

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 070901

PERMIT ISSUED

AUG 22 2007

CITY OF PORTLAND

This is to certify that JAMES FREDERICK O JR & CAROLE

has permission to Replace existing deck and fire escape landing

AT 477 CUMBERLAND AVE

048 F027001

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 written permission procured before this building or part thereof is altered 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] 8/20/07
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: 07-0901	Issue Date:	CBL: 048 F027001
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Location of Construction: 477 CUMBERLAND AVE	Owner Name: JAMES FREDERICK O JR & CAR	Owner Address: 299 TUTTLE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past Use: Mixed use - one dwelling unit in basement, lodging house on second & third floor (8 rooms) & dwelling unit on third floor	Proposed Use: Mixed use - one dwelling unit in basement, lodging house on second & third floor (8 rooms) & dwelling unit on third floor- Replace existing deck and fire escape landing	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 2
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FIRE DEPT: Approved Denied
N/A

INSPECTION: Use Group: *R-* Type: *SB*
TBC 2003

Signature: *Greg Carr* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Proposed Project Description:
 Replace existing deck and fire escape landing

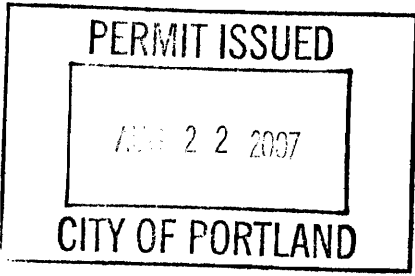
*legal use - Basement - one du
 1st & 2nd floors - 8 rooms lodging house
 3rd floor - one du.*

Permit Taken By: ldobson	Date Applied For: 07/27/2007	Zoning Approval	
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- 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>8/2/07</i> <i>Asen</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>YU</i> <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>8/2/07</i> <i>STH</i>
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Call work to take place within existing footprint



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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA 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.**

~~CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

[Signature]
Signature of Applicant/Designee

8.22.07
Date

[Signature]
Signature of Inspections Official

Date

CBL: 487 27 Building Permit #: 070901

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0901	Date Applied For: 07/27/2007	CBL: 048 F027001
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Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Mixed use - one dwelling unit in basement, lodging house on second & third floor (8 rooms) & dwelling unit on third floor- Replace existing deck and fire escape landing	Proposed Project Description: Replace existing deck and fire escape landing
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 08/02/2007

Note: **Ok to Issue:**

- 1) Work must follow design approved by historic preservation committee in 1993. If any changes are to be made, a separate historic preservation application for a certificate of appropriateness will have to be submitted, reviewed, and approved before the work commences. All finish surfaces to be painted, as required in original approval.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 08/02/2007

Note: Legal use: **Ok to Issue:**

Basement- one dwelling unit
First & Second Floor - 8 room lodging house; three rooms & kitchen on 2nd floor & five rooms on 3rd
Third floor - One dwelling unit

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This property shall remain a two family dwelling and eight room lodging house. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being issued with the condition that all the work is taking place within the existing footprint.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/21/2007

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Not Applicable **Reviewer:** Capt Greg Cass **Approval Date:** 08/21/2007

Note: Fire code N/A for 1 run of stairs. **Ok to Issue:**

HISTORIC PRESERVATION COMMITTEE
CITY OF PORTLAND, MAINE

PUBLIC HEARING
477 Cumberland Avenue

TO: Chair Weiss and the Historic Preservation Committee

FROM: Philip L. Meyer, Urban Designer
Gary Hamilton, Rehab. Specialist

DATE: February 26, 1993

RE: March 3, 1993 Agenda Item - New Business

Application For: Certificate of Appropriateness - Exterior Stairway

Address: 477 Cumberland Avenue - Contributing Building
(Deering Street District)

Applicant: Fred James

Background:

The applicant proposes to replace the exterior stairway at 477 Cumberland Avenue. The deteriorated porch will be built of pressure treated wood and lattice. It is the applicants intentions of painting it to match the residence when the wood has suitably dried. The exterior stair-deck system will not exceed original footprint, Attachment #2 (Building Permit Application)

Documentation of the previous rail system is not available. The applicant proposes an unusual combination of lattice, vertical ballusters and horizontal 2" x 4" components.

