

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0192	Date: MAR 7 2002	CBU: 056 G018001
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Location of Construction: 58 Spruce St	Owner Name: Seder David B &	Owner Address: 58 Spruce St	City: CITY OF PORTLAND
Business Name:	Contractor Name: Dipeitro, David	Contractor Address: 221 Virginia Street Portland	Phone: 2077979531
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Duplex	Zone:

Past Use: single family	Proposed Use: single family/ replace steps, same footprint	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 99	

Proposed Project Description: replace steps existing footprint	Signature:	Signature: SB
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: dgc	Date Applied For: 03/07/2002	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"/> Date: 3/4/02	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 checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>See Letter by DTA 1/14/02</i> Date: 3/4/02
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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

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>58 SPAUCIE STREET</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>G</u> Lot# <u>18</u>	Owner: <u>DAVID SEDER</u> <u>NISU LOGAN</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DAVID DIPIETRO</u> <u>221 VIRGINIA ST</u> <u>PORTLAND</u>	Cost Of Work: \$ <u>600</u> Fee: \$
Current use: <u>STEPS</u>		
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>NA</u>		
Project description:		
Contractor's name, address & telephone: <u>DAVID DIPIETRO 221 VIRGINIA</u> <u>PORTLAND, ME</u>		
Who should we contact when the permit is ready: <u>DAVID DIPIETRO</u>		
Mailing address:		
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: <u>7979531</u>		

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: 	Date: <u>2-20-2</u>
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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

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

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

January 14, 2002

David DiPietro
Land Tech Development
221 Virginia Street
Portland, ME 04103

Re: Front porch replacement – 58 Spruce Street

Dear Mr. DiPietro:

On January 11, 2002, this office reviewed and approved your request for a Certificate of Appropriateness for the replacement of the existing front porch at 58 Spruce Street.

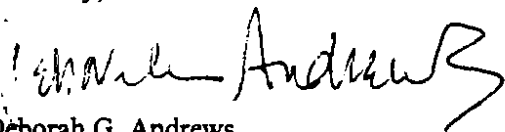
Approval is subject to the following conditions:

- That the porch details conform to the specifications outlined in the attached excerpted publication, Guidelines for Porch Repairs and Replacement.
- That the stairs, railings and skirt be painted or opaque stained within 6 months of completion.
- That the height of the porch railings not exceed 36" (staff recommends 32" high railings, as this height would better conform with traditional railing heights)
- That you schedule an on-site pre-construction meeting with historic preservation staff (call 874-8726). The purpose of this meeting will be to confirm the design and construction details of the project.
- That you contact staff for a final inspection upon completion of the project.

All improvements shall be carried out as shown on the plans and specifications provided, except as to comply with the conditions outlined 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,

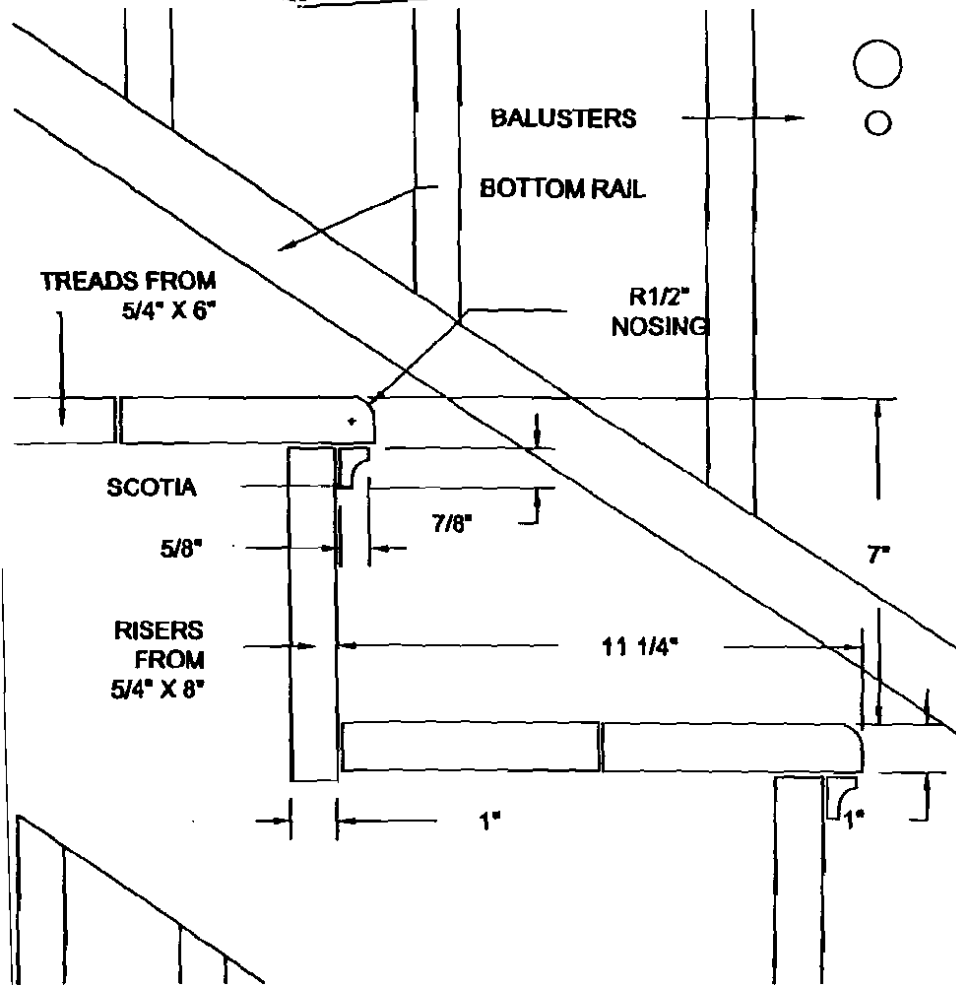
A handwritten signature in black ink that reads "Deborah G. Andrews". The signature is written in a cursive style with a large, stylized "B" at the end.

