

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

Location of Construction: 51 Kenwood St		Owner: Dunn, James	Phone: 780-6281	Permit No <b>981277</b>
Owner Address: SAA	Lessee/Buyer's Name:	Phone:	BusinessName:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>NOV 9 1998</b>  <b>CITY OF PORTLAND</b> </div>
Contractor Name: R. Chris Allison	Address: 58 Osborne Ave So. Fld, ME	Phone: 04106	775-3869	
Past Use: Single Family Dwelling	Proposed Use: Same	<b>COST OF WORK:</b> \$ 3,880.00	<b>PERMIT FEE:</b> \$ 40.00	Zone: CBL: 080-G-019 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
Proposed Project Description: Install Skylight, Windows Replacement, Insulate, Sheetrock		<input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:	<b>INSPECTION:</b> Use Group: Type: Signature:	
Permit Taken By: UB	Date Applied For: 04 November 1998	<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:		<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

- This permit application does not 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..

**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 provisions of the code(s) applicable to such permit

05 November 1998

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT



COMMENTS

11/8/98 Met with Chris.

11-12-98 Checked framing in attic area  
enlarging windows for room in attic

10/6/99 Close out work completed  
muj

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE\*\*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.

Form with fields: Location/Address of Construction (51 Kenwood St., Portland ME), Tax Assessor's Chart, Block & Lot Number (080-G-019), Owner (James Dunn), Telephone (207-780-6281), Owner's Address (51 Kenwood, Portland), Lessee/Buyer's Name, Cost of Work (\$3,880.00), Fee (\$40), Proposed Project Description (1 new skylight, 2 windows replaced, insulation and sheetrock of existing structure), Contractor's Name, Address & Telephone (R. Chris Allison, 58 Osborne Ave So, Portland 04106), Rec'd By (UB 7753869).

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
2) A Copy of your Construction Contract, if available
3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
Scale and required zoning district setbacks

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
Floor Plans & Elevations
Window and door schedules
Foundation plans with required drainage and dampproofing
Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: R. Chielli Date: 4 Nov. 98

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

99 DELETE 505 533

00 V VACANT  DWELLING  OTHER

05 STORY HEIGHT  
1.0 1.5 (2) 2.5 3.0

06 EXTERIOR WALLS  
1 FRAME 4 BLOCK 7 STONE  
2 BRICK 5 STUCCO 8 ASBESTOS  
3 MAS. & FRAME 6 ALUM./VINYL 9 CONCRETE

07 STYLE  
1 RAISED RANCH 7 CONDO 13 MANSION  
2 SPLIT LEVEL 8 CONTEMP. 14 GAMBREL  
3 RANCH 9 TOWNHSE/ROW 15 GARRISON  
4 CAPE 10 COTTAGE 16 OTHER  
5 OLD STYLE 11 BUNGALOW  
6 COLONIAL 12 DUPLEX

08 ERECTED 926 AGE EST 1 REMODELED 19 ---

09 LIVING ACCOMMODATIONS  
TOTAL ROOMS 8 BED ROOMS 4 FAMILY ROOMS 0  
FULL BATHS 2 HALF BATHS 2 ADD'L FIXT. 2 TOTAL FIXT. 4

