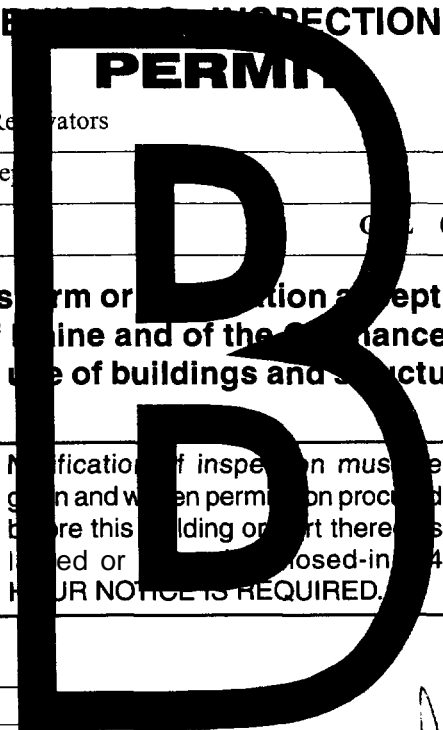


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached



PERMIT ISSUED
Permit Number: 051680
NOV 22 2005
CITY OF PORTLAND

This is to certify that STERMER LYNN/Retco Refrigerators

Repair and Replace front steps

has permission to

144 SPRING ST

AT

045 B035001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the 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 proceeds before this building or part thereof is started or closed-in. 4 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

Janine Burke 11/22/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1680	Issue Date: NOV 22 2005	CB#: 045 B035001
-----------------------	-----------------------------------	------------------

Location of Construction: 144 SPRING ST	Owner Name: STERMER LYNN	Owner Address: 180 FRANCES S	Phone: -3073
Business Name:	Contractor Name: Retco Renovators	Contractor Address: 19 Deering Avenue Portland	Phone: 2077756309
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

CITY OF PORTLAND

Past Use: 2 Family Dwelling	Proposed Use: 2 Family Dwelling- Repair and Replace front steps	Permit Fee: \$57.00	Cost of Work: \$4,000.00	CEO District: 2
Repair and Replace front steps		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type: 5B	
		Signature: <i>JMB 11/22/05</i> RICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:	

Permit Taken By: Idobson	Date Applied For: 11/10/2005	Zoning Approval	
------------------------------------	--	------------------------	--

<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 <i>Sec. 14-38</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>OK</i> <input type="checkbox"/> Site Plan <i>OK</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>JMB 11/22/05</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 <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>JMB for D.A. 11/22/05</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1680	Date Applied For: 11/10/2005	CBL: 045 B035001
------------------------------	--	----------------------------

Location of Construction: 144 SPRING ST	Owner Name: STERMER LYNN	Owner Address: 180 FRANCES ST	Phone: () 773-3073
Business Name:	Contractor Name: Retco Renovators	Contractor Address: 19 Deering Avenue Portland	Phone: (207) 775-6309
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: 2 Family Dwelling- Repair and Replace front steps	Proposed Project Description: Repair and Replace front steps
---	--

Dept: Historical **Status:** Approved **Reviewer:** Deborah Andrews **Approval Date:**
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/17/2005
Note: **Ok to Issue:**

1) Approved using Sec. 14-385 to restore a nonconforming structure in the exact footprint

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/22/2005
Note: **Ok to Issue:**

1) See Historic waiver for handrail graspability

2) Approved using Sec. 3403.4 for replacement stairs in the existing footprint, may not comply w/ the stair requirements in Sec. 1009

Comments:

11/17/2005-jmb: Left vm w/Lynn S. For more construction details, called Bob (contractor) discussed details as noted on plans. Still need to confirm handrail dimensions.

11/21/2005-jmb: Left vm w/Bob T. About waiver process for the graspable handrail



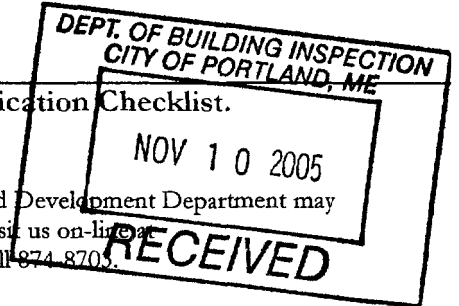
General Building Permit Application

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>142-144 SPRING STREET</u>		
Total Square Footage of Proposed Structure <u>100 SF +/-</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>45</u> Block# <u>B</u> Lot# <u>35</u>	Owner: <input checked="" type="checkbox"/>	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Lynn Stermer</u> <u>186 Frances St</u> <u>Portland 04102</u> <u>207 773 3073</u>	cost Of Work: \$ <u>4 000.00</u> Fee: \$ <u>57.00</u> C of O Fee: \$ _____
<u>REPLACE EXISTING ENTRY STAIRS + PORCHES (2) WITH NEW AS PER SPECS ATTACHED</u>		
Contractor's name, address & telephone: <u>DETO RENOVATORS INC</u> <u>775-6309</u>		
Who should we contact when the permit is ready: <u>Lynn Stermer</u>		<u>749-3446</u>
Mailing address:		Phone: <u>773 3073</u>

