

~~Conditional Use~~

~~97-207-6042~~

~~295 P #~~

Conditional Use

131 Chadwick
Osher - 773-3726
Murray - 856 6042
Woodward
Thompson 774-9298

acknowledgment letter
Area Map.

abutters letters
mailed 26 July 95

50 Buxton St.



Board of Appeals,

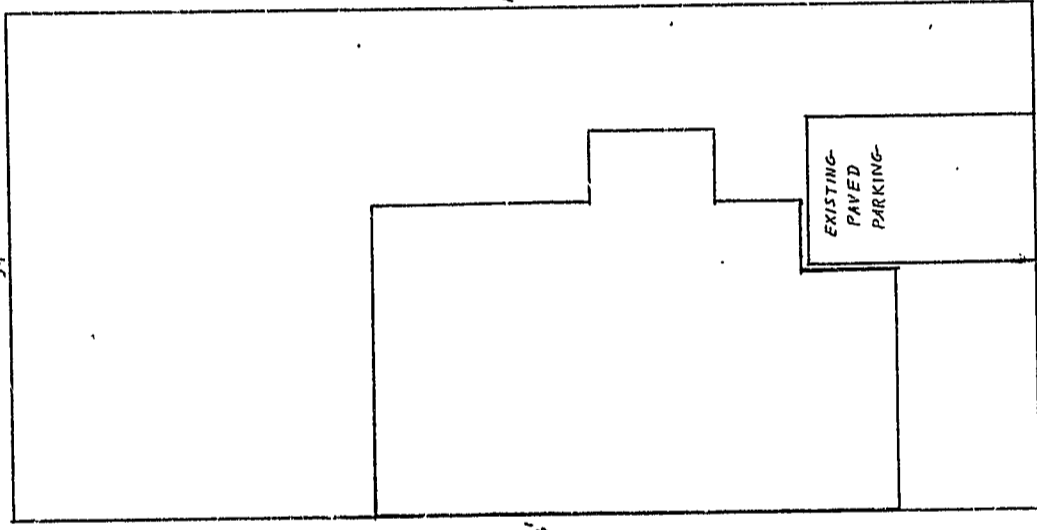
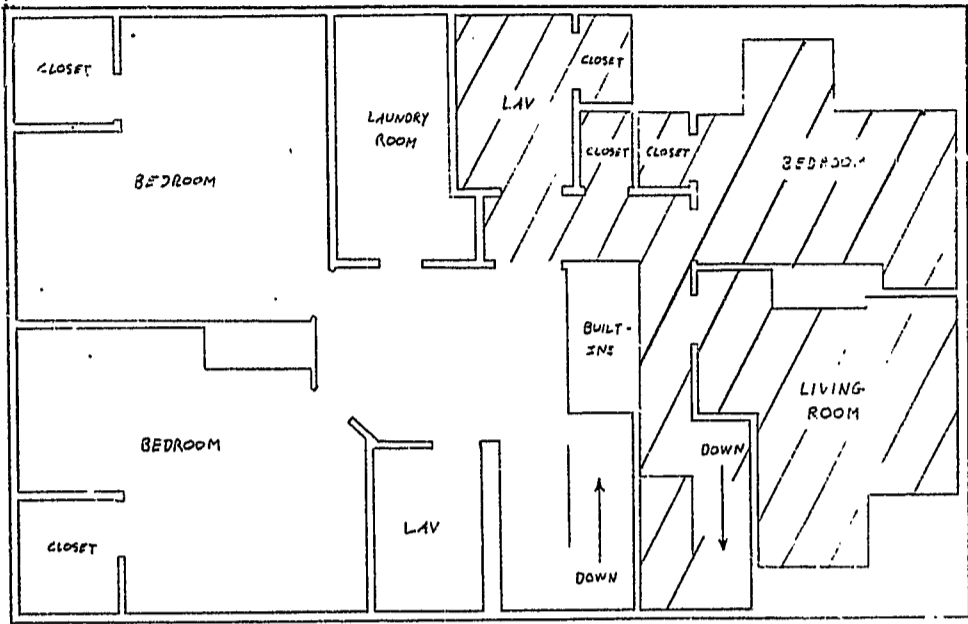
Enclosed is the appropriate accompanying material required for the approval of a conditional use permit for the residence at 56 Bowdoin st., Portland.

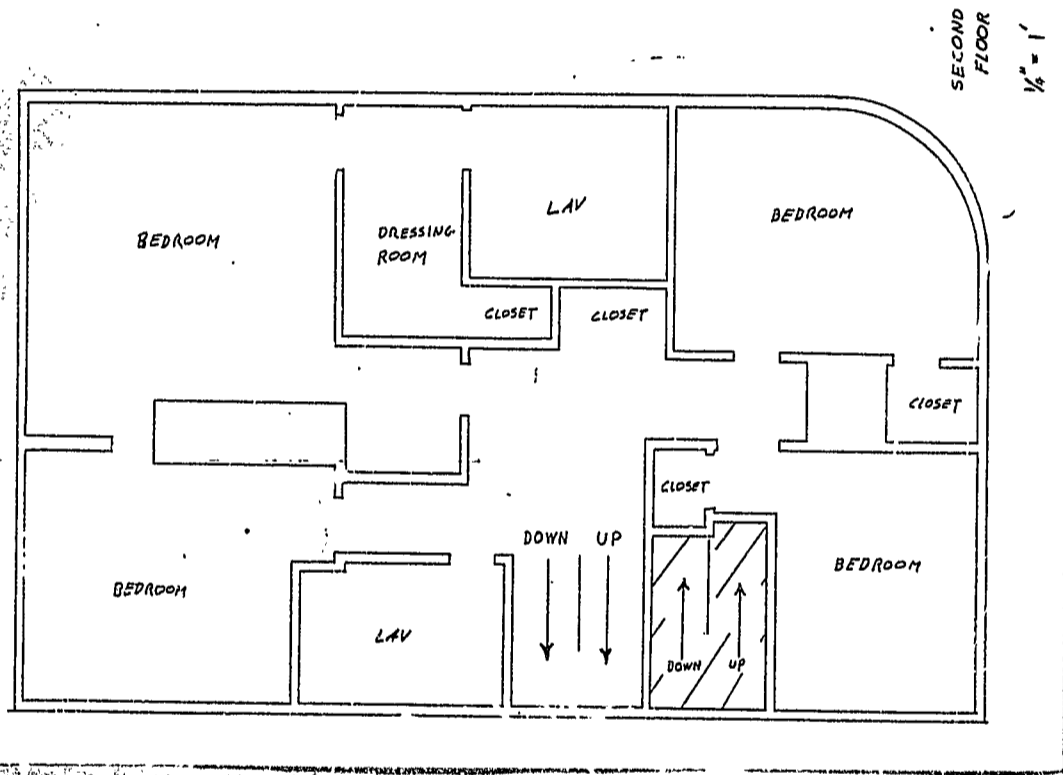
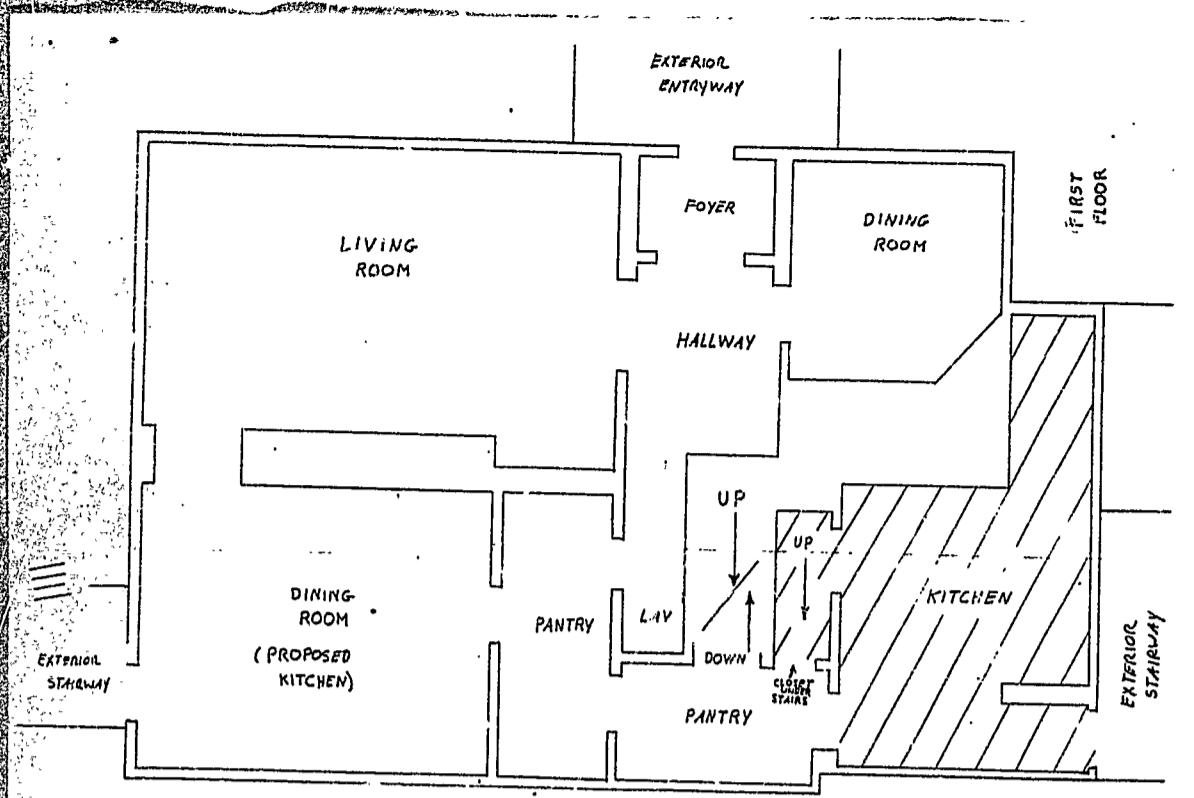
The proposed conditional use is a change from a single dwelling unit to a two dwelling unit per section 14-103 (b) of the Portland code. Currently numerous dwellings on Bowdoin and area streets utilize this use, including the abutting property at 52 Bowdoin St.

