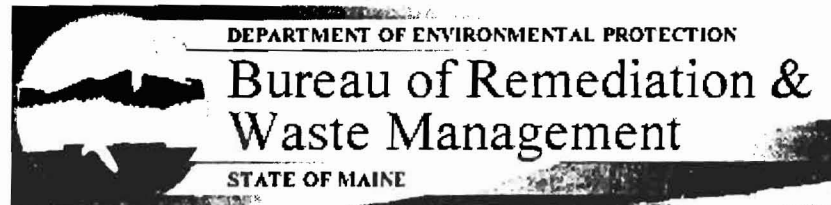
Prior to issuing a local demolition permit, the DEP requests that **municipalities** have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not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



Demolitions and Asbestos

1) **Overview**

In Maine, building demolitions happen on a regular basis. Many of the demolitions occur in older buildings that are likely to contain some asbestos products, particularly in or on heating (HVAC), wall, floor, and ceiling systems. These demolition projects may be happening without the proper protection of employees, the general public, and the environment. It is important to remember that state and federal laws require that owners have buildings inspected and have any asbestos products properly removed prior to demolition. The Maine DEP is forwarding this information to municipal officials in an effort to increase awareness of and compliance with applicable rules, resulting in less asbestos exposure to the general public, demolition site personnel, and environment.

2) **What Can Municipalities Do To Help?**

Municipalities can greatly assist the people of Maine and the Department by joining with the DEP and the US EPA to ensure that asbestos is properly managed during demolitions. *Specifically, municipalities can hand out appropriate information, issue demolition permits only to persons, who can demonstrate that they will properly handle the asbestos, and mail or fax the building demolition (BDF) report form to the Department.*

The following check-off list can be used.

- A) _____ Provided "Asbestos Fact Sheet" to Applicant
- B) _____ Had applicant fill out "Building Demolition Form" (BDF)
- C) _____ Did not issue Demolition Permit to Applicant not answering "Yes" to three questions on BDF Form (OPTIONAL BUT SUGGESTED)
- D) _____ Municipality faxed (or Mailed) BDF Form to DEP at 287-7826

3) **What Are The Rules?**

Simply stated state and federal asbestos rules and regulations require that buildings be inspected for asbestos products and have them removed prior to demolition. The inspection and removal operations must be performed by DEP-licensed companies under regulated and controlled conditions.

4) **Using The Building Demolition Report Form**

The purpose of this form is to ensure that an applicant has the correct information to properly remove asbestos from a building prior to demolition. The form has two parts which need to be filled out by the applicant. The first section of the Form, Per-Demolition Building Inspection.

Portland (Southern Maine Regional Office): 207-822-6300; 888-769-1036
Maine Department of Environmental Protection

What is asbestos?

Asbestos is a general term for several kinds of natural mineral fibers that have been used to strengthen and fireproof materials for nearly 4,000 years. The fibers are recovered from asbestos ore mined primarily in Canada, Russia, and South Africa. In addition to being good insulators, asbestos fibers are strong, flexible, fireproof, and very resistant to chemical attack.

What products contain asbestos?

Asbestos is found in a wide variety of products. It has been used to manufacture nearly 3,500 products such as pipe insulation, boiler covering, sprayed-on acoustical plaster, vinyl floor products, rigid siding, cement pipe, gaskets, paints, paper, textiles, and friction materials like disc brakes. Buildings constructed before 1980 are very likely to contain some asbestos products.

Is asbestos a health or environmental problem?

The presence of asbestos in such a wide variety of consumer products means that most Americans have been exposed, over time, to this mineral to one degree or another.

For the vast majority of Americans who have never worked with asbestos, the exposure received in their lifetime should have no significant health effects. However, for those exposed to large amounts of asbestos for significant periods of time, there may be serious health consequences.

