

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 040849
PERMIT ISSUED
JUL 14 2004
CITY OF PORTLAND

This is to certify that Dana Woodbury K/Paul L Coelter Remodeling
has permission to replace existing front stairs and alter historic preservation
AT 106 Pine St 062 C004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the 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 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 in permit in progress before this building or part thereof is occupied or closed-in. 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Jeanie Burke 7/12/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Paul Fax 797-8748

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

Permit No: 04-0849	Issue Date: PERMIT ISSUED JUL 14 2004	CBL: 062 C004001
-----------------------	--	---------------------

Location of Construction: 106 Pine St	Owner Name: Dana Woodbury K	Owner Address: 106 Pine St	Phone: 3892460
Business Name:	Contractor Name: Paul J Cormier Remodeling	Contractor Address: PO Box 485 Westbrook	Phone: 2077978748
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: single family home	Proposed Use: single family home with front stairs replaced to meet historic preservation guidelines	Permit Fee: \$66.00	Cost of Work: \$4,800.00	CEO District: 2
<p><i>Legal: single Family</i></p>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BoA 1999 Signature: JMB 7/12/04	
Proposed Project Description: replace existing front stairs as per historic preservation		Signature: _____		
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: jodinea	Date Applied For: 06/23/2004	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 <i>approved</i></p> <p><input type="checkbox"/> Flood Zone <i>Sec. 14-385</i></p> <p><input type="checkbox"/> Subdivision <i>in existing footprint</i></p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>JMB 6/30/04</i></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 type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>D. Andrews 7/12/04</i></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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0849	Date Applied For: 06/23/2004	CBL: 062 C004001
-----------------------	---------------------------------	---------------------

Location of Construction: 106 Pine St	Owner Name: Dana Woodbury K	Owner Address: 106 Pine St	Phone: () 389-2460
Business Name:	Contractor Name: Paul J Cormier Remodeling	Contractor Address: PO Box 485 Westbrook	Phone (207) 797-8748
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family home with front stairs replaced to meet historic preservation guidelines	Proposed Project Description: replace existing front stairs as per historic preservation
---	---

Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 07/12/2004

Note: **Ok to Issue:**

- 1) * Final railing height and number of posts to be determined during pre-construction site visit with hp staff and applicant.
- * Spacing between balusters not to exceed 3 inches.
- * Pressure treated wood is approved for structural elements only.
- * Building code waiver request for railing diameter and railing height to be submitted if necessary to comply with historic preservation concerns.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/01/2004

Note: 6/30/04 left vm w/Paul C. For plot plan and stair construction detail, also has anything been submitted to **Ok to Issue:**

historic yet.

7/1 Paul C. Verified that the steps are 4' from the sidewalk and must be re-built in the same footprint.

Historic has all submissions for design.

- 1) Approved based on Sec. 14-385 which allows non-conforming structures to be reconstructed in the exact footprint.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 07/12/2004

Note: 7/1/04 Spoke w/ Paul C. To submit construction details & dimensions on the stairs for review, he will fax. **Ok to Issue:**

7/12 Received additional information, ok to issue.

7/12 Passed on to Deb A. For historic approval

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.




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>106 PINE ST</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>062</u> <u>C</u> <u>004</u>	Owner: <u>Woodsbury Dana Wood</u> <u>c/o Dorothy Sanford</u>	Telephone: <u>339-2460</u>
Lessee/Buyer's Name (If Applicable) <u>---</u>	Applicant name, address & telephone: <u>PAUL CORMIER</u> <u>PO Box 435</u> <u>WESTBROOK ME 04098</u>	Cost Of Work: \$ <u>4800⁰⁰</u> Fee: \$ <u>66⁰⁰/00</u>
Current use: <u>SINGLE Family Home</u>		
If the location is currently vacant, what was prior use: <u>---</u>		
Approximately how long has it been vacant: <u>---</u>		
Proposed use: <u>SINGLE Family Home</u>		
Project description: <u>REPLACE EXISTING FRONT STAIRS AS PER HISTORIC PRESERVATION</u>		
Contractor's name, address & telephone: <u>PAUL J. Cormier Remodeling Guidelines</u> <u>PO Box 435 Westbrook ME 04098</u> <u>797-8748</u>		
Who should we contact when the permit is ready: <u>PAUL CORMIER</u>		
Mailing address: <u>PO Box 435</u> <u>Westbrook, ME 04098</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: <u>797-3748</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>6-22-04</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

