



# CITY OF PORTLAND, MAINE

Department of Building Inspections

Dec. 6 2002

Received from

Whitten Architects

Location of Work

31 East Side Dr.

Cost of Construction

\$ \_\_\_\_\_

Permit Fee

\$ 233.00

Building (IL)

Plumbing (IS)

Electrical (E2)

Site Plan (U2)

Other \_\_\_\_\_

CBL:

083 FC 056

Check #

5646

Total Collected

\$233.00

## THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

**PERMIT ISSUED**

**City of Portland, Maine - Building or Use Permit Application**  
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1348  
Issue Date: JAN - 6 2003  
CBL: [REDACTED]

Location of Construction: 31 East Side Dr *GRT 1238*  
Owner Name: La Pierre D Bruce &  
Owner Address: 5290 Waterman Rd **CITY OF PORTLAND** ME 04105

Business Name: n/a  
Contractor Name: Leddy Houser Associates  
Contractor Address: 64 Eastern Promenade Portland  
Phone: 767-0903  
2078718083

Lessee/Buyer's Name: n/a  
Phone: n/a  
Permit Type: Alterations - Dwellings  
Zone: IR-1

Proposed Use: Military, Fire Commander Station and Quarry  
Proposed Use: Renovate Building, restore flooring windows, doors and roof  
Permit Fee: \$233.00  
Cost of Work: \$30,000.00  
CED District: 1

*add summary  
NO USE NOT ESTABLISHED AT THIS TIME*

FIRE DEPT:  Approved  Denied  
INSPECTION: Use Group: *U* Type: *5B*  
*POA 1999*  
Signature: *[Signature]* Date: *1/6/03*

Proposed Project Description:  
Renovate Building

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: *gg*  
Date Applied For: 12/06/2002

Zoning Approval		
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 information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied <i>ok with conditions</i> Date: <i>12/19/02</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date: _____
	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <i>see state history letter attached</i> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>	

**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 \_\_\_\_\_

# All Purpose 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.

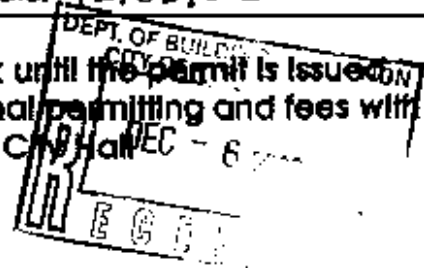
Location/Address of Construction: <u>31 EAST SIDE DRIVE, GREAT DIAMOND ISLAND</u>		
Total Square Footage of Proposed Structure <u>229 SQ. FT.</u>	Square Footage of Lot <u>193,300 SQ. FT. (4.4 ACRES)</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>083F      C056      001</u>	Owner: <u>DUKE L. PIERCE</u>	Telephone: <u>314-361-7805 (H)</u> <u>314-935-6477 (W)</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PHIL KAPLAN (ARCHITECT)</u> <u>WHITTEN ARCHITECTS</u> <u>37 SILVER ST., PORTLAND 04101</u> <u>774-0111 x106</u>	Cost Of Work: <u>\$30,000</u> Fee: <u>\$233.00</u>
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>MILITARY, FIRE COMMANDER STATION &amp; GARAGE</u>		
Approximately how long has it been vacant: <u>50+ YEARS?</u>		
Proposed use: <u>RENOVATED OUTBUILDING</u>		
Project description: <u>RENOVATION OF EXISTING BUILDING, RESTORE FLOOR, WINDOWS &amp; DOORS &amp; ROOF.</u> <u>*NOT IN HISTORIC DISTRICT, CITY OF PORTLAND.</u>		
Contractor's name, address & telephone: <u>LEADY HOUSE ASSOC. 767-0903</u> <u>416 PEEBLES ST., PORTLAND 04106</u>		
Who should we contact when the permit is ready: <u>PHIL KAPLAN</u>		
Mailing address: <u>WHITTEN ARCHITECTS 37 SILVER ST., PORTLAND 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.      PHONE: <u>774-0111 x106</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

