

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 080007

This is to certify that TROUT GROUP INVESTMENTS LIMITED LIABILITY COMPANY
has permission to Reconstruct 3 story deck to conform to historic preservation and current codes.
AT 497 CUMBERLAND AVE 048 F021001

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 procured before this building or part thereof is altered or closed-in. 24 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. Craig Case

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Expired

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: 08-0007	Issue Date:	CBL: 048 F021001
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Location of Construction: 497 CUMBERLAND AVE	Owner Name: TROUT GROUP INVESTMENTS	Owner Address: PO BOX 7051	Phone: 774-6548
Business Name:	Contractor Name: Williams Construction	Contractor Address: 29 Ocean Ave Portland	Phone: 2078384360
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: Multiple family apartment building	Proposed Use: Multiple family apartment building with 3 story deck <i>legal use: 12 d.u (accessory pre 1-15-7 cond)</i>	Permit Fee: \$110.00	Cost of Work: \$8,500.00	CEO District: 2
Proposed Project Description: <i>new</i> Reconstruct 3 story deck to conform to historic preservation and current codes.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>	INSPECTION: Use Group: Type:	
		Signature: <i>Craig Cuss</i>	Signature:	
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: lmd	Date Applied For: 12/31/2007	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 <i>cell work</i> <input type="checkbox"/> Flood Zone <i>existing</i> <input type="checkbox"/> Subdivision <i>foot print</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/condition</i> Date: <i>11/3/08</i> <i>Agm</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 <i>yes</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>11/3/08</i> <i>STH</i>
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Expired

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



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>797 Cumberland Ave.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>048 - F - 021 - 001</u>	Applicant * must be owner, Lessee or Buyer * Name <u>TROUT GROUP INVESTMENTS</u> Address <u>P.O. BOX 7051</u> City, State & Zip <u>PORTLAND ME 04112</u>	Telephone: <u>207-774-6548</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8500.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Apartment Rentals 12 units</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>correct 2 story deck to conform to deck drawings & whatever necessary to please code & H.S. decks were built to code originally without permit</u>		
Contractor's name: <u>Williams Construction</u>		
Address: <u>29 OCEAN AVE</u>		
City, State & Zip <u>Portland Me 04103</u>		Telephone: _____
Who should we contact when the permit is ready: <u>THOMAS J. WILLIAMS</u>		Telephone: <u>1-207-838-4360</u>
Mailing address: _____		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

