



**CITY OF PORTLAND, MAINE**  
**HISTORIC PRESERVATION COMMITTEE**

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Susan Wroth, C'  
Edward Hobler, Vice Cl  
Camillo Breg  
Robert Par  
Rick Rom.  
Steve Sev.  
Cordelia Pitu

July 9, 1998

Scott Collins  
3 Glenden Road  
Cape Elizabeth, Maine 04107

Re: Side Porch Replacement at 10 Dow Street

Dear Mr. Collins:

On July 9, 1998, the historic preservation staff of the Portland Planning Department approved your application for a Certificate of Appropriateness. The approval is for replacement of a deteriorated side porch at 10 Dow Street.

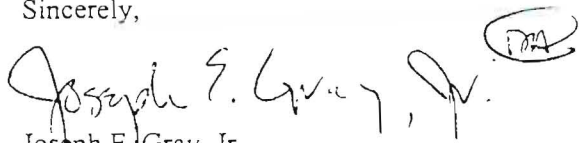
The approval is subject to the following conditions:

1. That the lattice skirting beneath the porch be framed by boarding.
2. That the railing terminate at the end post and that the post feature a simple top.
3. That the rails, posts, balusters and skirting be stained or painted.

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,

  
Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Approval Letter File

**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.

**NOTE\*\*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 (include Portion of Building): <b>10 DOW STREET</b>			
Total Square Footage of Proposed Structure <b>25</b>		Square Footage of Lot <b>2,000</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>55</b> Block# <b>E</b> Lot# <b>22</b>		Owner: <b>PLEASE CALL SCOTT D. COLLINS 871-1562</b>	Telephone#: <b>207 767-9844</b>
Owner's Address: <b>3 GLENDEN ROAD CAPE ELIZABETH, MAINE</b>		Lessee/Buyer's Name (If Applicable) <b>N/A</b>	Cost Of Work: <b>\$ 250</b> Fee <b>\$ 25</b>
Proposed Project Description:(Please be as specific as possible) <b>REPLACE ROTTED STAIRS (WOODEN) ON SOUTH SIDE OF BUILDING WITH NEW PRESSURE-TREATED WOOD STAIRS (SAME SIZE)</b>			
Contractor's Name, Address & Telephone <b>CHARLIE STANDISH - OTISFIELD, MAINE</b>			Rec'd By: <i>[Signature]</i> <b>TAKES BY SP. OK</b>
Current Use: <b>STAIRS 3-FAMILY</b>		Proposed Use: <b>STAIRS 3-FAMILY</b>	

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 you application:

- 1) 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

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.

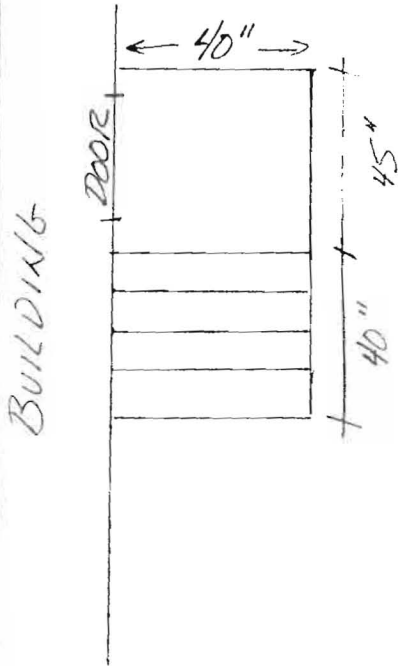
Signature of applicant: <i>[Signature]</i>	Date: <b>JULY 1, 1998</b>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



