

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 070312

APR - 4 2007

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that VICTORIA SOCIETY OF MEXICAN WOMEN/Consigli Construction

has permission to Exterior Restoration to steps

AT 109 DANFORTH ST

044 F004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all 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 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 loaded or enclosed-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

Janie Bomke 4/3/07
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

Permit No: 07-0312	Issue Date:	CBL: 044 F004001
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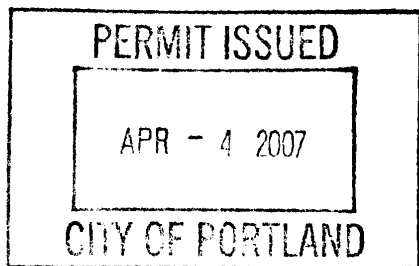
Location of Construction: 109 DANFORTH ST	Owner Name: VICTORIA SOCIETY OF MAINE	Owner Address: 109 DANFORTH ST	Phone:
Business Name:	Contractor Name: Consigli Construction	Contractor Address: 50 Monument Square Suite 300 Portla	Phone 2077484173
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: Victoria Mansion -	Proposed Use: Victoria Mansion - Exterior Restoration to steps	Permit Fee: \$1,000.00	Cost of Work: \$97,600.00	CEO District: 2
Proposed Project Description: Exterior Restoration to steps		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>Historic Restoration of Steps</i> Signature: <i>JMB 4/3/07</i>	
		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: 03/26/2007	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: <i>OK 3/26/07</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 <i>FO DA 3/26/07</i> <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: <i>3/27/07</i> <i>D. Andrews</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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.


A Pre-construction Meeting will take place upon receipt of your building permit.

- ☒ Footing/Building Location Inspection: Prior to pouring concrete
- ☒ Re-Bar Schedule Inspection: Prior to pouring concrete
- ☒ Foundation Inspection: Prior to placing ANY backfill
- ☒ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ☒ ~~Final/Certificate of Occupancy~~: Prior to any ~~occupancy~~ of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.


Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

☒ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

☒ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X 
Signature of Applicant/Designee

4-4-07
Date


Signature of Inspections Official

4-4-07
Date

CBL: 44 E 004

Building Permit #: 07-0312

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0312	Date Applied For: 03/26/2007	CBL: 044 F004001
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Location of Construction: 109 DANFORTH ST	Owner Name: VICTORIA SOCIETY OF MAINE	Owner Address: 109 DANFORTH ST	Phone:
Business Name:	Contractor Name: Consigli Construction	Contractor Address: 50 Monument Square Suite 300 Portla	Phone (207) 748-4173
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Victoria Mansion - Exterior Restoration to steps	Proposed Project Description: Exterior Restoration to steps
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 03/27/2007**Note:****Ok to Issue:** ☒

- 1) * Applicant to submit handrail detail to historic preservation staff for final review and approval.

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 03/26/2007**Note:****Ok to Issue:** ☒**Dept:** Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 04/03/2007**Note:****Ok to Issue:** ☒

- 1) An exemption from handrail height has been granted to be 32" for historic landmark
- 2) Structural details of the footing and foundation shall be submitted prior to construction

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.

Applicant

Application Date

Applicant's Mailing Address

Address of Subject Property

Contact Person/Phone Number

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

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

2. Proposed Use, if applicable:

3. The distance from the porch deck to the ground:

4. The number of existing stair risers:

5. The current railing height and/or documented original railing height:

6. The railing height requested:

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

Inspections Staff Recommendation:

~~Has not~~ **NOT** ~~been~~ ~~reviewed~~ ~~by~~ ~~the~~ ~~staff~~ ~~of~~ ~~the~~ ~~Planning~~ ~~Department~~ ~~on~~ ~~4/3/07~~

3211

Exemption Granted ☒ Conditional Exemption ☐ Exemption Denied ☐

Signature

Date:

4/3/07

White - Planning Office

Yellow - Inspections

Pink - Applicant

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Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

Inspections Staff Recommendation:

Exemption Granted ☒

Conditional Exemption ☐

Exemption Denied ☐

Signature

Date:

White - Planning Office

Yellow - Inspections

Pink - Applicant



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>Victoria Mansion - 109 Danforth St.</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>F</u> Lot# <u>4</u>		Owner: <u>Victoria Society of ME.</u> Telephone: <u>207-772-4841</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Seth Amoroso</u> <u>Consigli Const. Co. Inc.</u> <u>84 Middle St.</u> <u>Portland, ME. 04101</u>	
	Cost Of Work: \$ <u>97,600</u>	Fee: \$ _____
	C of O Fee: \$ _____	
Current legal use (i.e. single family) <u>Museum</u>		
If vacant, what was the previous use? _____		
Proposed specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>See attached sheet Exterior Restoration + 0 Steps</u>		
Contractor's name, address & telephone: <u>Consigli Const. Co., Inc.</u> <u>207-773-3000</u> <u>84 Middle St.</u> <u>Portland, ME. 04101</u>		
Who should we contact when the permit is ready: <u>Seth Amoroso</u>		
Mailing address: <u>Same as above</u> Phone: <u>207-272-5917</u>		

Please submit all of the information outlined in the
Failure to do so will result in the automatic denial

In order to be sure the City fully understands the full scope of the
request additional information prior to the issuance of a permit. For
www.portlandmaine.gov, stop by the Building Inspections office,

I hereby certify that I am the Owner of record of the named property, or
been authorized by the owner to make this application as his/her authorized
In addition, if a permit for work described in this application is issued, I have
authority to enter all areas covered by this permit at any reasonable hour

that I have
ediction.
ave the

Signature of applicant: [Signature]

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

Victoria Mansion Project Description

-Work does not include anything outside of existing footprint. Work is aesthetic and necessary maintenance, no new building is taking place, only replacement of deteriorated elements.

