

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2003-0059
Application I. D. Number

Bruce LaPierre & Kathryn Adamchick
Applicant
5290 Waterman Boulevard, St. Louis, Mo 63108
Applicant's Mailing Address

*#15 Waterman
Jim Robbins 4-2-03*

03/28/2003
Application Date

31 East Side Drive
Project Name/Description

GDT

31 - 31 East Side Drive, Portland, Maine
Address of Proposed Site

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

083F C056001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1221 sq. Ft. 193300 sq. Ft.
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:
 Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 03/28/2003

DRC Approval Status: Reviewer Jay Reynolds

Approved Approved w/Conditions See Attached Denied

Approval Date 04/04/2003 Approval Expiration 04/04/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 04/04/2003
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM

2003-0059
Application I. D. Number

03/28/2003
Application Date

31 East Side Drive
Project Name/Description

Bruce LaPierre & Kathryn Adamchick
Applicant
5290 Waterman Boulevard, St. Louis, Mo 63108
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

31 - 31 East Side Drive, Portland, Maine
Address of Proposed Site
083F C056001
Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #31 EAST SIDE DRIVE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Corrected CBL + address

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Project Name/Description

Bruce LaPierre & Kathryn Adamchick
Applicant
5290 Waterman Boulevard, St. Louis, Mo 63108
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Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

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 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
1221 sq. Ft. 193300 sq. Ft. *Need Additional Sets*
Proposed Building square Feet or # of Units Acreage of Site Zoning

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Fees Paid: Site Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 3/28/2003

DRC Approval Status: *Jay Reynolds* Reviewer
 Approved Approved w/Conditions See Attached Denied
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

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 Inspection Fee Paid _____ date _____ amount _____
 Building Permit Issue _____ date _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
 Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
 Final Inspection _____ date _____ signature _____
 Certificate Of Occupancy _____ date _____
 Performance Guarantee Released _____ date _____ signature _____
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
 Defect Guarantee Released _____ date _____ signature _____

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

3-31-03

2003-0059
Application I. D. Number

3/28/2003
Application Date

31 East Side Drive
Project Name/Description

Bruce LaPierre & Kathryn Adamchick
Applicant
5290 Waterman Boulevard, St. Louis, Mo 63108
Applicant's Mailing Address

259 - 259 Diamond Ave, Portland, Maine
Address of Proposed Site
083F A564001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

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<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator *J.R.*
DATE: February 3, 2004
RE: C. of O. for #15 Weymouth Street
(CBL 083F056) (ID 2003-0059)

After visiting the site, I have the following comments:

site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\plan\drc\weymouth15a.doc

3 April 2003

Jay Reynolds
Development Review Coordinator
City of Portland - Planning Division
389 Congress Street
Portland, ME 04101

Dear Mr. Reynolds:

As we have discussed, I would like to request that my clients be allowed to proceed with site work on their project at 31 East Side Drive, Great Diamond Island prior to receiving an official building permit. Please see the additional attached documents based on your requests from our last phone conversation. If there is anything that is still unclear or may be required for your approval, let me know and I'll get it to you promptly

Thank you again for your consideration. I look forward to your response.

Sincerely,

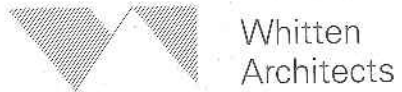


Phil Kaplan, Architect
Whitten Architects

Cc: Bruce La Pierre & Kathryn Adamchick, Owners
Paul Leddy & Peter Houser, Leddy Houser Construction

Jay: HERE'S THE ADDITIONAL 4 SETS
YOU REQUESTED. THANKS FOR
YOUR PROMPT EFFORTS &
QUICK TURNAROUND.

PHIL KAPLAN



Whitten
Architects

3 April 2003

Jay Reynolds
Development Review Coordinator
City of Portland - Planning Division
389 Congress Street
Portland, ME 04101

Dear Mr. Reynolds:

As we have discussed, I would like to request that my clients be allowed to proceed with site work on their project at 31 East Side Drive, Great Diamond Island prior to receiving an official building permit. Please see the additional attached documents based on your requests from our last phone conversation. If there is anything that is still unclear or may be required for your approval, let me know and I'll get it to you promptly

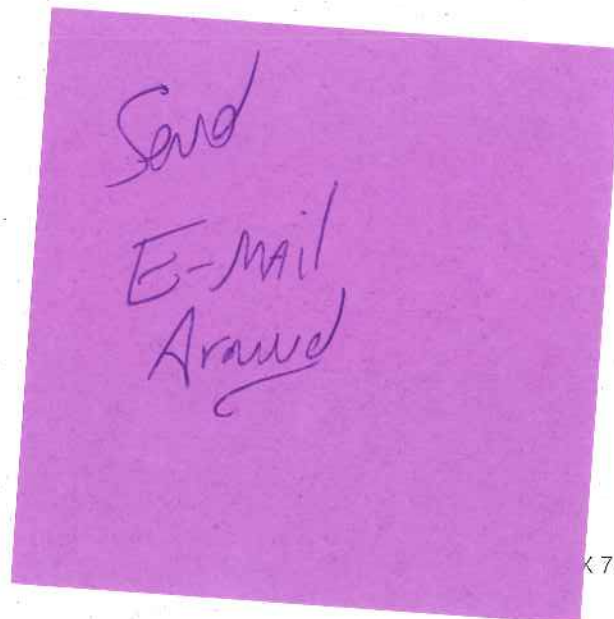
Thank you again for your consideration. I look forward to your response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phil Kaplan', with a long horizontal flourish extending to the right.