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 C004001
Location	106 PINE ST
Land Use	SINGLE FAMILY
Owner Address	DANA WOODBURY K 106 PINE ST PORTLAND ME 04102
Book/Page	13588/338
Legal	62-C-4 PINE ST 104-108 EMERY ST 132-136 4484 SF

Valuation Information

Land	Building	Total
\$33,810	\$165,690	\$199,500

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1860	Old Style	3	3908	0.103	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
8	2	1	12	None	Full

Outbuildings

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

Sales Information

Date	Type	Price	Book/Page
01/01/1998	LAND + BLDING	\$230,000	13588-338
10/01/1996	LAND + BLDING	\$227,000	12753-072
02/04/1993	LAND + BLDING	\$142,000	10549-159

Picture and Sketch

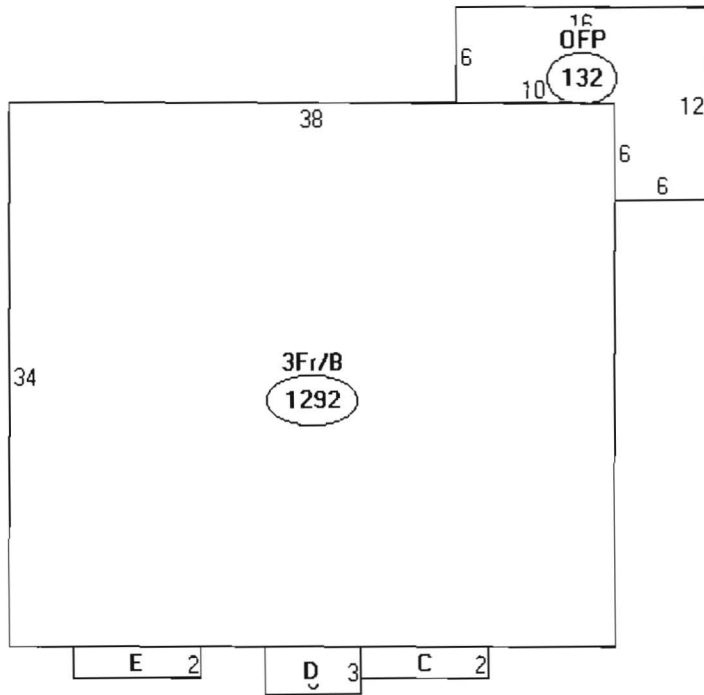
[Picture](#) [Sketch](#)

[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](#).

New Search!



