

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 030759

This is to certify that Serenity House/Joseph Johns
has permission to REPAIR ~~Replace~~ Existing Front Porch Handrail
AT 30 Mellen St 047 A026001

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 is procured before this building or part thereof is occupied or closed-in.
HEAVY 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

[Signature] 2/18/03
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: 03-0759	Issue Date:	CBL: 047 A026001
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Location of Construction: 30 Mellen St	Owner Name: Serenity House	Owner Address: 30 Mellen St	Phone: 774-2722
Business Name:	Contractor Name: Joseph Johnson	Contractor Address: 32 Hamlin Road Falmouth	Phone: 2078073431
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Boarding House/Benevolent & Charitable	Proposed Use: Boarding House/Benevolent & Charitable	Permit Fee: \$44.00	Cost of Work: \$3,000.00	CEO District: 2
<i>use of per micro jobs</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>N/A</i> Type: <i>2/18/03</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>

Proposed Project Description:
~~Replace~~ Existing Front Porch & Handrails
REPAIR ONLY

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 06/26/2003	Zoning Approval
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<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 <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>7/11/03</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 <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>EO D.A. 7/1/03</i>
	<i>Not to increase existing footprint unless required under Fire & Bldg Codes</i>		<i>see attached</i> Date: <i>DA 7/18/03</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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.

SERENITY HOUSE INC.

Applicant

30 MELLEN STREET

Applicant's Mailing Address

MARILYN TWITCHELL 774-2722

Contact Person/Phone Number

6-25-03

Application Date

SAME

Address of Subject Property

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: ORIGINAL FRONT ENTRANCE

3. The distance from the porch deck to the ground: 42

4. The number of existing stair risers: 5

5. The current railing height and/or documented original railing height: 29 3/4

6. The railing height requested: SAME 29 3/4

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

EXISTING RAILS TO BE SUBSTANTIALLY

Inspections Staff Recommendation:

36" WOULD BE THE MINIMUM APPROVABLE HEIGHTS BASED ON THE HEIGHT + 6" GROUP.

Exemption Granted

Conditional Exemption

Exemption Denied

Signature

[Signature]

Date:

6/26/03
7/8/03

White - Planning Office

Yellow - Inspections

Pink - Applicant

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

July 18, 2003

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

Marilyn Twitchell
Serenity House
30 Mellen Street
Portland, Maine 04101

Re: Porch repair/replacement – 30 Mellen

Dear Ms. Twitchell:

On July 17, 2003, this office reviewed and approved your request for a Certificate of Appropriateness for the repair/replacement of the existing front porch at 30 Mellen Street. Based on discussions with you during a site visit and your letter of June 6, 2003, it is staff's understanding that the existing porch is to be repaired and replaced-in-kind as necessary and that deteriorated architectural features will be replicated exactly.

Note that this approval includes a waiver from the applicable building code requirement regarding the porch railing height. Because most of the existing balusters are to be retained, rather than replaced, you are allowed to maintain the existing balustrade, which measures 29 ¾" high. A waiver is also granted for the stair railing; you are allowed to maintain the existing simple iron pipe railing.

Approval is subject to the following conditions:

- The stair treads and risers shall conform to the specifications enclosed with this letter.
- Skirting shall be installed under the stairs to match existing porch skirting--see enclosed illustration.

All improvements shall be carried out as shown on the plans and specifications submitted with your building permit application dated 6/26/03. 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,


Deborah G. Andrews
Historic Preservation Program Manager

03-0759

All Purpose 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>30 MELLEH ST. PORTLAND ME</u>		
Total Square Footage of Proposed Structure <u>170^{SQ FT}</u>	Square Footage of Lot <u>22,661</u> ^{SQ-FT}	
Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>A</u> Lot# <u>26</u> CCRD PLAN BK #4 PG #4 24	Owner: <u>SERENITY HOUSE INC</u>	Telephone: <u>774-2722</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>MARILYN TWITCHELL</u> <u>30 MELLEH STREET</u> <u>774-2722</u>	Cost Of Work: \$ <u>3,000</u> Fee: \$ <u>43.00</u>
Current use: <u>EXISTING FRONT PORCH</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>REPLACE ROTTED TRIM, START TREDS, HANDRAILS</u> Project description: <u>AND BALISTERS AS NEEDED.</u>		
Contractor's name, address & telephone: <u>JOSEPH JOHNSON 32 HAMLIN RD. FALMOUTH</u> <u>807-3431</u>		
Who should we contact when the permit is ready: <u>MARILYN TWITCHELL</u>		
Mailing address: <u>30 MELLEH MELLEH ST.</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>774-2922</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, 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>Marilyn Twitchell</u>	Date: <u>6-25-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. 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