Phil Kaplan, Architect
Whitten Architects

Cc: Bruce La Pierre & Kathryn Adamchick, Owners
Paul Leddy & Peter Houser, Leddy Houser Construction





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

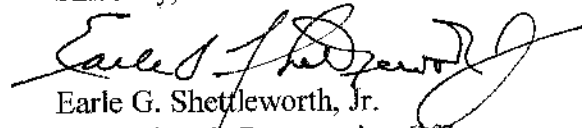
55 Capitol Street
State House Station 65
Augusta, Maine 04333



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 Mohny of my staff.

Sincerely,


Earle G. Shettleworth, Jr.
State Historic Preservation Officer

Enc.

Diamond Cove Homeowners Association
Design Review Committee
Diamond Cove
Great Diamond Island, Maine 04109

March 20, 2003

Bruce La Pierre and Kathryn Adamchick
5290 Waterman Apartment 2E
St. Louis, Missouri 63108


Dear Kathryn and Bruce,

The Design Review Committee met last evening to discuss your Final Application for Lot 56. It is with great pleasure that we inform you that the committee has unanimously approved your application. We know that this has been a fairly long process but we feel it has been very rewarding for us and we hope for you as well. Your design and choice of materials certainly challenged all of us to really think about our Design Process and Guidelines. We commend you and Phil Kaplan on all the hard work, time and thought that went into this project and into saving the Fire Commanders Station.

Since you have already begun stabilization of the Fire Commander Station, your contractor has signed the Construction Agreement and received a copy of the Construction Guidelines. As you know we have had to post the roads at Diamond Cove due to the current weather conditions. Hopefully by the time you receive your building permit from the city of Portland the roads will be passable. Shawn Nielsen, the manager, will monitor the road conditions and keep Leddy and Hauser informed. If you should find that you need to make changes to your design please bring them to the Design Review Committee for approval before implementing them.

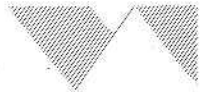
Again, congratulations on a job well done. If you have any questions please feel free to call Scott Teas, your liaison, or any member of the committee.

Sincerely,
Design Review Committee



Bonnie Dietz, chairperson
Members: Scott Teas, Sandy Fitch, Rhonda Birkbeck, Tim Burris, Jim Millay, Ed Stein

Cc: Phil Kaplan



Whitten
Architects

1 April 2003

Jay Reynolds
Development Review Coordinator
City of Portland - Planning Division
389 Congress Street
Portland, ME 04101

Dear Mr. Reynolds:

As we have discussed, I would like to request that my clients be allowed to proceed with site work on their project at 31 East Side Drive, Great Diamond Island prior to receiving an official building permit. There are extenuating circumstances that may make such an exception appropriate.

We have received a permit and have proceeded with the construction/reconstruction of the attached Fire Commander Station. This permit has allowed us to revitalize the existing, albeit overgrown drive, adjusting the grading as required and bringing in new power through existing trenches as much as possible, or below the drive. The adjacency of the new proposed structure will require us to traverse its footprint as the above work is being done. We intend to alter as minimally as possible the grade for the new building, nestling it into the base of the existing quarry at the back corner and pouring a slab on grade inches above the existing quarry elevation. In order to prepare for this, we would like to have the ability to move a few larger rocks and level the grade in that area while we have the excavator on the island. We intend not to have to blast at all, but we need to investigate a bit before being able to make that determination. Although the F.C. Station has no plumbing, we also would like to prepare for the water line to the new house while the trench is open. As you may understand, there is a certain hardship to my client to have large machinery brought out to the island on separate occasions, especially when it would be for dealing with a relatively small footprint which would largely be disturbed anyway. Any leniency on this matter would be greatly appreciated.

Full design approval has been received from the Great Diamond Island Design Review Committee and historic approval has been granted by the state for both the F.C. Station and the new house. Please see the attached documents. Thank you for your consideration. I look forward to your response.

