

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that C & C BUILDERS INC

Located At 723 CONGRESS ST

Job ID: 2011-05-1039-ALTCOMM

CBL: 047 - - C - 026 - 001 - - - -

has permission to Remove 16 courses & Re-build Chimney, re-point to roof
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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 5/24/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1039-ALTCOMM	Date Applied: 5/5/2011	CBL: 047 - - C - 026 - 001 - - - -	
Location of Construction: 723 CONGRESS ST	Owner Name: C & C BUILDERS INC	Owner Address: PO BOX 463 PORTLAND, ME - MAINE 04112	Phone:
Business Name:	Contractor Name: Ladd Bros. & Gillian Masonry	Contractor Address: P.O. Box 612, Portland, ME 04104	Phone: 773-6481
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2b
Past Use: First floor: 1 DU 2 nd floor: 8 Rooming Units 3 rd floor: 5 Rooming Units Basement: 3 DU	Proposed Use: Same use - no change of use - To Remove and Rebuild top of Chimney as per plans	Cost of Work: \$7000.00	CEO District:
		Fire Dept: <input checked="checked" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Bjanda J</i> (58) Date: <i>5/24/11</i>	Inspection: Use Group: <i>R-1/R-2</i> Type: <i>Chimney</i> <i>IBC 2009</i> Signature: <i>JMB</i>
Proposed Project Description: 723 Congress St- partial chimney rebuild		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval					
	<table border="1"> <tr> <th style="text-align: left;">Special Zone or Reviews</th> <th style="text-align: left;">Zoning Appeal</th> <th style="text-align: left;">Historic Preservation</th> </tr> <tr> <td> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan _ Maj _ Min _ MM Date: <i>OK with conditions</i> <i>5/17/11</i> </td> <td> <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: </td> <td> <i>w/this</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="checked" type="checkbox"/> Approved <input checked="checked" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>5/17/11</i> <i>D. Anderson</i> </td> </tr> </table>	Special Zone or Reviews	Zoning Appeal	Historic Preservation	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan _ Maj _ Min _ MM Date: <i>OK with conditions</i> <i>5/17/11</i>	<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:
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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 PHON



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-1039-ALTCOMM

Located At: 723 CONGRESS

CBL: 047 - - C - 026 - 001 - - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. 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.
4. This property shall remain a single family dwelling on the first floor & eight rooming units on the 2nd floor & 5 rooming units on the 3rd floor and 3 dwelling units in the basement. Any change of use shall require a separate permit application for review and approval.

Historic

- Configuration/design of existing chimney to be replicated exactly.
- Every effort shall be made to re-use existing brick in reconstruction. If replacement is required, new brick to match existing
- Mortar color, joint profile and composition to match existing
- Contractor to notify historic preservation staff (874-8726) upon completion of project for final inspection.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Fire

1. Installation shall comply with City Code Chapter 10.
 2. Installation shall comply with NFPA 211, *Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances*.
-

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Framing Only
2. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



General 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>723 CONGRESS ST. PORTLAND, ME. 04102</u>		
Total Square Footage of Proposed Structure/Area <u>5706 SF</u>		Square Footage of Lot <u>0.131 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>47 - C 26</u>	Applicant *must be owner, Lessee or Buyer* Name <u>C+C BUILDERS INC.</u> Address <u>PO BOX 463</u> City, State & Zip <u>PORTLAND ME. 04112</u>	Telephone: 302-4875 <u>7736481</u>
Lessee/DBA (if Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7,000</u> Hist Cost Of Fee: \$ <u>50</u> Total Fee: \$ <u>140</u>
Current legal use (i.e. single family) <u>MIXED RESIDENTIAL</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>REMOVE + REBUILD TOP OF CHIMNEY.</u>		
RECEIVED MAY - 5 2011		
Contractor's name <u>LADD BROS. + GILIAN MASONRY</u>		Dept. of Building Inspections City of Portland Maine
Address <u>P.O. BOX 612</u>		Telephone _____
City, State & Zip <u>PORTLAND, ME. 04104</u>		Telephone <u>773-6481</u>
Who should we contact when the permit is ready: <u>DALE MCNEILL</u>		Telephone <u>773-6481</u>
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 316 City Hall or call 874-8703.

