

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that: Cameo Investments LLC.

Located At 76 SPRUCE ST

Job ID: 2011-12-2891-ALTCOMM

CBL: 056- G-009-001

has permission to Replace porch & Steps in existing footprint
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupaney is required, it must be

Fire Prevention Officer

12/23/2011
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

1. Footings/Setbacks prior to pouring concrete
2. Close In Elec/Plmb/Frame prior to insulate or gyp
3. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-12-2891-ALTCOMM

Located At: 76 SPRUCE ST

CBL: 056- G-009-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain a six family dwelling. Any change of use shall require a separate permit application for review and approval.

Historic

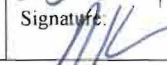
* Porch construction to comply with all conditions of approval identified in HP decision letter dated October 26, 2011 (attached).

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Means of egress shall not be blocked during construction. Signage and temporary egress shall be installed during construction for ALL tenants.
3. Fastener schedule per the IBC 2009
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
5. All Historic Conditions shall supersede any building code conditions for fall protection, handrails, stairs, baluster size and placement.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2891-ALTCOMM	Date Applied: 12/8/2011	CBL: 056- G-009-001	
Location of Construction: 76 SPRUCE ST	Owner Name: CAMEO INVESTMENTS, LLC	Owner Address: 99 MADDOCKS AVE ELLSWORTH, 04605 ME - MAINE	Phone: 207-217-4953
Business Name:	Contractor Name: Keith E. Larsen	Contractor Address: 99 Maddocks Ave., Ellsworth ME 04605	Phone: 207-217-4953
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Six family	Proposed Use: Same - Six family - replace front porch in same footprint	Cost of Work: 7000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R2 Type: 5B JSC 2009 Signature: 
Proposed Project Description: Replace porch & Steps in existing footprint		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions</i> <i>12/14/11 APZ</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 Dist 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>12/19/11</i> <i>D. Andrews</i>
	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 appication 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



R-6 historic

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>76-78 Spruce St. Portland, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>Front Porch 37.36 sq. ft.</u>	Square Footage of Lot <u>3925 +/- SF per Deed</u>	Number of Stories <u>Bldg. 3 stories Porch 36" High</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>Tax map 56 G 9</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Cameo Investments, LLC</u> Address <u>99 Maddocks Ave.</u> City, State & Zip <u>Ellsworth, ME 04605</u>	Telephone: <u>207-217-4953</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>N/A</u> Address City, State & Zip	Cost Of Work: \$ <u>6136.⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>70</u>
Current legal use (i.e. single family) <u>Apartment building</u> Number of Residential Units <u>Six</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Same as current</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Replace front porch and steps due to rotten wood on old porch. New porch will occupy same footprint as old porch. Porch deck is 8' wide and 4 2/3' deep. *Historic reserved stairs logs full width of deck</u>		
Contractor's name: <u>Keith E. Larsen</u> Address: <u>99 Maddocks Ave.</u> City, State & Zip <u>Ellsworth, ME 04605</u> Telephone: <u>207-217-4953</u> Who should we contact when the permit is ready: <u>Keith E. Larsen</u> Telephone: <u>207-217-4953</u> Mailing address: <u>99 Maddocks Ave., Ellsworth, ME 04605</u>		

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.

RECEIVED
DEC 8 2011
Department of Building & Construction
City of Portland, Maine

