

924023

045-A-014

Permit # \_\_\_\_\_ City of \_\_\_\_\_ BUILDING PERMIT APPLICATION Fee \_\_\_\_\_ Zo. \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: \_\_\_\_\_ Phone # \_\_\_\_\_

Address: \_\_\_\_\_

LOCATION OF CONSTRUCTION 143 Spring

Contractor: \_\_\_\_\_ Sub.: \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Est. Construction Cost: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

\_\_\_\_\_ Past Use: \_\_\_\_\_

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain Conversion \_\_\_\_\_

**For Official Use Only**

Date \_\_\_\_\_ Subdivision: AUG 18 1992

Inside Fire Limits \_\_\_\_\_ Name \_\_\_\_\_

Bldg Code \_\_\_\_\_ Lot \_\_\_\_\_

Time Limit \_\_\_\_\_ Ownership: \_\_\_\_\_ Public \_\_\_\_\_ Private \_\_\_\_\_

Estimated Cost \_\_\_\_\_

**Zoning:** Street Frontage Provided: \_\_\_\_\_ R-6

Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

**Review Required:**

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_

Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_

Special Exception \_\_\_\_\_

Other \_\_\_\_\_ (Explain) \_\_\_\_\_

**Foundation:**

1. Type of Soil: \_\_\_\_\_

2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_

3. Footings Size: \_\_\_\_\_

4. Foundation Size: \_\_\_\_\_

5. Other \_\_\_\_\_

**Floor:**

1. Sills Size: \_\_\_\_\_ Sills must be anchored.

2. Girder Size: \_\_\_\_\_

3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_

4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.

5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_

6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_

7. Other Material: \_\_\_\_\_

**Exterior Walls:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. No. windows \_\_\_\_\_

3. No. Doors \_\_\_\_\_

4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_

5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_

6. Corner Posts Size \_\_\_\_\_

7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_

8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_

9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_

10. Masonry Materials \_\_\_\_\_

11. Metal Materials \_\_\_\_\_

**Interior Walls:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_

3. Wall Covering Type \_\_\_\_\_

4. Fire Wall if required \_\_\_\_\_

5. Other Materials \_\_\_\_\_

**Ceiling:**

1. Ceiling Joists Size: \_\_\_\_\_

2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Not in District nor Landmark.

3. Type Ceilings: \_\_\_\_\_ Does not require review.

4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ Requires Review.

5. Ceiling Height: \_\_\_\_\_

**Roof:**

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action! Approved.

2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with Conditions.

3. Roof Covering Type \_\_\_\_\_ Denied.

**Chimneys:**

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**Heating:**

Type of Heat: \_\_\_\_\_

**Electrical:**

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_

2. No. of Tubs or Showers \_\_\_\_\_

3. No. of Flushes \_\_\_\_\_

4. No. of Lavatories \_\_\_\_\_

5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**

1. Type: \_\_\_\_\_

2. Pool Size: \_\_\_\_\_ Square Feet \_\_\_\_\_

3. Must conform to National Electrical Code and State Law.

**PERMIT ISSUED WITH LETTER**

**PERMIT ISSUED WITH LETTER**

Permit Received By \_\_\_\_\_

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

CEO's District \_\_\_\_\_

CONTINUED TO REVERSE SIDE

White - Tax Assessor

Ivory Tag - CEO

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

August 4, 1992

David Ward  
Daniel Peters  
143 Spring Street  
Portland, ME 04101

Re: 143 Spring St

Dear Sirs,

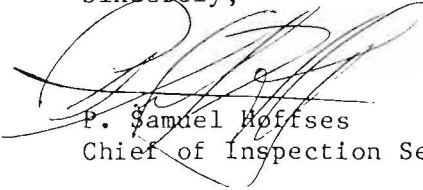
Your application to make interior alterations as per plans and add 2 (7x15) additions has been reviewed and a permit is herewith issued subject to the following requirements:

**No certificate of occupancy can be issued until all the requirements of this letter are met.**

1. Please read and implement items 3, 6, 7 and 9 of the attached building permit report.
2. All requirements from Historic Preservation must be completed.
3. This permit does not change the use of this building.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

cc: Gary Hamilton, Historic Preservation

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

**Billing for Legal  
Ads for Agenda's**

Project Name: 143 Spring St.

