

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 02-0445	<b>PERMIT ISSUED</b> MAY 29 2002	CEBL: 063 B010001
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<b>Location of Construction:</b> 208 Vaughan St	<b>Owner Name:</b> Logue Mary Ellin	<b>Owner Address:</b> Po Box 1240	<b>Phone:</b>
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Pegasus Home Improvement	<b>Contractor Address:</b> 80 Mass Ave South Portland	<b>Phone:</b> 2074083997
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Multi Family	<b>Zone:</b> R-6

<b>Past Use:</b> Multi Family	<b>Proposed Use:</b> Multi Family / Porch Restoration	<b>Permit Fee:</b> \$258.00	<b>Cost of Work:</b> \$4,700.00	<b>CEO District:</b> 3
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<b>Proposed Project Description:</b> Porch Restoration  <i>4 legal units (relocated carriage house)</i>	<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>R-2</i> Type: <i>5B</i> <i>5/28/02</i>
	Signature:	Signature:

<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature:	Date:

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 05/01/2002	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <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: <i>5/17/02</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied TODA - 5/17/02 Date: <i>5/21/02</i>
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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 \_\_\_\_\_

2-0445

Building

Approved with Conditions

Mike Nugent



05/29/2002

05/28/2002



Mike Nugent

05/29/2002

Historic Restoration/Guard shall be restored to original height and spacing per Section 3406.1 of the building Code

05/02/2002

gg

05/29/2002

mjn

Application ID Number: 2-0445

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 208 Vaughan St. Approval Date: 05/17/2002

Given Out Date: 05/06/2002

OK to Issue Permit Name: Marge Schmuckal Date: 05/17/2002 Date 2:

Conditions Section:

This property shall remain a four (4) family dwelling, with one unit located within the carriage house. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards.

Create Date: 05/02/2002 By: gg Update Date: 05/17/2002 By: mes

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 020445

This is to certify that Logue Mary Ellin /Pegasus Home Improvement

has permission to Porch Restoration

AT 208 Vaughan St Permit No. 063 B010001

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 on permit on procedure before this building or part thereof is leased 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

*[Signature]* 5/28/02  
Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

02 0445

# All Purpose Building Permit Application for Demolition

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: 208 VAUGHN ST PORTLAND, ME. 04101

Total Square Footage of Proposed Structure 210 sq/ft Square Footage of Lot

Tax Assessor's Chart, Block & Lot Chart# 063 Block# B Lot# 010 Owner: MARK LESSER Telephone: 467-2496

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: KEVAN PATRIQUIN Cost Of Work: \$ 4,700 Fee: \$ 58.00

Current use: MULTI - USE  
If the location is currently vacant, what was prior use: \_\_\_\_\_  
Approximately how long has it been vacant: \_\_\_\_\_  
Project description: PORCH RESTORATION  
**DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION**

Contractor's name, address & telephone: PEGASUS HOME IMPROVEMENT 80 MASS AVE 50 PORTLAND ME 04106  
Who should we contact when the permit is ready: KEVAN PATRIQUIN → 408-3997  
Mailing address: 318-7286-Rick Magee Phone: call

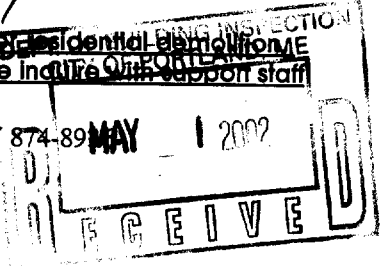
**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

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: [Signature] Date: 5/1/02

**This is not a permit, you may not commence ANY work until the permit is issued. This is for Residential Demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with our staff.**

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8911



**Description of Proposal to Work  
at 208 Vaughn St.  
Portland, ME**

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This property is in an historical section of Downtown Portland and was built in the late 1800's, early 1900's. The area in question is the large connected front porch. Upon initial inspection and viewing of the sub-structure, the porch's integrity is for the most part intact and in good condition.

There has been an obvious settling at the southeastern corner of the structure. This is more than likely a combination of settling, age and water damage.

The main objective with this project is to maintain historical design and architecture while repairing and increasing the structural integrity. The following is a breakdown of the work proposed to rehabilitate this structure. Everything being done to this structure is for the sole purpose of rehabilitating this porch to it's original design and dimension.