Prolonged high exposure to asbestos fibers has been shown to cause asbestosis (lung scarring), lung cancer, mesothelioma, and several internal cancers such as cancers of the stomach and larynx. People who have been exposed to asbestos who also smoke have a much greater chance of disease than nonsmokers.

Is all asbestos potentially dangerous?

Asbestos products are potentially dangerous if they release asbestos fibers to the air where the fibers can enter the body through the lungs.

Friable asbestos, such as pipe and boiler covering and spray-on insulation, is the asbestos of primary concern. It easily releases asbestos fibers into the air when crushed, handled or disturbed. Asbestos that is in good condition or in a form that does not easily release fibers is much less of a hazard. This means that well-maintained asbestos or asbestos tightly bound into materials like vinyl or cement is much less likely to release asbestos fibers.

What are the laws regarding asbestos?

In Maine, the asbestos regulations apply to any work that impacts greater than 3 square feet or 3 linear feet of asbestos. The Maine "Asbestos Management Regulations" require that the Department be notified prior to removal or repair of asbestos, that companies performing inspection, monitoring, design, training, asbestos analysis or abatement be licensed with the Department, and that certain work practices be followed to protect employees and the public. Also, individuals working for the licensed companies must be trained and certified with the Department.

Engineering controls, such as polyethylene "containments", negative pressure ventilation, and wet methods, are basic requirements in the asbestos regulations of both the Maine DEP and the U.S. Occupational Safety and Health Administration (OSHA). Engineering controls minimize the potential for asbestos fiber release in and out of the asbestos work area. The importance of utilizing proper engineering controls on an asbestos project can not be overemphasized.

Maximum allowable employee exposures are regulated by OSHA and personal protective equipment (suits, respirators, etc.) and hygiene standards are prescribed. Protective equipment is to be used only in conjunction with engineering controls and not as a "stand-alone" defense against inhalation of asbestos fibers.

Who regulates asbestos?

Several state and federal agencies regulate asbestos in Maine including:

- Maine Department of Environmental Protection (DEP): Primary asbestos contact in Maine. Responsibilities include regulating licensing, notification, training, storage, transportation, disposal and work practices for removal, inspection, design, monitoring, and analysis of asbestos. Telephone number: 287-2651.

- Federal Environmental Protection Agency (EPA). Regulations include the Asbestos-Containing Materials in Schools Rule (ASHERA - 40 CFR Part 763), the National Emissions Standards for Hazardous Air Pollutants (NESHAP - 40 CFR Part 61), and the Worker Protection Rule (Subpart G to 40 CFR Part 763). The Maine DEP is delegated to implement the ASHERA and NESHAP rules in Maine. EPA telephone numbers are available from the DEP.

- Federal OSHA: responsibilities include regulating employee exposure to asbestos in the workplace through the asbestos construction and industry standards (29 CFR Parts 1926 and 1910). Telephone number: (207) 780-3178.

Asbestos Inspections Required Prior to Demolitions and Renovations

In Maine, improper demolition activities may be the greatest single source of asbestos exposure to the general public and to trades people working on the project. Prior to demolition or renovation of a building, the owner must ensure that the work will not disturb more than 3 square feet or 3 linear feet of asbestos-containing material (ACM). Owners of buildings, other than residential buildings with less than 5 units, must have a DEP-licensed Asbestos Consultant inspect the building (or area) for asbestos. Residential buildings with 2-5 units can be surveyed for likely asbestos-containing materials by knowledgeable non-licensed people (e.g. building inspectors and CEO's who have asbestos-awareness training); any materials likely to contain asbestos must be tested by a DEP-certified inspector or assumed to be ACM.

If ACM is identified in a building that will be demolished, or any building materials are assumed to be ACM, these materials must be removed by a DEP-licensed Asbestos Abatement Contractor before the demolition. Similarly, if any ACM is identified or assumed in areas of a building that will undergo renovation, the ACM must be removed by a DEP-licensed Asbestos Abatement Contractor before the renovation occurs. Intact asbestos-containing flooring and roofing may be left in place during demolition of a building if the demolition is performed by a DEP-licensed Asbestos Abatement Contractor using large equipment in accordance with the Maine "Asbestos Management Regulations".

