

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 05-0629	Issue Date <b>PERMIT ISSUED</b>	GBL: 045 E007001
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Location of Construction: 104 Winter St	Owner Name: Shedd David R &	Owner Address: 104 Winter St	Phone: 1
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R6

Past Use: multi-family	Proposed Use: multi-family replacing existing post and re-decking porch	Permit Fee: \$39.00	Cost of Work: \$2,000.00	CEO District: 2
Proposed Project Description: Replacing existing post and redecking porch  <i>Legal use: 4 residential dwelling units</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: JB	
		Signature: <i>[Signature]</i> Date: 6/16/05		
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: dmartin	Date Applied For: 05/25/2005	<b>Zoning Approval</b>		
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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"/>	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	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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>4/13/05</i>	Date: <i>5/18/05</i>	Date: <i>5/18/05</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

10/13/05 - Final - work OK - need to  
rebuild i support column - went  
over w/owner. AM

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<b>Permit No:</b> 05-0629	<b>Date Applied For:</b> 05/23/2005	<b>CBL:</b> 045 E007001
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<b>Location of Construction:</b> 104 Winter St	<b>Owner Name:</b> Shedd David R &	<b>Owner Address:</b> 104 Winter St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Owner	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> multi-family (4 D.U.) replacing existing post and re-decking porch	<b>Proposed Project Description:</b> Replacing existing post and redecking porch
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmückal      **Approval Date:** 06/11/2005  
**Note:**      **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a four (4) family dwelling. Any change of use shall require a separate permit application for review and approval
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. No increase of the existing footprint is permitted.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/16/2005  
**Note:**      **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Cptn Greg Cass      **Approval Date:** 06/14/2005  
**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:**      **Reviewer:**      **Approval Date:**      **Ok to Issue:**

# All Purpose Building Permit Application

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.

Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 45      E      00		Owner: <u>Eric Kelley</u>	Telephone: <u>874-0185</u>
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone:	Cost Of Work: \$ <u>2000</u> Fee: \$ <u>39.00</u>
Current use: <u>Multi Family</u>			
if the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>Replacing existing pit - re-decking, repairing</u> Project description: <u>per. Des Andrews</u>			
Contractor's name, address & telephone: <u>owner</u>			
Who should we contact when the permit is ready: <u>Eric Kelley</u>			
Mailing address: <u>104 Winter St. Portland, ME 04102</u>			
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>874-0185</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, of 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: [Signature] Date: 5/23/05

DEPT. OF BUILDING PERMITS  
CITY OF PORTLAND, ME  
MAY 23 2005  
**RECEIVED**

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

# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD

Cordeha Pitman, Chair  
John ~~Turk~~, Vice Chair  
Marc Belanger  
Kimberley Geyer  
Edward Hobler  
Steve Sewall  
Susan Wroth

6/14/05  
Per Eric K.  
HT-off grade is 29"  
Keeping existing pipe  
rail on stairs - handrail  
only replacing decking on  
stairs.

May 18, 2005

Eric Kelly  
48 Christy Road  
Portland, Maine 04102

Re: Porch Repairs/Replacement - 104 Winter Street

Dear Mr. Kelly:

On May 17, 2005, this office reviewed and approved your request for a Certificate of Appropriateness for the repair/replacement of the existing front porch at 104 Winter Street.

Approval is subject to the following conditions:

- Decking to be cedar, fir or other hardwood--no pressure treated wood or composite decking.
- Stairs to extend the entire width of the porch decking. Treads and risers to follow attached specifications.
- Slurting under stairs and porch to replicate existing brick-pattern lattice style. Lattice to be set within frame (see attached illustration).
- New wood balustrade between porch posts to extend no higher than base of posts.
- Details of balustrade (including dimensions and spacing of balusters) to follow attached specifications.
- Above wood railing, a steel pipe handrail to be installed. Height of steel handrail to match height of existing stair handrail where it dies into the top post).

All improvements shall be carried out consistent with the conditions above and attached specifications.

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS

This is to certify that **ERIC KELLY**  
has received approval for **POOR REPAIR / REFINISHMENT**  
at **1234 5678**  
provided that the persons, firm or corporation accepting this certificate shall comply with all other applicable provisions of the Statutes of Maine and the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.

*[Handwritten Signature]*  
Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

45 E 007  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAY 23 2005  
RECEIVED

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.