Owner's Name: David Ward, ~~David~~ Peters

Address of Project: 143 Spring St.

Division/Board: Historic Preservation

Number of Residential Notices Mailed Out: 25

$\frac{1}{2}$  Amount of Legal Ad: 19.00

.40 X number of notices: 10.00

**Total Amount Due:** 29.00

Make checks payable to the City of Portland, Attn. D. Marquis, Rm. 315, 389  
Congress Street, Portland, Maine 04101.

Bill to: David Ward, Dan Peters

143 Spring St.

Portland, Maine 04101

mailed: \_\_\_\_\_



**City of Portland**  
 Department of Planning and Urban Development  
 Room 211 City Hall, 389 Congress Street  
 Portland, Maine 04101 207-874-8300

Form 8.31.88

**HISTORIC PRESERVATION**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address: 143 Spring St

Applicant: (name) DAVIS WARD, DAN Peters (telephone) 874-2328 / 774-1740  
 (company) \_\_\_\_\_  
 (address) same

Property Owner, if different: (name) same  
 (address) \_\_\_\_\_  
 (telephone) \_\_\_\_\_

Architect (if any): N. BARBA  
 Contractor or Builder (if any): WARD, Peters

Local Designation:  within historic district: (name) \_\_\_\_\_  
 Landmark.  Contributing.  Non-contributing.  
 National Register Status:  Landmark.  District.  Not Applicable.

Description of Proposed Work (Use additional sheets as necessary. Submit architectural sketches, plans, scale drawings, photographs, specifications, or other supporting documentation as required. All submission materials will be retained by the City. In the case of demolition or removal of a structure, the following indicates the proposed condition and appearance of the property thereafter):

*\* AS APPROVED JULY 16/92 \**

Work is proposed in conjunction with:  Major site plan application.  Minor site plan application.  
 Building permit application.  None of the above.

[Signature]  
 Applicant's Signature

[Signature]  
 Owner's Signature (if different)

Note: No application fee. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial of Application.  
 \*\*\*\*\*

**FOR CITY USE ONLY**

Historic Resource Inventory Number: \_\_\_\_\_ Assessor's Chart/Block/Lot: \_\_\_\_\_

Date Application Submitted: \_\_\_\_\_ Date Application Complete \_\_\_\_\_

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

August 4, 1992

David Ward  
Daniel Peters  
143 Spring Street  
Portland, ME 04101

*File*

Re: 143 Spring St

Dear Sirs,

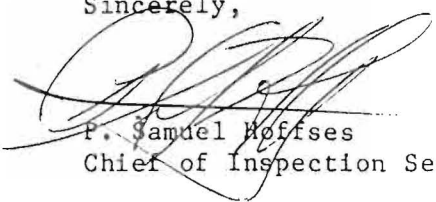
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**No certificate of occupancy can be issued until all the requirements of this letter are met.**

1. Please read and implement items 3, 6, 7 and 9 of the attached building permit report.
2. All requirements from Historic Preservation must be completed.
3. This permit does not change the use of this building.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

cc: Gary Hamilton, Historic Preservation

*Ms Rita Jarnold.  
one Pleasant St.  
PTLD, ME, 04101*

BUILDING PERMIT REPORT

ADDRESS: 143 Spring ST. DATE: 4/AUG/93

REASON FOR PERMIT: MAKE CHANGE OF KITCHEN 1ST TO 3<sup>rd</sup>  
Floor - add Two (2) dormers 7x15'

BUILDING OWNER: DAVID & DANIEL PETERS

CONTRACTOR: OWERS

PERMIT APPLICANT: OWNER

APPROVED: \*3, \*6 \*7 \*9.

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- X 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- X 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- X 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 74).


8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

\*9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches.

10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

/el

11/16/88

11/27/90

8/14/91

PLOT PLAN



2-17-95 - Work not completed - VOID Permit!  
 Not venting unit.