Demolition Notification

State and federal regulations require that building owners notify the DEP at least 5 working days prior to demolition of a building (other than single-family residences). This notification is required **even if no asbestos is identified in the building**. Forms are available from DEP and your local code enforcement office.

Please note: OSHA regulates asbestos anytime an employer/employee relationship exists. OSHA worker protection rules exist and must be followed for abatement activities. Contact the local OSHA office with questions.

What if I have additional questions about asbestos?

The DEP regulates most asbestos activities in Maine and acts as an asbestos information clearinghouse. For more information about asbestos, contact the Asbestos Hazard Prevention Program in the Bureau of Remediation & Waste Management at 207/287-2651 or visit the web site at www.maine.gov/dep/rwm/asbestos/index.htm

Written correspondence should be sent to:
Lead & Asbestos Hazard Prevention Program
Maine Department of Environmental Protection
17 State House Station
Augusta, ME 04333-0017

Pre-Abatement Requirements

- A. Renovation and Demolition Inspections.** Prior to conducting a renovation or demolition activity that impacts any building material likely to contain asbestos (such as those used in roofing, flooring, siding, ceiling, and wall systems) or any component likely to contain asbestos (such as heating, ventilation, air conditioning, and plumbing systems), the owner or operator must have an inspection conducted for the presence of asbestos-containing materials. In lieu of inspection, the owner or operator may presume that building materials and components contain asbestos that requires that these materials be abated in accordance with these rules.

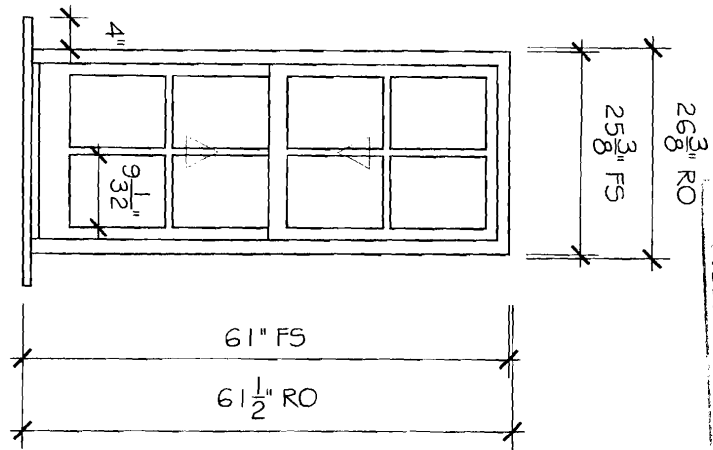
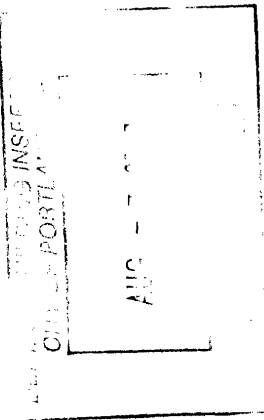
A DEP-certified Asbestos Inspector must perform the inspection. The inspection must identify all asbestos-containing materials that could be impacted during the renovation or demolition activity, must be completed prior to submission of notification to the Department, must be in writing, and must be on-site and made immediately available to the Department upon request.

Residential dwellings constructed before 1981 that consist of two (2) to four (4) units must be evaluated for building materials and components that are likely to contain asbestos. This evaluation may be performed by a DEP-certified Asbestos Inspector or by a person familiar with asbestos-containing building materials. If building materials and/or components likely to contain asbestos are found, these must be removed in accordance with these regulations prior to demolition except as allowed in section 7.B of this rule or must be tested by a DEP-certified Asbestos Inspector to demonstrate that they are not ACM.

