

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: 083 F C056001
-----------------------	------------------------------------	-----------------------

Location of Construction: 31 East Side Dr <i>GRT 438</i>	Owner Name: La Pierre D Bruce &	Owner Address: 5290 Waterman Bl	Phone: 117805
Business Name: n/a	Contractor Name: Ledy 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

Past Use: Military, Fire Commander Station and Quarry	Proposed Use: Renovate Building, restore floor, windows, doors and roof <i>old gunnery</i> <i>new use not established AT this time</i>	Permit Fee: \$233.00	Cost of Work: \$30,000.00	CEO District: 1
Proposed Project Description: Renovate Building		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>LL</i> Type: <i>5B</i> <i>BoLA 1999</i> Signature: <i>JMB 1/6/03</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: 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A island</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>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <i>see state Historic letter attached</i> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
--	---	--	---

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.

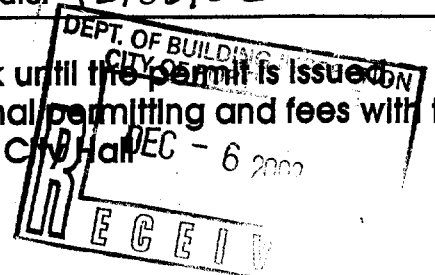
Location/Address of Construction: <u>31 EAST SIDE DRIVE, GREAT DIAMOND ISLAND</u>		
Total Square Footage of Proposed Structure <u>229 SQ. FT.</u>	Square Footage of Lot <u>193,300 SQ. FT. (4.4 ACRES)</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>083F C056 001</u>	Owner: <u>BRUCE LAPIERRE</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., P.O. 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 & QUARRY</u>		
Approximately how long has it been vacant: <u>50+ YES!</u>		
Proposed use: <u>RENOVATED OUTBUILDING</u>		
Project description: <u>RENOVATION OF EXISTING BUILDING, RESTORE FLOOR, WINDOWS & DOORS & ROOF.</u> <u>*NOT IN HISTORIC DISTRICT, CITY OF PORTLAND.</u>		
Contractor's name, address & telephone: <u>LEDDY HOUSER ASSOC. 767-0903</u> <u>416 PEEBLES ST. SO. 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: 774-0111 x106		

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>
---	-----------------------

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 4th 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 C056001
------------------------------	--	-----------------------------

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: Leddy 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
---	---

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:** Jeanine Bourke **Approval Date:** 01/06/2003
Note: **Ok to Issue:**

- 1) 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.
- 2) 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.
- 3) 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).



PRINTED ON RECYCLED PAPER

MAINE HISTORIC PRESERVATION COMMISSION

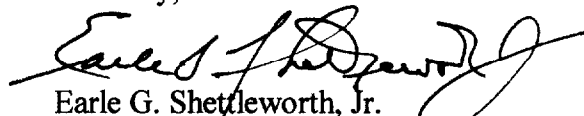
55 Capitol Street
State House Station 65
Augusta, Maine 04333



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 Mohney of my staff.

Sincerely,


Earle G. Shettleworth, Jr.
State Historic Preservation Officer

Enc.

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 RD, G.D.I.

TO: MARGE SCHMUCKEL
FAX: 874-8716

WE TRANSMIT: here within

FOR YOUR: information

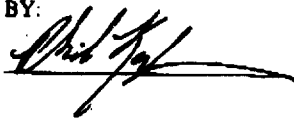
THE FOLLOWING: _____

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 signature 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 W/ QUESTIONS. NOTE THAT
IT ALSO COVERS PHASE II OF THE PROJECT WHICH
IS THE ADJACENT WORKSHOP. WE WERE NOT
SUBMITTING FOR A PERMIT FOR THE SHOP
AT THIS TIME. THANKS!
Phil Kaplan

COPIES TO:

BY: 



ANGUS S. KING, JR.
GOVERNOR

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

EARLE G. SMETLEWORTH, 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 Mohney of my staff.

