

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1191	Issue Date: OCT 06 2003	CBL: 062 B008001
-----------------------	----------------------------	---------------------

Location of Construction: 122 Pine St	Owner Name: Olsen Marvin J &	Owner Address: 122 Pine St	Phone:
Business Name: n/a	Contractor Name: Mike Adams	Contractor Address: Portland	Phone: 2076755911
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Multi / 4 Units	Proposed Use: 4 Units / Replace existing porch within footprint.	Permit Fee: \$157.00	Cost of Work: \$6,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>NA</i>	INSPECTION: Use Group: R-3 Type: SB BOCA 99 Signature: <i>[Signature]</i>	

Proposed Project Description:
Replace existing porch within footprint.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action. Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: tmm	Date Applied For: 09/30/2003
-------------------------	---------------------------------

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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 10/2/03</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input checked="" type="checkbox"/> Approved <i>Per D. Andrews</i></p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 10/2/03</p>
---	--	--	---

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1191	Date Applied For: 09/30/2003	CBL: 062 B008001
------------------------------	--	----------------------------

Location of Construction: 122 Pine St	Owner Name: Olsen Marvin J &	Owner Address: 122 Pine St	Phone:
Business Name: n/a	Contractor Name: Mike Adams	Contractor Address: Portland	Phone: (207) 675-5911
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	

Proposed Use: 4 Units / Replace existing porch within footprint.	Proposed Project Description: Replace existing porch within footprint.
--	--

Dept: Historical	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 10/02/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved	Reviewer: Tammy Munson	Approval Date: 10/02/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Tammy Munson	Approval Date: 10/02/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>

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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. ~~Ray 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.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

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

X Timothy J. August
Signature of applicant/designee

10/6/03
Date

[Signature]
Signature of Inspections Official

10/6/03
Date

CBL: 062 200

Building Permit #: 03 1191



CITY OF PORTLAND, MAINE
Department of Building Inspections

September 30 2003

Received from Twisting Hinges St.

Location of Work 1322 Pine St.

Cost of construction \$ 6,000.00

Permit fees \$ 75.00

STOP WORK - 100.00
Release - 100.00

Building (B) Plumbing (P) Electrical (E) Site Plan (S)

Other _____

Permit No. DA 2 B-008

Check #: 354 Total Collected \$ 275.00

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

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>122 Pine St.</u>		
Total Square Footage of Proposed Structure <u>118 Sq. Ft.</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>62</u> Block# <u>B</u> Lot# <u>8</u>	Owner: <u>TIMOTHY J. HONAUST</u>	Telephone: <u>774-1382</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>TIMOTHY J. HONAUST</u> <u>122 PINE ST.</u> <u>PORTLAND ME 04102</u>	Cost Of Work: \$ <u>6,000.00</u> Fee: \$ <u>75.00</u>
Current use: FRONT PORCH FOR 2 FAMILY RESIDENCE <u>2 Family</u>	If the location is currently vacant, what was prior use: _____	
Approximately how long has it been vacant: _____	Stop work \$ <u>100.00</u>	
Proposed use: _____	Release \$ <u>100.00</u>	
Project description: <u>Construct 118 Sq Ft. Porch on Front</u>		
Contractor's name, address & telephone: <u>MIKE ADAMS 675-5911</u>	(375.00)	
Who should we contact when the permit is ready: <u>Tim HonauST, 774-1382</u>		
Mailing address: <u>122 PINE ST.</u> <u>PORTLAND ME 04102</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>Timothy J. HonauST</u>	Date: <u>9/30/03</u>
---	----------------------

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

062-B-008

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

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

April 7, 2003

Tim Honquest and Marvin Olsen
122 Pine Street
Portland, Maine 04102

Re: 122 Pine Street – exterior alterations

Dear Mr. Honquest and Mr. Olsen:

On April 2, 2003, the City of Portland's Historic Preservation Committee voted 5-0 (Breggia, Turk absent) to approve your application for a Certificate of Appropriateness for exterior alterations at 15 Wharf Street. Approval is for the replacement of the front porch, replacement of the side porch railings, and reconstruction/expansion of the rear deck.

