

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that **FIRST PARISH IN PORTLAND TRUSTEE** Located At **425 CONGRESS ST**

Job ID: 2012-10-5165-ALTCOMM

CBL: 027- B-005-001

has permission to Phase 2 of the Steeple repair - In Shop  
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

*Janine Bouke*  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

11/29/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### REQUIRED INSPECTIONS

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-10-5165-ALTCOMM    Located At: 425 CONGRESS ST    CBL: 027- B-005-001

## **Conditions of Approval:**

### **Historic**

1. The original steeple shall be restored and/or replicated exactly, with no deviations in design, detail, dimensions or materials. Any change shall require advance approval by Historic Preservation staff or Board.

### **Building**

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

### **Fire**

1. The building shall be unoccupied unless all means of egress are safe and accessible.
2. Any cutting and welding done will require a Hot Work Permit from Fire Department.

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

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

Job No: 2012-10-5165-ALTCOMM	Date Applied: 10/12/2012	CBL: 027- B-005-001	
Location of Construction: 425 CONGRESS ST	Owner Name: FIRST PARISH IN PORTLAND	Owner Address: 427 CONGRESS ST PORTLAND, ME 04101	Phone: 773-5747
Business Name:	Contractor Name: Southgate Steeple Jacks - Vincent Veligor	Contractor Address: 279 WEBSTERVILLE RD BARRE VERMONT 05641	Phone: 771-5336
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: B-3
Past Use: Church	Proposed Use: Same: Church - Phase 2 of steeple repair	Cost of Work: \$49,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-3 Type: SB MURKEL'09 Signature: JMB 10/25/12
Proposed Project Description: Phase 2 of the Steeple repair		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: 10/15/12</p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><i>WJH</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 10/19/12</p> <p><i>D. Andrew</i></p>
	<b>CERTIFICATION</b>		

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



# General Building Permit Application

Entered 10/12/12  
153

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.

# 2012-10-5165-AltComm

Location/Address of Construction: <u>425 CONGRESS ST.</u>		
Total Square Footage of Proposed Structure/Area <u>Steeple Repair 4,000 sqft.</u>	Square Footage of Lot <u>29,744</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>021      3005</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>First Parish in Portland</u> <u>TRUSTEES</u> Address <u>425 CONGRESS ST.</u> City, State & Zip _____	Telephone: <u>773-5747</u>
Lessee/DBA (If Applicable)  <p style="text-align: center;">RECEIVED OCT 12 2012 Dept. of Building Inspections City of Portland, Maine</p>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>49,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>510.00</u>
Current legal use (i.e. single family) <u>church</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>church</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>Steeple Repair - Phase 2 - see attached</u>		
Contractor's name: <u>Southgate Steeple Jacks</u> Address: <u>279 Websterville Rd</u> City, State & Zip <u>Barre, Vermont 05641</u> Telephone: _____ Who should we contact when the permit is ready: <u>Vincent Veligor</u> Telephone: <u>207-771-5336</u> Mailing address: <u>61 Sherman St. Portland, ME 04101</u>		

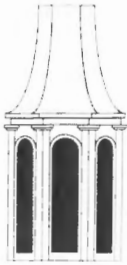
**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Vincent Veligor Date: October 12, 2012

**This is not a permit; you may not commence ANY work until the permit is issue**



## **Southgate Steeplejacks** **Steeple Building • Steeple Restoration**

279 Websterville Road • Barre, Vermont 05641 • (802) 839-6099  
www.southgatesteeplejacks.com

### PHASE TWO/ IN SHOP

#### SELECTIVE DEMOLITION

In the shop, we will dismantle the Lantern, Spire, Vane. We will build a new Balustrade. We will strip/dispose of old copper. We will keep the more ornate wood trim for stripping and re-use, the plainer trim will be documented and discarded

#### VANE/FINIAL

The vane and finial will be taken apart and studied. The Vane/Finial are probably made one of two ways. The Finial may be a solid piece on the Spire, and the weight of the vane sits on it. But, the Finial may be just a hollow piece that sits loosely around the vane shaft. In any case, I believe that the Vane has a long steel shaft that travels well down into a hole in the Mast. The rot in the Mast and Lantern Web is due to the fact that the shaft penetration at the spire tip is leaking. Often, people just drill a hole in the top of a spire, drop in a vane shaft, and nail some flashing around it. It always leaks into the hole where the water can collect without a place to disperse so the resultant rot is always well hidden and often very serious. So, whatever the Finial/Vane design, we will make a flanged steel cap that fits over the Finial tip or Spire tip, and we will weld this cap onto the shaft of the vane so that water coursing down the vane will be kept out. The Vane and Finial will be repaired and re-gilded as needed. It looked to me like the finial is in fine shape, while the vane looked a bit pooped. I will carry an allowance to that will cover the worst case scenario.

#### STRUCTURAL

We will repair the Lantern Web and all other structural problems using epoxy methods similar to the Belfry Web, re-assembling these components with new sheathing as needed as we do so..

#### LANTERN/SPIRE/VANE RE-ASSEMBLY

We will completely restore the exterior of the Lantern/Spire. This will mean re-using the more ornate wood trim and making the plainer wood trim new. Please read the enclosed woodwork and the shop rebuilding protocols to understand how we will deal with the wood, and the roofing protocols to understand how we will do the copper. As for the wood, we could use Pine which is the least expensive, or Spanish Cedar, which is more. If we use pine, I suggest using local well air dried pine from my local sawmill because it's fine and is inexpensive. To use kiln dried pine will cost almost as much as using a rot resistant wood such as Spanish Cedar. I will enclose pricing for each. We will also restore the Belfry Urns at this time.

#### NEW WOODWORK FOR BELFRY

In the shop we will strip/restore those parts selected. This will probably include the dentils, and the column capitals. It may include the columns themselves; that will be determined later. For now, we will plan to strip and re-use the columns, if that changes, we can address that later. The column bases are new, pine, and will not last long, but are the right profile and I will encase them in lead. We will make each of the 8 belfry faces complete, and will "dry fit" them into a complete octagonal unit in the shop, the goal being that the Belfry Face will eventually be completely assembled on site and flown up with a crane. This will mean that the flat sections of the



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Receipts Details:

**Tender Information:** Check , Check Number: 651

**Tender Amount:** 50.00

Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 10/12/2012

**Receipt Number:** 49194

Receipt Details:

Reference ID:	8335	Fee Type:	BP-HRAD
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Job ID: 2012-10-5165-ALTCOMM - Phase 2 of the Steeple repair			
Additional Comments: 425 Congress; 2nd phase historical			

**Thank You for your Payment!**



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Receipts Details:

**Tender Information:** Check , Check Number: 1007  
**Tender Amount:** 510.00

Receipt Header:

**Cashier Id:** bsaucier  
**Receipt Date:** 10/12/2012  
**Receipt Number:** 49193

Receipt Details:

Referance ID:	8334	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	510.00	Charge Amount:	510.00
Job ID: Job ID: 2012-10-5165-ALTCOMM - Phase 2 of the Steeple repair			
Additional Comments: 425 Congress; 2nd phase job			

**Thank You for your Payment!**