Signature: Keith E. Larsen Date: Dec 7, 2011

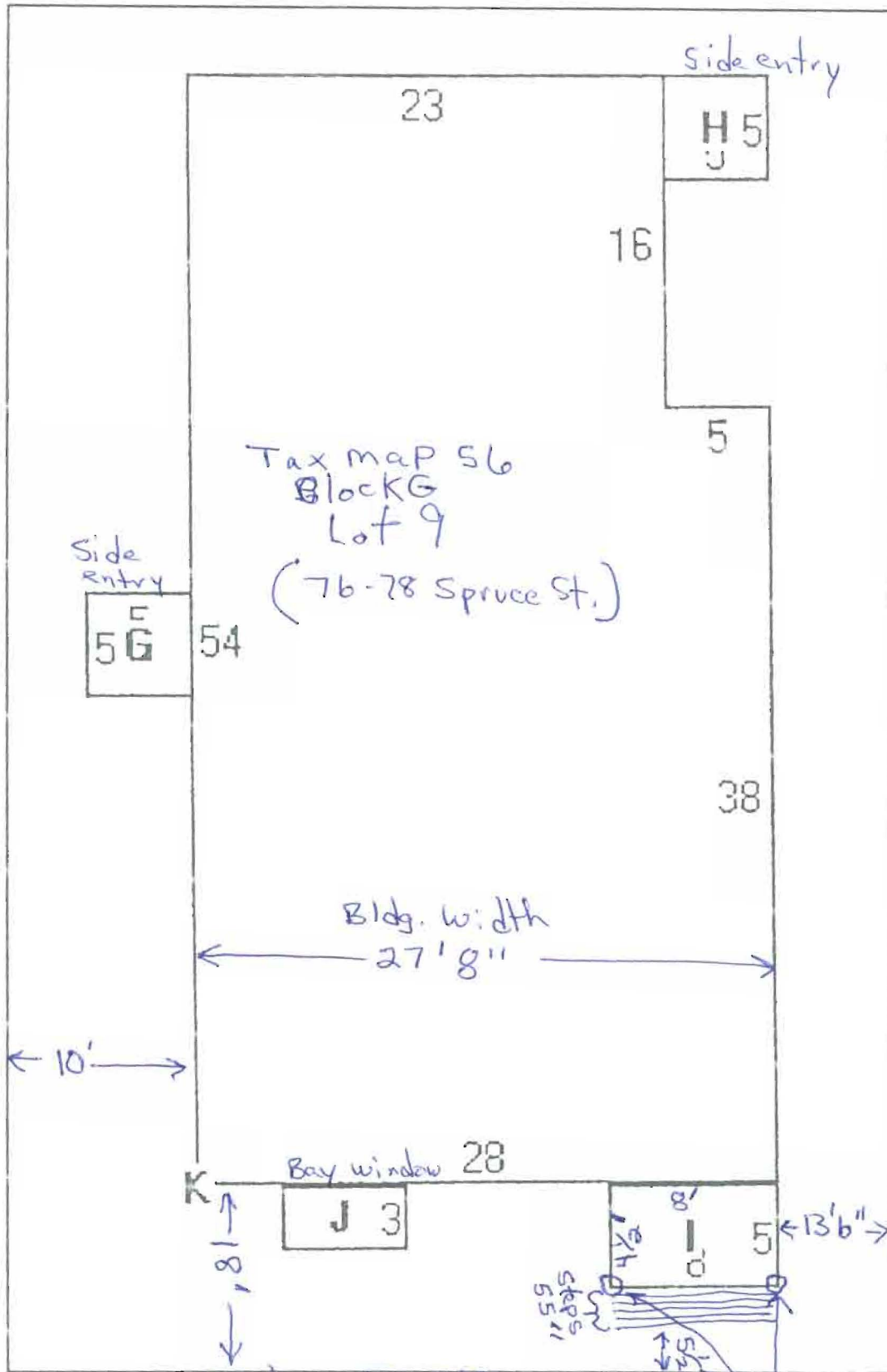
This is not a permit; you may not commence ANY work until the permit is issued

SUBJECT IMPROVEMENTS SKETCH

(Not to Scale)

Source: tax assessment records, as measured

Plot Plan



Spruce St. →

4' deep concrete anchorage

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 12" - 12 inches ✓
- b. depth below grade (minimum 4'-0" below grade) 4' - 4 feet ✓
- c. anchorage of column to footing Stimson Strongtie post Anchors ✓
- d. spacing and location of tubes/piers 2 front corners of porch - 8 feet apart on center ✓
→ Stimson Strongtie post anchors

3. Framing Members

- a. Columns - wood size and location (members supporting framing of floor system) 6x6 front corner of porch pressure-treated ✓
- b. Ledger size attached to building 2x10" ✓
- c. Fastener size and spacing attaching ledger 6" Timberlock every 16" on center ✓
- d. Girder Size and spans carrying floor system 2x10"x8" (2) ✓
- e. Joist size, span, and spacing 2"x10"x4' 16" on center ✓
- f. Joist hangers or ledger Stimson 2x10" joist Hanger ✓

*4. Guardrails & Handrail Details

- a. Guardrail height 4" ✓
- b. Baluster spacing 2 1/2" ✓
- c. Handrail height 36" ✓

(see below N/A)

**5. Stair Details

- a. Tread depth (measured nosing to nosing) 11" 11 inches ✓
- b. Riser height 8" ✓
- c. Nosing on tread 1" ✓
- d. Width of stairs 8' - Extend across entire front of porch ✓

(see below N/A)

Keith E. Larson Dec. 7, 2011

* Note requirements of Historic Preservation Board letter and page A-23 of Guidelines for Porch Repair and Replacement.