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: <u>Lynn Stermer</u>	Date: <u>11/10/05</u>
---	-----------------------

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

November 8,2005

Lynn Stermer
144 Spring Street
Portland, Maine 04101

Re: Replacement of two front porches – 144 Spring Street

Dear Ms. Stermer:

On November 8,2005, this office reviewed and approved your request for a Certificate of Appropriateness for the replacement of your two front porches at 144 Spring Street. Approval is based on the project description and specifications included in your application dated 6/16/05.

Approval is subject to the following conditions:

- Posts, balusters and railings to be constructed of pine or hardwood; pressure-treated lumber is not allowed for finish carpentry.
- a Treads and risers to follow the detail shown on page A-4 of *Guidelines for Porch Repairs and Replacement*
- Spacing between balusters not to exceed 3 – 3 ½”
- Porch skirting to consist of square lattice set within a full frame.
- Railing height not to exceed 36”.
- You are required to contact this office upon completion of the work for a final inspection.

All improvements shall be carried out as shown on the plans and specifications submitted as part of your application dated 6/16/05. except as to conform with the conditions above. 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

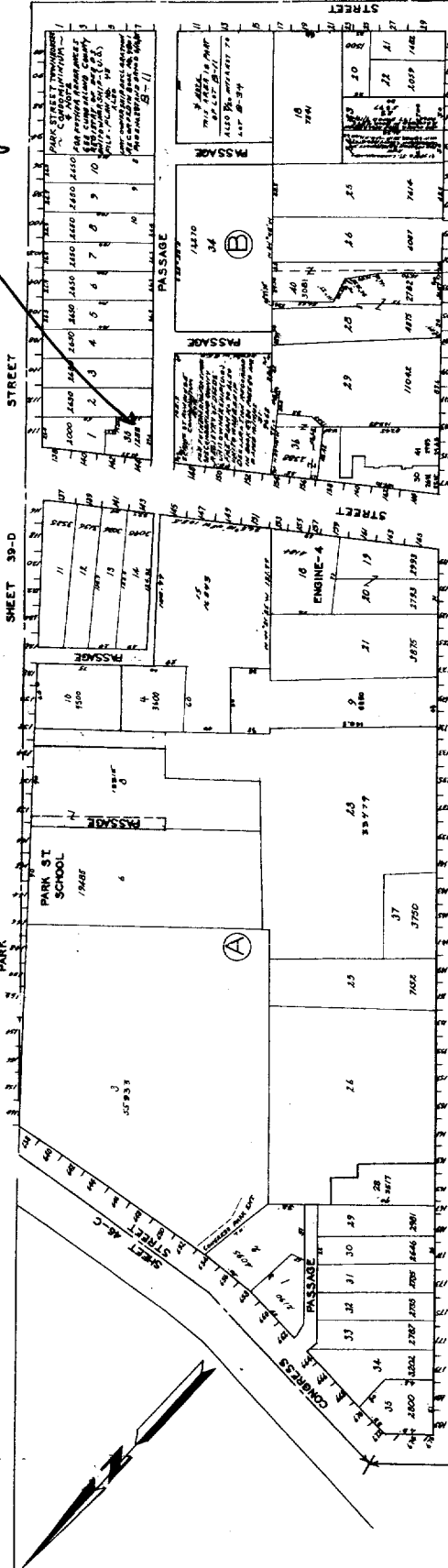
cc: Bob Thompson, Retco Renovators, Inc.