Staff Recommendation:

Staff makes no recommendation on this application and offers the following comments:

1. The owner has indicated that originally he had planned to replace only deteriorated boarding. In attempting to do so, changes were required to meet current fire and building code.

This part of the building is readily visible from State Street. Is this new alteration (Attachment #3) compatible with the side and rear facade of this building and with character of State Street within the District?

Attachments:

1. Application
2. Building Permit
3. Drawing of Detail



City of Portland
 Department of Planning and Urban Development
 Room 211 City Hall, 389 Congress Street
 Portland, Maine 04101 207-874-8300

Form 9.1.90

HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

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

- granted a Certificate of Appropriateness, with conditions as indicated.
 denied a Certificate of Appropriateness.

Historic Resource Inventory Number: _____ Assessor's Chart/Block/Lot: _____

Property Address: _____ 477 Cumberland Avenue _____

Applicant: (name) _____ Fred James _____
 (address) _____ 299 Tuttle Road _____
 _____ Cumberland, ME 04021 _____

Proposed Work (continue on back if necessary): Construction of altered rear fire escape and railing per application and staff memo of 2-26-93.

Conditions of Approval (continue on back if necessary): New wood shall be painted after pressure-treated wood has had opportunity to dry.

Reasons for Denial (continue on back if necessary): _____

All improvements shall be carried out as shown on the plans and specifications as submitted by the applicant, except as modified to comply with the conditions of approval described above. 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.

Previous
Hist
Approved

Fred James
477 Cumberland Ave.

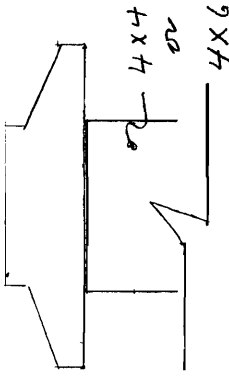
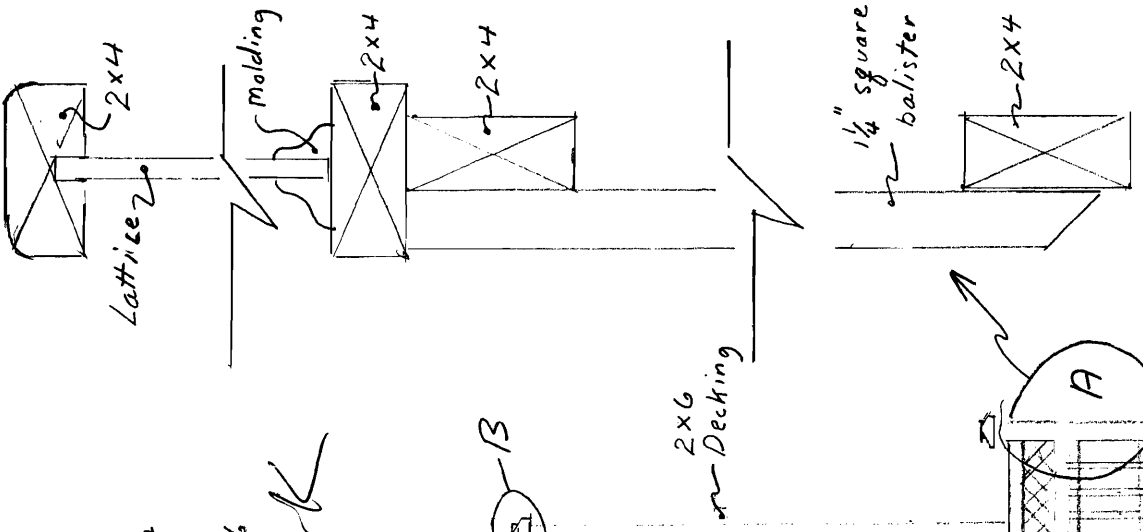
Replace existing fire escape
and add railing to existing
first floor deck.

