

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 31, 1994

Mr. Paul S. Stevens
40 Bowdoin Street
Portland, ME 04102

RE: Application for Construction of a Driveway by Christopher Bryant at
38 Bowdoin Street, Portland, ME

Dear Mr. Stevens:

Please accept my apology for the time delay in responding to your letter dated October 12, 1994. Mr. Bryant did not or has to apply for a building permit to construct a driveway. He did have Historic Preservation Committee approval because the work was being done in a historic district.

On October 14, 1994 Mr. Gray, Director of Planning and Urban Development, Mr. Hamilton, Historical Preservation Officer, Mr. William Giroux, Zoning Administrator and myself inspected the site to review your concerns as stated in your letter.

It was our feeling that most of your concerns were of a civil nature and the City had no jurisdiction, but would write to Mr. Bryant stating again the City's zoning and historical rules on parking and the conditions of the Historic Preservation Committee's review.

If you have any questions on this matter, please call me.

Sincerely,

P. Samuel Hoffses
Chief of Building Inspections

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Gary Hamilton, Historic Preservation Officer
William Giroux, Zoning Administrator



CITY OF PORTLAND

October 31, 1994

RE: 36 Bowdoin St.

Chris Bryant
36 Bowdoin St.
Portland, Maine 04102

Dear Mr. Bryant,

This letter is to comment on the most recent plan you submitted regarding your proposed driveway at 36 Bowdoin Street. As we have discussed several times, the areas to be used for parking must be setback 5' from the property line. The Land Use Code also requires that the cars cannot be parked in the required front yard. The required front yard is 10' or the setback of the neighboring houses averaged. In reviewing your plans, it seems these standards will be met.

I would also mention that it appears that it will be necessary for you to perform work on your neighbor's property and it is possible that your work could potentially impact their site and building. I recommend that you receive their approval prior to commencing construction.

Sincerely,


William D. Giroux
Zoning Administrator

/el

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Gary Hamilton, Historic Preservation Officer
Amy Simpson, Code Enforcement Officer



On Wednesday, July 1, 1992 at 6:00 p.m., the Historic Preservation Committee of the City of Portland will hold a Public Hearing in Room 209, City Hall, 389 Congress Street, Portland, Maine.

Application for Certificate of Appropriateness
Window and Railing Alterations, New Window Installation
36 Bowdoin Street
Chris Bryant, Applicant

6

This application will appear on the Committee's agenda as new business. Public comment will be taken on this application prior to Committee action. It is possible that the Committee will not reach all of the items on the agenda prior to adjournment. Any items not reached will be rescheduled to appear on the subsequent agenda with items appearing early on the agenda as unfinished business.

Should you wish to review the application in advance, it is available in the Portland Planning Office, Room 211 of City Hall. If you are unable to attend the public meeting of the Historic Preservation Committee, please send your comments in writing to Joseph E. Gray, Jr., Director of Planning and Urban Development, Room 211 City Hall, 389 Congress Street, Portland, Maine, 04101. If you have any questions, please call 874-8300, ext. 3723.

PLANCBL
KCOTE

City of Portland, Maine
Department of Planning & Urban Development
INVALID CURSOR POSITION

04 FEB 91
09:24

CBL Listing for Post Cards: Format - (CCC-1-BB-LLL)

Fill with '*' for all

C - Chart 1 - Chart letter B - Block L - Lot

70--D-6 70--D-7 70--D-8 70--D-9 70--D-10

69--C-11 69--C-12

Continue []

Cancel []

Done []

36 Bowdoin St.

#5582

36 Bowdoin St.

DONOVAN HENRY L
& LUCY DAVIS DONOVAN JTS
44 BOWDOIN ST
PORTLAND ME
070 - D-006-001 04102

MCCANN B CAIRBRE
& EITHNE C JTS
28 BOWDOIN ST
PORTLAND ME
070 - D-009-001 04102

RENNER RICHARD K
& CHARLOTTE JTS
41 BOWDOIN ST
PORTLAND ME
069 - C-011-001 04102

RICHARDSON JANET A
& VANCE A WWII VET JTS
36 BOWDOIN ST
PORTLAND ME
070 - D-008-001 04102

SHAW PETER K
& BARBARA G JTS
29 BOWDOIN ST
PORTLAND ME
069 - C-012-001 04102

STEVENS DORIS J

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

**Billing for Legal
Ads for Agenda's**

Project Name: 36 Bowdoin St.

Owner's Name: Chris Bryant

Address of Project: 36 Bowdoin St.

