

PERMIT ISSUE

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1226	Issue Date: NOV 18 2003	CBL: 056 D008001
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Location of Construction: 26 Cushman St	Owner Name: Steinman Richard	Owner Address: 26 Kent St <i>CITY OF PORTLAND</i>	Phone:
Business Name:	Contractor Name: Ted Pitas	Contractor Address: 3 Orchard Circle Westbrook	Phone: 2077978229
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <i>R6</i>

Past Use: 4 unit	Proposed Use: 4 unit w/replacement stairs in existing footprint	Permit Fee: \$57.00	Cost of Work: \$3,785.00	CEO District: 3
Proposed Project Description: Replacement stairs in existing footprint <i>leg use: four (4) Dwelling units</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>5B</i> <i>11/14/03</i> Signature: <i>[Signature]</i>	
		Signature: <i>[Signature]</i> 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: kwd	Date Applied For: 09/30/2003	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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"/> Denied Date: <i>10/8/03</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 checked="" type="checkbox"/> Denied Date: <i>10/8/03</i> <i>as submitted</i> <i>D. Andrews 11/05/03</i>
	* See approval letter for alternate scheme		

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 _____

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

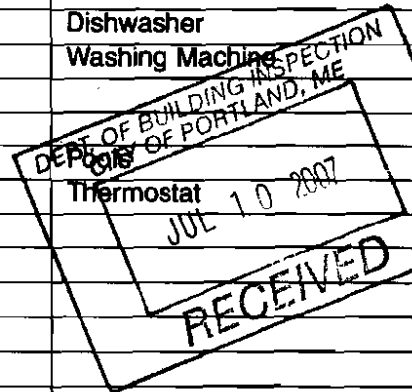
Date 7-10-07

Permit # 2007-7510

CBL# 56 D8

LOCATION: 26 CUSHMAN ST METER MAKE & # 200A / # 48289993
 CMP ACCOUNT # _____ OWNER TED LOEFFLER
 TENANT SAME PHONE # _____

							TOTAL	EACH FEE	
OUTLETS	31	Receptacles	25	Switches	6	Smoke Detector		.20	
FIXTURES	10	Incandescent	5	Fluorescent		Strips		.20	
SERVICES	1	Overhead		Underground		TTL AMPS <800		15.00	
		Overhead		Underground		>800		25.00	
Temporary Service		Overhead		Underground		TTL AMPS		25.00	
								25.00	
METERS	1	(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units		Interior		Exterior		5.00	
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens		2.00	
		Insta-Hot		Water heaters		Fans		2.00	
		Dryers		Disposals		Dishwasher		2.00	
		Compactors		Spa		Washing Machine		2.00	
		Others (denote)						2.00	
		MISC. (number of)		Air Cond/win					3.00
				Air Cond/cent					10.00
				HVAC		EMS		Thermostat	5.00
				Signs					10.00
				Alarms/res					5.00
				Alarms/com					15.00
				Heavy Duty(CRKT)					2.00
				Circus/Carnv					25.00
		Alterations					5.00		
		Fire Repairs					15.00		
		E Lights					1.00		
		E Generators					20.00		
PANELS		Service		Remote		Main		4.00	
TRANSFORMER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
						TOTAL AMOUNT DUE		55.00	
		MINIMUM FEE/COMMERCIAL	45.00			MINIMUM FEE		35.00	



CONTRACTORS NAME M+R ELECTRIC MASTER LIC. # MC 60018650
 ADDRESS 49 HAVERTY'S WAY PORTLAND ME 04103 LIMITED LIC. # _____
 TELEPHONE (207) 415-2957

SIGNATURE OF CONTRACTOR Alan M. Lufford Jr \$490.35
 White Copy - Office • Yellow Copy - Applicant

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

AM Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- N/A* Footing/Building Location Inspection: Prior to pouring concrete
- N/A* Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A* 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 OCCUPANCIES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

11/20/03
Date

[Signature]
Signature of Inspections Official

11/20/03
Date

CBL: 056 D008 Building Permit #: 031226

BUILDING PERMIT INSPECTION PROCEDURES

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CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED


Signature of applicant/designee

11/20/03
Date


Signature of Inspections Official

11/20/03
Date

CBL: 056 D 008 Building Permit #: 03 1226

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 031226

PERMIT ISSUED

This is to certify that Steinman Richard/Ted Pitas
has permission to Replacement stairs in existing footprint
AT 26 Cushman St 503 056 D008001

JUL 18 2003

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.