The proposed second unit will have approximately 861 square feet of private floor space. The original dwelling will have well in excess of the 1000 necessary square feet of private floor space. NOTE: The "slashed" areas on the enclosed plans are the proposed second unit areas. The existing paved parking measures approximately 403 square feet.

A first dwelling kitchen is proposed to be installed in the existing second dining room on the first floor measuring approximately 15' X 20'. The existing kitchen will belong to the proposed second unit.

Thank you for your consideration.





WARRANTY DEED

371218

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, THAT KENNETH M. COLE III and NANCY E. COLE, of Portland, County of Cumberland and State of Maine in consideration of one dollar and other valuable consideration paid by NICHOLAS H.S. HIGGINS and ROSA M. HIGGINS, whose mailing address is: 56 Bowdoin Street, Portland, Maine 04102 the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said NICHOLAS H.S. HIGGINS and ROSA M. HIGGINS, as joint tenants and not as tenants in common, their heirs and assigns forever.

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Bowdoin Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southerly side line of Bowdoin Street at the northeasterly corner of land conveyed by Lawrence D. Chapman to Irene N. Dunbar by deed dated September 20, 1967, and recorded in Cumberland County Registry of Deeds in Book 3013, Page 271; thence easterly by the southerly side line of Bowdoin Street, fifty-four (54) feet to the northwesterly corner of the land conveyed by Charles P. Emerson, Trustee of the Will of Marion P. Emerson, to William W. Alcorn, et al., by deed dated September 27, 1963 and recorded in said Registry of Deeds in Book 2777, Page 365; thence southerly by said Alcorn land and at right angles with Bowdoin Street, one hundred eighteen (118) feet, more or less, to Western Cemetery; thence westerly by Western Cemetery, fifty-four (54) feet, more or less to the southeasterly corner of said Dunbar land; thence northerly by said Dunbar land and at right angles with Bowdoin Street, one hundred fifteen (115) feet, more or less, to the point of beginning.

Being the same premises conveyed to the Grantors herein by deed of Richard P. Romeo and Louise K. Thomas dated February, 28, 1990 and recorded in Cumberland County Registry of Deeds in Book 9094, Page 147.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said NICHOLAS H.S. HIGGINS and ROSA M. HIGGINS, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

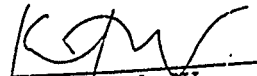
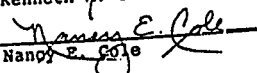
AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises,

that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said KENNETH M. COLE III and NANCY E. COLE have hereunto set their hands and seals this 23 day of the month of June, 1993.

SIGNED, SEALED and DELIVERED in presence of:



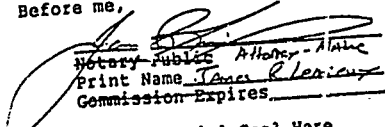

Kenneth M. Cole III

Nancy E. Cole

STATE OF MAINE
Cumberland, ss.