The Committee's approval was made subject to the following conditions:

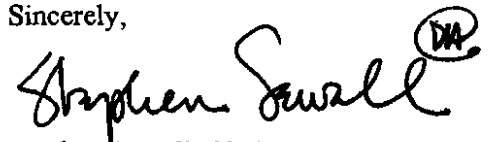
- That the skirting under the front porch be recessed no more than 3 inches from the face of the skirt board.
- That the railing height of the front porch be reduced to 34 inches.

As was discussed during Committee deliberations, the stone wall, which was recently reconstructed along the front of the building, requires review and approval under the provisions of the historic preservation ordinance. The Committee tabled consideration of the wall pending receipt of a completed application.

All improvements shall be carried out as shown on the submitted plans and specifications submitted for the 4/02/03 public hearing and/or 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,



Stephen Sewall, Chairman
Historic Preservation Committee

cc: Approval Letter File

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

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

This is to certify that T M HONQUEST & MARVIN OLSEN
has received approval for EXTERIOR ALTERATIONS
at 122 PINE 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.


Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

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.

Tim Hugues
Applicant
122/124 Pine Street
Applicant's Mailing Address
774-1382
Contact Person/Phone Number

9/30/03
Application Date
122/124 Pine St.
Address of Subject Property

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

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
2 FAMILY TOTAL, 1 FAMILY PER ADDRESS
2. Proposed Use, if applicable: FRONT PORCH
3. The distance from the porch deck to the ground: 70"
4. The number of existing stair risers: 8
5. The current railing height and/or documented original railing height: 34"
6. The railing height requested: 34"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: Stairs to be restored to original condition - staff recommends 34"

Inspections Staff Recommendation: PER SECTION 3406 OF THE CODE.

Exemption Granted Conditional Exemption Exemption Denied

Signature [Signature] Date: 10/2/03

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.

Tim Hugues
Applicant
122/124 Pine Street
Applicant's Mailing Address
774-1382
Contact Person/Phone Number

7/30/03
Application Date
122/124 Pine St.
Address of Subject Property

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

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
2 FAMILY TOTAL, 1 FAMILY PER ADDRESS
2. Proposed Use, if applicable: FRONT PORCH
3. The distance from the porch deck to the ground: 70"
4. The number of existing stair risers: 8
5. The current railing height and/or documented original railing height: 34"
6. The railing height requested: 34"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: Stairs to be restored to original condition - staff recommends 34"

Inspections Staff Recommendation: PER SECTION 3406 OF THE CODE.

Exemption Granted Conditional Exemption Exemption Denied

Signature [Signature] Date: 10/2/03

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.

Applicant: Tim Huguenet
Applicant's Mailing Address: 122/124 Pine Street
Contact Person/Phone Number: 774-1382

Application Date: 7/30/03
Address of Subject Property: 122/124 Pine St.

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

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
2 FAMILY TOTAL, 1 FAMILY PER ADDRESS
2. Proposed Use, if applicable: FRONT PORCH
3. The distance from the porch deck to the ground: 70"
4. The number of existing stair risers: 8
5. The current railing height and/or documented original railing height: 34"
6. The railing height requested: 34"

Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: Stairs to be restored to original condition - staff recommends 34"

Inspections Staff Recommendation: PER SECTION 3406 OF THE CODE.