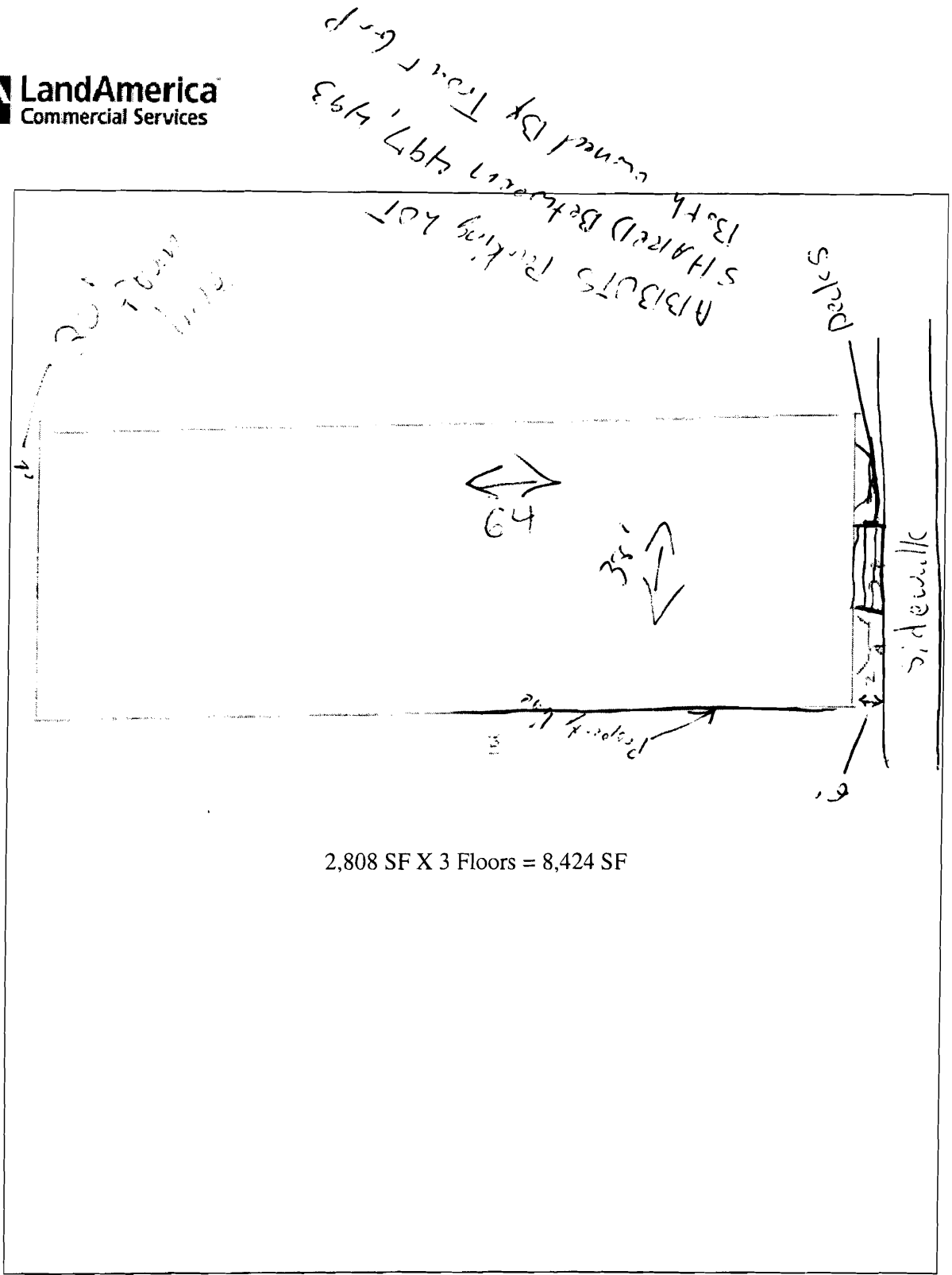
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: _____