- A. Install temporary support beams beside existing roof posts
- B. Raise and level floor.
- C. Replace damaged sub-structure support framing
- D. Remove and replace all damaged lattice and facial boards
- E. Remove and replace all damaged decking boards
- F. Remove wood from one side of roof support posts at each end of porch. Then install steel posts jacks for added permanent structural support.
- G. Replace roof support post planking and trim to original look and design
- H. Remove all railings and balusters
- I. Remove old finish from decking and refinish with computer matched color
- J. Fabricate and install new railings and balusters
- K. Remove and replace front stair unit including treads, risers and stringers.
- L. Prime and paint all new wood with computer matched color.

Thank you for your consideration,



Kevan Patriquin

**Description of Proposal to Work  
at 208 Vaughn St.  
Portland, ME**

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1. The southeastern corner of the structure has dropped approximately 2-3 inches

Some of the sub-structure has been compromised and needs replacement.

Some of the lattice has been damaged and needs replacement or repair.

The rails and balusters will all be completely replaced with cedar replications.

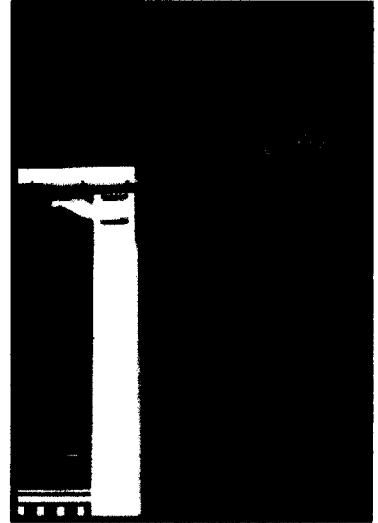


2. Most of the decking is in good condition. The entire deck finish will need to be removed, damaged boards replaced and a new finish applied. The green finish can be computer matched

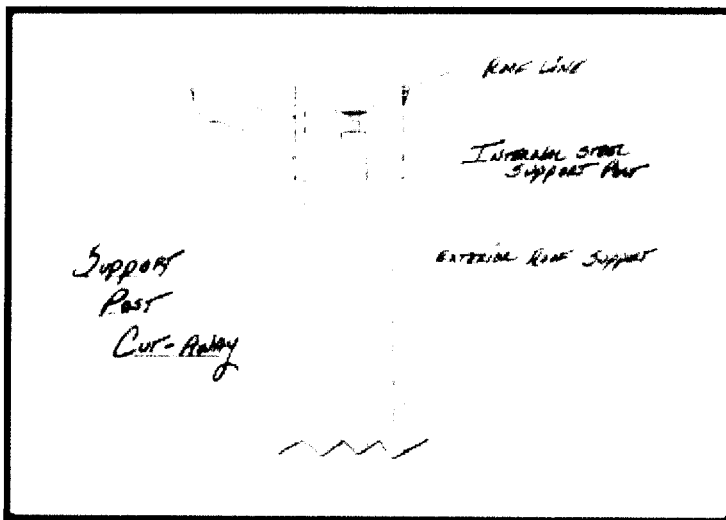
**Description of Proposal to Work  
at 208 Vaughn St.  
Portland, ME**

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3. Bottom of the outside roof supports have definitive decay. Additional support is recommended



Trim around the bottom of the posts have been completely decayed. All the rotted trim will be replaced with cedar and as close to original design as possible.

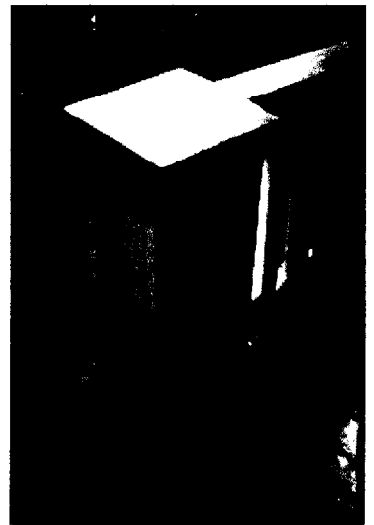
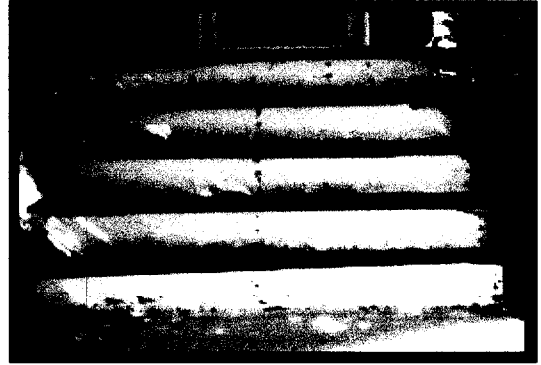


Basic plan for reinforcing posts.