Sincerely,

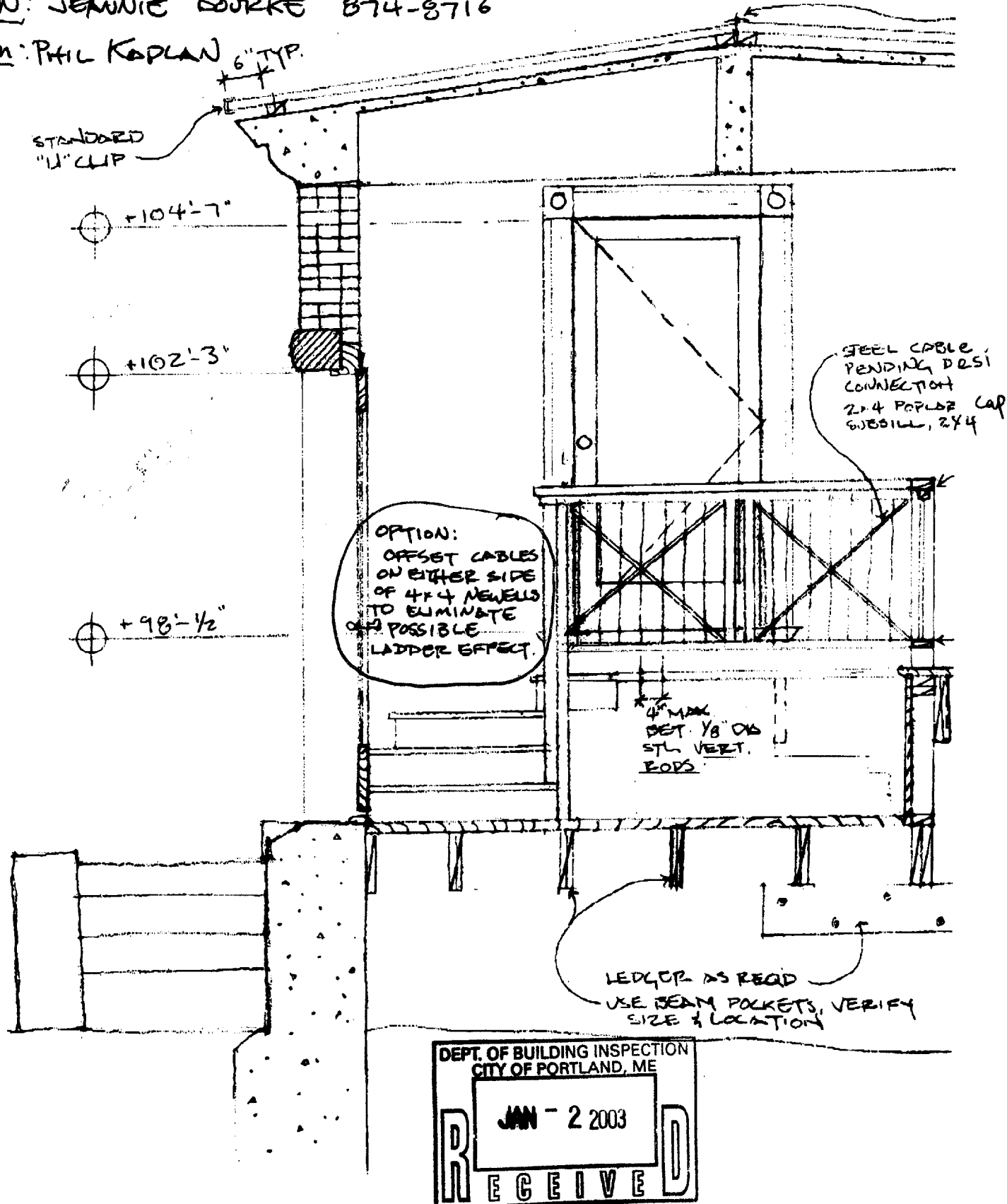
A handwritten signature in black ink, appearing to read "Earle G. Shettleworth, Jr.", is written over a printed name and title.

Earle G. Shettleworth, Jr.
State Historic Preservation Officer

Enc.

ATTN: JENNIE BURKE 874-8716

FROM: PHIL KAPLAN 6" TYP.



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JAN - 2 2003
 R E C E I V E D

YP. NARROW PROFILE CAP AT SEAMS
SPACER AT EA. FIS, TYP.