All work to happen at Danforth Street entrance to Victoria Mansion

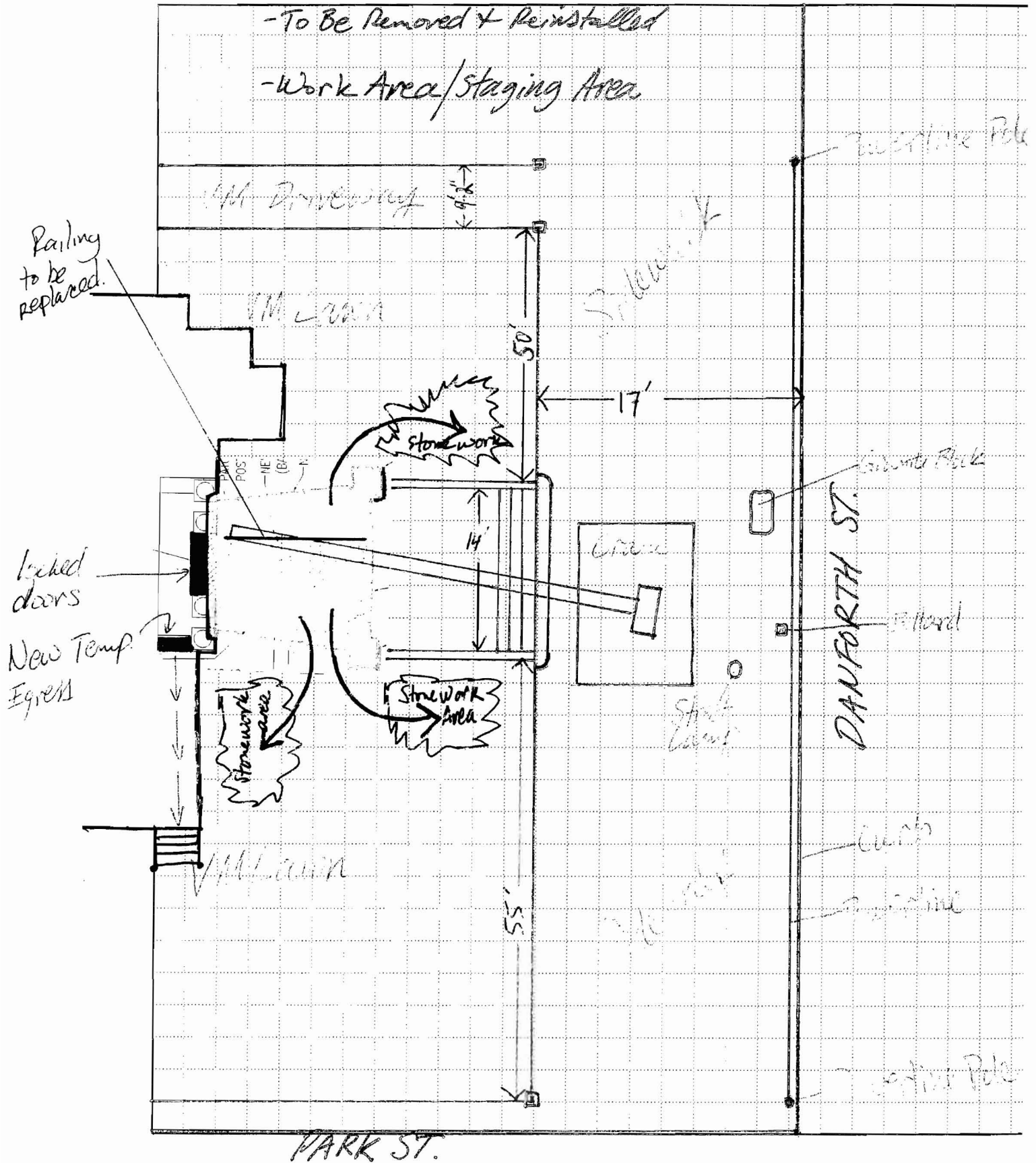
- Remove (7) stair treads and brownstone sidewalls.
- Remove existing pier caps, piers and plinth blocks at base of stairs.
- Remove rubble and broken masonry under stairs.
- Remove existing iron handrail. New bronze handrail to be fabricated and installed.
- Install new concrete support walls to support stair treads and pier plinth blocks.
- Reset existing salvaged brownstone units, including: stair treads, plinth blocks, sidewalls.
- Set newly fabricated handrails on new balusters. Set new piers and pier caps. These elements are newly fabricated brownstone units to match the originals that are no longer intact at the mansion entrance. There are no new installations, only recreating what was originally in place.
- Remove netting above entry door and install pigeon protection.