**FEES (Breakdown From Front)**  
 Base Fee \$ 100 -  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ \_\_\_\_\_  
 Other Fees \$ \_\_\_\_\_  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

Inspection Record		Date
Type		
Progress	INSP	8/20/92
"	"	8/21/92
"	"	8/23/92
"	"	9/18/92
"	"	9/29/92
"	"	11/10/92

**COMMENTS** *Work progressing as per plans, about half completed. No one present, left note for the contractor to call me before closing in - The carrying timber supporting the roof system appears undersized. There are several areas of concern; 11/10/92 work going well - by 16th November same*

**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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

*[Handwritten Signature]*

SIGNATURE OF APPLICANT

ADDRESS

*774.1740 / 874-2328*

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.



BUILDING PERMIT REPORT

ADDRESS: 143 Spring St.

DATE: 4/Aug/97

REASON FOR PERMIT: MAKE CHANGE OF KITCHEN 1<sup>ST</sup> TO 3<sup>RD</sup>  
Floor - Add Two (2) Dormers 7x15'

BUILDING OWNER: David & Daniel Peters

CONTRACTOR: Owers

PERMIT APPLICANT: owner

APPROVED: \*3, \*6 \*7 \*9

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
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11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

/el  
11/16/88  
11/27/90  
8/14/91



**City of Portland**  
 Department of Planning and Urban Development  
 Room 211 City Hall, 389 Congress Street  
 Portland, Maine 04101 207-874-8300

Form 8.1.80

## HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), the following work on the specified property is hereby:

- granted** a Certificate of Appropriateness, with conditions as indicated.
- denied** a Certificate of Appropriateness.

Historic Resource Inventory Number: \_\_\_\_\_ Assessor's Chart/Block/Lot: \_\_\_\_\_

Property Address: 143 Spring Street

Applicant: (name) David Ward, Dan Peters  
 (address) 143 Spring Street  
Portland, ME 04101

Proposed Work (continue on back if necessary): Installation of a dormer per application, staff memo of 7-10-92, supplemental drawings "A" & "B", and conditions below.

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Conditions of Approval (continue on back if necessary): The proposed dormer shall be substantially identical to existing dormers in design and location on the roof, with clapboard siding, painting to match other dormers, and window/other details to be substantially similar to existing. Final design and detailing shall be submitted to City Preservation Staff for review and approval prior to construction.

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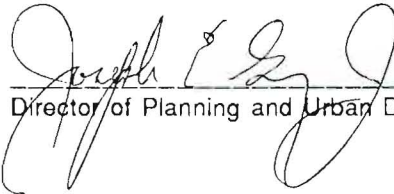
Reasons for Denial (continue on back if necessary): \_\_\_\_\_

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All improvements shall be carried out as shown on the plans and specifications as submitted by the applicant, except as modified to comply with the conditions of approval described above. Changes to the approved plans and specifications and any additional work which 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.

7/27/92  
Date

  
Director of Planning and Urban Development

\*\*\*\*\*

Staff Recommendation:

\_\_\_ Additional information Requested (date: \_\_\_\_\_ rec'd: \_\_\_\_\_)  
\_\_\_ Approve. \_\_\_ Approve w/ conditions. \_\_\_ Deny. X No Recommendation. Date: 7-10-92  
Conditions: \_\_\_\_\_

Historic Preservation Committee Recommendation/Decision:

Required: X Yes \_\_\_ No  
\_\_\_ Approve. X Approve w/ conditions. \_\_\_ Deny. Vote: 5-0 (Barba abstain, Fink absent)  
Conditions: see other side 7-15-92

Planning Board Decision:

Required: \_\_\_ Yes X No  
\_\_\_ Approve. \_\_\_ Approve w/ conditions. \_\_\_ Deny. Vote: \_\_\_\_\_  
Conditions: \_\_\_\_\_

City Council Decision (Project of Special Merit):

\_\_\_ Approve. \_\_\_ Approve w/ conditions. \_\_\_ Deny. Vote: \_\_\_\_\_  
Conditions:  
\_\_\_ 1. Developer demonstrate binding financial commitments, performance guarantees, penal bond.  
\_\_\_ 2. Developer provide full documentation of the resource, provide suitable monument.  
\_\_\_ 3. Other: \_\_\_\_\_