B

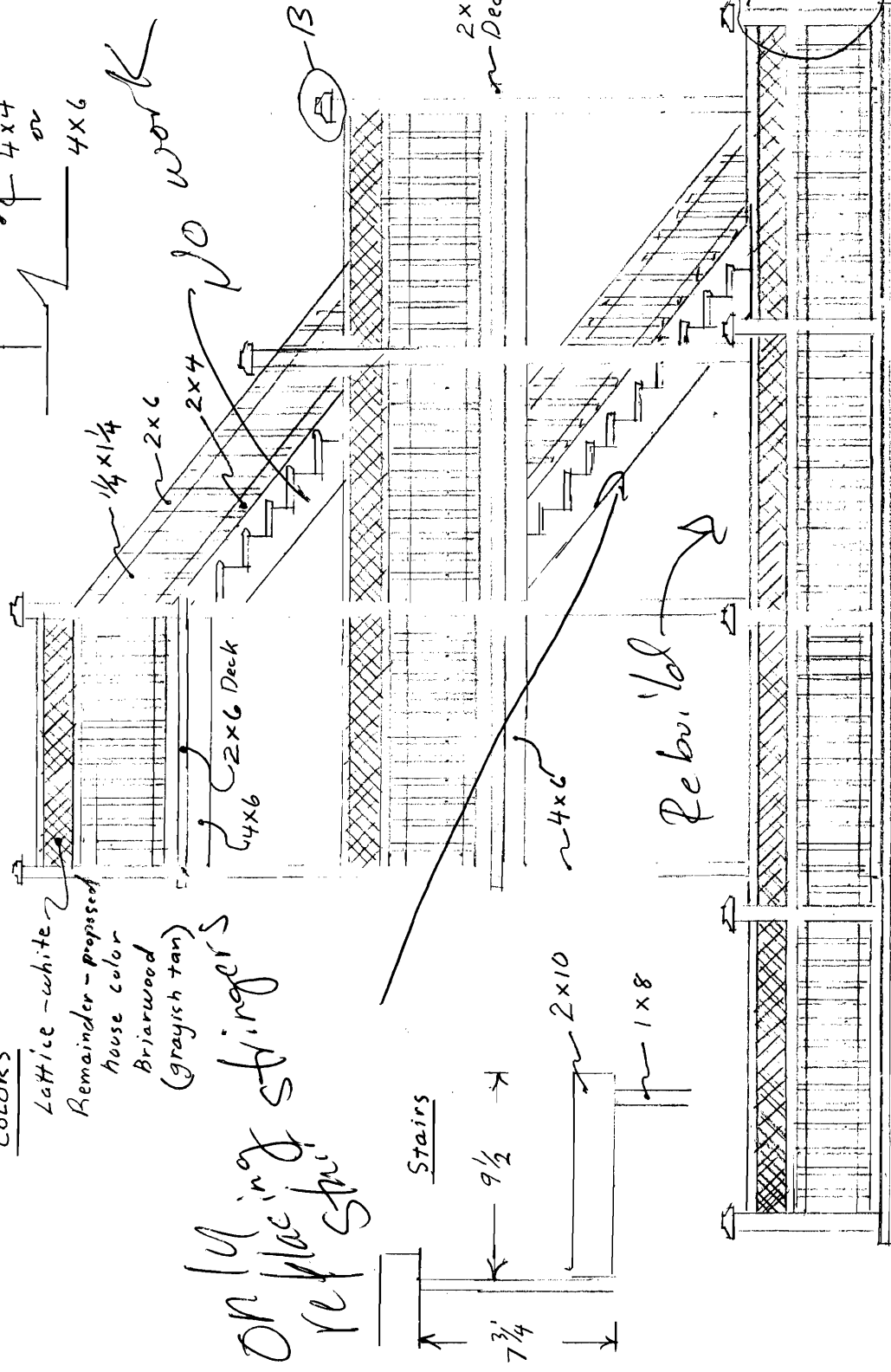
COLORS

- Lattice - white
- Remainder - proposed house color
- Briarwood (grayish tan)