subject property

No 45

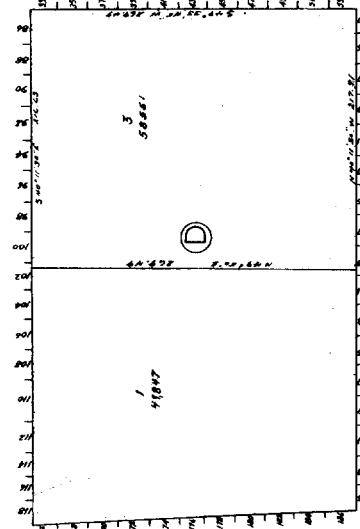
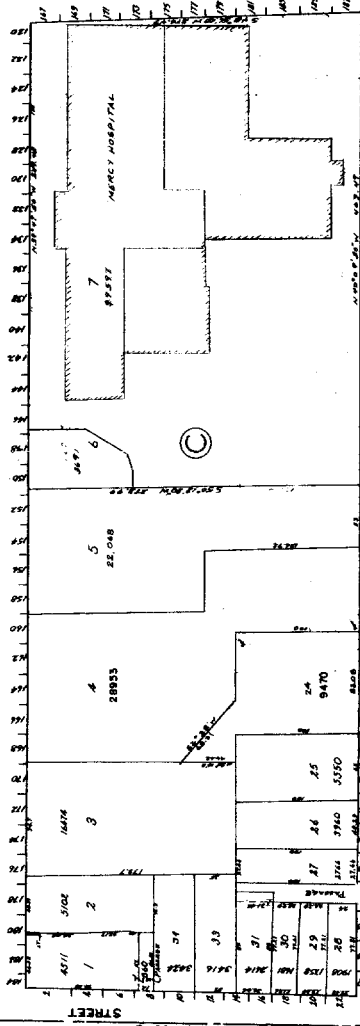
SHEET 39-D

PARK



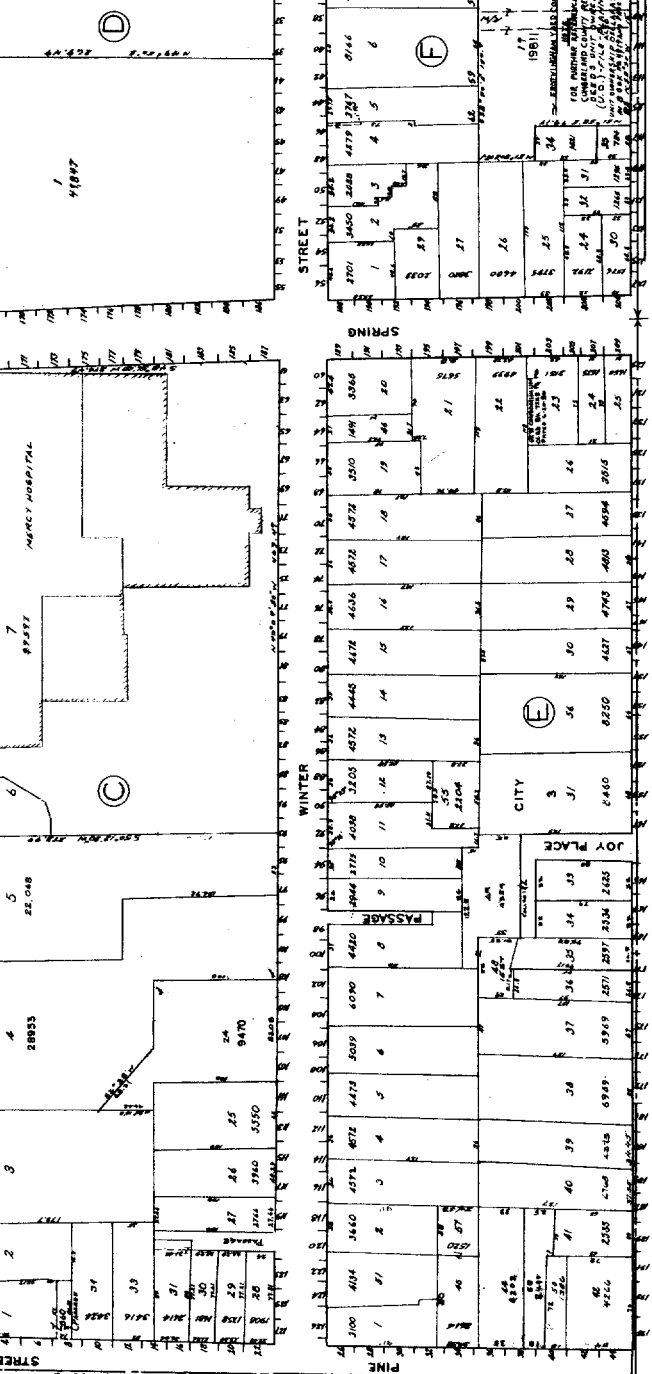
STATE

STREET



SHEET 35-C

PINE



SHEET 44-C

GRAY

CITY OF PORTLAND
ASSESSOR'S PLAN
SCALE 1" = 50'

RETACHED 12-5

SHEET 37-B

SHEET 36-B

BRACKET

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

i

Cordelia Pitman, Chair
John Turk, Vice Chair
Martina Deprez
Kimberley Geyer
Steve Sewall
Robin Tamenbaum
Susan Wroth

November 8, 2005

Lynn Stermer
144 Spring Street
Portland, Maine 04101

Re: Replacement of two front porches – 144 Spring Street

Dear Ms. Stermer:

On November 8, 2005, this office reviewed and approved your request for a Certificate of Appropriateness for the replacement of your two front porches at 144 Spring Street. Approval is based on the project description and specifications included in your application dated 6/16/05.