Deborah G. Andrews
Historic Preservation Program Manager

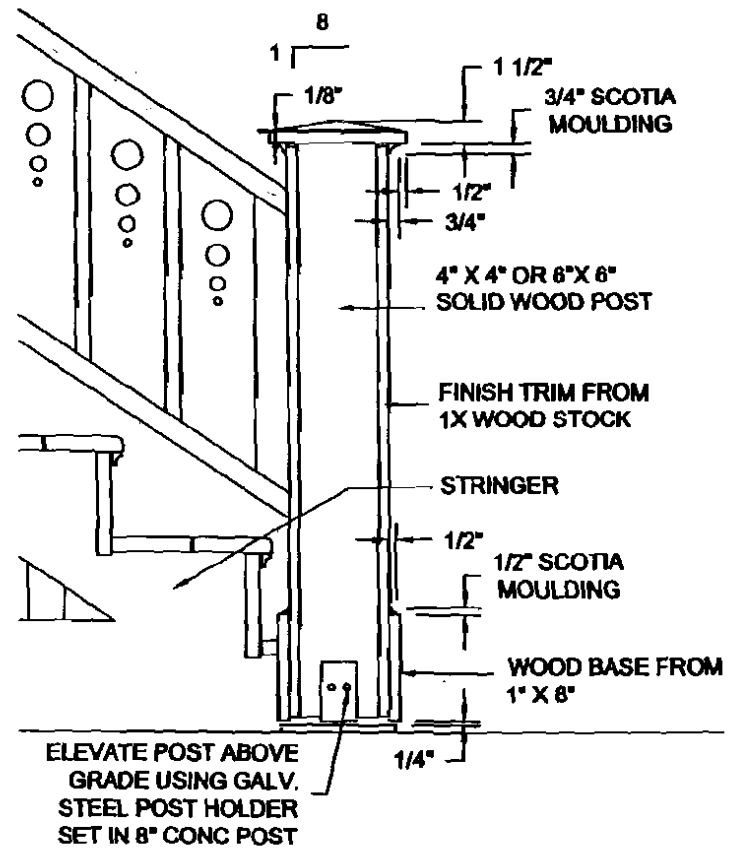
cc: David Seder
Aaron Shapiro, Housing Program Manager
Dwight Gailey, Rehab Specialist ✓
Approval File