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

Notification of inspection must be given and work on permit on procedure before this building or part thereof is leased or occupied. **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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 7/14/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspections

9/30 20 03

Received from Theodore Pitas

Location of Work 26 Cushman St.

Cost of Construction \$ _____

Permit Fee \$ 157.00

Building (IL) Plumbing (IS) _____ Electrical (IE) _____ Site Plan (U2) _____

Other _____

CBL: 056 D 008

Check #: 1779

Total Collected \$ 157.00

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1226	Date Applied For: 09/30/2003	CBL: 056 D008001
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Location of Construction: 26 Cushman St	Owner Name: Steinman Richard	Owner Address: 26 Kent St	Phone:
Business Name:	Contractor Name: Ted Pitas	Contractor Address: 3 Orchard Circle Westbrook	Phone (207) 797-8229
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 4 unit w/replacement stairs in existing footprint	Proposed Project Description: Replacement stairs in existing footprint
---------------------------------------------------------------------------	----------------------------------------------------------------------------------

Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 11/05/2003

Note: original submission does not meet criteria for approval; alternate solution only is approved, see letter dated 10/28 2003 for conditions of approval. **Ok to Issue:**

- 2) All improvements shall be carried out as described above. 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.
- 3) That you contact HP staff as well as building inspections for a final inspection of the work. Please call Deb Andrews, Historic Preservation Program Manager at 874-8726. Note: Final construction will be inspected for its conformance with the porch appearance as documented in the photographs attached to the letter of 10/28/2003.
- 4) That the construction of the steps themselves follow the specifications enclosed with letter to applicant dated 10/28/2003.
- 5) That pressure treated lumber not be used, other than for structural elements.
- 6) The original dimensions shall be replicated, including the height of the railing. (If needed, staff will support a building code waiver request to allow the previous railing height to be maintained.)
- 7) All replacement porch elements shall replicate exactly those existing prior to demolition of the original porch, as documented in the enclosed photographs. This shall include the fluted columns and capitals, the post with recessed panels, the balusters, the vertical board skirting set within a frame, etc.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/08/2003

Note: **Ok to Issue:**

- 1) The footprint of the existing stairs SHALL NOT be increased in size unless it is the minimum required by Fire and Buildings Codes.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation
- 3) 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.
- 4) 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 **Reviewer:** Mike Nugent **Approval Date:** 11/14/2003

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 11/06/2003

Note: **Ok to Issue:**

Location of Construction: 26 Cushman St	Owner Name: Steinman Richard	Owner Address: 26 Kent St	Phone:
Business Name:	Contractor Name: Ted Pitas	Contractor Address: 3 Orchard Circle Westbrook	Phone (207) 797-8229
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Comments:

10/3/2003-kwd: this permit was originally input and got a duplicate number (03-1191). Duplication discovered on 10/3/03, and permit given new number, and placed back in zoning, where it had been awaiting review. Kwd

Area		Multiplier	Coefficient
4056		25	3974
Year	Unit	Coefficient	Land Value
19	40	3974	1590



26
Cus.

Surveyed by A. V. HIGGINS

JUN 6 1924

(Remarks on other Side)