10 NO. KITCHEN 0 YES 88 NO. BATH REMODELED 0 YES 88 NO 2

12 BASEMENT  
1 NONE 2 CRAWL 3 PART 4 FULL

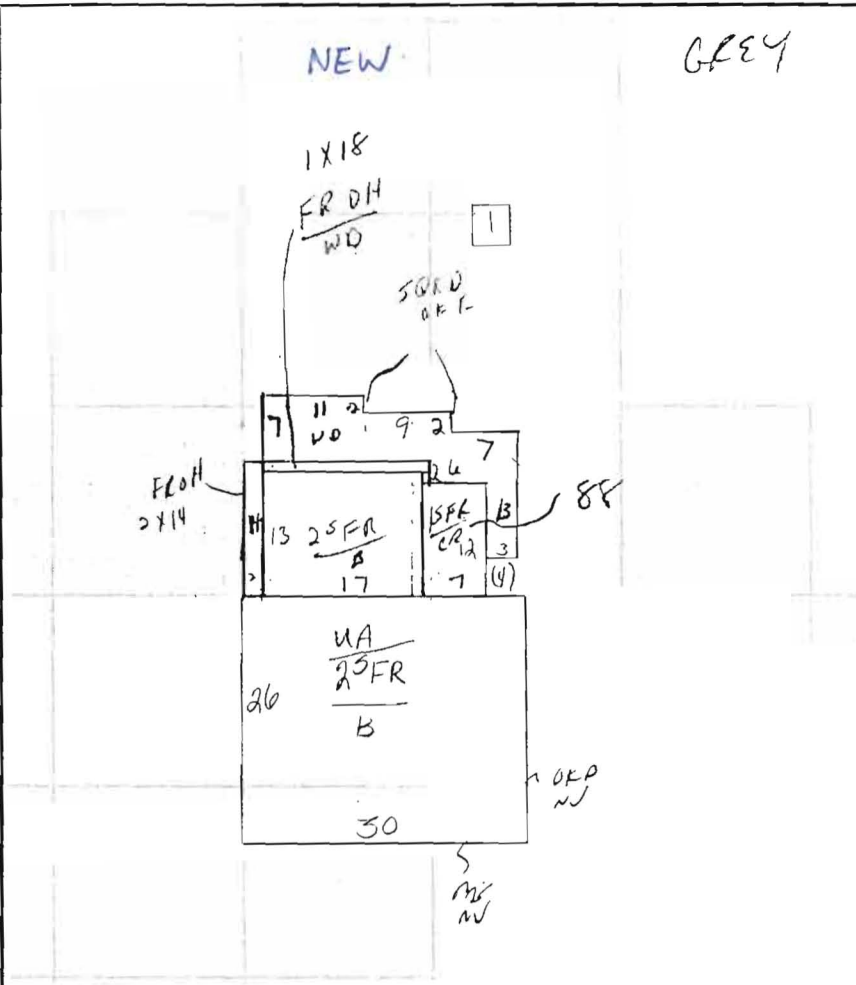
13 HEATING  
1 NONE 2 BASIC 3 CENTRAL AIR COND.  
HEATING FUEL TYPE  
1 NONE 2 GAS 3 ELEC 4 OIL 5 COAL 6 SOLAR  
HEATING SYSTEM TYPE  
1 NONE 2 WARM AIR 3 ELEC 4 HOT WATER 5 STEAM

14 ATTIC  
1 NONE 2 UNFIN 3 PT FIN 4 FULL FIN 5 FULL FIN/WH

15 INTERIOR CONDITION  
1 BETTER 2 SAME 3 POORER

16 PHYSICAL CONDITION  
1 EX 2 GD 3 AV 4 FR 5 PR 6 VP 7 UN

SFLA ---



NOTES

471

472

473

474

BUILDING PERMIT RECORD

NUMBER	DATE	AMOUNT	DESCRIPTION
461			
462			
463			
464			
465			

599 DELETE 601-608 ADDITIONS

ADD	CO	LWR	1ST	2ND	3RD	AREA
601	A1			16		
602	A2	50	10	10		
603	A3		10			
604	A4		31	16		
605	A5		31			
606	A6					
607	A7					
608	A8					

17 CONDO LEVEL --- 518 CONDO TYPE 1 INTERIOR 2 CORNER

20 OTHER FEATURES  
1 BRICK TRIM ---  
2 STONE TRIM ---  
3 REC ROOM 12X22  
4 FIN. BSMT LIVING AREA ---  
5 WB FP: STACKS 1 OPENINGS 1  
6 METAL FP: STACKS 4 OPENINGS ---  
7 WOOD COAL BURNING ---  
8 BSMT GARAGE NO. OF CARS ---  
9 UNFINISHED AREA (-) --- %  
10 UNHEATED AREA (-) --- %