Approval is subject to the following conditions:

- e Posts, balusters and railings to be constructed of pine or hardwood; pressure-treated lumber is not allowed for finish carpentry.
- Treads and risers to follow the detail shown on page A-4 of *Guidelines for Porch Repairs and Replacement*
- e Spacing between balusters not to exceed 3 – 3 ½”
- e Porch skirting to consist of square lattice set within a full frame.
- e Railing height not to exceed 36”.
- e You are required to contact this office upon completion of the work for a final inspection.

All improvements shall be carried out as shown on the plans and specifications submitted as part of your application dated 6/16/05, except as to conform with the conditions above. 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

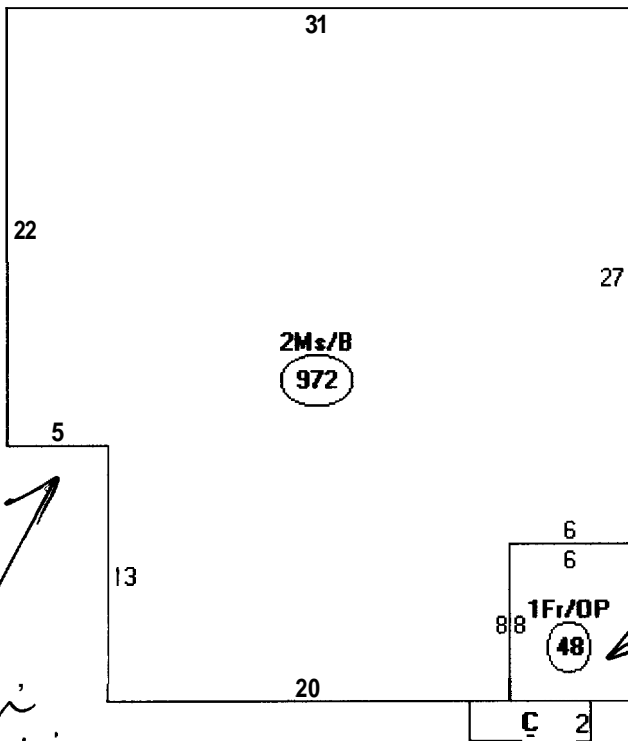
twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire **and** be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding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

Sincerely,

A handwritten signature in black ink that reads "Deborah G. Andrews". The signature is written in a cursive style with a large initial "D" and "A".

Deborah G. Andrews
Historic Preservation Program Manager

cc: Bob Thompson, Retco Renovators, Inc.



Descriptor/Area

- A: 2Ms/B
972 sqft
- B: 1Fr/OP
48 sqft
- C: 2FBAY/B
12 sqft

Location of existing porch + steps to be replaced

Location of existing porch + steps to be replaced

Please see attached photos

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.

Bob Thompson - RBTCO for Lynn
Applicant Stinner

11/10/05
Application Date
144 Spring St.
Address of Subject Property

Applicant's Mailing Address
Bob Thompson - RBTCO
Contact Person/Phone Number 749-3446

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-unit residential
2. Proposed Use, if applicable: same
3. The distance from the porch deck to the ground: na
4. The number of existing stair risers: na
5. The current railing height and/or documented original railing height: 36"
6. The railing height requested: 3" w/ 1/2" chamfer on each side

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: HP recommends approval to be in reasonable proportion to historic railing system. John Anderson

Inspections Staff Recommendation: APPROVED AS PROPOSED.