NA CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

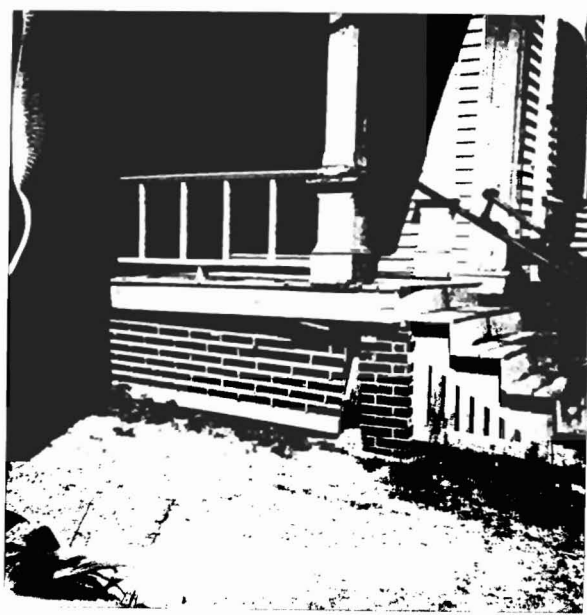
Signature of Inspections Official

Date

CBL: 045 E 009

Building Permit #:

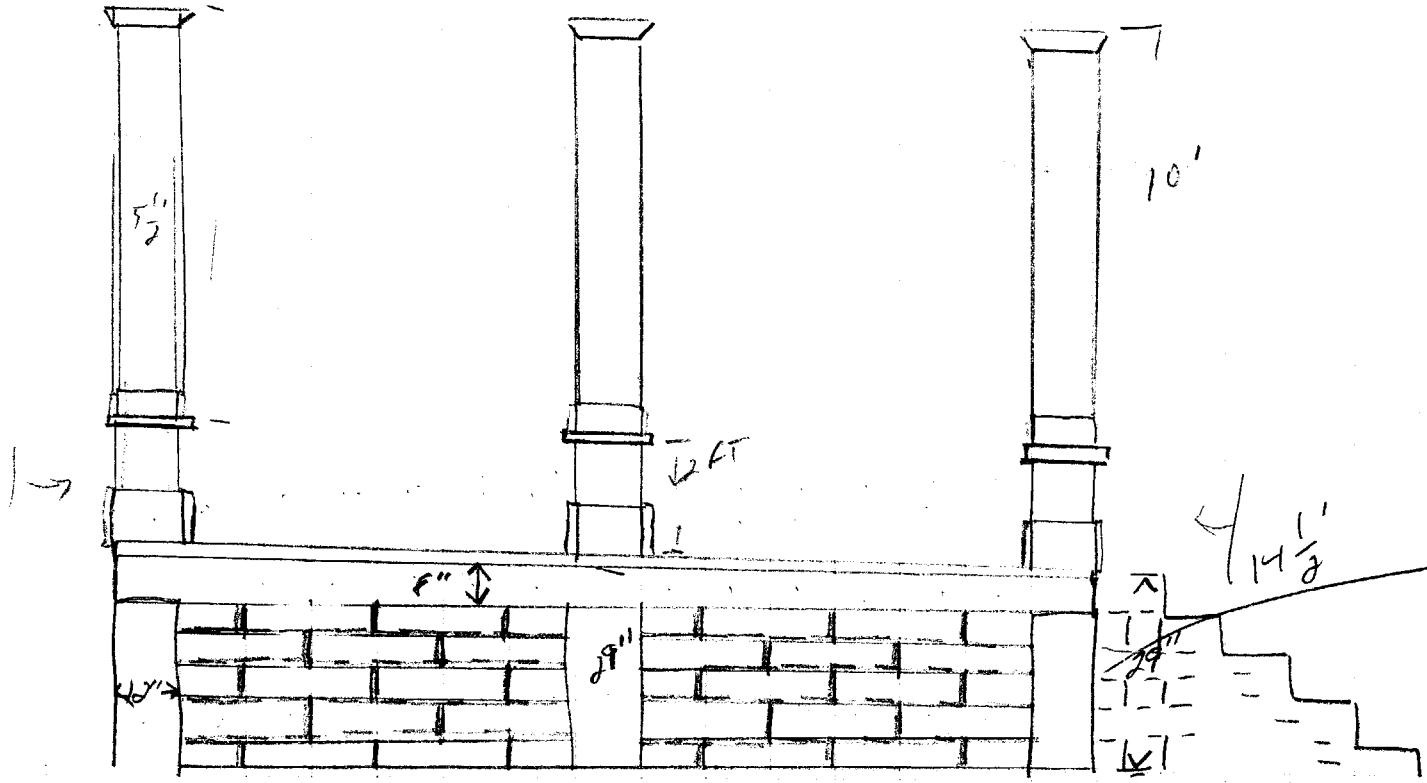
050629





45 E 007

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAY 23 2005  
RECEIVED



6/16/05  
for Eric K.  
Replacing brick  
post with  
6x6 pt to  
be under  
porch.