1-2

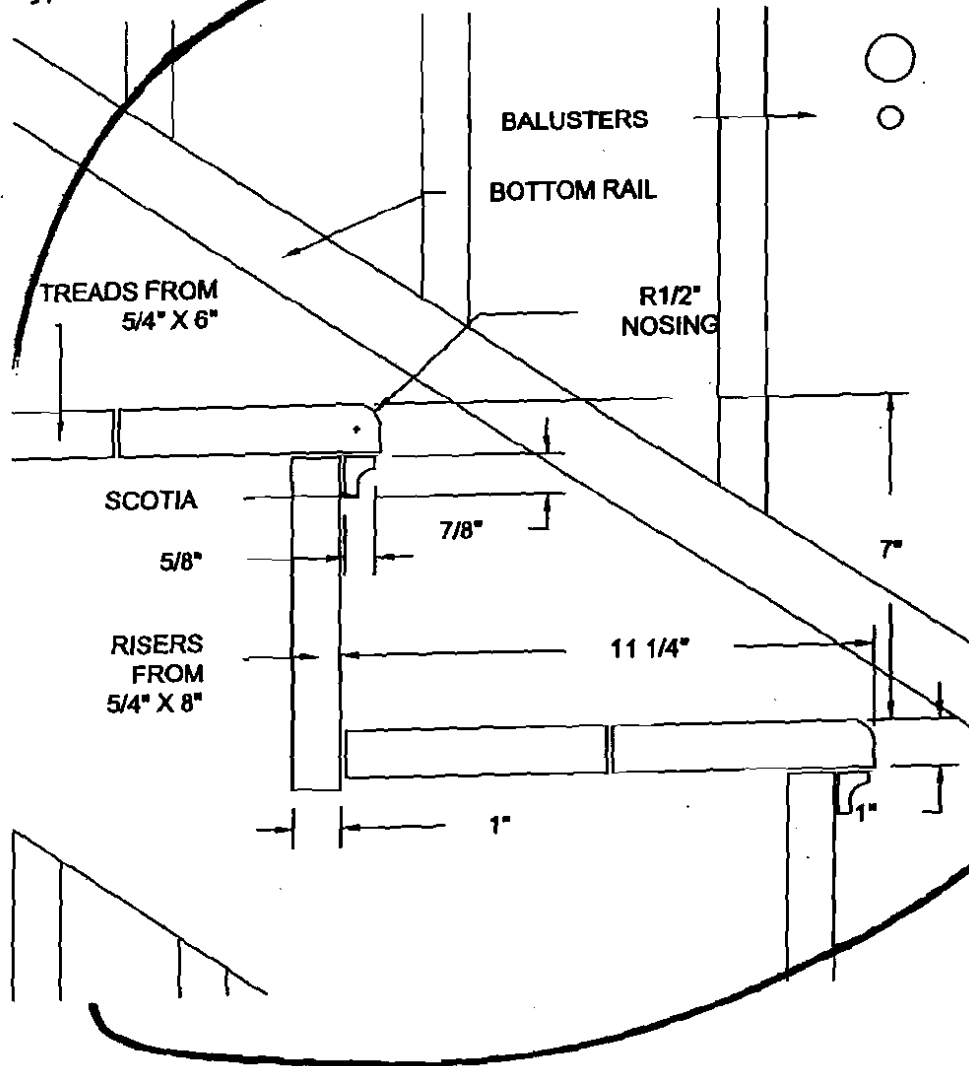




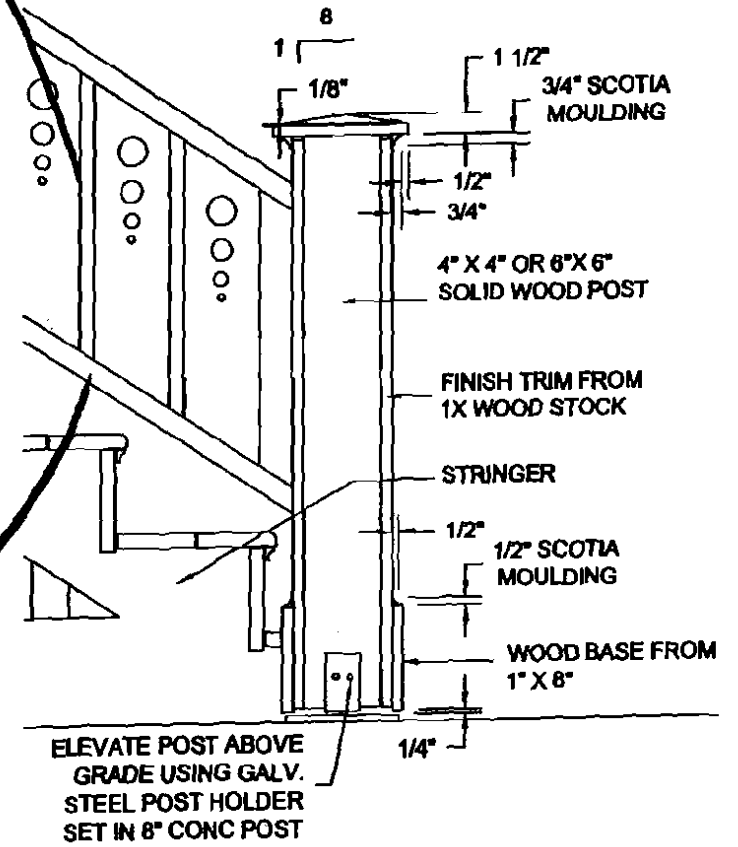


STAIR DETAILS FOR RESIDENTIAL USE

Typical residential risers and treads



Typical newel post construction



Alternate: Newel post may be bolted to a stringer.