Exemption Granted Conditional Exemption Exemption Denied

Signature: [Signature] Date: 10/2/03





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 062 8008001
Location 122 PINE ST
Land Use TWO FAMILY

Owner Address OLSEN MARVIN J & TIMOTHY J HONQUEST JTS
 122 PINE ST
 PORTLAND ME 04102

Book/Page 15299/311
Legal 62-B-8
 PINE ST 122
 THOMAS ST 72-76
 2500 SF

Valuation Information

Land	Building	Total
\$30,870	\$154,250	\$185,120

Property Information

Year Built 1869	Style Old Style	Story Height 3	Sq. Ft. 3066	Total Acres 0.057		
Bedrooms 4	Full Baths 3	Half Baths 1	Total Rooms 9	Attic None	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
01/31/2000	LAND + BLDING	\$225,000	15299-311
06/01/1996	LAND + BLDING	\$210,000	12536-030

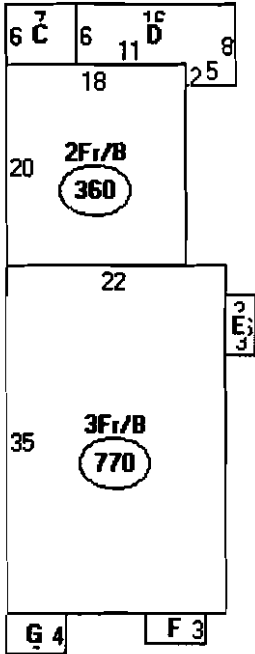
Picture and Sketch

Picture Sketch

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).





Descriptor/Area

- A: 3Fr/B
770 sqft
- B: 2Fr/B
360 sqft
- C: WD
42 sqft
- D: 1Fr/OP
106 sqft
- E: 2FBAY/B
18 sqft
- F: 2FBAY/B
18 sqft
- G: OFF
24 sqft

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 062 8007001
 Location 124 PINE ST
 Land Use THREE FAMILY

Owner Address MOSS MICHAEL H & CONSTANCE MOSS JTS
 124 PINE ST
 PORTLAND ME 04102

Book/Page 18302/081
 Legal 62-B-7
 PINE ST 124
 3500 SF

Valuation Information

Land	Building	Total
\$32,340	\$156,030	\$190,370

Property Information

Year Built 1900	Style Old Style	Story Height 3	Sq. Ft. 3208	Total Acrea 0.08	
Bedrooms 4	Full Baths 3	Half Baths	Total Rooms 12	Attic None	Besement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
------	----------	------------	------	-------	-----------

Sales Information

Date	Type	Price	Book/Page
10/01/2002	LAND + BLDING	\$403,675	18302-81
03/21/2002	LAND + BLDING	\$96,000	17448-075
01/06/2000	LAND + BLDING	\$276,000	15265-167
02/01/1997	LAND + BLDING	\$210,000	12955-149
11/01/1995	LAND + BLDING		12206-166

Picture and Sketch

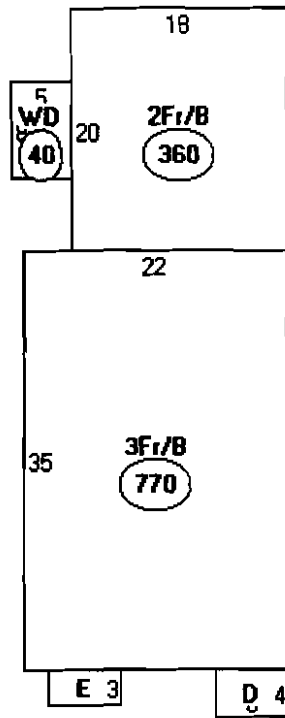
[Picture](#)

[Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).