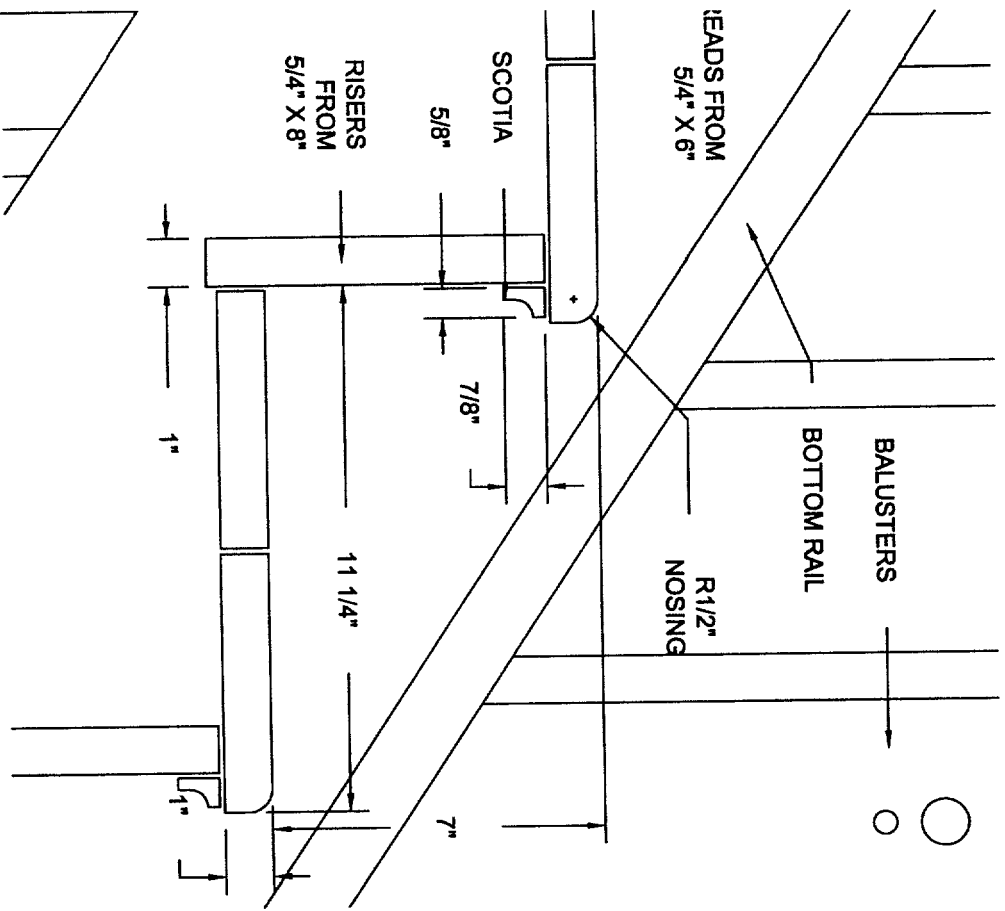
Exemption Granted Conditional Exemption _____ Exemption Denied _____

