

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 10 Hallen Street		Owner: Ed Currier		Phone: 773-7125		Permit No: 991319	
Owner Address: SAA		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: Tony Koulovas		Address: 81 Albion Road Windham, ME		Phone: 892-6670		Permit Issued: DEC 1 1999	
Past Use: 2 Family		Proposed Use: Same		COST OF WORK: \$ 2,500		PERMIT FEE: \$ 42.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A-3 Type: 5B BOCA 96	
				Signature:		Signature: <i>Huffman</i>	
Proposed Project Description: Replace existing porch deck and corner post, rails & lattice.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: CBL: 047-A-023	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: 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"/>	
Permit Taken By: EA		Date Applied For: 11-16-99					

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..

***Call for Pick Up Tony 892-6670

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

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 provisions of the code(s) applicable to such permit

Action:

Approved
 Approved with Conditions
 Denied

Date: 11-16-99

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS

CEO DISTRICT

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2

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): #10 Mellon St Portland ME.		
Total Square Footage of Proposed Structure	81 sq feet	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# 047 Block# A Lot# 023	Ed Carrier	773-7125
Owner's Address: 10 Mellon St Portland, ME	Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee
		\$ 2500. \$ 42.00
Proposed Project Description: (Please be as specific as possible) Replace existing porch deck and corner Post (Putting Back same Rails + Lattice)		
Contractor's Name, Address & Telephone		Rec'd By
Tony Kouloratos #81 Albion Rd Windham, ME		(K)
Current Use: Porch 2/F	Proposed Use: Porch Same	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

PU Tony
892-6670

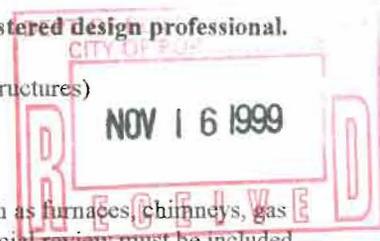
Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.



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/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: <i>Tom Davis</i>	Date: 11/15/99
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Building Maintenance Services

81 Albion Rd.
Windham, ME 04062

Home Phone 207-892-6670

November 29, 1999

RE: 10 Mellen St.
Portland, ME

Addendum:

Dear Bill,

As you requested, here are the revised additions to the construction plan.

- 1) The porch railing will be elevated above the decking 4 inches.
- 2) The decking will extend out beyond the frame approx. 1x1/2 inches with a scotia molding attached to the frame trim. Leaving a 1 inch reveal.
- 3) The 6x6 post will be dressed in pine. The top of the post will be double-dress extending down 15 inches with a scotia trim. The bottom of the 6x6 post will have the same double-dress extended up 3 feet from the deck with a mantle top trimmed under with a scotia molding.
- 4) All framing will be trimmed with 1x and the lattice will be sitting back from the face of the framing trim.

Bill, it was a pleasure meeting you. I hope you find everything satisfactory.

Sincerely,



Tony Koulovatos

Building Maintenance Services

81 Albion Rd.
Windham, ME 04062

Home Phone 207-892-6670

November 15, 1999

RE: 10 Mellen St.
Portland, ME

Plan:

Replace existing porch using pressure treated lumber. Deck joists will be 2x8x12, nailed sixteen on center. Steel joists hangers will be attached on both ends beams to accommodate joists. Outside corner of porch will be supported by a 6x6 PT post. The post will be supported by a 8" sona tube, extending 4' in the ground. A galvanized post bracket will be attached to the sona tube at the time of the cement pour. This bracket will hold the bottom of the 6x6 post firmly in place. This post will support the deck as well as existing roof. The roof will be held in place with a temporary support. The decking on the porch will be 3 1/2 tongue and groove cedar decking. The railing will be replaced using the original baluster spaced 3 3/4 inches apart. Bottom, top rail and center post will be milled out to match existing architectural style. Existing stairs will be attached to new deck as they are only a few years old.

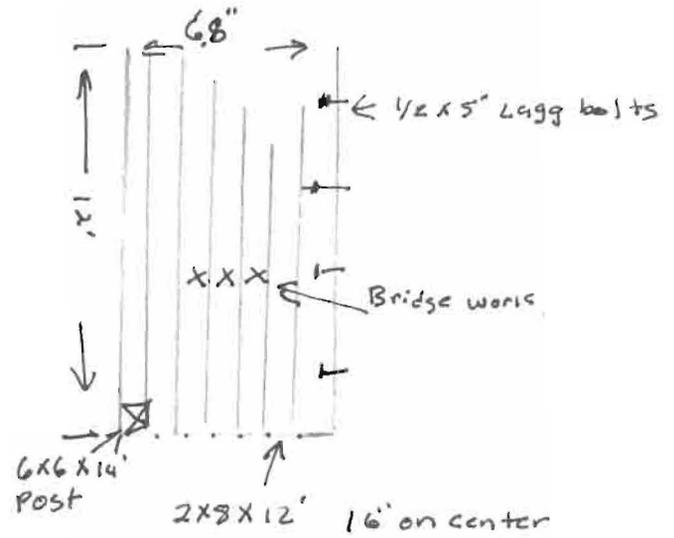
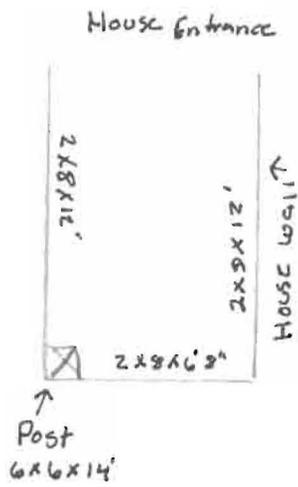
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November 15, 1999