**Description of Proposal to Work  
at 208 Vaughn St.  
Portland, ME**

4. The stair unit will be completely replaced using cedar treads and risers.





PATTY T. YOUNG & TEAM

Fax Transmittal Form



Patty T. Young & Team  
ERA Home Sellers  
118 Maine Mall Road  
South Portland, ME 04106

Phon: 207-774-5766  
Fax: 207-774-2523  
Toll Free: 800-698-8361  
Email: ptyoung@erahomesellers.com

To:

Name:

Gail

Company:

Building Permits

Phone number:

Fax number:

874-8716

From:

Patty T. Young

Helen La Count

Ma M. Napolitano

Date sent:

5/6/02

Number of pages including cover page:

3

RE:

- Urgent
- For Review
- Please Comment
- Please Reply

Hello Gail -

Message:

Here is the Deed for ~~118 Maine Mall Road~~  
in Portland.

I think you've been talking to Kevin  
Patriquin about this.

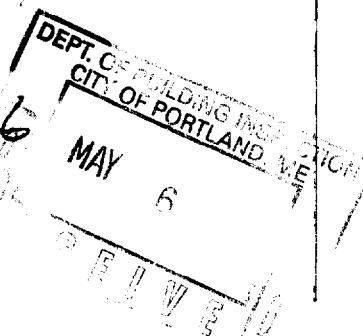
Let me know if you need anything else.

Thanks

Helen La Count  
ERA Home Sellers

974-5766 x 236

# 020445  
in zoning



The premises are hereby conveyed together with a right of way and easement reserved and excepted in a deed from John S. Dyhrberg to Renee LaBossiere and Howard P. Broisman dated November 17, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7486, Page 270.

WITNESS my hand this 27<sup>th</sup> day of December, 2001.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF:

  
John S. Dyhrberg

STATE OF MAINE  
CUMBERLAND, ss.

December 27<sup>th</sup>, 2001

Personally appeared the above named John S. Dyhrberg and acknowledged the foregoing instrument to be his free act and deed.

Before me

Attorney-At-Law/Notary Public

Print Name:

After recording return to:  
Mary Ellen Logue  
P.O. Box 1240  
Blue Hill, ME 04614

**QUITCLAIM DEED WITH COVENANT**

**Maine Statutory Short Form**

**KNOW ALL MEN BY THESE PRESENTS**, That **JOHN S. DYHRBERG, M.D.**, of South Portland, Maine, for consideration paid, grants to **MARY ELLIN LOGGIE**, having a mailing address of P.O. Box 1240, Blue Hill, Maine 04614, with quitclaim covenant, the land in the City of Portland, in the County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the Westerly side of Vaughan Street in said Portland, bounded and described as follows, viz:

**BEGINNING** at a point on said Westerly side of Vaughan Street which said point is distant in a Northerly direction a distance of ninety-five (95) feet from the point of intersection of the Northerly side of West Street with said Westerly side of Vaughan Street, and said point is also the most Northeasterly corner of a certain lot or parcel of land now or formerly owned by Horatio Staples; thence running Westerly and at right angles to said Vaughan Street a distance of ninety-seven (97) feet to an angle in the line of land formerly of Grace R. Elwell; thence Northerly and at right angles to said last described line a distance of thirteen (13) feet to a point; thence Westerly and at right angles with the last described line and with the Northerly boundary of land formerly of said Grace R. Elwell a distance of forty-seven (47) feet, more or less, to the most Northeasterly corner of land now or formerly of Nellie Gertrude Bates; thence running Northerly and at right angles to last described course a distance of ninety-two and three tenths (92.3) feet to a point; thence Easterly and at right angles to said last described course a distance of forty-four and one-half (44 1/2) feet, more or less, to the Northwesterly corner of land formerly of Marguerite Sherman Blake; thence Southerly and along the Westerly boundary of said land formerly of Marguerite Sherman Blake a distance of fifty (50) feet to a point; thence Easterly and along the Southerly boundary line of said land formerly of Marguerite Sherman Blake a distance of one hundred (100) feet to said Westerly side of Vaughan Street; thence Southerly and by said Westerly side of Vaughan Street fifty-five and three tenths (55.3) feet to the point of beginning.

The premises are conveyed subject to an easement and right of way more particularly described in a deed from Charles R. Geer and Mary A. Geer to John S. Dyhrberg recorded in the Cumberland County Registry of Deeds in Book 6482, Page 176.