City of Portland, Maine - Building or Use Permit

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- 4) 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: Pending Reviewer: Approval Date:

Note: Ok to Issue:

Dept: Fire Status: Pending Reviewer: Approval Date:

Note: Ok to Issue:

Comments:

10/3/03-kwd: this permit was originally input and got a duplicat number (03-1191). Duplication discovered on 10/3/03, and permit given new number, and placed back in zoning, where it had been awaiting review. Kwd

03-1191 03-1226

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>26 Cushman St.</u>		
Total Square Footage of Proposed Structure <u>85 sq'</u>	Square Footage of Lot <u>4056</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>D</u> Lot# <u>8</u>	Owner: <u>Richard Steinman</u>	Telephone: <u>549-3083</u> <u>772-0498</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Ted Pitas</u> <u>3 Orchard Circle</u> <u>Westbrook, Me. 04092</u> <u>797-8229 653-1316</u>	Cost Of Work: \$ <u>3785.00</u> Fee: \$ <u>57.00</u>
Current use: <u>Porch - 4 unit</u>		<u>+100.00</u> <small>STOP WORK ORDER</small>
If the location is currently vacant, what was prior use: <u>NA</u>		<u>\$157.00</u>
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>Porch - exact same size</u>		
Project description: <u>replacing existing porch within the footprint</u>		
Contractor's name, address & telephone: <u>Ted Pitas</u> <u>3 Orchard Circle, Westbrook, Me. 797-8229</u>		
Who should we contact when the permit is ready: <u>Ted Pitas 797-8229</u>		
Mailing address: <u>3 Orchard Circle</u> <u>Westbrook, Me. 04092</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:		

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.

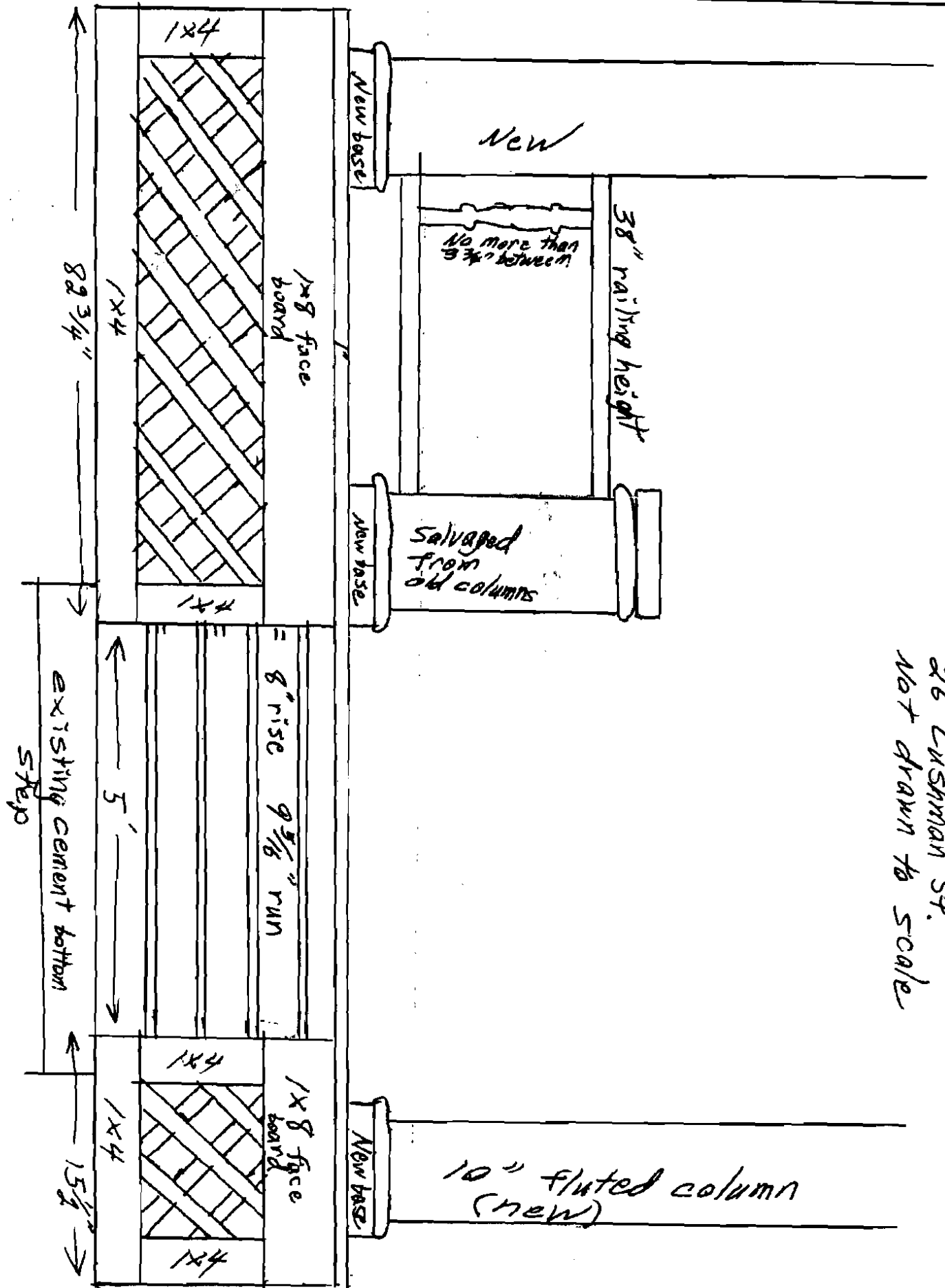
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>[Signature]</u>	Date: <u>Sept. 30, 2003</u>
--------------------------------------------	-----------------------------