Division/Board: Historic Preservation

Number of Residential Notices Mailed Out: 6

% Amount of Legal Ad: 18.98

.40 X number of notices: 2.40

Total Amount Due: 21.38

Make checks payable to the City of Portland, Attn. D. Marquis, Rm. 315, 389
Congress Street, Portland, Maine 04101.

Bill to: Stephen Wallace

Architectural Services

52 Gray St.

Portland, ME 04102

mailed: 7-9-92



City of Portland
Department of Planning and Urban Development
Room 211 City Hall, 389 Congress Street
Portland, Maine 04101 207-874-8300

Form 1.99

HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

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

- granted a Certificate of Appropriateness, with conditions as indicated.
- denied a Certificate of Appropriateness.

Historic Resource Inventory Number: _____ Assessor's Chart/Block/Lot: _____

Property Address: 36 BOWDOIN STREET

Applicant: (name) Stephen Wallace (for Chris Bryant, owner)
(address) Architectural Services
52 Gray Street, Portland, Maine 04102

Proposed Work (continue on back if necessary): Window replacement and addition of stained-glass window on north elevation. Per application and Staff memorandum of 6-26-92.

NOTE: Replacing missing balustrade over front entrance is restoration and permitted under the Ordinance.

Conditions of Approval (continue on back if necessary): Placement of windows shall relate, though not necessarily align, with existing windows.

Reasons for Denial (continue on back if necessary): _____

All improvements shall be carried out as shown on the plans and specifications as submitted by the applicant, except as modified to comply with the conditions of approval described above. 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.

7/2/92
Date

Joseph E. G...
Director of Planning and Urban Development

Staff Recommendation:

___ Additional information Requested (date: ___ rec'd: ___)
___ Approve. ___ Approve w/ conditions. ___ Deny. X No Recommendation. Date: 6-26-92
Conditions: _____

Historic Preservation Committee Recommendation/Decision:

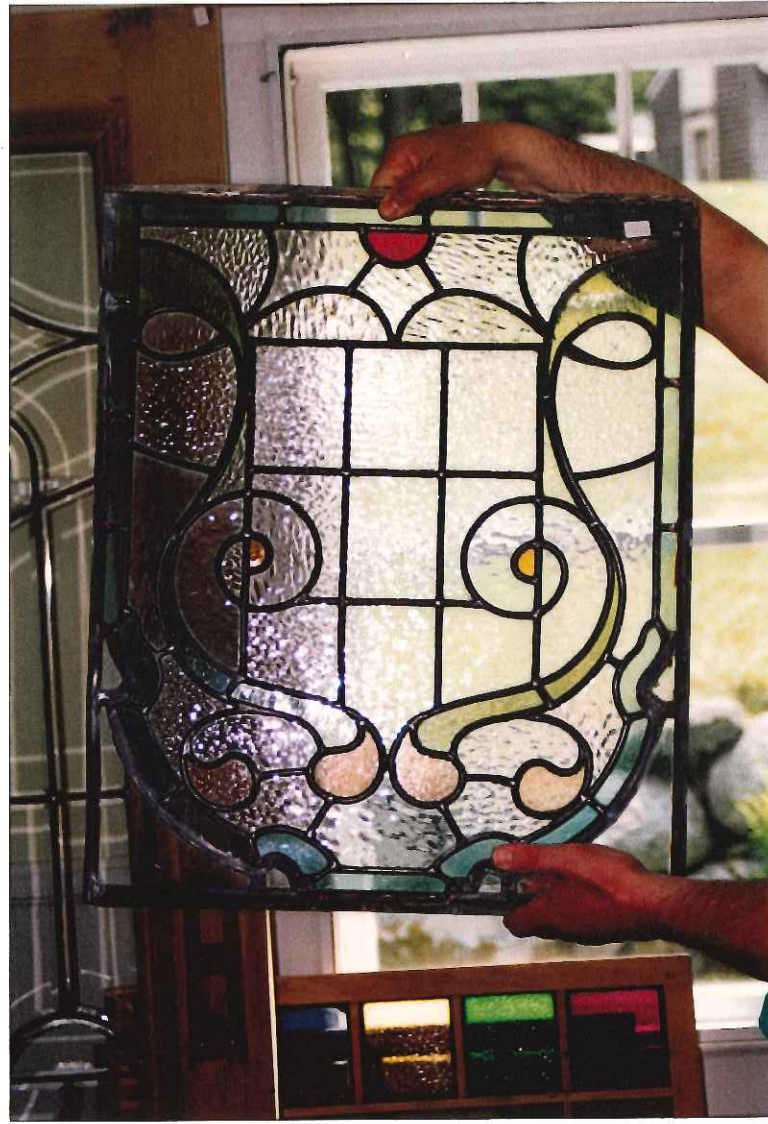
Required: X Yes ___ No
___ Approve. X Approve w/ conditions. ___ Deny. Vote: 4-0 (Weiss, Kuniholm and Barba absent)
Conditions: see other side. 7-1-92