Meaning and intending to convey the same premises conveyed to John S. Dyhrberg by Warranty Deed of Charles R. Geer and Mary A. Geer recorded in the Cumberland County Registry of Deeds in Book 6482, Page 176.

# 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. ~~Jay 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.

N/A **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

AL **Framing/~~Rough Plumbing/Electrical~~:** Prior to any insulating or drywalling

AL **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

AL If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

N/A **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

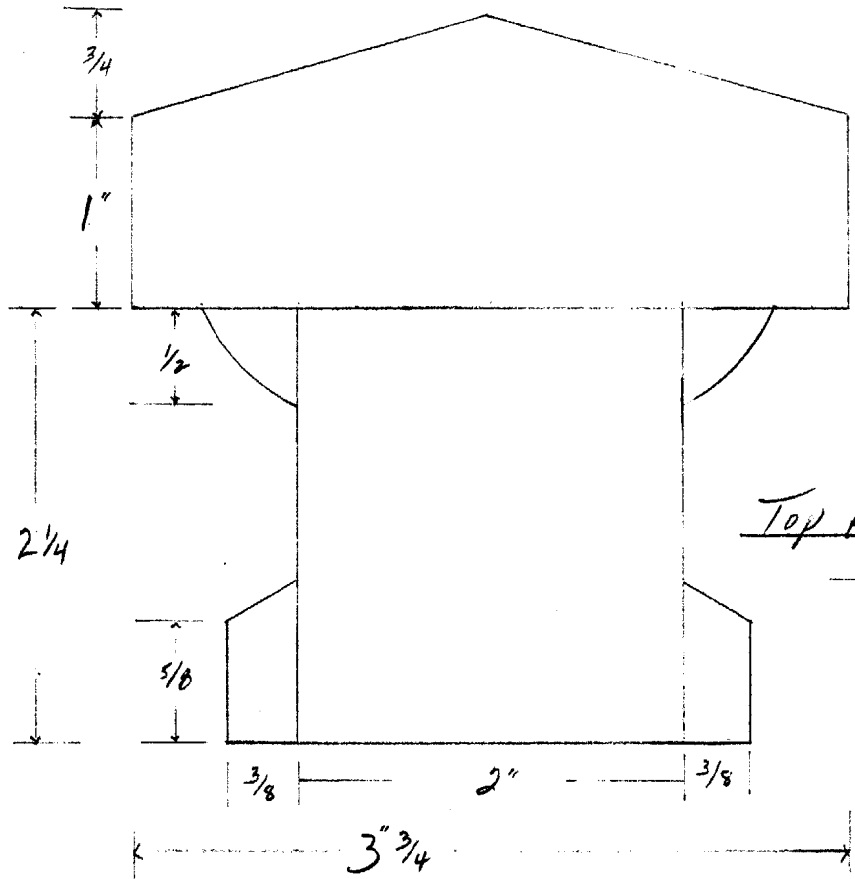
[Signature]  
Signature of applicant/designee

5/29/02  
Date

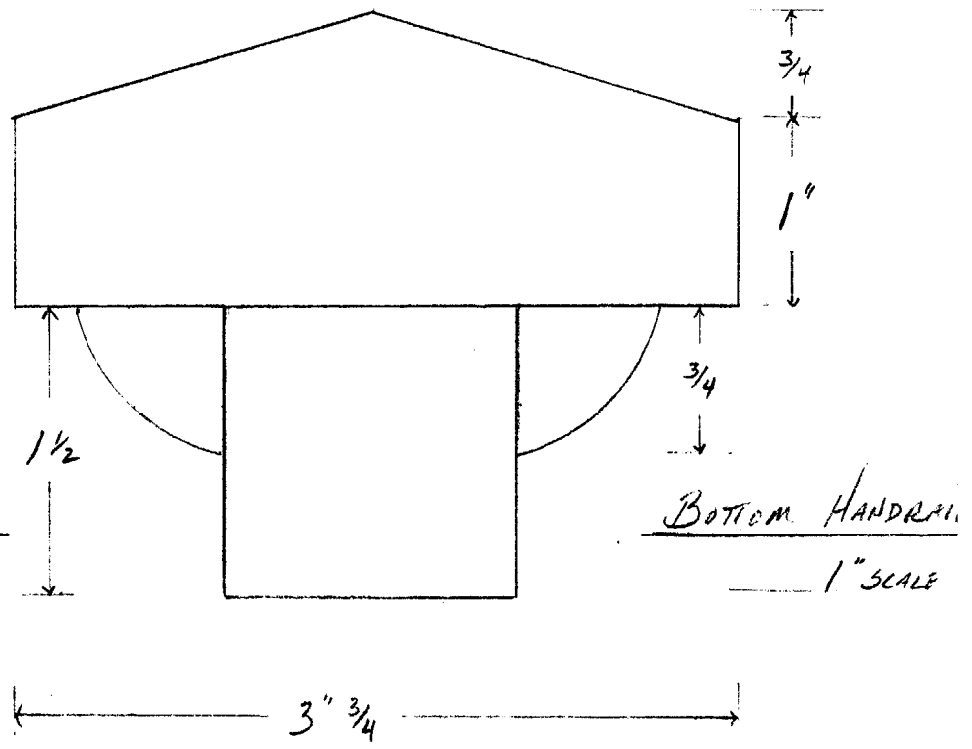
[Signature]  
Signature of Inspections Official

