

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080285

PERMIT ISSUED
MAY 2 2008

This is to certify that BERNOTAVICZ PROPERTIES LLC / Ron Wheeler
has permission to Replace existing 1st floor deck and add second floor deck

AT 31 HIGH ST ORL 040 C016001

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file with this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas W. Mabley 5/2/0
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned



CITY OF PORTLAND, MAINE
Department of Building Inspections

_____ 2008

Received from Ray Whelan

Location of Work 31 High St.

Cost of Construction \$ _____

Permit Fee \$ 100

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

Other _____

CBL: 710 S. High

Check #: 100 Total Collected \$ 100

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0285	Issue Date:	CBL: 040 C016001
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Location of Construction: 31 HIGH ST	Owner Name: BERNOTAVICZ PROPERTIES LL	Owner Address: 31 HIGH ST	Phone:
Business Name:	Contractor Name: Ron Wheeler	Contractor Address: P.O. Box 1122 Wells	Phone 2073371432
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-1

Past Use: 2 family	Proposed Use: 2 family - Replace existing 1st floor deck and add second floor deck	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 1
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legal use: 2 dv. (per microfilm)

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB
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IRC 2003

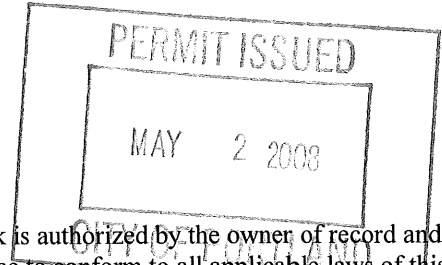
Signature: *DM* 5/2/08

Proposed Project Description:
Replace existing 1st floor deck and add second floor deck
Second floor deck = 14' x 7' : 12 x 3 = 134 sq ft

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: Idobson	Date Applied For: 03/31/2008	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not 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.. 	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"/> <i>OK w/conditional</i> Date: 4/7/08 <i>ABM</i>	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 Yes <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: 4/23/08 <i>STH</i>
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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



General 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>31 High St. PORTLAND ME</u>		
Total Square Footage of Proposed Structure/Area <u>302^{sq}' 1ST FL. 134^{sq}' 2nd FL.</u>		Square Footage of Lot <u>5138</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>40 - C - 16</u> <u>31-33 High St.</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Bernotavicz Properties LLC</u> Address <u>31 High St. - Apt. 2</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone:
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u>	Cost Of Work: \$ <u>8,000.00</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>2 Family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>personal living</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>Replace old 1ST FL. deck and add 2nd FL. deck.</u>		
Contractor's name: <u>Ron Wheeler</u> Address: <u>P.O. BOX 1122</u> City, State & Zip <u>Wells ME 04090</u> Telephone: <u>207-337-1432</u> Who should we contact when the permit is ready: <u>Ron Wheeler</u> Telephone: <u>207-337-1432</u> Mailing address: <u>P.O. BOX 1122, Wells, ME 04090</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, 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: Yuel Reiny Date: 3/23/2008

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0285	Date Applied For: 03/31/2008	CBL: 040 C016001
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Location of Construction: 31 HIGH ST	Owner Name: BERNOTAVICZ PROPERTIES LL	Owner Address: 31 HIGH ST	Phone:
Business Name:	Contractor Name: Ron Wheeler	Contractor Address: P.O. Box 1122 Wells	Phone (207) 337-1432
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 family - Replace existing 1st floor deck and add second floor deck (134 sf over existing first floor deck)	Proposed Project Description: Replace existing 1st floor deck and add second floor deck
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 04/23/2008**Note:** **Ok to Issue:**

- 1) Approval subject to final inspection once project is completed.
- 2) All visible surfaces must be finished with paint or opaque stain.
- 3) The staircase shown on the plan is to be eliminated as it is not required for egress.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/07/2008**Note:** Spoke to Barbara. Although this is a two family, she said that since the second floor deck is going over the existing first floor deck it does not need site plan exemption. **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 05/02/2008**Note:** **Ok to Issue:**