Planning Board Decision:

Required: ___ Yes X No
___ Approve. ___ Approve w/ conditions. ___ Deny. Vote: _____
Conditions: _____

City Council Decision (Project of Special Merit):

___ Approve. ___ Approve w/ conditions. ___ Deny. Vote: _____
Conditions:
1. Developer demonstrate binding financial commitments, performance guarantees, penal bond.
2. Developer provide full documentation of the resource, provide suitable monument.
3. Other: _____





HISTORIC PRESERVATION COMMITTEE
CITY OF PORTLAND, MAINE

PUBLIC HEARING
36 BOWDOIN STREET

TO: Chair Urban and the Historic Preservation Committee

FROM: Philip L. Meyer, Urban Designer
Gary Hamilton, Rehab. Specialist

DATE: June 26, 1992

RE: July 1, 1992 Agenda Item - Consent Agenda

Application For: Certificate of Appropriateness - window/railing

Address: 36 Bowdoin Street - Contributing Building
(Western Promenade)

Applicant: Chris Bryant - Owner
Stephen Wallace - Architectural Services

Background:

The applicant requests approval to make the following alterations.

1. Remove rear side window (1/1) on first floor and install new wood awning unit with the top sash to be fixed. When the awning unit is closed, it will look like a 1/1. Size of old window is approximately 3'6"x5'; new size is 2'6"x4'.
2. Install a new stain glass window approximately on the same side of house. The window measures approximately 2'x3'. Approximately 8' up from the sidewalk. The selection on this new window has not been finalized, however, Attachment #2 shows one of the two new windows to be used.
3. The applicant also requests approval to install a new railing and balustrade over the second story porch. The railing will be built as per Attachment #3 and match old 1924 photograph in Attachment #5.

Staff Recommendations:

1. Regarding the removal of the side rear window and replacement with an awning window of smaller size, Staff makes no recommendations. While this is not the prominent facade on this John Calvin Stevens residence, Staff notes some consistency in window size and placement on the facade.
2. Regarding installation of a stain/leaded glass window, Staff has no problem with this change provided the sill and/or lintel height be consistent with other windows on the facade and that the placement relate vertically to the second floor window above.

3. The proposed porch balustrade should be considered restoration and therefore requires no further review or determination by the Committee.

Attachments:

1. Application
2. Photograph of windows
3. Drawing of rail
4. Drawing of house and location of window/rail
5. Historic Resource Inventory



City of Portland
 Department of Planning and Urban Development
 Room 211 City Hall, 389 Congress Street
 Portland, Maine 04101 207-874-8300

Form 9.31.88

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 Name and Address: 36 BOWDOIN ST.

Applicant: (name) STEPHEN WALLACE (telephone) 774-6420
 (company) ARCHITECTURAL SERVICES
 (address) 52 GRAY ST.
PORTLAND, ME 04102

Property Owner, if different: (name) CHRIS BRYANT
 (address) 36 BOWDOIN ST.
PORTLAND, ME 04102
 (telephone) _____

Architect (if any): STEPHEN WALLACE, ARCHITECTURAL DESIGNER
 Contractor or Builder (if any): SOULS ASSOCIATES

Local Designation: within historic district: (name) WESTERN PROM
 Landmark. Contributing. Non-contributing.
 National Register Status: Landmark. District. Not Applicable.

Description of Proposed Work (Use additional sheets as necessary. Submit architectural sketches, plans, scale drawings, photographs, specifications, or other supporting documentation as required. All submission materials will be retained by the City. In the case of demolition or removal of a structure, the following indicates the proposed condition and appearance of the property thereafter):

