

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

PERMIT ISSUED

Permit Number: 030114

FEB 24 2003

This is to certify that Harkins Iii Timothy &/GCS Inc Inc

has permission to Replace existing 2nd floor po _____ CITY OF PORTLAND

AT 11 Mellen St _____ 047 C024001

provided that the person or persons, firm or corporation accepting 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.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

Apply to Public Works for street line and grade if nature of work requires such information.

OTHER REQUIRED APPROVALS

Fire Dept. *C.A.M.C.*

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jamie Bowke 2/24/03
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: 03-0114	Issue Date: FEB 24 2003	CBL: 047 C024001
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Location of Construction: 11 Mellen St	Owner Name: Harkins Iii Timothy &	Owner Address: 11 Mellen St CITY OF PORTLAND	Phone: 828-1984
Business Name:	Contractor Name: GCS Builders	Contractor Address: 71 Danforth St Portland	Phone: 2077121681
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: B2b <i>43-3</i>

Past Use: 4 family	Proposed Use: 4 family	Permit Fee: \$123.00	Cost of Work: \$9,800.00	CEO District: 2	Zone: R-6 for Residential
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<p><i>legal 4 DU per 1999 bldg permit -</i></p> <p>Proposed Project Description: Replace existing 2nd floor porch</p> <p><i>This is not a permit to allow the increase in the number of dwelling units.</i></p>	<p>FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p>INSPECTION: Use Group: R-2 Type: 5B BOCA 1999 Signature: JMB 2/24/03</p> <p>Signature: <i>[Signature]</i></p> <p>PEDESTRIAN ACTIVITIES DISTRICT (PA.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>
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Permit Taken By: gg	Date Applied For: 02/14/2003	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i> Date: <i>2/18/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions <i>see attached</i></p> <p><input type="checkbox"/> Denied <i>Needs D.A review</i></p> <p>Date: <i>DIA 2/19/03</i></p>
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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

3-14-03 checked rafters
need joist hangers on rafters
on 2nd floor framing & headers
over windows ok
mw +
Jodine

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0114	Date Applied For: 02/14/2003	CBL: 047 C024001
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Location of Construction: 11 Mellen St	Owner Name: Harkins Iii Timothy &	Owner Address: 11 Mellen St	Phone: () 828-1984
Business Name:	Contractor Name: GCS Builders	Contractor Address: 71 Danforth St Portland	Phone: (207) 712-1681
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 4 family	Proposed Project Description: Replace existing 2nd floor porch
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Dept: Historical **Status:** Pending **Reviewer:** Deborah Andrews **Approval Date:** 02/12/2003**Note:** **Ok to Issue:**

- 1) That the approved vinyl-clad windows be primed and painted to match surrounding trim.
- 2) That the work faithfully replicate the existing porch in form and detail.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/18/2003**Note:** **Ok to Issue:**

- 1) Any rebuilding SHALL NOT increase the existing footprint. All rebuilding SHALL be done within 1 year of the demolition of the porch(s). If rebuilding is not done within the 1 year time period, any legal nonforming rights shall be lost.
- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/24/2003**Note:** 2/18/03 given to Jeannie per her request. Mes **Ok to Issue:**

- 1) Separate permits are required for any electrical or plumbing work.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved **Reviewer:** Lt. McDougall **Approval Date:** 02/20/2003**Note:** **Ok to Issue:**

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>11 MELEN ST</u>		
Total Square Footage of Proposed Structure <u>120 sq ft (15'x8')</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>047</u> Block# <u>C-024</u> Lot# <u>011</u>	Owner: <u>TIMOTHY + EILEEN HARKINS</u>	Telephone: <u>828 1984</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>TIMOTHY HARKINS</u> <u>828 1984</u>	Cost Of Work: \$ <u>9800</u> Fee: \$
Current use: <u>2ND FL ENCLOSED PORCH</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: _____		
Project description: <u>EXISTING PORCH IS TO BE TORN DOWN (IT CURRENTLY POGES A HAZARD) AND PERMIT IN KIND</u>		
Contractor's name, address & telephone: <u>GCS BUILDERS</u> <u>712 1681</u> <u>71 DANFORTH ST PORTLAND</u>		
Who should we contact when the permit is ready: <u>TIMOTHY HARKINS</u>		
Mailing address: <u>11 MELEN ST</u> <u>PORTLAND ME 04101</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>828 1984</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><i>Timothy Harkins</i></u>	Date: <u>2/13/03</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**