5/29/02  
Date

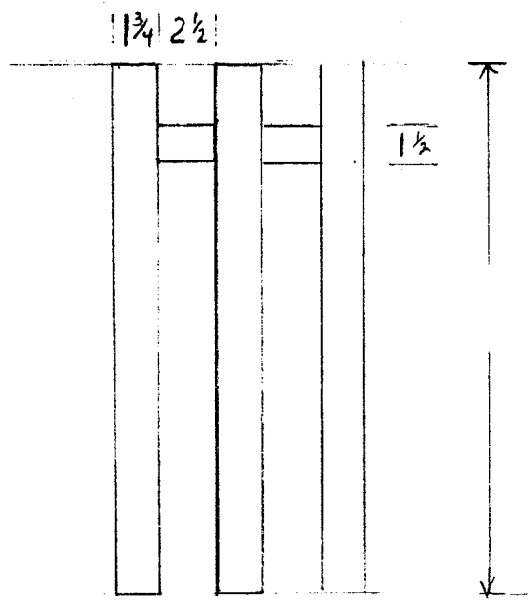
CBL: 063 B010001 Building Permit #: 02-0445



TOP HANDRAIL  
1" SCALE

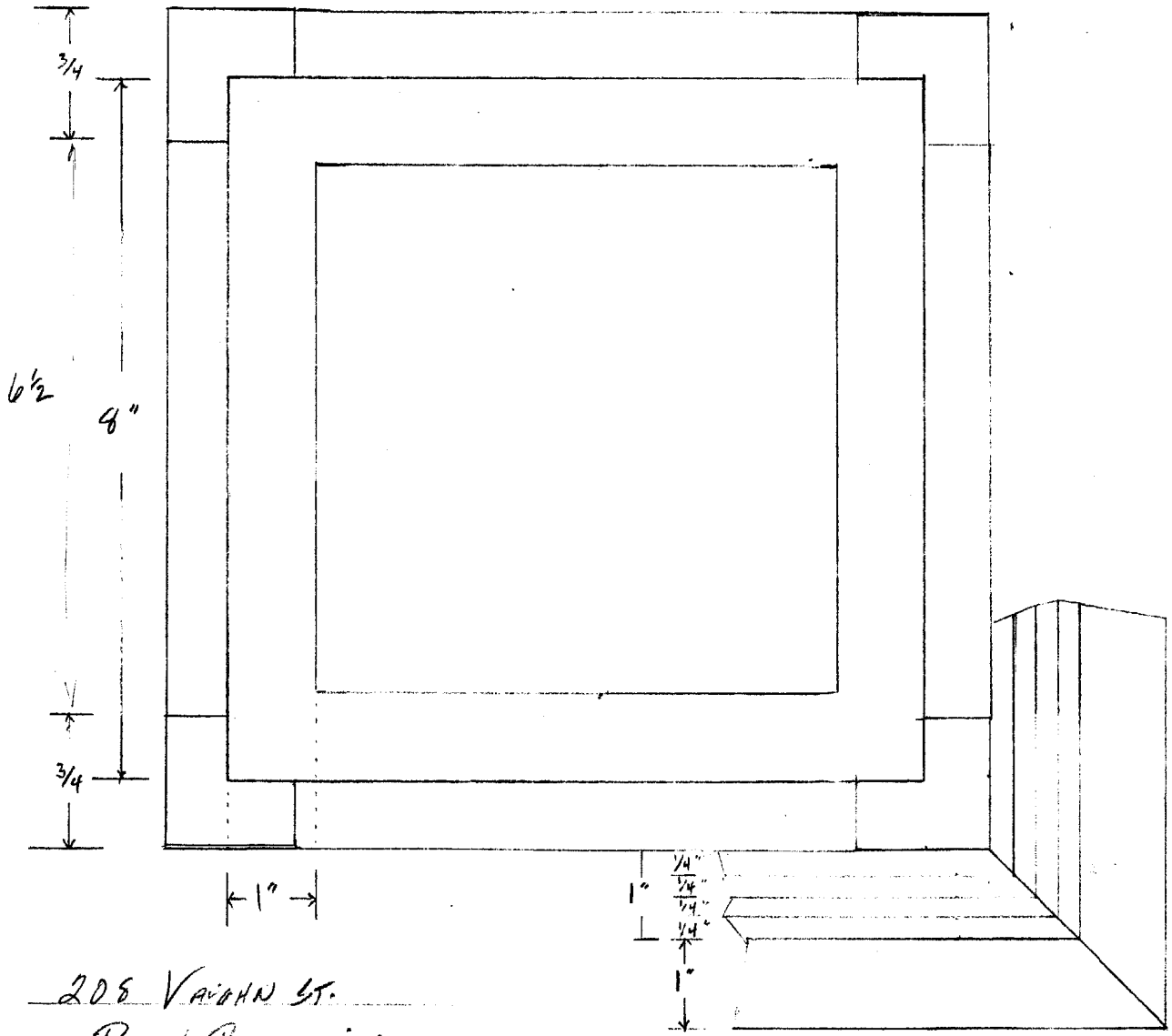


BOTTOM HANDRAIL  
1" SCALE

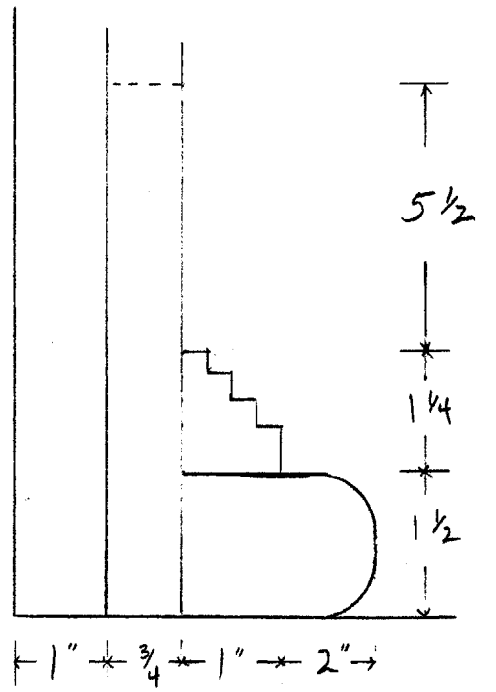


BALUSTERS  