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

SEP 30 2003

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



26 Cushman St.
 Not drawn to scale

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.

Ted P. Kus, For Richard Stein 11/13/03
Applicant Application Date
3 Orchard Circle, Westbrook, Me 04092 6 CUSH ON ST
Applicant's Mailing Address Address of Subject Property
Ted P Kus / 652 1-11
Contact Person/Phone Number

Description of Project (please attach photograph of existing conditions and/or plan of project):

(Photo on file) Reinstall old handrails & balusters
on porch. 49 3/4"

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
4 units
2. Proposed Use, if applicable: Front porch
3. The distance from the porch deck to the ground: 49 3/4"
4. The number of existing stair risers: 5 plus a concrete step at the bottom
5. The current railing height and/or documented original railing height: 30 1/2 inches
6. The railing height requested: 30 1/2 inches

Planning Office Use Only:

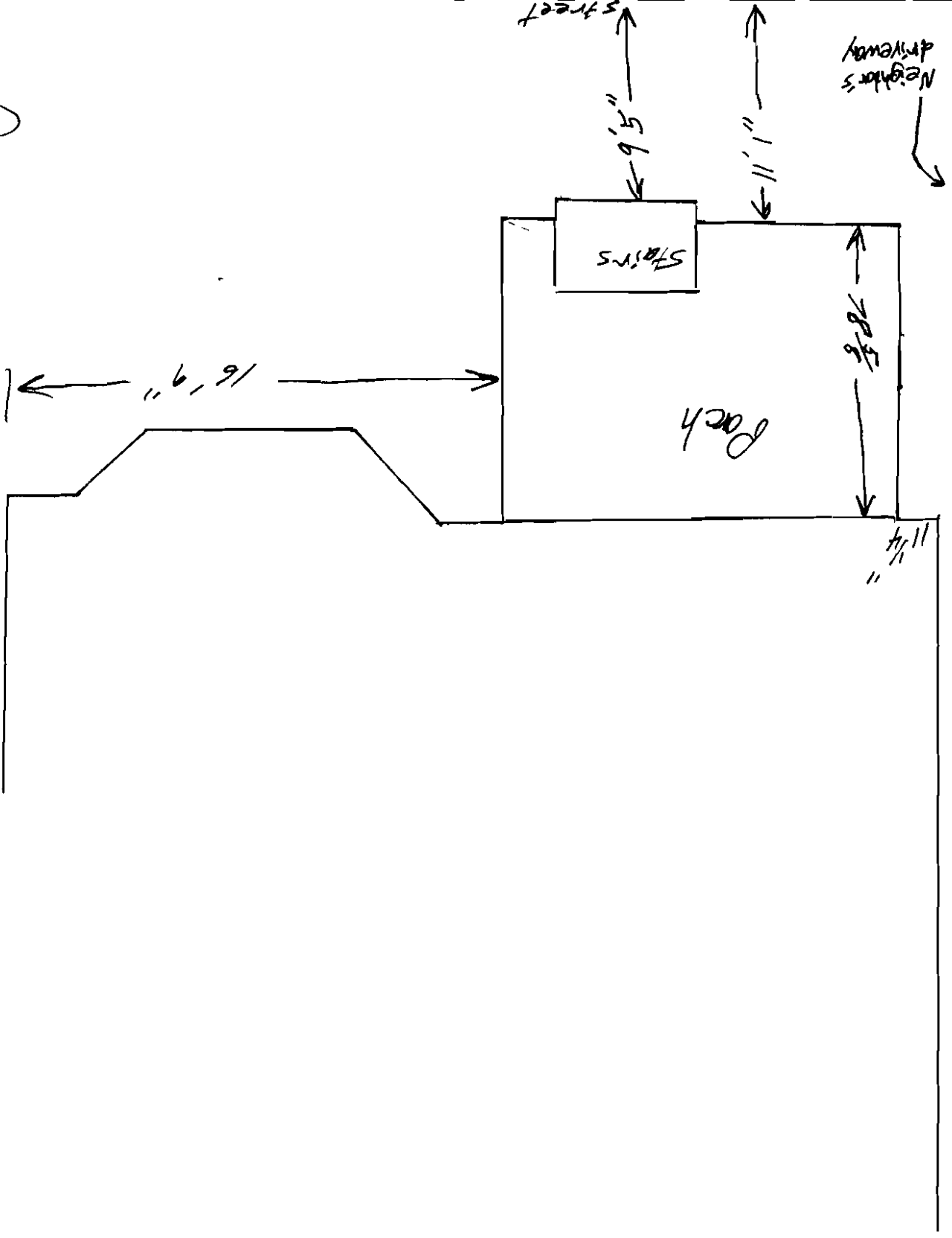
Historic Preservation Committee/Staff Recommendation: The work is restoration
of an original front porch - changing baluster
height would be difficult given other design
elements. I recommend replicating
existing height.