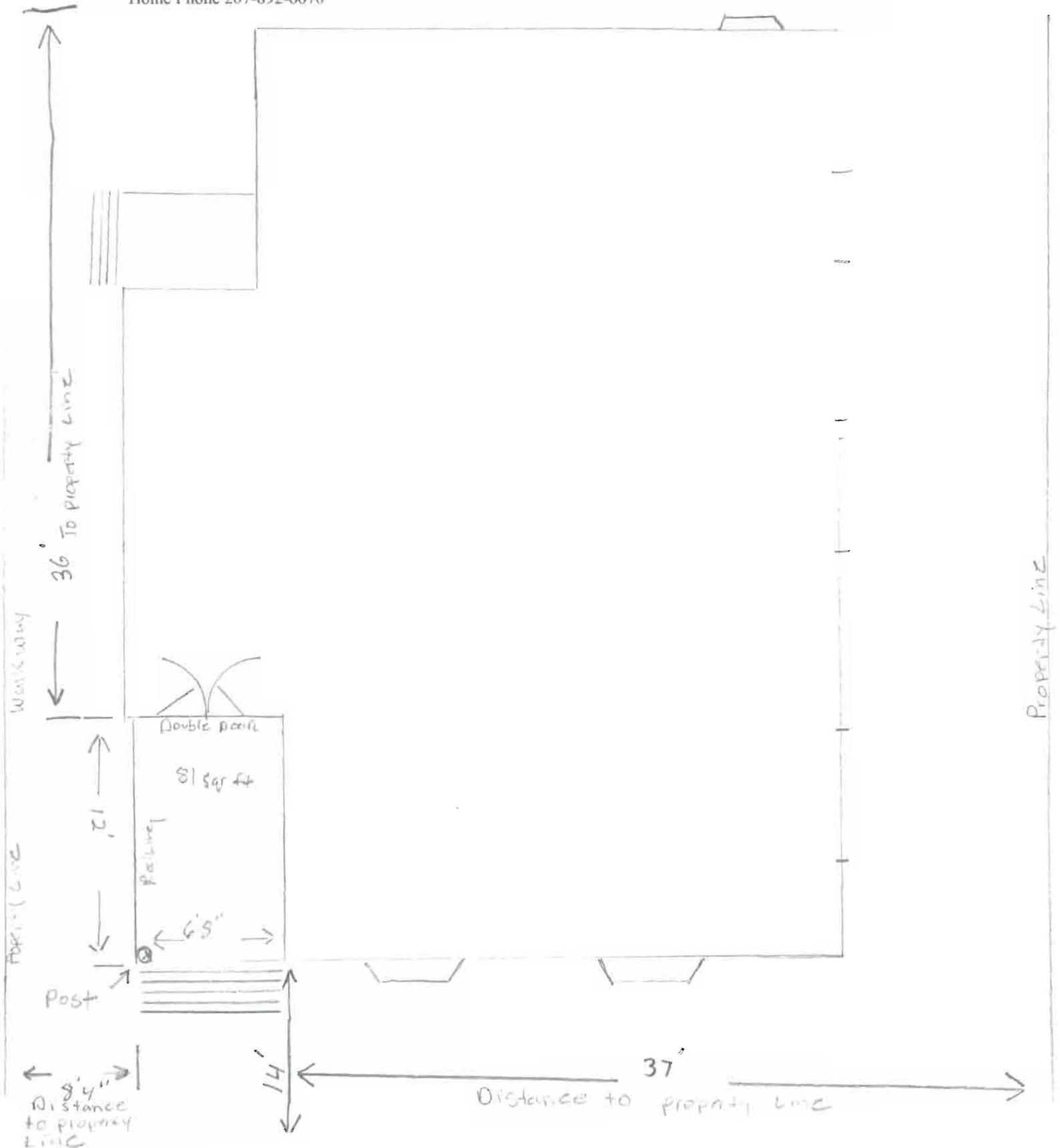
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Portland, ME



Building Maintenance Services

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Windham, ME 04062

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December 3, 1999

CITY OF PORTLAND

47-A-23

047-A-023

Mr. Edward Currier
10 Mellen Street
Portland, Maine 04102

Re: Certificate of Appropriateness, porch replacement

Dear Mr. Currier,

The City of Portland's Historic Preservation staff has approved your application for a Certificate of Appropriateness for replacing the front porch of 10 Mellen Street.

All improvements shall be carried out as shown on the plans, specifications and written statements submitted to the Planning Staff. 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,

William B. Needelman, Planner

cc: Deborah Andrews, Senior Planner
Building Inspections
HP Approval Letter File