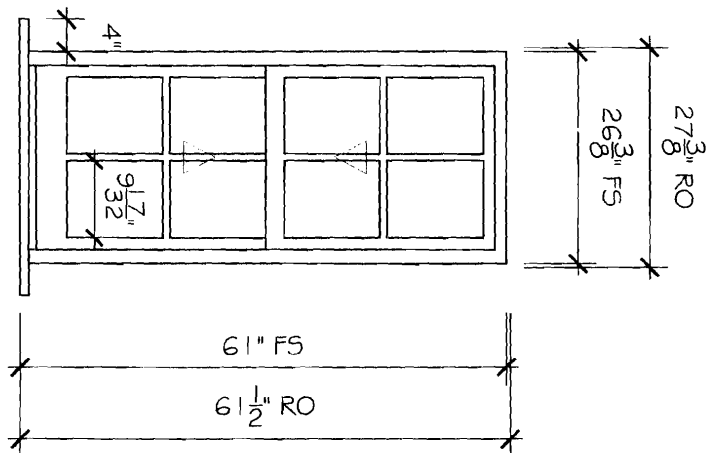
Single family residences, and residences constructed after 1980 that consist of two (2) to four (4) units, are exempt from the inspection provisions of this section.

Specific building materials that do not require inspection, sampling, and analysis for asbestos include: wood, fiberglass, glass, plastic, metal, laminates, and gypsum board when joint compound was used only as a filler and not as a layered component, and exterior caulking and glazings. Also, building materials do not need to be inspected when written documents exist confirming that no asbestos was used in the materials that will be impacted, or that the materials were previously inspected by a DEP-certified Asbestos Inspector and affirmatively determined through sampling and analysis to not be ACM.

NOTE: To maintain compliance with Maine law, if more than 3 square feet or 3 linear feet of ACM is present, this ACM must be removed prior to the demolition, except that intact packing, gaskets, roofing, and flooring may be left in place when the demolition is performed by large equipment in accordance with these rules. Homeowners are encouraged to conduct a walk through of their single family homes to identify suspect asbestos-containing materials, such as thermal system insulation, ceiling tile, exterior cementitious siding, rigid panels, and resilient floor covering, and hire a consultant or contractor if suspect materials are observed. The Department can provide, upon request, more information regarding common asbestos-containing materials in buildings.