CBL

047 0024001

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

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

February 12, 2003

Tim Harkins
11 Mellen Street
Portland, ME 04102

Re: Porch reconstruction; 11 Mellen Street

Dear Mr. Harkins:

On February 12, 2003, this office reviewed and approved your request for a Certificate of Appropriateness for the reconstruction of the second floor porch (south elevation) at 11 Mellen Street.

Approval is subject to the following conditions:

- That the work faithfully replicate the existing porch in form and detail.
- That the approved vinyl-clad windows be primed and painted to match surrounding trim.

All improvements shall be carried out as shown and described in your application dated February 12, 2003. 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: Approval File
GCS Builders

CyberCopy

The Copy Center of the Future

(207)775-2679 FAX (207)772-7354
448 FOREST AVENUE PORTLAND, MAINE 04101
EMAIL: DESIGN@CYBERCOPYME.COM

FACSIMILE TRANSMITTAL SHEET

TO: JEANNIE BOURQUE	FROM: GEDD SMITH
COMPANY: ZUILONG/PLANNING DEPT	DATE: 2/24/03
FAX NUMBER: 874-8716	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: 874-8715	SENDER'S REFERENCE NUMBER:
RE:	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY

NOTES/COMMENTS:

ANY QUESTIONS?
PLEASE CALL ME
CELL-712-1681
HOME-253-1995

Geoff Smith
GCS Builders
71 Danforth, #2
Portland, Me. 04101 (207)712-1681

Attn: Jeannie Bourque

Re: Porch rebuilding for Tim Harkins, 11 Mellen St.

Jeannie:

Per our discussion this morning, I have tried to describe and/or explain the details of Mr. Harkins' project in this letter, although if there turns out to be anything else I need to convey on paper, please contact me ASAP.

The footings on the porch will remain the same, as I am only rebuilding from the top of the first floor posts up. The connections to said footings will also remain the same, as will the posts themselves.

The second floor will be framed from 2x10 Spruce, 16 inches o.c. The walls will be constructed from 2x6 Spruce, 16 inches o.c., with 2x6/plywood headers. Between all windows will be a stud and jack mullion system, bearing on the floor system. The roof will be 2x8 Spruce, 16 inches o.c., and spanning 11 feet, at a 1 to 2 inch pitch. All ledgers connecting the floor and roof systems to the house will be lag bolted on using 6 inch lag bolts, and the joists will be hung from Simpson joist hangers where applicable (in places other than where they may have a minimum 3 inches of bearing on a structurally sound support).

Thank You,



Geoff Smith

GCS Builders
71 Danforth St., #2
Portland, Me 04101
207 712 1681

Material Proposal for Rebuilding of Porch/Solarium Located at 11 Mellen St.
Property Owner: Timothy Harkins
Attn: Historic Preservation Committee

Materials:

Spruce Framing: 2x4x8
2x6x12
2x8x12
2x10x8
2x10x16

Sheathing (Floor, Walls, Roof):
¾" Advantech
½" CDX Plywood
½" Medium Density Overlay Plywood

Miscellaneous Framing Supplies:
¾" x 2 ½" Strapping
Construction Adhesive for Sheathing

Exterior Trim: 1x6x16 Pre-Primed Pine
1x8x16 Pre-Primed Pine
½" Medium Density Overlay Plywood W/ Weather Resistant Facing

Fasteners: 8d and 16d Framing Nails
6d Galvanized Screws (Concealed behind Trim)
8d Stainless Steel Ringshanked Trim Nails

Moulding: 1 ½" Bed Moulding
1 ¾" Bed Moulding
3 ½" Crown Moulding
1 ¾" Astragal Moulding

Porch Roof Ceiling:
5/8" x 2 ½" Fir Beadboard

Roofing Materials:
3 Tab Asphalt Roofing Shingles
Ice and Water Resistant Bituminous Rubber Membrane
White Aluminum Drip Edge