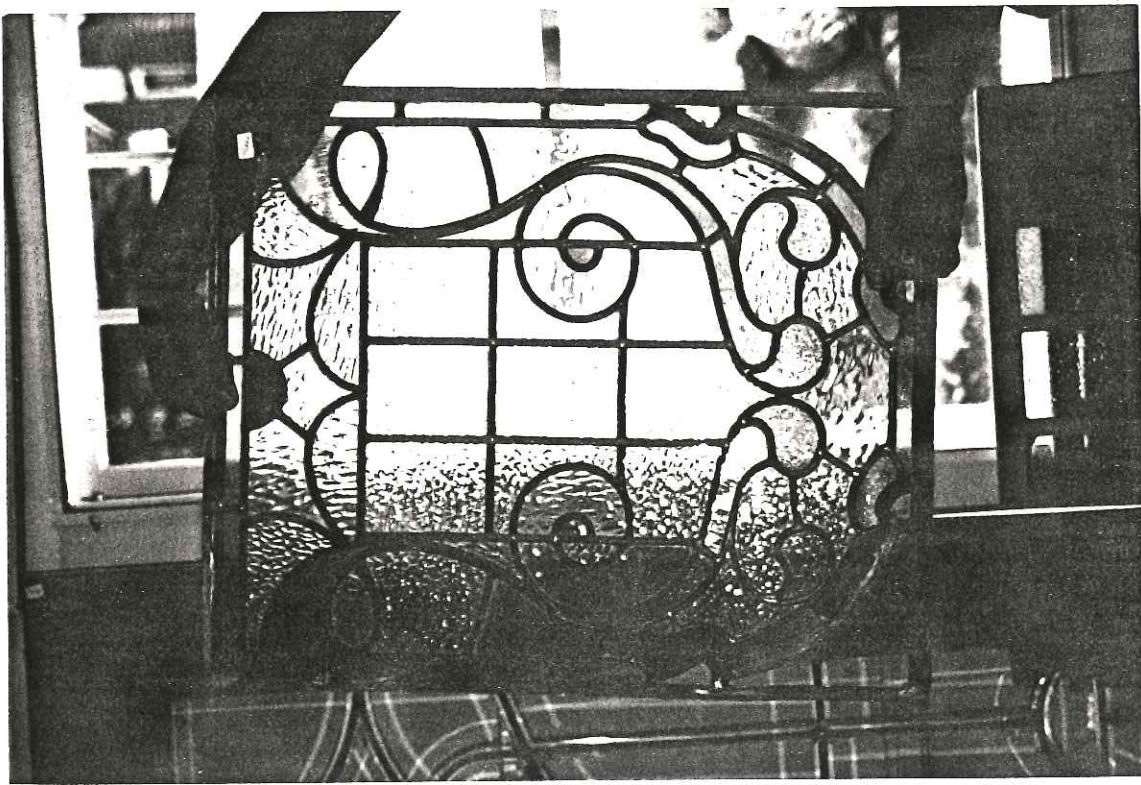
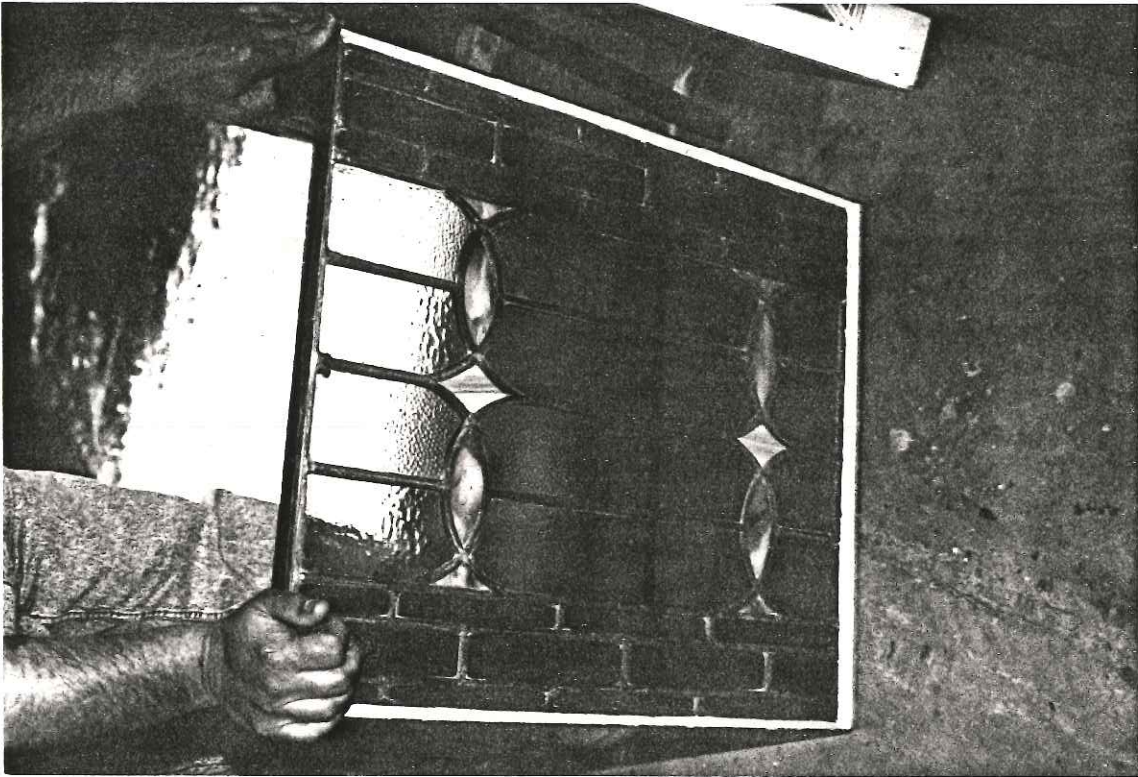
WINDOW REPLACEMENT, NORTH-EAST ELEVATION; ADDITIONAL STAIN GLASS WINDOW,
NORTH EAST ELEVATION & REPLACE MISSING ILLUSTRATIONS OVER FRONT PORCH -
STREET ELEVATION.