ALUM. FACED
BUTYL TAPE
GLOW THRU BOLT

NEED HOLE
WD. SPACER
16 MM POLY GAL
1/8" BENT ALUM.
CAP, CONT.
1 1/2" x 1/2" = 1/2"
ALUM. CLIP, EVERY
1'-0" @ CURVE

DETAIL
GN OF
BRIDGE
2x2
BOLTS

* SEE PLANS FOR
TYPICAL NOTES

+97'-5"

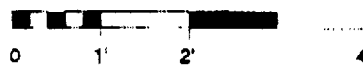
+95'-0"

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

Revisions:

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

Date: 04 December 2002



Sheet: T300

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE
CITY OF PORTLAND

PERMIT ISSUED
JAN - 6 2003
Permit Number: 021348
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT
DB

This is to certify that La Pierre D Bruce &/Leddy Assoc
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 work in progress must be reported before this building or part thereof is closed-in. **48 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 Bonke 1/6/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



Tower from South

View Inside Tower



Project: La Pierre / Adamchick Tower
31 East Side Drive
Great Diamond Island, Maine

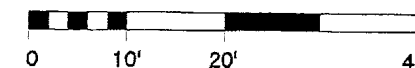
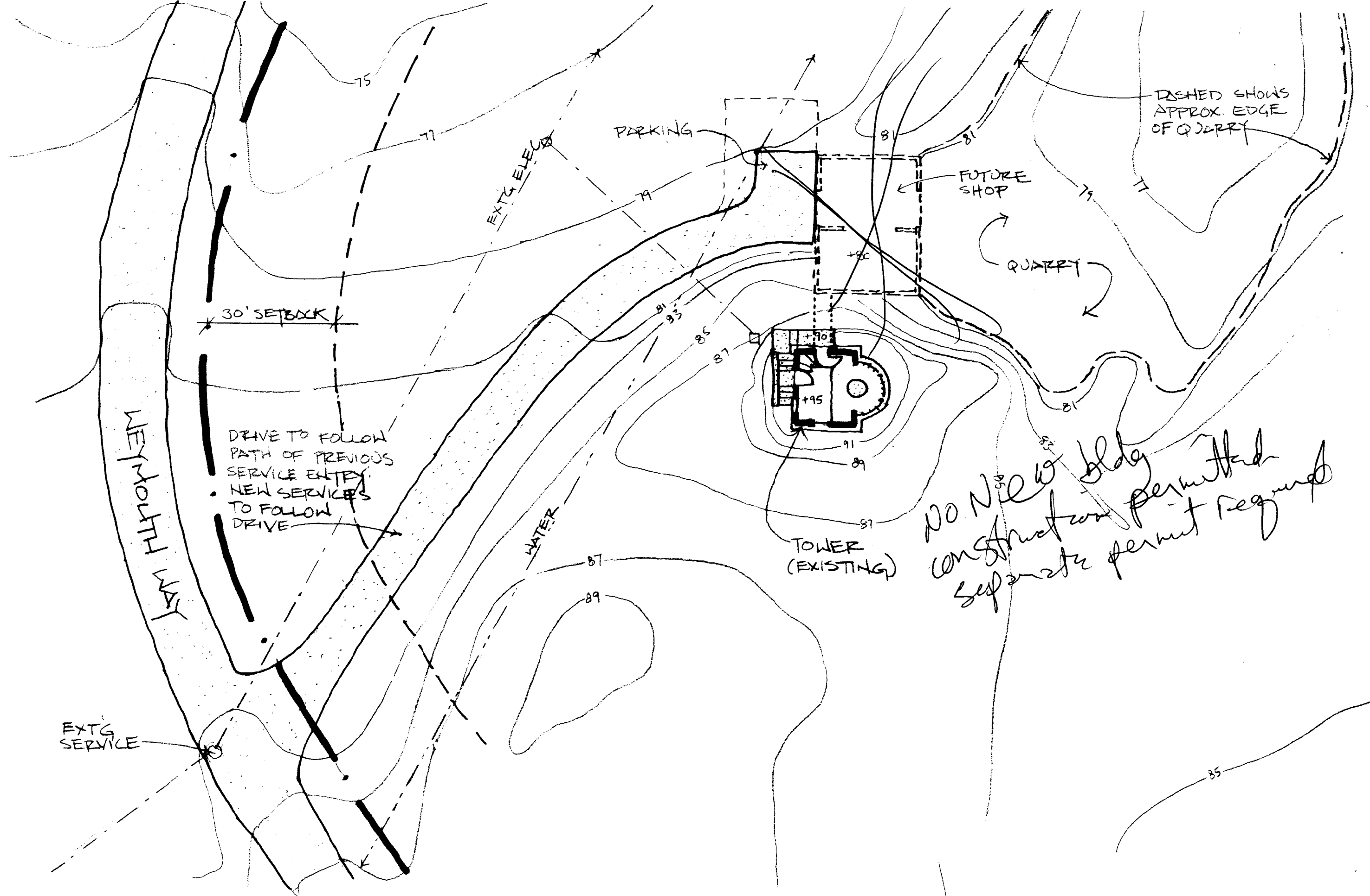
Architect: Whitten Architects
37 Silver Street, P.O. Box 404
Portland, Maine 04112
207-774-0111 fax:774-1668