** Note requirements of Historic Preservation Board letter and page A-4 of Guidelines for Porch Repairs and Replacement.

NORTHEAST INSPECTION SERVICES

INSPECTION CONDITIONS

AGENT & SITE INFORMATION:

REPORT NAME: 10K10345-Larson

INSPECTION

DATE: October 29, 2010.

INSPECTION APPOINTMENT

TIME: 3:00 P.M.

CLIENT NAME: Keith Larson.

INSPECTION

SITE:



76-78 Spruce St.

INSPECTION

SITE CITY/STATE/

ZIP: Portland, ME 04102.

CLIMATIC CONDITIONS:

INSPECTION DAY

WEATHER: Partly Cloudy then some light rain.

TEMPERATURE

AT TIME OF

INSPECTION: 60's.

SUBJECT PROPERTY PHOTOGRAPHS



1) Front view across Spruce Street



2) Easterly elevation



3) View of separate electric meters and side entrance 1st floor



4) View of common gas meter and front entry upper floors



5) Rear elevation from neighboring property



6) Rear elevation, fire escape

NORTHEAST INSPECTION SERVICES

Sewage Disposal

System: Sewers.

Gas Services:

Gas-fired
Equipment

Installed: Some kitchen stoves, boiler

Location of
Meter:

Front of house.

Type of Gas
Supply:

Natural Gas.

Gas Line Primary

Piping Material: Black Iron Pipe.

Gas Odors Noted: No.

STRUCTURAL

Exterior Structure:

Type of

Construction: Frame.

Exterior Siding
Materials:

Vinyl Siding.

Windows Type:

Double Hung.

Window

Condition: Some missing sash cords noticed.

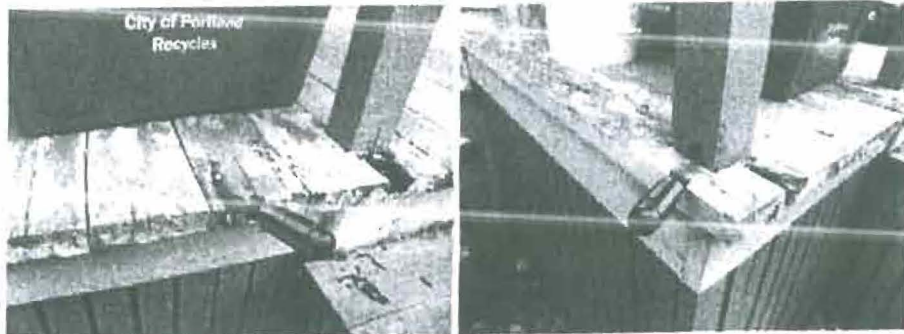
Deck, Porch or Balcony:

Porches and
Decks:

Wood porches. Wood deck.

Condition of

Wood Materials:



Some rot on deck and base of a column of front porch.

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke, Vice Chair
Scott Benson
Rebecca Ermlich
Michael Hammen
Ted Oldham
Susan Wroth

October 26, 2011

Keith Larsen
99 Maddocks Avenue
Ellsworth, ME 04605

Re: Porch Repairs/Alterations; 76-78 Spruce Street

Dear Mr. Larsen:

This office has reviewed and approved your application for front porch repair/replacement at 76-78 Spruce Street. Approval is based on the project description and porch specifications referenced in your application dated 10/6/11.

Approval is subject to the following conditions:

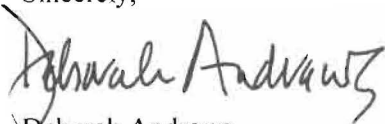
- * Porch posts to be simple round columns, as depicted in attached historic view.
- * Stairs to extend full width of porch. Stair details to follow circled specifications on page A-4 of *Guidelines for Porch Repairs and Replacement (attached)*.
- * Balustrade details, newel post and skirt details to follow circled specifications on page A-23 (attached).
- * Railing height not to exceed 36".
- * Entire railing system to be painted to match trim.
- * If gutter is required around porch hood, gutter to be seamless. Gutter to be painted out to match hood trim. Scotia molding to be installed below gutter to eliminate gap. (Goal is to have gutter appear as integral part of trim.)
- * Applicant to contact HP staff at 874-8726 for final inspection of completed project.