Window Schedule:
DF3600 Series, Double Hung, 1/1 (As Per Existing Structure)
Unit Size – 35 7/8" x 74"

GCS Builders
71 Danforth St., #2
Portland, Me. 04101
(207) 253-1995

712-1081

Estimate For: Tim Harkins
11 Mellen St.
Portland, Maine 04101

Project: The demolition and reconstruction of existing solarium

Job Description: Existing solarium will be removed and disposed of. Porch below will be leveled, and reinforced if necessary. Existing exterior trim on porch will be salvaged and reused. Solarium will be reframed from floor to roof, trim will be recreated to match existing style, and windows will be replaced with new units. The solarium will be roofed with standard, 25 year, three-tab asphalt roofing shingles. Interior will be closed in and weatherproofed, while finishing will be left to owner after construction is through. The exterior will be sealed, although painting will be left to owner. Underneath the solarium, the ceiling of the porch will be redone in 1x6 tongue and groove pine.

Estimated Price: \$9800

- Said price includes materials and labor required for project described above.

10,968 w/ WOOD WINDOW

BOTH ACCESS DOOR TO PORCH
WILL BE SEALED SHUT TO PREVENT
ACCESS TO PORCH DURING DEMOLITION
AND RECONSTRUCTION

TIM HARKINS



2/13/03



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 2
Parcel ID 047 C024001
Location 11 MELLEEN ST
Land Use FOUR FAMILY

Owner Address HARKINS III TIMOTHY & EILEEN M ANDERSON-HARKINS
 11 MELLEEN ST
 PORTLAND ME 04102

Book/Page 15140/72
Legal 47-C-24
 MELLEEN ST 9-11
 7991 SF

Valuation Information

Land \$38,960 **Building** \$172,830 **Total** \$211,790

Property Information

Year Built 1890	Style Contemporary	Story Height 2.5	Sq. Ft. 4686	Total Acres 0.183		
Bedrooms 1	Full Baths 1	Half Baths	Total Rooms 2	Attic None	Basement Pier/slab	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
11/01/1999	LAND + BLDING	\$245,000	15140-072
03/24/1998	LAND + BLDING	\$162,000	13685-052
02/01/1995	LAND + BLDING	\$169,000	11808-095