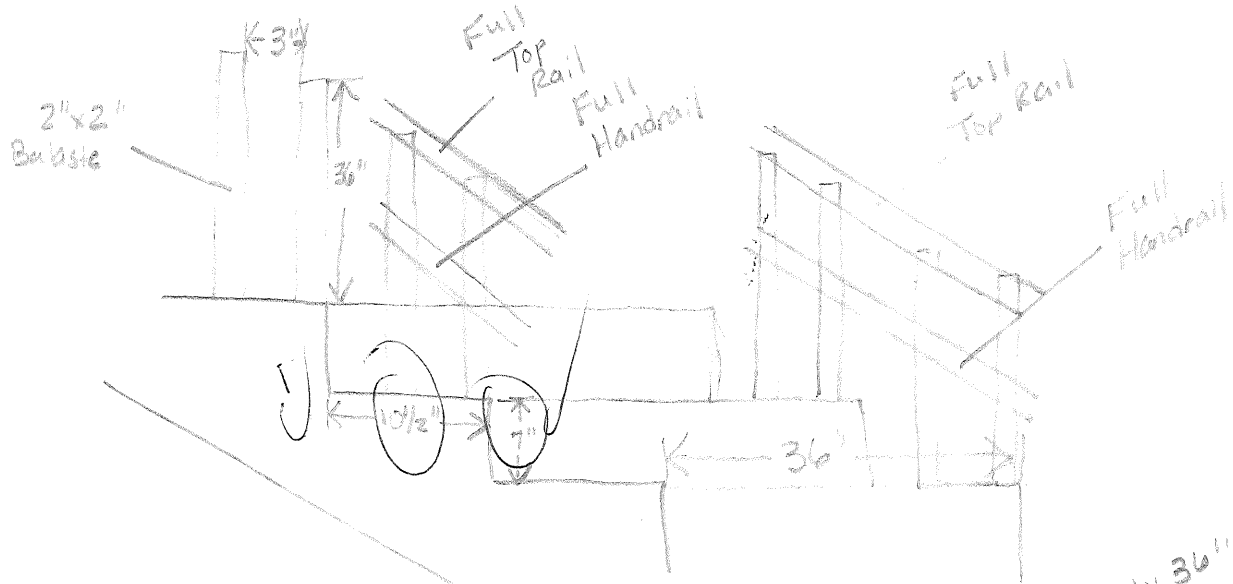
- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

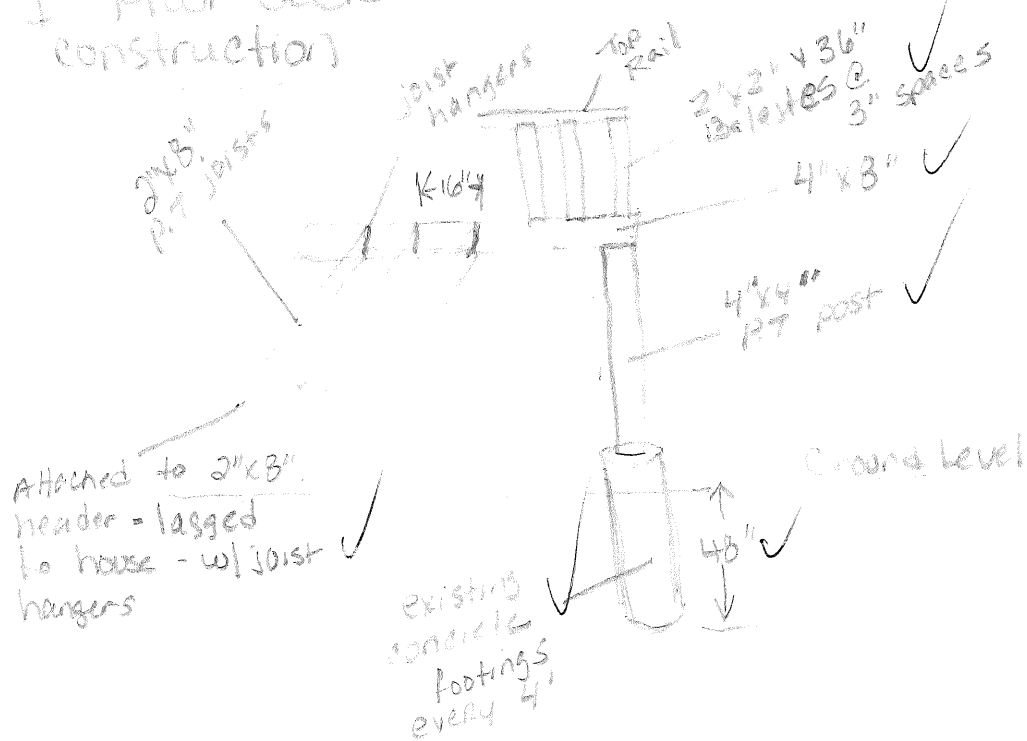
4/7/2008-amachado: Permit was routed to commercial basket with plan reviewers. Given to zoning today.