Signature [Signature] Date: 11/22/05

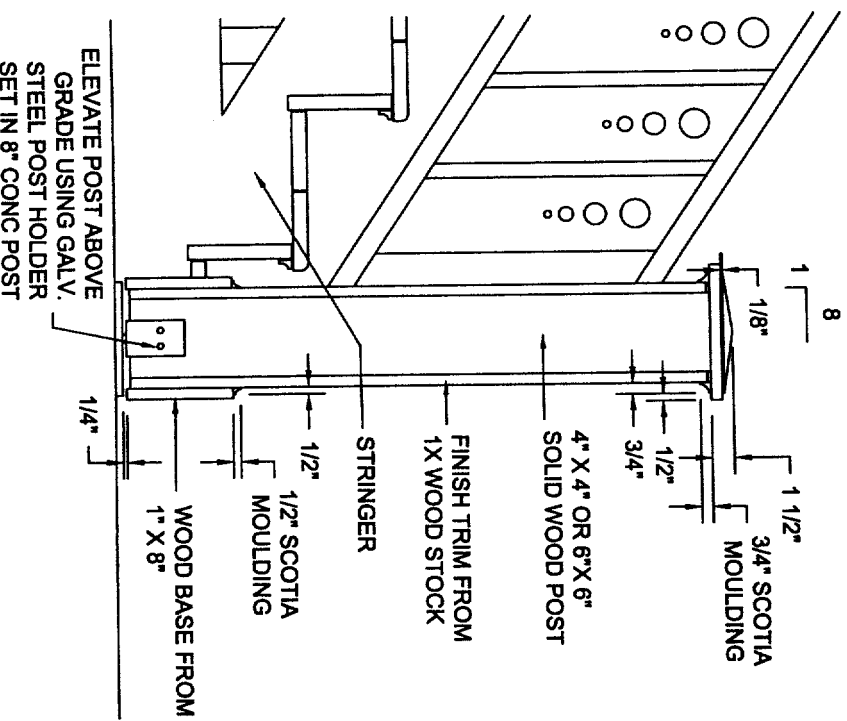
DETAILS FOR RESIDENTIAL USE



Typical residential risers and treads

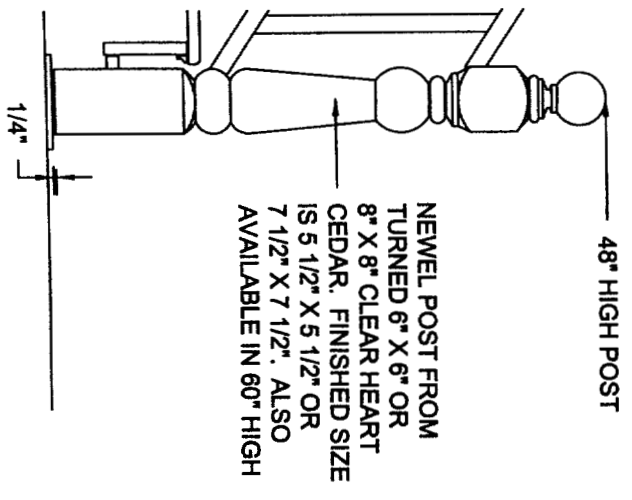
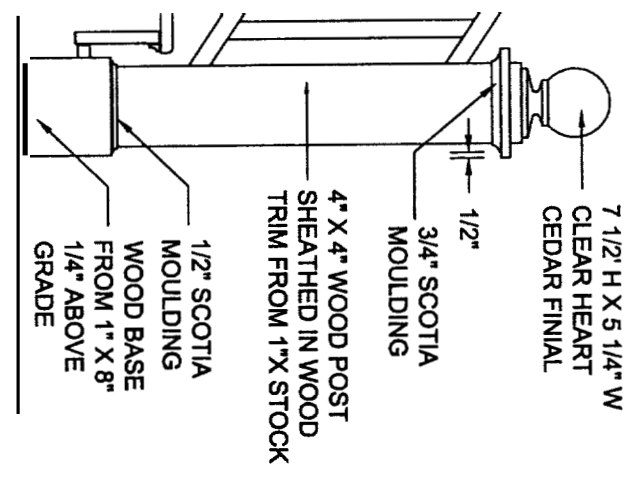
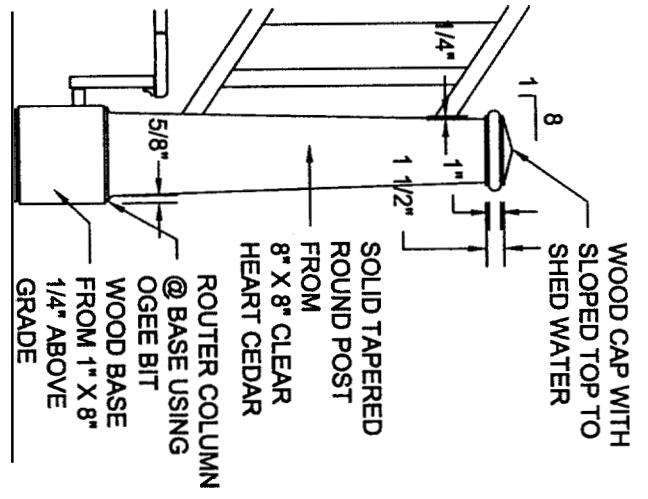
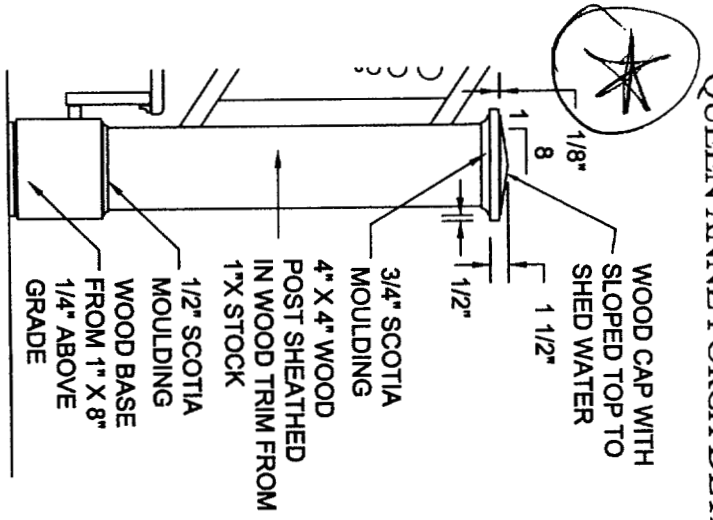


Typical newel post construction



Alternate: Newel post may be bolted to a stringer.