, 1993

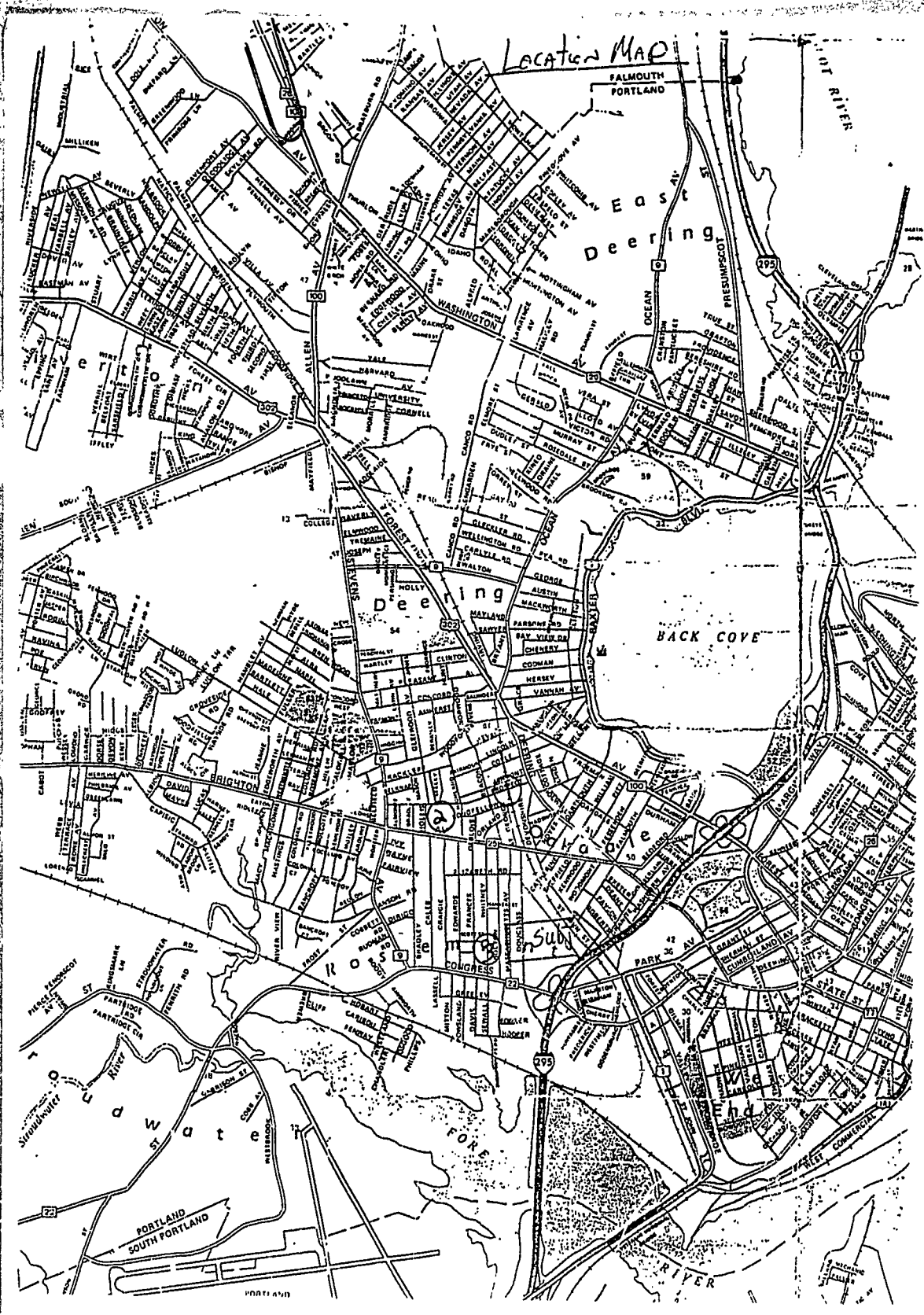
Then personally appeared the above named Kenneth M. Cole III and Nancy E. Cole and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public ~~Attorney-At-Law~~
Print Name James E. Levesque
Commission Expires _____

Affix Notarial Seal Here

Recorded
Cumberland County
Registry of Deeds
06/23/93 12:15:07PM
John B. O'Brien
Register



861A

RPPLST6 CAMA Real Property System - Residential Display 7/25/95
RPF092 Parcel Id: 070- - D-004-001 01/01 Acct: H3055096 08:01

Property Address 58 BOWDOIN ST
Owner Name1 HIGGINS NICHOLAS H S & (1, f, 1)
Name2 ROSA M JTS
Address 56 BOWDOIN ST
City/State/Zip PORTLAND ME 04102

Entrance Code 7 Land Use 11 # of Units 1

Route 6 Zone R4 Nbr: 103 District 12 Traffic 1

Utilities 2 3 Desc 70-D-4 Total Sq Ft
BOWDOIN ST 58-60 Living Area 5,776

6304 SF

House Style 5 Year Built 1890 Total Rms 11 Total Bedrms 06

Baths Full 3 Half 1 Kitchen Remodeled 2 Bath Remodeled 2 Basement 4

Attic 1 Phy Cond 4 CDU F Heating Type 2 4 4 Wood/Coal Burn 0

Next Screen: []

RPPLST7 CAMA Real Property System - Residential Display 7/25/95
RPF095 Parcel Id: 070- - J-004-001 01/01 Acct: H3055096 08:02

LWR	1ST	2ND	3RD	AREA		
A	MAIN	STR		2054	+2-----38-----	[
B	10			0078	[[
C	11			0105	[[
D		10	19	0036		+7-+
E					[[
F					[[
G					39E	15 [
H					BEE	[15
I					55	49 [
					[+7-+
					[[
					[[
					2+	[
					[[
					[[
					[+6-+
					[6D 6
					[[

TOTAL AREA: 5776

Return []

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



CONDITIONAL USE APPEAL APPLICATION

Applicant's name and address: Nicolas Higgins

56 Bowdoin St. Portland ME

Applicant's interest in property (e.g., owner, purchaser, etc.):

OWNER

Owner's name and address (if different): SAME

Address of property and Assessor's chart, block and lot number:

070-D-004

Zone: _____ Present use: _____

Type of conditional use proposed: _____

Conditional use authorized by: Section 14- _____

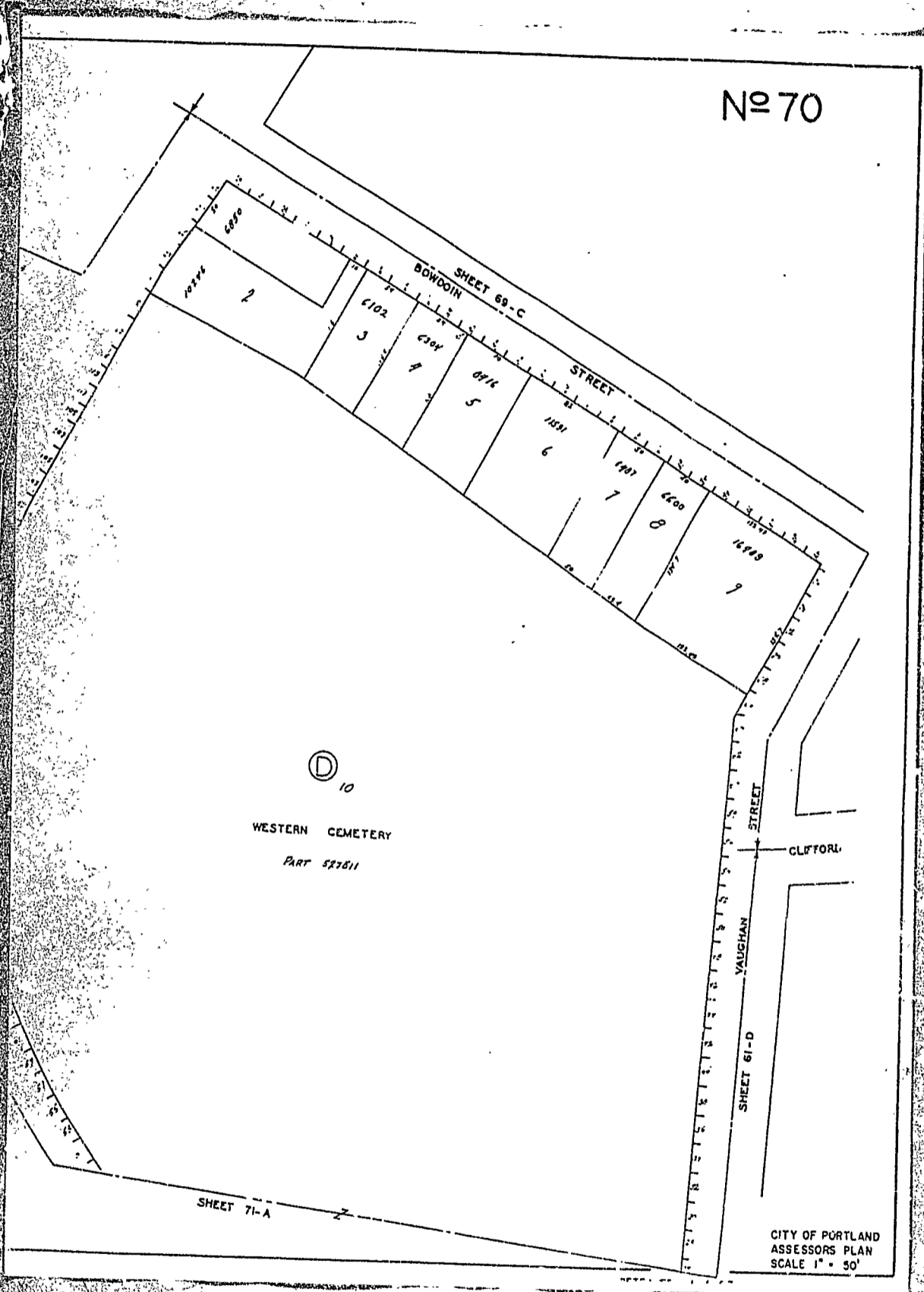
NOTE: If site plan approval is required, attached preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above described, and certifies that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Date: 18 July '95

