

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that KOLHORST, JANE S

Located At 25 VAUGHAN ST.

Job ID: 2011-05-1044-ALTR

CBL: 061 - - D - 005 - 001 - - - - -

has permission to install a door, balustrade & 4' bridge on garage roof.

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

07/07/2011

Fire Prevention Officer

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.**

1. Footings/Setbacks
2. Close In Elec/Plmb/Framing
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: 2011-05-1044-ALTR

Located At: 25 VAUGHAN

CBL: 061 - - D - 005 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. The size of the pergola is based on the revised plan received 5/17/11. 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 single family dwelling. Any change of use shall require a separate permit application for review and approval.

Historic

- Exterior and site alterations to conform to condition of approval imposed by the Historic Preservation Board during its 5/18/11 review: “gutter and pergola details to be submitted to historic preservation staff for final review and approval.”

Building

1. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
2. **R502.2 Design and construction.** Floors shall be designed and constructed in accordance with the provisions of this chapter, Figure R502.2 and Sections R317 and R318 or in accordance with AF&PA/NDS. **Note: Fastener schedule per IRC, 2009.**
3. Guards shall be located along open-sided walking surfaces that are located more than 30 inches measured vertically to the floor or *grade* below at any point within 36 inches horizontally to the edge of the open side. Note: the required *guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4 inches.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



General Building Permit Application

TKSV

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>25 VAUGHAN ST.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>7064</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>061 D 5</u>	Applicant * must be owner, Lessee or Buyer * Name <u>THEODORE OLDHAM</u> Address <u>25 VAUGHAN ST</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>207 899 1192</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>INSTALL DOOR IN REAR OF HOUSE - build 35' porch</u> <u>INSTALL BALUSTRADE & 4' BRIDGE ON GARAGE ROOF</u>		
Contractor's name: <u>SELF</u>		
Address: <u>25 VAUGHAN ST</u>		
City, State & Zip <u>PORTLAND ME 04102</u>		Telephone: <u>899 1192</u>
Who should we contact when the permit is ready: <u>TED OLDHAM</u>		Telephone: _____
Mailing address: _____		

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

Signature: <u>[Signature]</u>	Date: <u>5/5/11</u>
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MAY - 5 2011

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

Dept. of Building Inspections
City of Portland Maine

25 Vaughan St. Portland, ME 04102

61_D_5

Proposed construction projects:

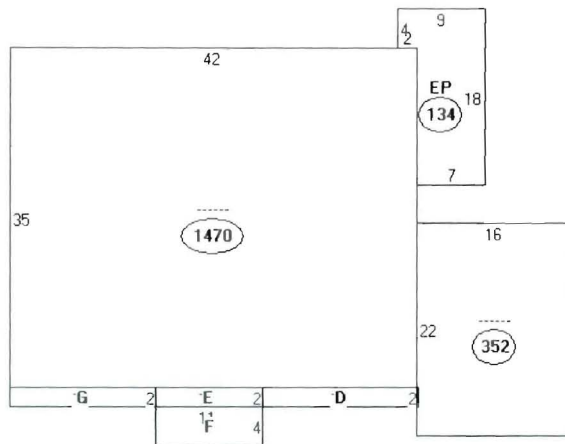
A. On the garage located on the south west corner of the building.

1. Construct 4'-6" wide bridge from face of garage to face of porch, approximately 4' in length. Cornice trim on garage will be removed for 54" exposing the ends of the 2x8 garage roof joists. 2x8 members (doubled at the edges) will extend from the bearing plate in the garage to a ledger anchored on the surface of the porch beneath the pair of 22" wide existing doors. Trim on sides of the bridge will be the same depth as the cornice trim but flat to allow the ogee trim to butt into it.
2. Install a 36" balustrade on top of 1 story, flat roof garage. The 1926 construction documents showed a balustrade that was noted to be similar to the then existing balustrade on the previously constructed veranda. This was adjacent to the new garage. Review of the construction documents for the veranda (date unknown) shows the details for the balustrade probably built on the veranda. There is no dimension shown for the railing height but by scaling the drawing it appears to be approximately 30" high. This railing was removed when the veranda was enclosed. (date unknown) Several similar porch railings also designed by JCS in the same time period are existing in the neighborhood and I have measured them to be approximately 35 to 36" high. That doesn't say that the railing on the veranda was 36" high but rather these give good samples to simulate for this balustrade project.
3. Install six 4'x4'x4" high planter boxes to form an 8'x12' planter area located in the center of the garage roof (~17'x23'). These boxes are placed directly on the membrane roofing and are removable.

B. In the rear of the house at and on the East side of the building.

1. Remove the far right (north), first floor window and replace it with a 3'x7' single-light door with a wood combo screen door. The new door will be centered below the far right window on the second floor. Catalogue cuts of the doors will be attached for review. All trim around the new door will match the trim of the existing windows. 2x4 studs will be doubled on the sides of the new door and 2@2x6 members will make up the lintel over the door.
2. Construct a 6' x 10' painted wood pergola with 80" high, ~9" diam. Tuscan columns at the corners. The columns will be anchored to 1'x1' concrete and stone piers approximately 18" high. 4x8 beams will span across the 10' dimension with 2 x 6 joists @ 16" c/c. The pergola is located approximately 5' from the building and 7' from the adjacent fence and property line.

See new
dimensions
received
5/17/11 to
meet lot coverage.



Descriptor/Area	Area
A:.....	1470 sqft
B:EP	134 sqft
C:.....	352 sqft
D:.....	32 sqft
E:1Fr/DP	22 sqft
F:DP	44 sqft
G:.....	30 sqft

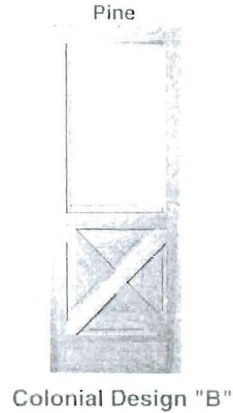
2084

lot size 7064

lot coverage = 30% = 2119.2

- footprint is measured percola - 35.2ϕ
 from columns - ~~because~~ $5'11" \times 5'11" = 35 \phi$ (ok)
 2' overhang etc like a roof. ~~$9 \times 19 = 126 \phi$~~
 setbacks - columns 7' from front.
 5' from overhang (ok)
 ok $\leq 144 \phi$
 revised columns 9' from property
 ϕ is 35 - so (ok) needs to be min. of 5'!

- Engineered Solid Wood Construction 1 1/4" Thick
- Water Repellent/Preservative Treated
- Door Sweep Included
- Cardboard Wrapped for Protection
- Glazing - 1/2" Tempered Safety Glass
- Aluminum Wire Screen 18 x 16 (Bright Bronze on Mahogany Door)
- Patented "Easy Change" Locking Device with Sure Grip Protector-Plate



**Solid Mahogany Construction
Stainless Steel Fasteners**
(screen & sash corners)



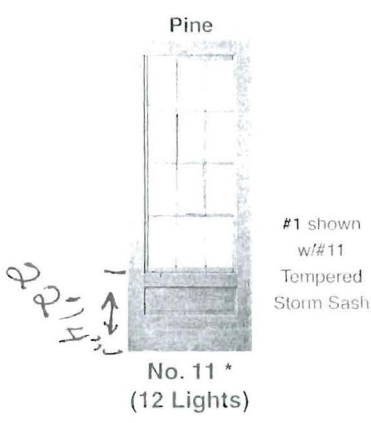
Bay-Vu Mahogany
Carton Packed

SIZE	Door with Screen & Sash	Door with Screen Only	Door with Screen & Sash	Door with Screen Only	Door with Screen & Sash	Door with Screen Only
2'-0" x 6'-9"	-	-	-	-	\$422.00	\$283.00
2'-6" x 6'-9"	\$391.00	\$286.00	\$407.00	\$302.00	422.00	283.00
2'-8" x 6'-9"	391.00	286.00	407.00	302.00	422.00	283.00
3'-0" x 6'-9"	403.00	295.00	416.00	308.00	435.00	291.00
2'-0" x 7'-1"	-	-	-	-	472.00 f	333.00 f
2'-6" x 7'-1"	455.00 f	350.00 f	473.00 f	368.00 f	472.00 f	333.00 f
2'-8" x 7'-1"	455.00 f	350.00 f	473.00 f	368.00 f	472.00 f	333.00 f
3'-0" x 7'-1"	468.00 f	360.00 f	482.00 f	374.00 f	468.00	324.00

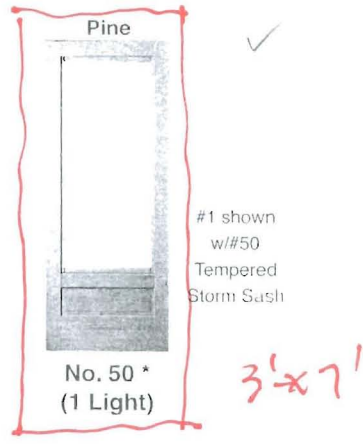
SIZE	Door with Screen & Sash
2'-6" x 7'-1"	\$1026.00 f
2'-8" x 7'-1"	950.00
3'-0" x 7'-1"	969.00

Can be cut to 6'-9".
Cut off of bottom rail.

REPLACEMENT SCREENS and SASH - Page CDC-6



Size	Door with Screen & Sash		#1 EZ Change Door with Full 1-Light Screen Only
	No. 11 Tempered Safety Glass	No. 50 Tempered Safety Glass	
2'-6" x 6'-11"	\$427.00	\$418.00	\$234.00
2'-8" x 6'-11"	427.00	418.00	234.00
2'-6" x 6'-7"	427.00	418.00	234.00
2'-8" x 6'-7"	427.00	418.00	234.00
2'-6" x 6'-9"	427.00	418.00	234.00
2'-8" x 6'-9"	427.00	418.00	234.00
2'-10" x 6'-9"	443.00	439.00	243.00
3'-0" x 6'-9"	443.00	439.00	243.00
2'-10" x 6'-11"	475.00	471.00	275.00
2'-6" x 7'-1"	461.00	452.00	268.00
2'-8" x 7'-1"	461.00	452.00	268.00
2'-10" x 7'-1"	475.00	471.00	275.00
3'-0" x 7'-1"	475.00	471.00	275.00



The "Easy-Change" locking device locks storm and screen inserts in place. A tight, rattle-free weather seal requires only a simple flick of your wrist.

Replacement "Easy Change" Hardware w/Protecto-Plate

\$16.00 List (pair)

Combination Doors Can Be Trimmed

5/8" off Top Rail
1/4" off Each Stile
2-1/2" off Bottom Rail

NOTES: Combination Doors (1 1/4" thick) cannot be used in conjunction with Cape Cod Casing (1 1/4" thick).
* Bottom panel not available on 6-1" height.
f Items priced in *italics* are factory order. Please allow additional lead time.

Basic (Inswing) Unit Includes:

- 4-9/16" Primed Wood Frame - Inswing w/Limited Lifetime Warranty
- Brickmould Exterior Casing - Primed
- Aluminum Adjustable Sill - Mill Finish
 - w/Hardwood Threshold & Interior Strip
 - w/Protective Sill Cover
- Compression Weatherstrip, Corner Seats & Bulb/Fin Door Bottom
- 4" x 4" Zinc Dichromate Hinges (dull brass color)
- Single Bore 2-3/8" Backset (2-1/8" Facebore)

SINGLE DOOR OPTIONS		LIST
• Primed Jamb - 6 ⁹ / ₁₆ " Wall	ADD	\$29.00
• Flat Casing - Primed 1 ¹ / ₁₆ " x 3 ¹ / ₂ "	ADD	12.00
• Oak Sill (with 3 ¹ / ₂ " sill horns) - Inswing	ADD	14.00
• Deadbolt Bore (w/Lockguard Security Plate)	ADD	20.00
• No Casing (with 3 ¹ / ₂ " sill horns)	DEDUCT	-14.00
• Outswing (includes 3 non-removable pin hinges)	ADD	22.00

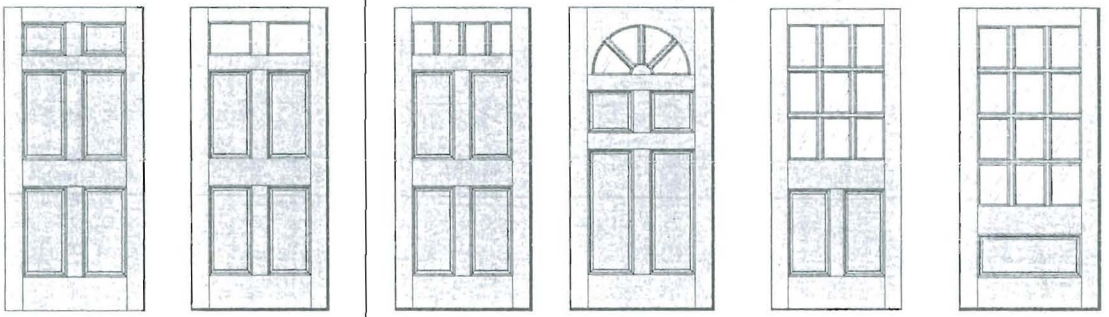
For other Door Unit Options - see Page W-2 thru 6

PERFORMANCE SERIES®
TOUGH WOOD DOORS FOR TOUGH EXPOSURES

- Performance Series
- 3/4" Tempered Insulating Glass
- 1⁷/₁₆" Innerbond® Split-Proof Raised Panels

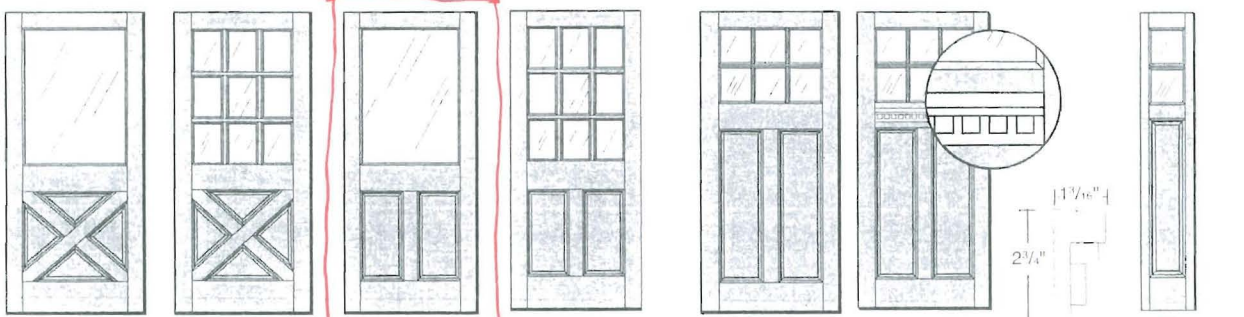
Solid Bar Divided Light
3/4" Tempered Insulating Glass

★ F-7120, F-7130 and F-7512 3'-0" have 5/16" stiles to accommodate a wider variety of hardware options.



Fir F-7130U, Fir F-7132U, Fir F-7134U, ★ Fir F-7120U, Fir F-7944U, ★ Fir F-7512U
1³/₄" Thick

SIZE	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit
2'-6" x 6'-8"	-	-	-	-	-	-	\$595.00	\$745.00	\$792.00	\$942.00	-	-
2'-8"	\$487.00	\$637.00	\$553.00	\$703.00	\$568.00	\$718.00	\$748.00	\$898.00	595.00	745.00	792.00	942.00
3'-0"	512.00	662.00	553.00	703.00	568.00	718.00	748.00	898.00	595.00	745.00	792.00	942.00
2'-8" x 7'-0"	-	-	-	-	-	-	623.00	785.00	-	-	-	-
3'-0"	530.00	692.00	-	-	-	-	623.00	785.00	-	-	-	-



Fir F-7031U, Fir F-7031U-9R w/Grille, Fir F-7044U, Fir F-7044U-9R w/Grille, Fir F-7662U 5 1/2" Stiles, Fir F-7662U-D w/Dentil Mldg Applied, Fir F-7663U 1 3/4" Thick

SIZE	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit	Door Only	Single Unit	Single Unit	SIZE 1'-2" x 6'-8"
2'-6" x 6'-8"	-	-	-	-	\$485.00	\$635.00	\$527.00	\$677.00	-	-	-	Sidelight Only \$ 541.00
2'-8"	\$517.00	\$667.00	\$559.00	\$709.00	485.00	635.00	527.00	677.00	\$727.00	\$877.00	\$1032.00	ADD for 1 Sidelight Unit 686.00
3'-0"	517.00	667.00	559.00	709.00	485.00	635.00	527.00	677.00	727.00	877.00	1032.00	ADD for 2 Sidelight Units 1277.00
3'-0" x 7'-0"	-	-	-	-	-	-	-	-	754.00	916.00	1071.00	

3' x 7'

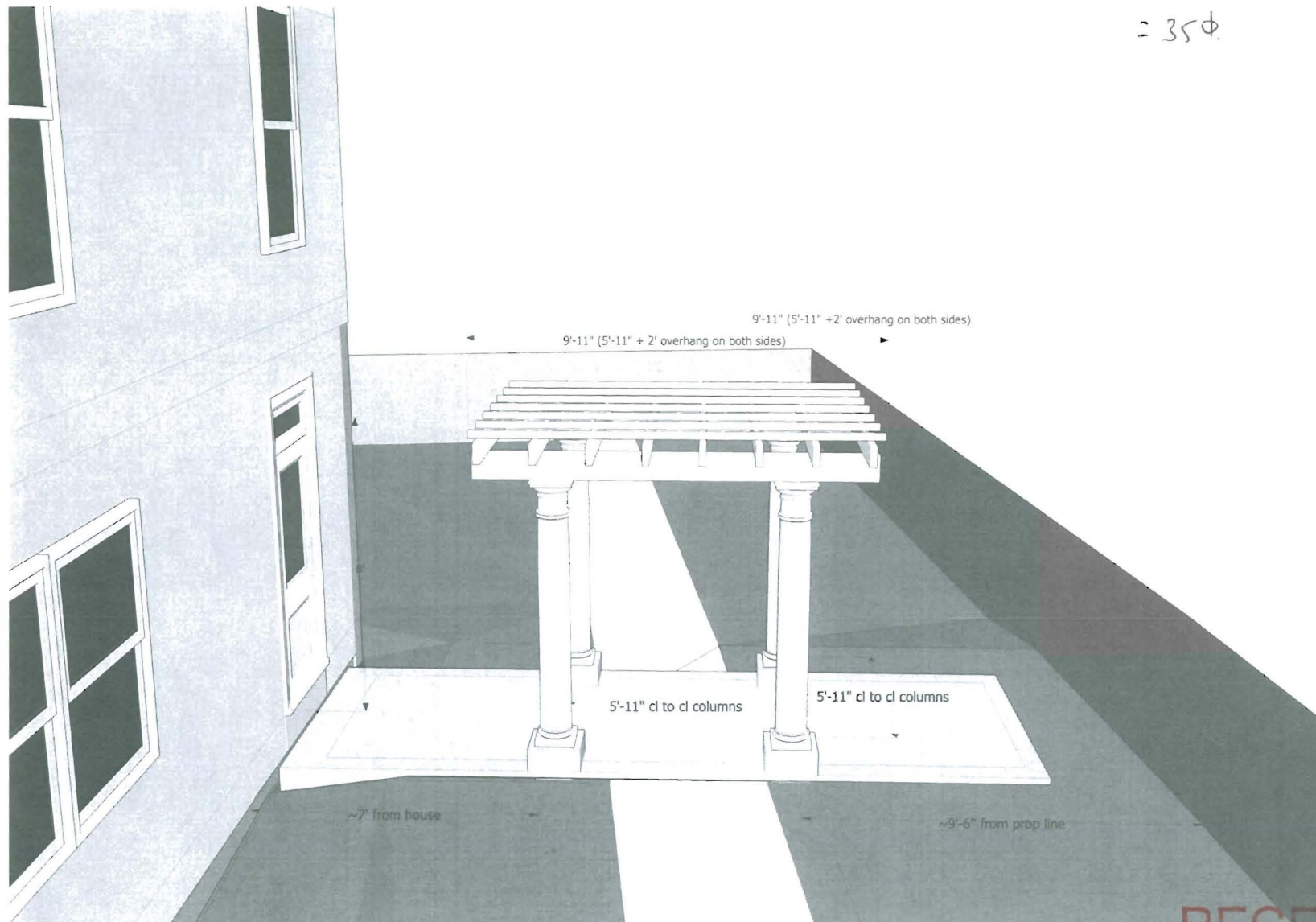
Dentil Moulding Only	\$100.00
Dentil Moulding Applied to Door Unit	\$155.00

SIZE 1'-2" x 7'-0"	
Sidelight Only	555.00
ADD for 1 Sidelight Unit	725.00
ADD for 2 Sidelight Units	1342.00

ROUGH OPENINGS and UNIT DIMENSIONS - Page W 38
For Simpson Door sizes and designs not shown, please contact BROSCO.

NOTES: 6'-6" Fir Door units are available at the same price as 6'-8" units.

$$71" \times 71" = 5041 \text{ sq in}$$
$$= 35 \phi$$



RECEIVED

MAY 17 2011

Dept. of Building Inspections
City of Portland Maine

From: Oldham Ted <toldham@mac.com>
To: <amachado@portlandmaine.gov>
CC: Andrews Deb <dga@portlandmaine.gov>
Date: 5/16/2011 5:38 PM
Subject: 25 vaughan st pergola revised
Attachments: 25 rev pergola1 5.16.11.pdf

Good morning Ann,

Re: 25 Vaughan St Pergola.

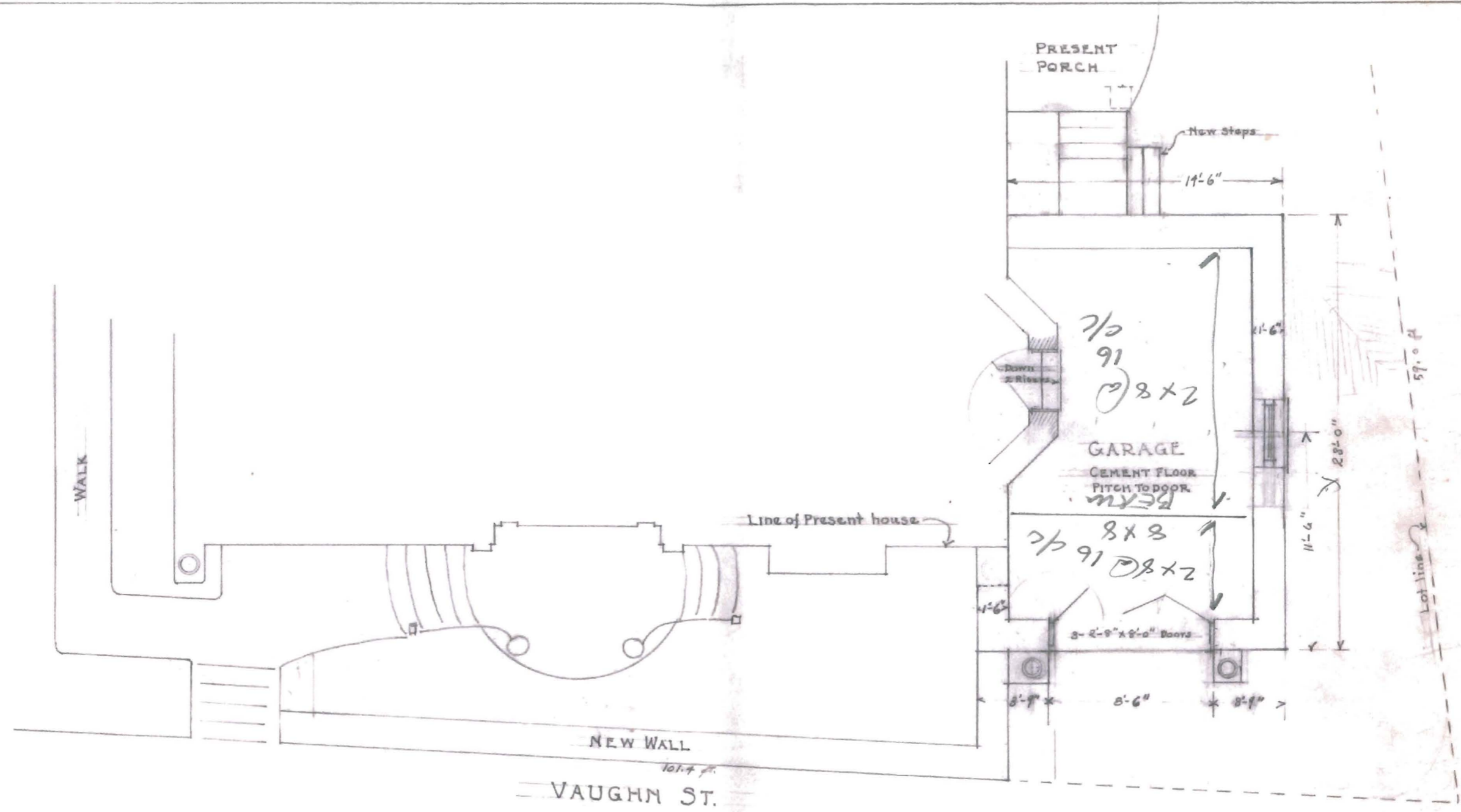
Per our discussion Monday afternoon, I attach a drawing of the revised pergola. The columns are located 5'-11" center to center both directions which is ~35 square feet of area. The open lattice work will overhang 2' on either side. I hope this now meets the coverage allowance.

Thanks for your help, call me at 899 1192 if you have additional questions.
Ted Oldham

RECEIVED

MAY 17 2011

Dept. of Building Inspections
City of Portland Maine



GARAGE FOR MRS. GEORGE AUSTIN
 COR. OF ORCHARD AND VAUGHN ST.

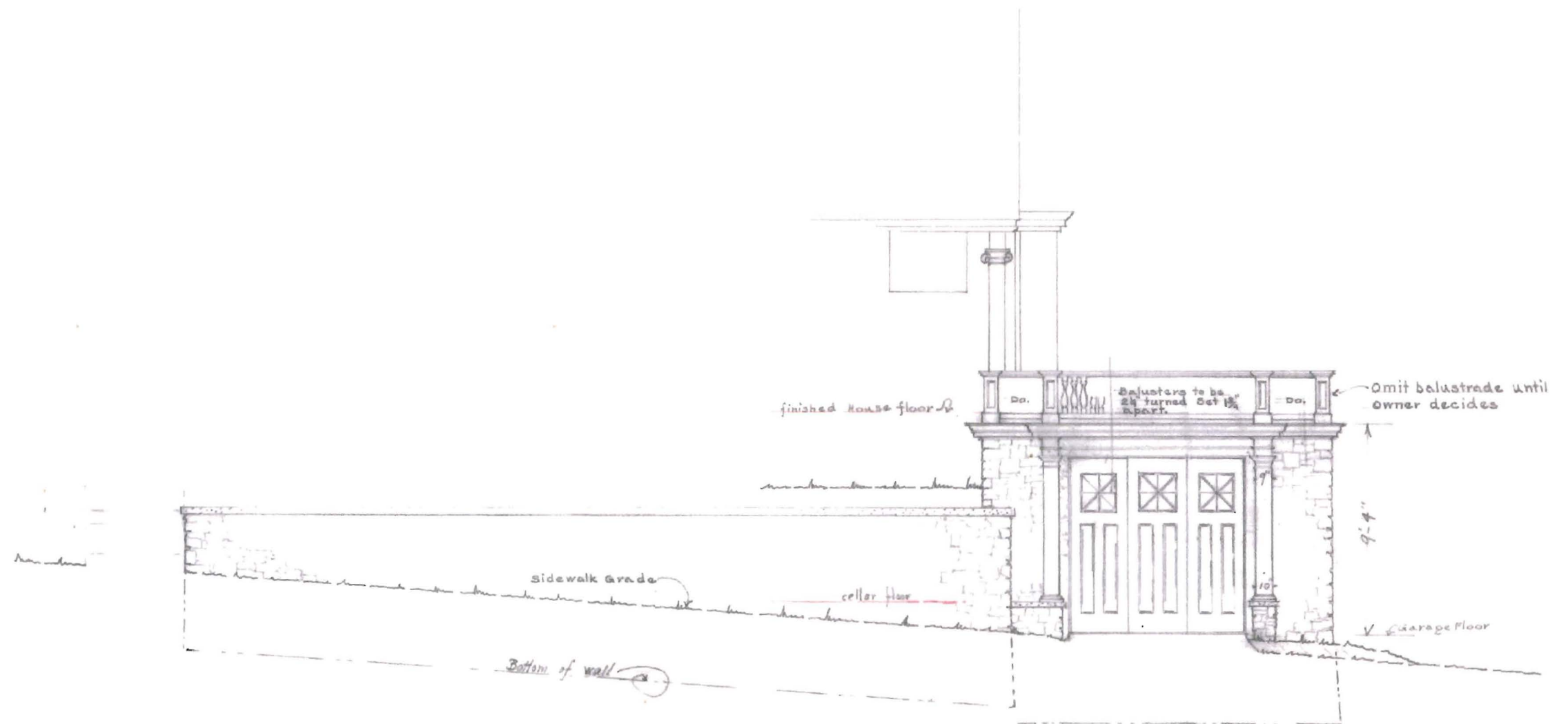
PLAN
 SCALE 1/4" = 1'-0"

John Calvin Stevens, F.A.I.A.
 John Howard Stevens, A.I.A.
 Architects: Portland: Maine.

June 1, 1926
 7

1926 Construction Document-Garage Plan

25 Vaughan St. Portland, ME 04102



June 1, 1926

GARAGE FOR MRS. GEORGE AUSTIN
COR-OF ORCHARD AND VAUGHN ST.

FRONT ELEVATION
SCALE 1/4" = 1'-0"

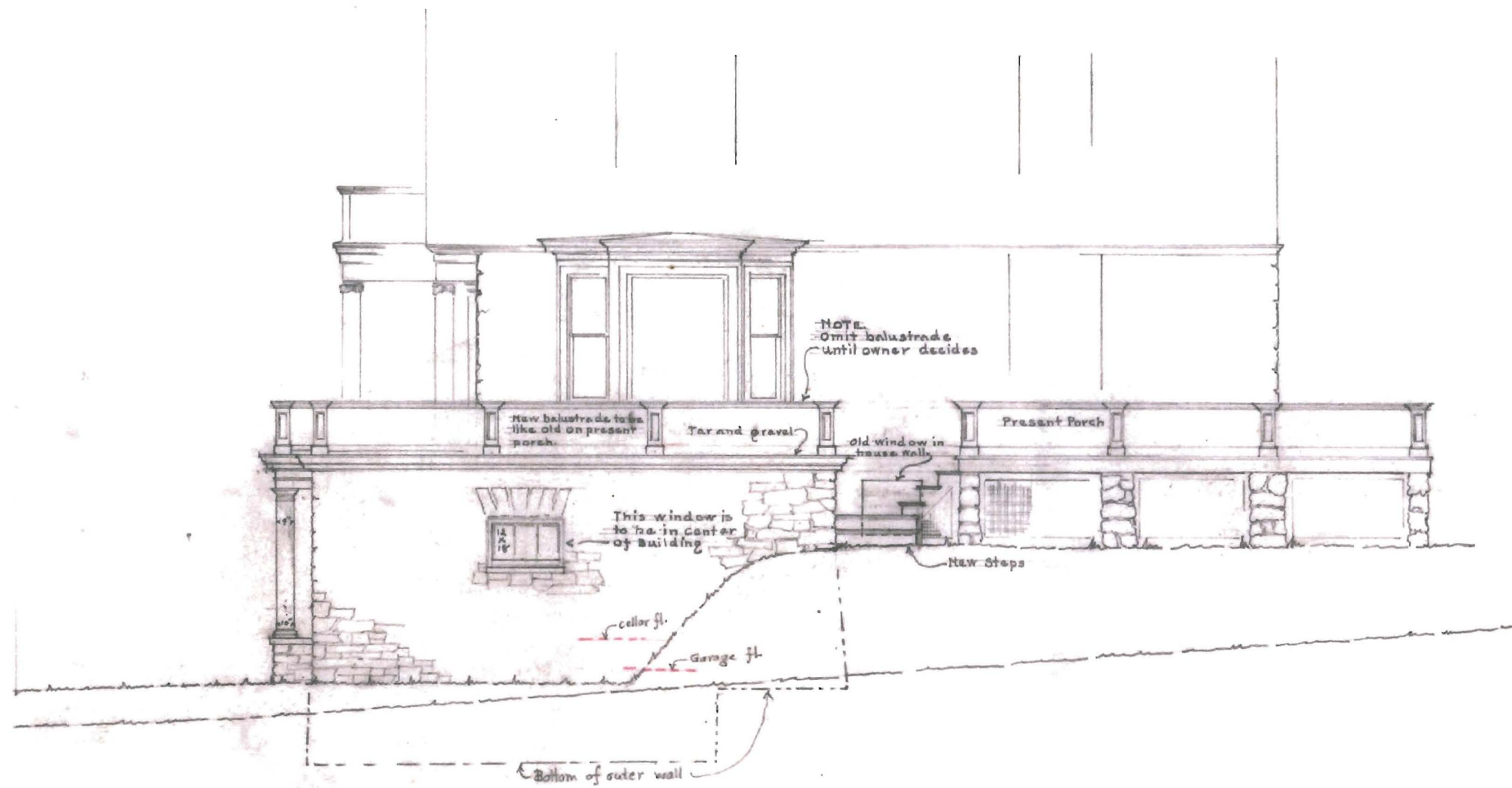
John Calvin Stevens, F.A.I.A.
John Howard Stevens, A.I.A.
Architects: Portland, Maine.

2

1926 Construction Document-Garage West Elevation

25 Vaughan St. Portland, ME 04102

5.4.11 11.



June 1, 1926

GARAGE FOR MRS. GEORGE AUSTIN
COR. OF ORCHARD AND VAUGHN ST.

SIDE ELEVATION
SCALE 1/4" = 1'-0"

John Calvin Stevens, F.A.I.A.
John Howard Stevens, A.I.A.
Architects: Portland, Maine.

3

1926 Construction Document-Garage South Elevation

25 Vaughan St. Portland, ME 04102

5.4.11 12.



25 Vaughan St. Portland, ME 04102



photo of rear 5.4.11

25 Vaughan St. Portland, ME 04102

RECEIVED

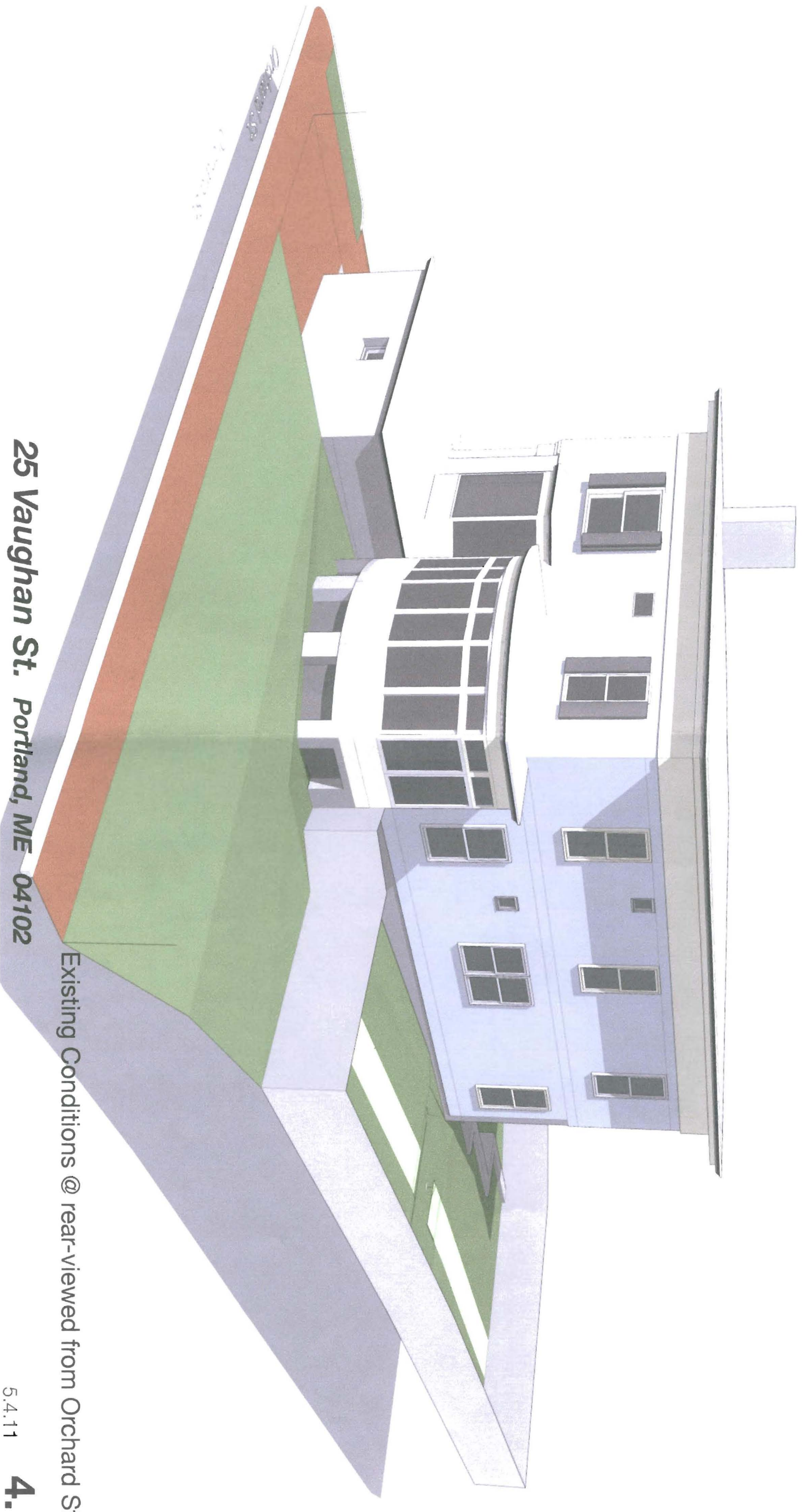
MAY - 5 2011

Dept. of Building Inspections
City of Portland Maine



Existing Conditions-viewed from Vaughan @ Orchard Sts.

25 Vaughan St. Portland, ME 04102

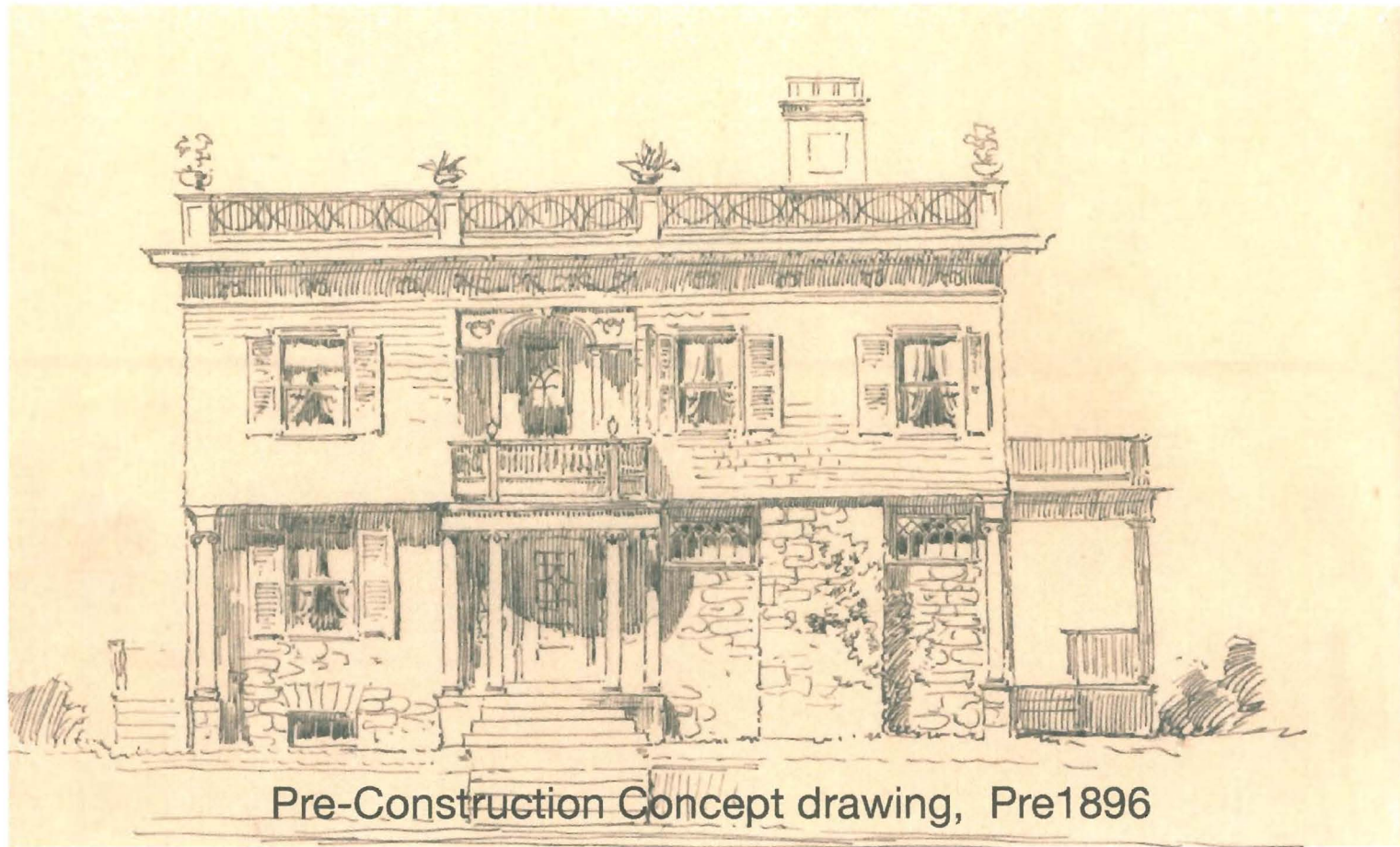


25 Vaughan St. Portland, ME 04102

Existing Conditions @ rear-viewed from Orchard St

5.4.11

4.



Pre-Construction Concept drawing, Pre1896



1896 Construction Document-West Elevation

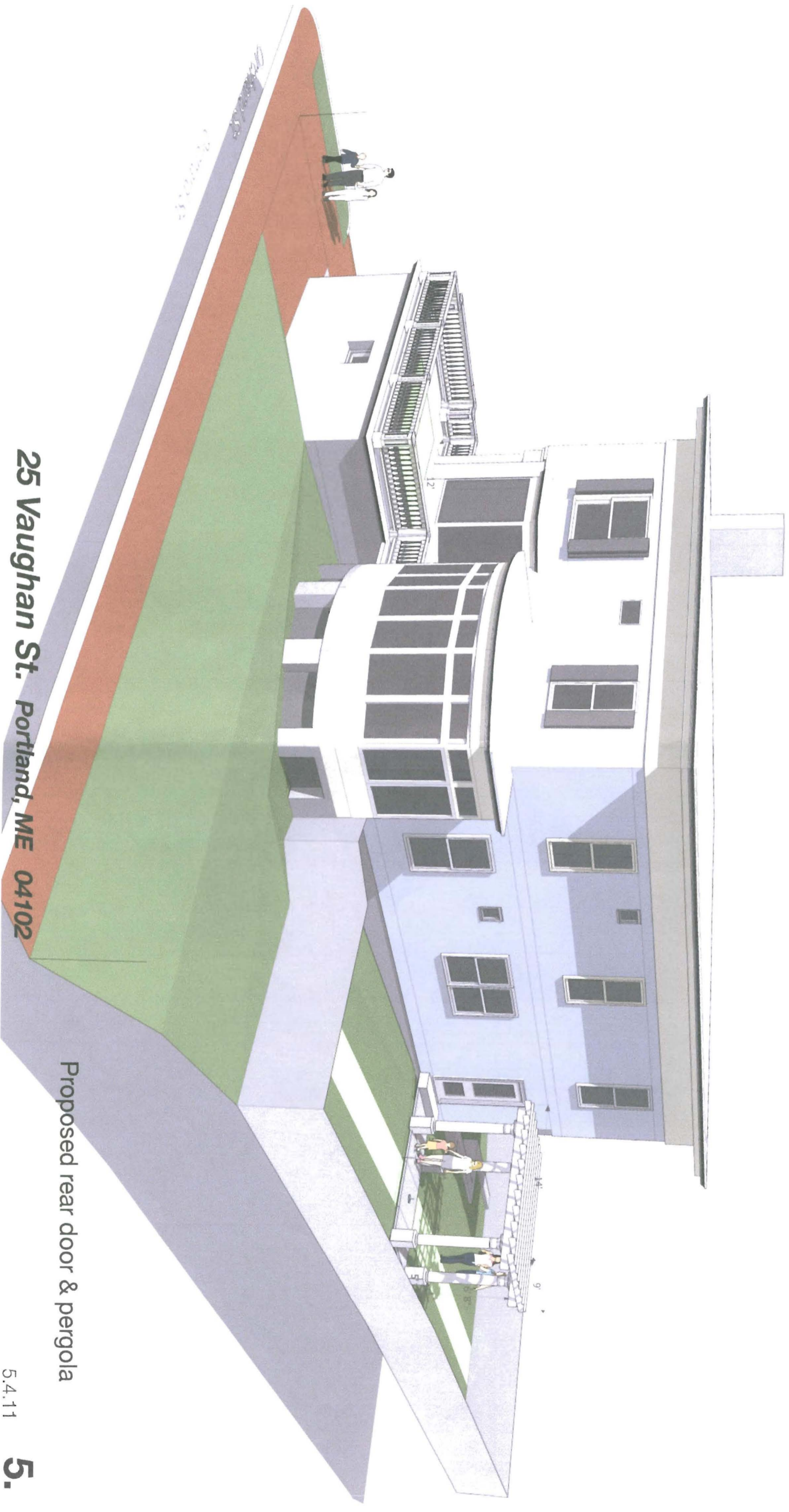


1896 Construction Document-East Elevation



1896 Construction Document-South Elevation

25 Vaughan St. Portland, ME 04102

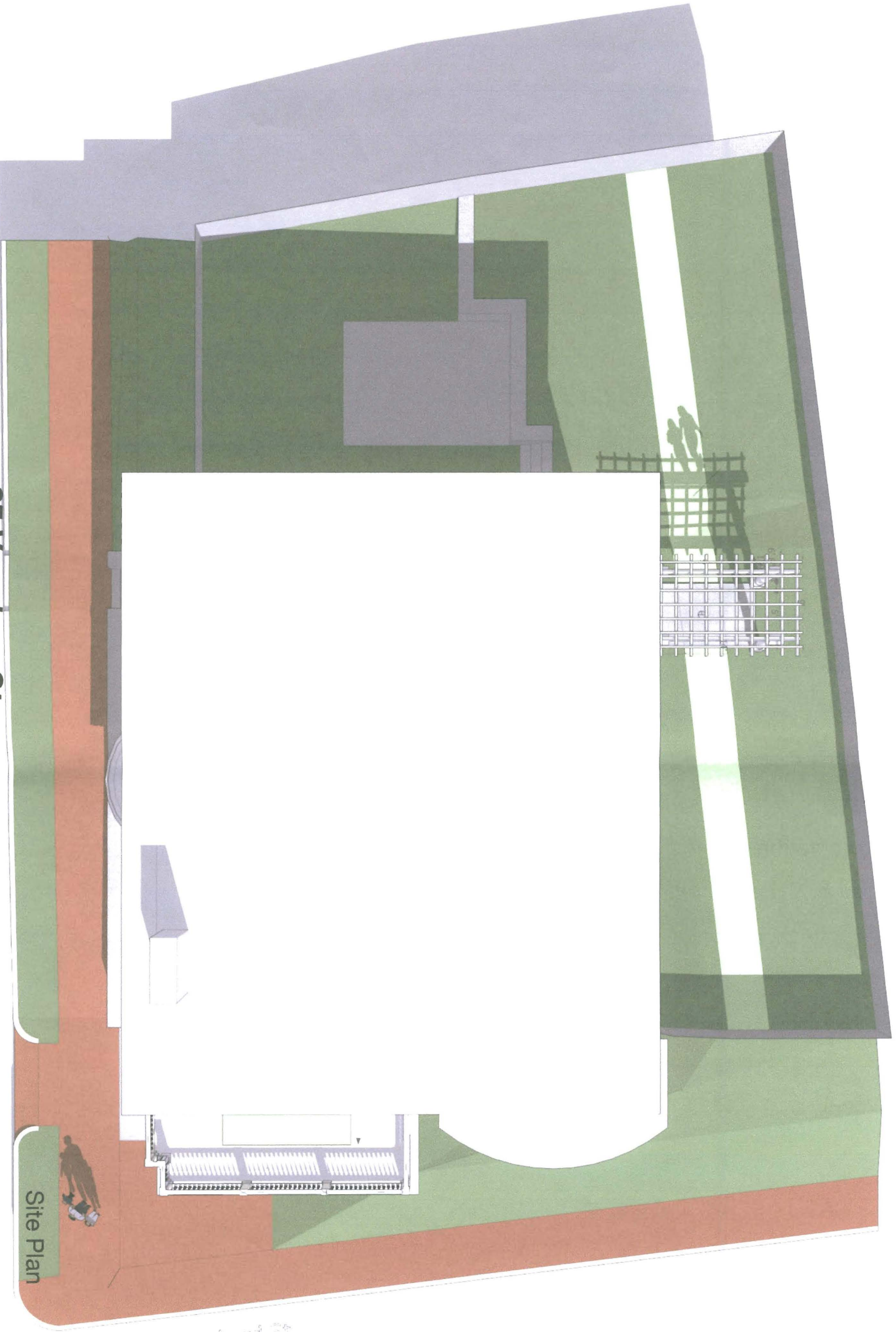


25 Vaughan St. Portland, ME 04102

Proposed rear door & pergola

5.4.11

5.



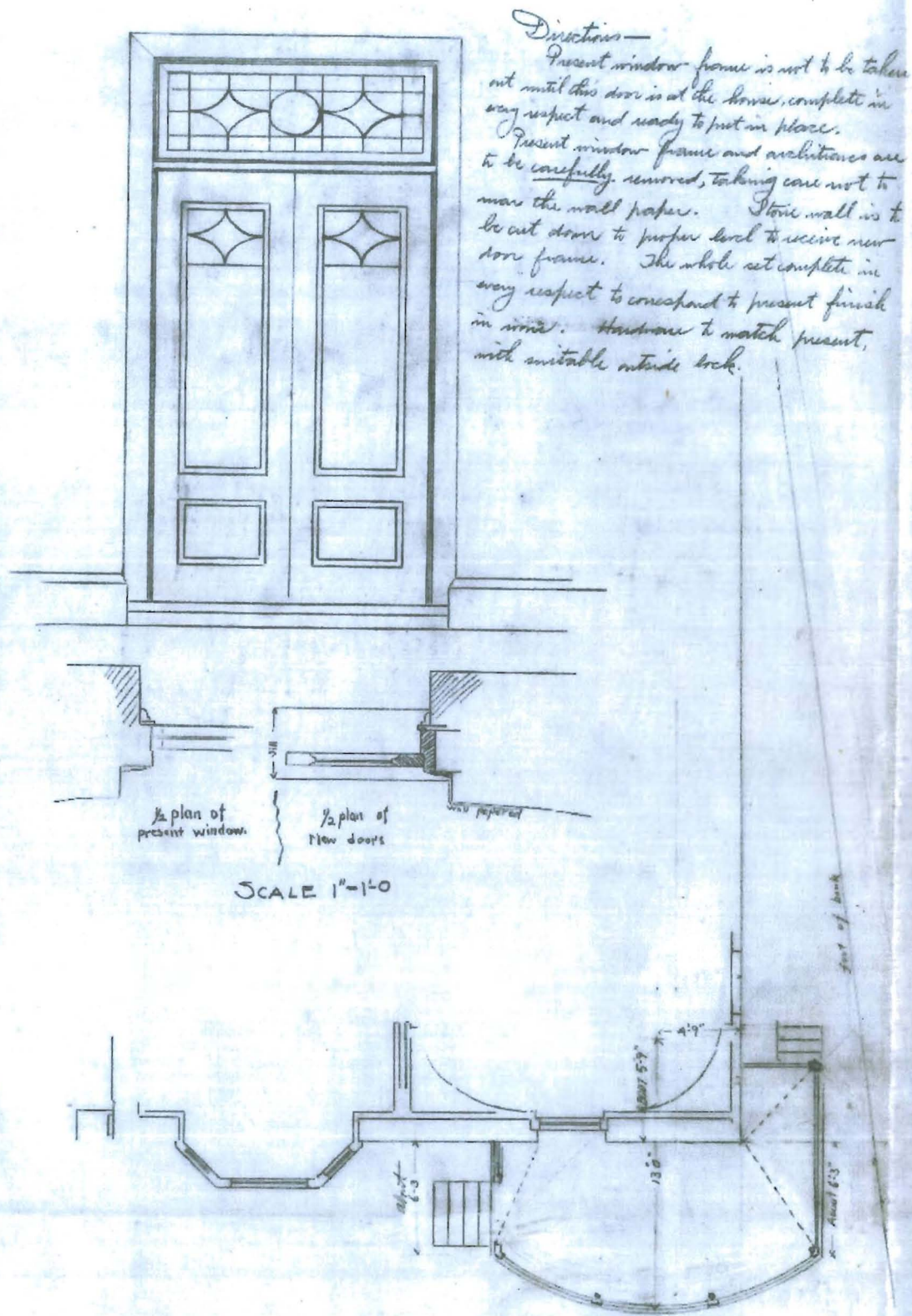
25 Vaughan St. Portland, ME 04102

Site Plan

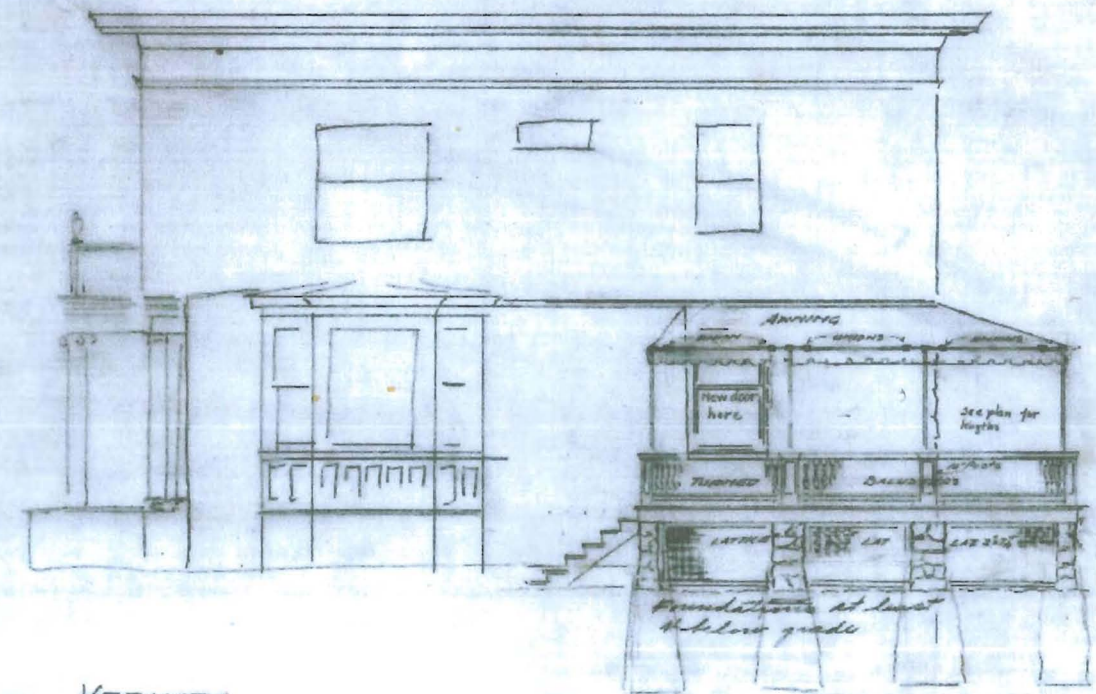
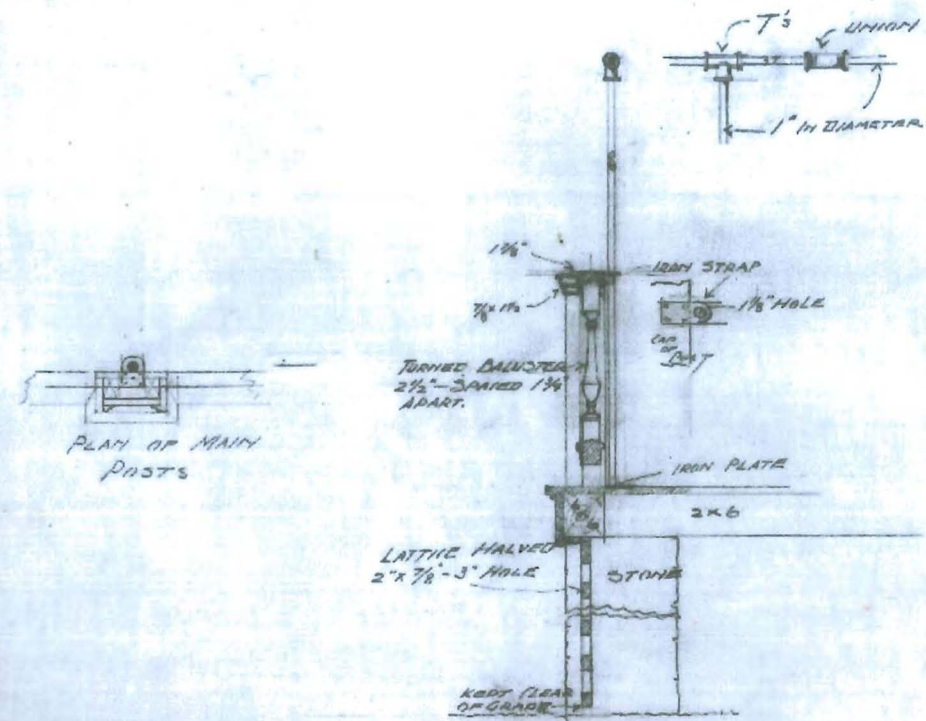
Orchard St

5.4.11

7.

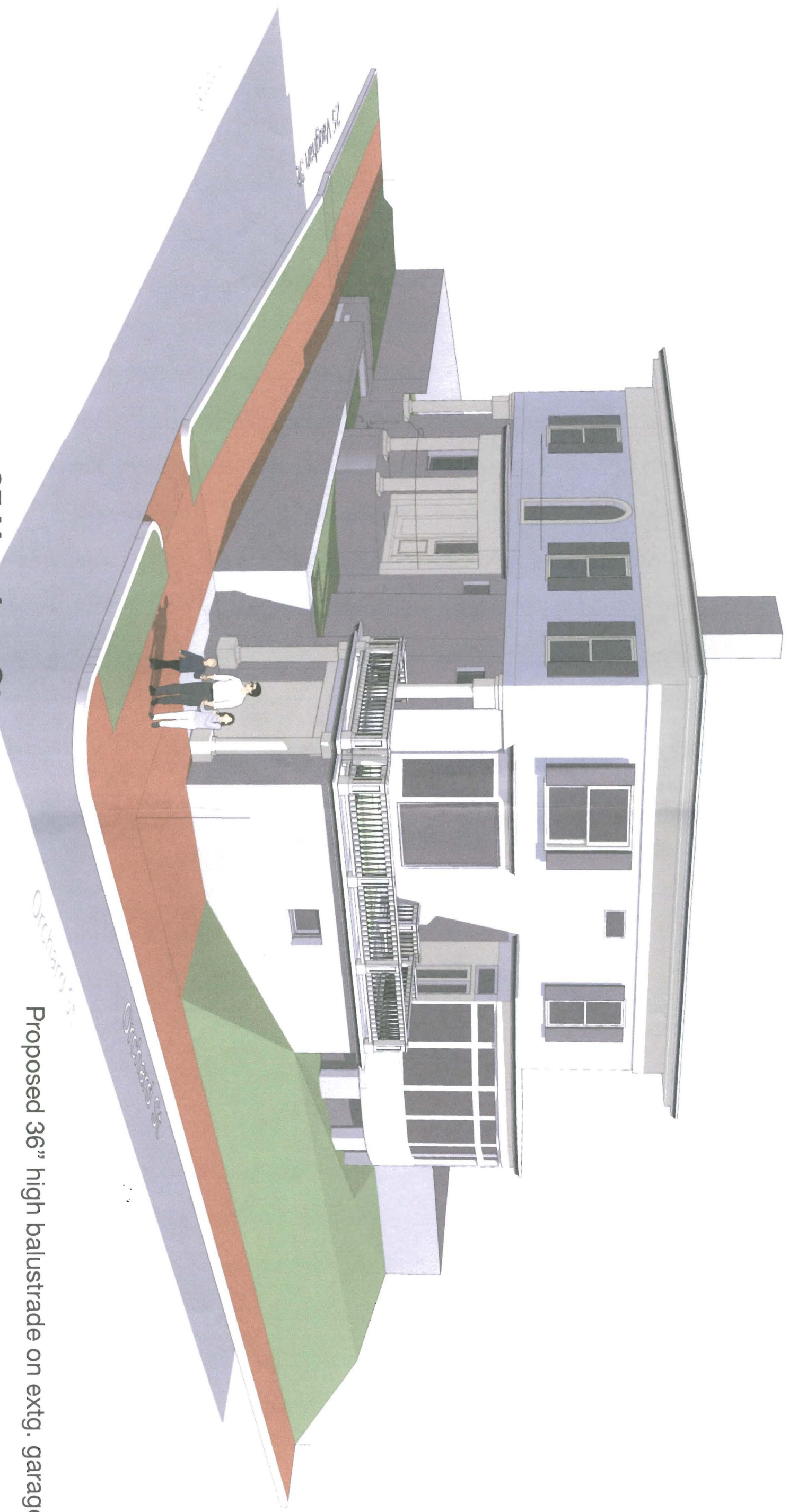


Directions—
 Present window frame is not to be taken out until this door is at the house, complete in every respect and ready to put in place.
 Present window frame and architraves are to be carefully removed, taking care not to mar the wall paper. Stone wall is to be cut down to proper level to receive new door frame. The whole set complete in every respect to correspond to present finish in stone. Hardware to match present, with suitable outside lock.