Descriptor/Area

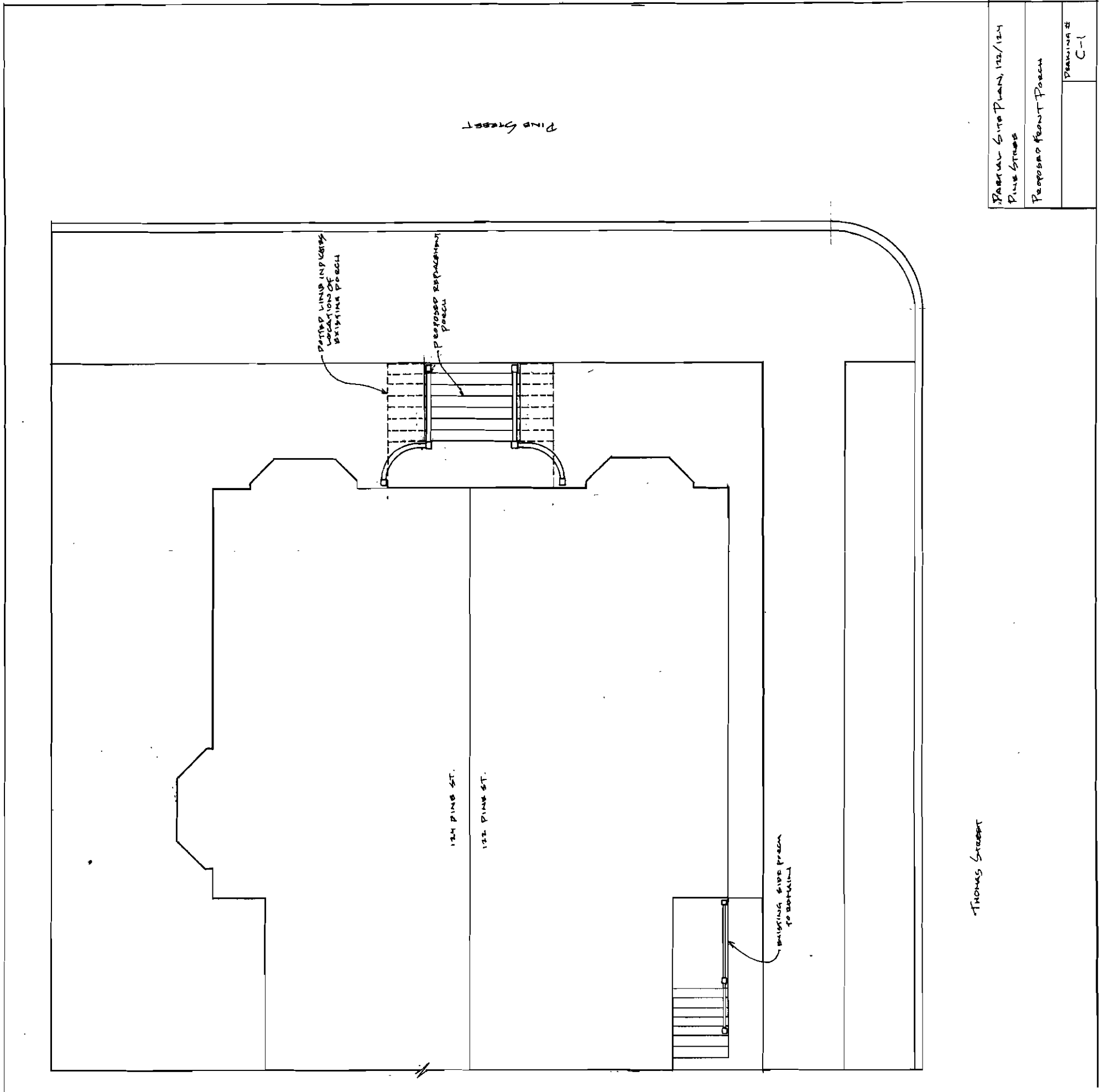
A: 3F1/B
770 sqft

B: 2F1/B
360 sqft

C: WD
40 sqft

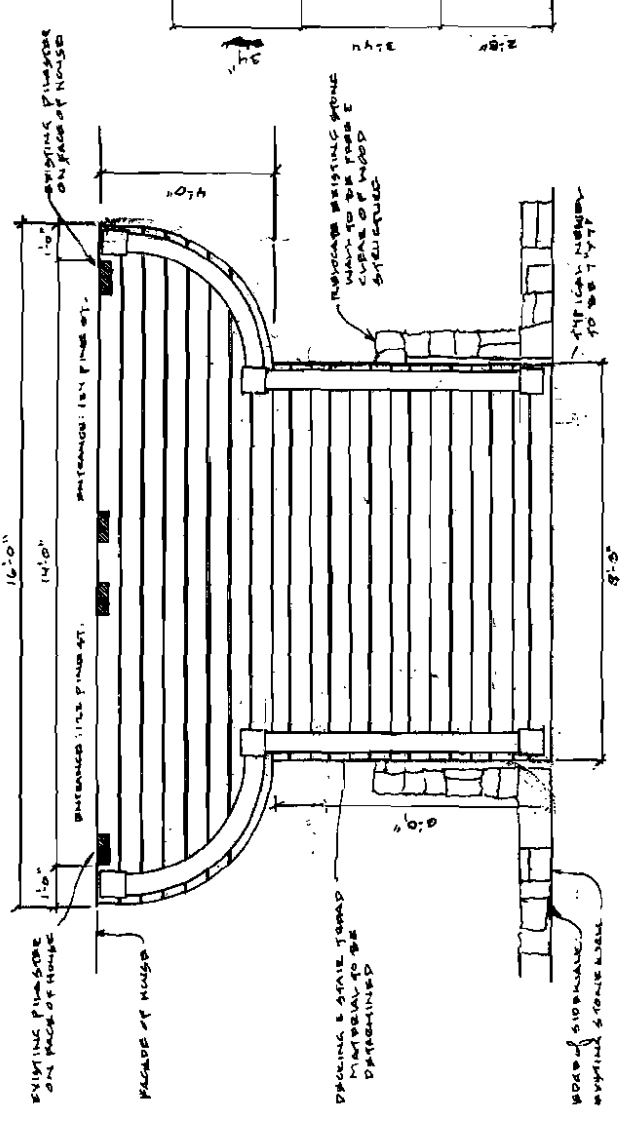
D: OFF
24 sqft

E: 2FBAY/B
18 sqft