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: <u><i>Phil Kaplan</i></u>	Date: <u>12/06/02</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall.**



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

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

Permit No: 02-1348	Date Applied For: 12/06/2002	CBL: 083F C05600
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Location of Construction: 31 East Side Dr	Owner Name: La Pierre D Bruce &	Owner Address: 5290 Waterman Blvd	Phone: 314-361-7805
Business Name: n/a	Contractor Name: Ledy Houser Associates	Contractor Address: 64 Eastern Promenade Portland	Phone: (207) 871-8083
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	

Proposed Use: Renovate Building, restore floor, windows, doors and roof	Proposed Project Description: Renovate Building
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 12/19/2002

Note: 31 East Side Drive, Great Diamond Island

Ok to Issue:

- 1) It is understood that this permit ONLY covers the restoration of the existing gunnery building. Separate permits SHALL be required for any new construction and for any NEW USES. This property is located within an IR-1 Zone where a single family residence is the principal use. No new use has been established with the issuance of this permit.

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanne Bourke      Approval Date: 01/06/2003

Note: Ok to Issue:

- Per Phil Kaplan, the guardrail system will meet BOCA 1999 and the cross bracing of cable will not create a ladder effect. This system will continue on the winder stairway per code.
- This permit is being issued for restoration work on the Fire Commanders Station, additional permits will need to be approved for new construction. This structure does not meet the requirements for use in the IR-1 zone for single family occupancy. There will not be a Certificate of Occupancy issued based on this work and this structure is not occupiable.
- Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

ANGUS S. KING, JR.  
GOVERNOR

EARLE G. SHETTLEWORTH, JR.  
DIRECTOR

October 24, 2002

Phil Kaplan  
Whitten Architects  
P.O. Box 404  
Portland, Maine 04112

Project: MHPC #1913-02 -- Lot 56, Great Diamond Island  
Location: Great Diamond Island, Portland

Dear Mr. Kaplan:

In response to your recent request, I have reviewed the information received September 25, 2002 to initiate consultation on the above referenced project. We are reviewing this project pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, and in accordance with permit provisions for the redevelopment of the former Fort McKinley property.

Based on the information provided to us, it is our understanding that your client proposes to construct a new building on Lot 56 adjacent to and connected with the c.1905 Fire Commander's (FC) Station. The project also involves limited rehabilitation of the FC Station, as well as stabilization of its distinctive roof. The existing brick and concrete building is a contributing historic property in the National Register eligible historic district that includes the entire South Fork of the former military installation.

The Commission has reviewed the proposed project in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, and in particular the Standards for Rehabilitation. We believe that the work on the FC Station, including recreation of the floor, restoration of the windows, doors, and trim, and the low profile addition of a clear polycarbonate sheet over the existing roof in order to protect the original "bottle glass" is consistent with Standards 2, 5 and 6. With regard to the masonry work, we recommend that you develop specifications in accordance with the guidelines contained in the enclosed Preservation Briefs (numbers 2 and 15).



MAINE HISTORIC PRESERVATION COMMISSION

55 Capitol Street  
State House Station 65  
Augusta, Maine 04333



The proposed addition will be located to the east of, and due to the site conditions, largely below the level of the FC Station. It will be joined to the historic building by way of a narrow elevated walkway with polycarbonate side panels. The new building will be comprised of Corten steel and concrete walls, polycarbonate glazing, and corrugated roofing. We believe that the addition is consistent with Standards 9 and 10. Standard 9 states, in part, that: "The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment." The design of the addition clearly differentiates it from the FC Station, and despite its size in relation to the historic building, the siting minimizes the impact. Furthermore, although Corten steel, corrugated roofing and polycarbonate glazing were not utilized on the FC Station, their visual characteristics are not incompatible with the historic brick, concrete and glass materials. Finally, Standard 10 states, in part, that: "new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." The minimal connection of the new building to the old at an existing window is consistent with Standard 10.

In conclusion, it is the Commission's finding that this project will have no adverse effect on the FC Station located on Lot 56 at Great Diamond Island. If you have any questions relating to this matter, please do not hesitate to contact Kirk Mohrney of my staff.