30 GROUND FLOOR AREA ---

31 GRADE FACTOR AA X A (B) C D E [H]

32 COST & DESIGN FACTOR [ ] %

33 CDU EX (V) GD AV FR PR VP UN

34 MARKET ADJUSTMENT --- %

RESIDENTIAL	POOLS	ADDITION CODES
RC1 Carport RC2 Canopy RG1 Frame/CB Detached Garage RG2 Brick/Stone Detached Garage RS1 Frame Shed RS2 Metal Shed	RP1 Plastic Liner RP2 Prefabricated Vinyl RP3 Reinforced Concrete RP4 Fiberglass RP5 Gunite	10 1s Frame 11 OFP 12 EFP 13 Frame Garage 14 Frame Utility 15 Frame Bay 16 Frame DH 17 1/2 Frame 18 Unfin. Attic 19 Fin. Attic 20 1s Mas 21 OMP 22 EMP 23 Mas. Garage 24 Mas. Utility 25 Mas. Bay 30 Carport 31 Wood Deck 32 Canopy 33 Conc. Patio 34 Stone Patio 35 Mas. Stoop 36 Att. Greenhouse 50 Unfin. Bsmt. 99 Misc. Value

799 DELETE 801-810 OTHER BUILDINGS & YARD IMPROVEMENTS

TYPE	CODE	QTY	YR	SIZE	G	COND	RATE	BASE VALUE	MA	MOD CODES	TRUE VALUE
801	801	1	24	18x120	C	A					
802											
803											
804											
810	MISCELLANEOUS IMPROVEMENTS										
800	1 SEE DETAILED CARO 2 SEE DETAILED REPORT										

DWELLING COMPUTATIONS

--- STORY ---

--- SF

BASE PRICE

BASEMENT

HEATING

PLUMBING

ATTIC

ADDITIONS

OTHER FEATURES

SUB TOTAL

x GRADE FACTOR

x C & D FACTOR

= BASE VALUE

x MARKET ADJ.

= TRUE VALUE

TOTAL GROSS VALUE

VACANT LOT  
 DWELLING DATA  
 CONSTRUCTION  
 2 1/2 STORY  
 1 BRICK 4 CONC. BLK 7 STUCCO  
 2 FRAME 5 STUCCO 8  
 2 SPLIT-LEVEL 3 FR. & MAS. 9

AGE  
 97  
 ERECTED 1926 REMODELLED 19  
 LIVING ACCOMMODATIONS  
 TOTAL ROOMS 6 BED ROOMS 3 FAMILY ROOMS 1  
 FULL BATHS 2 HALF BATHS 1 TOTAL FIXTURES 10

FOUNDATION  
 CONCRETE  
 CONC. BLOCK WALLS  
 BRICK STONE WALLS  
 TIERS/SLAB/CRAWL  
 BASEMENT FULL  
 0 1/4 1/2 3/4  
 EXTERIOR WALLS  
 WOOD VINYL ALUM.  
 SIDING WOOD  
 SIDING ASPHALT  
 SIDING ASBESTOS  
 BRICK VENEER  
 CARPET INSULATION  
 ROOF INSULATION

ROOFING  
 SIDING ASPHALT  
 SIDING WOOD  
 SIDING ASBESTOS  
 DATE  
 ALL  
 FLOORS  
 CONCRETE  
 PART  
 CARPET  
 HARDWOOD  
 SPH. TILE  
 CARPET

NOTES:  
 OWNER  
 TENANT  
 NO ANSWER  
 INSPECTED  
 REFUSED ENTRY  
 INFO @ DOOR  
 REFUSED INFO

OCCUPANCY  
 SINGLE FAMILY  
 TWO FAMILY  
 APARTMENT  
 MULTIFAMILY  
 OTHER  
 COTTAGE  
 UNIT IN  
 FIN. OPEN  
 FIN. DIV.