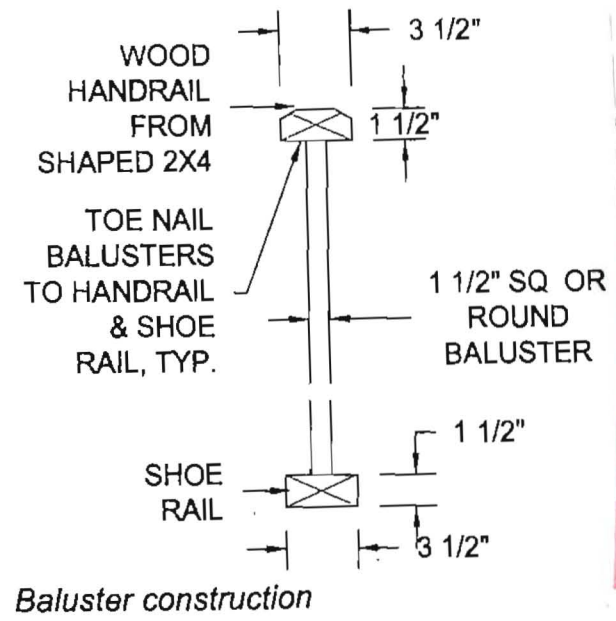
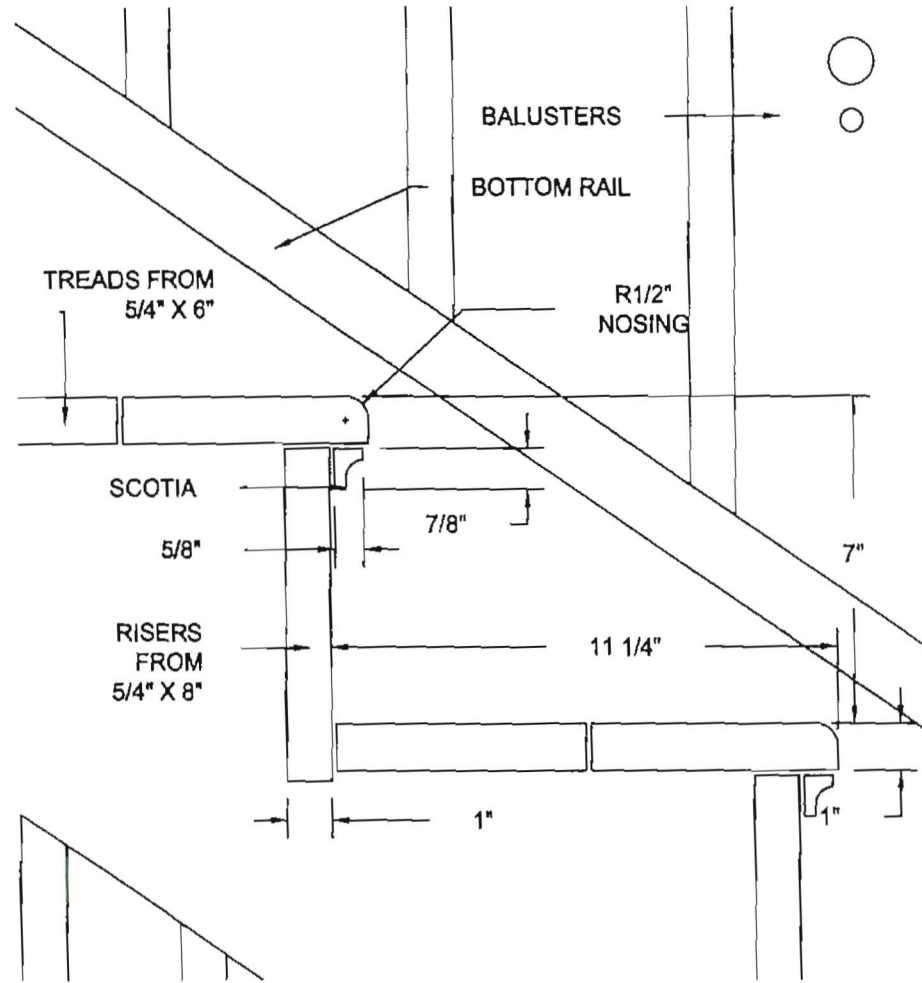


Descriptor/Area

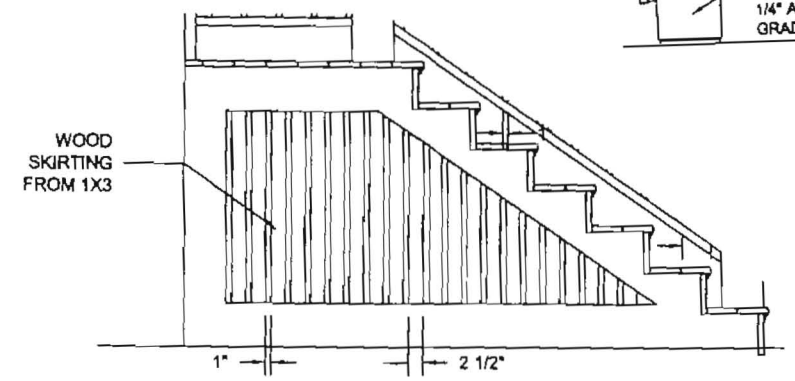
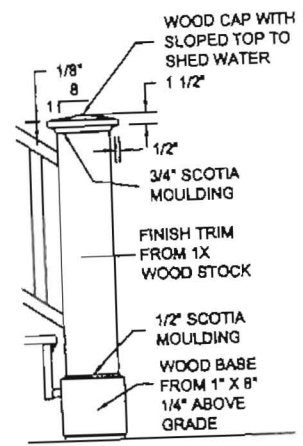
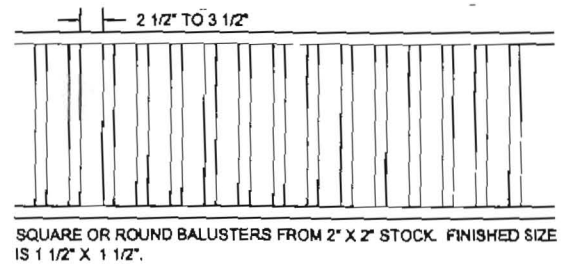
- A: 3Fr/B
1292 sqft
- B: OFF
132 sqft
- C: FBAY
16 sqft
- D: EP
18 sqft
- E: FBAY
16 sqft

