

Inspection Services
Samuel P. Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 22, 1992

R: 130 Free St., Portland, ME

Harper Hotel (Holiday Inn)
Spring Street
Portland, ME 04101


Dear Sir:

Your application to demolish one half 1/2 of 130 Free Street (facing building-right side) has been reviewed and a permit is herewith issued subject to the following requirements:

1. No work in the raze of 130 Free Street is to begin until all historic preservation conditions are met; as per attached letter dated October 16, 1992.
2. All sections and amendments of Article 1, section 105.0, Demolition of Structures, under the 1990 BOCA National Building Code, must be met.
3. Article 30 section 3005.0, Existing Buildings, BOCA 90, must be adhered to also.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffes
Chief of Inspection Services

/el

Planning & Urban Development



Joseph E. Gray Jr.
Director

October 16, 1992

CITY OF PORTLAND

Mr. Gustave Tillman ✓
Holiday Inn/Harper Hotels
88 Spring Street
Portland, ME 04101

Dear Mr. Tillman:

In response to your application for a demolition permit for 130 Free Street, we have reviewed the request as it relates to both the City's Historic Preservation Ordinance and the Downtown Pedestrian Activities District.

Historic Preservation Ordinance:

The property is located within the Spring Street Historic District. In the City's Historic Resources Inventory and Listing of Designated Properties, the structures at both 128 (now Reate's) and 130 Free Street are listed as non-contributing structures. Under the Historic Preservation Ordinance, only demolition of landmark and contributing structures within districts are covered by the demolition provisions of the ordinance and require Certificates of Appropriateness. The demolition of 130 Free Street does not require a Certificate of Appropriateness under the Preservation Ordinance.

Alterations within historic districts of non-contributing properties are reviewable and do require a Certificate of Appropriateness. Alterations which relate to your request for demolition include both proposed site work and treatment of the exterior wall surface of the facade of 128 Free Street which will become exposed as a result of your demolition. We are concerned about the character of the wall that remains and want to assure that the remaining facade and the treatment of that facade which you propose are compatible with the character of the District and consistent with standards for alterations. In order for you to receive a Certificate of Appropriateness for any such work, you must submit the enclosed application along with a detailed description of proposed facade work.

Regarding facade work, we are particularly concerned about the stability and long-term durability of the wall that is exposed during the course of demolition. Party walls often are constructed of softer brick and sometimes contain pockets where timbers rested or other recesses which make the long-term durability and water-tightness of walls problematic. Further, issues of responsibility for maintenance of the party wall should be resolved between owners.

Regarding site work, site alterations including such items as traffic barriers, signage, grading, and paving also require approval. A detailed plan for this work should be submitted as a part of the application described above. [Note that this site alteration appears to require site plan approval as well. William Giroux, Zoning Administrator, will make such a determination upon review of a submitted plan.]

Pedestrian Activities District:

This site falls within the City's Pedestrian Activities District (PAD), a portion of the Downtown where pedestrian-oriented uses of structures and pedestrian-sensitive improvements are required. Guidelines for the PAD which relate to your proposed work include the following:

1. Alterations should respect and be compatible with specific features and characteristics of the building of which it is part.
2. The use of landscaping, planters and other pedestrian amenities is encouraged to maintain a comfortable and interesting pedestrian environment.
3. Surface parking lots are discouraged, particularly where they create or extend breaks in the street-front continuity of businesses or pedestrian activity. The character of any surface lots should be attractive to pedestrians walking nearby. The use of landscaping, or ornamental screening, appropriate lighting, incorporation of artwork, and other amenities are encouraged.
4. Signage is subject to review under both the PAD and historic ordinance.

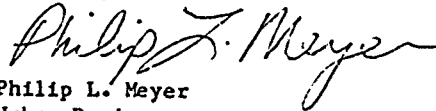
Compliance with these PAD guidelines will be determined during the course of site plan and historic preservation review, which normally occur simultaneously upon your filing of appropriate applications. A copy of the Downtown Urban Design Guidelines is attached.

We are prepared to work with you throughout the demolition and alteration process to assure a timely response and an appropriate and compatible resolution to these issues.

By copy of this letter, the City Building Inspections Division is notified not to withhold a demolition permit due to Historic Preservation issues. Further, they have been requested to attach a condition to the demolition permit requiring the owner of the property to submit an application for a Certificate of Appropriateness covering any facade or site alteration or reviewable work including such actions as pointing, cleaning, waterproofing, infill work, brick repair or replacement, or other alteration to the exposed party wall, not later than two weeks following demolition of the existing structure at 130 Free Street and prior to any work on the exposed facade or site.

Thanks for your patience during our review of this request. Please call if you have any questions.

Sincerely,



Philip L. Meyer
Urban Designer
Department of Planning and Urban Development

PLM:dmm

cc: Joseph E. Gray, Jr., Director, Department of Planning and Urban Development
P. Samuel Hoffses, Chief of Building Inspections
Gary Hamilton, Rehab Specialist
Natalie Burns, Associate Corporation Counsel
Historic Preservation Committee

Attachments

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 15, 1993

RE: 130 Free St., Portland, ME

Harper Hotel (Holiday Inn)
Attn: Mr. Gustave Tillman
88 Spring St.
Portland, ME 04101

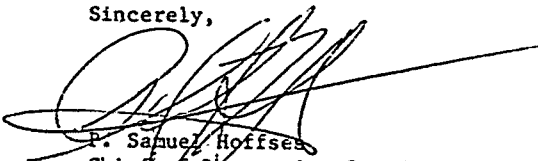
Dear Mr. Tillman:

Once again I must bring to your attention that the requirements set forth on your building permit #924237 issued October 20, 1992 to demolish a structure at 130 Free Street, have not been completed.