I hereby certify that I am the Owner or record or 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: [Signature] Date: 5/5/11

This is not a permit; you may not commence ANY work until the permit is issued

5/5/11

Job Summary Report
Job ID: 2011-05-1039-ALTCOMM

Report generated on May 13, 2011 12:47:17 PM

Page 1

Job Type:	Alter/Adds to Commercial	Job Description:	723 Congress St	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	1409	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	7,000	Square Footage:			
Related Parties:		& C BUILDERS C		<i>Property Owner</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 7512

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
B42022	047 C 026 001		M				-70.269318	43.653298

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				723 CONGRESS STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
OFFICE & BUSINESS SERVICE		NOT APPLICABLE			Historic District		DISTRICT 3	WEST END

B. Bab

Structure Details

Structure: Mixed Res/ Comm

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Commerical Mixed Use	0			723 CONGRESS STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value
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Permit #: 20113465

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
7512	Mixed Res/ Comm	Initialized	Remove & Re-build Chimney			

in Historic pd

Job Summary Report
Job ID: 2011-05-1039-ALTCOMM

Report generated on May 13, 2011 12:47:17 PM

Page 2

Inspection Details								
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag		
Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Historic Review - Administrative	\$50.00							
Job Valuation Fees	\$90.00							



LADD BROS. & GILLIAN
MASONRY
 P.O. Box 612
 Portland, Maine 04104
 883-9292

PROPOSAL

Number _____

Page Number _____ of _____

Submitted To Dale McNeill	Date 4/21/11	Project Date
Address 723 Congress St.	Project Name Chimney Repair	
City Portland, Me	State ME	Zip 04101
Phone 650 3275	Job Location	Project Director Dale McNeill

WE HEREBY submit estimates and specifications for:

We will Erect scaffolding to access chimney
 Remove all Bricks in Top Corbel 5/6 courses and Rebuild
 New corbel on top will match existing as close as possible
 New chimney Top will have Brick Endwalls to support New Bluestone cap

We will Grind at all mortar/seams of chimney down to Roofline
 Mortar in joints will be removed to a depth of $\frac{3}{8}$ to $\frac{5}{8}$ of an inch or to sound
 MORTAR WE WILL REPOINT WITH BEST RESTORATION MORTAR TO MATCH ORIGINAL AS
 close as possible. **7,460.00**

If any Extra work will be approved and cost \$40.00 per hour per man

WE PROPOSE to furnish material and labor-complete in accordance with above specifications, for the sum of:

Seven thousand four hundred sixty eight Dollars (\$ **7,460.00**).

Payment to be made as follows:

$\frac{1}{3}$ to start $\frac{1}{3}$ when half complete final upon completion

All material is guaranteed to be as specified. All work is to be completed in a substantial workmanlike manner, according to standard practices. Any deviation or alteration from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge, over and above the estimate. We cannot be held responsible for delays caused by strikes, accidents, or events beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature:

Note: This proposal may be withdrawn by us if not accepted within **30** days.

ACCEPTANCE OF PROPOSAL - The above prices, terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION PROGRAM

Dear Applicant for Historic Preservation Review:

To receive a Certificate of Appropriateness for exterior or site alterations to a designated historic property, it is necessary for you to complete the enclosed application form and return it with a copy of proposed plans, drawings, specifications and application fee to the Department of Planning and Urban Development, Portland City Hall, 389 Congress Street, 4th Floor, Portland, Maine, 04101.

Following a preliminary review of your application, historic preservation staff will determine whether the project requires Historic Preservation Board review or whether an administrative review is appropriate. (Routine or minor projects, such as sign or awning installations, are typically reviewed at the staff level.) If necessary, you may be asked to submit additional information.

For projects requiring Board review, the application should be submitted at least two weeks prior to the desired meeting date of the Historic Preservation Board—see attached meeting schedule. The Board meets on the first and third Wednesdays of each month. **Fifteen copies of the application and supporting materials are required for Board reviews.**

Building and site alterations are reviewed for the conformance with the review standards of the historic preservation ordinance (attached). If your project involves new construction, a copy of the ordinance's new construction standards and guidelines is available upon request.