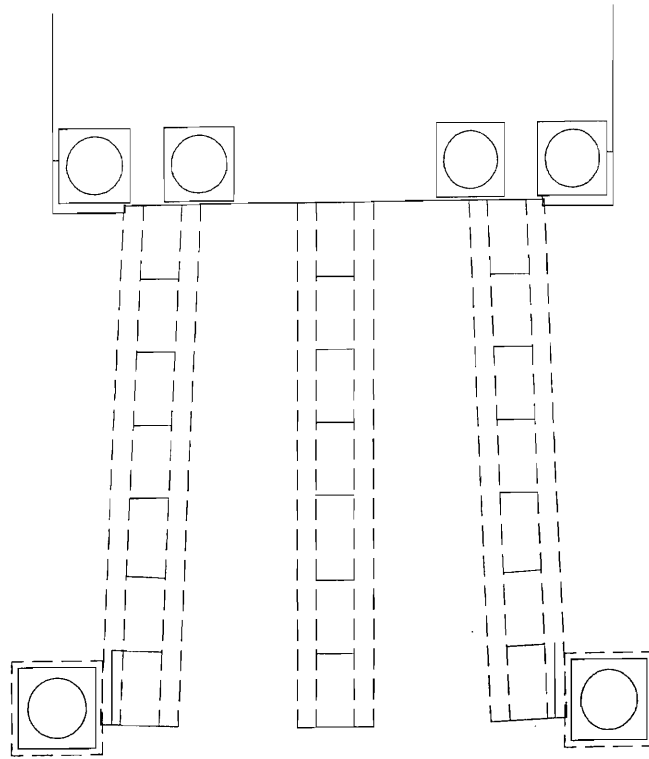
The front entrance doors (facing Danforth Street) will be locked during restoration. The door from inside the vestibule to the front porch will become the 2nd means of egress.

Crane will be in place on sidewalk for approximately one week while we deconstruct the steps. The next phase of work will last approximately 5 weeks (crane will not be on site) and will include removal of failed support structure, reinstallation of new support walls and repairs to the individual brownstone elements. Work will all happen on the lawn areas on either side of the stairs. The following 1-2 weeks will involve the crane to reinstall all units back to their original positions. We anticipate a total of 8 weeks on site. The crane will only be on site at the beginning and end of the work, not for the majority of the project in-between.

Victoria Mansion - Front Step Repair

*Drawing NOT to Scale.