Note: This approval does not extend to the proposed front door replacement. Applicant must provide specifications or catalogue cut of front door for review and approval.

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,

A handwritten signature in black ink, appearing to read "Deborah Andrews". The signature is written in a cursive, flowing style.

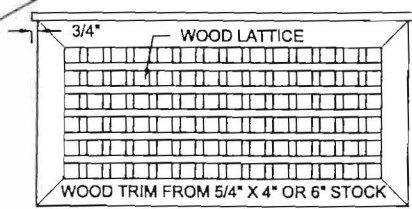
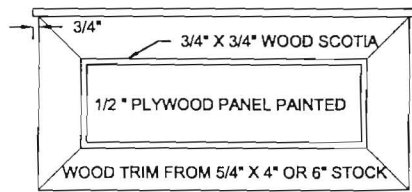
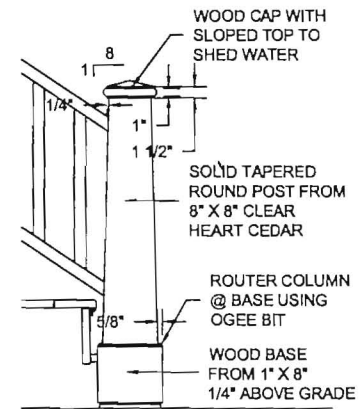
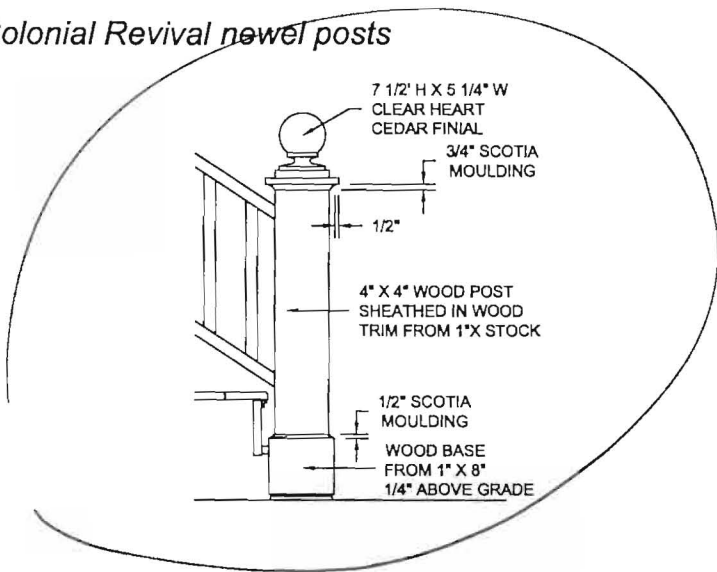
Deborah Andrews
Historic Preservation Program Manager

Cc: Building Inspections

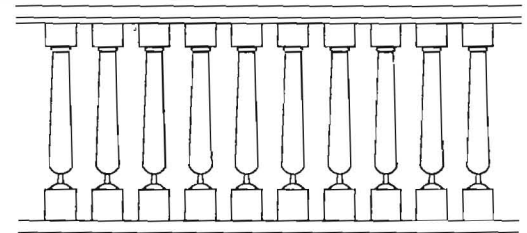
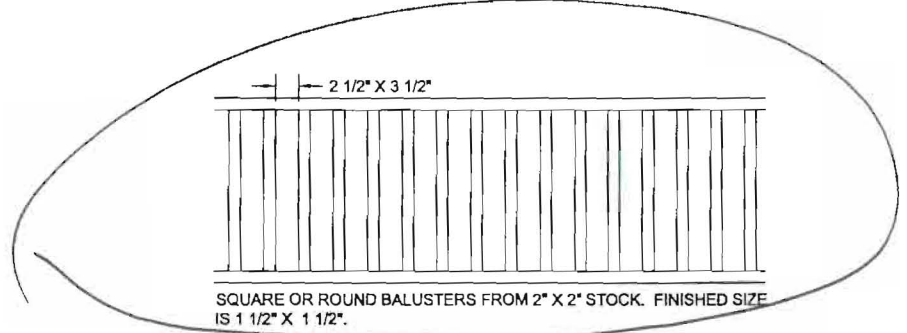
Attachments: Historic view of similar porch
Excerpts from City of Portland's *Guidelines for Porch Repair and Replacement*.