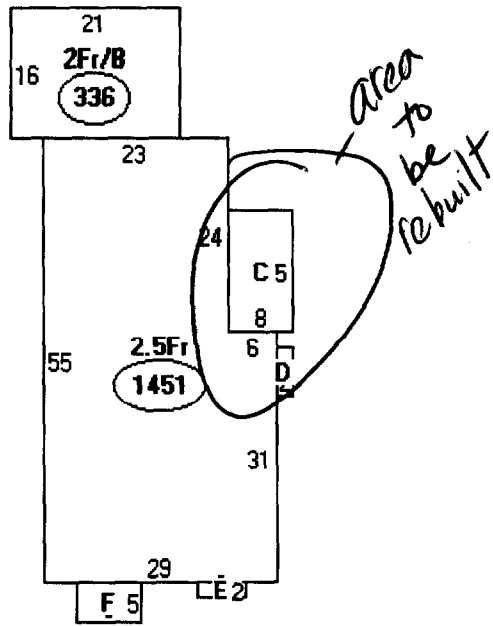
Picture and Sketch

Picture Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

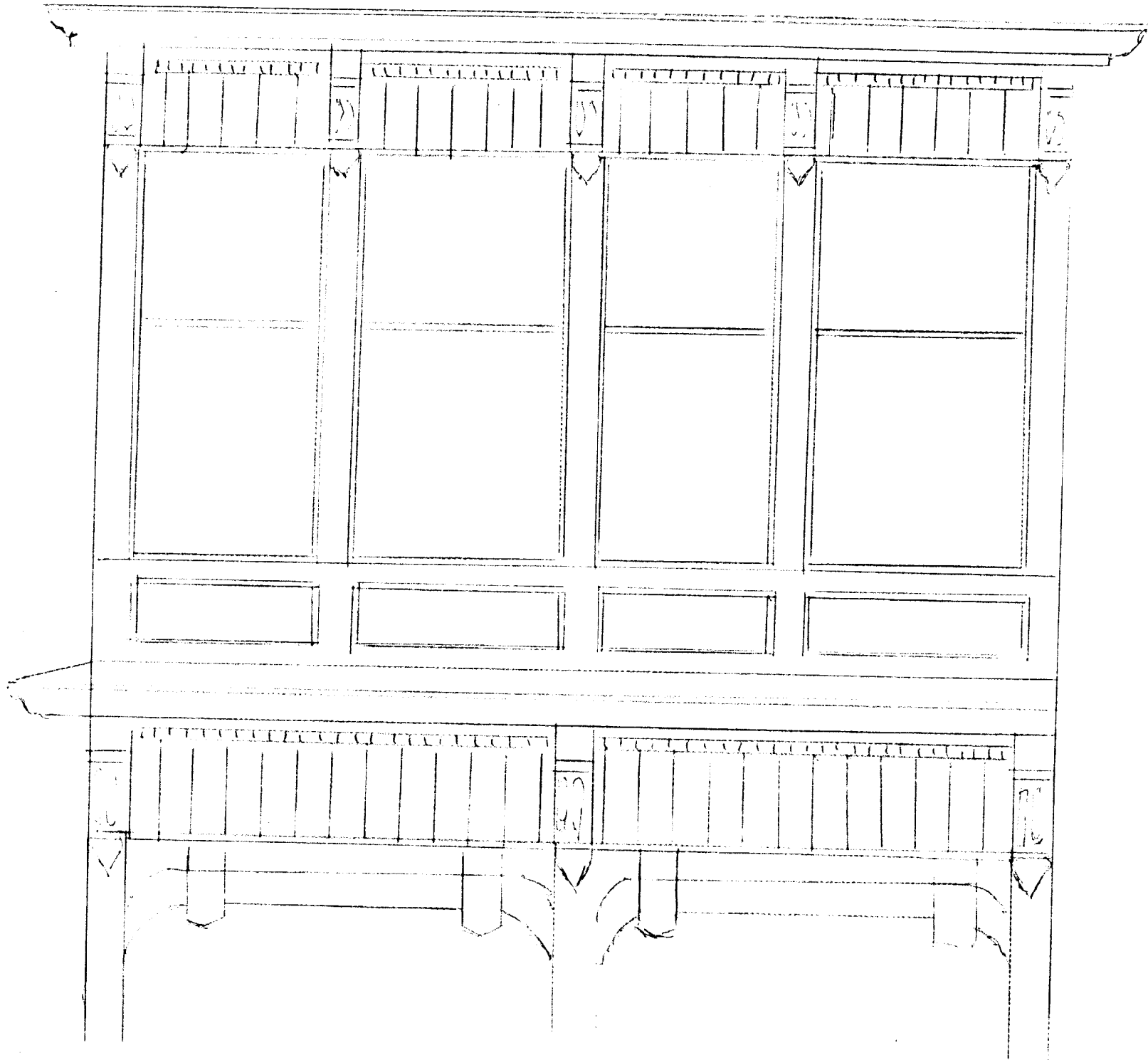


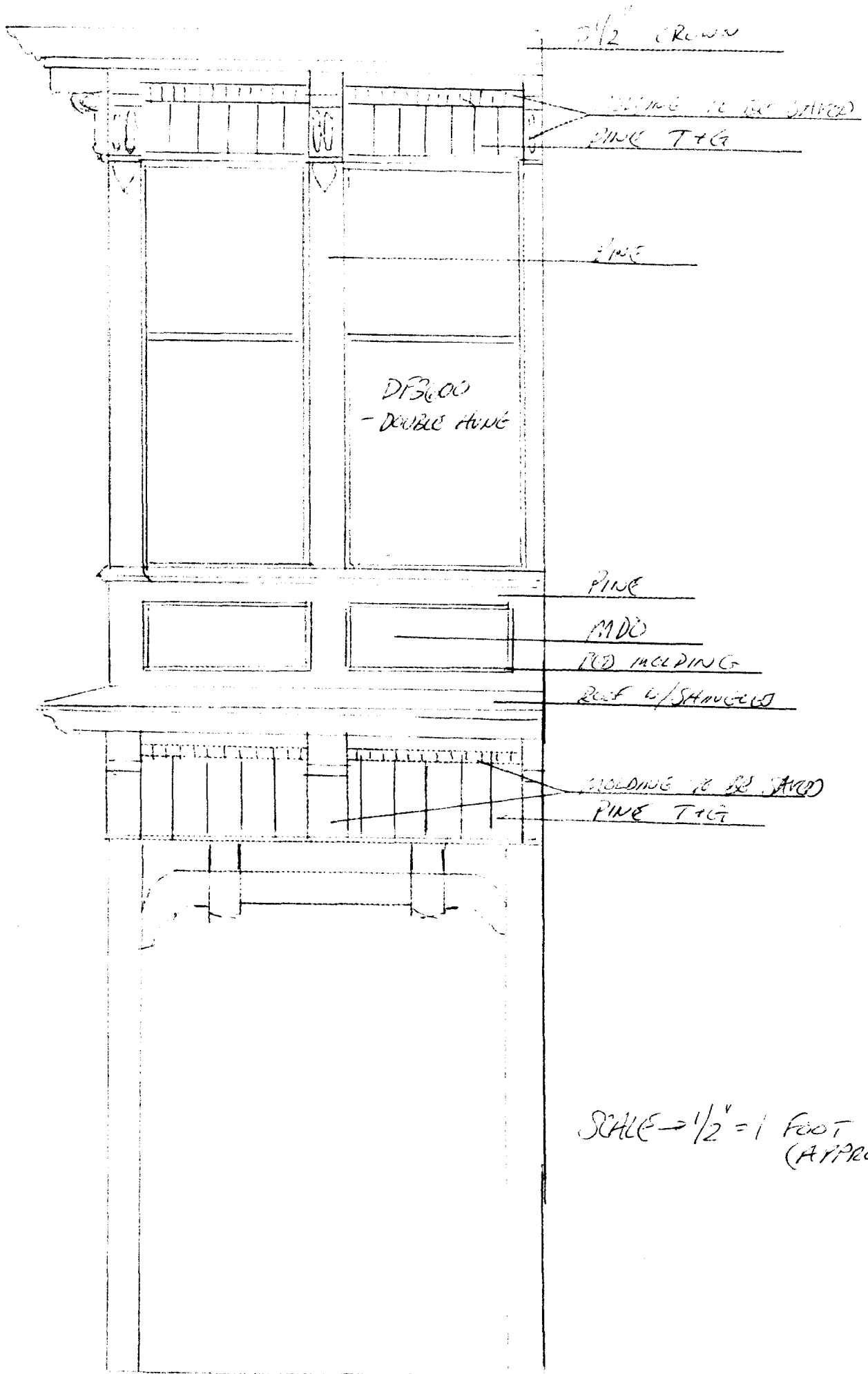


Descriptor/Area

- A: 2.5Fr
1451 sqft
- B: 2Fr/B
336 sqft
- C: EP/OP
120 sqft
- D: FBAY/B
12 sqft
- E: FBAY/B
12 sqft
- F: OFP
40 sqft

SCALE $\rightarrow 1/2'' = 1$ FOOT (APPROX.)