5/2/2008-jmb: This was routed to fire erroneously on 4/23 and then to res plan review on 4/25/08

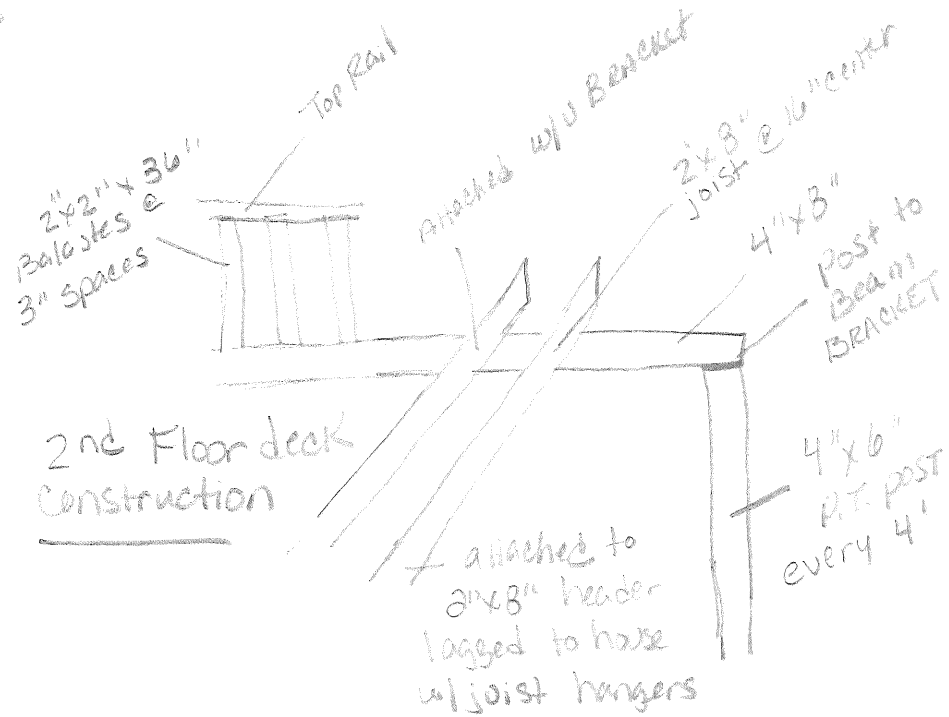
All exterior stairs (headroom not obstructed / open outdoors)
to these dimensions

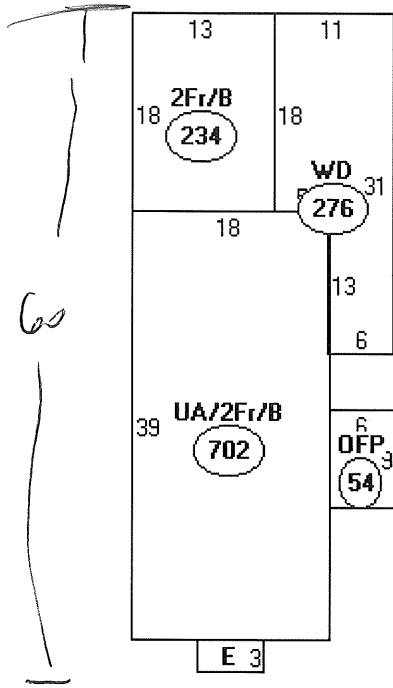


1st Floor deck construction



2nd Floor deck construction





Descriptor/Area

- A: UA/2Fr/B
702 sqft
- B: 2Fr/B
234 sqft
- ~~C: WD
276 sqft~~
- D: OFF
54 sqft
- E: 2FBAY/B
18 sqft

= 1008

216 deck 18x12
126 18x7

1350 ϕ

30 rear steps

1380.

