

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-1768 Issue Date: **JAN - 6 2005** CBL: 063 G004001

Location of Construction: 64 West St	Owner Name: Regan Dennis M &	Owner Address: 64 West St	Phone: 777-3477
Business Name:	Contractor Name: Ed Keef	Contractor Address: 477 Congress Street Suite 111 Portlan	
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: Single family home	Proposed Use: Single family home w/historic restoration	Permit Fee: \$561.00	Cost of Work: \$60,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: SB	

Proposed Project Description:
Renovate single family home-kitchen, bath, attic-addition to side

Signature: _____
Signature: **JMB 1/5/04**

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: **jharris**
Date Applied For: **11/30/2004**

Zoning Approval		
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"/>	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	Historic Preservation <input type="checkbox"/> Not in District or Landmar <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
late: 1/5/05 JMB	late: _____	late: 12/21/04 Dr. Andrew B

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

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.

Catherine Cofran

Applicant

477 Congress St 04101

Applicant's Mailing Address

773-3477

Contact Person/Phone Number

12.23.04

Application Date

64 West St.

Address of Subject Property

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

Replace existing hand rail to match 1924 detail.
See attachments

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):

Single family residence

2. Proposed Use, if applicable:

no change

3. The distance from the porch deck to the ground:

2'-1 1/2"

4. The number of existing stair risers:

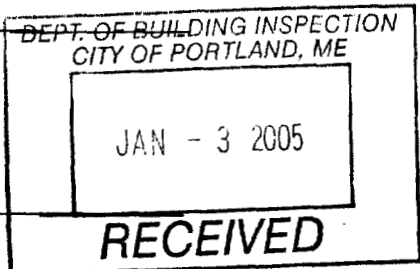
4-a

5. The current railing height and/or documented original railing height:

34" from nosing to railing

6. The railing height requested:

same



Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation:

Stair currently has no railing - new railing will tie into existing (original) porch railings - this dictates the height.

Inspections Staff Recommendation:

PER 3407 OF CODE

Staff supports proposed height.

J. Andrus
1/3/05

Exemption Granted

Conditional Exemption

Exemption Denied

Signature

[Signature]

Date:

1/3/05

white - Planning Office

Yellow - Inspections

Pink - Applicant

AH. 8



Photo montage (distortion evident) of street elevation of 64 West Street.