STAIR DETAILS FOR RESIDENTIAL USE

Typical residential risers and treads



Baluster construction



062004
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JUN 2 2004
 RECEIVE

Paul J. Cormier REMODELING
P.O. Box 485
Westbrook, ME 04098
(207) 797-8748

Dorothy Bradford
P.O. Box 255
Sebasco Estates, ME 04565
(207) 389-2460

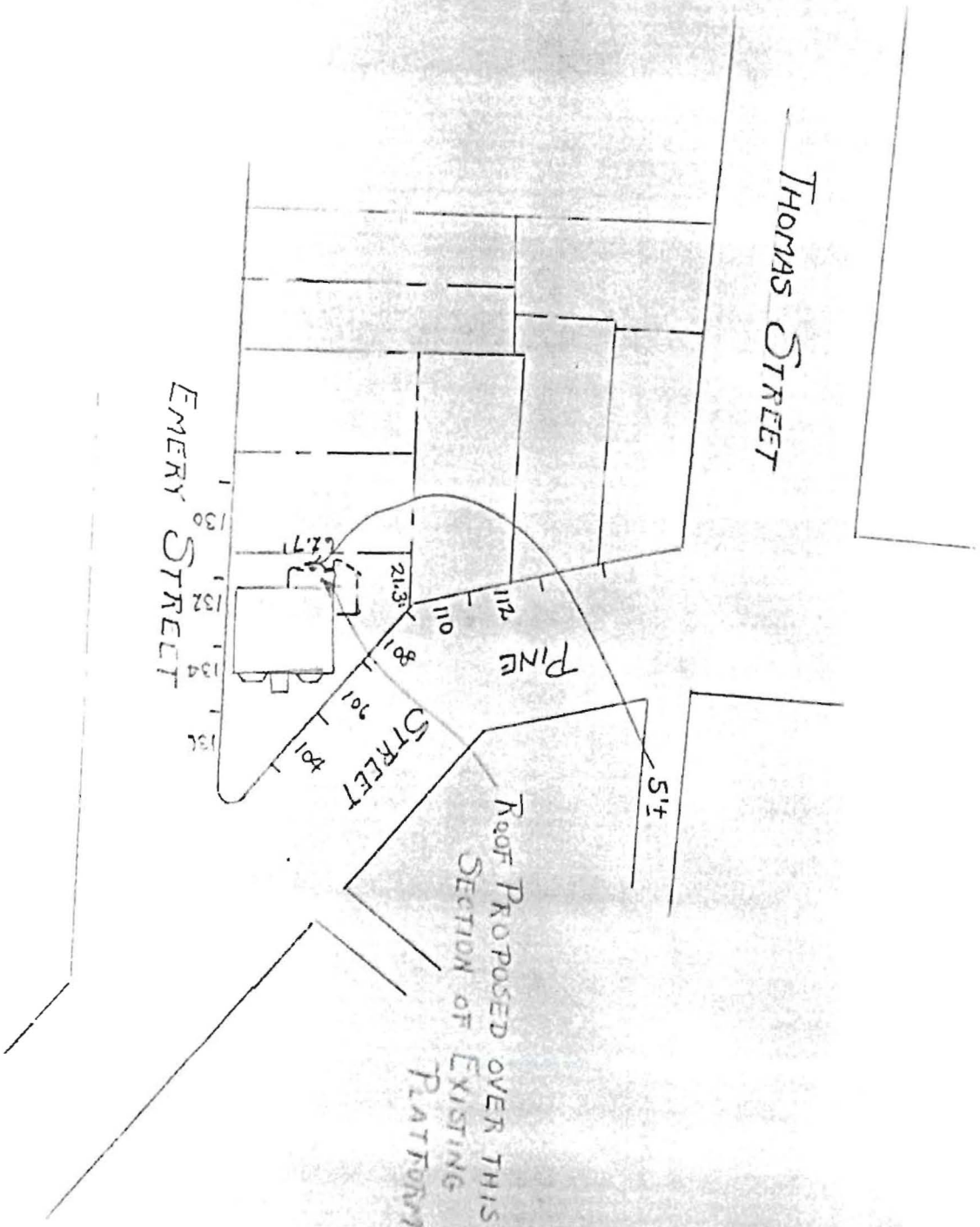


June 3, 2004

Proposal

This is a Proposal for the labor and the materials needed to rebuild the front set of stairs at 106 Pine Street in Portland. Due to the location of the property, it falls within the Landmarks District; it must comply with the Historic Preservations Ordinances. In compliance with this ordinance the new stair system will be constructed following the Guidelines for Porch Repairs and Replacement provided by the Historic Preservation Office.

- 1) Provide the drawings and specifications to the City of Portland for the building permit as well for the Historic Preservation Certificate of Appropriateness.
- 2) Remove the existing front stairs, railings and latticework.
- 3) Frame up the new stairway system using pressure treated lumber.
- 4) Construct a latticework, with 1" x 3" wood skirting. An access door will be install to allow for storage under the stairs.
- 5) Construct 6" x 6" newel post with sloped wooden caps, following the details in the guidelines.
- 6) Install new 5/4" x 6" cedar stair treads with 1" x 8" risers. The stair treads will have a 1/2" radius nosing. A Scotia molding will be installed under the nosed tread.