1/8" SCALE

208 VAUGHN ST.  
PORCH RENOVATION  
PECASUS HOME IMPROVEMENT



ROOF SUPPORT POST  
TOP VIEW



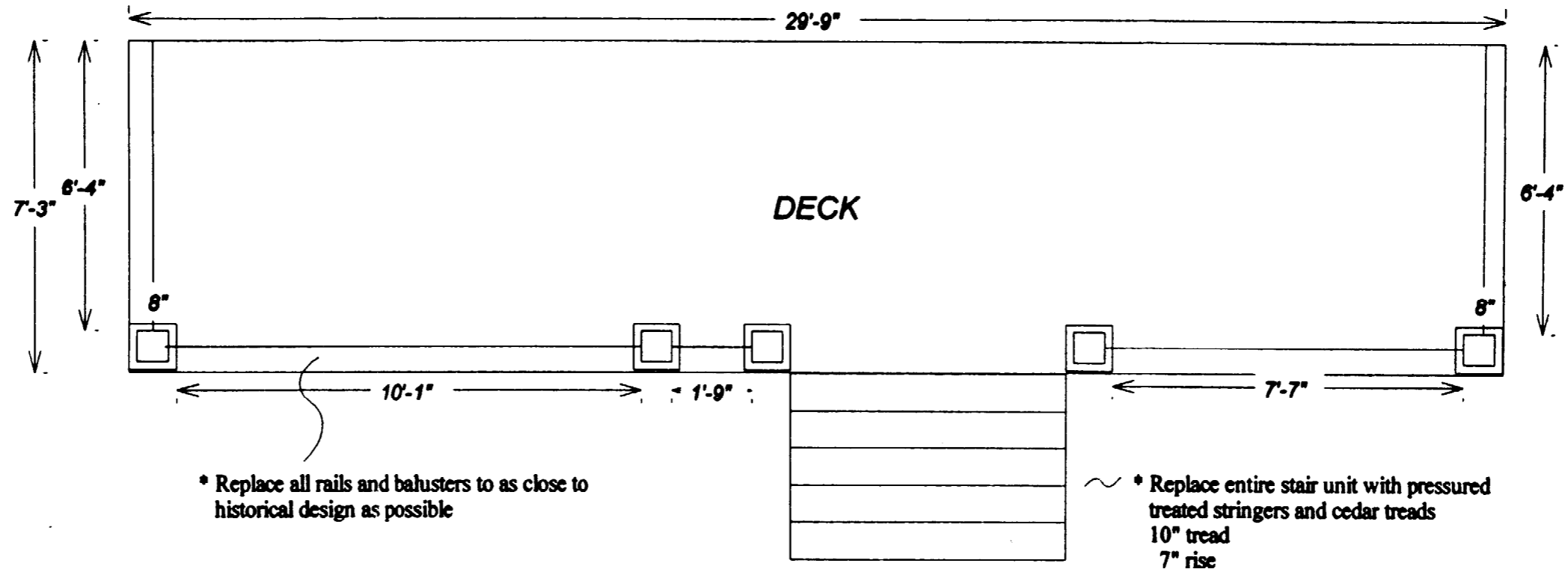
ROOF SUPPORT POST  
SIDE VIEW

205 VAUGHN ST.  
PORCH RENOVATION  
PEGASUS HOME IMPROVEMENT