COLONIAL REVIVAL DETAILS

Colonial Revival newel posts

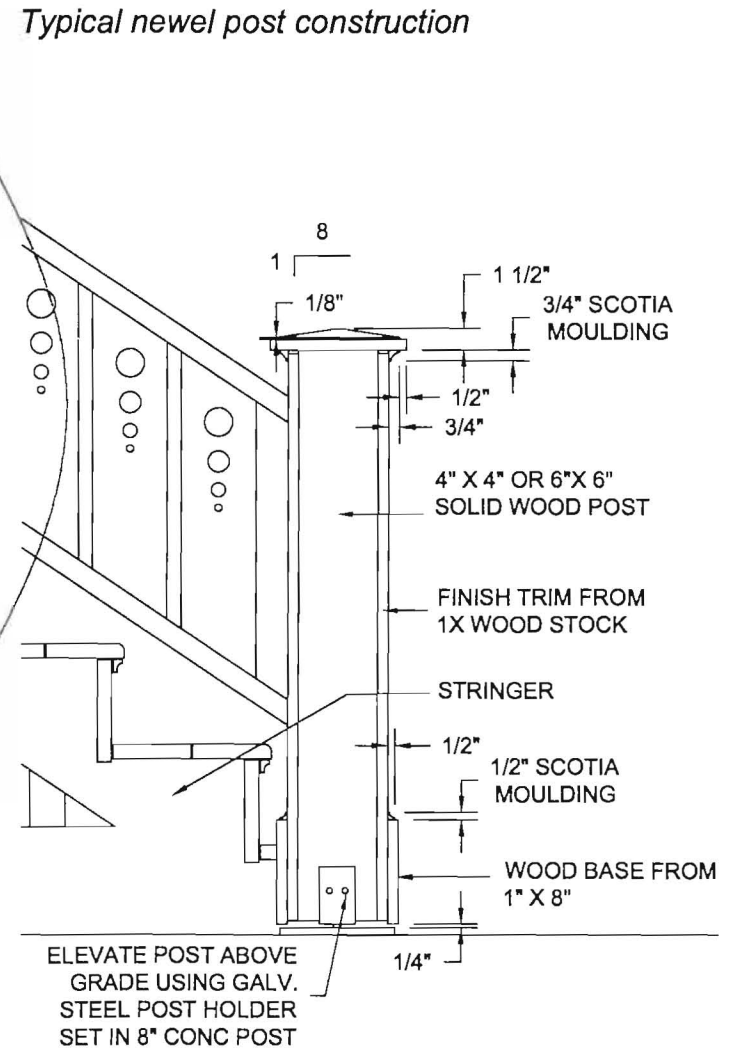
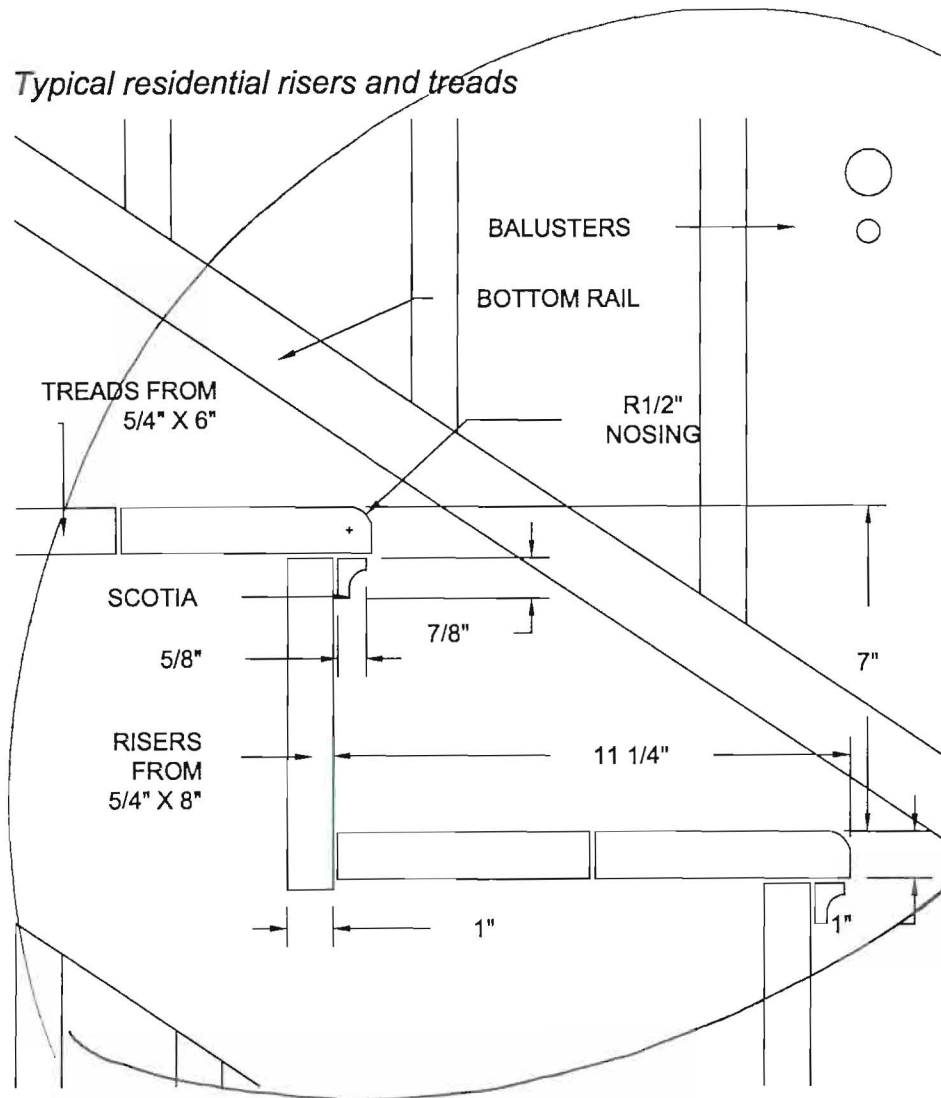