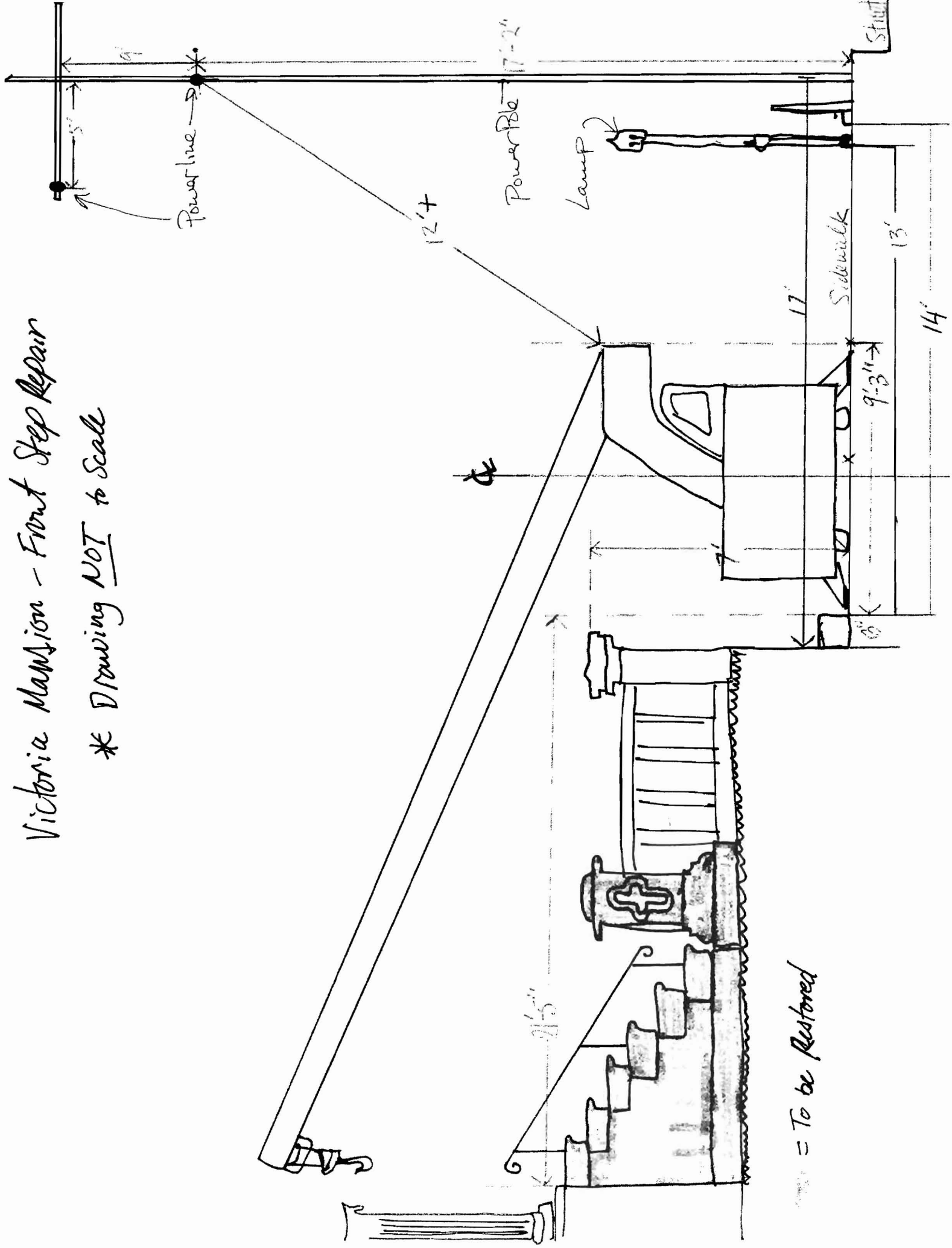


Support Wall Plan
Victoria Mansion - Front Step Repair

Not to Scale

Victoria Mansion - Front Step Repair