- 7) The railing system will be constructed using 2" x 4" top and bottom rails with 2" x 2" balusters spaced 5" on center.
- 8) Paint all of the new wood with one (1) coat of primer.
- 9) Paint the stair system with two (2) coats of finish paint. The stairs will be painted so as to have a two (2) color paint scheme (colors to be chosen by the owner).





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

9-50822

Location of Construction: 196 Pine St		Owner: Tobias Kastel		Phone:	
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name: Map Cleary		Address: P.O. Box 6608 Portland, ME		Phone: 04101 797-0286	
Past Use: 1-2a		Proposed Use: Same		COST OF WORK: \$ 3,000.00	
				PERMIT FEE: \$ 35.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group A3 Type 5B	
Proposed Project Description: Rebuild Porch Not to exceed existing footprint				Signature: [Signature]	
				Signature: [Signature]	

Permit No. 9-50822

PERMIT ISSUED

Permit Issued:
AUG - 7 1995

CITY OF PORTLAND

Zone: R-6 CBL: 062-C-004

Zoning Approval: *shall not be a special zone of reviews*

Special Zone of Reviews:

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan

Zoning Appeal:

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation:

- Not in District or Landmark
- Does Not Require Review
- Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: 8/7/95

[Signature]

Permit Taken By: Mary Greik Date Applied For: 04 August 1995

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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/U for debris removal