If you have questions about the application or would like guidance in meeting the ordinance review standards, feel free to contact me at 874-8726 or by e-mail at dga@portlandmaine.gov

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.



Date: 5-5-2011

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:

PROJECT ADDRESS:

723 CONGRESS ST. PORTLAND, ME. 04102

CHART/BLOCK/LOT: _____ (for staff use only)

PROJECT DESCRIPTION: Describe below each major component of your project. Describe how the proposed work will impact existing architectural features and/or building materials. If more space is needed, continue on a separate page. Attach drawings, photographs and/or specifications as necessary to fully illustrate your project—see following page for suggested attachments.

THE SCOPE OF THIS PROJECT IS TO REMOVE THE
TOP CORBEL OF THE DAMAGED CHIMNEY AND REBUILD
IT BACK TO AS ORIGINAL AS POSSIBLE. THE CHIMNEY
WILL BE REPOINTED DOWN TO THE ROOFLINE USING
RESTORATION MORTAR TO MATCH THE ORIGINAL AS
CLOSE AS POSSIBLE.

CONTACT INFORMATION:

APPLICANT

Name: DALE McNEILL
Address: 723 CONGRESS ST.
PORTLAND, ME.
Zip Code: 04102
Work #: 773-6481
Cell #:
Fax #: 756-7692
Home: 756-7631 EXT. 134
E-mail: THEINNOVATIVE.RR.COM

PROPERTY OWNER

Name: C+C BUILDERS INC.
Address: PO BOX 463
PORTLAND, ME.
Zip Code: 04112
Work #: 7736481
Cell #: ~~773-6481~~
Fax #: 207-221-7559
Home:
E-mail: SAME

BILLING ADDRESS

Name: C+C BUILDERS INC.
Address: PO BOX 463
PORTLAND, ME.
Zip: 04112
Work #:
Cell #: ~~302-47957736481~~
Fax #: 207-221-7559
Home:
E-mail:

ARCHITECT

Name:
Address:
Zip:
Work #:
Cell #:
Fax #:
Home:
E-mail:

CONTRACTOR

Name: LADD BROS. + GILLIAN MASONRY
Address: PO BOX 612
PORTLAND, ME.
Zip Code: 04104
Work #: 883-9292
Cell #:
Fax #:
Home:
E-mail:

Dale McNeill
Applicant's Signature

[Signature]
Owner's Signature (if different)

Historic Preservation Application Fee Schedule:

- **Administrative Review** (for minor or standard alterations) \$50.00
- **HP Board Review** \$100.00
- **HP Board Review for major projects** involving new construction or building addition exceeding 1000 sq. ft. or comprehensive rehabilitation/redesign of existing structures \$750.00
- **After-the-fact Review** (for work commenced without advance approval) \$1000.00
- **Sign Review** for signs in historic districts \$75.00

Noticing/Advertisements for Historic Preservation Review

- Legal Advertisement: Percent of total bill
- Notices: .75 cents each
(notices are sent to neighbors prior to any workshop or public hearing meetings)

Activities Requiring Approval in Historic Districts

If your property is located within a historic district or is an individually designated historic structure, it is necessary to receive approval before proceeding with any exterior alteration, construction activity or site improvement that will be visible from a public way. Following is a list of activities requiring review.

Please check all those activities that apply to your proposed project.

Alterations and Repair

- Window and door replacement, including storms/screens
- Removal and/or replacement of architectural detailing (for example porch spindles and columns, railings, window moldings, and cornices)
- Porch replacement or construction of new porches
- Installation or replacement of siding
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Alteration of accessory structures such as garages

Additions and New Construction

- New Construction
- Building additions, including rooftop additions, dormers or decks
- Construction of accessory structures
- Installation of exterior access stairs or fire escapes
- Installation of antennas and satellite receiving dishes
- Installation of solar collectors
- Rooftop mechanicals

Signage and Exterior Utilities

- Installation or alteration of any exterior sign, awning, or related lighting
- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near clearly visible facades

Site Alterations

- Installation or modification of site features other than vegetation, including fencing, retaining walls, driveways, paving, and re-grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark contributing and/or contributing structure within a district

Note: Your project may also require a building permit. Please call Building Inspections (874-8703) to make this determination.

