

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

PERMIT ISSUED		CBL:
Permit No. 02-0544	Issue Date JUN 4 2002	036 E013001

Location of Construction: 263 State St	Owner Name: Gray Joseph E Jr & Marie L Jts	Owner Address: 263 State St CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Dipeitro, David	Contractor Address: 221 Virginia Street Portland	Phone: 2077979531
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone:

Past Use: single family	Proposed Use: single family with stair replacement	Permit Fee: \$44.00	Cost of Work: \$3,000.00	CEO District: 2
Proposed Project Description: Replace from stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB 6/4/02 <i>[Signature]</i>	
		Signature:		

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: Date:

Permit Taken By: mmr	Date Applied For: 05/20/2002	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 6/4/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: DA 5/30/02
	No EXPANSION OF FOOTPRINT <i>[Signature]</i>		TODA ON 5/30/02 <i>[Signature]</i>

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

02-0544

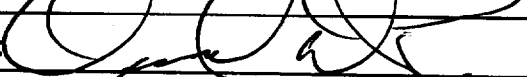
All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

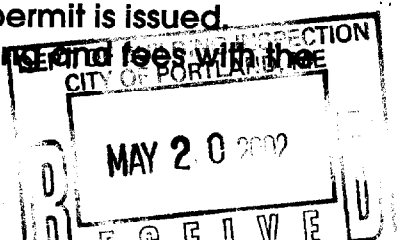
Location/Address of Construction: <u>263 STATE ST</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>2624</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>36</u> Block# <u>E</u> Lot# <u>13</u>	Owner: <u>JOE GRAY</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DAVID DIPIETRO</u> <u>221 VIRGINIA ST</u> <u>PORTLAND ME</u>	Cost Of Work: \$ <u>3000</u> Fee: \$ <u>44.00</u>
Current use: <u>STAIRS</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>STAIRS Replacement - Historic</u>		
Contractor's name, address & telephone: <u>DAVID DIPIETRO</u> <u>221 VIRGINIA ST</u> <u>PORTLAND ME</u>		
Who should we contact when the permit is ready: <u>SAME</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>797-9531</u> <u>831-7914</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