Sincerely,

Phil Kaplan, Architect
Whitten Architects

Cc: Bruce La Pierre & Kathryn Adamchick, Owners
Paul Leddy & Peter Houser, Leddy Houser Construction

MODE = MEMORY TRANSMISSION START=APR-03 12:59 END=APR-03 13:01

FILE NO. =363

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	a	97741668	003/003	00:01:47

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
 Department of Planning and Development
 Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Phil Engler

Company: Whitton Architects

Fax #: 774-1668

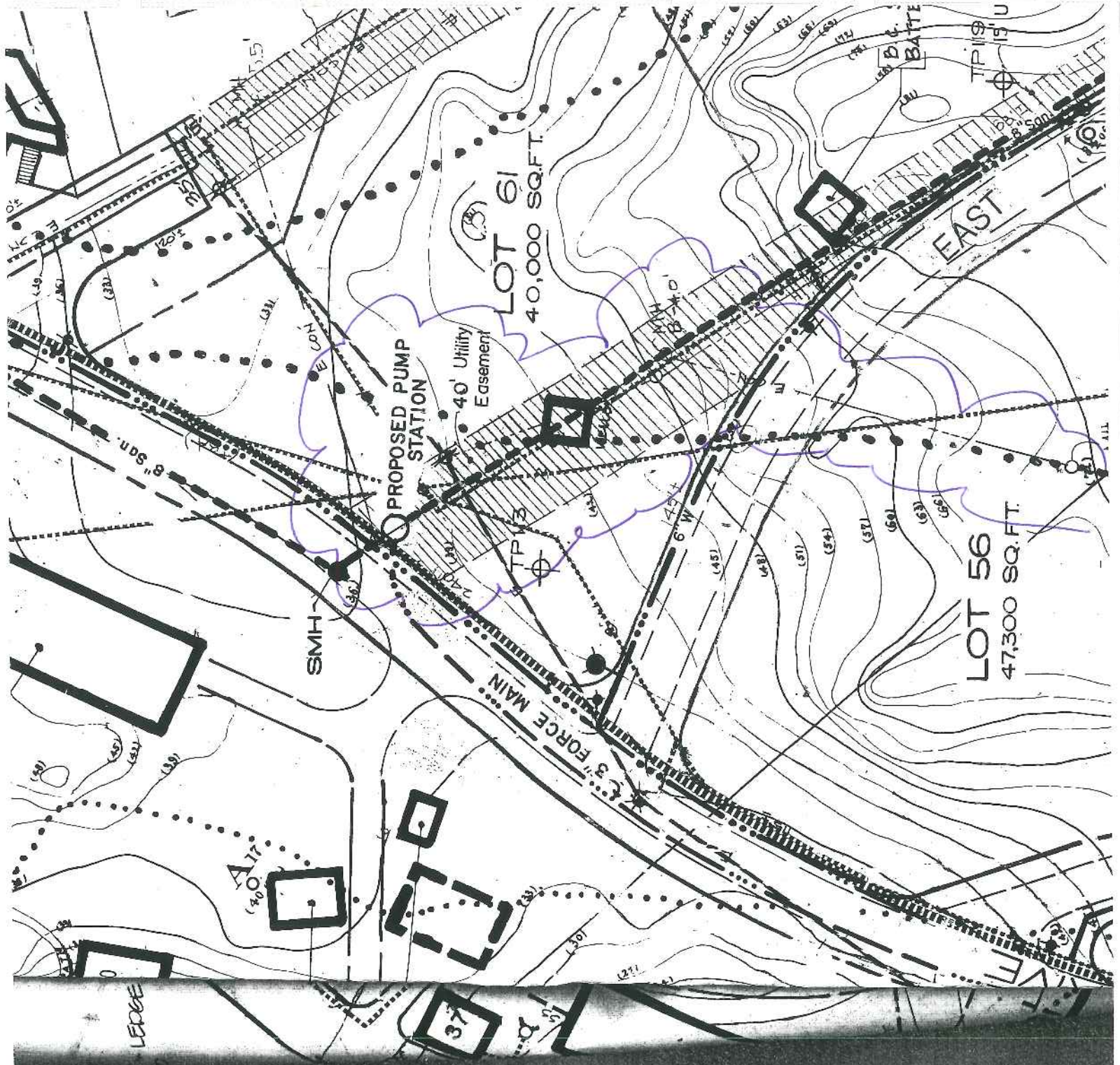
Date: 4-3-03

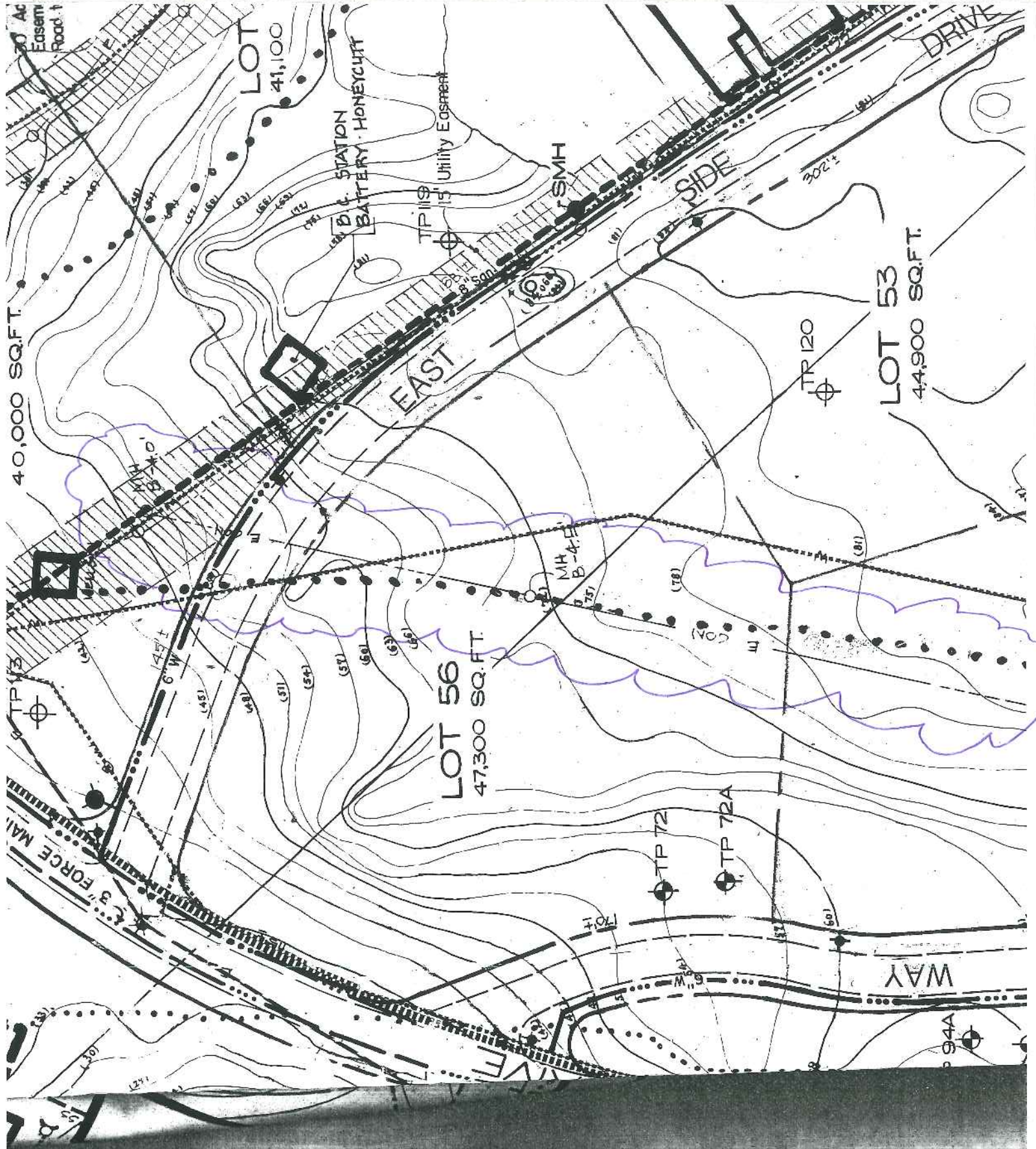
From: Jay Reynolds

You should receive 3 page(s) including this cover sheet.

Comments: Photocopy of lot 56, GDI,
from the Submission Plans.

[Signature]





40,000 SQ.FT.

LOT 100
41,100

D.C. STATION
BATTERY HONEYCUTT

EAST

LOT 56
47,300 SQ.FT.

SMH

SIDE

TP 120

LOT 53
44,900 SQ.FT.

