

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that MICHAEL J WILLIAMS

Located At 55 BOWDOIN ST

Job ID: 2011-11-2624-ALTR

CBL: 069- A-011-001

has permission to replace rear steps

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of 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

\_\_\_\_\_  
**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](mailto: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.**

### Required Inspections:

Footings/Setbacks prior to pouring concrete

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.

# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD

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

October 25, 2011

Mike Locke  
M.R. Brewer Fine Woodworking  
91 Bell Street  
Portland, Maine 04103

Re: Revised metal railing design; 55 Bowdoin Street (Chadwick Street frontage)

Dear Mr. Locke:

This office has reviewed and approved your revised design proposal (dated 10/5/11) for a new metal railing and gate at 55 Bowdoin Street. The revised railing/gate design was submitted on behalf of homeowners Emily and Michael Williams and pursuant to the Historic Preservation Board's 9/21/11 conditional approval for site alterations at the property.

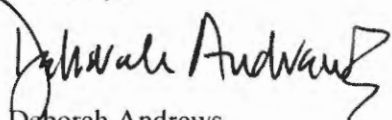
Approval of the revised railing design is subject to the following condition:

- \* The balusters are to be simple square balusters, not turned balusters as shown in the submitted drawing. This condition is based on the recommendation of HP Board members, who were consulted regarding the revised design proposal. Board members were unanimous in their view that the railing design should be further simplified in order to be compatible with other traditional railings treatments in the neighborhood.

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,



Deborah Andrews  
Historic Preservation Program Manager

RECEIVED

OCT 26 2011

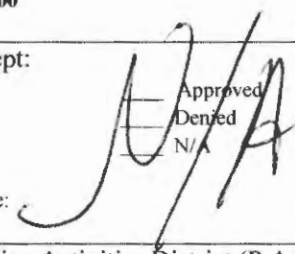
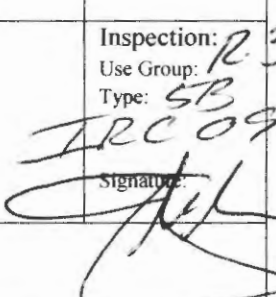
Dept. of Building Inspections  
City of Portland, Maine

## Historic Preservation Condition of Approval

\* As per 10/25/11 decision letter from Historic Preservation Program Manager, the balusters are to be simple square balusters, not turned balusters as shown in the submitted drawing.

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

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

Job No: <b>2011-11-2624-ALTR</b>	Date Applied: <b>10/26/2011</b>	CBL: <b>069- A-011-001</b>	
Location of Construction: <b>55 BOWDOIN ST</b>	Owner Name: <b>MICHAEL &amp; EMILY WILLIAMS</b>	Owner Address: <b>55 BOWDOIN ST PORTLAND, ME 04102</b>	Phone: <b>871-0074</b>
Business Name:	Contractor Name: <b>Mike Locke @ M. R. BREWER</b>	Contractor Address: <b>91 BELL ST PORTLAND MAINE 04103</b>	Phone: <b>(207) 797-7534</b>
Lessee/Buyer's Name:	Phone:	Permit Type: <b>BLDG - Building</b>	Zone:
Past Use: <b>Single Family Dwelling</b>	Proposed Use: <b>Same: Single Family dwelling - to replace existing steps from rear lawn to sidewalk at Chadwick St</b>	Cost of Work: <b>\$12,000.00</b>	CEO District:
		Fire Dept: <div style="text-align: center;">Approved Denied N/A</div> Signature: 	Inspection: Use Group: <b>R.3</b> Type: <b>SB</b> <b>IRC 09</b> Signature: 
Proposed Project Description: <b>replace rear steps</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		<b>Zoning Approval</b>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

**Special Zone or Reviews**

☐ Shoreland *stands not attached to*  
☐ Wetlands *body*  
☐ Flood Zone *landscaping*  
☐ Subdivision  
☐ Site Plan

☐ Maj ☐ Min ☒ MM

Date: *OK 11/7/11***CERTIFICATION****Zoning Appeal**

☐ Variance  
☐ Miscellaneous  
☐ Conditional Use  
☐ Interpretation  
☐ Approved  
☐ Denied

Date:

**Historic Preservation**

☒ *wp*  
☐ Not in Dist or Landmark  
☐ Does not Require Review  
☐ Requires Review

☒ Approved  
☒ Approved w/Conditions *see attached*  
☐ Denied

Date: *11/8/11**D. Andrews*

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



# 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.

141  
K-4

Location/Address of Construction: <u>55 Bowdoin St. Portland ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>069</u> Block# <u>A011</u> Lot# <u>001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Michael &amp; Emily Williams</u> Address <u>55 Bowdoin St</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>207-871-0074</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>140</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Replace existing steps from rear lawn to sidewalk at Chandler St.</u> <u>W/ new granite steps &amp; metal railing</u>		
Contractor's name: <u>M.R. Brewer, Fine Wood Working Inc.</u> Address: <u>91 BELL ST.</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>207-777-7534</u> Who should we contact when the permit is ready: <u>MIKE LOCKE</u> Telephone: <u>207-252-3169</u> Mailing address: <u>same</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 10/26/11

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

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OCT 26 2011  
Dept. of Building Inspections  
City of Portland Maine

# THIS IS NOT A BOUNDARY SURVEY

## MORTGAGE LOAN INSPECTION PLAN

55 BOWDOIN STREET  
PORTLAND, MAINE

No. 772-28

TO THE LENDING INSTITUTION AND ITS TITLE INSURER —  
I hereby certify that the location of the dwelling shown  
on this plan did ~~not~~ conform with the local zoning  
laws in effect at the time of construction. The property  
does not fall within a special flood hazard zone.