AH.1

Area

Multiplier

Coefficient

Year

Unit

Coefficient

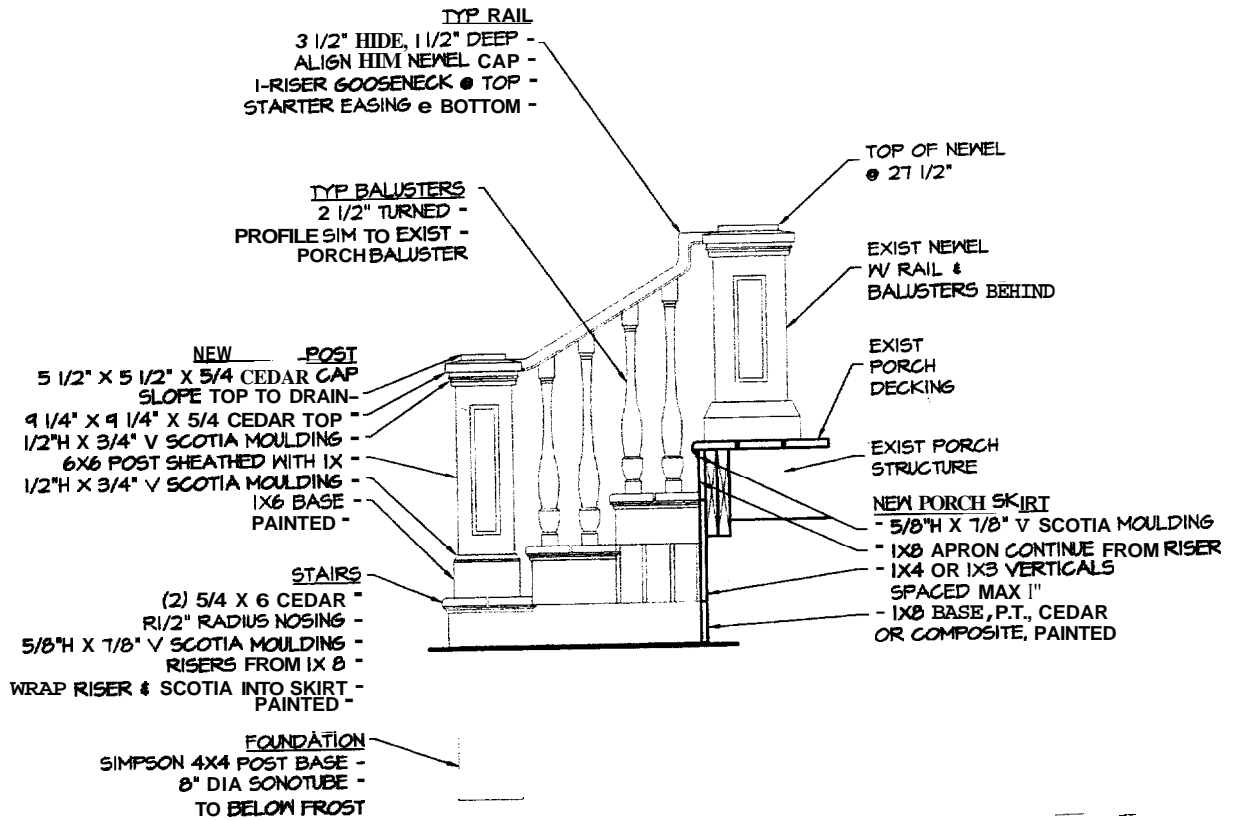
Land Value

19



Surveyed by

(Remarks on other Side)



7	NEW FRONT PORCH STAIR
	1/2" = 1'-0" SECTION DETAIL

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair
John Turk, Vice Chair
Marc Belanger
Kimberley Geyer
Edward Hobler
Steve Sewall
Susan Wroth

December 10, 2004

Denis Lachman
Holt & Lachman Architects Planners
165 State Street
Portland, Maine 04101

Re: 64 West Street

Dear Mr. Lachman:

On December 8, 2004, the City of Portland's Historic Preservation Board voted 5-0 (Sewall absent, Belanger recused) to approve your application for a Certificate of Appropriateness for a building addition and exterior and site alterations at 64 West Street. The application was submitted on behalf of your client, Jeffrey Cohen. The Board's decision was based on the revised application submitted for the 12/8/04 public hearing.

Board approval was made subject to the following conditions:

- Front steps: the replacement steps to replicate appearance documented in 1924 tax photo. Remaining original porch details (posts, handrail and balusters) to be used as templates for new stair railing. (HP staff will assist in request for waiver on railing height.)
- Side Porch Addition: the pier shown at the base of the outermost porch column to be eliminated. Porch skirting to be set within fill frame, consistent with traditional porch design.

All improvements shall be carried out as shown on the submitted plans and specifications submitted for the 12/8/04 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.

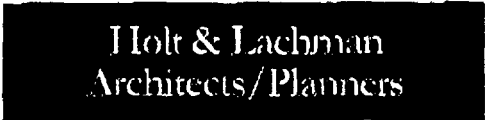
This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part 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,


Cordelia Pitman, Chair
Historic Preservation Board

cc: Jeffrey Cohen

165 state Street
Portland, ME 04101
T: (207) 773-3833
F (207) 773-3301.



Fax

*Revised details
as required
by H.P.
Board*

To:	Deb Andrews	From:	Denis Lachman
Fax:	756-8258	Pages:	3 inc cover
Phone:	874-8726	Date:	12/14/2004
Re:	64 West Street	CC:	