Nicholas Higgins
Signature of Applicant

№ 70



Ⓧ 10
WESTERN CEMETERY
PART 527811

SHEET 61-D
VAUGHAN STREET
CLIFFORD STREET
CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

SHEET 71-A

SHEET 69-C
BOWDOIN STREET

CITY OF PORTLAND, MAINE
BOARD OF APPEALS



JOHN C. KNOX

ELIZABETH L. BORDOWITZ
THOMAS F. JEWELL
EARL R. MacDONALD
MATTHEW D. MANAHAN
WILLIAM E. NELESKI, Jr.
MICHAEL E. WESTORT

July 25, 1995

Nicholas Higgins
56 Bowdoin St
Portland, ME 04102

Re: 56 Bowdoin St

Dear Mr. Higgins,

Receipt of your application for a Conditional Use Appeal regarding a change of use from a single family dwelling to a two family dwelling per section 14-103(b) of the Zoning Ordinance in relation to your property at 56 Bowdoin St is acknowledged.

The appeal will be scheduled for review before the Board of Appeals on Thursday evening, August 3rd, 1995 at 7:00 p.m. in room 209, City Hall, Portland, Maine. You must plan to attend to answer any questions which the Board members may have concerning this appeal.

We will send you a copy of the August 3rd agenda as soon as copies become available for distribution.

Sincerely,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

cc: John C. Knox, Chairman, Board of Appeals
Joseph E. Gray, Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Amy P. Simpson, Code Enforcement Officer

CITY OF PORTLAND, MAINE
BOARD OF APPEALS



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56 Bowdoin St

All person interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, August 3rd at 7:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by the ordinance.

Mr. Nicholas Higgins, owner of the property located at 56 Bowdoin St (R-4 Zone), under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit a change of use at the above named location from a single family dwelling to a two family dwelling. For more detailed information, please come to Room 315 at City Hall weekdays from 7:00 a.m. to 4:00 p.m.

LEGAL BASIS OF APPEAL: Such appeal will be granted if the Board of Appeals find that the conditions imposed by Section 14-474 of the Zoning Ordinance have been met.

John C. Knox
Chairman

/mg

CITY OF PORTLAND, MAINE
BOARD OF APPEALS



CONDITIONAL USE APPEAL

DECISION

Name and address of applicant: Nicholas Higgins, 56 Bowdoin St., Portland, ME

Location of property under appeal: 56 Bowdoin St., Portland, Me 04102

For the Record

Names and addresses of witnesses (proponents, opponents and others):

Nicholas Higgins (P)

Jim Mahoney (P)

Peter K. Shaw, M.D. (O)

(Did not appear in person)

Exhibits admitted (e.g., renderings, reports, etc.):

Letter from

Findings of Fact

1. The proposed conditional use is (circle one) is not (circle one) permitted under Section 14-1031B of the zoning ordinance, for the following reason(s):

5-0

2. The proposed conditional use does (circle one) does not (circle one) meet all special standards, conditions or requirements, if any applicable thereto, for the following reason(s):

5-0

3-A. There are not (circle one) unique or distinctive characteristics or effects associated with the proposed conditional use, for the following reason(s):

5-0

3-B. There will/will not (circle one) be an adverse impact on the health, safety or welfare of the public or the surrounding area, for the following reason(s):

S-O

3-C. The impact does/does not (circle one) differ substantially from the impact which would normally occur from such a use in this zone, for the following reason(s):

S-O

Conclusion*

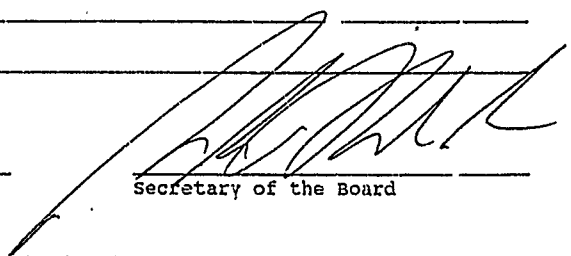
After public hearing on 8/3/95, and for the reasons above-stated, the accompanying application is hereby (check one)

granted

granted subject to the following condition(s):

denied.

Dated: 8/3/95


Secretary of the Board

**The application may be denied only if either the finding for #1 c. 2 above is in the negative or the findings for #'s 3-A, 3-B and 3-C above are each in the affirmative.

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



CONDITIONAL USE APPEAL APPLICATION

Applicant's name and address: Nicolas Higgins

56 Bowdoin St. Portland ME

Applicant's interest in property (e.g., owner, purchaser, etc.):

OWNER

Owner's name and address (if different): SAME

Address of property and Assessor's chart, block and lot number:

070-D-004

Zone: _____ Present use: _____

Type of conditional use proposed: _____

Conditional use authorized by: Section 14- _____

NOTE: If site plan approval is required, attached preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above described, and certifies that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Date: 18 July '95

Nicholas Higgins
Signature of Applicant

CITY OF PORTLAND, MAINE

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July 25, 1995

Nicholas Higgins
56 Bowdoin St
Portland, ME 04102

Re: 56 Bowdoin St

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We will send you a copy of the August 3rd agenda as soon as copies become available for distribution.

Sincerely,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

cc: John C. Knox, Chairman, Board of Appeals
Joseph E. Gray, Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Amy P. Simpson, Code Enforcement Officer

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56 Bowdoin St

All person interested either for or against this Conditional Use Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, August 3rd at 7:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by the Ordinance.

Mr. Nicholas Higgins, owner of the property located at 56 Bowdoin St (R-4 Zone), under the provisions of Section 14-474 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit a change of use at the above named location from a single family dwelling to a two family dwelling. For more detailed information, please come to Room 315 at City Hall weekdays from 7:00 a.m. to 4:00 p.m.

LEGAL BASIS OF APPEAL: Such appeal will be granted if the Board of Appeals find that the conditions imposed by Section 14-474 of the Zoning Ordinance have been met.