VERANDA
 FOR LYMAN H. NELSON, ESQ.

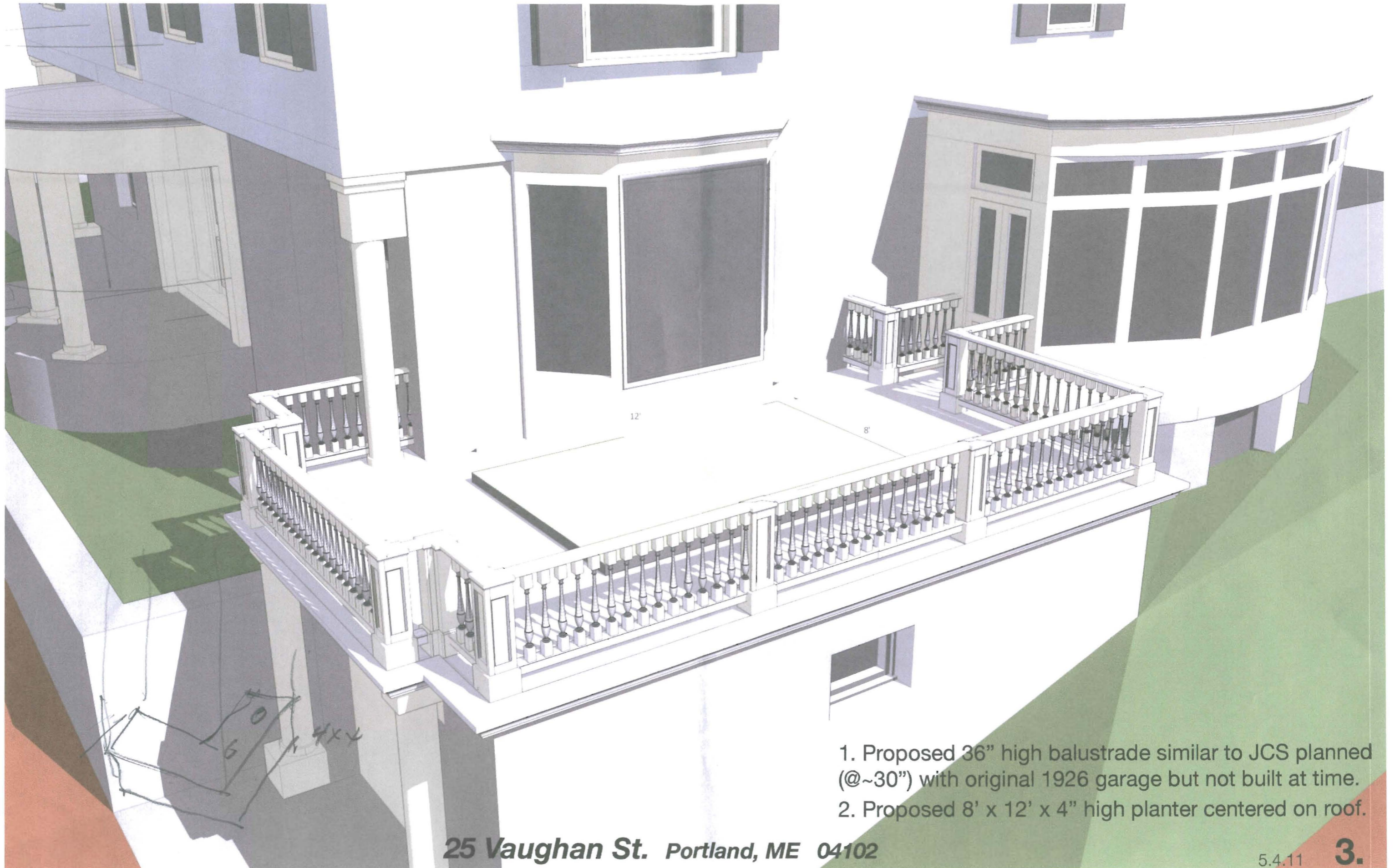
Date unknown, Construction Document-Veranda (porch)



Proposed 36" high balustrade on extg. garage

25 Vaughan St. Portland, ME 04102

5.4.11 **2.**

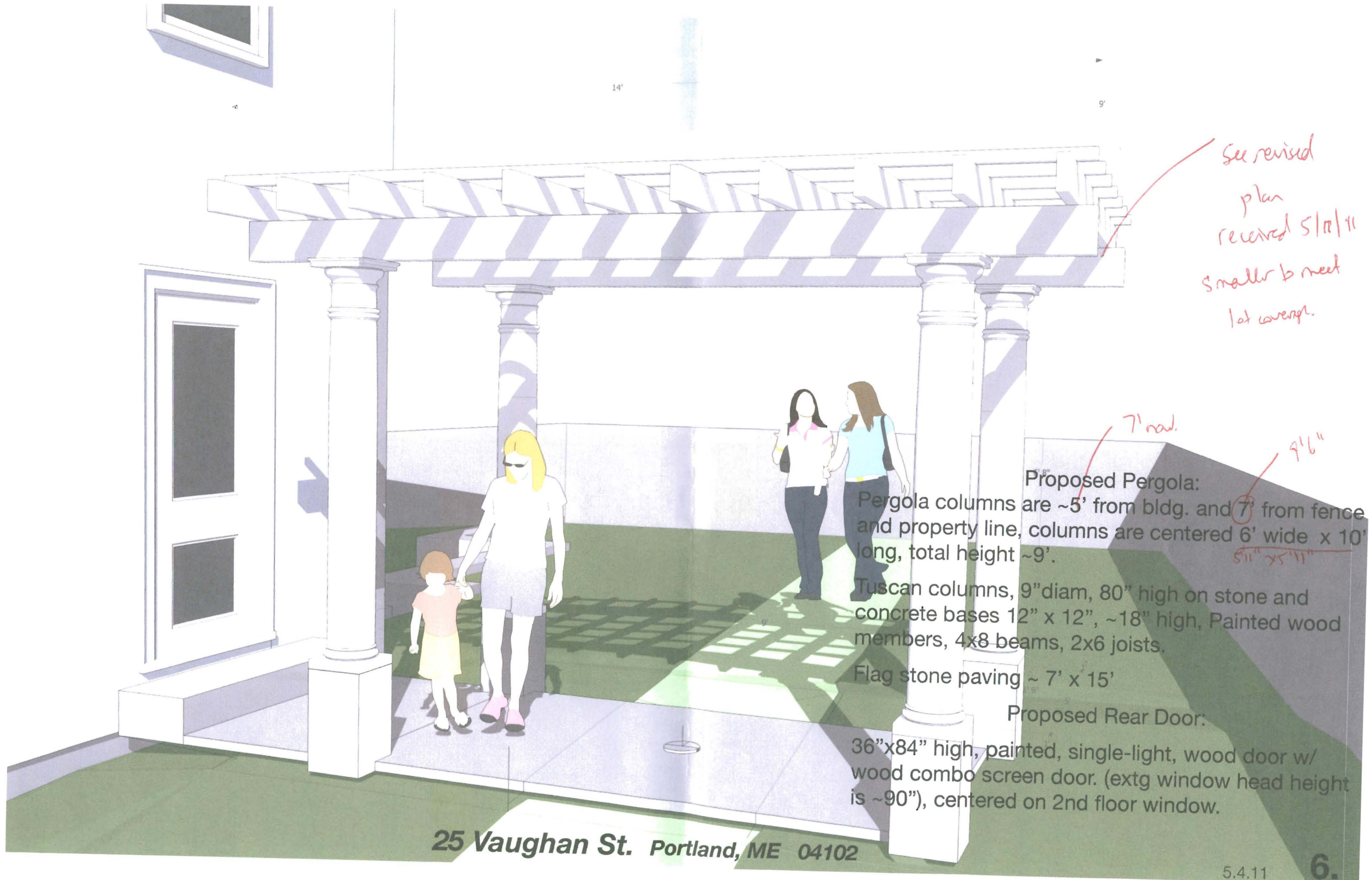


1. Proposed 36" high balustrade similar to JCS planned (@~30") with original 1926 garage but not built at time.
2. Proposed 8' x 12' x 4" high planter centered on roof.

25 Vaughan St. Portland, ME 04102

5.4.11

3.



See revised plan received 5/17/11 smaller to meet lot coverage.

Proposed Pergola:

Pergola columns are ~5' from bldg. and 7' from fence and property line, columns are centered 6' wide x 10' long, total height ~9'.

Tuscan columns, 9" diam, 80" high on stone and concrete bases 12" x 12", ~18" high, Painted wood members, 4x8 beams, 2x6 joists.

Flag stone paving ~ 7' x 15'

Proposed Rear Door:

36"x84" high, painted, single-light, wood door w/ wood combo screen door. (extg window head height is ~90"), centered on 2nd floor window.

25 Vaughan St. Portland, ME 04102