Work is proposed in conjunction with: Major site plan application. Minor site plan application.
 Building permit application. None of the above.

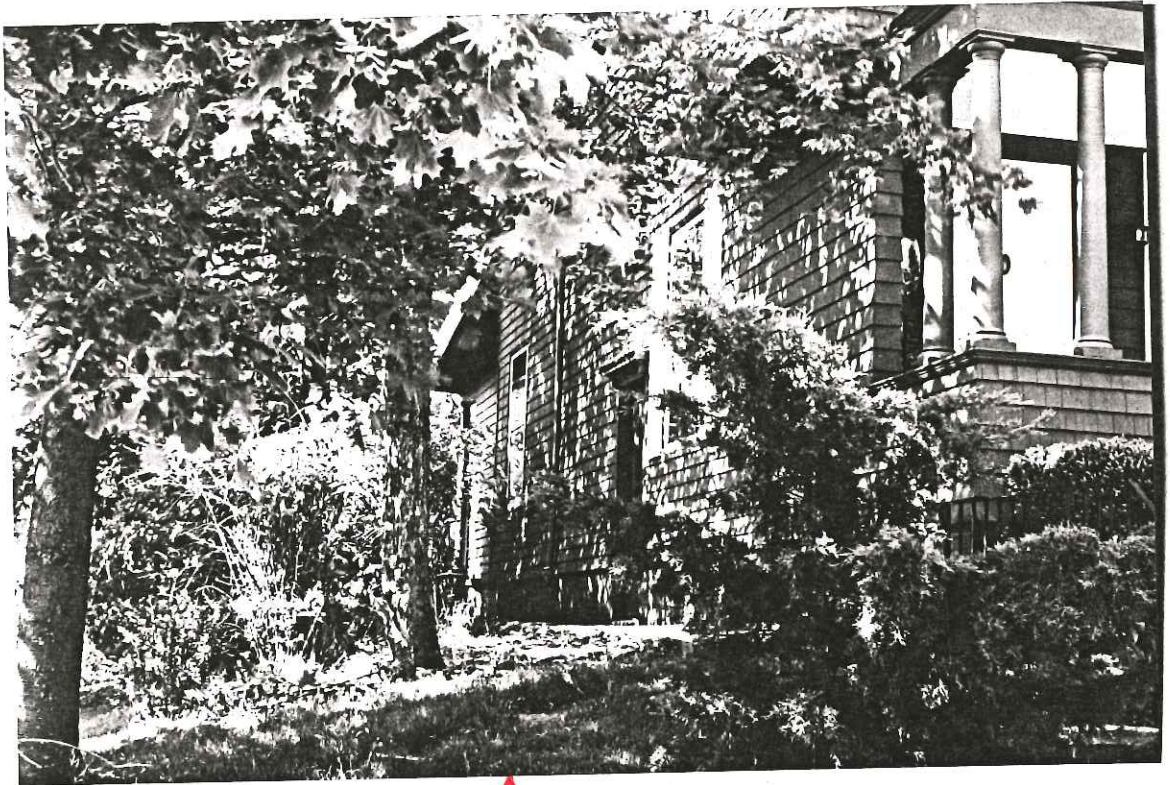
Applicant's Signature _____ Owner's Signature (if different) _____

Note: No application fee. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial of Application.