John C. Knox
Chairman

/mg

CITY OF PORTLAND, MAINE
BOARD OF APPEALS



JOHN C. KNOX

ELIZABETH L. BORDOWITZ
THOMAS F. JEWELL
EARL R. MacDONALD
MATTHEW D. MANAHAN
WILLIAM E. NELESKI, Jr.
MICHAEL E. WESTORT

APPEAL AGENDA

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening August 3rd, 1995 at 7:00 p.m. to hear the following appeal:

1. Unfinished Business: None
2. Conditional Use: R-4

56 Bowdoin St. Nicholas Higgins, owner: petitions the Board of Appeals to permit a change of use at the referenced location from a single family dwelling to a two family dwelling.

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 8-7-95

TO: Nadeen Daniels, City Clerk
FROM: Marge Schmuckal, Assistant Chief of Inspection Services
SUBJECT: Actions taken by the Board of Appeals on August 3, 1995

The meeting was called to order at 7:00 p.m. Five Board Members were present. Both John Knox and Lee Lowry III were absent.

Unfinished Business: None

New Business:

Conditional Use:

56 Bowdoin Street, Nicholas Higgins; owner was granted his appeal requesting a change of use from a single family dwelling to a two family dwelling (R-4 Zone)

The meeting was adjourned at 7:30 p.m.

Enclosure: Agenda for the August 3, 1995 meeting
Copy of the Appeal Boards Decisions
Tape of the Meeting

cc: Joseph E. Gray Jr., Director of Planning & Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Charles Lane, Associate Corp. Counsel

Inspector Services
P. Samuel Hoffses
Chief of Inspection Services



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 7, 1995

Nicholas Higgins
56 Bowdoin Street
Portland, Maine 04102

Re: 56 Bowdoin Street

Dear Mr. Higgins:

As you know, at its meeting on August 3, 1995, the Board of Appeals voted to permit the Conditional Use Appeal regarding a change of use from a single family dwelling to a two family.

A copy of the Board's decision is enclosed for your records.

Sincerely,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal
Zoning Administrator

Enclosure:

cc: Joseph E. Gray, Jr. Director of Planning & Urban Development
P. Samuel Hoffses, Chief of Inspection Services
Charles Lane, Assoc. Corp. Counsel
Amy Simpson, Code Enforcement Officer

Marge

Re: Board of Appeals

- 7 Packets to members - mailed
- 1 Agenda to applicant/owner
- 1 Agenda to paper
- 7 Agenda - Planning Board members
- 9 Agenda - City Council
- 1 Agenda - Mungis Office
- 1 Packet - Hallie Lane

Extras in folder

Cit. Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 56 Bowdoin St		Owner: Higgins, Nicolas	Phone: 780-6651	Permit No:
Owner Address: SAA Ptd, ME 04102		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: Jim Mahoney		Address: P.O. Box 10386 Ptd, ME 04104		Phone: 874-4205 - Numeric Pager
Past Use: 1-fam	Proposed Use: 2-fam	COST OF WORK: \$	PERMIT FEE: \$ 25.00	Permit Issued:
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
Proposed Project Description: Conditional Use Appeal \$50.00		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		Zone: <u>2-4</u> CBL: 070-D-004
Permit Taken By: Mary Gresik		Date Applied For: 18 July 1995		

1. This permit application doesn't 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.

APPEAL SUSTAINED 8/3/95

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: [Signature] ADDRESS: P.O. Box 10386 Portland DATE: 18 July 1995 PHONE: 874-4205

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved 8/3/95
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT **3**
A. SIMPSON

62-D-3 Charles & Mary Mc Gee ✓
101 Vaughan 04102

62-D-4 George & Joan Wallace ✓
125 East 74th St NY, NY 10021

62-D-11 Charles Moore ✓
14 & 18 83 Vaughan St 04102

62-G-1 Jeremy & Philippa Morton ✓
& 2 7 Bradhan St 04102

70-D-1 A.H. Kau & Sally Li-Chu NG ✓
72 Bowdoin St 04102

70-D-2 John Love ✓
125 W Prem 04102

070-D-3 Fred & Eve Richardson ✓
62 Bowdoin St 04102

070-D-5 Alessi & Richard Spencer ✓
52 Bowdoin St 04102

70-D-6 Henry & Lucy Donovan ✓
44 Bowdoin St 04102

70-D-7 Doris Stevens ✓
40 Bowdoin St 04102

70-D-8 Christopher & Selby Bryant ✓
36 Bowdoin St 04102

70-D-9 Cairbee & Eithne McLann ✓
28 Bowdoin St 04102

70-D-10 - City

- 69-A-1 Sunnie Silverman ✓
98 Carroll St 04102
- 69-A-3 Cathel MacLeod ✓
90 Carroll St 04102
- 69-A-4 Maxene Stone ✓
163 W. Prem 04102
- 69-A-5 Jane Sawyer ✓
28 Chadwick St 04102
- 69-A-6 Merle & Lucille Rideout ✓
155 W. Prem 04102
- 69-A-7 Joan Burns ✓
22 Chadwick 04102
- 69-A-8 James & Mary Hamblin Canal Nat'l Bank ✓
1 Canal Plaza 04112
- 69-A-9 Suzanne August & Sutter Tenney ✓
16 Chadwick St 04102
- 69-A-10 Suzanne Ewing ✓
135 W. Prem 04102
- 69-A-11 John Higgins ✓
155 Bowdoin St 04102
- 69-C-1 Bernard & Phyllis Geverity ✓
70 Carroll St 04102
- 69-C-3 Doris Penoyer ✓
112 Vaughan St 04102
- 69-C-4 Steven & Pamela Umbersson ✓
27 Chadwick St 04102
- 69-C-5 Marion Killian ✓
108 Vaughan St 04102

69-C-6 Steven & Pamela (Emerson) } same as ✓
27 Chadwick 04102 } 69-C-4

69-C-7 Spencer Miller ✓
15 Chadwick St 04102

69-C-8 Sarah Meiton ✓
100 Vaughan St 04102

69-C-9 same as 69-C-7

69-C-10 Donald Bennett ✓
90 Vaughan

69-C-11 Richard & Charlotte Renner ✓
41 Bowdoin St 04102

69-C-12 Peter & Barbara Shaw ✓
29 Bowdoin St 04102

070 - D - 004

* * * * *
1, 4, 6, 8, 10, 3, 5, 7, 9, 11 (?) check for more

* 69 - A - All 62 - D - 3*

* 69 - C - All 4*

↑ 6 (?) ~~not~~ none existing

* * * * *
1, 4, 6, 7, 9, 11

18 } *

* * * * *
5, 8, 10, 12 (?) check
for
more

11 }
14 }

62 - G - 12*
2*

properly
(10)
* * * * *
1, 2, 3, 5, 6, 7, 8, 9, 10

70 - D - All

68 - E - 1 (?)