OR
replacing stringers
replacing

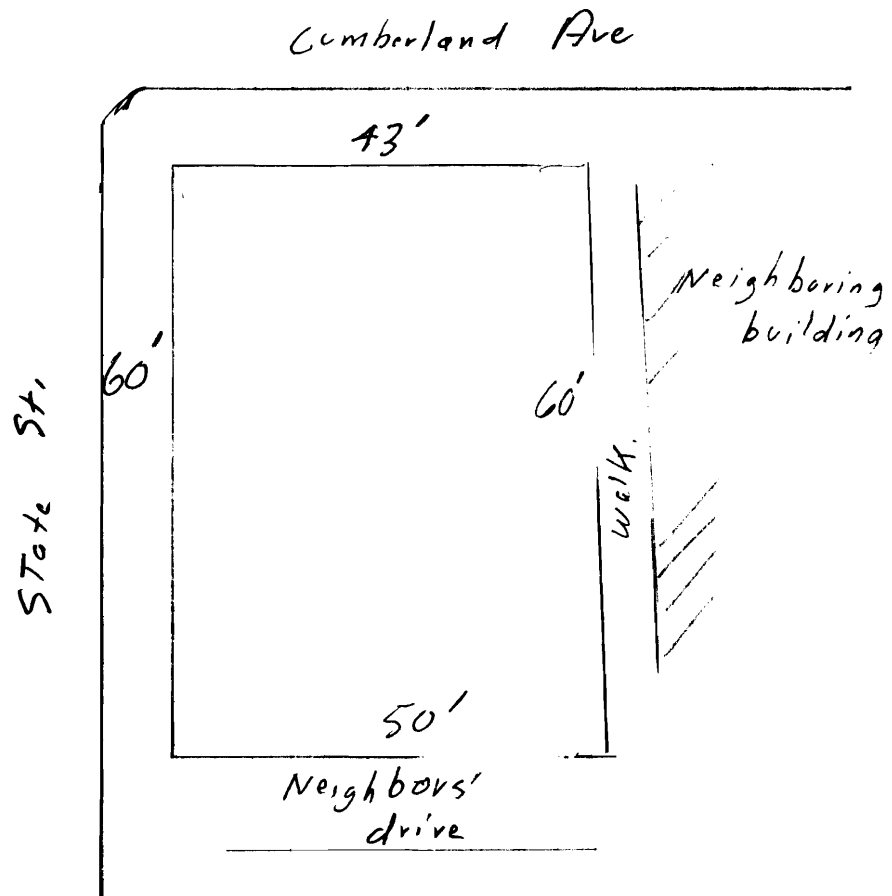


NO work



Attachment #3

477 Cumberland Ave PLAT MAP.

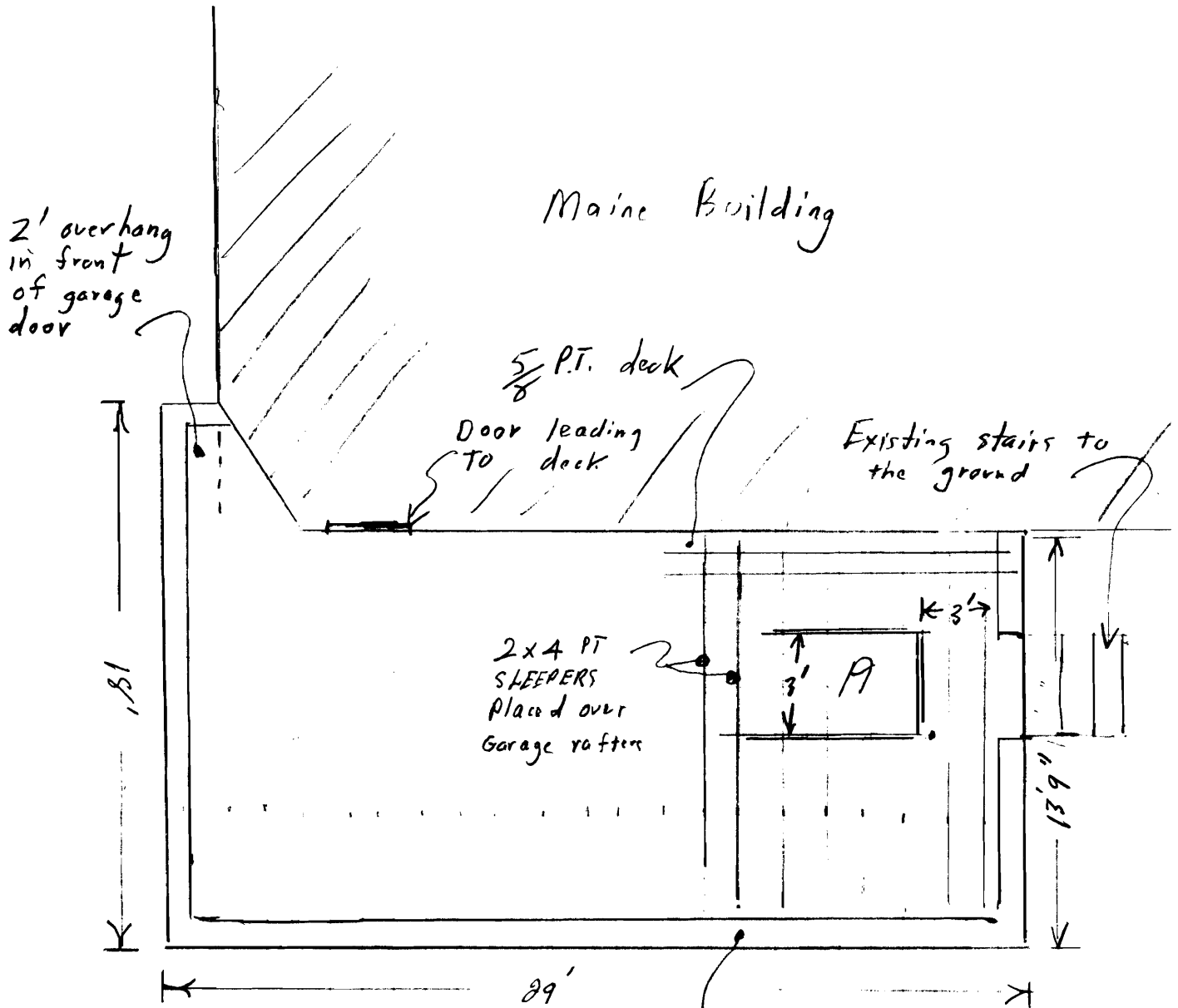


Not to scale.

Note: Worker removed the old deck. I have supplied pictures to verify that a deck existed.

477 Cumberland Ave

Deck over one attached garage

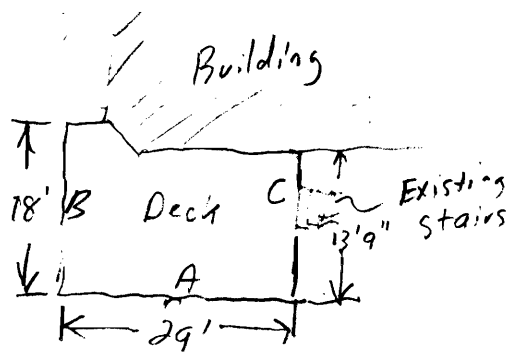


42" Deck rail

(A) location of stairs leading to the 2nd floor of the fire escape
The 2nd & 3rd floor of the fire escape will remain.
1 7/8" rise x 9" run 3' wide