Colonial Revival porch skirting



Colonial Revival baluster

STAIR DETAILS FOR RESIDENTIAL USE



Alternate: Newel post may be bolted to a stringer.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

This is to certify that

Keith Larson

has received approval for

patch repair/replacement

at

76-78 Spruce Street

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.

Shirley Anderson
Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT



Date: Oct. 6, 2011

**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:

PROJECT ADDRESS:

76-78 Spruce St. Portland, Maine 04102

CHART/BLOCK/LOT: _____ (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

This application is a request for approval to repair the front porch at above location. The Inspection Report dated 10-29-10 by Northeast Inspection Services reveals the needed repairs as well as code problems of the railings.

The existing porch roof will be retained. All else will be replaced with new identical materials including columns, deck, top and bottom rails, balusters, posts, risers, treads, stringers, and trimmed lattice skirt. All work will be done to meet code with detail to meet stair and deck details for residential use as detailed in the attached Guidelines for Porch Repairs and Replacement provided by the city of Portland, Maine Historic Preservation Office (Attached).

We also intend to replace the front door with an age appropriate windowed door. (yet to be procured.)

CONTACT INFORMATION:

APPLICANT

Name: Keith E. Larsen
Address: 99 maddocks Ave
Ellsworth, m E
Zip Code: 04605
Work #: NA
Cell #: 207-217-4953
Fax #: NA
Home: 207-217-4953
E-mail: Kober4@myfairpoint.net

PROPERTY OWNER

Name: Cameo Investments, LLC
Address: 99 maddocks Ave.
Ellsworth, m E
Zip Code: 0
Work #: 207-217-4953
Cell #: 207-217-4953
Fax #: NA
Home: 207-217-4953
E-mail: Kober4@myfairpoint.net

BILLING ADDRESS

Name: See property owner
Address: information

ARCHITECT

Name: N/A
Address: _____

Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONTRACTOR

Name: _____
Address: _____
Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

Cameo Investments, LLC
Applicant's Signature
Keith E. Larsen, mgr.

Owner's Signature (if different)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

Please check all those activities that apply to your proposed project.

Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

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 alterations:

X Exterior photographs (required for all applications.) 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. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.

Details or sections, where applicable.

Floor plans, where applicable.

Site plan showing relative location of adjoining structures.

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

Materials (list all visible exterior materials. Samples are helpful).

Other/explain _____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at dca@portlandmaine.gov

Please return this form, application fee (see attached fee schedule), and related materials to:

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