10 DOW STREET  
PORTLAND, MAINE

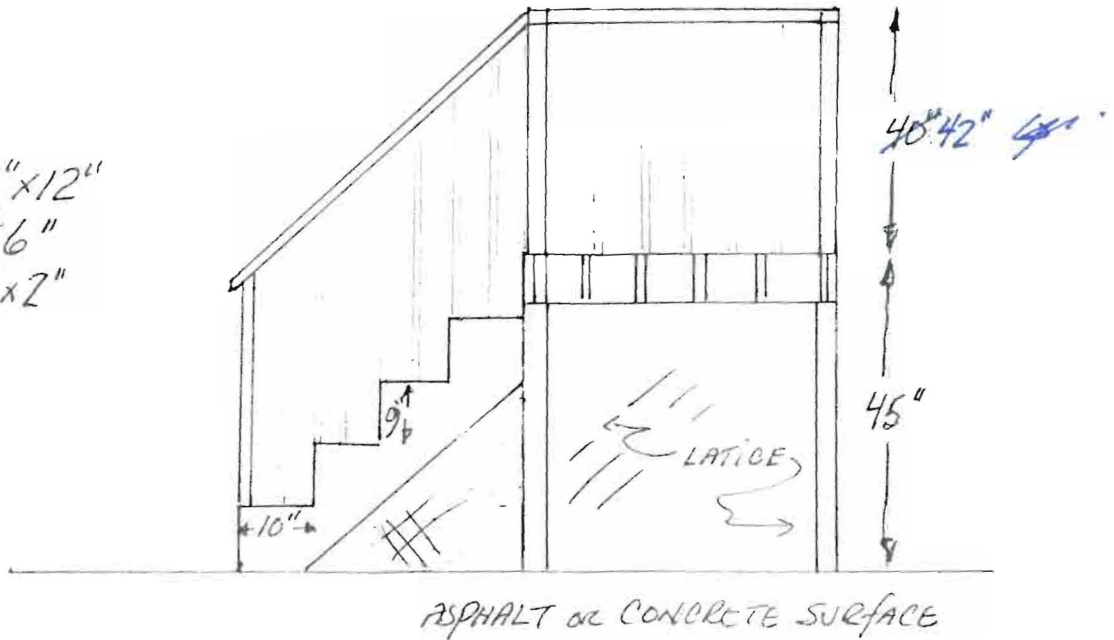
DETAILS



ALL MATERIALS: PRESSURE  
TREATED WOOD

DECK: 2" x 8" (16" ON CENTER)  
COVERED BY 1" x 6" DECKING  
POSTS: 4" x 4"  
RAILINGS: 2" x 4"

STRINGERS: 2" x 12"  
TREADS: 1" x 6"  
BALUSTERS: 2" x 2"