70 - C - 1 (?)

connected to 64 - E - 24
City of Portland

City of Portland, Maine - Building or Use Permit Application, 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 074-8716

Location of Construction: 56 Bowdoin St.		Owner: Nicholas DiAngelo	Phone: 700-66651 711-3331	Permit No: 41338
Owner Address: 56 Bowdoin St - Pld. #E 04107		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: DWAER		Address:		Phone:
Past Use: 1-fam dwlg	Proposed Use: 1-fam dwlg w exter re-ovt.	COST OF WORK: \$ 1300	PERMIT FEE: \$ 30	
Proposed Project Description: remove window - replace with a door		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type: 3B	
		Signature:	Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: L. Chase		Date Applied For: 11/30/94		

PERMIT ISSUED
DEC 13 1994
CITY OF PORTLAND
Zone: CBL:
Zoning Approval: *[Signature]*
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

PERMIT ISSUED WITH REQUIREMENTS

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plum., eng, septic or electrical work.
- 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.

CERTIFICATION

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[Signature]
SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *12/12/94*

CEO DISTRICT: **3**
Ms Simpson

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

12/13/94 no work yet

12/20/94 no work yet.

12/30/94 - no work yet.

5/2/95 - no work yet

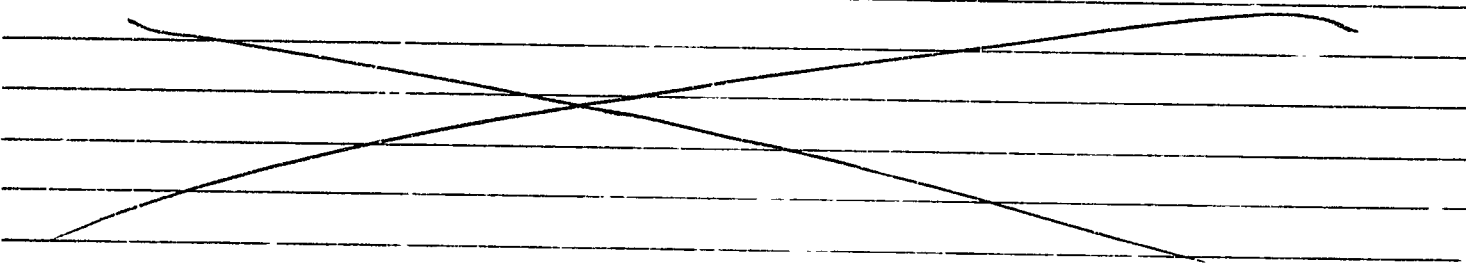
5/18/95 - no work yet.

5/30/95 - Nwy

6/5/95 - inquire about intentions to do work @ all.

6/16/95 - Conversation w/ owner reveals project too costly - will be installing trellis and doing proposed landscape work only.

Spring
cut thru
concrete
wall
waiting until
this Spring.
if later
than June 13 -
will send



Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 1, 1994

RE: 56 Bowdoin Street

Mr. Nicholas Higgins
56 Bowdoin St.
Portland, ME 04102

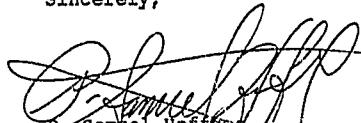
Dear Sir:

Your application to remove window and replace with door has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

1. This permit is being issued with the understanding that this building remains a single family dwelling.
2. All requirements from the Historical Preservation must be met.

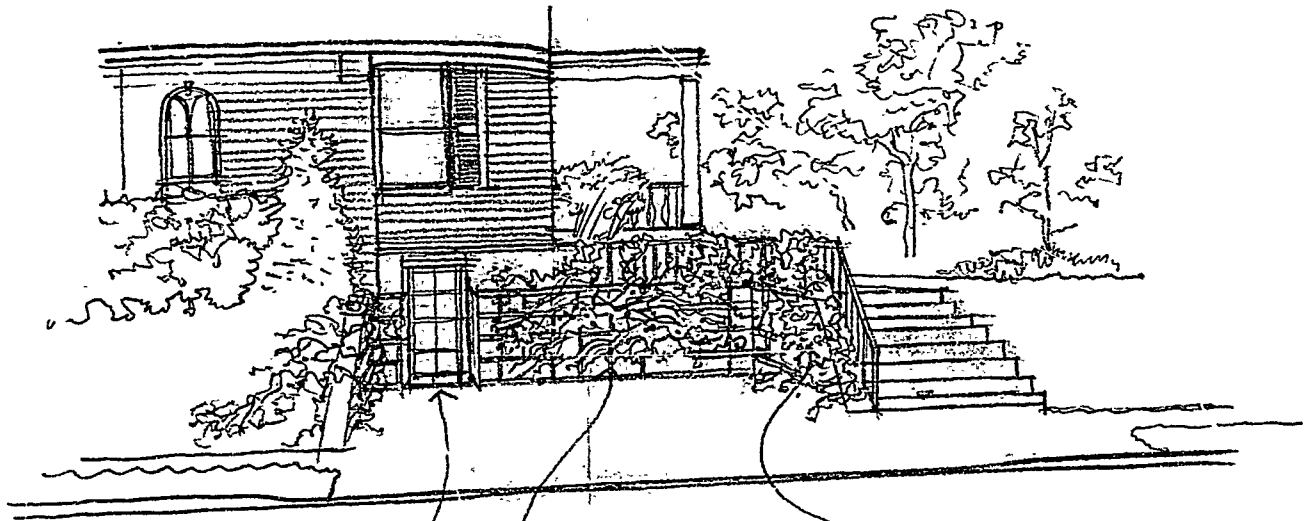
If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

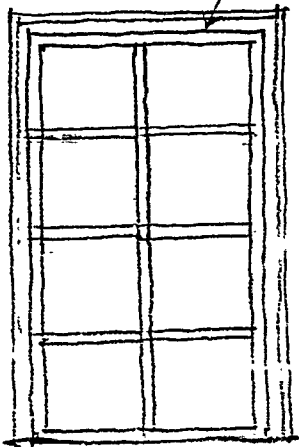

S. Samuel Hoffses
Chief of Inspection Services

/el

cc: William Giroux, Zoning Administrator
Gary Hamilton, Historic Preservation Officer



1/4" = 1'-0"

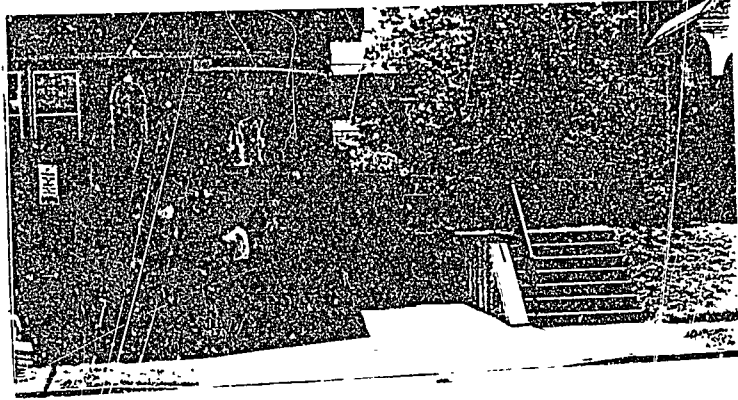
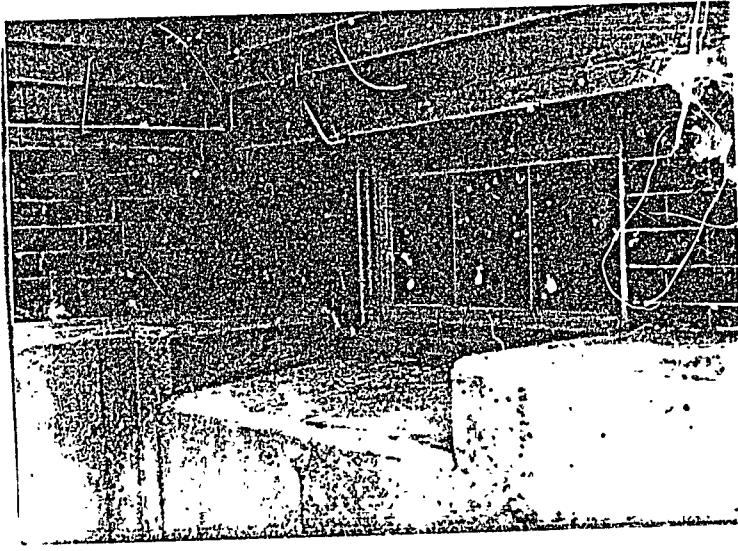