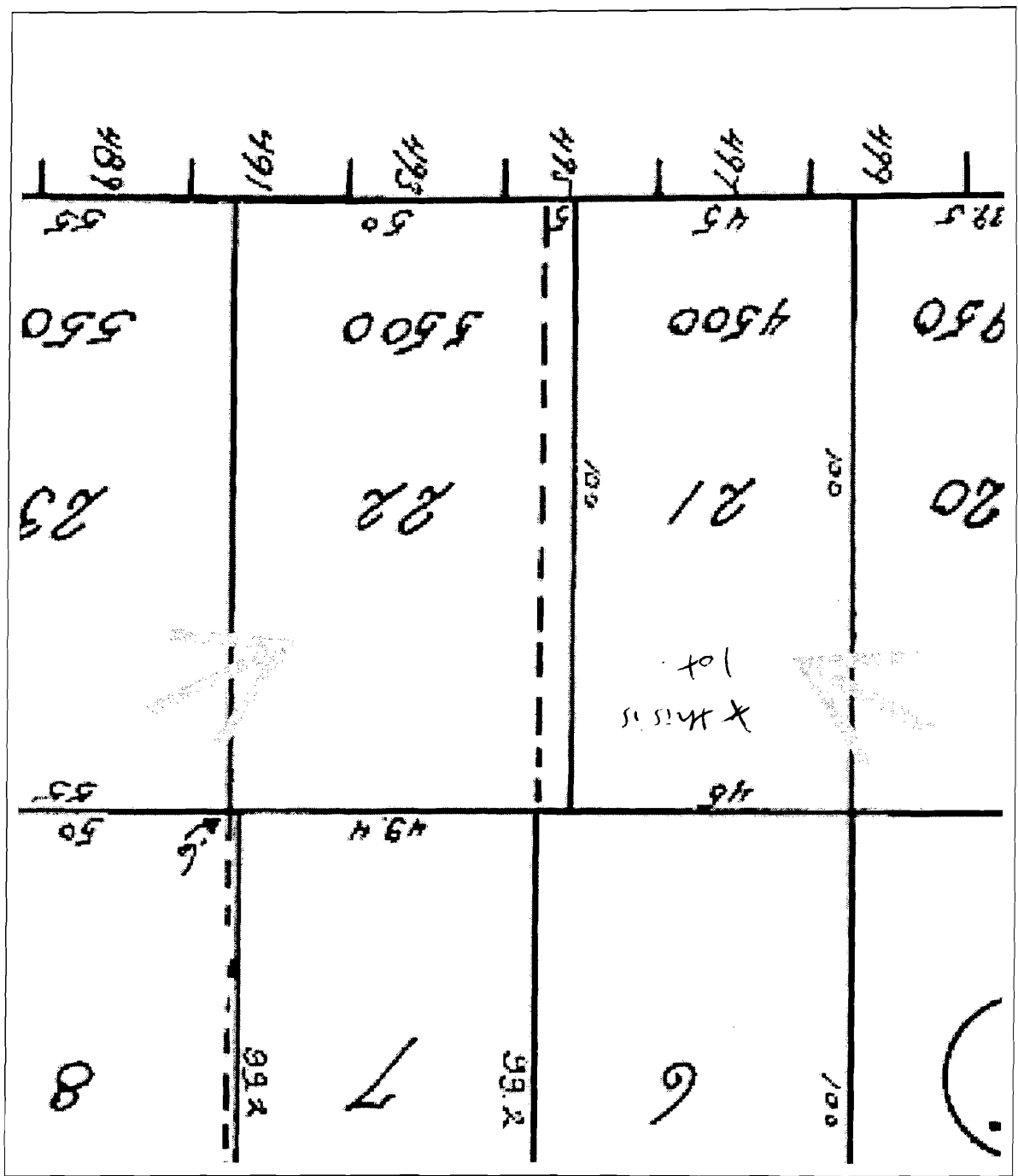
Date: _____

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

CASH



BUILDING SKETCH - 497 Cumberland Avenue



PLAT

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 1
Parcel ID 048 F021001
Location 497 CUMBERLAND AVE
Land Use ELEVEN TO TWENTY FAMILY

Owner Address TROUT GROUP INVESTMENTS LIMITED LIABILITY COMPANY
 PO BOX 7051
 PORTLAND ME 04112

Book/Page 11982/306
Legal 48-F-21
 CUMBERLAND AVE 495-497
 4500 SF

Current Assessed Valuation

Land	Building	Total
\$67,500	\$577,800	\$645,300

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1910	12	0	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.103	0		APARTMENT - GARDEN	

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	2808	SUPPORT AREA
1	01/01	2808	APARTMENT
1	02/03	2808	APARTMENT

Height	Walls	Heating	A/C
6		NONE	NONE
10	FRAME	HW/STEAM	NONE
10	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	PORCH - COVERED	1
2	PORCH - COVERED	1
3	PORCH - COVERED UPPER	2

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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**CITY OF PORTLAND
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

This is to certify that

RDUT GROUP, LLC

has received approval

PORCH REBUILDING

at

49 CUMBERLAND AVE.

provided that the person or persons, firm or corporation accepting this Certificate shall comply with all other applicable 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 the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.

Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

October 3, 2007

Mr. Scott T. Hanson
Preservation Compliance Coordinator
City of Portland
389 Congress St.
Portland, ME 04101

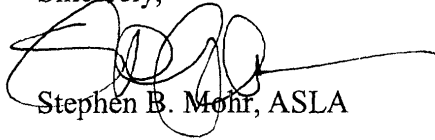
Re: Replacement of Front Porch at 497 Cumberland Avenue

Dear Scott;

Thank you for taking the time to meet with me to review the plans that our office prepared for the porch reconstruction at 497 Cumberland Avenue. The plan has been adjusted to include your comments about the railing height of 36 inches, the use of black pipe for a top rail and stair rail, the use of beadboard in the porch ceilings and the color all being applied through the use of solid body stains.