RAIL DETAILS FOR RESIDENTIAL USE

Typical residential risers and treads

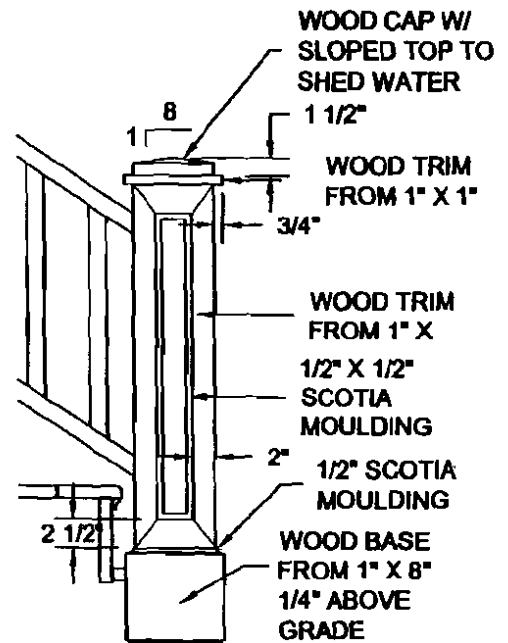
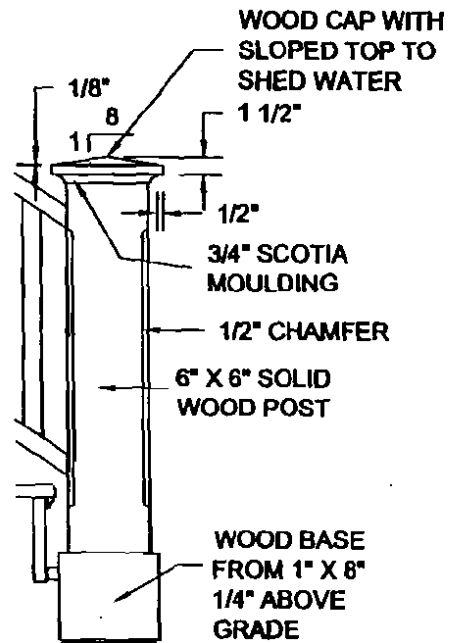
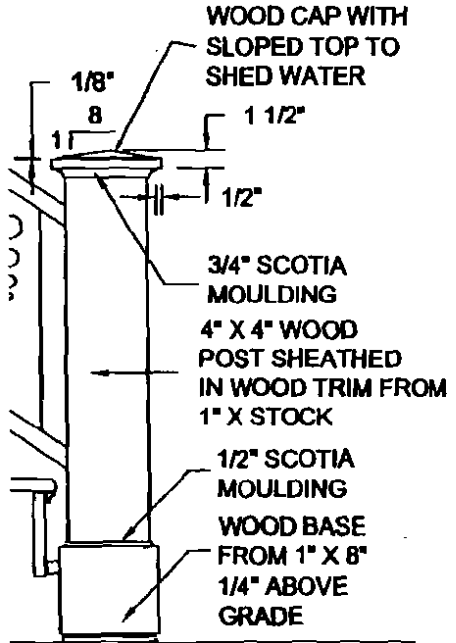


Typical newel post construction



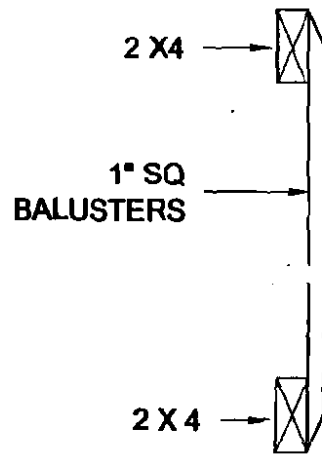
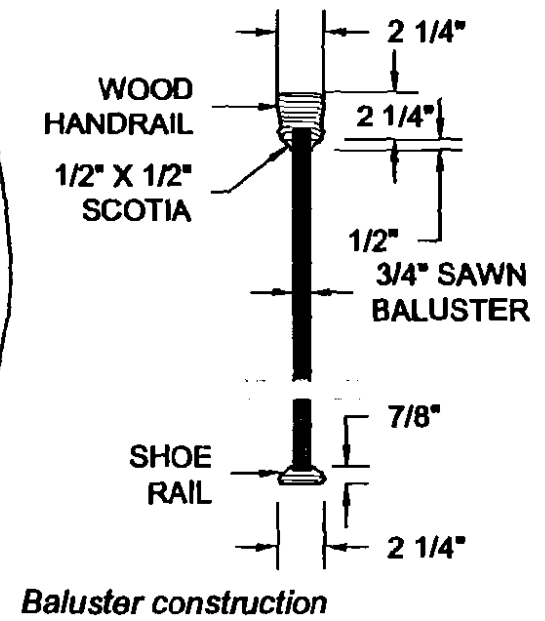
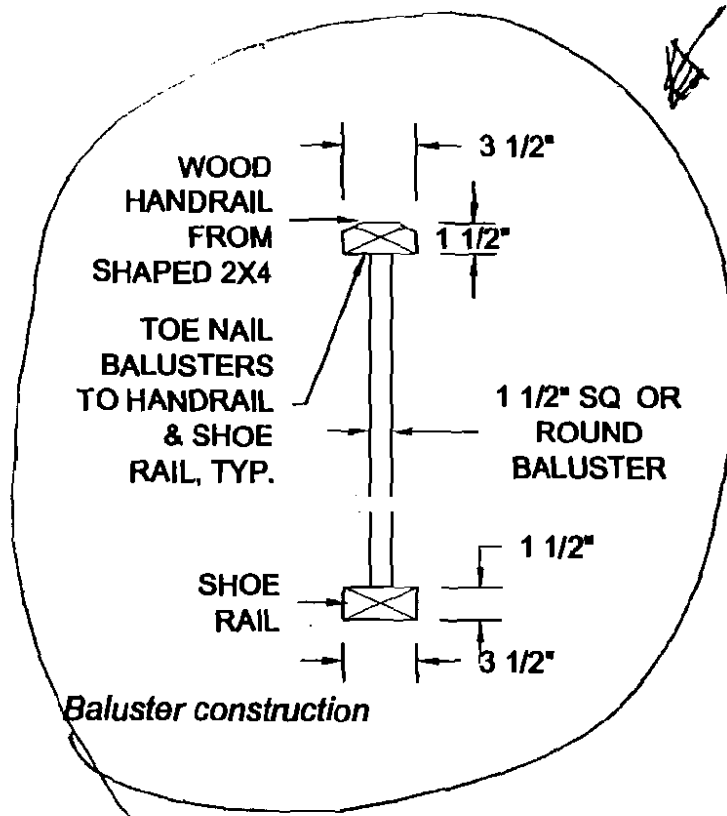
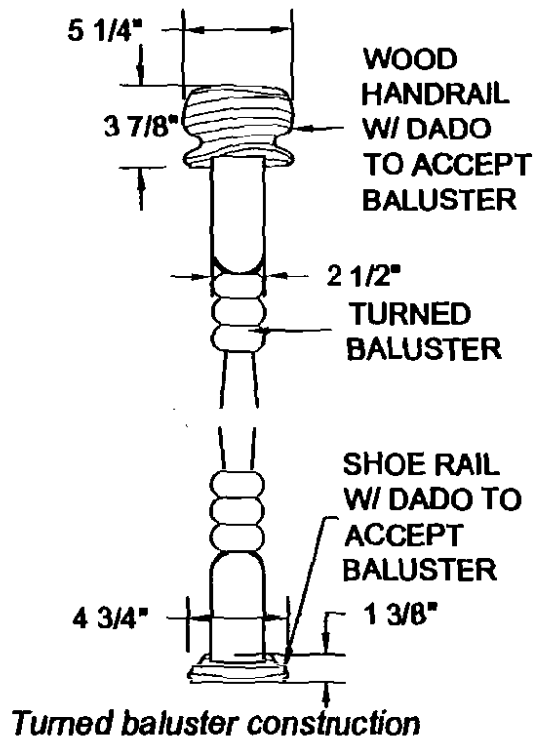
Alternate: Newel post may be bolted to a stringer.