477 Cumberland Ave
back deck

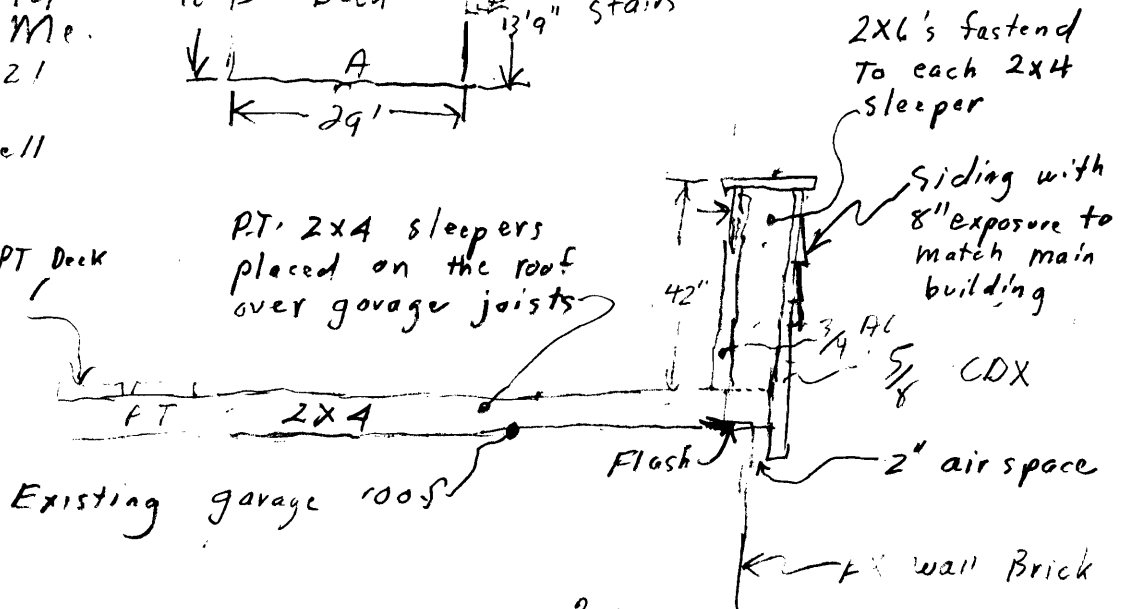
Fred James
299 Tuttle Rd
Cumberland Me.
04021
829-3009
838-6693 cell