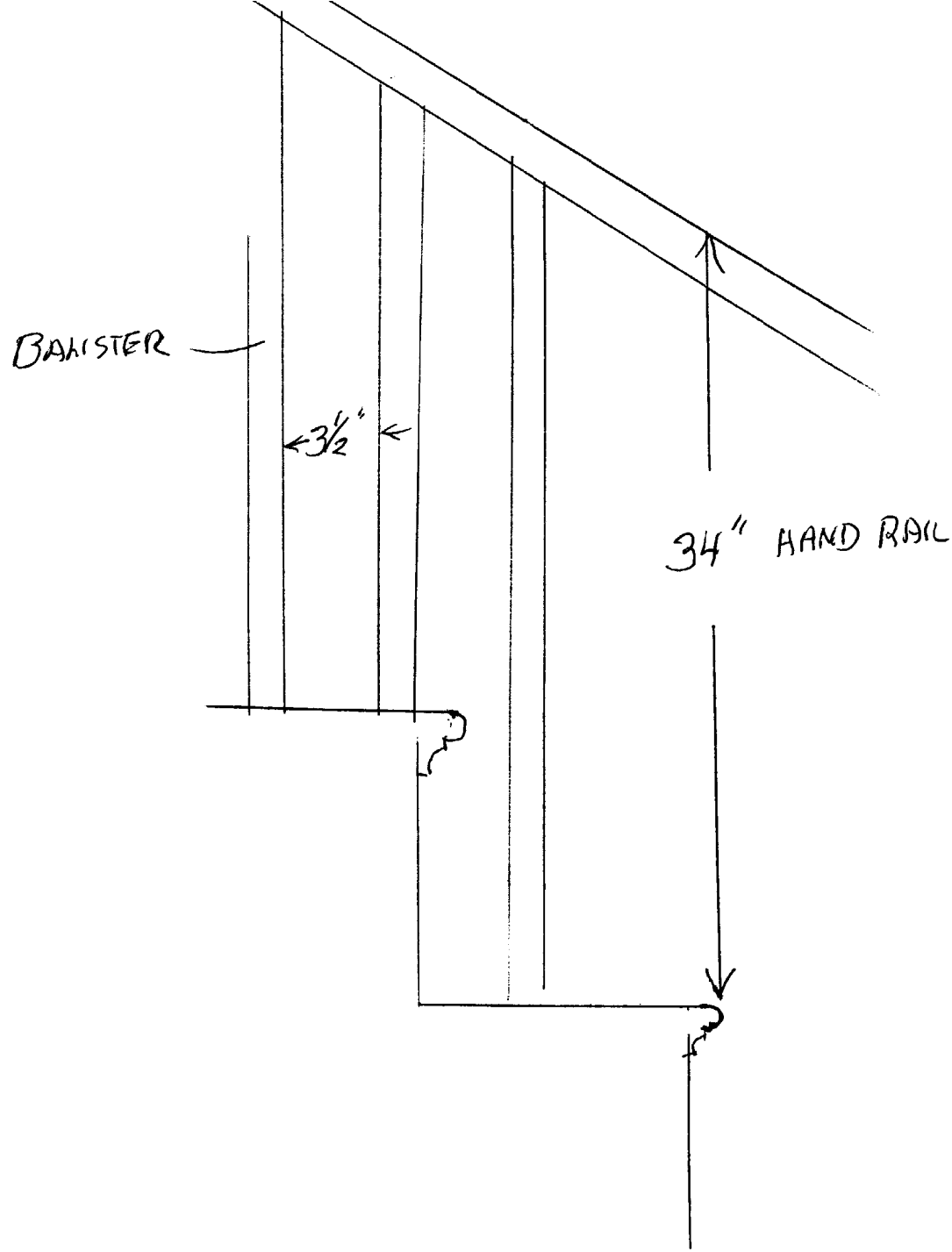
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: <u>5-20-02</u>
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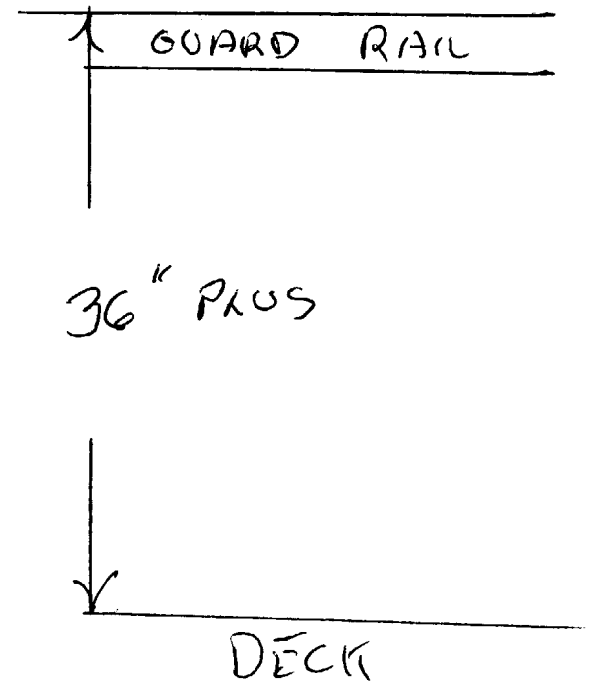
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



263 STATE STREET



HISTORICAL
PLANS
DEB ANDREWS



JOE GRAY

263 STATE ST.

EXISTING FOOTPRINT
OF DECK & STAIRS

EXISTING
HOUSE

DECK

GARDEN

GARDEN

13'-6"

11" OR AS CLOSE AS
POSS.