GREEK REVIVAL PORCH DETAILS



Typical Greek Revival Newel Posts.

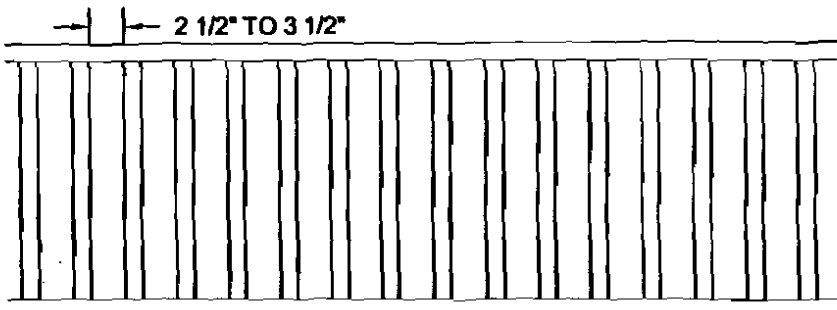
BALUSTER DETAILS



This type of baluster, while easy to construct, is not appropriate for traditional buildings.

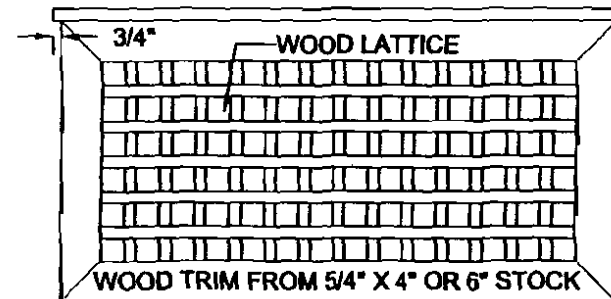
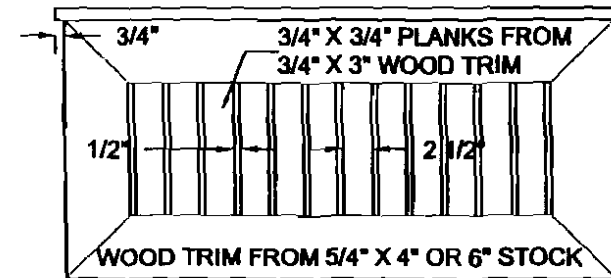
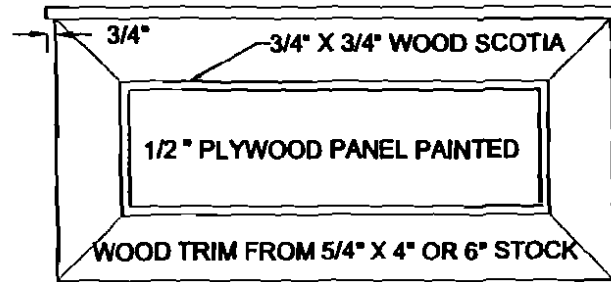
GREEK REVIVAL PORCH DETAILS

Typical Greek Revival Balusters

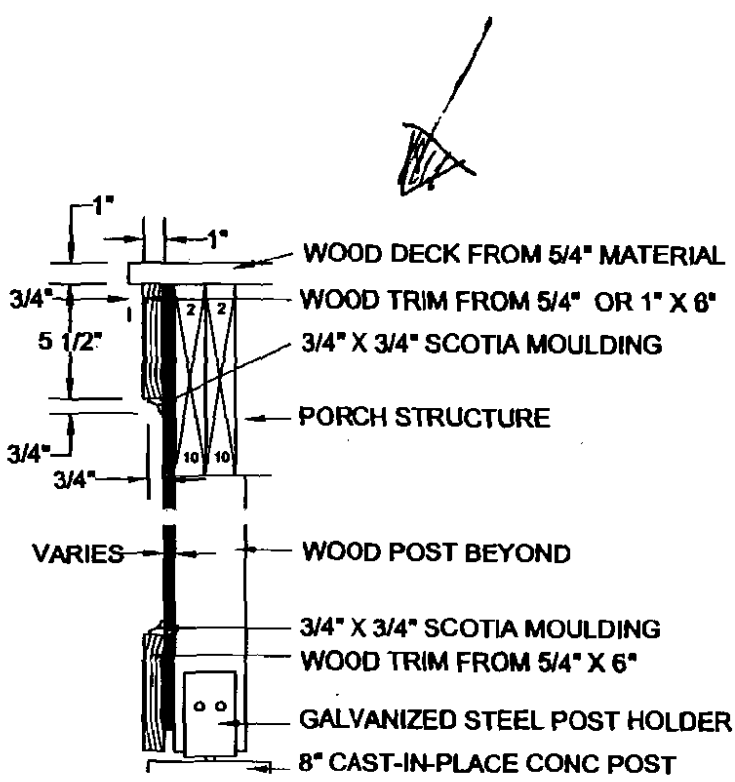


SQUARE OR ROUND BALUSTERS FROM 2" X 2" STOCK. FINISHED SIZE IS 1 1/2" X 1 1/2".

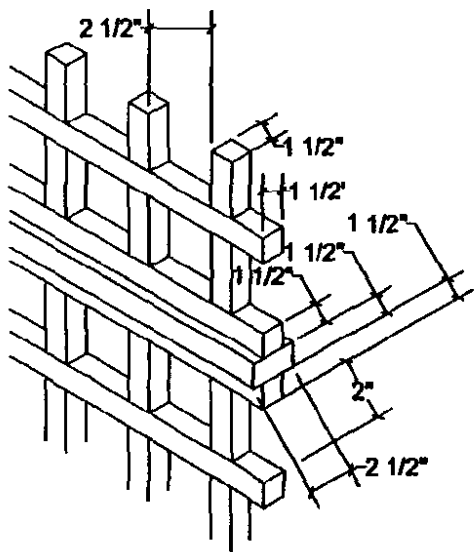
Typical Greek Revival Porch Skirting



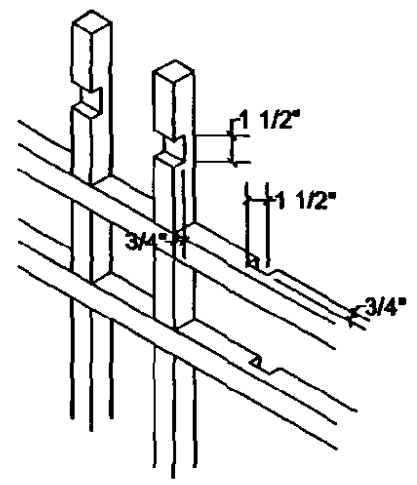
PORCH SKIRT DETAILS



Construction of typical porch skirting

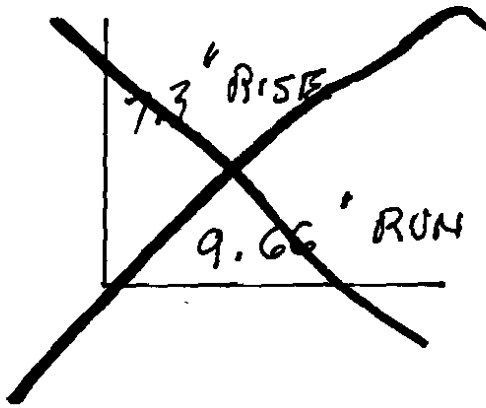
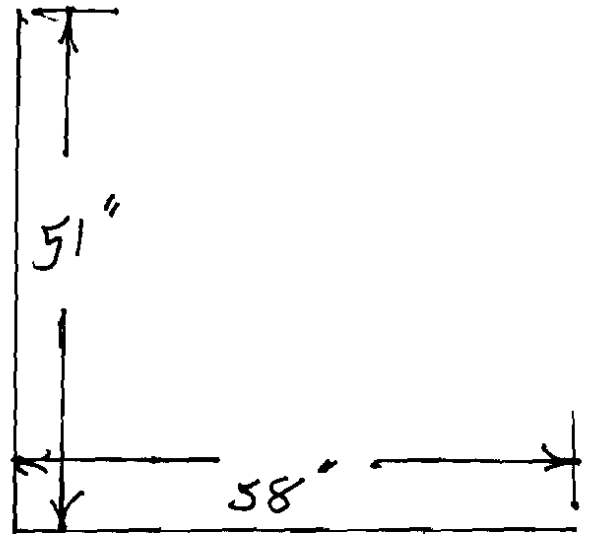
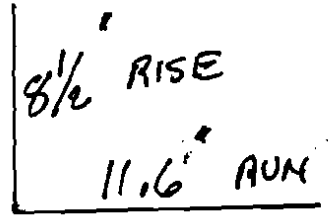


Lattice construction



Lattice construction

Note: If prefabricated lattice is to be used, it should be the heaviest grade and highest quality material available.

