

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1215	Issue Date:	CBL: 027 B002001
-----------------------	-------------	---------------------

Location of Construction: 443 Congress St	Owner Name: Clapp Mary J E Devs	Owner Address: 443 Congress St	Phone:
Business Name:	Contractor Name: Thaxter Corporation	Contractor Address: Box 7320 One Canal Plaza Portland	Phone 2077749000
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial/ Repair and replace Parapet Wall	Permit Fee: \$426.00	Cost of Work: \$45,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: <i>REPAIR</i>	

Proposed Project Description: Repair and replace Parapet Wall	Signature:	Signature: <i>[Signature]</i>
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: Idobson	Date Applied For: 08/18/2004	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"/> Date: <i>8/23/04</i>	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmar <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied to D.A. Date:
--	---	---

*Recommended condition of approval: 8/31/04
 - Applicant to counsel w/ h.p. staff regarding masonry match (including mortar mix)*

D. 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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

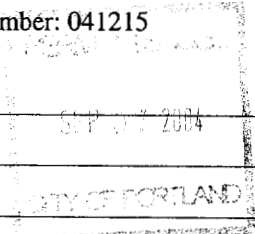
BUILDING INSPECTION

PERMIT

Permit Number: 041215

Please Read
Application And
Notes, if Any,
Attached

This is to certify that Clapp Mary J E Devs/Thaxton Corporation
has permission to Repair and replace Parapet
AT 443 Congress St 027 B002001



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 written permission procured before this building or part thereof is altered or otherwise used-in. HOUR NOTICES 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] 9/13/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1215	Date Applied For: 08/18/2004	CBL: 027 B002001
------------------------------	--	----------------------------

Location of Construction: 443 Congress St	Owner Name: Clapp Mary J E Devs	Owner Address: 443 Congress St	Phone:
Business Name:	Contractor Name: Thaxter Corporation	Contractor Address: Box 7320 One Canal Plaza Portland	Phone (207) 774-9000
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial / Repair and replace Parapet Wall	Proposed Project Description: Repair and replace Parapet Wall
--	---

Dept: Historical **Status:** Not Applicable **Reviewer:** Deborah Andrews **Approval Date:** 09/01/2004

Note: **Ok to Issue:**

- 1) * Not a designated historic structure; no historic preservation approval required. Historic Preservation staff recommends, however, that the applicant provide a sample brick and prepare a test patch of masonry reconstruction for inspection by HP staff prior to commencing with project.

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 08/23/2004

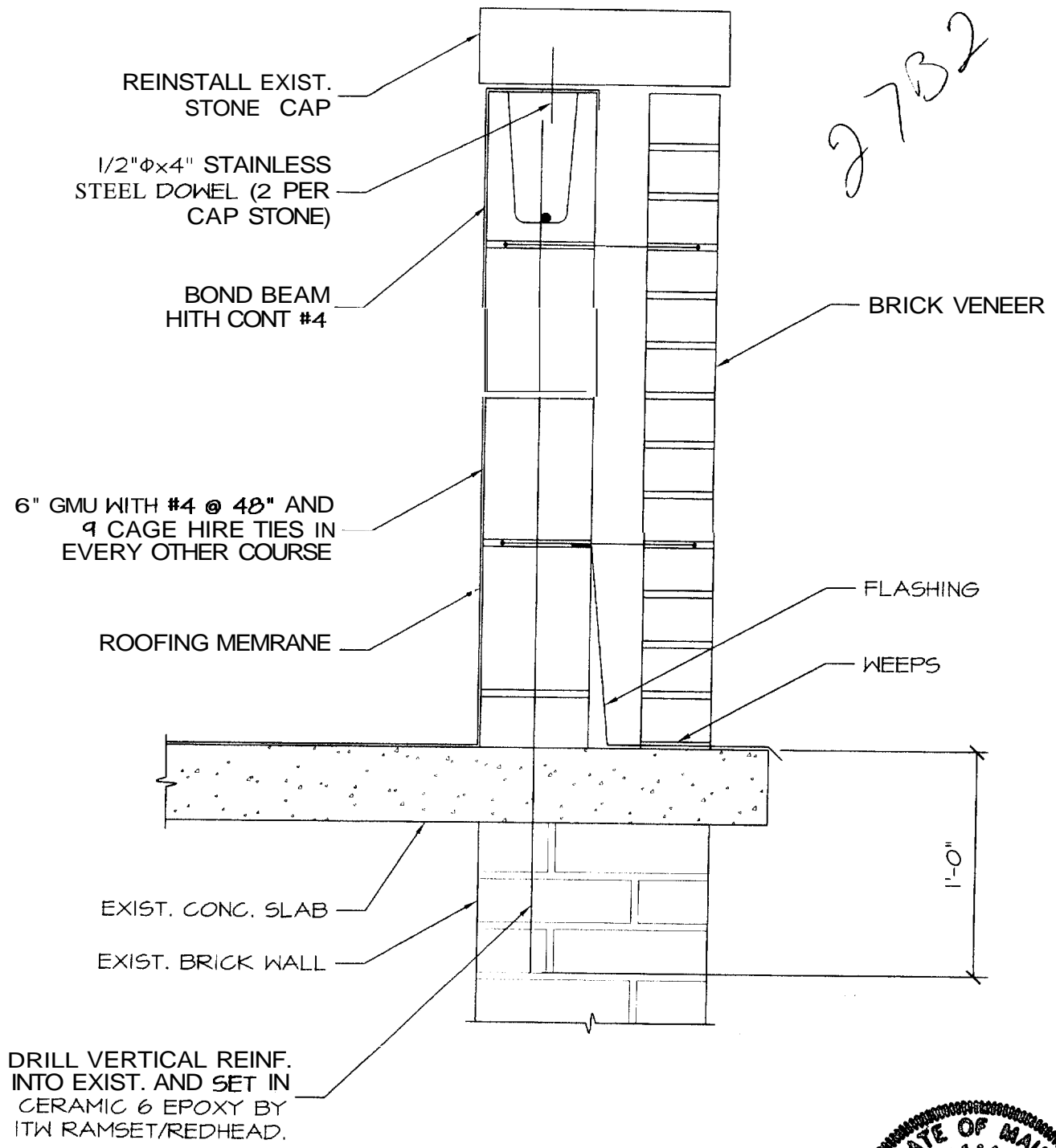
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 09/03/2004