Drawing: Existing Tower

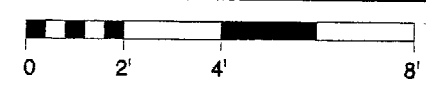
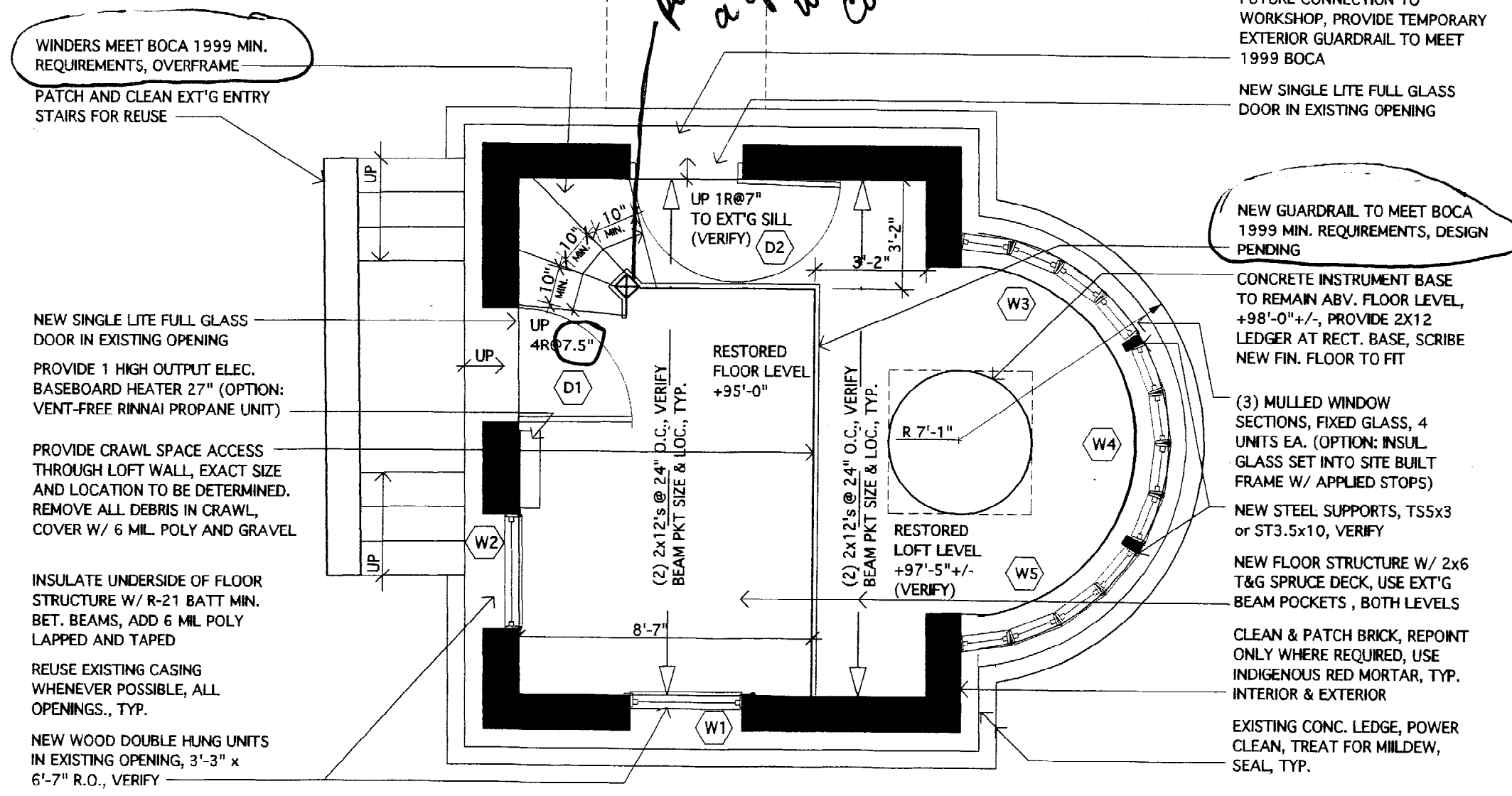
Revisions:

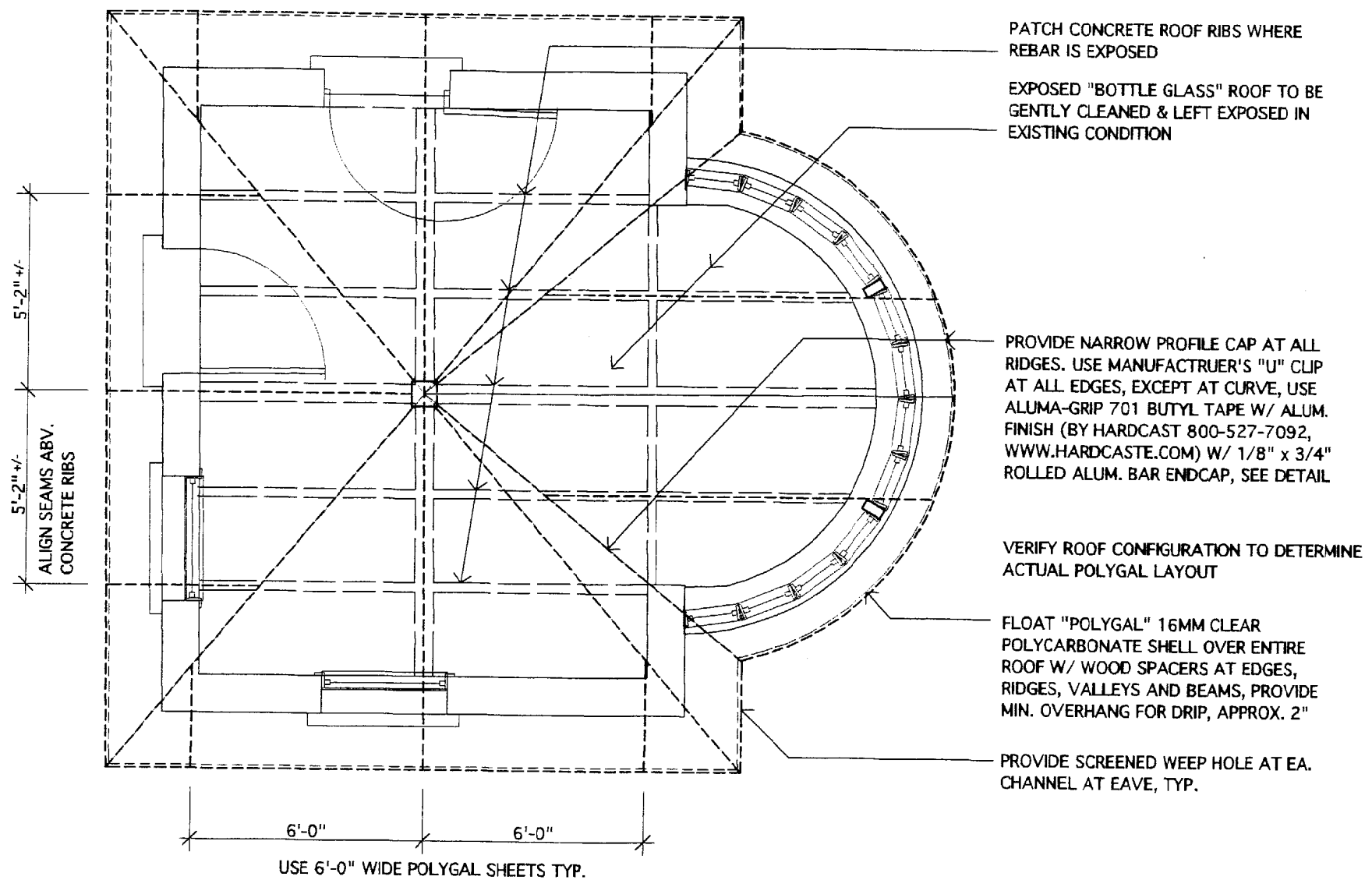
Scale: N.T.S.