- Urgent
 For Review
 Please Comment
 Please Reply
 Please Recycle

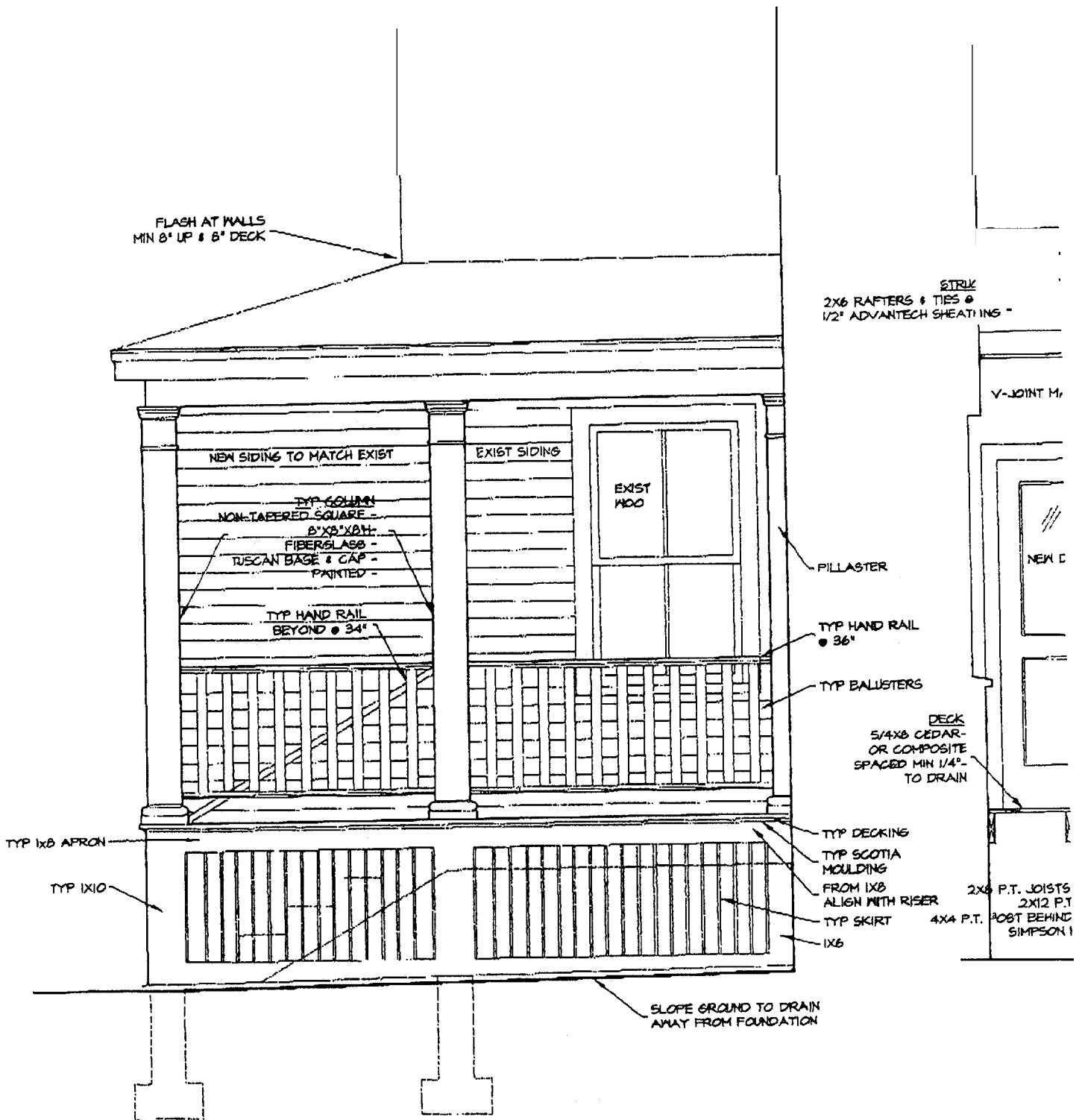
■ Comments:

Hi Deb, Attached are revised details per HPB's comments at the hearing on December 8. Detail #3 shows the revised porch skirting. Detail #7 shows revised stair rail and baluster.

Please let me know if you have any additional comments/concerns. If there are none, please confirm your approval by letter, email or Certificate of Appropriateness.

Your input has improved the project and thanks again for all your help.