## PORCH COMPONENTS

A porch is composed of many elements, including stairs, balustrades, handrails, newel posts and columns. The terminology of these elements is illustrated in the diagram to the right.

While most porches include the same general components, the *style* of these components can vary considerably. For example, porches on early twentieth century Colonial Revival style houses often feature posts with turned ball finials. This stylistic detail would not be found on earlier buildings. Similarly, a porch hood supported by brackets is a hallmark of Italianate and Second Empire Style buildings, but would be inappropriate on a later residence. Therefore, before beginning a porch replacement project, homeowners should first identify the architectural style of their home and take note of the porch details that are typically associated with that style. To be successful, the replacement porch should be consistent with the style of the house.

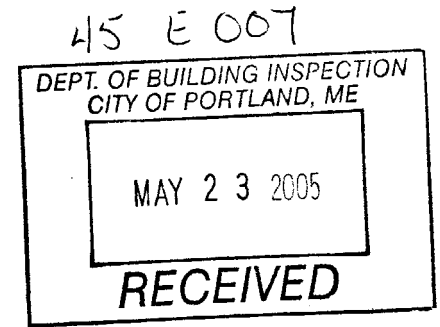
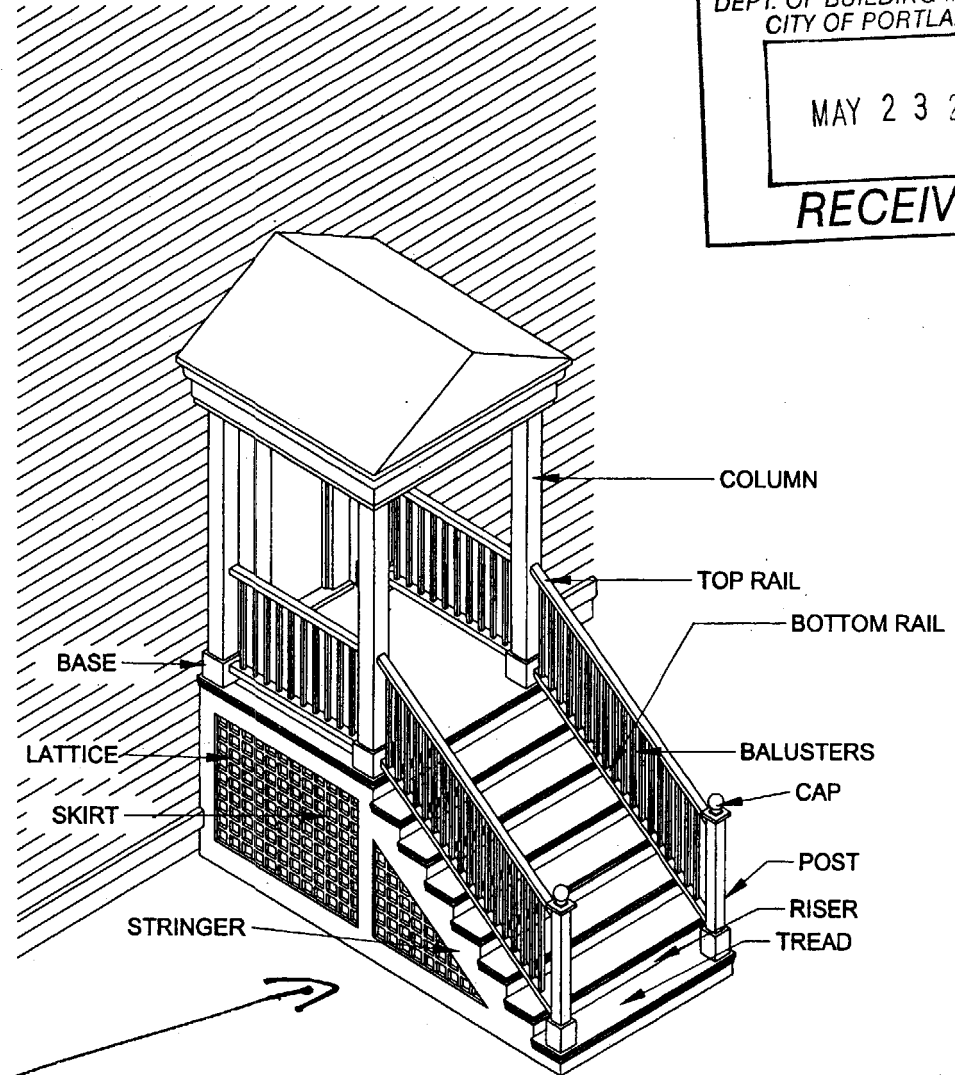


Diagram of typical porch components.

Note Skirting to be set within full frame.



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

20

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

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

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_

**Total Collected \$** \_\_\_\_\_

## **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