BATHROOM  
 TOILET ROOM  
 FLUSH  
 LAVATORY  
 SHOWER - EXTHA  
 KITCHEN SINK  
 HOT WATER HEATER  
 NO PLUMBING  
 WATER ONLY  
 REMODELING DATA  
 KITCHEN  
 PLUMBING  
 HEATING  
 GENERAL

NUMBER FLOOR AREA  
 ADDITION POINTS  
 GRADE FACTOR  
 C & D FACTOR  
 GRD. IMPRECIATION

OTHER FEATURES  
 MASONRY TRIM  
 MODERNIZED KITCHEN  
 RECREATION ROOM  
 WOODBURNING FIREPLACE 19  
 BASEMENT GARAGE  
 ATTACHED GARAGE  
 TOTAL OTHER FEATURE POINTS 19

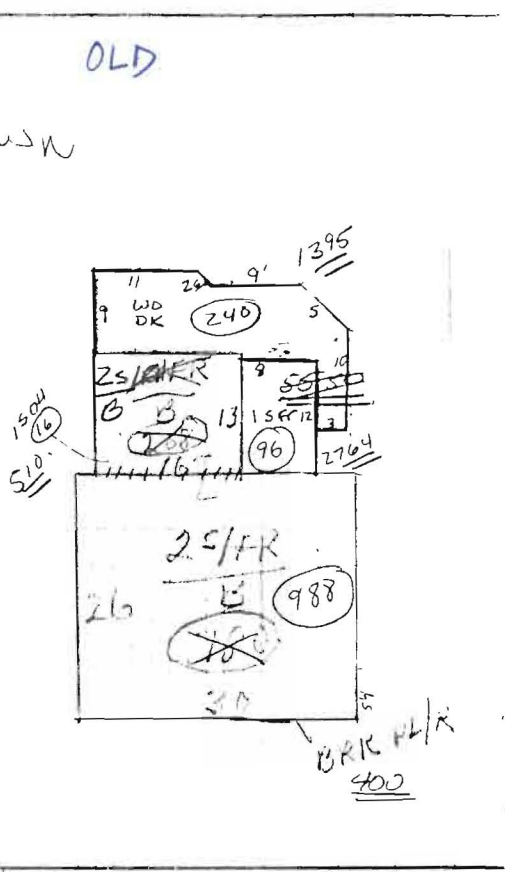
DWELLING COMPUTATIONS

BASE PRICE	46,220	52,722	19	19
PLUMBING	1,000	2,500		
BASEMENT				
BASEMENT FIN				
ATTIC	1,250	1,250		
HEATING				
ADDITIONS	5,950	5,070		
DORMERS				
TOTAL BASE	54,420	61,542		
GRADE FACTOR	1.15	1.15		
TOTAL	62,580	70,775		
OTHER FEATURES	1,900	1,900		
TOTAL	64,480	72,675		
C & D FACTOR				
REPL. COST		72,675		
DEPREC.	40	35		
R.C.L.D.	38,690	47,240		