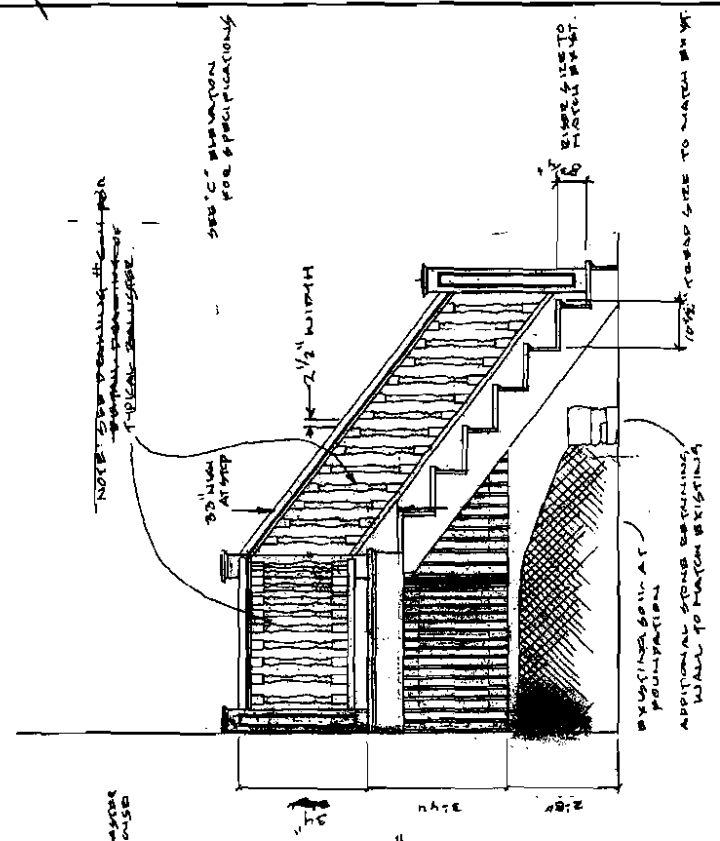


PARTIAL SITE PLAN, 122/124 PINE STREET	
PROPOSED FRONT PORCH	
	DRAWING # C-1

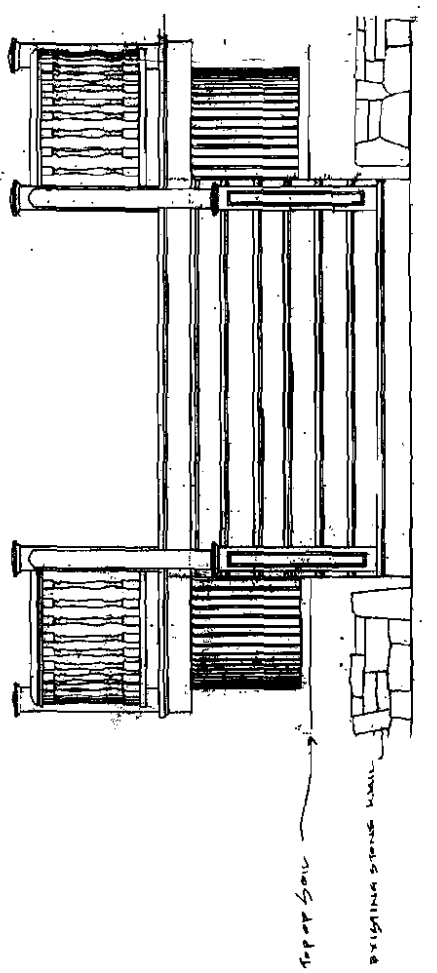
1165
671-5911