Attached with this letter please find the \$50.00 fee and a copy of the application by Trout Group Investments LLC, three copies of the plan, application fee, and photographs of existing conditions. Please do not hesitate to call if you have any questions or need additional information. Again, thank you very much for your patience and assistance.

Sincerely,



Stephen B. Mohr, ASLA

Cc: Larry Robinson, Trout Group

Document2



Date: October 3, 2007

**HISTORIC PRESERVATION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

PROPERTY ADDRESS: 497 Cumberland Ave.

CBL (Chart-Block-Lot): 48F21

APPLICANT:

Name: Lawrence A. Robinson Telephone: 207-774-6548

Company, if applicable: Trout Group Investments LLC

Address: PO Box 7051, Portland, ME 04112-7051

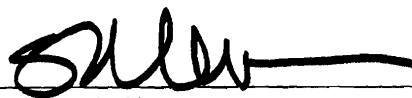
PROPERTY OWNER (if different):

Name: SAME Telephone: _____

Address: _____

Architect (if any): _____

Contractor of Builder (if any): _____


Applicant's Signature

Owner's Signature (if different)

BILL TO: (Please list contact information for future advertising expenses)

Name: SAME AS ABOVE Telephone: _____

Company, if applicable: _____

Address: _____

APPLICATION FEE: \$50.00

See page 7 for fee schedule. Please submit fee with completed application.

DESCRIPTION OF PROJECT:

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, and/or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

Replace existing non-conforming porches (3) with reconstructed 3-tier porch on Cumberland Avenue façade of structure.

ATTACHMENTS:

To supplement your application, please submit the following items, as applicable to your project. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

X Exterior photographs (include general streetscape view, view of entire building & close-ups of affected area.)

X Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions.

X Details or sections, where applicable.

N/A Floor plans

X Site plan showing relative location of adjoining structures.

N/A Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)

X Materials - list all visible exterior materials. Samples are helpful.

_____ Other (explain) _____

Please Note: In order to be photocopied by the City, plans or drawings should generally not exceed 11" x 17". If you wish to submit larger plans, please provide 10 copies for distribution.

If you have any questions or need assistance in completing this form, please contact the Historic Preservation Staff at 874-8726.

Please return this form, application fee (see page 4 of this application), and related materials to:

Deborah Andrews, Historic Preservation Program Manager
Department of Planning and Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

John Turk, Chair
Rick Romano, Vice Chair
Otis Baron
Martha Deprez
Kimberley Geyer
Ted Oldham
Cordelia Pitman

October 4, 2007

Lawrence Robinson
Trout Group Investments, LLC
P.O. Box 7051
Portland, Maine 04112-7051

Re: front porch replacement – 497 Cumberland Ave.

Dear Mr. Robinson:

On October 4, 2007, this office reviewed and approved your request for a Historic Preservation Certificate of Appropriateness for replacement of the three story front porch at 497 Cumberland Ave. to rectify an outstanding Historic Preservation Ordinance violation. The reconstruction will use the structure of the existing nonconforming porch, to be enclosed in appropriate materials to replicate the appearance of the original porches as shown on plans submitted.

Approval is subject to the following conditions:

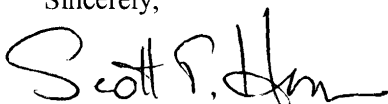
Approval is subject to a final inspection by Historic Preservation Staff when completed.

You will also need to apply for a building permit separately.

All improvements shall be carried out as described and shown in the application dated 10-03-07, and to comply with the conditions above. Changes to the agreed upon 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,



Scott T. Hanson
Preservation Compliance Coordinator

cc: Approval File
Stephen Mohr



BUILDING A DECK???

INFORMATION REQUIRED WITH YOUR APPLICATION

The following is a guideline of information required for the review of a deck application. It is intended to help you supply proper and complete application packages. Please label all of the following items on your plans. Thank you!