OTHER BUILDINGS AND YARD

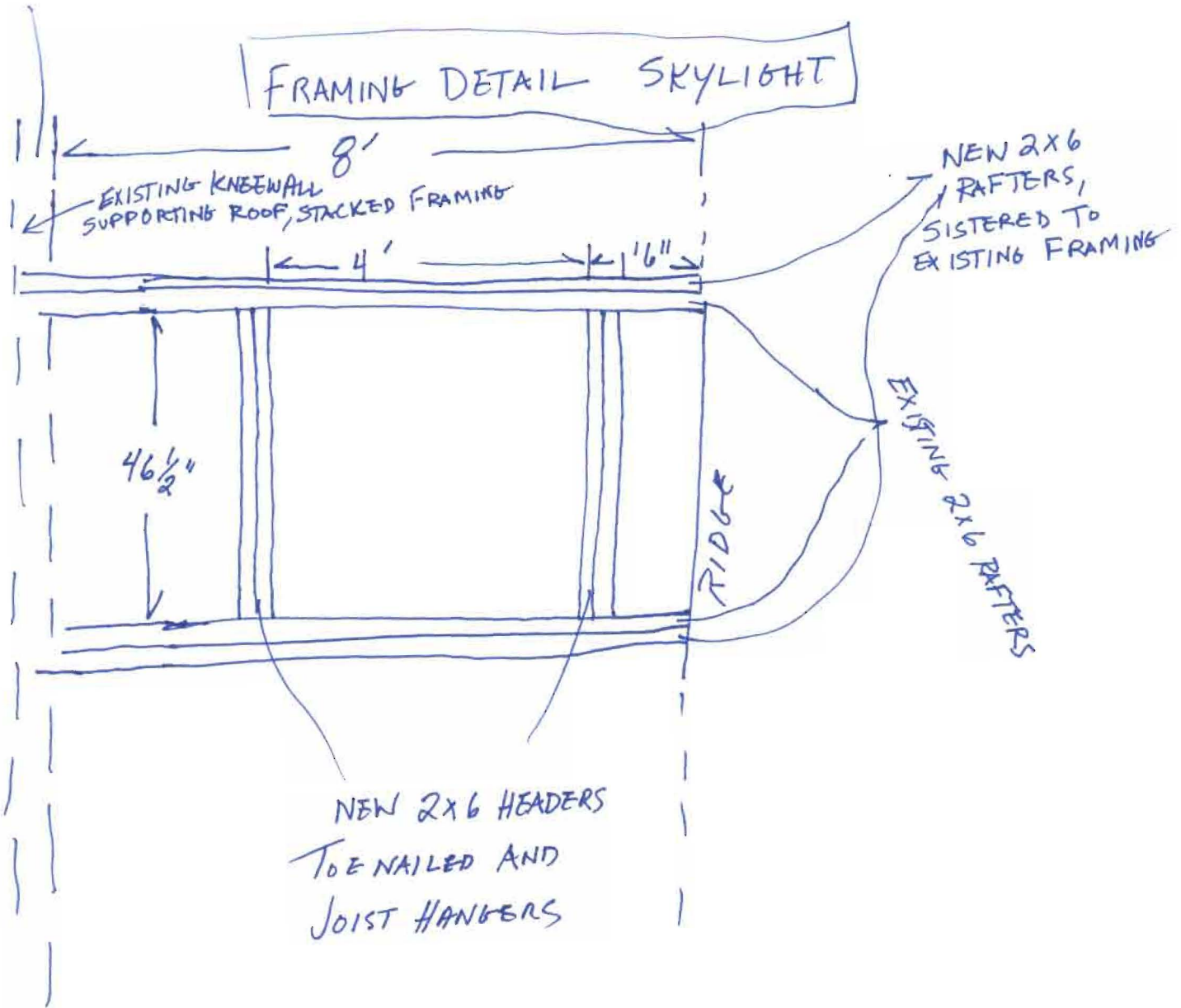
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1	01	18X20	C	12.70	4,570	40%	2,740	01 GARAGE 02 CARPORT 03 PATIO 04 SHED 05 POOL 06 BARN
2								
3								
4								
5								
TOTAL VALUE							2,740	