GARNET
STEP

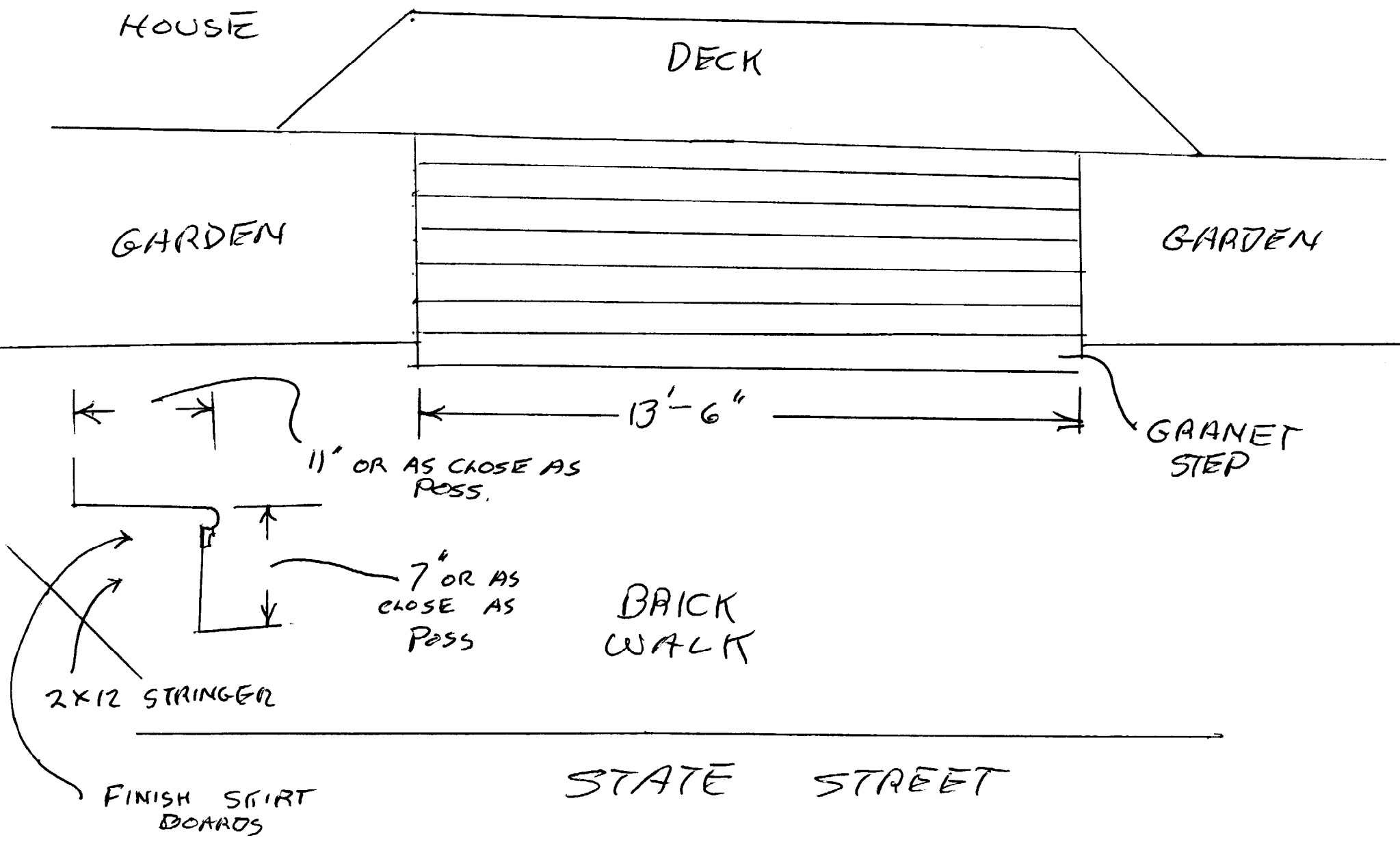
7" OR AS
CLOSE AS
POSS

BRICK
WALK

2x12 STRINGER

FINISH SKIRT
BOARDS

STATE STREET



ADDRESS: 263 STATE STREET
 PERMIT APPLICATION FOR: stair replacement
 BUILDING OWNER: Spe & Marie Givan
 PERMIT APPLICANT: David Di Pietro
 REVIEWER: D. Andrews
 DATE OF DECISION: 5/30/02

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: _____

Approved as submitted

Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. Approved as per previous H.P. approvals - see attached.
2. _____
3. _____

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

October 30, 2001

Marie Gray
263 State Street
Portland, ME 04101

Re: Porch Replacement; 263-265 State Street

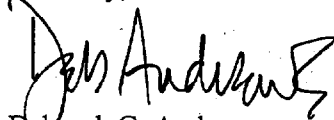
Dear Marie:

On October 30, this office reviewed and approved your request for a Certificate of Appropriateness for replacement of the existing porch at 263-265 State Street.

All improvements shall be carried out as described in your application dated October 26, 2001. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

Cc: Victoria and Adam Hamilton
Approval File
Building Inspections

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

Marie L. Gray
Applicant
263 State Street, P.H.D., Me.
Applicant's Mailing Address
Marie L. Gray 822-0188 (w)
Contact Person/Phone Number 773-5329 (H)

10/26/01
Application Date
263-265 State St.
Address of Subject Property
Portland, Me.

Description of Project (please attach photograph of existing conditions and/or plan of project):

Please provide the following information:

of porch
(both sides will be reconstructed)

1. Current Use of Property (If multi-family residence, please indicate # of units):
Duplex Property. Each side is owned by a different owner.
2. Proposed Use, if applicable: _____
3. The distance from the porch deck to the ground: Right post to ground = 47"
Left post to ground = 64"
4. The number of existing stair risers: 8
5. The current railing height and/or documented original railing height: 29"
6. The railing height requested: 29" *see attached*

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: Historic photographs & existing conditions indicate this railing has always been relatively low ~ 29". We would recommend as little an increase in height as possible to maintain the original design. D. Andrews

Inspections Staff Recommendation: _____

Exemption Granted Conditional Exemption _____ Exemption Denied _____

Signature [Signature] Date: 10-29-01



Date: October 26, 2001

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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: 263 - 265 State Street, Portland, Me.
(Duplex)