A
QTY. 2
SCALE: 1/2" = 1'-0"
WUDH 2026



B
QTY. 2
SCALE: 1/2" = 1'-0"
WUDH

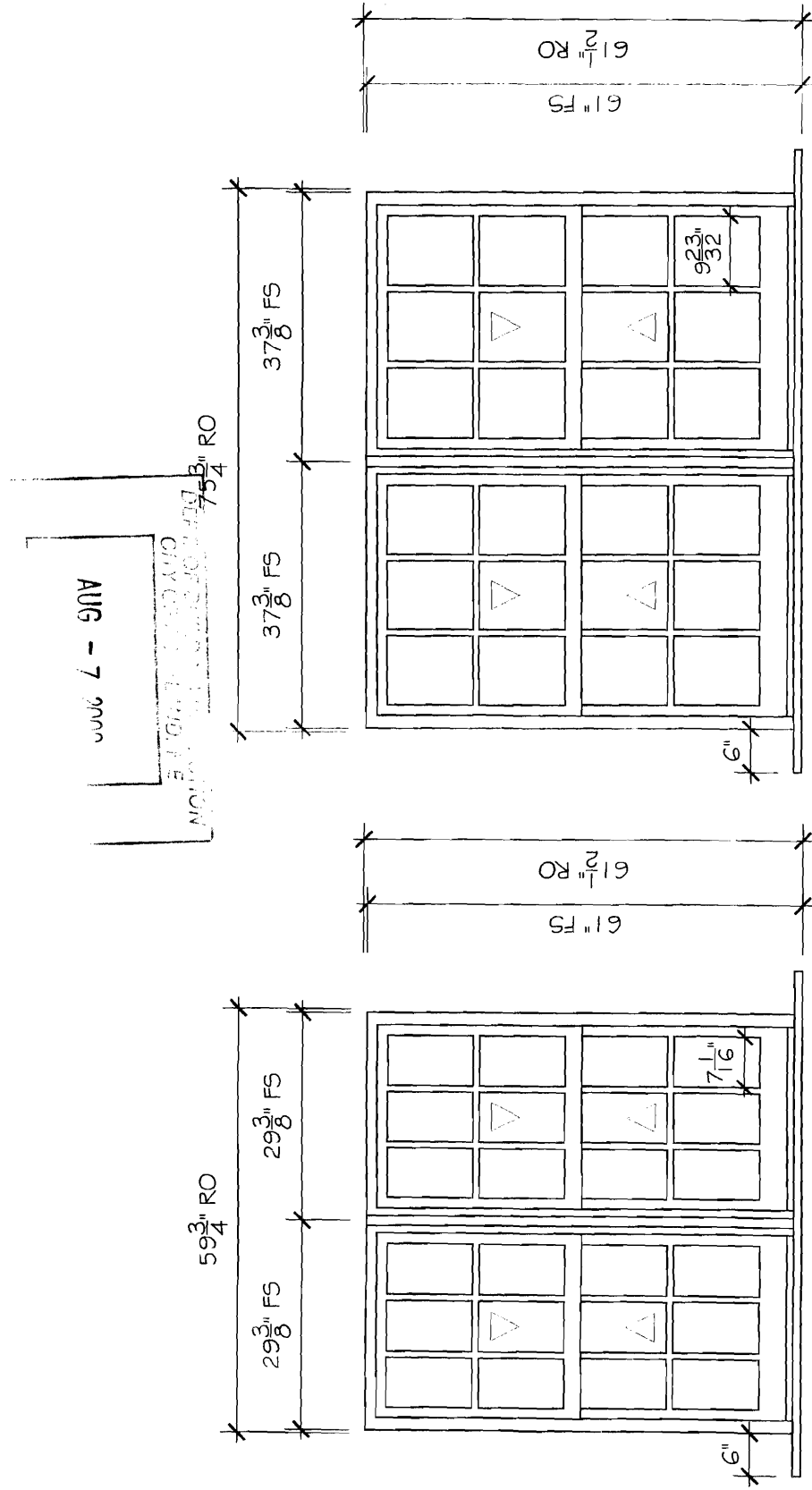
CUSTOMER: HANCOCK LUMBER

NUMBER: 2284AW181.dwg DATE: 07/11/08

DRAWN: Schromanski REV DATE:

MR BREWER WILLIAMS

SHEET
2
OF

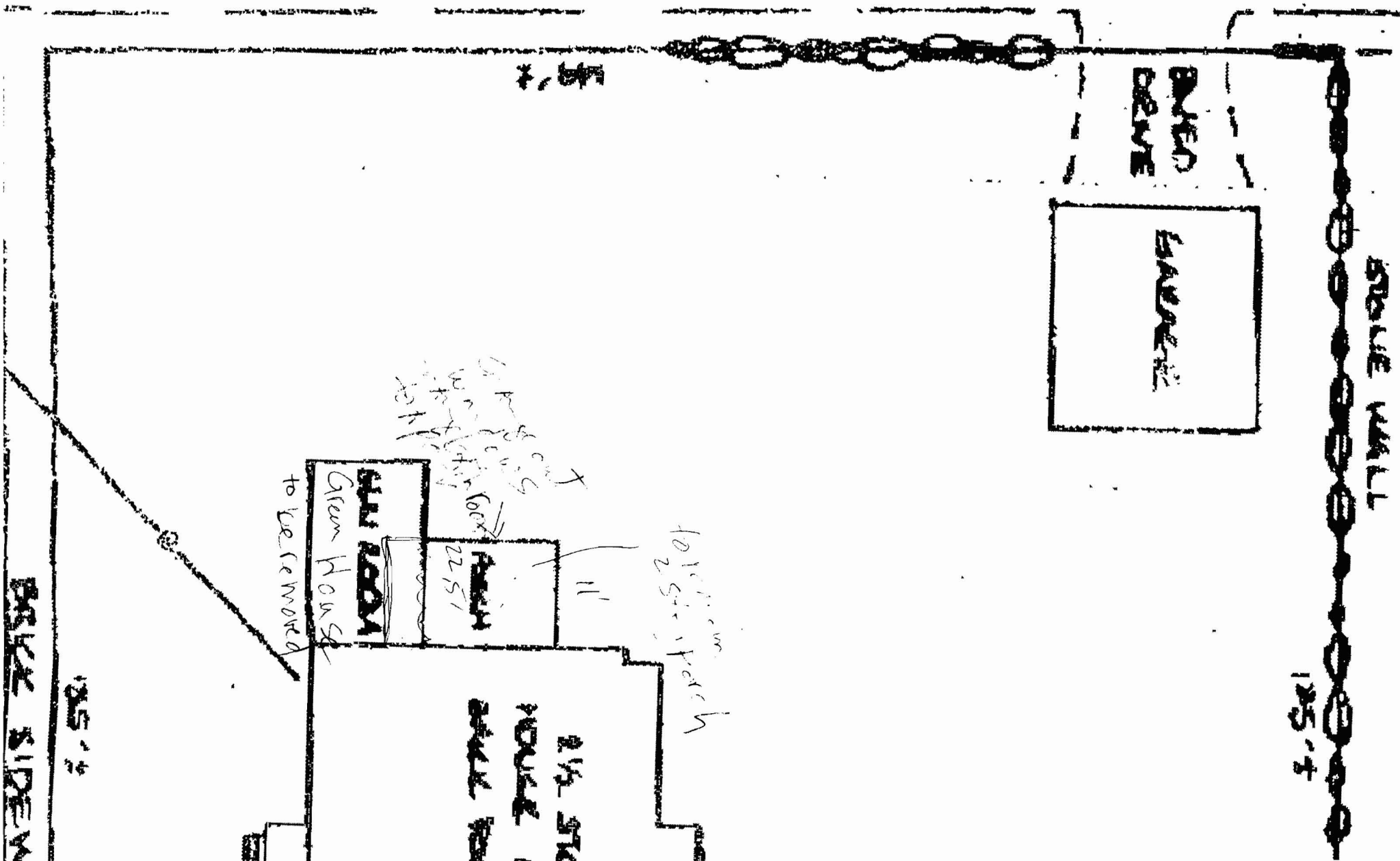


C
QTY. 2 WUDH 2426-2
SCALE: 1/2" = 1'-0"