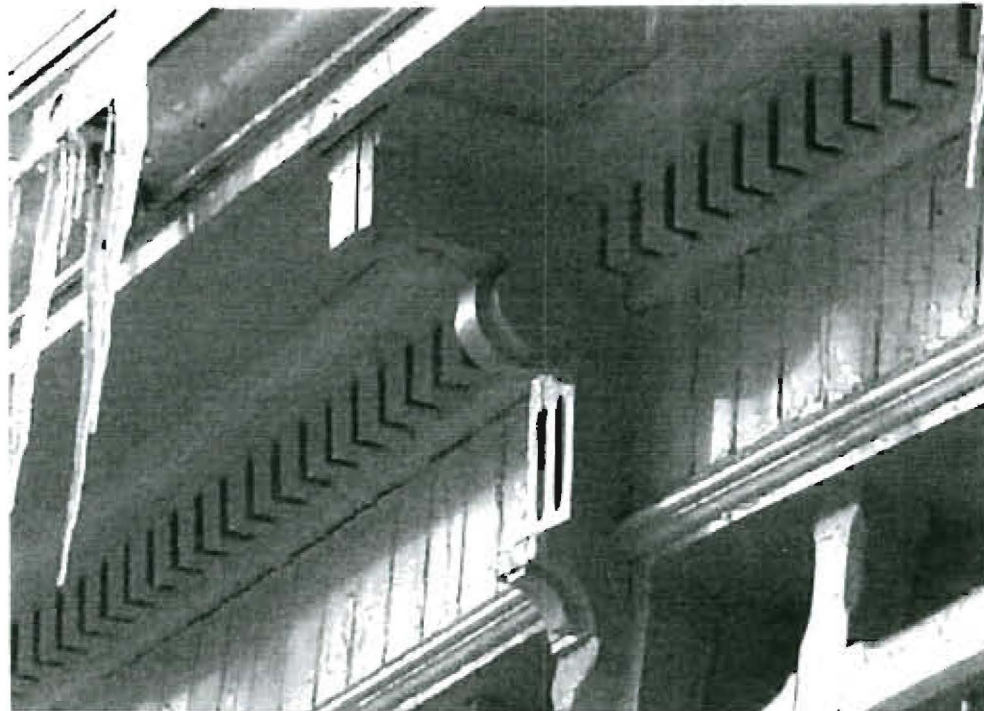


SCALE → 1/2" = 1 FOOT (APPROX)

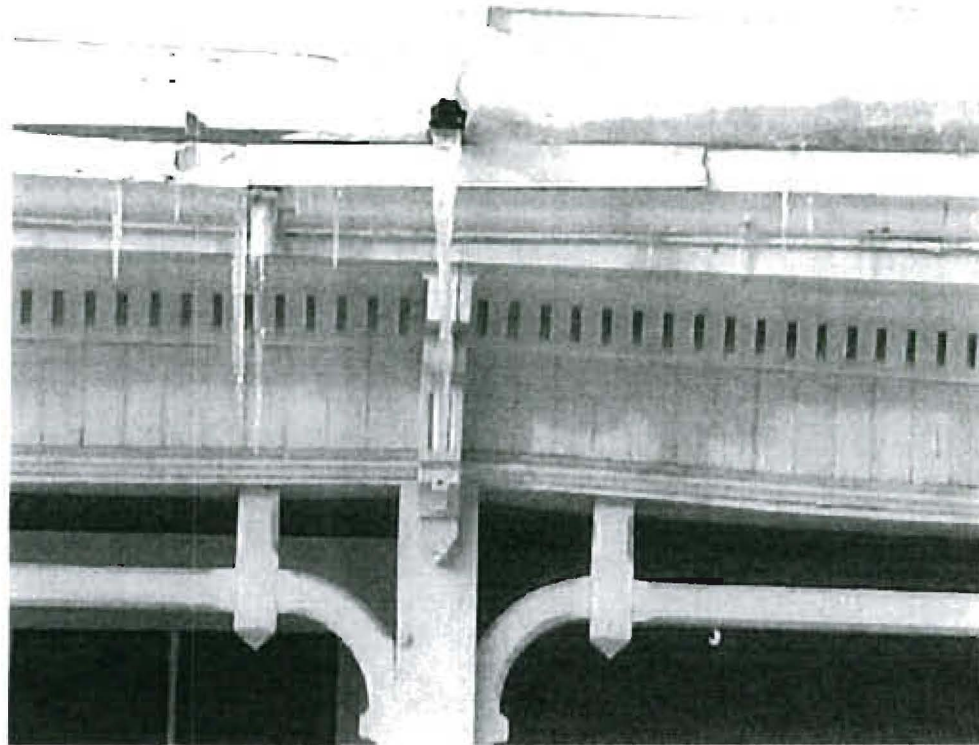














CITY OF PORTLAND, MAINE

Department of Building Inspections

Feb 13 2002

Received from Tim Harkins

Location of Work 11 Mellen St

Cost of Construction \$ 9,800.00 + Demo Permit 30.00

Permit Fee \$ 123.00

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

Other _____

CBL: 47-C-24

Check #: 1335

Total Collected \$ 12300

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