Date: 04 December 2002
Sheet: T001



*1/6/03
per Phil Kaplan
a graspable H Rail 1/6 Rail
will be installed per
Code on the winders
JP*





PATCH CONCRETE ROOF RIBS WHERE REBAR IS EXPOSED

EXPOSED "BOTTLE GLASS" ROOF TO BE GENTLY CLEANED & LEFT EXPOSED IN EXISTING CONDITION

PROVIDE NARROW PROFILE CAP AT ALL RIDGES. USE MANUFACTURER'S "U" CLIP AT ALL EDGES, EXCEPT AT CURVE, USE ALUMA-GRIP 701 BUTYL TAPE W/ ALUM. FINISH (BY HARDCAST 800-527-7092, WWW.HARDCASTE.COM) W/ 1/8" x 3/4" ROLLED ALUM. BAR ENDCAP, SEE DETAIL

VERIFY ROOF CONFIGURATION TO DETERMINE ACTUAL POLYGAL LAYOUT

FLOAT "POLYGAL" 16MM CLEAR POLYCARBONATE SHELL OVER ENTIRE ROOF W/ WOOD SPACERS AT EDGES, RIDGES, VALLEYS AND BEAMS, PROVIDE MIN. OVERHANG FOR DRIP, APPROX. 2"

PROVIDE SCREENED WEEP HOLE AT EA. CHANNEL AT EAVE, TYP.

5'-2 1/4" +/-

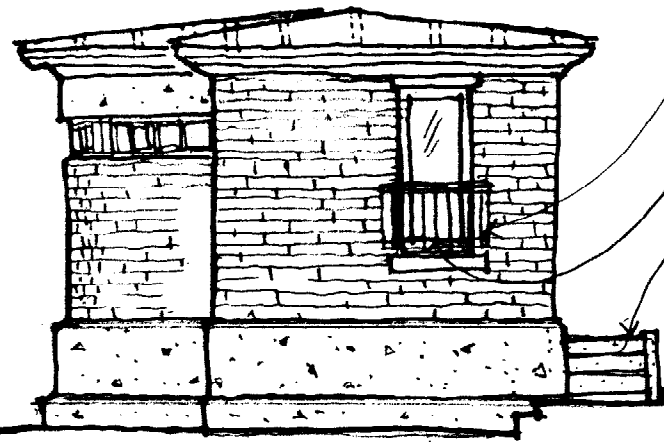
5'-2 1/4" +/-

ALIGN SEAMS ABV. CONCRETE RIBS

6'-0"

6'-0"

USE 6'-0" WIDE POLYGAL SHEETS TYP.

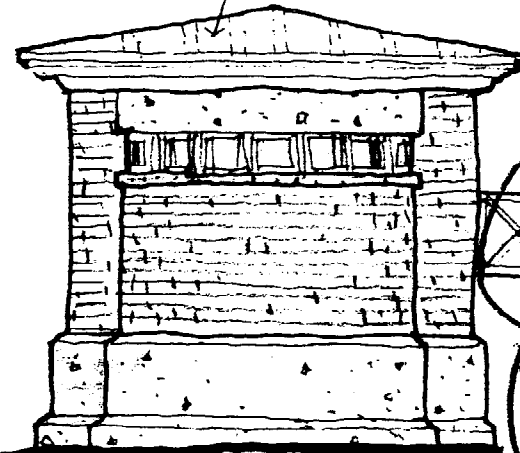


NORTH

(SOUTH ELEVATION SIMILAR)