* Drawing NOT to Scale

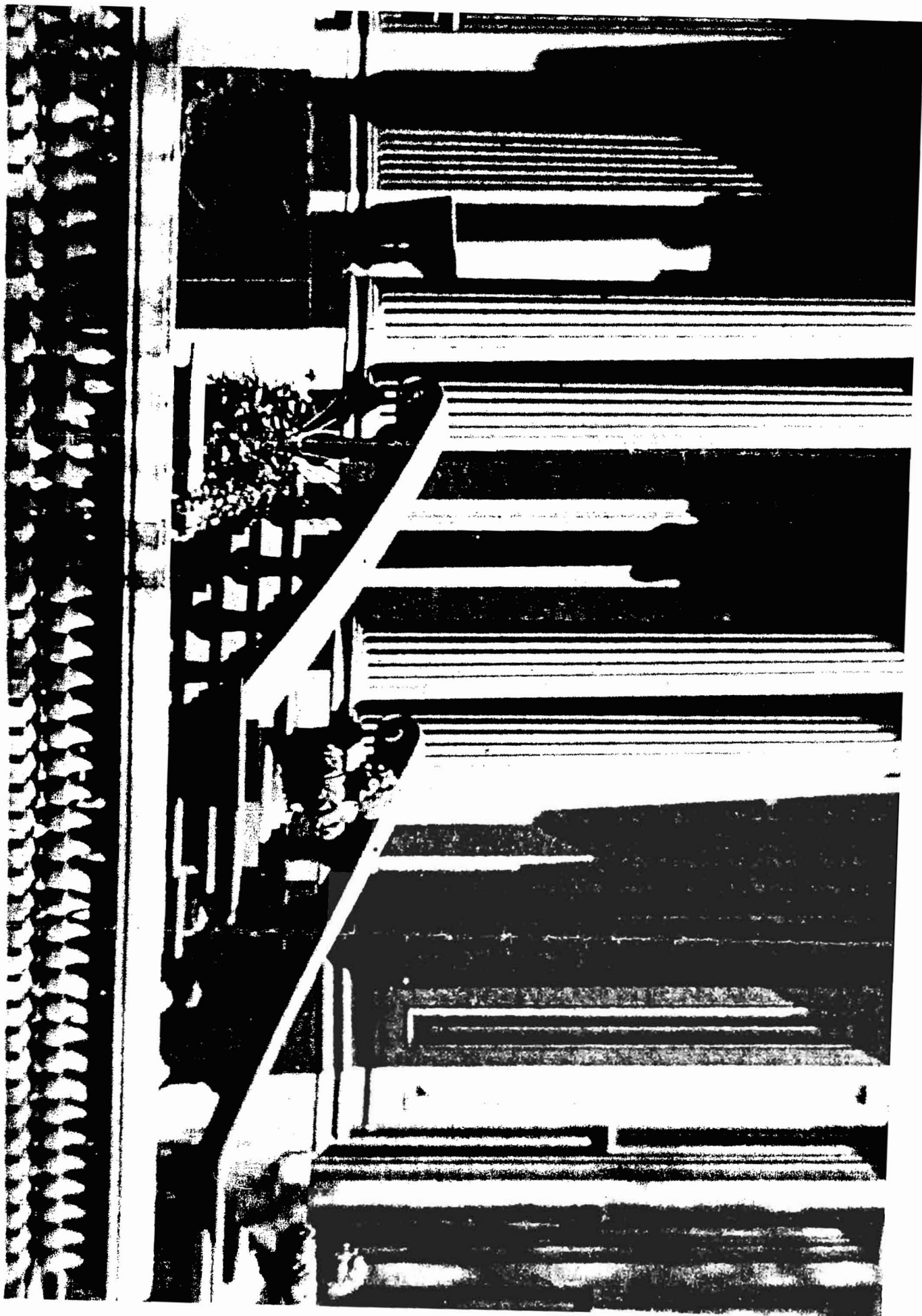


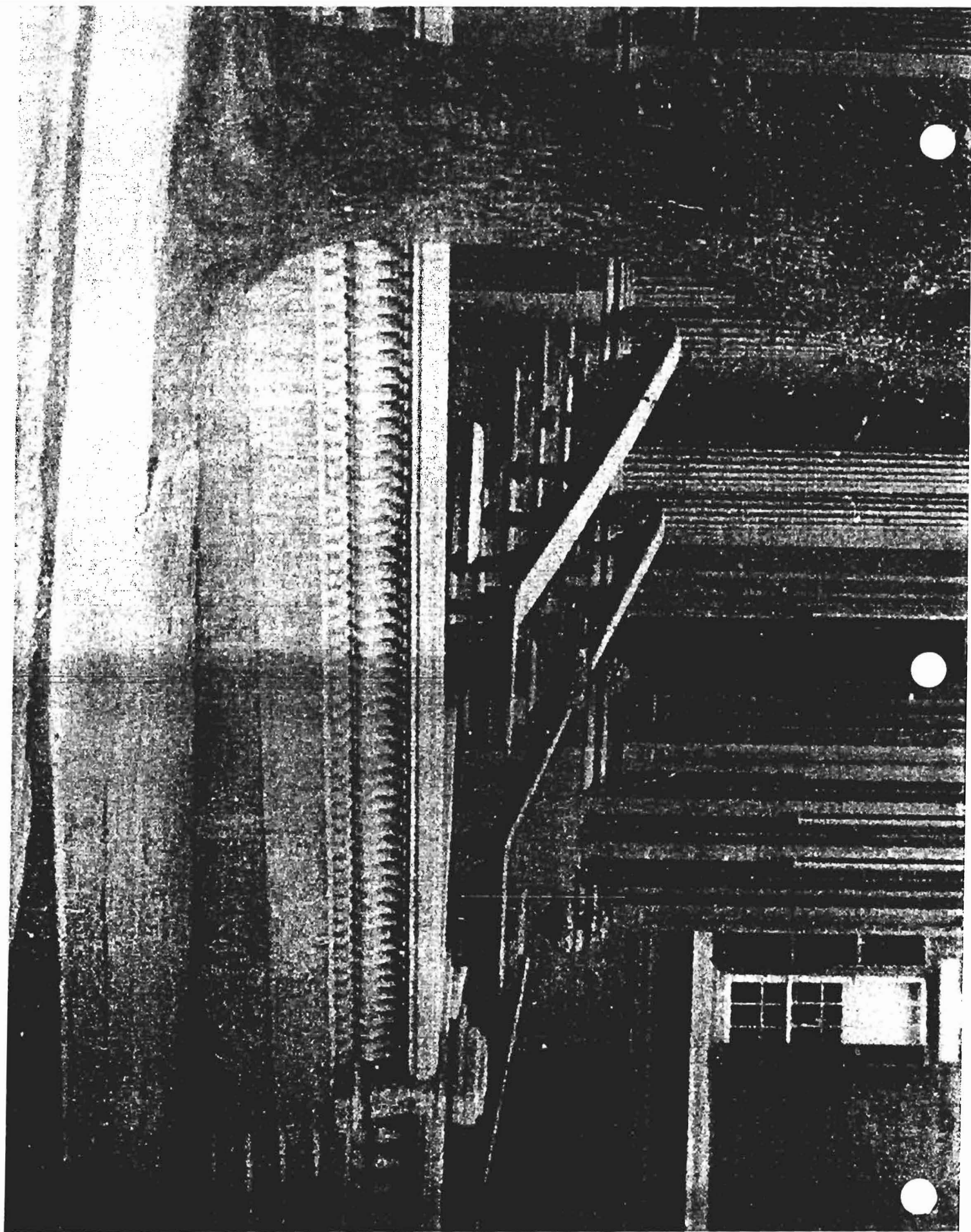
= To be Restored

01/21/2007 02:44 PM