TOTAL VALUE BUILDINGS  
 41,430  
 49,980  
 YEAR 89/90



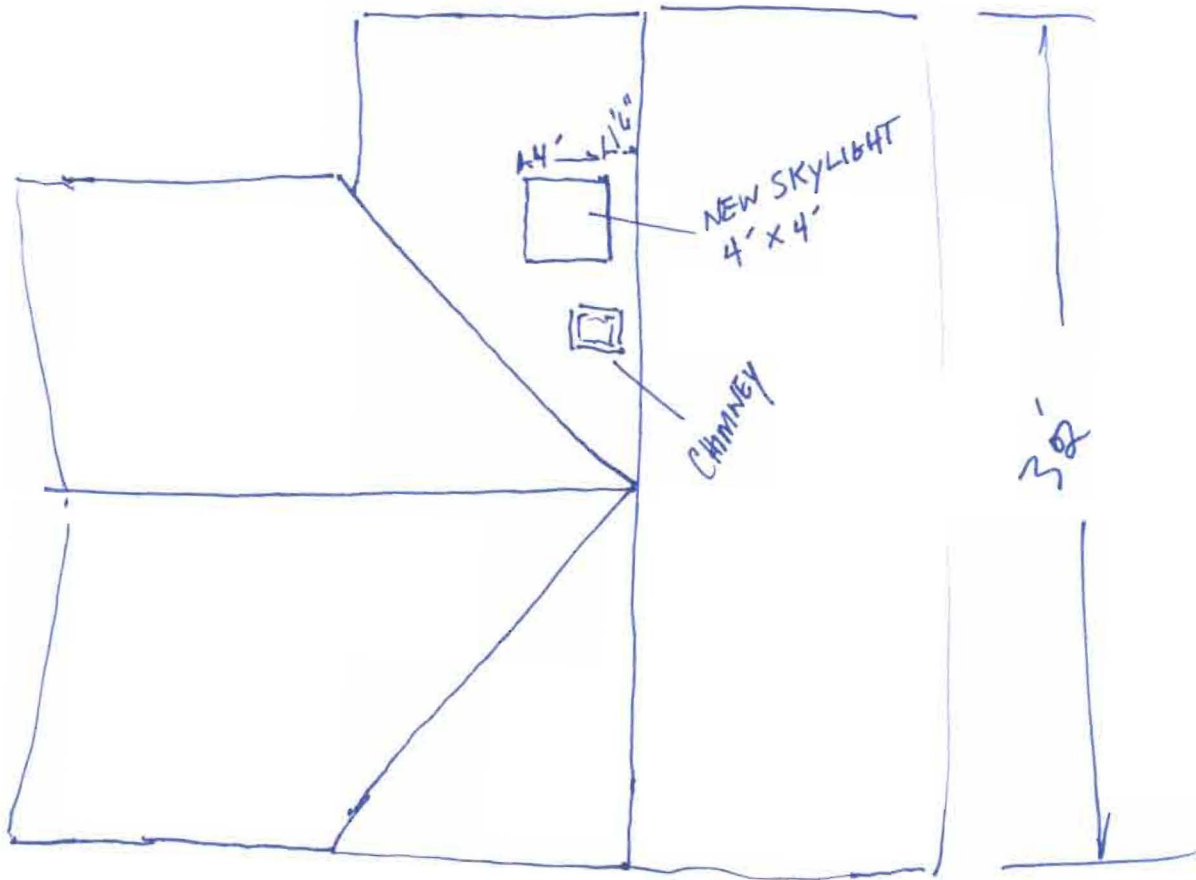
NOTES:

51 KENWOOD ST  
JAMES DUNN, OWNER  
R. CHRIS ALLISON, CONTRACTOR



EXISTING ROOFLINE  
51 KENWOOD ST.

JAMES DUNN, OWNER  
R. CHRIS ALLISON, CONTRACTOR



**To:** Jim and Aletha Dunn  
**From:** Chris Allison  
**Date:** 10/25/98  
**Re:** 51 Kenwood renovations

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## CONTRACT

**PROJECT DESCRIPTION:** Create livable space on third floor of 51 Kenwood St. residence. The ceiling and walls will be insulated and finished with drywall and taped seams. The finish will be smooth, with no texture, and ready to receive primer. The roof will be vented by installing a system of baffles between the insulation and the underside of the roof deck, at the ridge will be a vent and cap installed as part of the system.