Note: **Ok to Issue:**

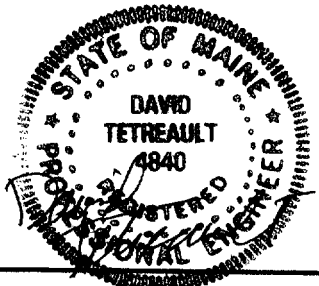
- 1) Engineer must provide special inspections and provide a summary report prior to closure

2732



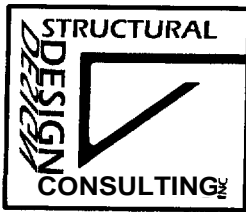
DRILL VERTICAL REINF.
 INTO EXIST. AND SET IN
 CERAMIC 6 EPOXY BY
 ITW RAMSET/REDHEAD.

PARAPET REPLACEMENT SECTION
 1 1/2" = 1'-0"



date	revision number
/13/04	

CLAPP BUILDING
 CONGRESS STREET
 PORTLAND, MAINE



SSK1

CURTIS THAXTER STEVENS BRODER & MICOLEAU LLC
ATTORNEYS AT LAW

ONE CANAL PLAZA, P.O. BOX 7320, PORTLAND, ME 04112-7320 / TEL: 207-774-9000 FAX: 207-775-0612 / www.curthax.com

Sidney St. F. Thaxter
ss@curthax.com

August 13, 2004

2132

Michael Nugent, Manager
Code Enforcement Office
City Hall Room 315
389 Congress Street
Portland, Maine 04101

Re: Clapp Estate Building
443 Congress Street

Dear Mike:

Enclosed is a building application building permit with the fee for the reconstruction of the parapet wall at 443 Congress Street. I talked to Tammy Munson and she suggested that I should probably write you and advise that because of the emergency condition we have started some of the staging and removal work. So we need the permit immediately.

I was not under the impression that a permit was needed since we are simply repairing the wall. Unfortunately, the state of disrepair of the wall was such that we needed to proceed on an emergency basis.

I had spoken with Deb Andrews and confirmed with her that which I already knew that the building is not in the Historic District and is not listed as a historic building. We are, however, consulting with her on the bricks so that we can use her expertise to help match what we had. We are rebuilding and re-facing it in the same manner and style as existing.

We do have an engineer, David Tetreault, working on this. Tammy suggested that I submit a drawing which I have attached.

I have not filled out any of the design certificates. If you need anything else, let me know.

Sincerely,



Sidney St. F. Thaxter

SST/dlk
Enclosures
O:\SST\15751 Clapp Estate\LETTERS\Nugent.doc

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>443 Congress</u>		
Total Square Footage of Proposed Structure <u>W/F repair only</u>	Square Footage of ^{Lot} <u>8000 sq ft</u>	<u>See attached map</u>
Tax Assessor's Chart, Block & Lot Chart# <u>027</u> Block# <u>B00200</u> Lot# <u>001</u>	Owner:	Telephone:
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & <u>temaryne E CIAPP, Estab 443 Congress St</u>	cost Of Work: \$ <u>45,000</u> Fee: \$
Current use: <u>office bldg</u>		
If the location is currently vacant, what was prior use: <u>A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>no change</u>		
Project description: <u>Reconstruction of Porch + wall.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Sidmen, St. F. Thacker</u>		
Mailing address: <u>Box 7320 One Central Plaza Portland, Maine 04101</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>774-9172</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: Sidmen St. F. Thacker | Date: 8, 12 / 11

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

Exhibit B

27B2

Portland Public Library

Bus Shelter

ELM STREET

263'±

91'±

land taken by City (Parking Lot)

Concrete Curb

Passage way

SIDEWALK

Elapp Memorial Building

City of Portland.

Portland High School

Scale 1" = 40'

CONGRESS STREET