MH
B-4-E

TP 72

TP 72A

WAY

DRIVE

3' FORCE MAIN

20 AC
Easement
Road

TP 115

TP 115

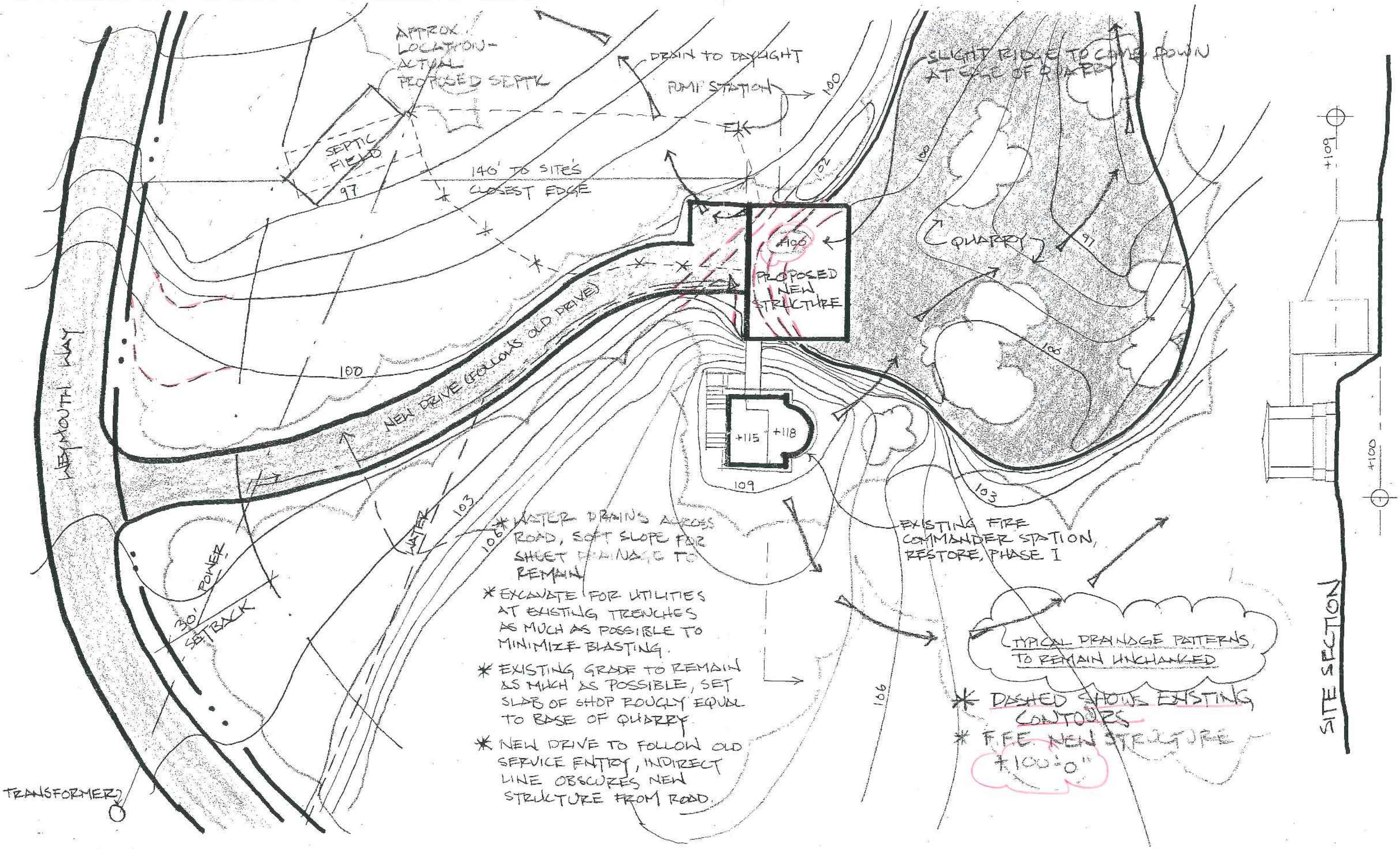
TP 115

TP 115

TP 115

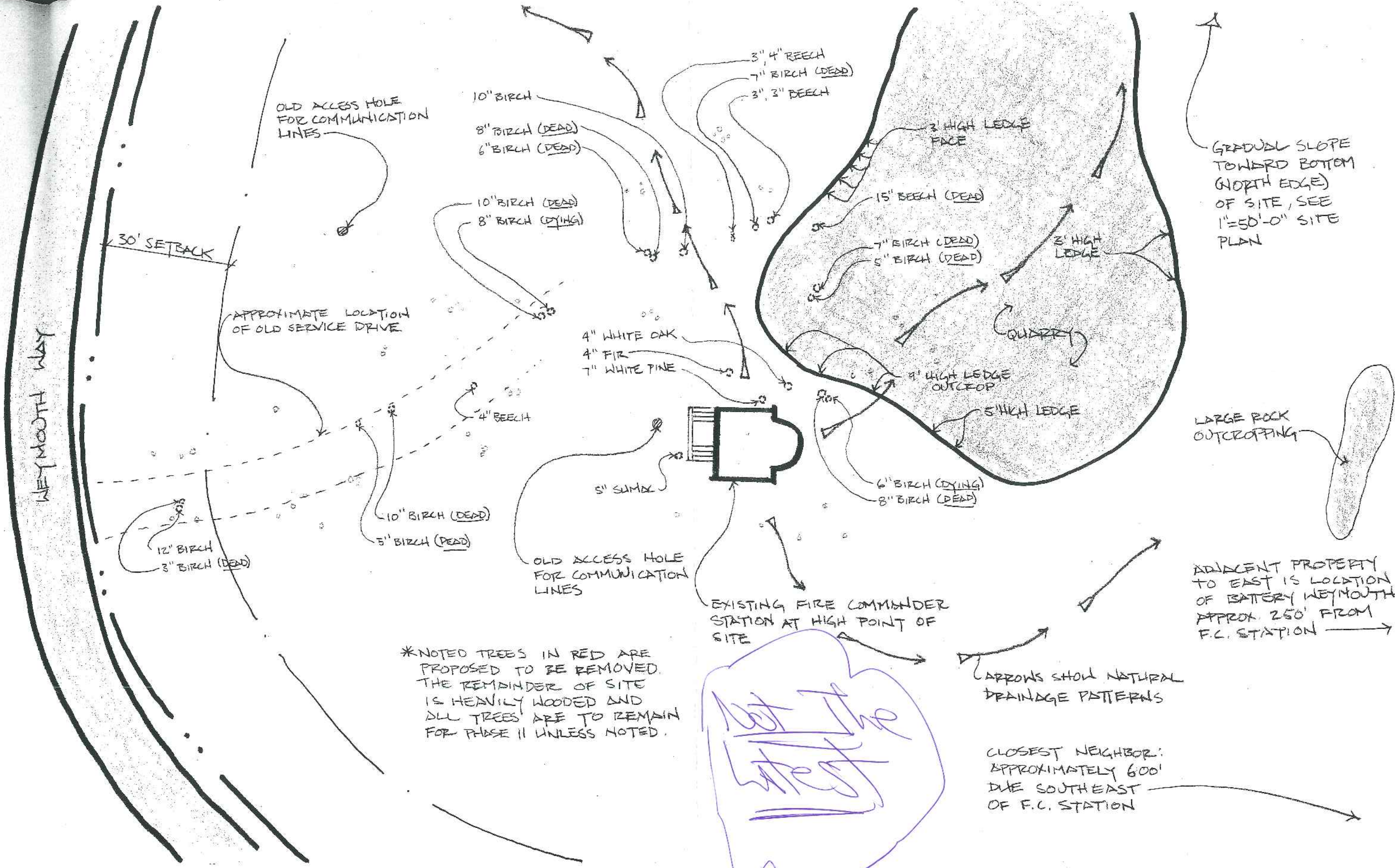
TP 115

TP 115



- * WATER DRAINS ACROSS ROAD, SOFT SLOPE FOR SHEET DRAINAGE TO REMAIN
- * EXCAVATE FOR UTILITIES AT EXISTING TRENCHES AS MUCH AS POSSIBLE TO MINIMIZE BLASTING.
- * EXISTING GRADE TO REMAIN AS MUCH AS POSSIBLE, SET SLAB OF SHOP ROUGHLY EQUAL TO BASE OF QUARRY.
- * NEW DRIVE TO FOLLOW OLD SERVICE ENTRY, INDIRECT LINE OBSCURES NEW STRUCTURE FROM ROAD.

- TYPICAL DRAINAGE PATTERNS TO REMAIN UNCHANGED
- * DASHED SHOWS EXISTING CONTOURS
- * F.F.E. NEW STRUCTURE +100'-0"



OLD ACCESS HOLE FOR COMMUNICATION LINES

30' SETBACK

APPROXIMATE LOCATION OF OLD SERVICE DRIVE

WEYMOUTH WAY

10" BIRCH

8" BIRCH (DEAD)
6" BIRCH (DEAD)

10" BIRCH (DEAD)
8" BIRCH (DYING)

4" WHITE OAK
4" FIR
7" WHITE PINE

4" BEECH

10" BIRCH (DEAD)
5" BIRCH (DEAD)

12" BIRCH
3" BIRCH (DEAD)

5" SUMAC

OLD ACCESS HOLE FOR COMMUNICATION LINES

EXISTING FIRE COMMANDER STATION AT HIGH POINT OF SITE

*NOTED TREES IN RED ARE PROPOSED TO BE REMOVED. THE REMAINDER OF SITE IS HEAVILY WOODED AND ALL TREES ARE TO REMAIN FOR PHASE II UNLESS NOTED.

Not the site of the

3" 4" BEECH
7" BIRCH (DEAD)
3" 3" BEECH

3' HIGH LEDGE FACE

15" BEECH (DEAD)

7" BIRCH (DEAD)
5" BIRCH (DEAD)

9' HIGH LEDGE OUTCROP

5' HIGH LEDGE

6" BIRCH (DYING)
8" BIRCH (DEAD)