sundeck
rear 18x12 permitted May 1982 # 00296

45x12 permitted Nov 1991 # 913261

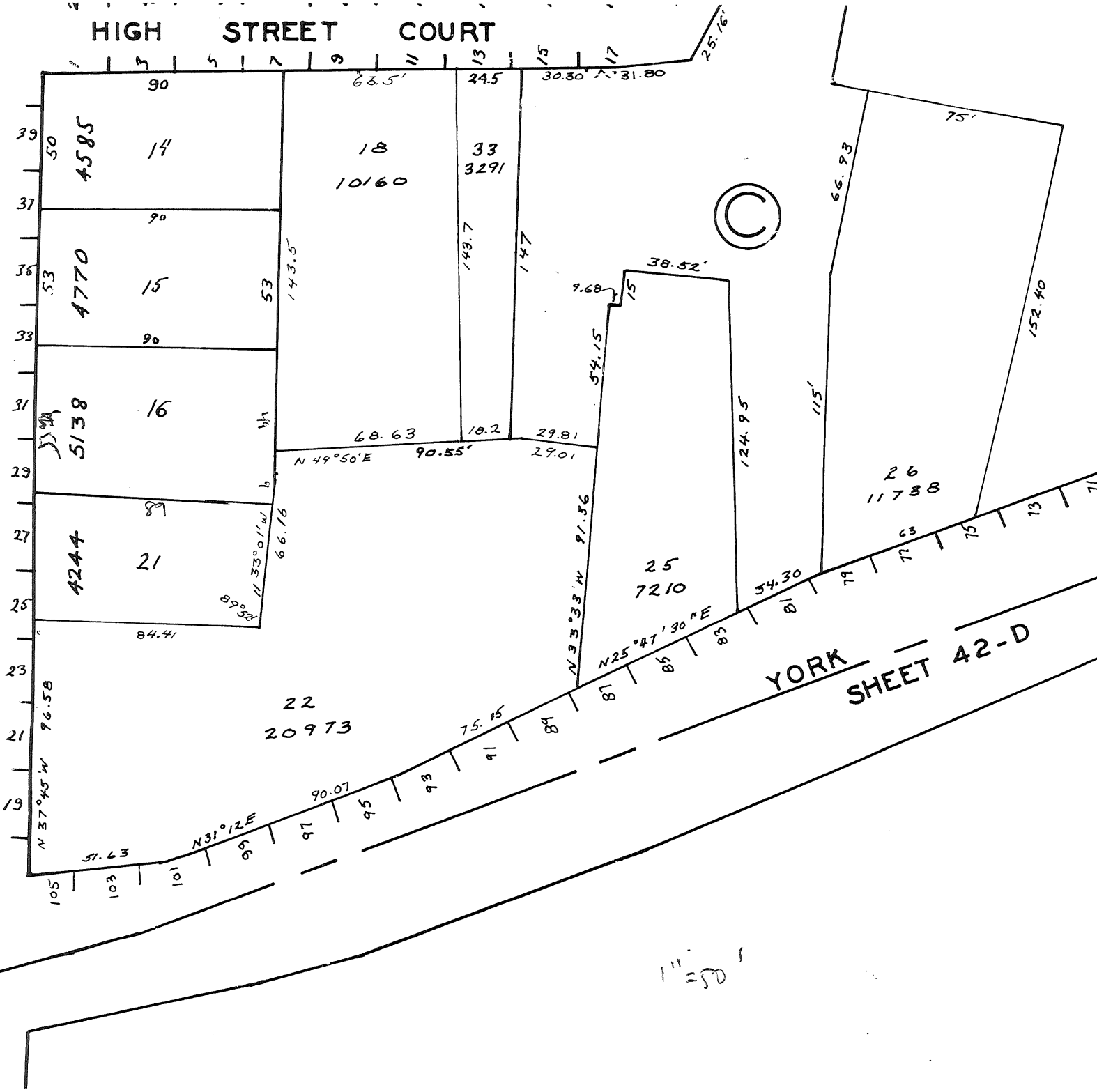
enlarge deck entryway (original 18x12)
(27' x 7.5' towards front)

I, Jarad Bernolavicz of Bernolavicz Properties, LLC.
(31 High St, Portland, ME 04101) give my permission
for Ron Wheeler as acting manager of my property,
to pick up my e-cards to be used by him
for rubbish removal and recycling for my above
mentioned property.

3/24/2008

Jarad Bernolavicz

HIGH STREET COURT



YORK SHEET 42-D

111' = 50''







410 C16





635 - 651 Congress Street

Columbia Hotel

1893 and 1899

The five-story David T. and Albert S. Rines Block, also known as the Columbia Hotel, was designed by Francis Fassett and built in 1893. The Rines family were Portland's leading hoteliers and were also responsible for the building of the Congress Square and Eastland hotels. The Lafayette Hotel, across Congress Street from the Columbia, built in 1903, was also designed by Fassett.