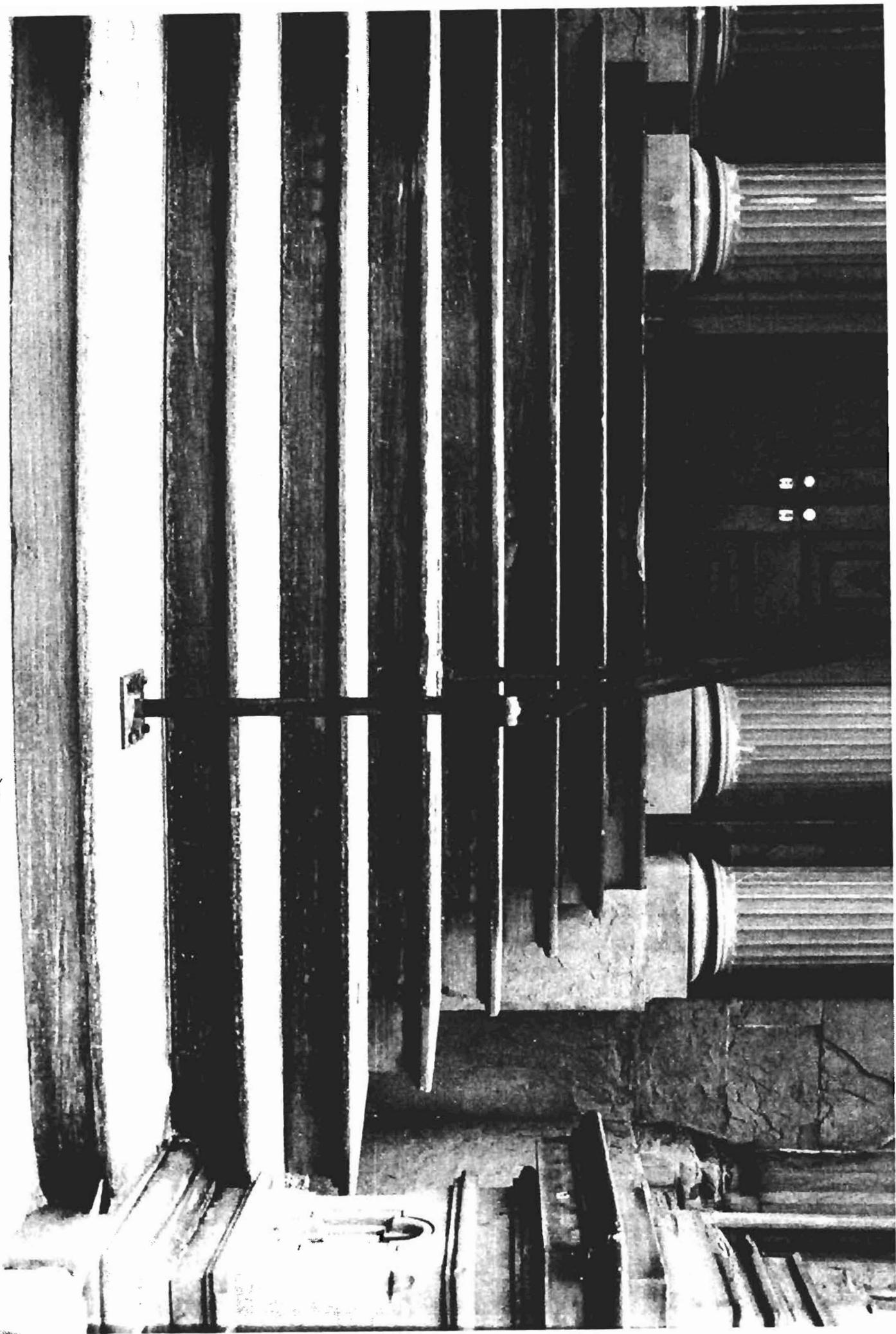


E-9 1900-1900



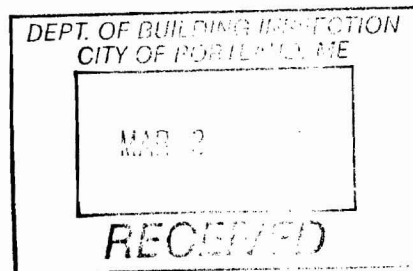
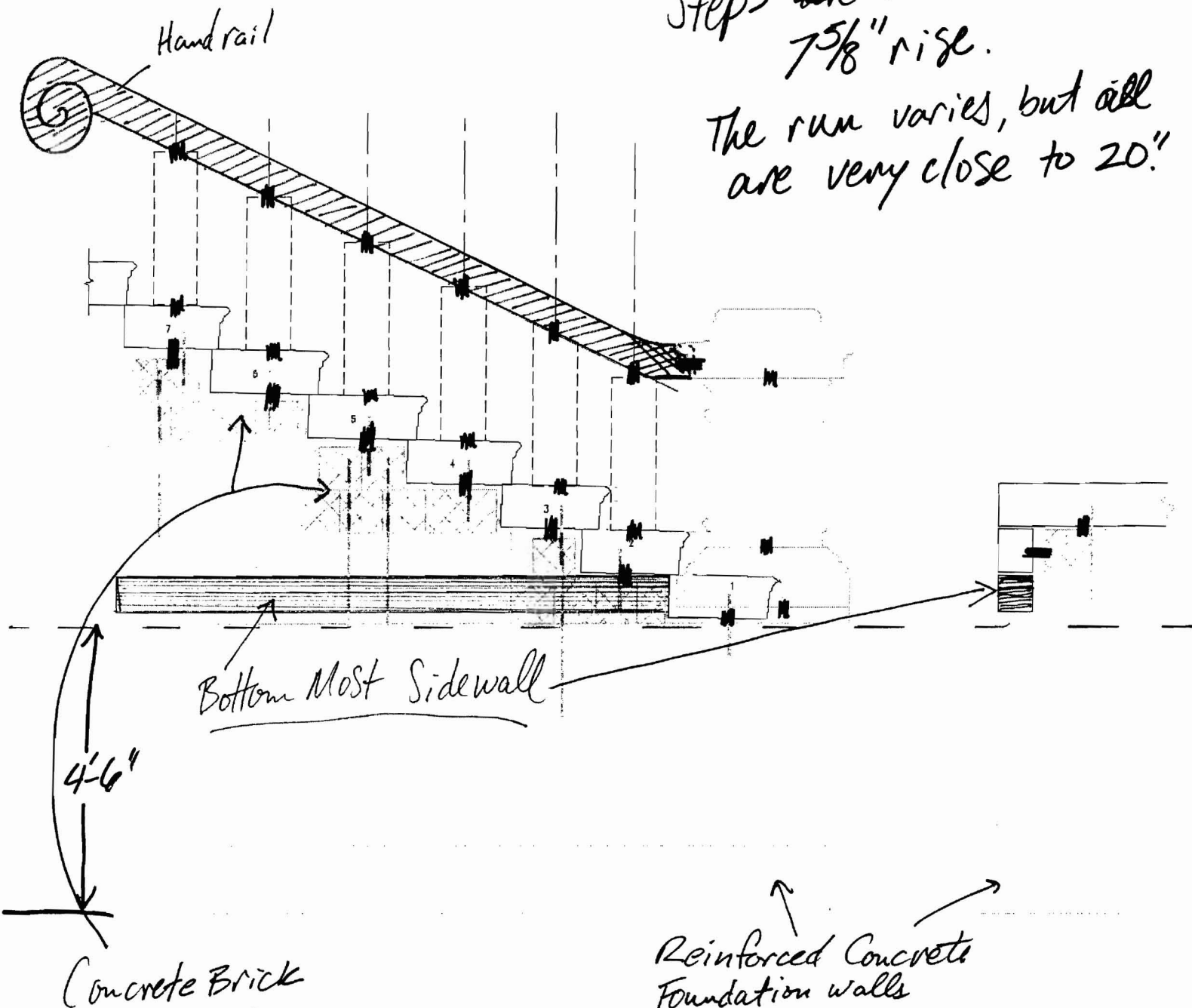