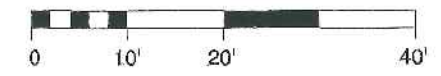
GRADUAL SLOPE TOWARD BOTTOM (NORTH EDGE) OF SITE, SEE 1"=50'-0" SITE PLAN

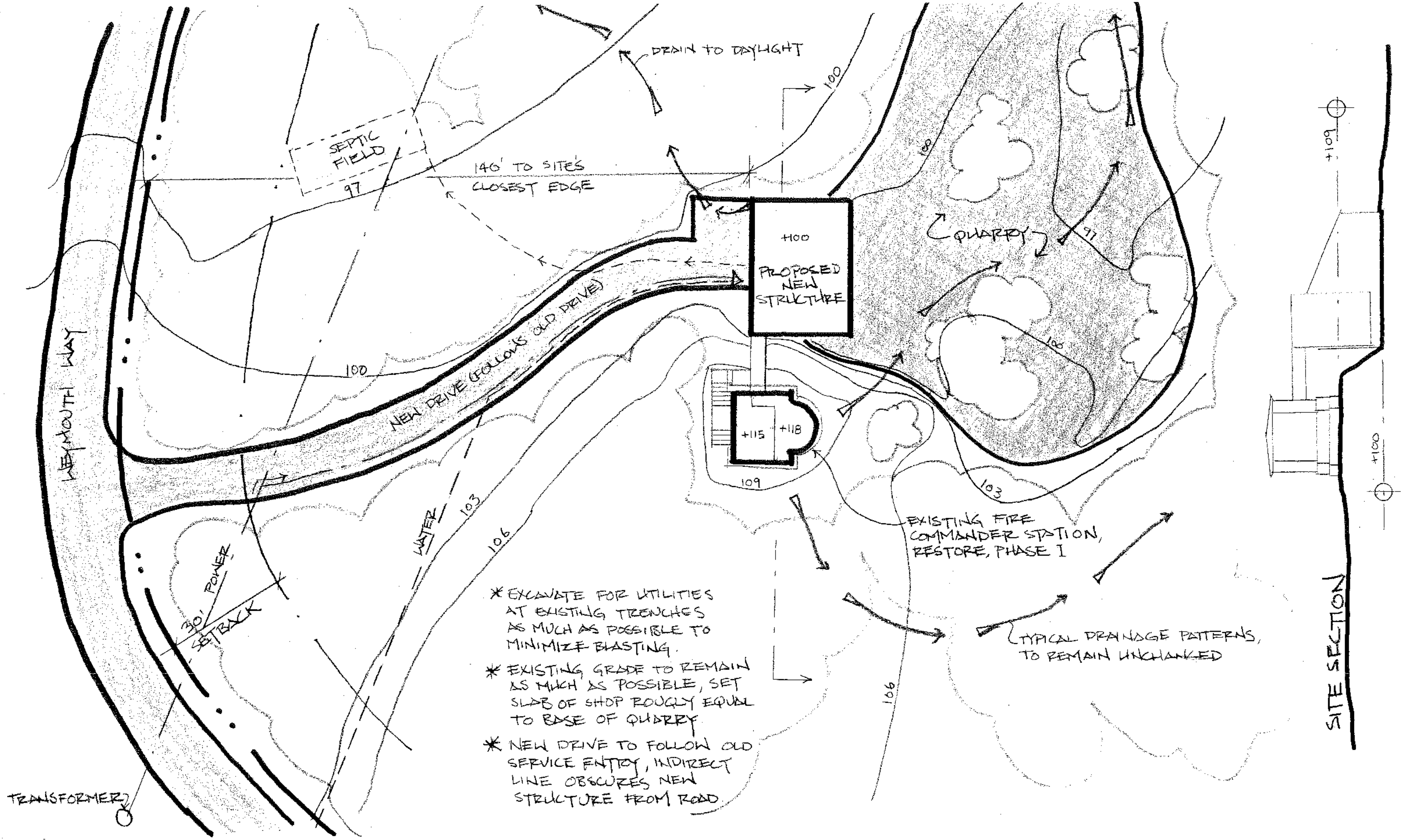
LARGE ROCK OUTCROPPING

ADJACENT PROPERTY TO EAST IS LOCATION OF BATTERY WEYMOUTH APPROX. 250' FROM F.C. STATION

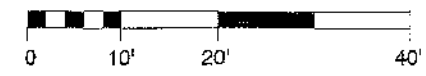
ARROWS SHOW NATURAL DRAINAGE PATTERNS

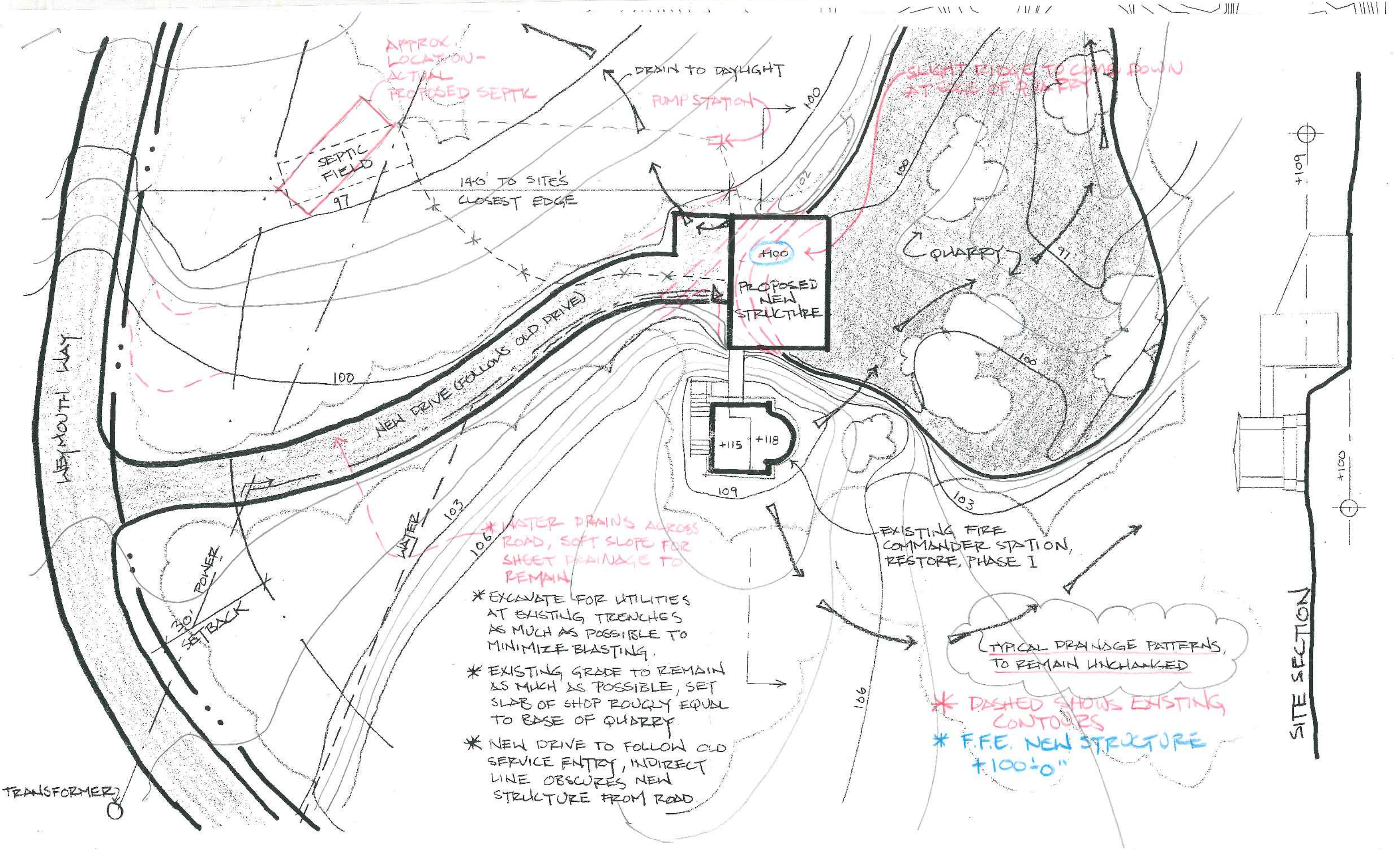
CLOSEST NEIGHBOR: APPROXIMATELY 600' DUE SOUTHEAST OF F.C. STATION





- * EXCAVATE FOR UTILITIES AT EXISTING TRENCHES AS MUCH AS POSSIBLE TO MINIMIZE BLASTING.
- * EXISTING GRADE TO REMAIN AS MUCH AS POSSIBLE, SET SLAB OF SHOP ROUGHLY EQUAL TO BASE OF QUARRY.
- * NEW DRIVE TO FOLLOW OLD SERVICE ENTRY, INDIRECT LINE OBSCURES NEW STRUCTURE FROM ROAD.





APPROX. LOCATION - ACTUAL PROPOSED SEPTIC