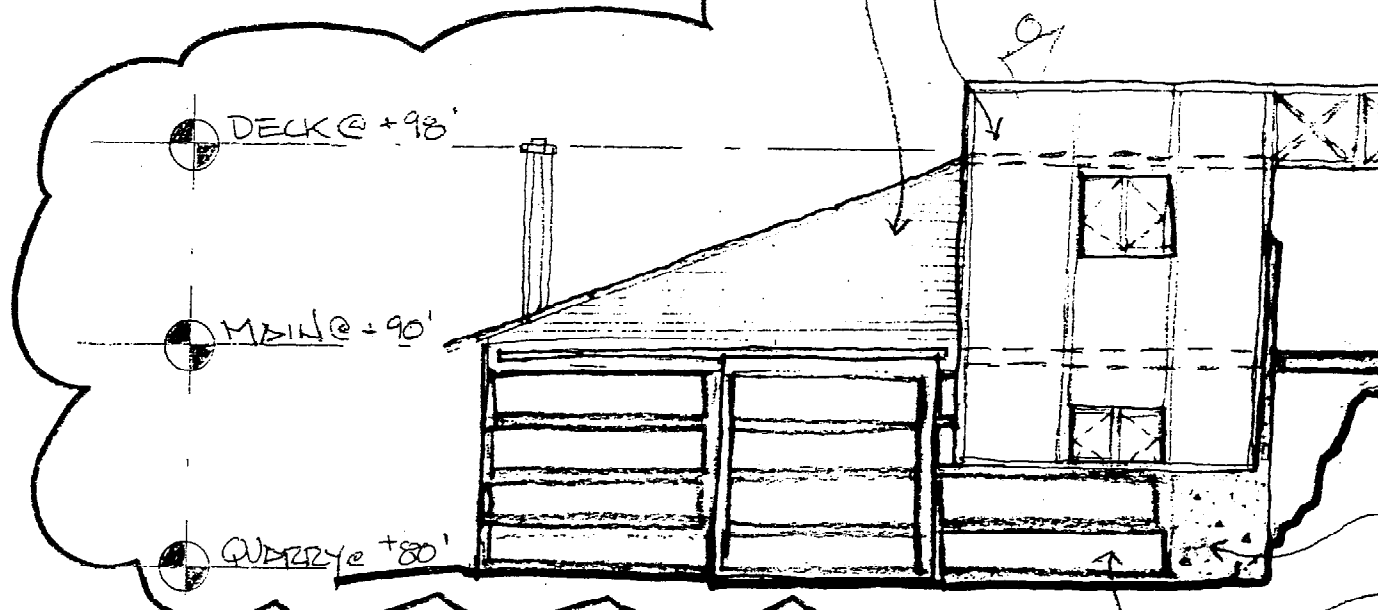
EXISTING "BLUE GLASS" ROOF REMAINS INTACT, PROTECT WITH TRANSPARENT POLYGL SHELL

PROVIDE TEMP. GUARDRAIL PENDING ADJACENT STRUCTURE.
NEW FULL GLASS SINGLE-LITE DOOR IN EXT'G OPENING
EXT'G STEPS TO REMAIN, PATCH AS REQ'D



EAST

POLYGL "BOX" EXTENDS UP TO FORM RAIL EXPOSED LEDGE



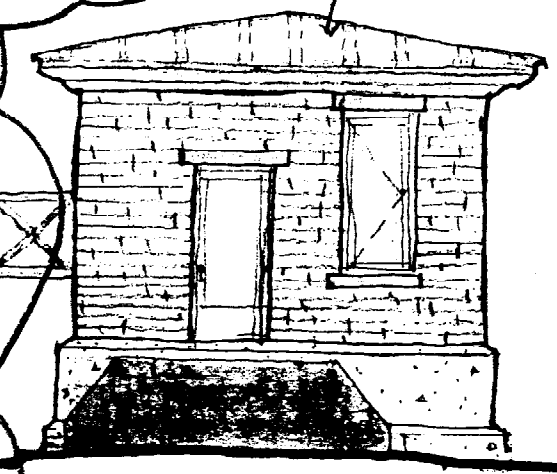
DECK @ +98'