NEW DOOR TO BASEMENT
 REMOVE BASEMENT WINDOW,
 SAW CUT CONCRETE WALL.
 1 3/4" SOLID CORE DOOR WITH
 2" x 5/4" CEDAR BATTENS 12" O.C.
 BATTENS MATCH CEDAR TRELLIS

NEW CEDAR TRELLIS ON
 INSIDE OF CONCRETE;
 2" x 5/4" WESTERN RED CEDAR
 12" O.C. RANJET TO CONCRETE.

AMERICAN BITTERSWEET
 TIED TO TRELLIS, LOOPED OVER
 EXISTING RAILING. REMOVE
 8" OF BRICK WALK FOR PLANTING
 BED.

Van Dam & Renner,	Architects	Project: H1661NS, 56 BAY DOIN
66 West Street Portland, Maine 04103 207-775-0443 FAX 775-8891		Drawn by: SWV Scale: AS NOTED
		Date: 11.28.94 Revisions:



I. DESCRIPTION OF PROJECT

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will affect the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

See attached plans (1 11x17 sheet)
Basement window to be removed, new exterior
door to basement installed. Trellis for vines
installed on interior of concrete retaining wall
for parking area

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE



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: Higgins Residence - 56 Bowdoin St.

Applicant: (name) Samuel Van Dam (telephone) 775-0443
(company, if applicable) Van Dam and Renner, P.A.
(address) 66 West St. Portland ME 04102

Property owner, if different: (name) Nicholas and Rosa Higgins
(address) 56 Bowdoin Street, Portland ME 04102
(telephone) 780-6651

Architect (if any): Van Dam and Renner, P.A.

Contractor or Builder (if any): Portland owner 30 00

Local Designation: City of Portland
 Landmark. Within Historic District. Historic Landscape District.

Samuel Van Dam Applicant's Signature
M S Higgins Owner's Signature (if different)

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

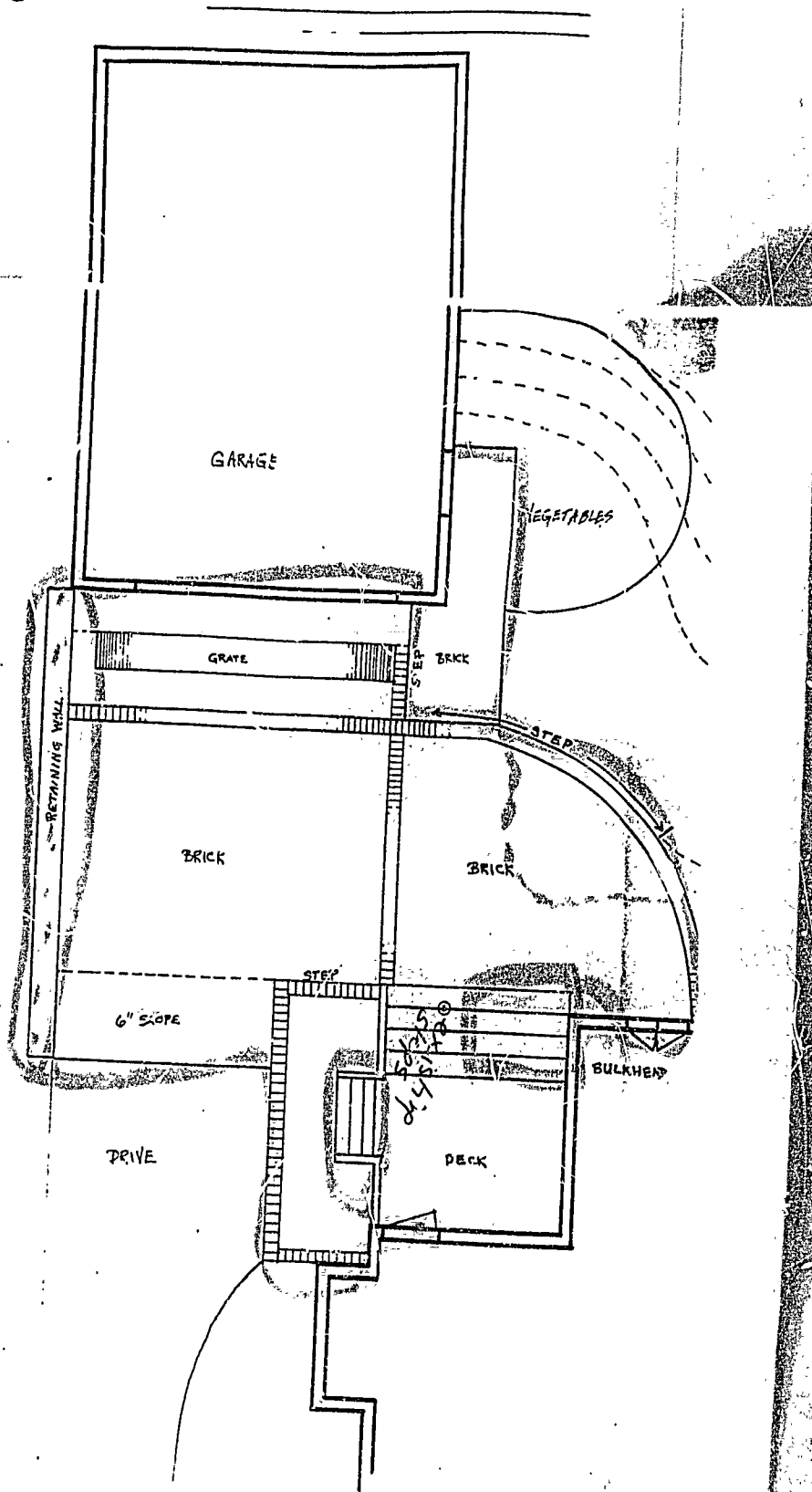
All materials related to this Application MUST BE submitted no later than 2 weeks prior to your desired meeting date in order for this application to be placed on the Historic Preservation Committee Agenda.

Alice & Richard Spencer

52 Bowdoin St

Est. \$8200.00

70-D-5



PLOT PLAN



FEES (Breakdown From Front)
Base Fee \$ 60 -
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
<i>12/2/91 Completed</i>	<i>OK per plan</i>	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS.

Signature of Applicant _____ Date _____

L

902088

Permit # 902088 City of Portland BUILDING PERMIT APPLICATION Fee \$50. Zone Map # Lot#
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Richard & Alice Spencer Phone # 773-5374
Address: 52 Bowdoin St; Pld, ME 04102

LOCATION OF CONSTRUCTION: 52 Bowdoin St.

Contractor: Lynn Shafer Sub:

Address: Windham, ME Phone #

Est. Construction Cost: 8200. Proposed Use: 1-fam w renovations Zoning:

Past Use: 1-fam

of Existing Res. Units # of New Res. Units

Building Dimensions L W Total Sq. Ft.

Stories: # Bedrooms Lot Size:

Is Proposed Use: Seasonal Condominium Conversion

Explain Conversion: Renovations - terraces & porch

PERMIT ISSUED

For Official Use Only

Date 10/16/90 Subdivision:
 Inside Fire Limits Name NOV 5 1990
 Bldg Code Lot:
 Time Limit Ownership: City of Portland
 Estimated Cost: 8200. Private

Street Frontage Provided:
 Provided Setbacks: Front Back Side Side

Review Required:
 Zoning Board Approval: Yes No Date:
 Planning Board Approval: Yes No Date:
 Conditional Use: Variance Site Plan Subdivision
 Shoreland Zoning Yes No Floodplain Yes No
 Special Exception
 Other (Explain): On work 11-1-90

Foundation:

1. Type of Soil:
2. Set Backs - Front Rear Side(s)
3. Footings Size:
4. Foundation Size:
5. Other:

Floor:

1. Sills Size: Sills must be anchored.
2. Girder Size:
3. Lally Column Spacing: Size:
4. Joists Size: Spacing 16" O.C.
5. Bridging Type: Size:
6. Floor Sheathing Type: Size:
7. Other Material:

Exterior Walls:

1. Studding Size Spacing
2. No. windows
3. No. Doors
4. Header Sizes Span(s)
5. Bracing: Yes No
6. Corner Posts Size
7. Insulation Type Size
8. Sheathing Type Size
9. Siding Type Weather Exposure
10. Masonry Materials
11. Metal Materials

Interior Walls:

1. Studding Size Spacing
2. Header Sizes Span(s)
3. Wall Covering Type
4. Fire Wall if required
5. Other Materials

Ceiling:

1. Ceiling Joists Size:
2. Ceiling Strapping Size Spacing Not in District nor Landmark.
3. Type Ceilings: Does not require review.
4. Insulation Type Size Requires Review.
5. Ceiling Height:

Roof:

1. Truss or Rafter Size Span Action: Approved
2. Sheathing Type Size Approved with Conditions
3. Roof Covering Type

Chimneys:

Type: Number of Fire Places Date: 10/16/90
Signature: [Signature]

Heating:

Type of Heat:

Electrical:

Service Entrance Size: Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No
2. No. of Tubs or Showers
3. No. of Flushes
4. No. of Lavatories
5. No. of Other Fixtures

Swimming Pools:

1. Type:
2. Pool Size: x Square Footage
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant Alice Spencer Date Oct 16, 1990
Alice Spencer

Signature of CEO Date

Inspection Dates

[5] Marked W

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS:

Town Or Plantation: Portland

Street Subdivision Lot #: 56 Bowdoin St.

PROPERTY OWNERS NAME:

Last: Huggins First: Nicholas

Applicant Name: Marnie Plg & Hts

Mailing Address of Owner/Applicant (if Different): 587 Riverside St. Portland, Me. 04103

PORTLAND 5564 TOWN COPY

Date Permit Issued: 10/26/95 \$ 20 FEE If Double Fee Charged

L.P.I. # 0124

[Signature]
Local Plumbing Inspector Signature

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

[Signature] Signature of Owner/Applicant 10/26/95 Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

[Signature] Local Plumbing Inspector Signature 3-11-96 Date Approved

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
1. <input type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>024011</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock	1	Bathub (and Shower)
		Floor Drain	1	Shower (Separate)
		Urinal		Sink
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Drinking Fountain	2	Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
Number of Hook-Ups & Relocations		Water Treatment Softener, Filter, etc.		Clothes Washer
\$ _____ Hook-Up & Relocation Fee OR TRANSFER FEE \$6.00		Grease / Oil Separator		Dish Washer
		Dental Cuspldor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
	0	Fixtures (Subtotal) Column 2	5	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
			\$ 20	Fixtures (Subtotal) Column 2
			\$ _____	Total Fixtures
			\$ _____	Fixture Fee
			\$ _____	Transfer Fee
			\$ _____	Hook-Up & Relocation Fee
			\$ _____	Permit Fee (Total)

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 56 Bowdoin St-

PROPERTY OWNERS NAME

Last: Higgins First: A. Higgins

Applicant Name: Marnely PTH Inc

Mailing Address of Owner/Applicant (If Different): 587 Riverside St Portland, Me-04103

PORTLAND 5589 TOWN COPY

Date Permit Issued: 8/15/95 \$ 121 FEE Charged If Double Fee Charged

L.P.I. # 0134

Local Plumbing Inspector Signature: [Signature]

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a permit.

Signature of Owner/Applicant: [Signature] Date: 8/31/95

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: 3-11-96

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
	1. <input type="checkbox"/> NEW PLUMBING 2. <input checked="" type="checkbox"/> RELOCATED PLUMBING	1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
OR HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink
		Drinking Fountain		Wash Basin
Number of Hook-Ups & Relocations Hook-Up & Relocation Fee		Direct Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
OR TRANSFER FEE (\$6.00)		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	3	Fixtures (Subtotal) Column 1
SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE				
			3	Fixtures (Subtotal) Column 2
			\$ 12	Total Fixtures
			\$ 12	Fixture Fee
			\$ 12	Transfer Fee
			\$ 12	Hook-Up & Relocation Fee
			\$ 12	Permit Fee (Total)

TOWN COPY Town Fee

City of Portland, Maine - Building or Use Permit Application 329 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 56 Bowdoin St		Owner: Higgins, Nicolas	Phone: 780-6651	Permit No: 950840
Owner Address: SAA Ptd, ME 04102	Leasee/Buyer's Name:	Address: P.O. Box 10386 Ptd, ME 04104	Phone: 874-4205 - Numeric Pager	PERMIT ISSUED Permit Issued: AUG 14 1995 CITY OF PORTLAND
Contractor Name: Jim Mahoney	Proposed Use: 2-fam	COST OF WORK: \$	PERMIT FEE: \$ 25.00	
Past Use: 1-fam	Proposed Use: 2-fam	FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>P3 type 5B</i> <i>BOCA 431</i>	Zoning: GBL: 070- -004 Zoning Approval: <i>OK Per Appeal Bd</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: Conditional Use Appeal \$50.00 Change Use from 1-fam to 2-fam		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>	Signature: _____ Date: _____	
Permit Taken By: Mary Gresik	Date Applied For: 18 July 1995			Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>8/3/95</i> <input type="checkbox"/> Denied Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <i>8/11/95</i> <i>[Signature]</i>

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS

APPEAL SUSTAINED 8/3/95

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 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 provisions of the code(s) applicable to such permit

11 Aug 95 - Permit Routed

SIGNATURE OF APPLICANT *[Signature]* Jim Mahoney ADDRESS: *P.O. Box 10386 Portland* DATE: 18 July 1995 PHONE: 874-4205

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT **3**

A. Simpson