Two windows will be installed, one on each gable end. The driveway side will have a circle top window, measuring 29'x14' atop a double-hung window measuring 29'x47'. The opposite gable will receive a single double-hung unit that measures 29'x57'. Installation includes all interior and exterior work as required such as casings and siding. Windows will be manufactured by Pella, unless otherwise specified.

Note: painting is the responsibility of the owner.

One Velux skylight will be installed, measuring 44'x46'. The unit will be a vented model, #606. Installation will include all necessary roofing and flashing required. Interior trim is assumed to be a paint grade finish, either in sheetrock or paint grade wood, such as poplar.

At the top of the existing stair, the vent stack will be encased with wood, ready for paint. A railing with balusters, or spindles will be installed between the boxed in stack and near wall at the top of the opening.

Baseboards and interior window casings will be installed and ready for paint.

The existing floor will be replaced as necessary with boards salvaged from the existing walls. The floor will be nailed and secured as necessary. Any additional preparation for paint, such as sanding is not included.

Cost of job as stated: \$3,880.00 + cost of building permit



WARRANTY DEED  
Joint Tenants  
(Maine Statutory Short Form)

John Devine and Marilyn Devine, of Portland, Maine, for valuable consideration, grant to James A. Dunn, Jr. and Aletha C. DeVos-Dunn, as joint tenants, with a mailing address of 58 Hillis Street, Portland, Maine, 04103, with Warranty Covenants, the following described real property situated at 51 Kenwood Street, Portland, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

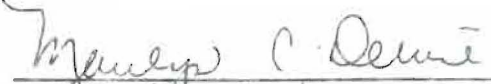
Meaning and intending to convey the same premises described in a deed from Barbara Miller and Suzanne Gordon, Co-Personal Representatives of the Estate of Katie G. Mersky, to Grantors dated February 28, 1985, and recorded in the Cumberland County Registry of Deeds in Book 6695, Page 327.

Witness our hands this 5th day of October, 1998.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
John Devine

*to both*  
\_\_\_\_\_  
Witness

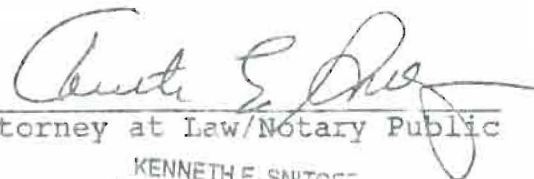
  
\_\_\_\_\_  
Marilyn Devine

STATE OF MAINE  
CUMBERLAND, ss

October 5, 1998

Personally appeared the above named John Devine and Marilyn Devine and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
\_\_\_\_\_  
Attorney at Law/Notary Public  
KENNETH E. SMITGEE  
MAINE ATTORNEY AT LAW

\_\_\_\_\_  
Printed Name

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in Portland at "Oakwood Heights", so called, Cumberland County, Maine, said lot being a 1 foot strip from the entire westerly side of Lot No. 88 and 50 feet of the entire easterly side of Lot No. 90 as shown on plan of land of Thomas A. Sanders, recorded in Cumberland County Registry of Deeds in Plan Book 15, Page 13, said lot being bounded and described as follows:

BEGINNING at a point on the northerly side of Kenwood Street which point of beginning is 1 foot easterly along the northerly side of Kenwood Street from the dividing line between Lots No. 88 and 90 as shown on said plan; thence westerly along said side line of Kenwood Street 51 feet to a point and land now or formerly of Ginn; thence northerly at right angles to said Kenwood Street 100 feet to a point on the rear line of Lot No. 91 as shown on said plan; thence easterly by the rear line of Lot No. 91 and Lot No. 89 51 feet to a point; thence southerly at right angles to the last described course 100 feet to the point of beginning on said northerly side of said Kenwood Street.

Subject to restrictions set forth in deed to Edith L. Crooker dated October 10, 1929 recorded in Book 1332, Page 110 in so far as they may affect the above-described premises.

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