ATTACHMENTS

To supplement your application, please submit the following items, *as applicable to your project*. Keep in mind that the information you provide the Historic Preservation Board and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

Exterior photographs (required for all applications.) Include general streetscape view, view of entire building & close-ups of affected area.

Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions. All plans shall be submitted in 11" x 17" format except for major projects, where 22" x 34" plans are requested. Applicants for major projects should submit one (1) 11" x 17" copy for scanning purposes.

Details or sections, where applicable.

Floor plans, where applicable.

Site plan showing relative location of adjoining structures.

Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)

Materials - list all visible exterior materials. Samples are helpful.

Other(explain) _____

If you have any questions or need assistance in completing this form, please contact Historic Preservation staff: Deb Andrews (874-8726) or by e-mail at dga@portlandmaine.gov

Please return this form, application fee (see attached fee schedule), and related materials to:

Historic Preservation Program
Department of Planning and Urban Development
Portland City Hall, 4th Floor
389 Congress Street
Portland, ME 04101

**Application Deadlines for Historic Preservation Board Review
2011**

The Historic Preservation Board meets on the first and third Wednesday of each month. Meetings begin at 5:00 and are held in Room 209 of City Hall. Please confirm meeting time and location before your meeting, as unforeseen changes may occur.

In order for your proposal to be scheduled for a Historic Preservation Board meeting, **15 copies of your complete application, plus the application fee**, must be received by the Planning Division **no later than Wednesday, two weeks prior to the scheduled meeting**. (See application deadlines below.) Applications received after the deadline will be considered for a subsequent meeting.

Application Deadline	2011 Meeting Dates	
December 22, 2010	January 5	
January 5	January 19	
January 19	February 2	
February 2	February 16	
February 16	March 2	
March 2	March 16	
March 23	April 6	
April 6	April 20	
April 20	May 4	
May 4	May 18	
May 18	June 1	
June 1	June 15	
June 22	July 6	
July 6	July 20	
July 20	August 3	<i>Note: only 1 meeting in August</i>
August 24	September 7	
September 7	September 21	
September 21	October 5	
October 5	October 19	
October 19	November 2	
November 2	November 16	
November 23	December 7	<i>Note: only 1 meeting in December</i>

Note: Submission of an application by the deadline does not guarantee that you will be on the next meeting agenda. If the Planning Division receives more applications than can be reasonably reviewed in one meeting, staff reserves the option of postponing some items to the following meeting.

Standards for Review of Alterations to Historic Buildings

In considering an application for a Certificate of Appropriateness involving alterations, the Historic Preservation Board and Staff the following review standards, as provided in the City's historic preservation ordinance:

- (1) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the character-defining features of the structure, object or site and its environment or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All sites, structures and objects shall be recognized as products of their own time, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or elements from other properties shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right, shall not be destroyed.
- (5) Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall be treated with sensitivity.
- (6) Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
- (7) The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to structures and objects shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.



Certificate of Occupancy

LOCATION 723 Congress St 047-C-026

Issued to Bricvic Partners

Date of Issue 25 March 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980036, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire - First Floor
Entire - Second Floor
Entire - Third Floor
Basement - Entire
Limiting Conditions:

APPROVED OCCUPANCY

One Dwelling Unit Use Group: R2
Eight Rooming Units Type: 3B
Five Rooming Units Boca 1996
Three Dwelling Units

This certificate supersedes
certificate issued 20 Nov 1998

Approved:

3/25/99 *Tammy Munroe*

(Date) Inspector

R. Samuel Hoff

Inspector of Buildings

MMB
HAY

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



Certificate of Occupancy

LOCATION 723 Congress St CBL: 047-C-016

Issued to Bricovic Partners

Date of Issue November 20, 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 980036, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

2nd Floor
3rd Floor

8 Rooming Units
5 Rooming Units

Limiting Conditions:

Partial/2nd & 3rd Floor Only

Use Group R-2
Type 3B Construction
Boca 96

This certificate supersedes
certificate issued

Approved:

11/19/98 *Tommy Munson*
(Date) Inspector

[Signature]
Inspector of Buildings

[Handwritten initials]

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.