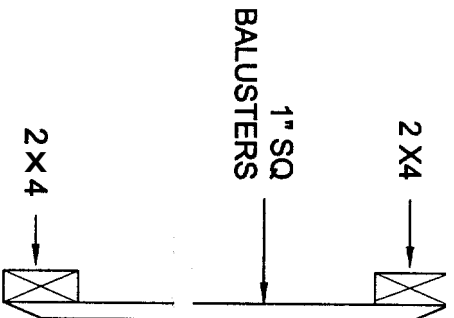
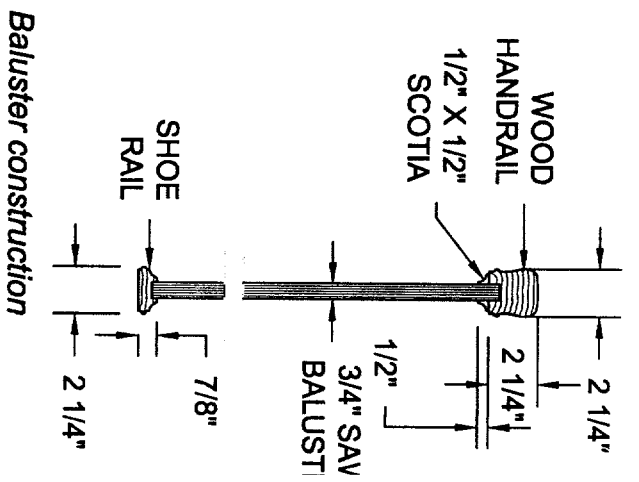
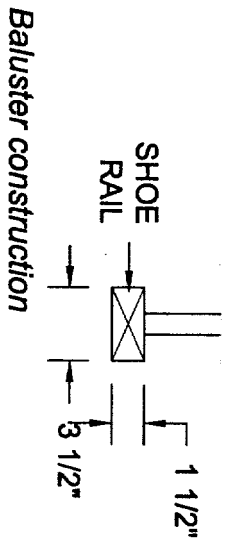
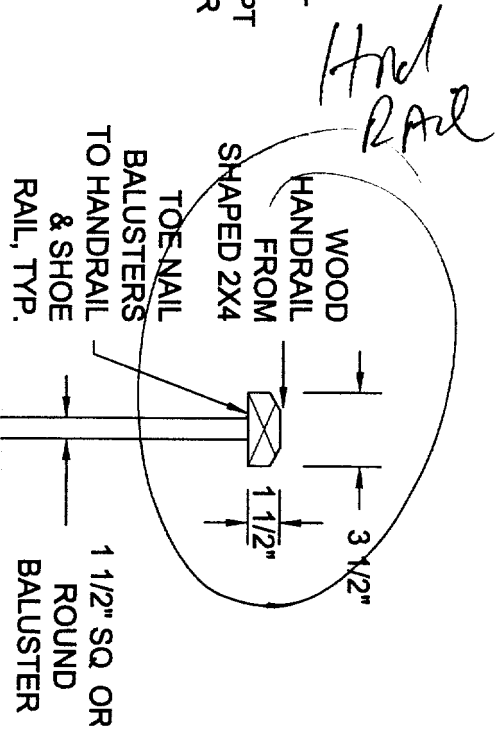
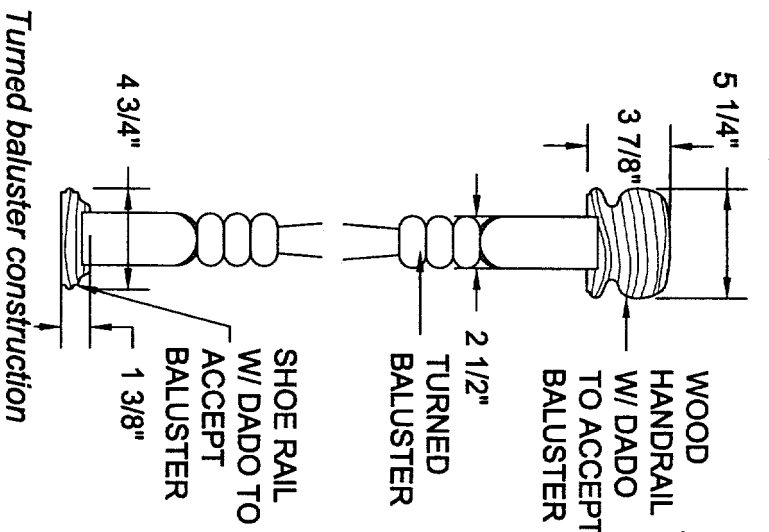
QUEEN ANNE PORCH DETAILS



Typical Queen Anne Newel Post Details.