The Queen Anne style Columbia Hotel building was constructed of brick, with wood, freestone, and terra cotta trim. Prominent features were bay windows extending from the second to the fifth floor and a canopy over the sidewalk at the main entrance. The Columbia was expanded with the construction of the west wing in 1899. The new wing was similar in style to the original structure but one story taller. A single bay addition, with floor plates and cornice a bit lower than on the original building, was built on the eastern end of the building in 1894. It had bay windows matching those on the later western addition, above an entrance for carriages/automobiles. 1940s postcards show that the eastern addition and the two neighboring residential structures to the east had been replaced by a one-story commercial building (which is now gone as well). A driveway and parking are in its place.

The Columbia Hotel building has been altered with the removal of the projecting bay windows and entrance canopy, and the application of a stucco surface that obscures the original patterning of the brick piers, recesses and other details. The original window pattern, including the locations of the bay windows is still clearly discernible. The street level façade has been altered as well.

As is typical with historic hotels, which advertised heavily, there are many postcard and other period images available showing the original design details of the building.

More recent additions to the rear, within the Deering Street Historic District are poorly related to their surroundings in style and materials.



C. 1900



639-51

46-D-23

Surveyed by

John B. Kelly



Surveyed by

Handwritten signature: Harry B. Kelley

COLUMBIA HOTEL, PORTLAND, ME



C. 1920s

COLUMBIA AND LAFAYETTE HOTELS, PORTLAND, ME.