APPLICANT

Name: Marie + Joseph E. Gray, Jr. Telephone 773-5329

Company, if applicable: _____

Address: 263 State Street
Portland, Maine 0410

PROPERTY OWNER, IF DIFFERENT of other side of duplex

Name: Victoria + Adam Hamilton Telephone _____

Address: 265 State Street
Portland, Maine 04101

Architect (if any): _____

Contractor or Builder (if any): David D. Di Pietro

Local Designation: 221 Virginia Street
Portland, Maine

Landmark Within Historic District Historic Landscape District

Marie L. Gray
Applicant's Signature

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 of Certificate/Building Permit or upon denial

I. DESCRIPTION OF PROJECT

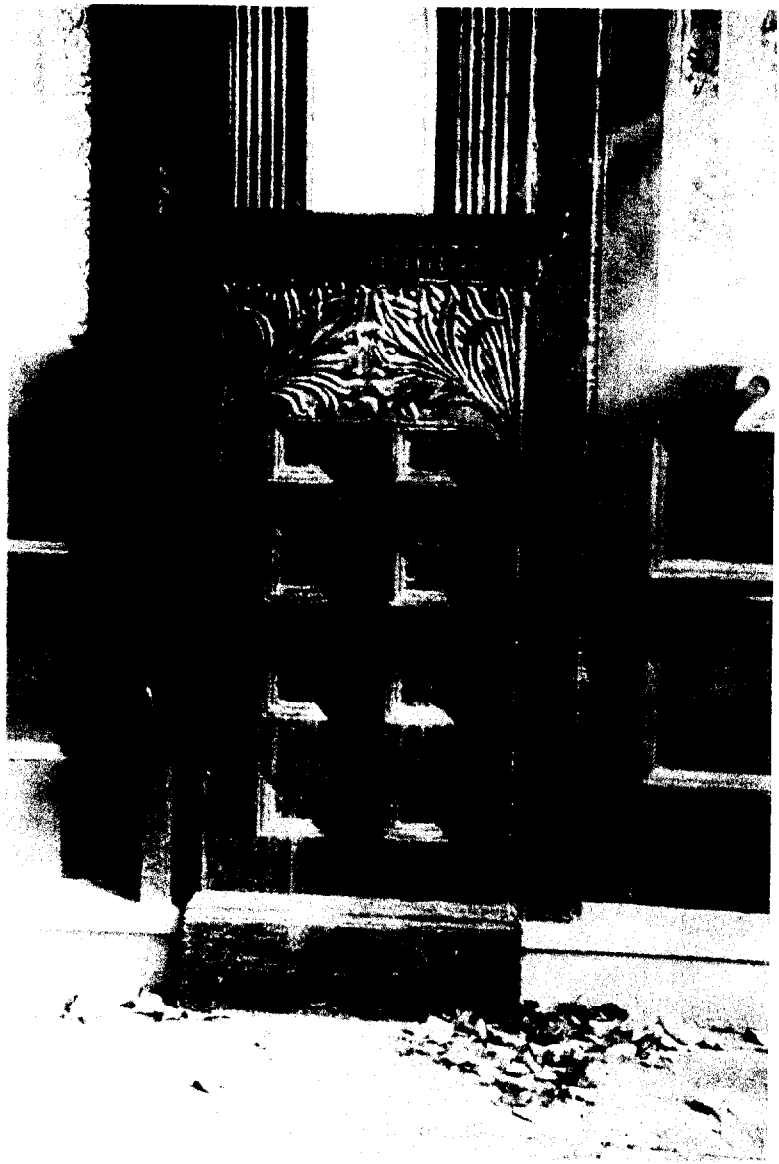
Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact 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.

Attached

Permission to have porch railing match the height of original railings has been received

Porch Description at 263-265 State Street, Portland, Maine

- BALUSTERS:** 2 ½ “ turned balusters set 3 1/2” on center
- RAILING:** Simple eased railing with height of railing to match existing railing
- END POST:** 6” square post with recessed panel, molding, and dential work as shown in photos. Hipped cap to the post (See A12)
- TREADS:** Rounded treads as per porch specifications in booklet
- PORCH SKIRTING:** Skirting to feature square lattice within full frame with blind door



2601

Area	Multiplier	Coefficient
	50	225

Year	Unit	Coefficient	# Land Value
19			2601



263-265 State

Surveyed by *George J. ...*
APR 22 1921

(Remarks on other Side)

25-1177-16- 7500 +



CITY OF PORTLAND, MAINE

Department of Building Inspections

May 20 2012

Received from David DeB...

Location of Work ...

Cost of Construction \$ 3,000.00

Permit Fee \$ 44.00

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other

CBL: ...

Check #: 40946

Total Collected \$ 44.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy