

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 060940
AUG 17 2006
CITY OF PORTLAND

This is to certify that REDLON REBECCA J

has permission to Renovations of existing porch remove pump leveling on sill beam install new railing stairs

AT 172 DANFORTH ST 044 D032001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 in 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 when permission procured before this building or part thereof is altered or 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

Handwritten signature and date 8/17/06
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

06-0940	Issue Date: PERMIT ISSUED	CBL: 044 D032001
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Location of Construction: 172 DANFORTH ST	Owner Name: REDLON REBECCA J	Owner Address: 172 DANFORTH ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: CITY OF PORTLAND Alterations - Multi Family	Zone: R6
Past Use: Residential 3 unit	Proposed Use: Residential 3 unit- Renovations of existing porch/ remove a 2' bumpout leveling original beam install new railing, stairs <i>legal use: 3 dwelling units</i>	Permit Fee: \$48.00	Cost of Work: \$3,000.00
Proposed Project Description: Renovations of existing porch/ remove a 2' bumpout leveling original beam install new railing, stairs		CEO District: 2	
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied INSPECTION: Use Group: R-2 Type: SB IBC 2003 Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature _____ Date _____	
Permit Taken By: Idobson	Date Applied For: 06/23/2006	Zoning Approval	

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 Shoreland Wetland <i>work is within existing footprint</i> <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/ card check</i> Date: 7/16/06 <i>ASB</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 checked="" 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: 7/17/06 <i>D. Anderson</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0940	Date Applied For: 06/23/2006	CBL: 044 D032001
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Location of Construction: 172 DANFORTH ST	Owner Name: REDLON REBECCA J	Owner Address: 172 DANFORTH ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Residential 3 unit- Renovations of existing porch/ remove a 2' bumpout leaving original beam install new railing, stairs	Proposed Project Description: Renovations of existing porch/ remove a 2' bumpout leaving original beam install new railing, stairs
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 07/17/2006
Note: **Ok to Issue:**

- 1) *See attached HP Board decision letter, dated 7/17/06.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/06/2006
Note: **Ok to Issue:**

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

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 08/07/2006
Note: **Ok to Issue:**



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: 172 DANFORTH ST		
Total Square Footage of Proposed Structure 154	Square Footage of Lot 3600	
Tu Assessor's Chart, Block & Lot Chart# 44 Block# V Lot# 3%	Owner: REBELCA J. REDLON	Telephone: 207 772 6962 (H) 332 1627 (cell)
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: same	cost Of Work: \$ 3000.00 Fee: \$ 48.00 C of O Fee: \$ N/A
Current Specific use: exterior entryway - porch	Residential Zone	
Proposed Specific use: same		
Project description: see attached Renovations to Existing porch/removing A 2' Bumpout leaving original beam, installing New Railings, Stairs		
Contractor's name, address & telephone: NONE		
Who should we contact when the permit is ready: Rebecca J. Redlon		
Mailing address: Phone: 772 6962 (h) 332 1627 (c)		

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

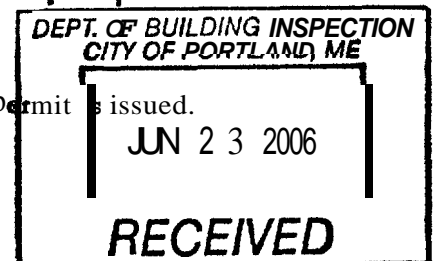
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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 of applicant: Rebecca J Redlon Date: 6/19/06

This is not a permit; you may not commence ANY work until the permit is issued.

930



CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Cordia Pitman

Cordelia Pitman, Chair
John Turk, Vice Chair
Martha Deprez
Kimberley Geyer
Steve Sewall
Robin Tannenbaum
Susan Wroth

July 17, 2006

Rebecca Redlon
172 Danforth Street
Portland, Maine 04101

Re: Certificate of Appropriateness for Porch Alterations; 172 Danforth Street

Dear Ms. Redlon:

On July 17, 2006, the City of Portland's Historic Preservation Board voted 6-0 to approve your application for a Certificate of Appropriateness for porch alterations at 172 Danforth Street.

Board approval was made subject to the following conditions:

- Remaining original pilaster to be used as template for design of the *two* missing posts, and other pilaster, if it is missing. All dimensions and details to be taken from this pilaster.
- e Porch railing design to copy "Typical Greek Revival Balusters" drawing on page A-11 of the City of Portland Guidelines for Porch Repairs and Replacements. Construction details from page A-7 of same.
- Height of porch railing to match documented height, if allowed by code. HP staff will assist applicant in applying for waiver.
- Porch skirting design to copy "Typical Greek Revival Skirting" drawing with 3" vertical boards spaced ½" apart on page A-11 of the City of Portland Guidelines for Porch Repairs and Replacements. Construction details from page **A-6** of same.
- Stair details to follow "Typical residential risers and treads" drawing on page A-4 of the City of Portland Guidelines for Porch Repairs and Replacements.
- e Applicant to submit final eave/entablature detail to staff for review and approval. Note: the entablature design appears to be close to that shown on page A-17 in the City of Portland Guidelines for Porch Repairs and Replacements, with the substitution of a crown molding for the small individual brackets at the roof edge. This design could be followed, with the crown molding substituted.
- Given height of porch, no handrail will be required for front steps.

- The project description indicates that the porch decking will be spruce. The Board recommends cedar decking, as spruce is not durable in this application.
- All exposed surfaces to be painted.
- Roofing material to match that of principal structure.
- Board highly recommends installation of wood gutter, versus aluminum gutter.

All improvements shall be carried out as shown on the plans and specifications submitted for the 7/12/06 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that 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,

A handwritten signature in black ink that reads "Cordelia Pitman". The signature is written in a cursive style. To the right of the name, there is a small circular stamp or mark containing the initials "DM".

Cordelia Pitman, Chair
Historic Preservation Board

cc: Approval Letter File
Building Inspections

DESCRIPTION OF PROPOSED CONSTRUCTION FOR 172 DANFORTH STREET

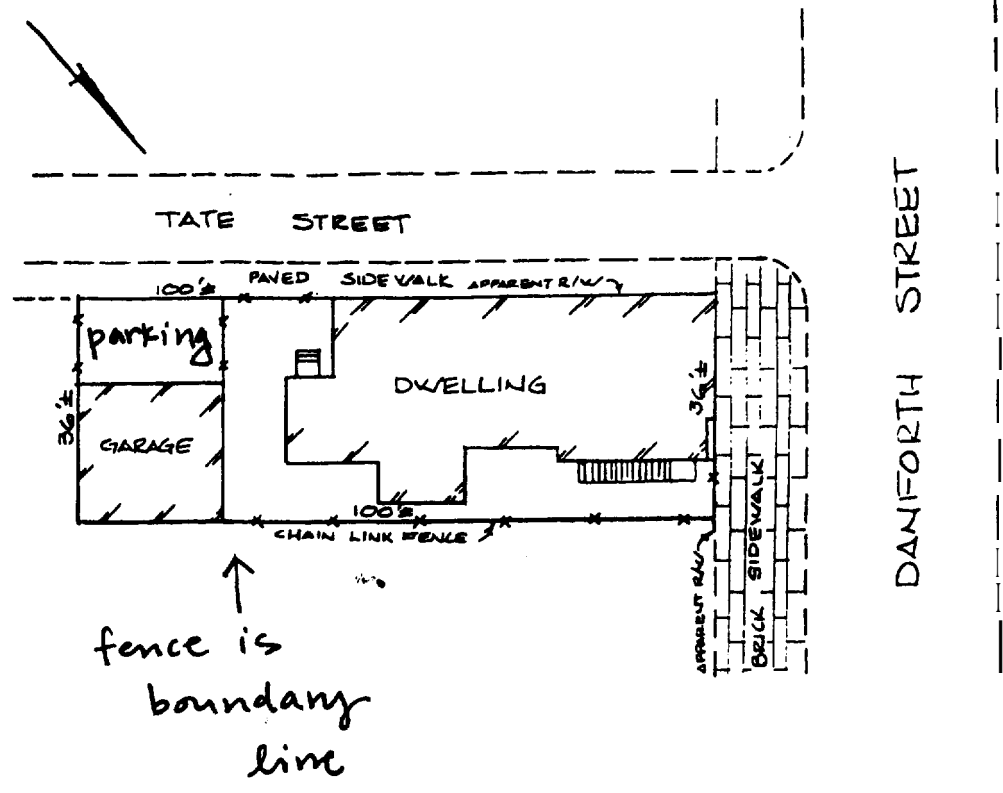
- e Remove 2'6" of porch width in order to bring the structure in line with the original builder's intentions. NOTE: all original beams, studs, and footings **are** pre-existing and serviceable. The **only** structural pieces being removed are those that were obviously added.
- Remove present shingle roof
- Replace roof decking if needed
- Install ice and water shield
- Install architectural shingles
- Install new pine fascia boards (all new trim work will match existing trim work **as** closely as possible)
- Replace ceiling with tongue and groove pine
- Install **two** pine-wrapped posts to match existing column (9" diam)
- Install spruce flooring and steps (11" tread, 7" riser) from sidewalk
- Install historically suitable railing. The original railing was 31" high, but if **an** exception to code cannot **be** made, then new railing will be 36". Style and spacing of **balusters** to be determined **as** per historical guidelines.
- e Install lattice (pine slats – width and spacing to be determined **as** per historical guidelines)

Estimated cost **of** materials: \$3,000

Submitted by Rebecca J. Redlon, owner

NOTE: Fire escape is 100% independent of porch structure

Footprint 172 Danforth St

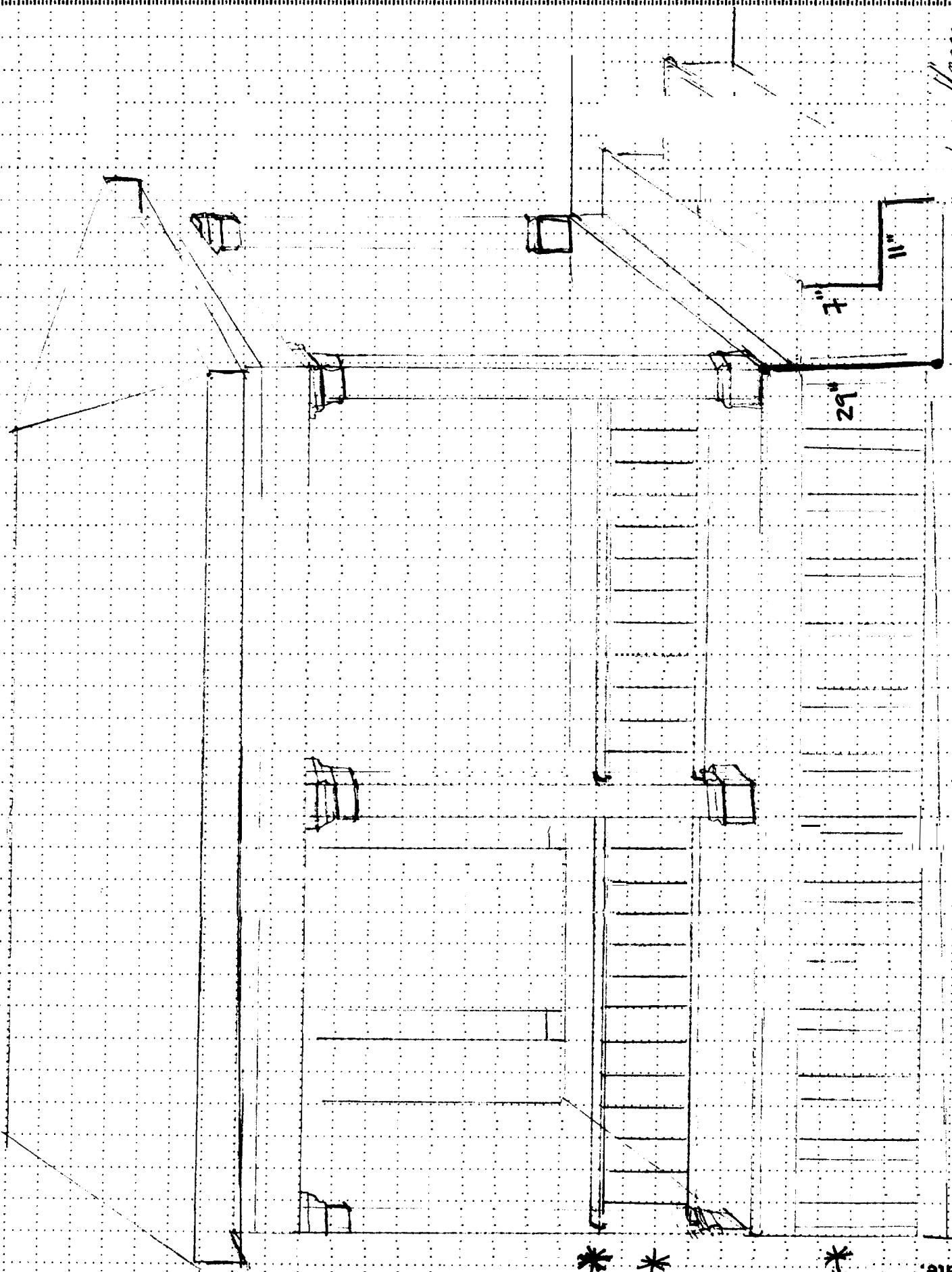




170
000

Surveyed by ED. F. - Mann - Frazier

(Remarks on other Side) 25/3/24



OK less than 30"

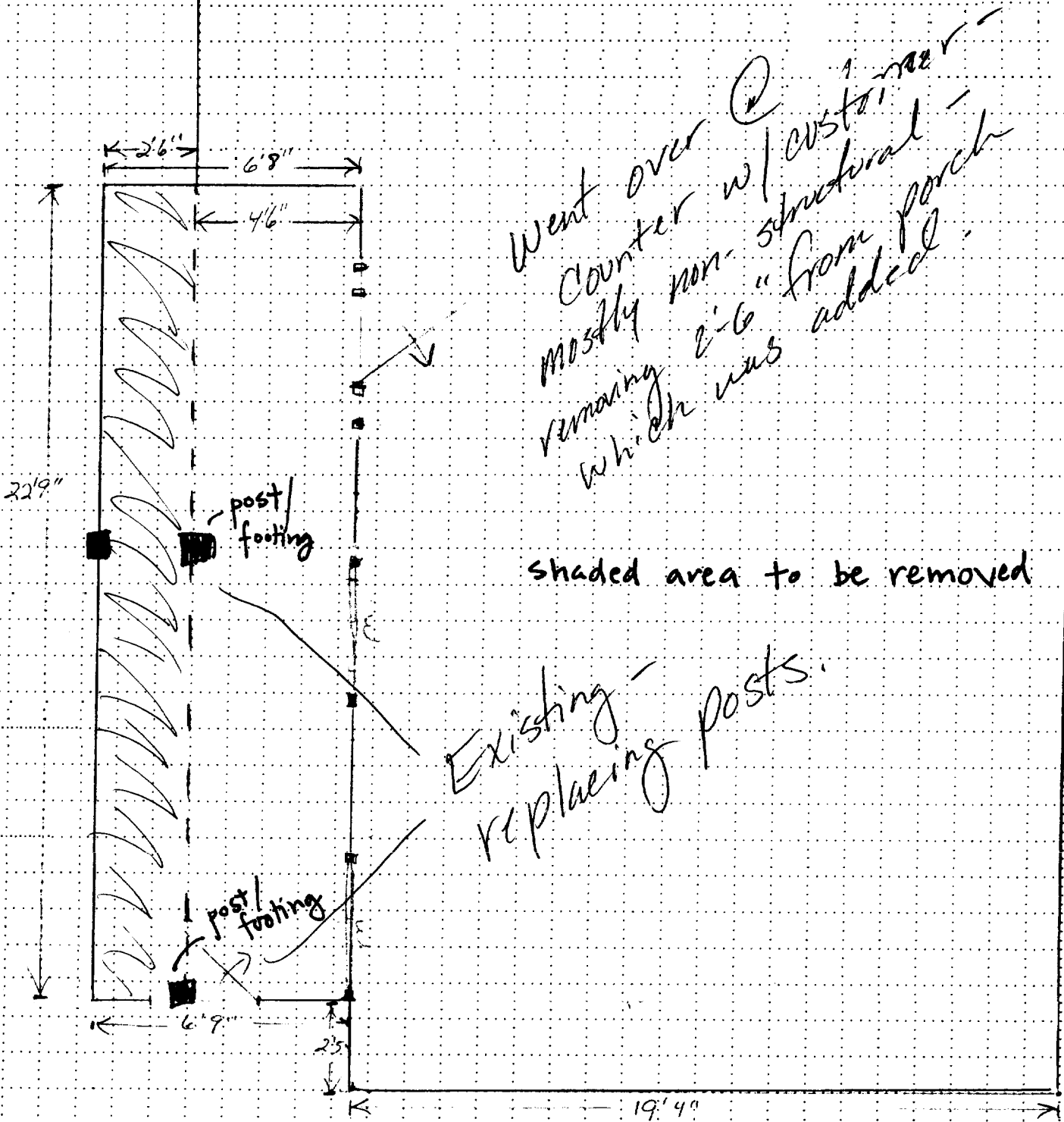
* railing height = 31" or 36" (see descriptive narrative)
 ** See narrative for details regarding lattice/skirting & balusters

From the workbench of:
 Date:

From the workbench of:

Date:

Main House



CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 172 Danforth Street
Date of Issue Dec. 30, 1982

Issued to Mrs. Ruth O. Donnell

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 82-945, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy of use, limited or otherwise, as indicated below.

APPROVED OCCUPANCY

PORTION OF BUILDING OR PREMISES

3 Family Dwelling

Entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Ruth O. Donnell
(Date)

Inspector

R. A. ...
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