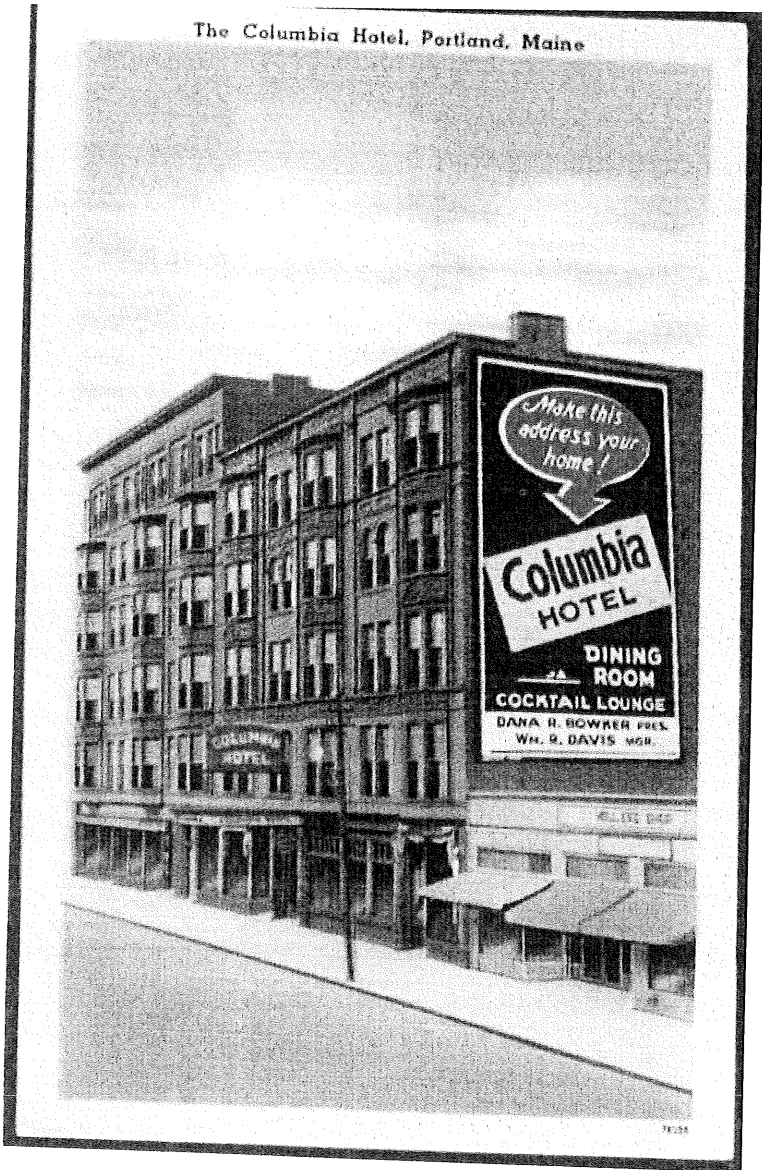


c. 1920s



C. 1940S

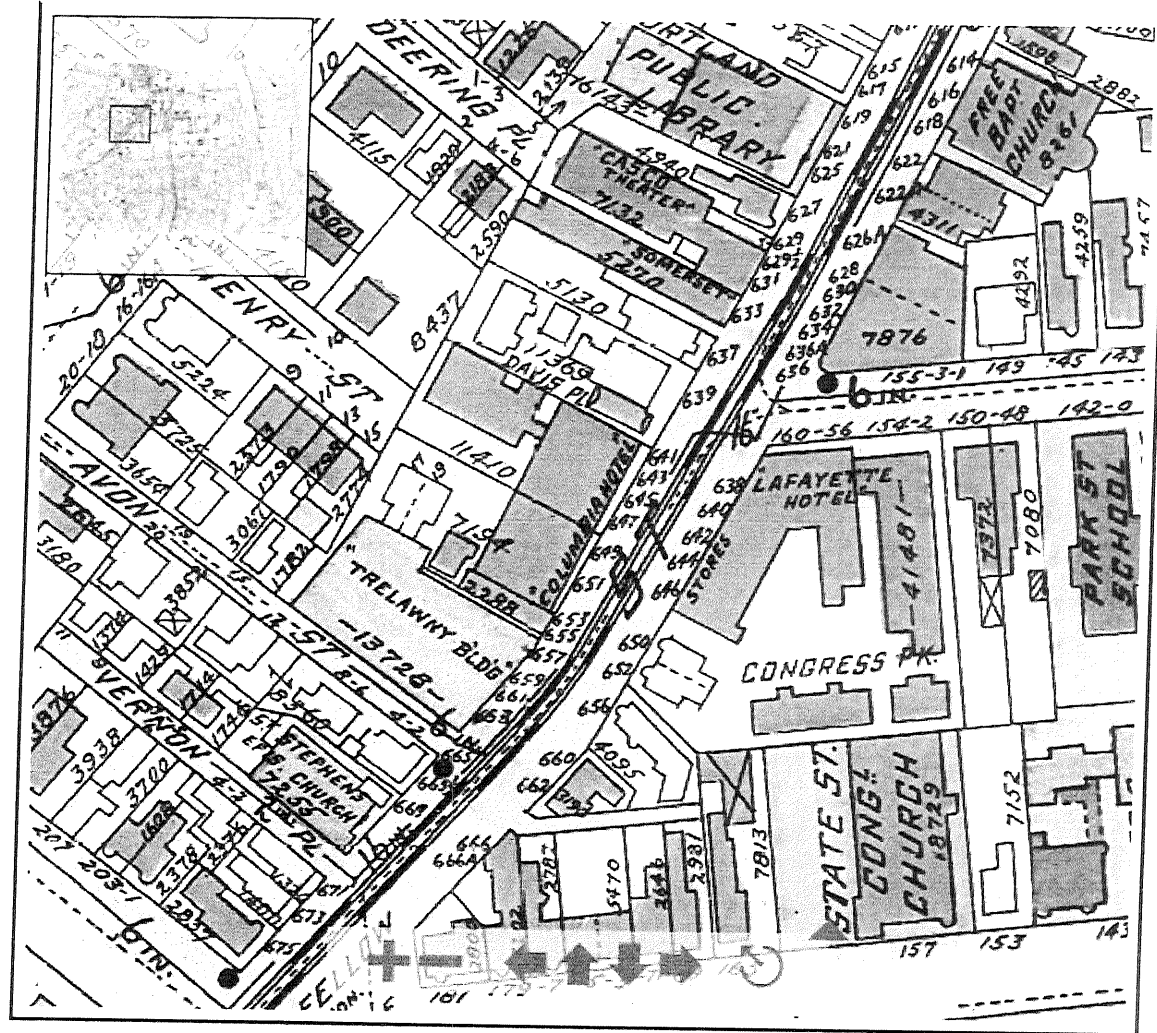
The Columbia Hotel, Portland, Maine



c. 1940s - 50s



Registration for 2008! [CLICK HERE](#)



Size and Price

[Hide Comments](#)

Comment(s). This map has been viewed 32 times since 8/24/07.