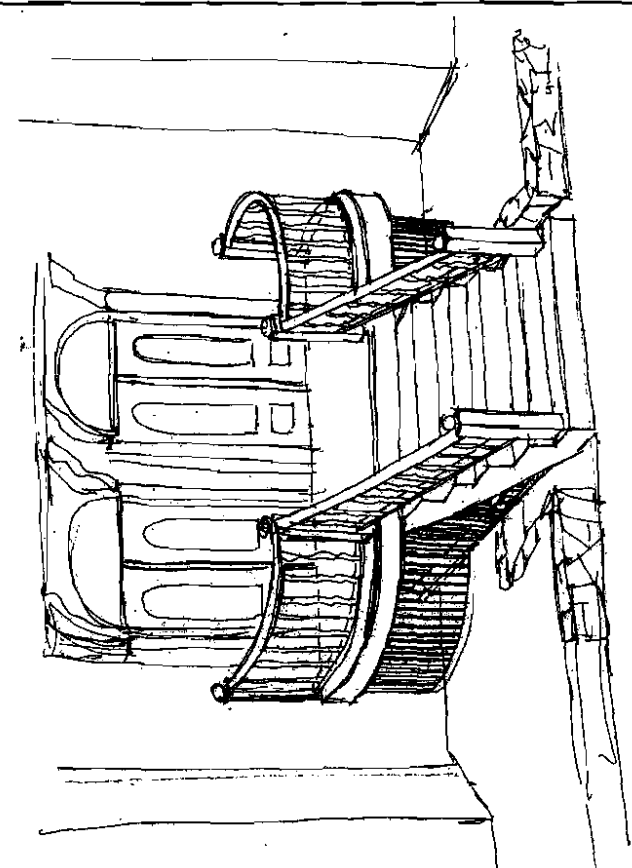
1 Plan View - Proposed Front Porch for 122/124 Pine St.
Scale: 1/8" = 1'-0"



A Typical Side View - Proposed Front Porch.
Scale: 1/8" = 1'-0"