GUIDELINES FOR PORCH REPAIRS AND REPLACEMENT

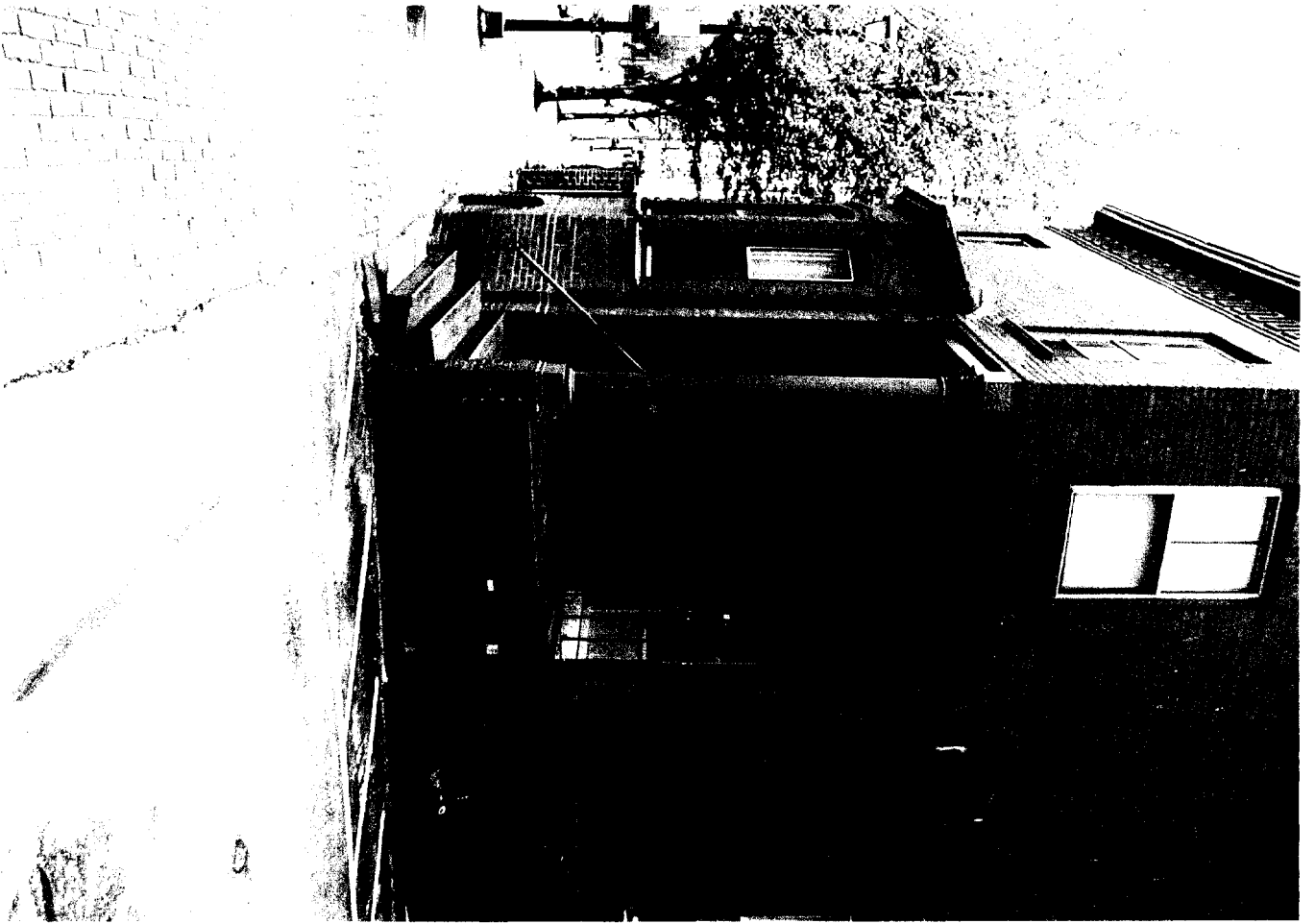
BALUSTER DETAILS



This type of baluster, while easy to construct, is not appropriate for traditional buildings.

GUIDELINES FOR PORCH REPAIRS AND REPLACEMENT

Detail - 144 Spawny
Arch + stairs to be repaired



Detail - 142 Spawny
Arch + stairs to be repaired



Porch and stair specifications: 142 Spring Street:

Porch and stairs will be replaced using 2x8 PT lumber 16" OC as a frame for the porch.

Frame will be supported on 2 sides (three points) by the existing building. - 2x8 Bolted existing

The fourth point of support will be on an existing piling.

Stairs will terminate on an existing granite slab, which has the approximate (but not identical) rise and run as the stairs to be built.

This slab will be the "stair" closest to the ground.

Porch and stairs will have one railing as per the attached specs.

2x10 will use hangers or ledgers to support Joists

Porch and stair specifications: 144 Spring Street:

Porch and stairs will be replaced using 2x8 PT lumber 16" OC as a frame for the porch.

Frame will be supported on 2 sides (three points) by the existing building. 2x8

The fourth point of support will be an existing brick column, which also serves as the base for a steel column above.

Stairs will terminate on an existing stone/ concrete slab, which has the approximate (but not identical) run as the stairs to be built. The rise of this slab is approximately 3 inches.

This slab will be the "stair" closest to the ground.

Porch will have one railing as per the attached specs.

Stairs will not have a railing, as per recommendations of Deb Andrews of Historic review committee. Excepting that existing pipe railing may be retained.

Notes per Bob 11/17/05

Hot Dipped Galv. fasteners OR PT Rated pneumatic