Inspections Staff Recommendation: 33" Guard let appropriate
BAKUSTAR OR
per conditions

Exemption Granted Conditional Exemption Exemption Denied

Signature: D. Andrews Date: 11/17/03

Driveway for this building



86 Cushman St

26 Cushman St.
Not drawn to scale

FOOT STRUCTURE REMAINING THE SAME

reverse cap

New 10" fluted columns (same as original)

wide turned balusters 5 3/4" apart

new handrail (height 38")

Top of floor

± 38"

New (same as original) 1 x 8 facing on new 2x4's

1 x 8 facing on new 2x4's

Add 2x4 framework to support lattice work

1st balusters where needed

Existing 4x4 posts

2x6 construction doubled as needed (1/2" o.c.)

angle connectors or post cap connectors

lattice work around underside of new 2x4's

1" thick decking

Front of building

For 1st floor, 2x4's spaced 16" o.c. For 2nd floor, 2x4's spaced 24" o.c. For 3rd floor, 2x4's spaced 24" o.c. For 4th floor, 2x4's spaced 24" o.c.

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

October 28, 2003

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

Ted Pitas
3 Orchard Circle
Westbrook, Maine

Re: Porch Replacement – 26 Cushman Street

Dear Mr. Pitas:

On October 27, 2003, this office reviewed your application for a Certificate of Appropriateness. The application, as submitted, failed to meet the standards of the historic preservation ordinance and was therefore denied as submitted. The proposed alterations failed to meet Standards # 2 and 6 of the historic preservation ordinance, which read as follows:

- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

In reviewing the City's 1924 tax photo of the porch, as well as recent photos taken prior to demolition (see enclosed), it is clear that much of the original porch was still intact when work commenced on the project. The design and materials of the proposed replacement porch are not consistent with the previous design and therefore do not meet the review standards.

Approval to rebuild the porch is granted provided the following conditions can be met:

- All replacement porch elements shall replicate exactly those existing prior to demolition of the original porch, as documented in the enclosed photographs. This shall include the fluted columns and capitals, the post with recessed panels, the balusters, the vertical board skirting set within a frame, etc.
- The original dimensions shall be replicated, including the height of the railing. (If needed, staff will support a building code waiver request to allow the previous railing height to be maintained.)
- That pressure treated lumber not be used, other than for structural elements.
- That the construction of the steps themselves follow the specifications enclosed with this letter.
- That you contact staff for a final inspection of the work. Please call Deb Andrews, Historic Preservation Program Manager, at 874-8726. Note: Final construction will be inspected for its conformance with the porch appearance as documented in the enclosed photographs.

All improvements shall be carried out as described above. 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

Cc: Richard Steinman
Building Inspections