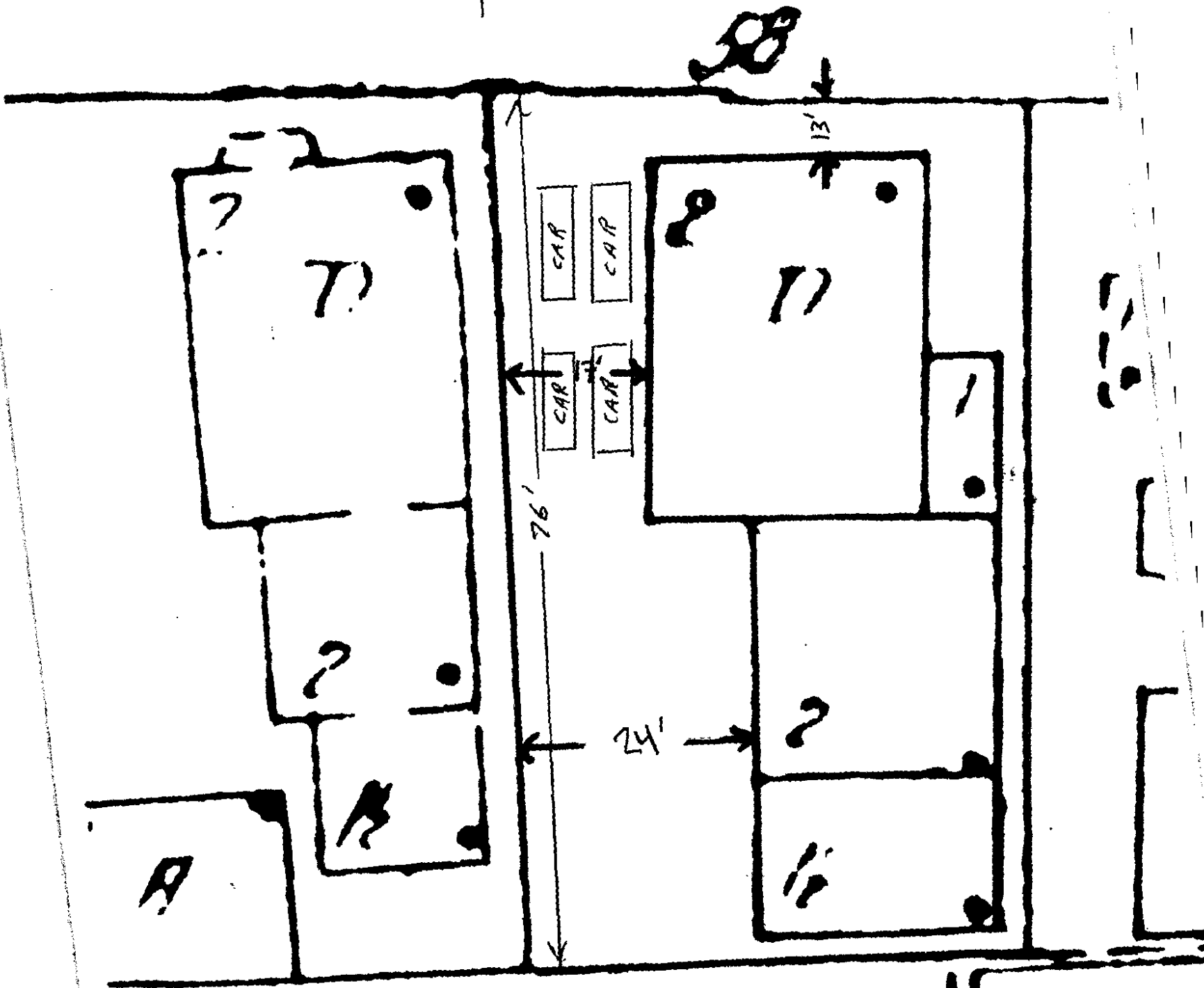


$$\begin{array}{r} 11.6 \\ 5 \overline{) 58} \\ \underline{60} \\ 8.5 \end{array}$$

$$\begin{array}{r} 7.3 \\ 7 \overline{) 51} \\ \underline{60} \\ 9.66 \end{array}$$