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

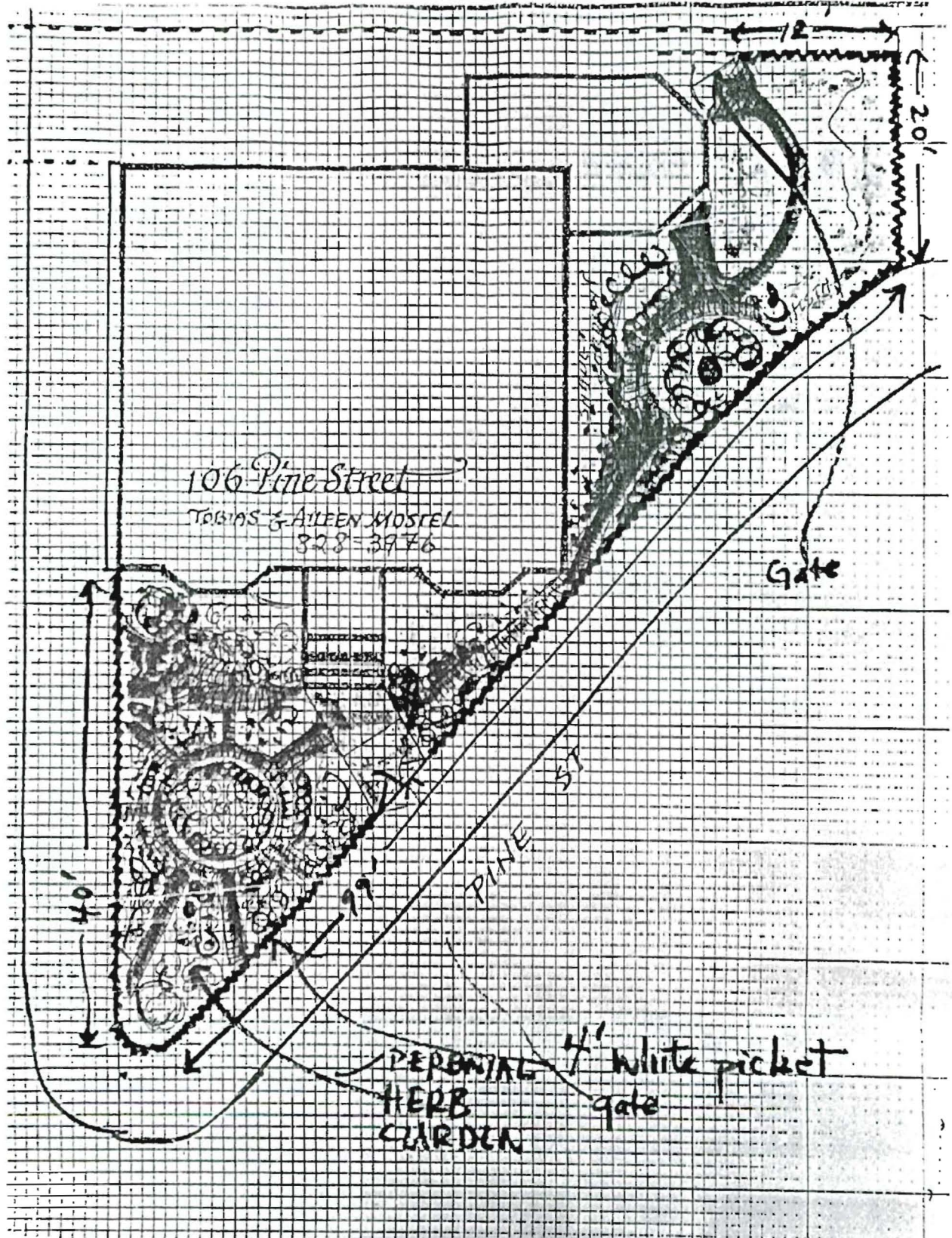
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: Map Cleary ADDRESS: DATE: 04 August 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 3
A. Simpson



proposed fence. => wwww

Fax from
Paul J. Cormier
797-8748

To
Jeannie Bourke
874-8716

RE: 106 Pine Street



Here is the additional info you had requested

- 1) The stairs to be replaced will follow the same footprint as the existing stairs.
- 2) The existing portico will not be changed.
- 3) There is a landing coming out of the portico that is 33 1/2" deep, the width of the portico is 90". This landing will be replaced with the same size landing.
- 4) A set of stairs comes down from the landing with 7 3/4" risers and 11 1/4" threads, six (6) treads in total.
- 5) A guardrail will be built to conform to the guidelines set forth by the Historic Preservation Committee and have a minimum height of 36".
- 6) A functional handrail will be constructed by using 2" x 2" stock and applying a 3/8" radius to the edges, this will be installed 3" above the top rail to allow for a handhold. This design is a suggestion. Guidance on this is requested from the Code Enforcement office and the Historical Preservation Committee.

If you have any additional question, please do not hesitate to contact me.

Sincerely,

Paul J. Cormier