MAIN @ +90'

QUARRY @ +80'

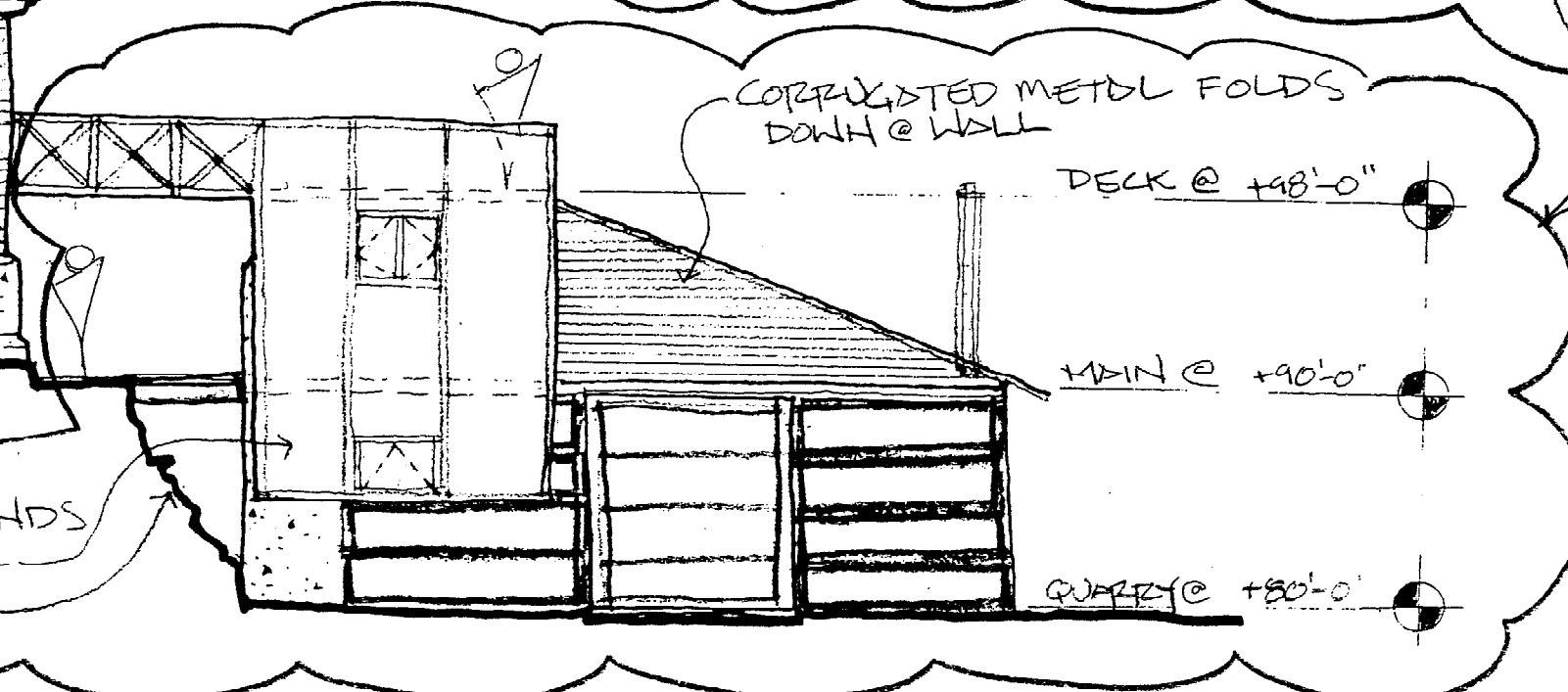
POLYGL SHELL OVER EXISTING ROOF
CORRUGATED METAL SIDING
POLYGL EXTENDS TO RAIL

"THIN" BRIDGE WITH STRUCTURAL RAIL



WEST

WRAP CONCRETE FOR BACKFILL AS REQ'D
1/8" PLATE CORTEN STEEL



CORRUGATED METAL FOLDS DOWN @ WALL

DECK @ +98'-0"

MAIN @ +90'-0"

QUARRY @ +80'-0"

ADJACENT STRUCTURE: FUTURE