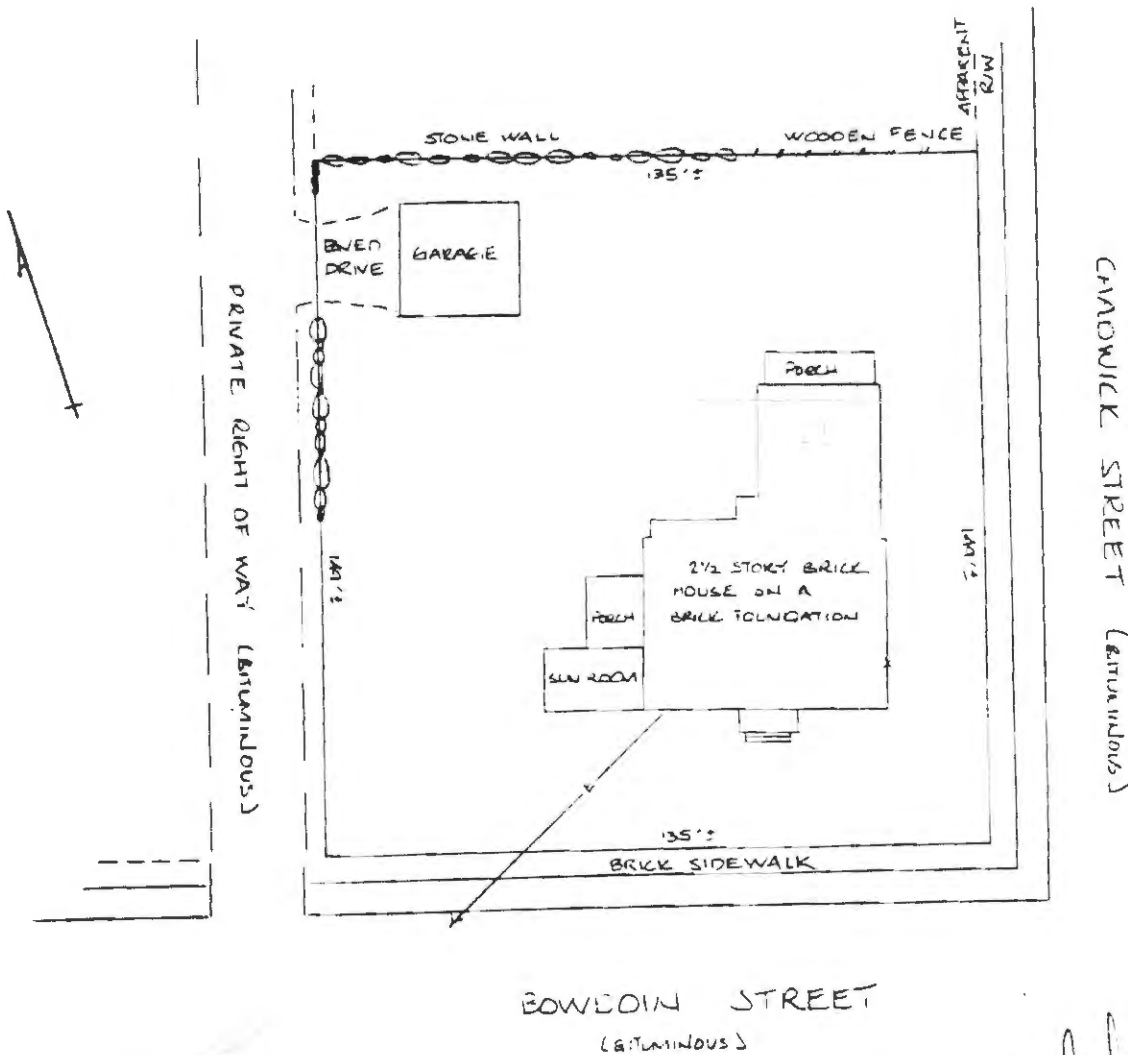
BOOK 10935 PAGE 31 COUNTY CUMBERLAND

PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ LOT \_\_\_\_\_

BUYER: CYRUS Y. HAGGE

SELLER: JOHN HIGGINS

NOTE: POOR MONUMENTATION FOUND, LOT BASED  
UPON APPARENT LINES OF OCCUPATION.  
SUBJECT TO SETBACK CONDITIONS PER  
DEED.



**THIS IS NOT A BOUNDARY SURVEY.** This plan is based  
strictly on information provided by others and  
does not take into consideration any conflicts  
which abutting descriptions may contain.  
This plan was not made from an instrument survey.  
The certifications are for mortgage purposes only.  
This plan applies only to conditions existing as of  
the date shown hereon. This plan is not for recording.

Date 4.16.96 Scale 1" = 40'

R P TITCOMB ASSOCIATES, INC. Falmouth, Maine

Drawn By.

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