DRAIN TO DAYLIGHT PUMP STATION

SLIGHT RIDGE TO COME DOWN AT ONE OF RUA PLY

SEPTIC FIELD 97

140' TO SITE'S CLOSEST EDGE

+100 PROPOSED NEW STRUCTURE

QUARRY 97

WEYMOUTH WAY

NEW DRIVE (FOLLOWS OLD DRIVE)

+115 +118 109

EXISTING FIRE COMMANDER STATION, RESTORE, PHASE I

30' POWER SETBACK

* WATER DRAINS ACROSS ROAD, SOFT SLOPE FOR SHEET DRAINAGE TO REMAIN

* EXCAVATE FOR UTILITIES AT EXISTING TRENCHES AS MUCH AS POSSIBLE TO MINIMIZE BLASTING.

* EXISTING GRADE TO REMAIN AS MUCH AS POSSIBLE, SET SLAB OF SHOP ROUGHLY EQUAL TO BASE OF QUARRY

* NEW DRIVE TO FOLLOW OLD SERVICE ENTRY, INDIRECT LINE OBSCURES NEW STRUCTURE FROM ROAD.

TYPICAL DRAINAGE PATTERNS, TO REMAIN UNCHANGED

* DASHED SHOWS EXISTING CONTOURS
* F.F.E. NEW STRUCTURE +100±0"

SITE SECTION