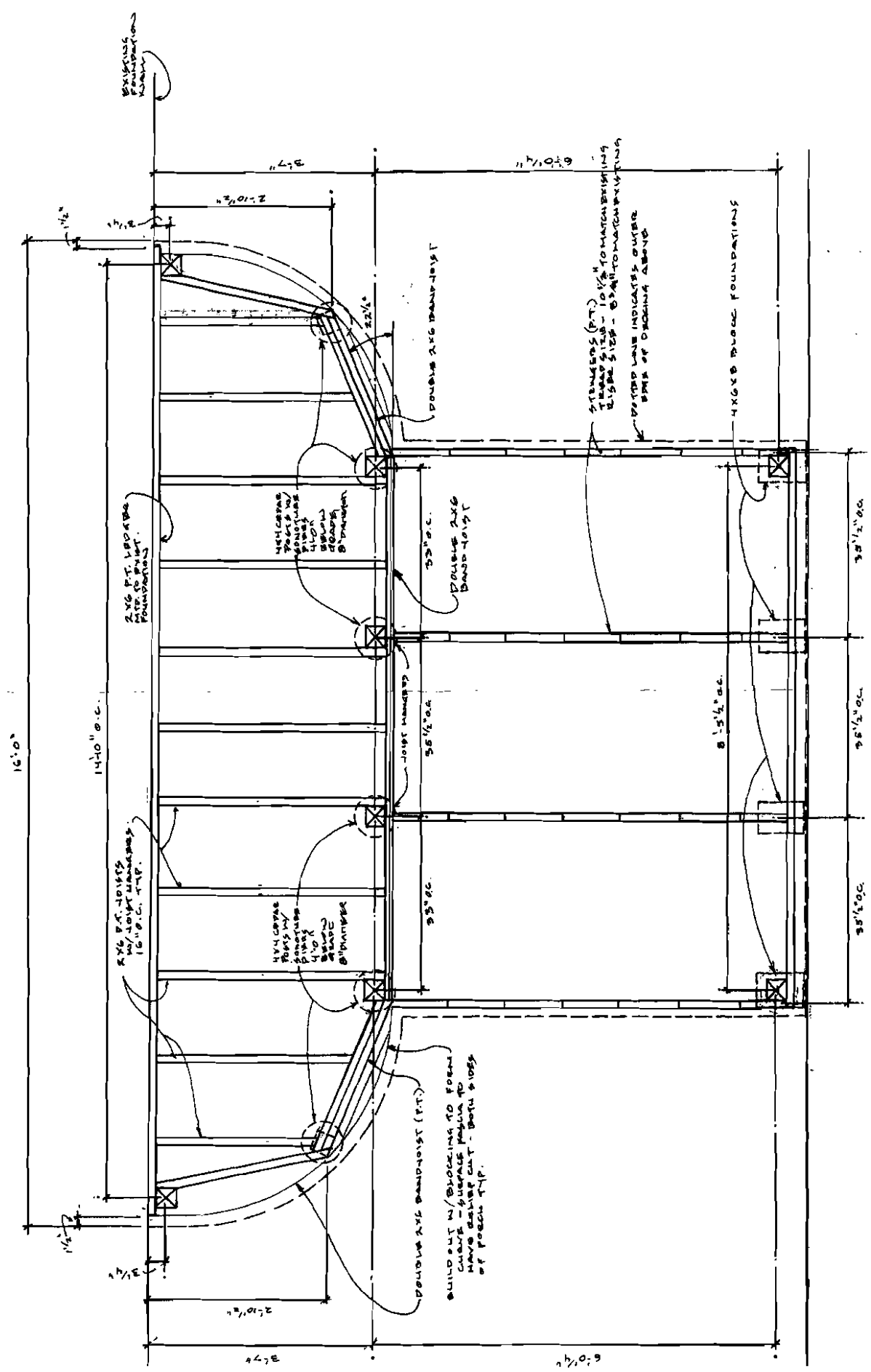


B Front View - Proposed Front Porch
Scale: 1/8" = 1'-0"



B Roman Section & Proposed Front Porch
Scale: None

Plan View & Elevations
Proposed Front Porch for 122/124 Pine St.
C-2



1 Plan View - Framing Details for Front Porch - 122/124 Pine St. Residence
 Scale: 1/4" = 1'-0"

Construction Details	
Proposed Front Porch for 122/124 Pine Street	
Drawing #	C-3