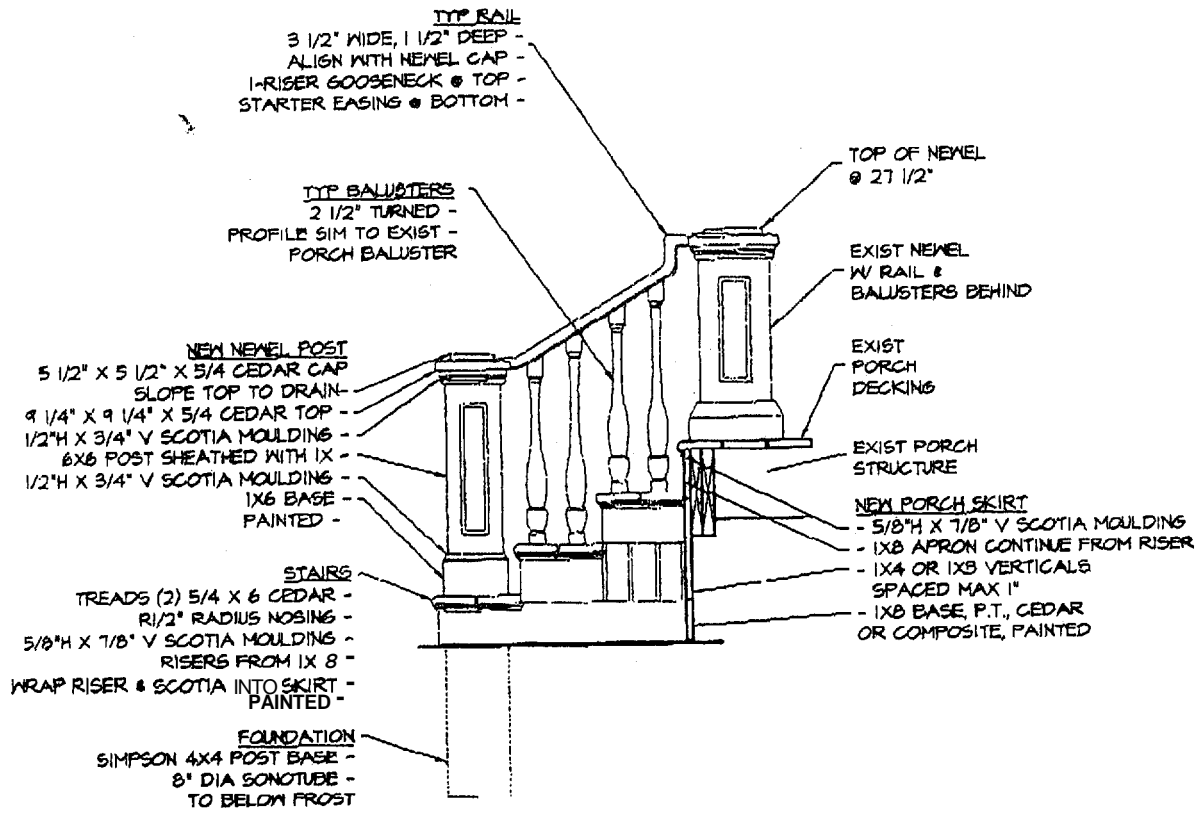
Denis



3	ENLARGED SIDE ENTRY
	3/8"=1'-0" ELEVATION

4	





7	NEW FRONT PORCH STAIR
	1/2"=1'-0" SECTION DETAIL

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>64 West St Portland, ME</u>		
Total Square Footage of Proposed Structure <u>2488</u>	Square Footage of Lot <u>.127 acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>G</u> Lot# <u>4</u>	Owner: <u>The Berl Co.</u>	Telephone: <u>773-3477</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>477 Congress Street #111 Portland, ME 04101</u>	cost Of Work: <u>\$ 60,000.00</u> Fee: \$ <u>561.00</u>
<p style="text-align: center;"><u>ingl</u></p> <p style="text-align: right;">Memo/Attic</p> <p><u>General Construction, Historic Restoration, Electrical, Plumbing</u></p>		
Contractor's name, address & telephone: <u>Ed Keet 477 Congress St. Suite 111 207-773-3477</u>		
Who should we contact when the permit is ready: <u>Catherine Cofran 773-3477 Portland Me</u>		
Mailing address: <u>477 Congress St. Suite 111 Portland, Me. 04101</u>		
<p>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>773-3477</u></p>		

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: 11/24/04

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 063 6004001
 Location 64 WEST ST
 Land Use SINGLE FAMILY