Sincerely,

A handwritten signature in black ink, which appears to read "Earle G. Shetleworth, Jr.", is written over a printed name. The signature is fluid and cursive.

Earle G. Shetleworth, Jr.  
State Historic Preservation Officer

## FAX TRANSMITTAL LETTER

Whitten Architects  
 37 Silver Street  
 Box 404 DTS  
 Portland, ME 04112  
 (207) 774-0111  
 Fax (207) 774-1668

Total number of pages including this one 3  
 If Fax transmittal is incomplete please notify us immediately

PROJECT: LA PIERRE RESIDENCE DATE: 12/18/02  
31 EAST SIDE VE., G.D.I.  
 TO: MARGE SCHMICKEL  
 FAX: 874-8716

WE TRANSMIT: here with

FOR YOUR information

THE FOLLOWING:

COPIES	DATE	REV. NO.	DESCRIPTION	ACTION
1	12/18/02		SHPO APPROVAL LETTER	AS REQUESTED

ACTION: A = Action indicated on item transmitted  
 B = No action required  
 C = For signatures and return to this office

D = For signature & forwarding  
 as noted under REMARKS.  
 E = See REMARKS below

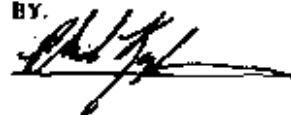
## REMARKS:

MARGE -  
HERE'S THE LETTER OF APPROVAL AS REQUESTED  
PLEASE CALL US QUESTIONS. NOTE THAT  
IT ALSO COVERS PHASE II OF THE PROJECT WHICH  
IS THE ADJACENT 4 DECKING. WE WERE NOT  
SUBMITTING FOR A PERMIT FOR THE SHOP  
AT THIS TIME. THANKS!

PHIL KARAU

COPIES TO:

BY:





ANGUS S. KING, JR.

CHAIRMAN

MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

EARLE G. SMITTLEWORTH, JR.

DIRECTOR

October 24, 2002

Phil Kaplan  
Whitton Architects  
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Location: Great Diamond Island, Portland

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55 Capitol Street  
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Sincerely,