Please find attached, a copy of my letter to you outlining the conditions of which the permit was issued. Also review the requirements of the Historic Preservation Ordinance letter to you dated October 16, 1992 from Philip Meyer, Urban Designer.

If you have any questions regarding these requirements, please call this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

Enclosure

/el

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 22, 1992

R: 130 Free St., Portland, ME

Harper Hotel (Holiday Inn)
Spring Street
Portland, ME 04101


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Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

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THE BOCA NATIONAL BUILDING CODE/1990

SECTION 3002.0 TESTS

3002.1 Loading: It shall be unlawful to load any structure, temporary support, *scaffolding*, sidewalk bridge or sidewalk shed or any other device or construction equipment during the construction or demolition of any building or structure in excess of its safe working capacity as provided for in Article 11 for allowable loads and working stresses.

3002.2 Unsafe equipment: Whenever any doubt arises as to the structural quality or strength of *scaffolding* plank or other construction equipment, such material shall be replaced, or the code official shall require a strength test to two and one-half times the superimposed *live load* to which the material or structural member is to be subjected. The member shall sustain the test load without failure.

SECTION 3003.0 INSPECTION

3003.1 Unsafe conditions: Where inspection of any construction operation reveals that any unsafe or illegal conditions exist, the code official shall notify the owner and direct the owner to take the necessary remedial measures to remove the hazard or violation.

3003.2 Failure to comply with orders: Unless the owner so notified proceeds to comply with the orders of the code official within 24 hours, the building official shall have full power to correct the unsafe conditions as provided for in Sections 121.0 and 123.0. All expenses incurred in the correction of such unsafe conditions shall become a lien on the property.

3003.3 Unsafe construction equipment: Where the strength and adequacy of any *scaffold* or other device or construction equipment is in doubt, or where any complaint is made, the code official shall inspect such equipment and shall prohibit its use until tested as required in Section 3002.2 or until all danger is removed.

SECTION 3004.0 MAINTENANCE

3004.1 General: All construction equipment and safeguards shall be constructed, installed and maintained in a substantial manner and shall be so operated as to insure protection to the workers engaged thereon and to the general public. It shall be unlawful to remove or render inoperative any structural, fire protection or sanitary safeguard or device herein required except where necessary for the actual installation and prosecution of the work.

SECTION 3005.0 EXISTING BUILDINGS

3005.1 Protection: All existing and adjoining public and private property shall be protected from damage incidental to construction operations.

3005.2 Chimney, soil and vent stacks: Wherever a new building or structure is erected to greater or lesser heights than an adjoining building, the construction and extension of new or existing chimneys shall conform to the provisions of the mechanical code listed in Appendix A, and the construction and extension of soil and vent stacks and the location of window openings shall comply with the provisions of Section 2805.4.

Planning & Urban Development



Joseph E. Gray Jr.
Director

October 16, 1992

CITY OF PORTLAND

Mr. Gustave Tillman ✓
Holiday Inn/Harper Hotels
88 Spring Street
Portland, ME 04101

Dear Mr. Tillman:

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Historic Preservation Ordinance:

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Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray
Director

CITY OF PORTLAND

December 7, 1992

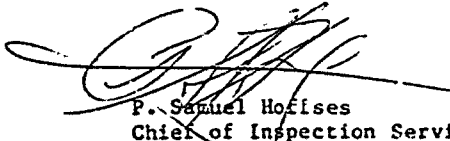
RE: 130 Free St., Portland

Mr. Gustave Tillman
Holiday Inn/Harper Hotels
88 Spring St.
Portland, ME 04101

Dear Sir:

The permit issued to you September 17, 1992, #924237, had a letter attached stating condition of the permit. This letter is to affirm those conditions. Please find attached copy of letter and sections of code requirements.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el

*Hi
Put with
other information
GP*

January 08, 1993

Mr. Gary Hamilton
Portland City Hall
389 Congress Street
Portland, ME 04101

Re: Harper Hotels - Free Street (Building Razing)
Proposed Brickwork Finish

Dear Mr. Hamilton:

In response to your request for final "finishing" of the remaining Free Street brick exposure, we intend to:

- 1) Install (1x) corner boards as shown; paint and caulk to brick.
- 2) Patch and point as necessary, brickwork on Harper Hotels property with:
 - a. One part (750 psi) Portland Cement mortar.
 - b. One part dehydrated lime.
 - c. Not less than (2½) parts, nor more than (5) parts sand mix.
- 3) Paint - (2) coats as follows:
 - a. One (1) coat Muralo "Tite", or equal.
 - b. One (1) coat Polyvinyl Acrylic (red) house paint; both coats rolled & brushed on.

Please do not hesitate to call if you have any questions, or if you wish to discuss the above.

Very truly yours,

[Signature]
John H. Leasure
Principal

JHL/mc

cc: Gus Tillman, Mgr. - Harper Hotels, Inc.
File

JOHN H. LEASURE ARCHITECT, INC.
514 Q STREET
SOUTH PORTLAND, MAINE 04106
207-767-4600

*Gary Talked with
Paul Rep. 4/26/93*