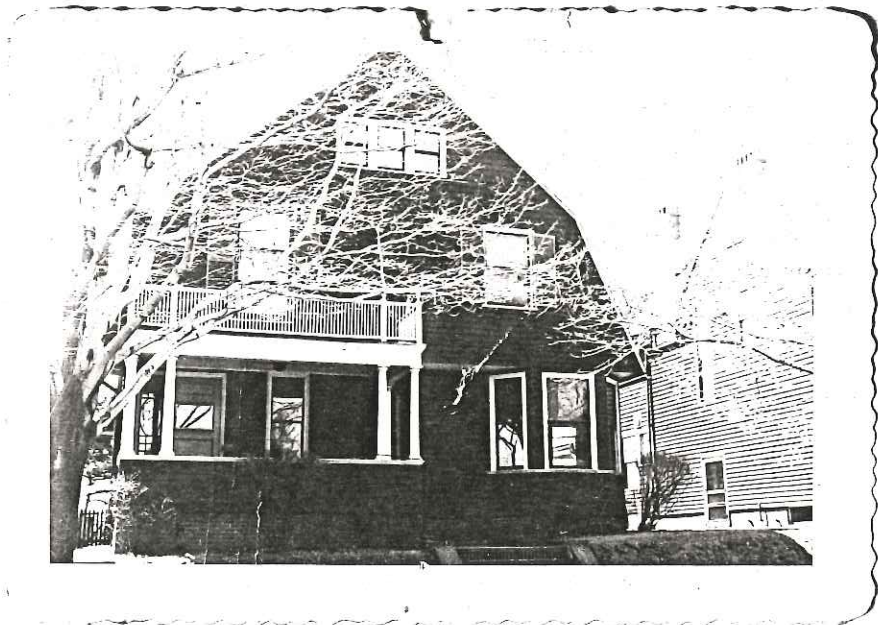
FOR CITY USE ONLY
 Historic Resource Inventory Number: _____ Assessor's Char/Block/Lot: attachment #1
 Date Application Submitted: 6/18/92 Date Application Complete _____



attachment #2



↑
Rear side window
to be replaced (Stoff photo)

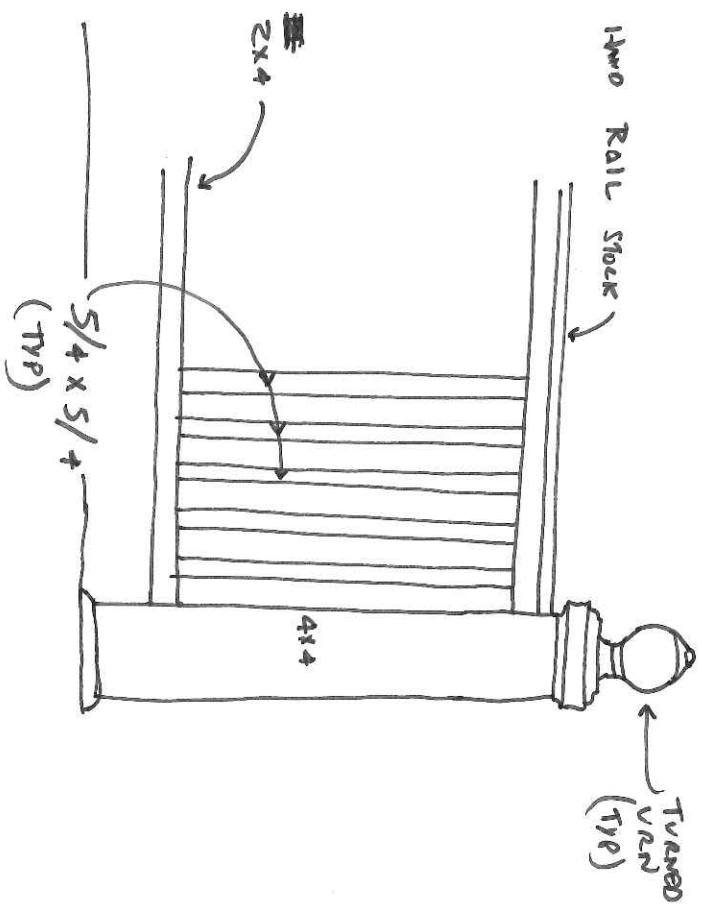


old photograph of
railing (applicant photo)