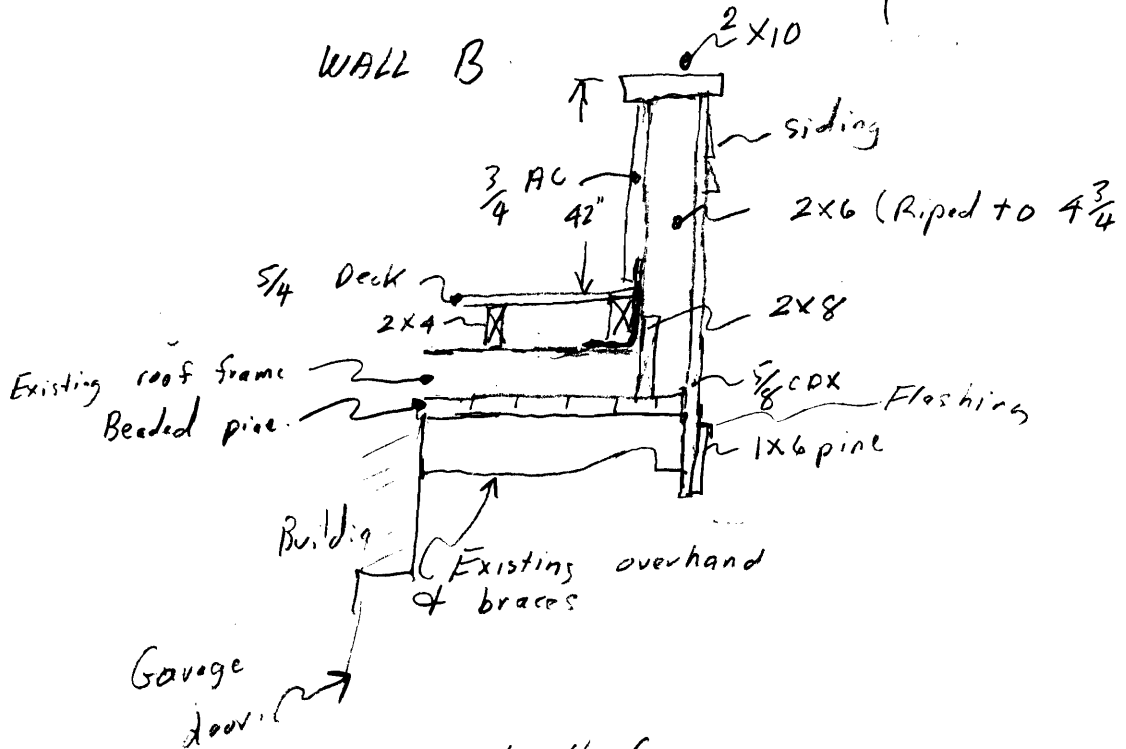
Replacing existing deck because of rot

5/4 PT Deck

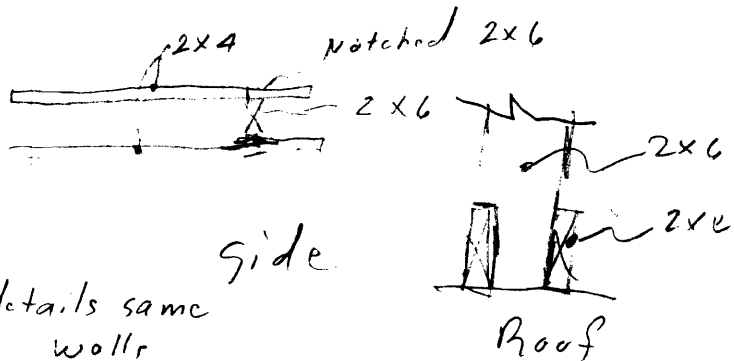
PT 2x4 sleepers placed on the roof over garage joists



WALL B



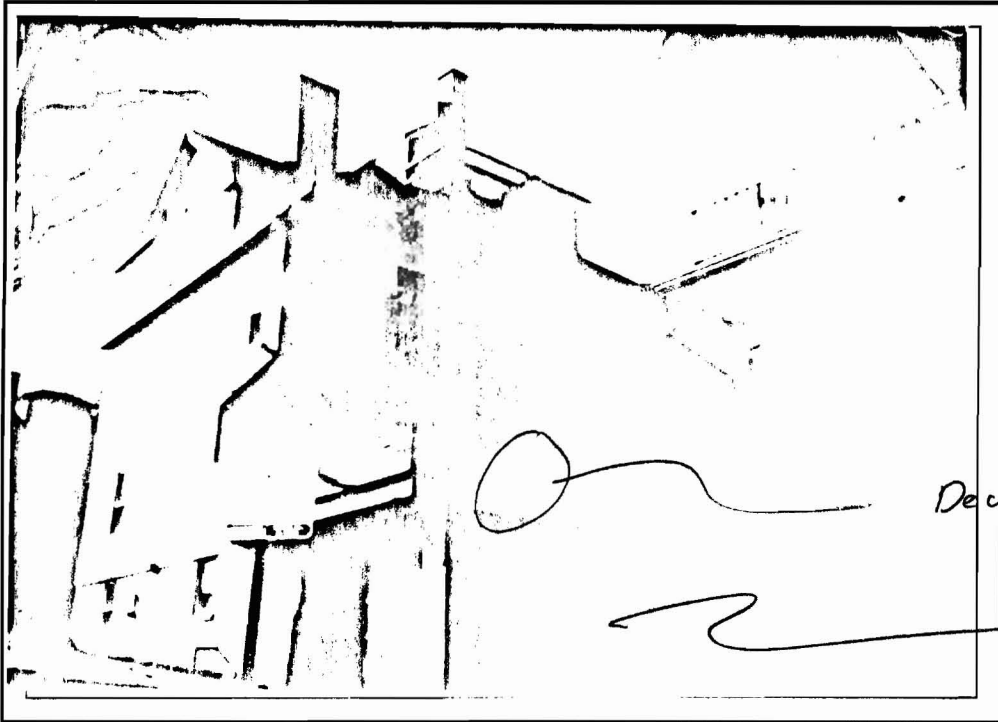
Wall-C



Other details same as other walls.

side

Roof



REAR OF
SUBJECT PROPERTY

Deck rail

Side of garage



STREET SCENE