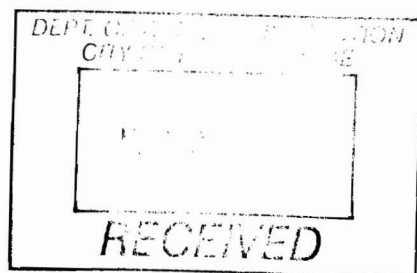
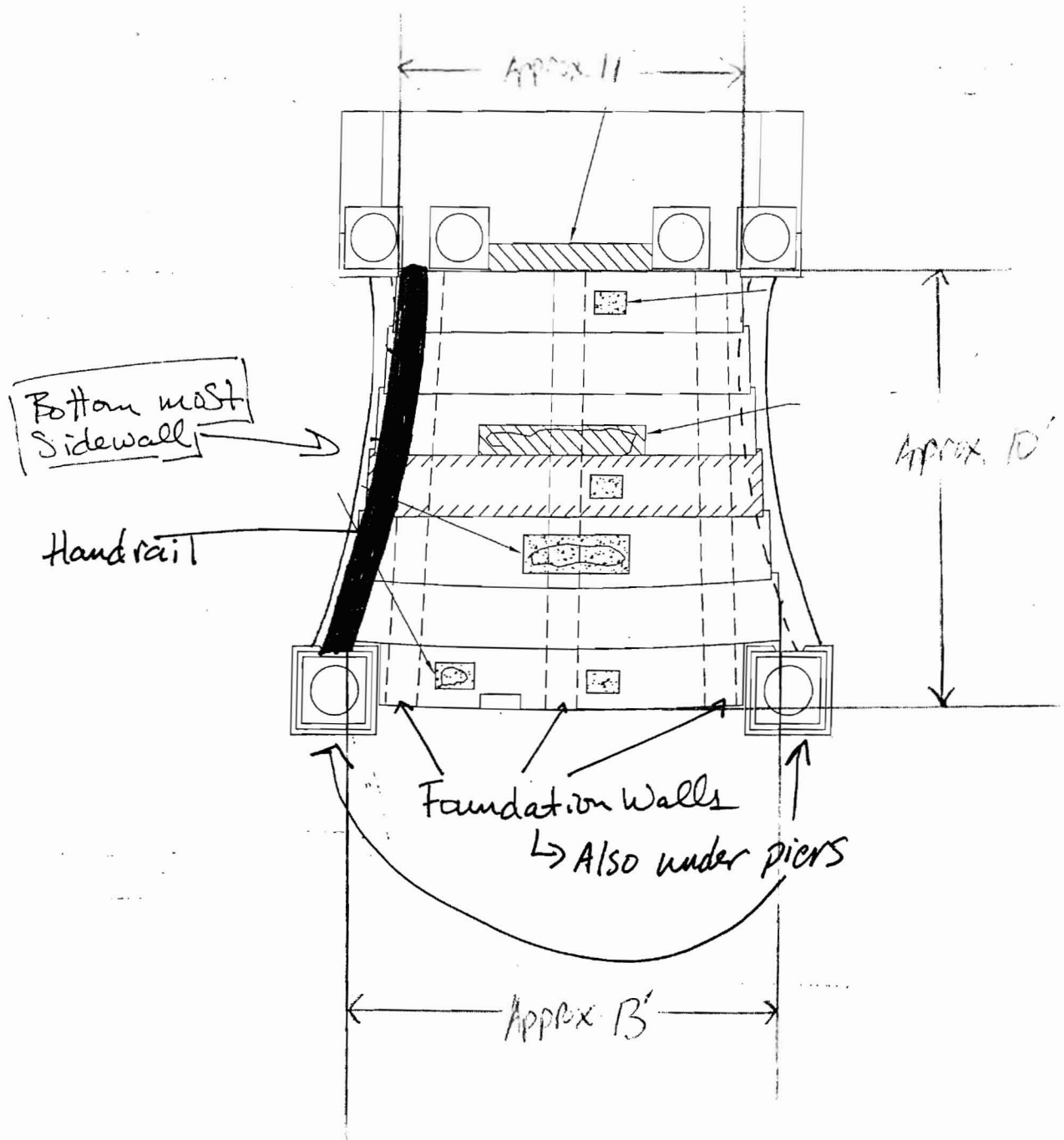
⊗