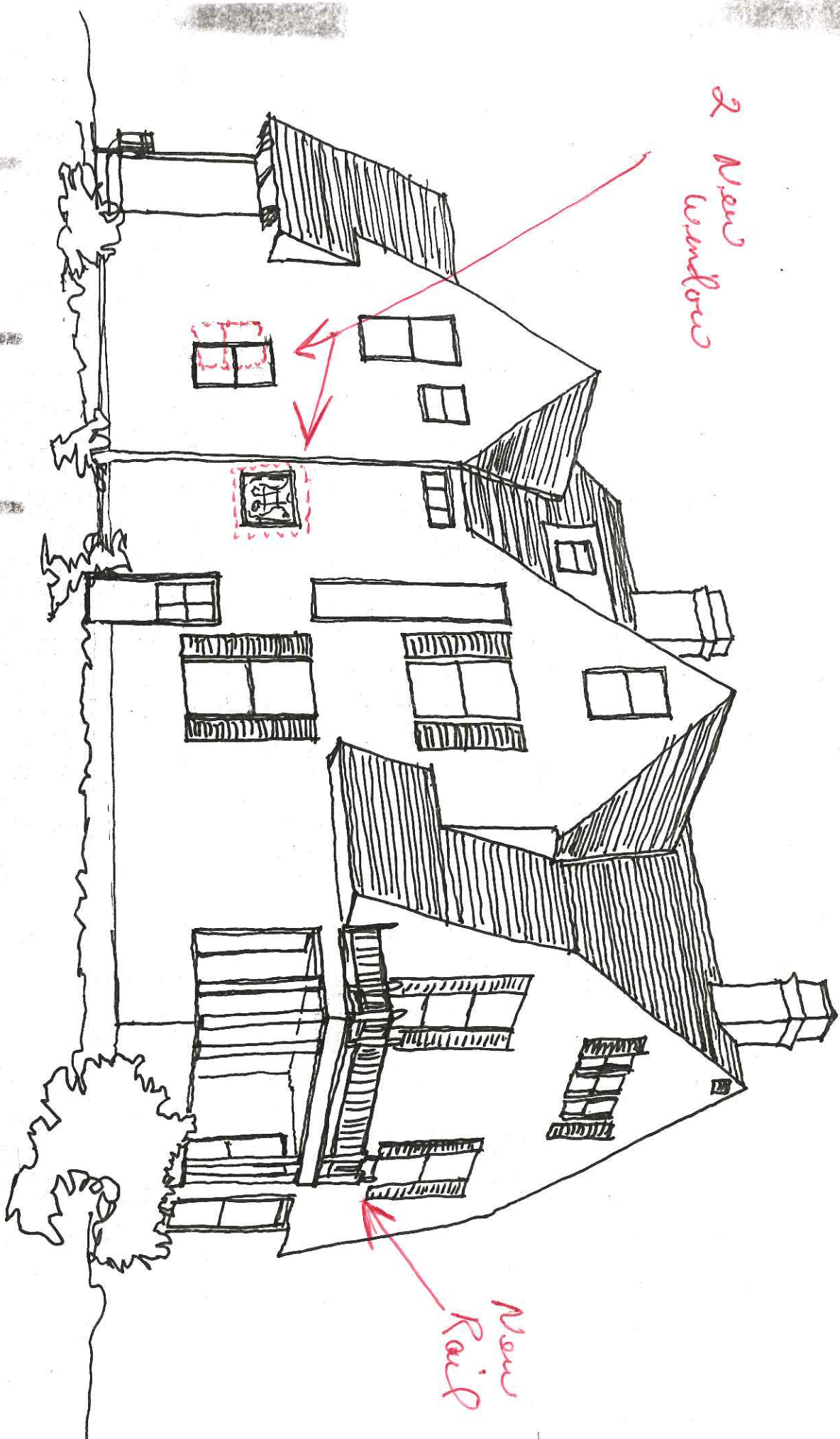
2A

36 Bowoin St

POUCH TOP RAILING TO DUPLICATE ORIGINAL (SEE PHOTO)



Attached #3



2 New Windows

New Railing

Portland Historic Resources Inventory

Property Address: 36 Bowdoin Street

Inventory #: WP-7

Assessor's C/B/L: 70-D-8

District: Western Promenade Map #: 7

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Western Promenade

Date of Placement: Local 08/01/1990 National 02/16/1984

Description of Significant Features and Subsequent Alterations:

Of the six Shingle Style houses built by John Calvin Stevens on the southern side of Bowdoin Street between 1883 and 1887, the Henry L. Houghton House occupies the last lot. Its plan is dictated by the rectangular lot on which it sits atop an embankment. The entry is placed in a side bay of the gable end of the 2 1/2 story house. An all-encompassing gambrel roof dominates the design and overhangs the first story on the facade and western elevation. The entire house is covered in wood shingles. Two large, pedimented dormers extend out of this pronounced slope on the west side elevation. On the eastern elevation, a different treatment is employed. A double gable roof form is used.

The facade is asymmetrically arranged, on the right corner of the first floor is a bay window. The upper stories feature a ribbon window beneath the peak of the gable, and on the second story the window over the porch is longer than the other one. Originally, a tall balustrade with urn-shaped finials graced this portico, perhaps the lengthened window provided access out onto this porch.