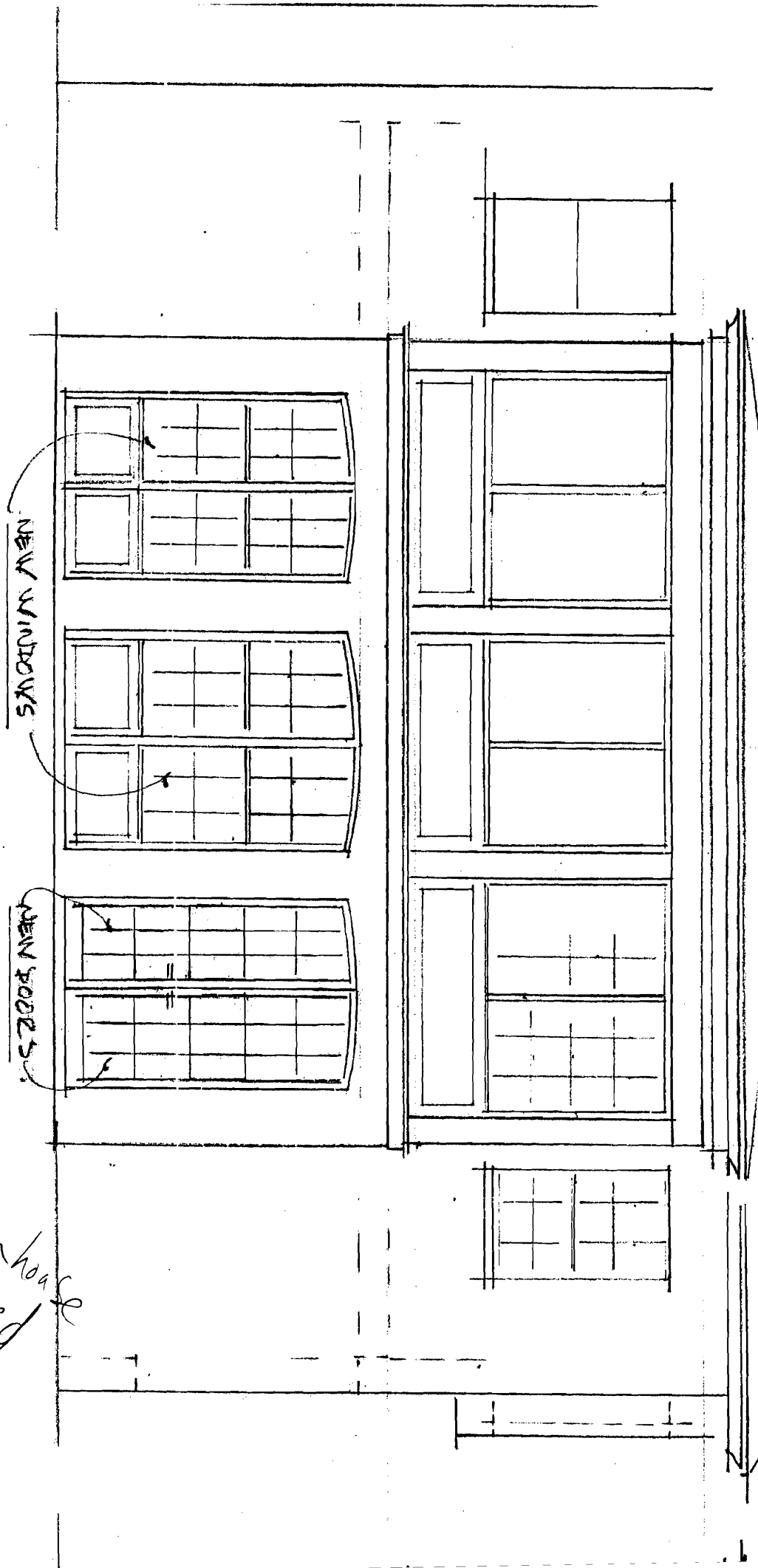
D
QTY. 3 WUDH 3226-2
SCALE: 1/2" = 1'-0"



PRIVATE RIGHT OF WAY (CONTIGUOUS)