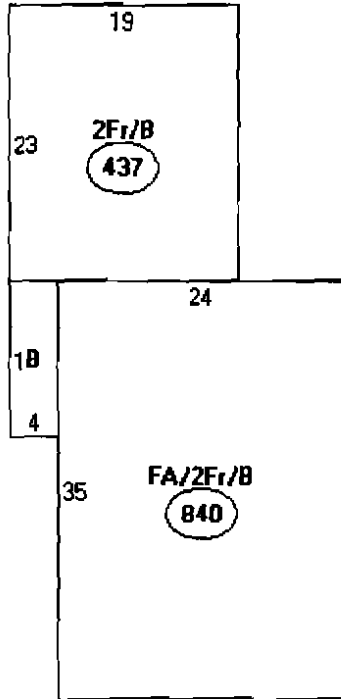
58 SPRUCE ST

42.5



3 SPACES required
 4 SPACES shown
 3,1235# shown on lot -
 min 2,000# req
 w/o Extension Street ways

14 U

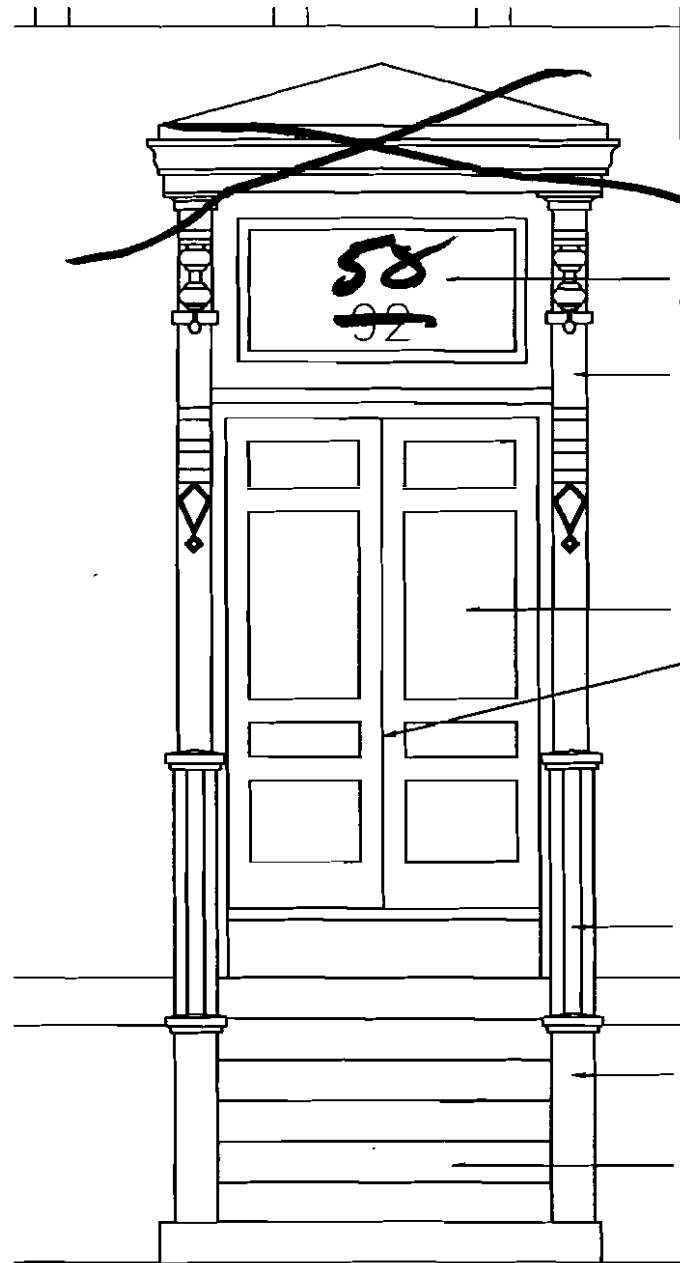


Descriptor/Area
A: FA/2Fi/B
840 sqft
B: 1Fi/B
52 sqft
C: 2Fi/B
437 sqft

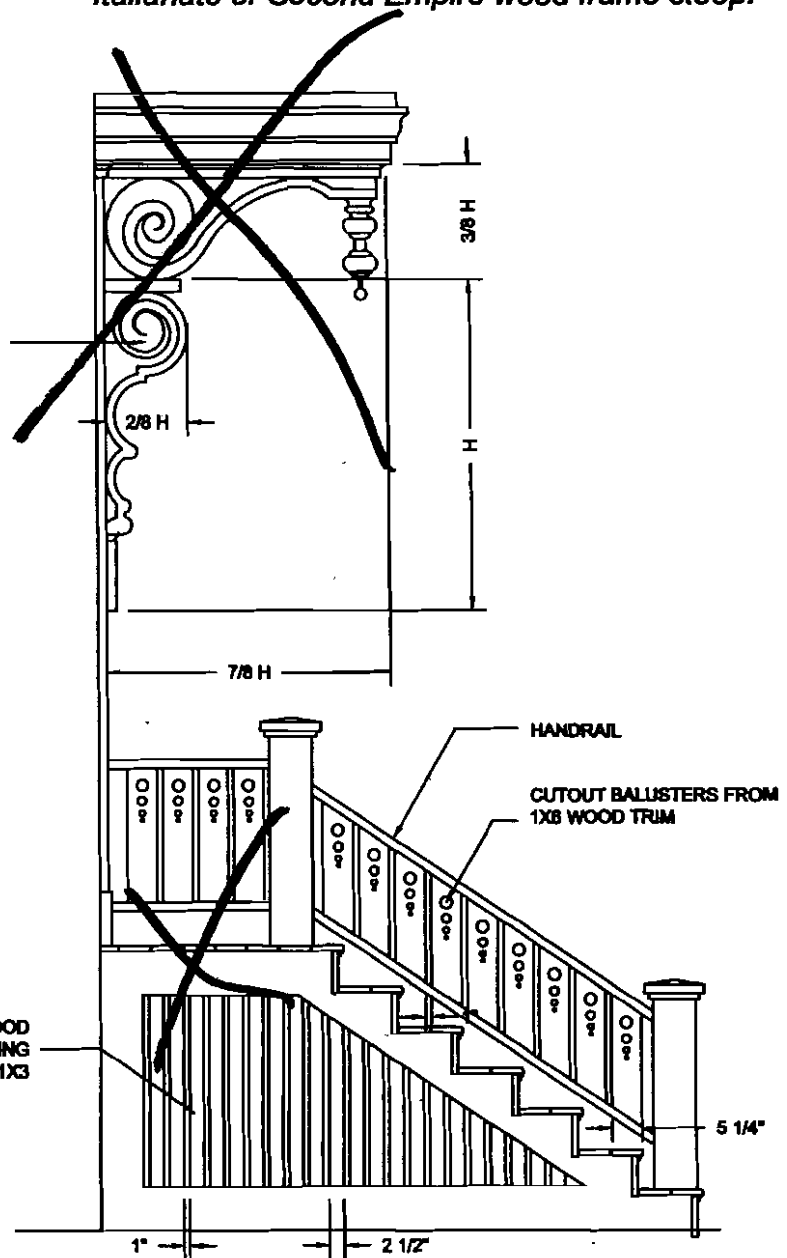




ITALIANATE & SECOND EMPIRE DETAILS



Italianate or Second Empire wood frame stoop.







CITY OF PORTLAND, MAINE
Department of Building Inspections

3/7 20 02

Received from: Dave Di Pietro

Location of Work: 30 Spruce

Cost of Construction \$ 600-

Permit Fee \$ 30-

Building (1L) Plumbing (1S) ___ Electrical (12) ___ Site Plan (12) ___

Other _____

CEL: 050-6018

Check # 6405

Total Collected \$ 30-

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