Owner Address REGAN DENNIS M & DAVID A REGAN & MARY E REGAN
 64 WEST ST
 PORTLAND ME 04101

Book/Page 15511/312
 Legal b3-G-4
 WEST ST 62-64
 5546 SF

Valuation Information

Land	Building	Total
\$35,280	\$117,080	\$152,360

Property Information

Year Built 1912	Style Old Style	Story Height 2	Sq. Ft. 2488	Total Acres 0.127		
Bedrooms 5	Full Baths 1	Half Baths 1	Total Rooms 12	Attic Unfin	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 06/05/2000	Type LAND + BLDING	Price \$176,500	Book/Page 15511-312
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Picture and Sketch

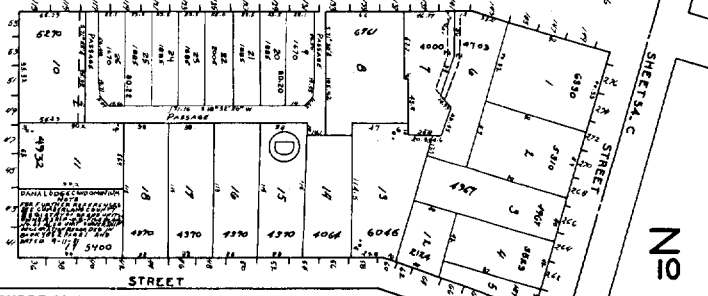
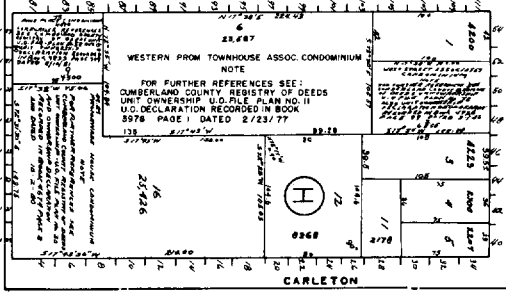
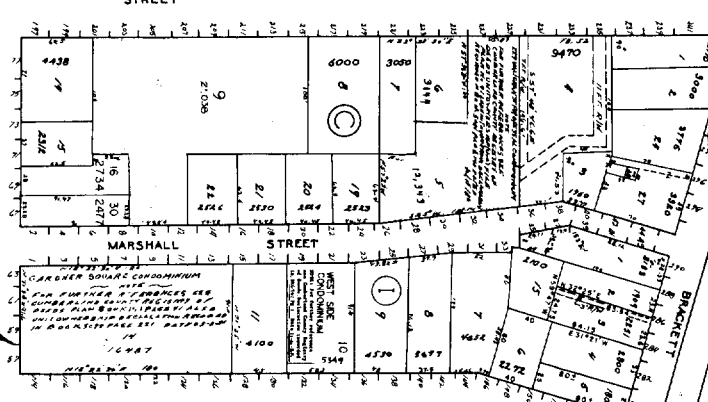
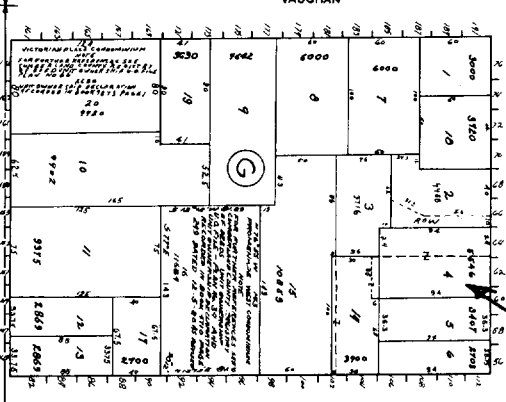
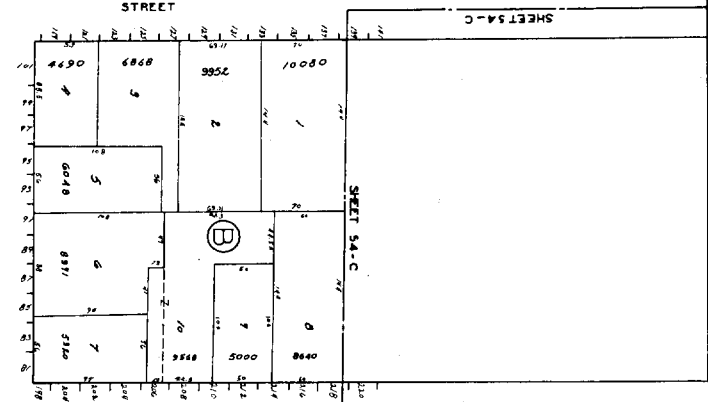
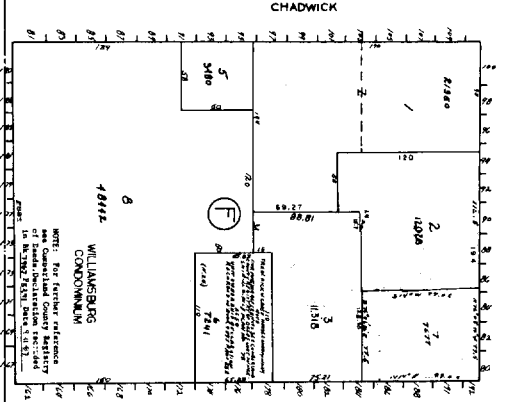
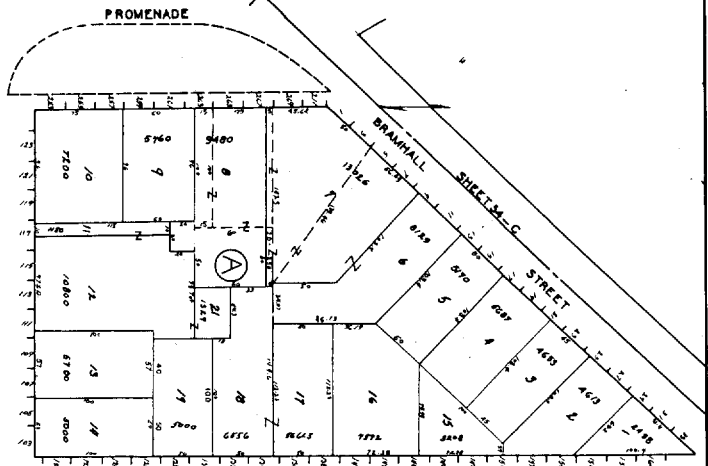
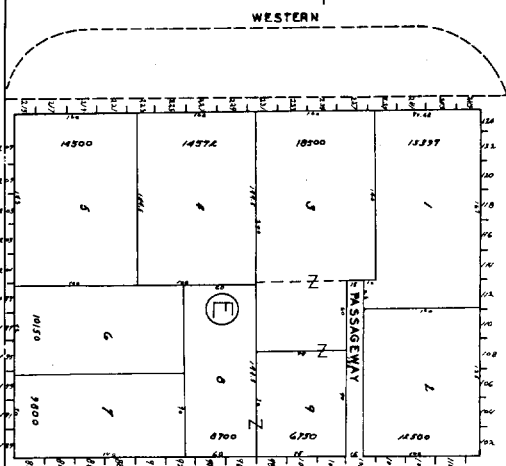
Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

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

New Search!

SHEET 64-B



SHEET 63-A

PINE STREET

SHEET 62-A

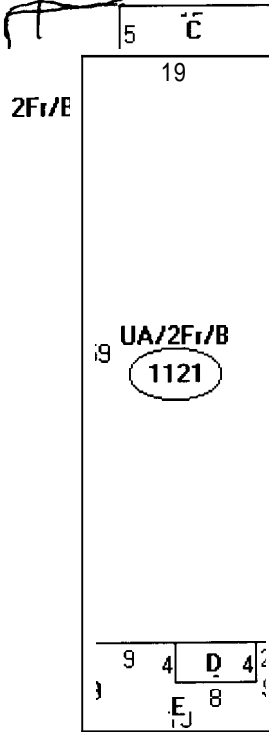
RETRACED-3-22-67

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

SHEET 55-A

No 63

Existing Previous Addition



Descriptor/Area

- A: UA/2Fr/B
1121 sqft
- E: 2Fr/B
91 sqft
- C: OFP
75 sqft
- D: 2FBAY/B
32 sqft
- E: OFP
139 sqft

1458

R-L

5546
+ 917

2773
1458

1315 left