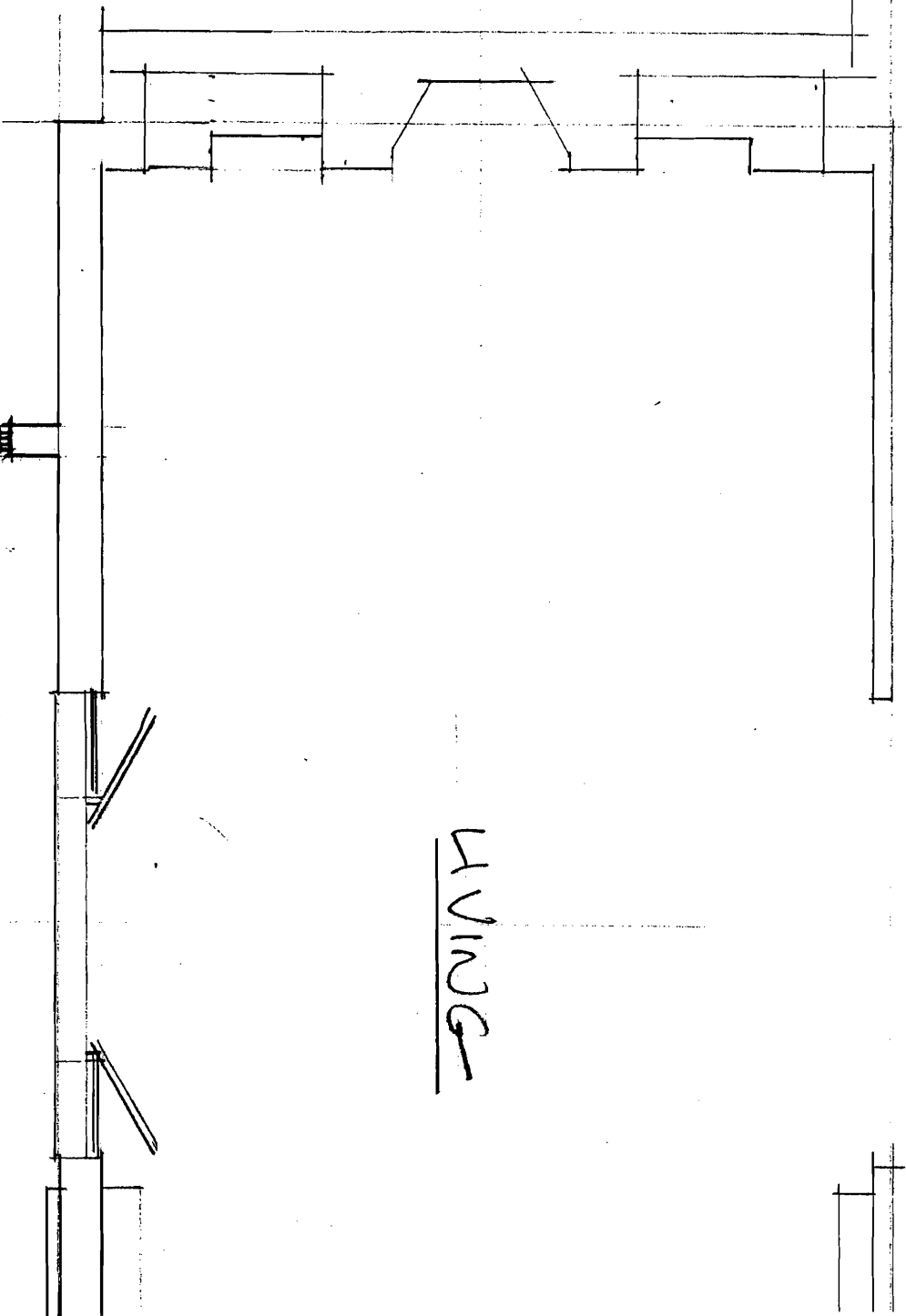


MAGGE RESIDENCE
WEST ELEVATION: PROPOSAL
6/1/07



Greenhouse
removed

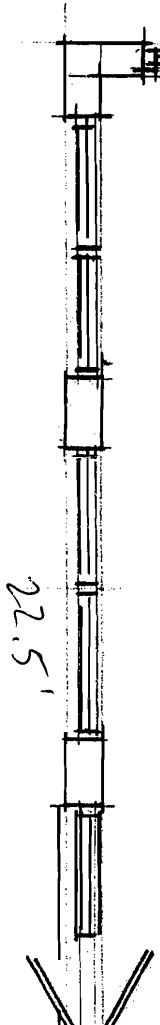
6/1/07



Not N-62

SOLARIUM

LIVING



22.5'

LARGE RESIDENCE 45 BOWDOIN ST

FIRST FLOOR PLAN: PROPOSAL

1/4" = 1'-0"

6/1/07