Steps ~~are~~ all have
7 5/8" rise.

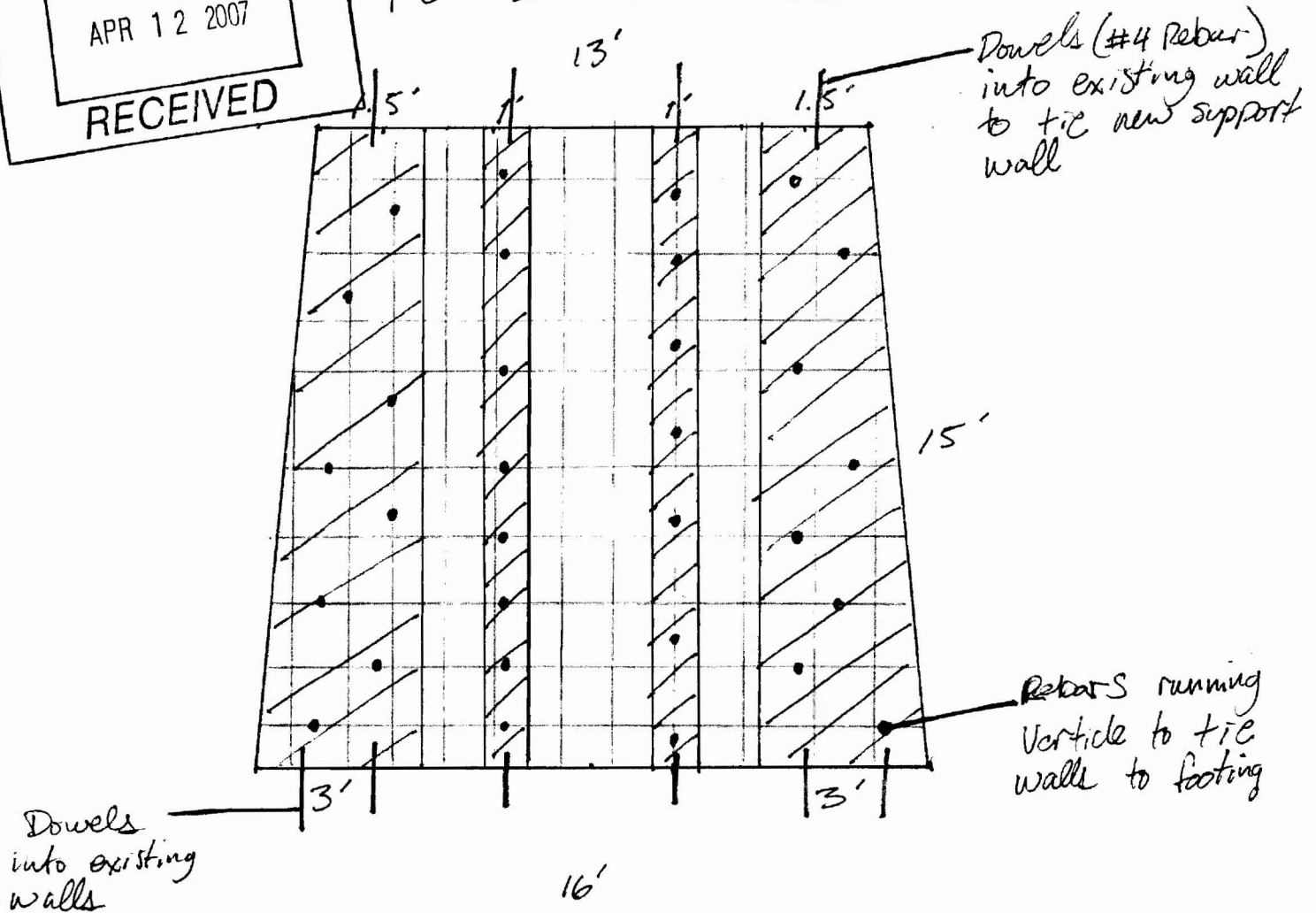
The run varies, but all
are very close to 20".







44-F-004 '09 Danforth Victorian Mansion
FOOTING SLAB



- Outline of footing slab showing locations of support walls.

- Rebars (in red) are #4, on center at 18"