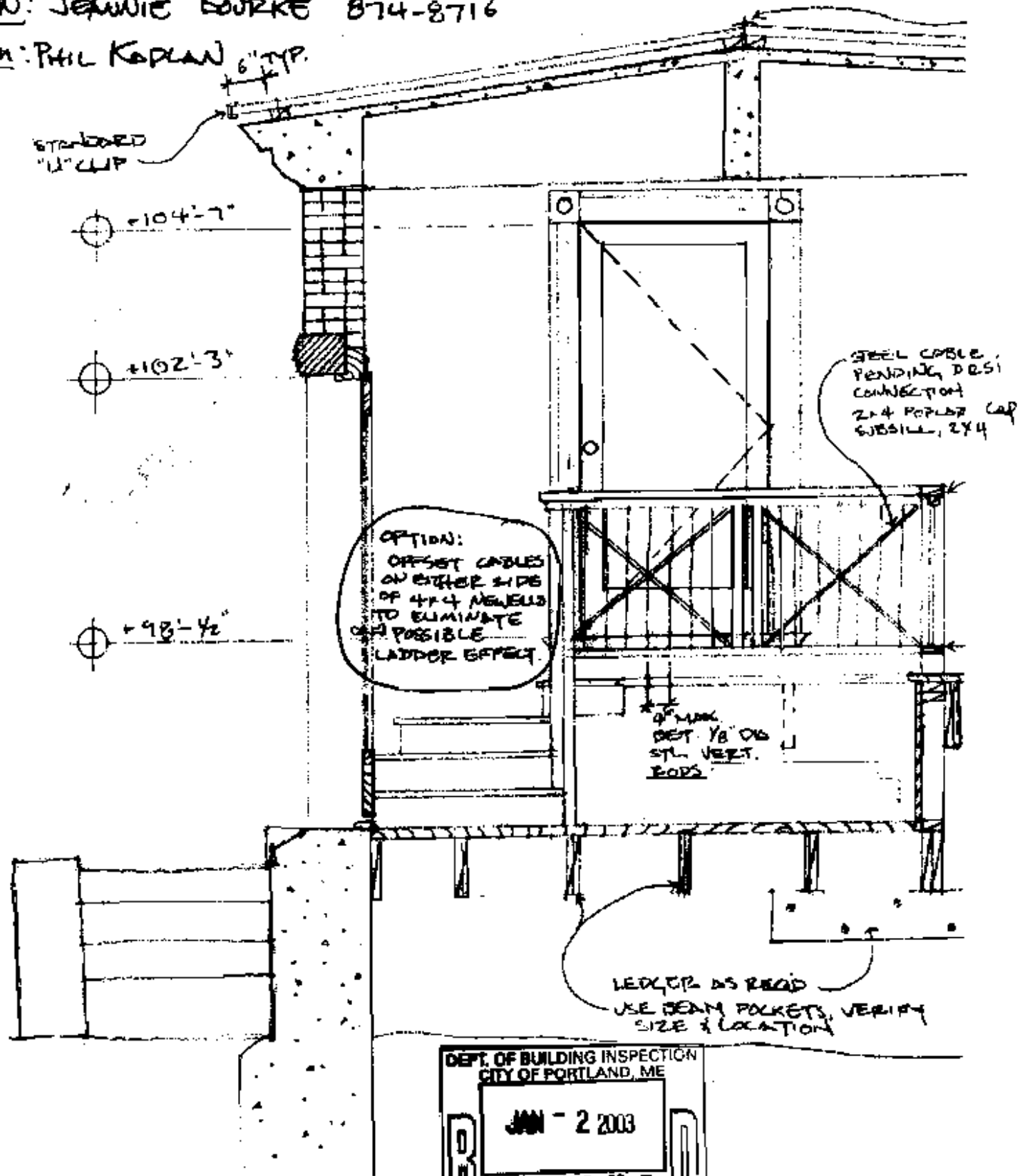
Earle O. Sheddeworth, Jr.  
State Historic Preservation Officer

Enc.

FROM: WHITTEN ARCH

ATTN: JENNIE BURKE 874-8716

FROM: PHIL KOPLAN 6" TP.



Project: La Fieta / Adamchick Tower

36 Weymouth Way  
Great Diamond Island, Maine

Architect: Whittan Architects

37 Silver Street, P.O. Box 404  
Portland, Maine 04112  
774-774-0111 fax: 774-1668

Drawing: Section

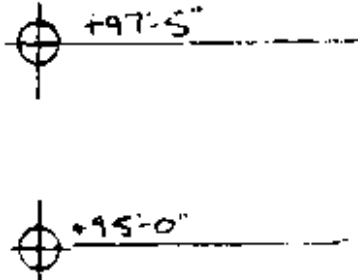
1/2" NARROW PROFILE LAP AT SEAMS  
SPACER AT EA. 7-10, TYP

ALUM. FACED  
BUTYL TAPE  
SEW THROUGH BOLT

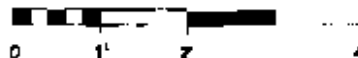
NEED HOLE  
NO SPACER  
16 MM POLY GAL  
1/8" BEAT ALUM.  
CAP, CONT.  
1 1/2" x 1 1/2" x 1 1/2"  
DIA. H. CLIP, EVERY  
1'-0" @ CURVE

DETAIL  
ON OF  
BRIDGE  
242  
BOLDS

\* SEE PLANS FOR  
TYPICAL NOTES



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
JAN - 2 2003  
RECEIVED



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE PERMIT ISSUED  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, if Any,  
 Attached

JAN - 8 2003

Permit Number: 021348

**CITY OF PORTLAND**

This is to certify that La Pierre D Bruce & Ledy Construction Ass  
 has permission to Renovate Building  
 AT 31 East Side Dr - GRTS 083F C056001

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 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 procured before this building or part thereof is started or occupied-in-  
 HOUR NOTICE IS 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 \_\_\_\_\_  
 Department Name

*Danice Bowke* 1/6/03  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**