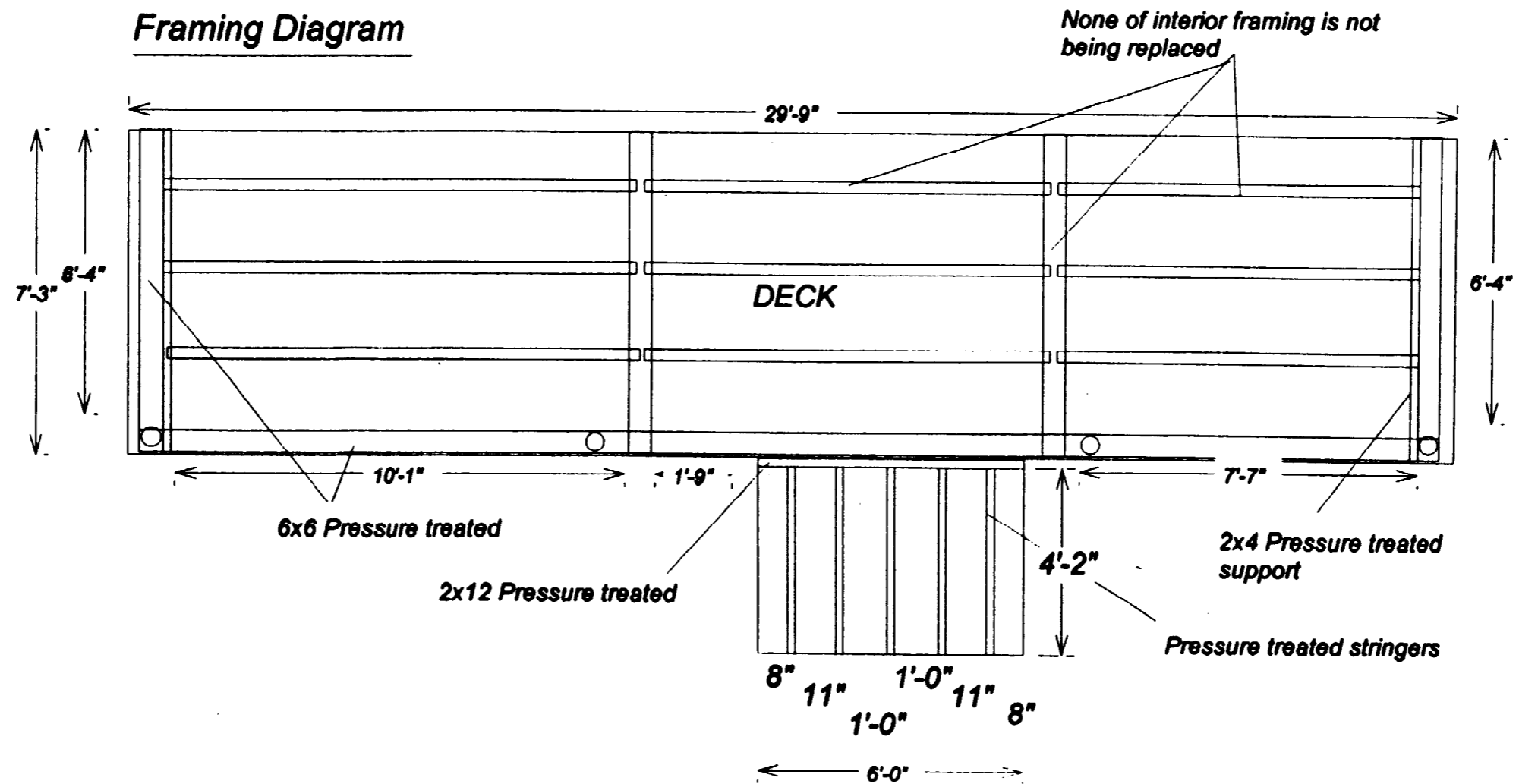
1/2 SCALE

**Porch Renovation  
Pegasus Home Improvement  
Floor Plan - Proposal of Work**

- Replace all compromised decking with Cedar
- Sand surface and refinish

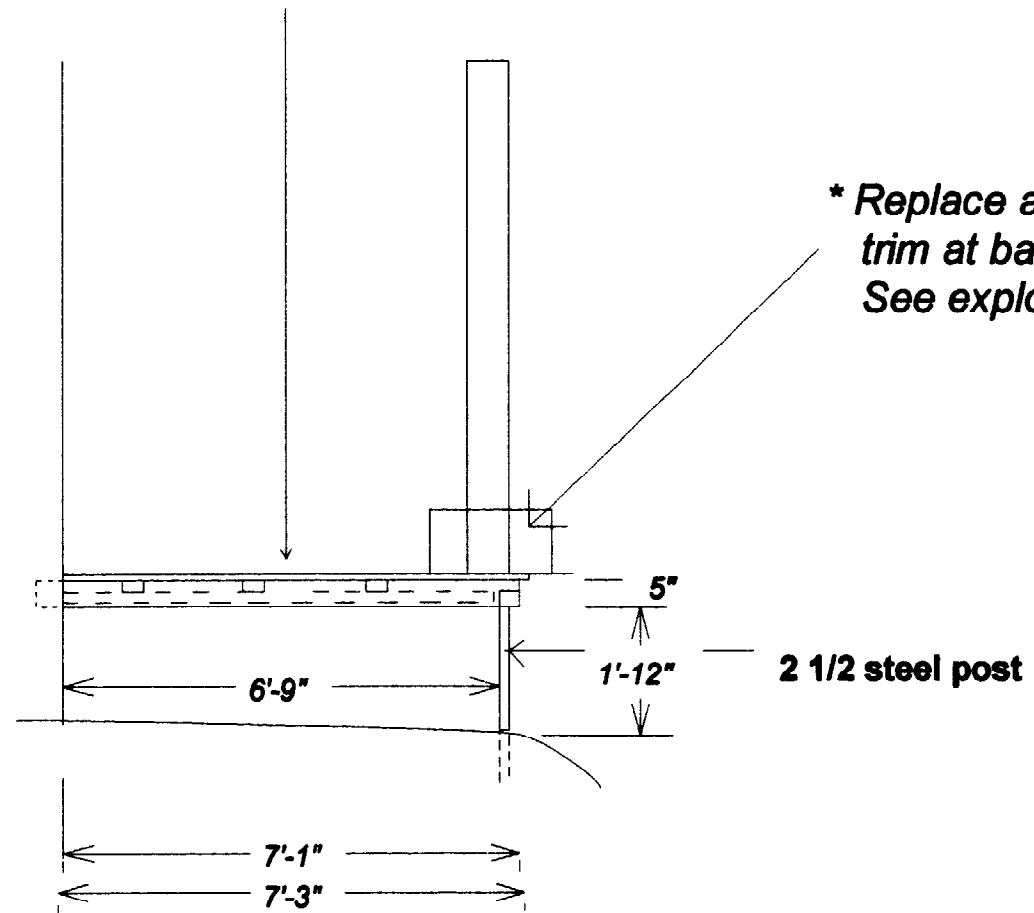


**Framing Diagram**





*\* Replace all 6x6 support beam around entire perimeter of structure.*



*\* Replace all broken and compromised trim at base of support posts. See exploded View A*

*Replace 6x6 support beam across front of structure using pressure treated 6x6 material*