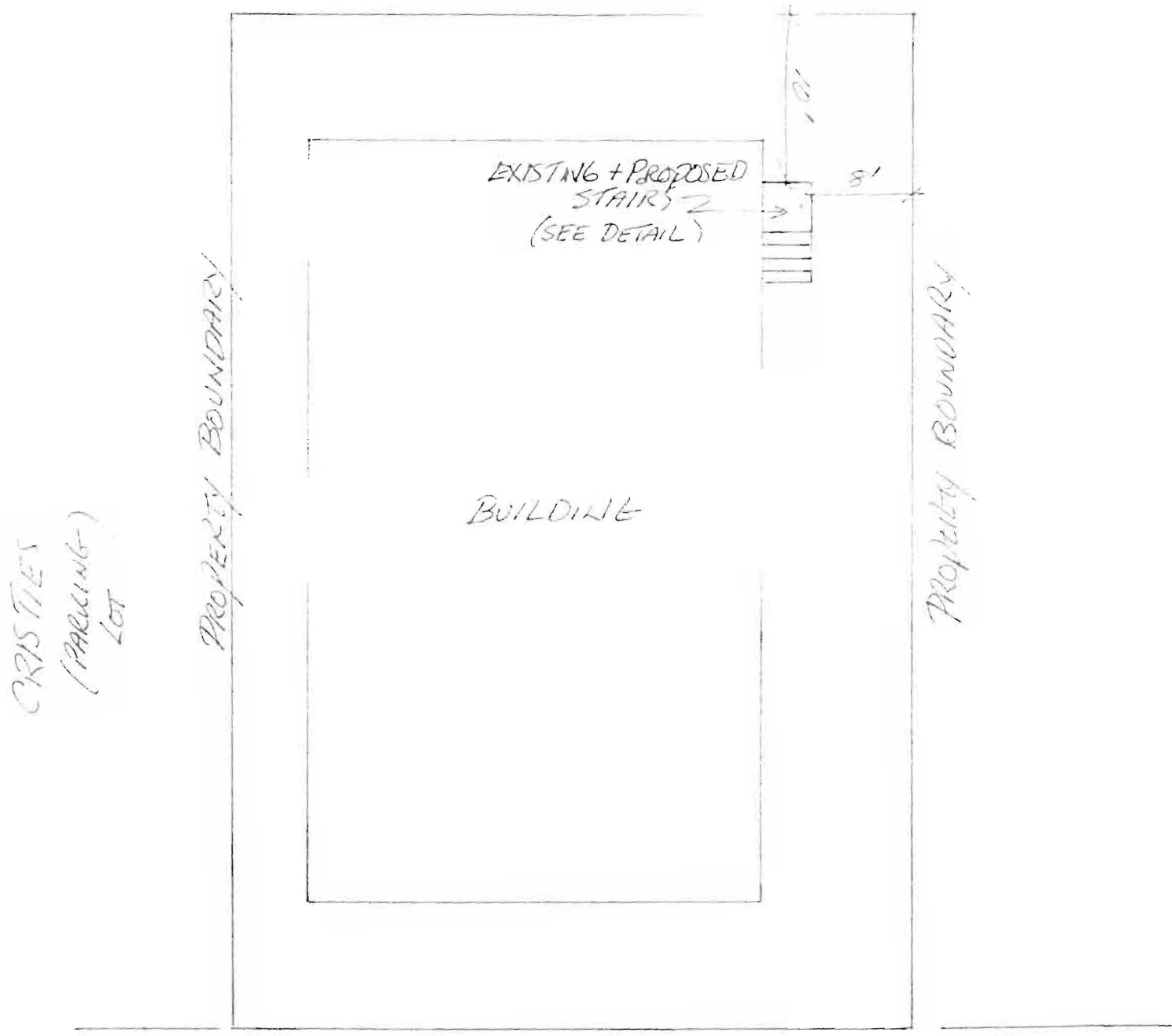
ASPHALT OR CONCRETE SURFACE

NOT-TO-SCALE

10 DOW STREET  
PORTLAND, MAINE



SITE PLAN



DOW STREET

NOT TO SCALE

# WARRANTY DEED

**Know All Men By These Presents That** I, Nicholas Kaldro

of 13 Stagecoach Road, Falmouth,  
County of Cumberland and State of Maine,

for consideration paid, grant to Scott D. Collins and Ashley Wernher-Collins


of 3 Glenden Road, Cape Elizabeth,  
County of Cumberland and State of Maine  
as Joint Tenants

with **WARRANTY COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in  
Portland County of Cumberland  
and State of Maine, more particularly described in Exhibit A attached hereto and  
incorporated herein by reference.

**In Witness Whereof,** I have hereunto set my hand(s) this 11th day of  
June, 1998.

Witness

  
\_\_\_\_\_  
Nicholas Kaldro

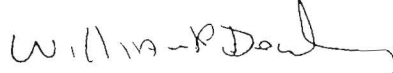
State of Maine  
County of Cumberland ss.

On this 11th day of June, 1998, personally appeared before me the  
above named Nicholas Kaldro

and acknowledged the foregoing to be his/her/their free act and deed.

  
\_\_\_\_\_  
Notary Public, Attorney at Law

Return to: NORTHEAST LAND TITLE INC.  
4 Canal Plaza  
Portland, ME 04101



**Exhibit A - Deed**

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Dow Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the easterly side of Dow Street distant seventy-four and eight hundredths (74.08) feet southerly from the intersection of said easterly sideline of Dow Street with the southerly sideline of Congress Street, measured along said sideline of Dow Street; thence southerly along the easterly sideline of said Dow Street, thirty-nine and seventy-five hundredths (39.75) feet; thence easterly making an included angle between this course and the previous course of ninety degrees and thirty-five minutes ( $90^{\circ} 35'$ ) forty-eight (48) feet, more or less, to the land now or formerly of Mary J. Wood; thence northerly along the line of said land of Wood, thirty-nine and eight tenths (39.8) feet; thence westerly fifty-one and four tenths (51.4) feet in a straight line to the point of beginning.

The buildings on the above-described premises are Numbered Ten (10) on said Dow Street.

Meaning and intending to convey and hereby conveying the same premises described in a deed from John F. Dougherty and Vivian L. Dougherty dated March 23, 1993 to Nicholas Kaldro and recorded in the Cumberland County Registry of Deeds in Book 10621, Page 100.

BUILDING PERMIT REPORT

DATE: 9 July 98 ADDRESS: 10 Dow St. (55-E-022)
REASON FOR PERMIT: Replace Stairs
BUILDING OWNER: Scott D. Collins
CONTRACTOR: Charlie Standish
PERMIT APPLICANT: Owner
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 53

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

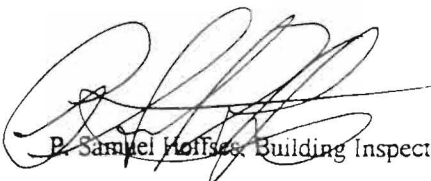
Approved with the following conditions: 4/2 x 8 x 10 x 26

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from the Development Review Coordinator and Inspection Services must be obtained.
2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.



shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
  
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
- \*26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. \_\_\_\_\_
30. \_\_\_\_\_
31. \_\_\_\_\_
32. \_\_\_\_\_

  
P. Samuel Hoffsee, Building Inspector

cc: Lt. McDougall, PFD  
Marge Schmuckal