1. A complete plot plan showing all structures & proposed structures with distances to all property lines labeled.

2. Type of foundation system

- a. Diameter of concrete filled tube or pre cast concrete pier size
- b. depth below grade (minimum 4'-0" below grade)
- c. anchorage of column to footing
- d. spacing and location of tubes/piers

3. Framing Members

- a. Columns – wood size and location (members supporting framing of floor system)
- b. Ledger size attached to building
- c. Fastener size and spacing attaching ledger
- d. Girder Size and spans carrying floor system
- e. Joist size, span, and spacing
- f. Joist hangers or ledger

LEDGER 2 - 2x8 PT LAG Bolted 8"x10"
3/8 Bolts 16" on center 10-Bolts per level
- 2x8 Joist
- on all Joist STAIRS

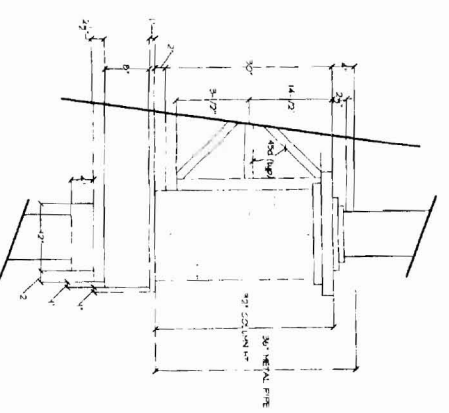
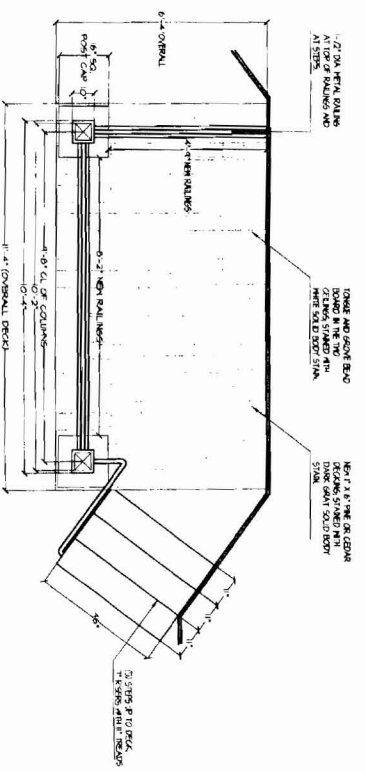
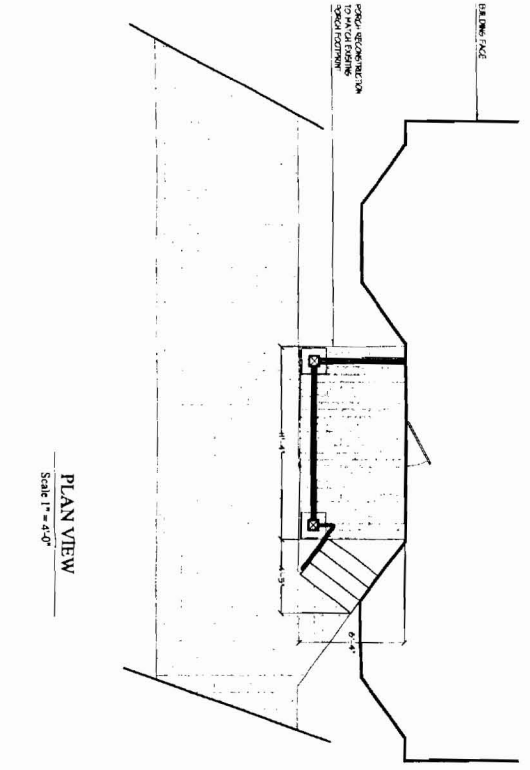
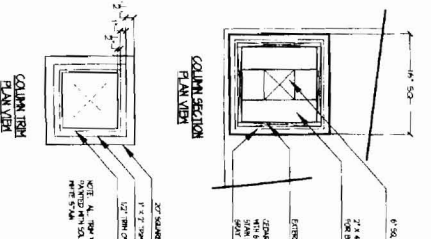
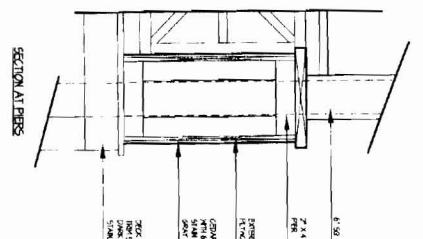
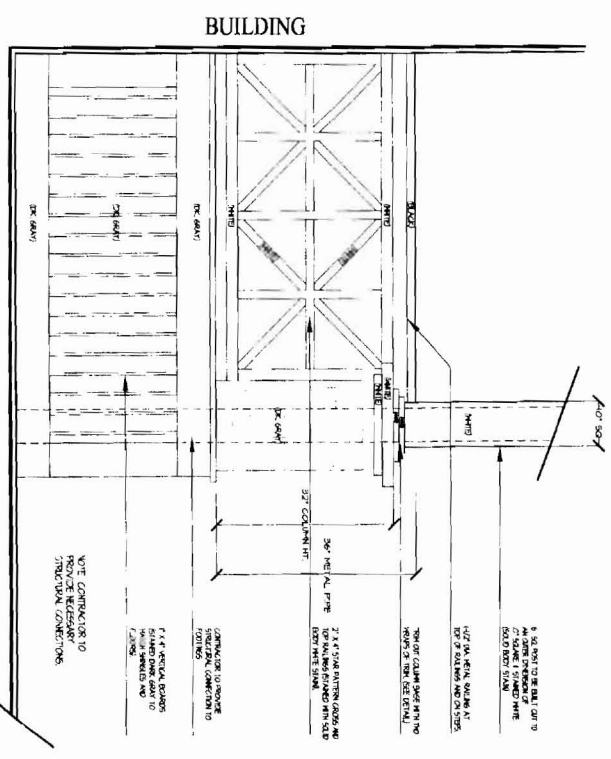
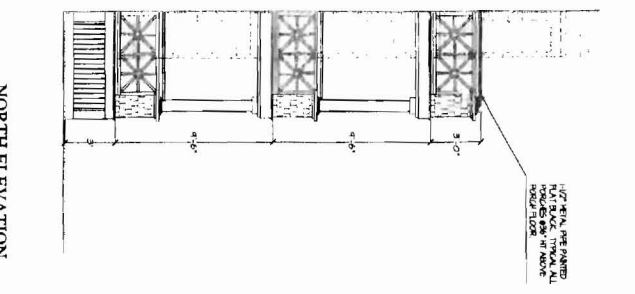
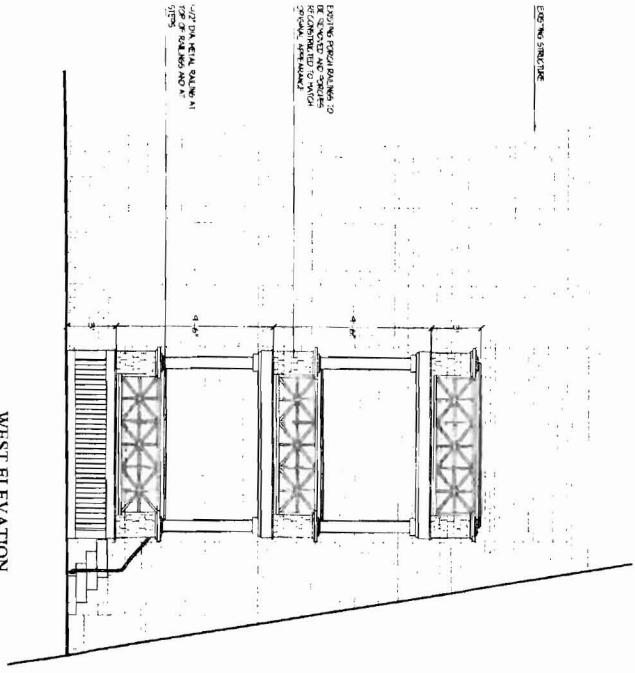
4. Guardrails & Handrail Details

- a. Guardrail height
- b. Baluster spacing
- c. Handrail height

5. Stair Details

- a. Tread depth (measured nosing to nosing)
- b. Riser height
- c. Nosing on tread
- d. Width of stairs

See DRAWINGS



COLUMN AND RAIL PLAN VIEW
Scale 1/8" = 1'-0"

DECK TRIM DIMENSIONS
Scale 1/8" = 1'-0"