The porch is approached from its end; paired Tuscan columns, on a shingled half-wall, support the simple entablature. Wrought-iron railings have been added to the brick steps in the embankment.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------

Property Name: Henry L. Houghton House

Property Name(Other):

Street Address: 36 Bowdoin Street

Town: Portland County: Cumberland

Date Surveyed: 02/1991 Surveyor: Rick Redlon

Updated: by (date) (surveyor)
by
by

- Factory " Com. Brick
- Storage " Galv. Iron
- Stables Stone
- Garage, private Terra Cotta
- Garage, public Concrete
- Theatre Heating
- Club House Stove
- Cottage Furnace
- Foundation Hot Water
- ↳ Brick ↳ Steam
- ↳ Stone
- ↳ Concrete
- ↳ Pile
- Basement Light
- ↳ Full Oil
- ↳ Cement Floor Waterproof
- ↳ Waterproof
- Construction Re-Concrete
- ↳ Frame Concrete Slab
- ↳ Brick Waterproof
- ↳ Tile
- ↳ Blocks Ceiling
- ↳ Stucco ↳ Plaster
- ↳ Re-Concrete Metal
- ↳ Mill Panelled
- ↳ Steel Frame Rough
- Hardwood
- Halls
- ↳ Wood
- ↳ Terrazzo
- ↳ Marble
- Roof — Roofing
- ↳ Shingle
- ↳ Slate
- ↳ Gravel
- ↳ Prepared
- ↳ Asbestos
- ↳ Flat
- ↳ Hip
- ↳ Gable
- ↳ Dormers
- Windows
- ↳ Plain Glass
- ↳ Wire Glass
- ↳ Shutters
- Miscellaneous
- ↳ Elevator
- ↳ Sprinkler
- ↳ Fire Escape
- ↳ Refrigerator
- ↳ Vacuum Cleaner
- ↳ Safes and Vaults
- ↳ Telephone Equip.

Ground Area 1242 Height 27'
 Cubic Feet 33534 Unit 22
 Alley Dep. _____
 Dep. 30 Per cent.

Sound Value, \$ 5164

Land 6600 Corner _____ Interior _____ Alley _____
 Front _____ Depth _____ = _____ ft.

COMPUTATION

Area	Multiplier	Coefficient	
<u>6600</u>	<u>88</u>	<u>5808</u>	
Year	Unit	Coefficient	Land Value
<u>19</u>	<u>55</u>	<u>5808</u>	<u>\$ 3194</u>



70-D-8

Surveyed by _____

(Remarks on other Side)

Sewall SA Associates

*Designers and Builders
of Custom Homes*



Stephen Sewall

774-4755

P.O. Box 6610
Portland, Maine 04101





City of Portland
 Department of Planning and Urban Development
 Room 211 City Hall, 389 Congress Street
 Portland, Maine 04101 207-874-8300

Form 21.00

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 Name and Address: 36 BOWDOIN STREET PORTLAND, ME

Applicant: (name) STEPHEN SEWALL (telephone) 774-4755
 (company) SEWALL ASSOCIATES INC.
 (address) PO BOX 660
PORTLAND, ME 04101

Property Owner, if different: (name) CHRIS + SELBY BRYANT
 (address) 36 BOWDOIN STREET
PORTLAND, ME 04102
 (telephone) 773-6108

Architect (if any): NONE
 Contractor or Builder (if any): SEWALL ASSOC. INC.

Local Designation: within historic district: (name) _____
 Landmark. Contributing. Non-contributing.
 National Register Status: Landmark. District. Not Applicable.

Description of Proposed Work (Use additional sheets as necessary. Submit architectural sketches, plans, scale drawings, photographs, specifications, or other supporting documentation as required. All submission materials will be retained by the City. In the case of demolition or removal of a structure, the following indicates the proposed condition and appearance of the property thereafter):
WE PROPOSE TO REPLACE THE ALUMINUM FINISH OLD STORM WINDOWS WITH HARVEY TRU CHANNEL STORMS. WE WILL USE A BRONZE FINISH THAT WILL BE MORE IN KEEPING WITH THE HOUSE. 40 BOWDOIN ST. (NEXT DOOR) HAS HARVEY TRU CHANNEL STORMS ON IT.

Work is proposed in conjunction with: Major site plan application. Minor site plan application.
 Building permit application. None of the above.

Applicant's Signature: [Signature] Owner's Signature (if different): Chris Bryant

Note: No application fee. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial of Application.

FOR CITY USE ONLY
 Historic Resource Inventory Number: _____ Assessor's Chart/Block/Lot: _____
 Date Application Submitted: 10/15/97 Date Application Complete: _____