

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 071353

PERMIT ISSUED
NOV 7 2007
CITY OF PORTLAND

This is to certify that BAIRD ELIZABETH A /Br Pratt

has permission to replacing existing outside sidewalk using exact same footprint have historic approval.

AT 256 VAUGHAN ST 054 E008001

provided that the person or persons firm or person 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 when permission proceed before this building or part thereof is loaded or otherwise exposed-in-4 HOUR NOTICE 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

11/04/07 *Elizabeth Pratt*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1353	Issue Date: 11/6/07	CBL: 054 E008001
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Location of Construction: 256 VAUGHAN ST	Owner Name: BAIRD ELIZABETH A	Owner Address: 256 VAUGHAN ST	Phone:
Business Name:	Contractor Name: Brian Pratt	Contractor Address: 92 Leighton Road Falmouth	Phone: 2077973322
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

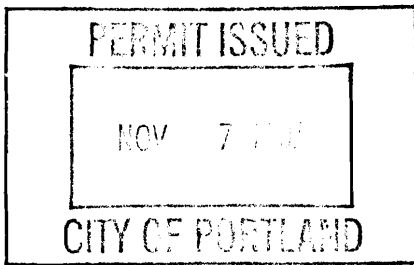
Past Use: Multi Family	Proposed Use: Multi-family - replacing existing outside stairway using exact same footprint - have historic approval. <i>legalese - 3 d.u. (perm. micohabe)</i>	Permit Fee: \$60.00	Cost of Work: \$3,500.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R-3</i> Type: <i>JB</i> <i>IRC-2003</i>	

Proposed Project Description: replacing existing outside stairway using exact same footprint - have historic approval.	Signature:	Signature: <i>11/6/07 CLM.</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: lmd	Date Applied For: 10/29/2007	Zoning Approval	
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- 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..

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>11/5/07</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 <i>Yes</i> <input type="checkbox"/> Not in District or Landmark <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 Date: <i>11/5/07</i>
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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	PHONE

11/28/07

65" From foundation; $7\frac{3}{4}$ X $10\frac{7}{8}$ Rough-in
all set. Make sure to notify historic
when final is complete. JGR

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1353	Date Applied For: 10/26/2007	CBL: 054 E008001
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Location of Construction: 256 VAUGHAN ST	Owner Name: BAIRD ELIZABETH A	Owner Address: 256 VAUGHAN ST	Phone:
Business Name:	Contractor Name: Brian Pratt	Contractor Address: 92 Leighton Road Falmouth	Phone (207) 797-3322
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi-family - replacing existing outside stairway using exact same footprint - have historic approval.	Proposed Project Description: replacing existing outside stairway using exact same footprint - have historic approval.
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Scott Hanson **Approval Date:** 11/05/2007
Note: See conditions in letter from Historic Preservation Board. **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/05/2007
Note: **Ok to Issue:**

- 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 permit is being issued with the understanding that all the work will take place within the existing footprint.
- 4) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 11/06/2007
Note: **Ok to Issue:**

- 1) Fastener schedule per the IRC 2003
- 2) The existing deck shall be inspected for adequate fasteners and bearing for spans, and modifications may be required
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) ANY exterior work requires separate review and approval thru Historic Preservation



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>256 Vaughan Street</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>54</u> <u>E</u> <u>8</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Elizabeth Baird</u> Address <u>256 Vaughan St</u> City, State & Zip <u>Portland, Me 04102</u>	Telephone: <u>232-6777</u> <u>781-7324</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>same</u> Address City, State & Zip	Cost Of Work: \$ <u>3500</u> C of O Fee: \$ _____ Total Fee: \$ <u>6000</u>
Current legal use (i.e. single family) <u>Single family thru family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family</u> Is property part of a subdivision? <u>no</u> / If yes, please name _____ Project description: <u>Replace existing outside stairway - will be put in exactly the same space</u>		
Contractor's name: <u>Brian Pratt</u> Address: <u>92 Heighton Road</u> cell <u>712-0719</u> City, State & Zip <u>Falmouth, Me</u> Telephone: <u>297-3322</u> Who should we contact when the permit is ready: <u>E. Baird</u> Telephone: <u>232-6777</u> Mailing address: <u>256 Vaughan St., Portland Me 04102</u>		

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 315 City Hall or call 874-8703.

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: Elizabeth A Baird Date: October 25, 2007

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

#00

October 25, 2007

Dear Ms. Andrews + Mr. Hanson,

Beginning as soon as possible I would like to replace my front steps at 256 Vaughan,

Brian Pratt, my contractor, is planning to use Tamarack (from Dennis Day, ^(SP or Scarborough) Running Hill Road) It is used in boat construction, is very hard + holds paint well.

Brian is going to make 5 sets of stringers using Hancock Lumber's # 2 pine boards heavily primed. We hope to use a West Marine oil based primer for boat decks + a finish coat w/ sand. (Maybe I'll have to wait till Spring for finished coat, depending on weather.

Thank you

① Brian Pratt - Oct 24, 07 on phone

Fir treads #130 - each
don't make it to sidewalk -

\$130 -
x 6

\$780 -
just for treads

run $10\frac{7}{8}$ + over hanging
for Scotia molding

I need 12" run

$11\frac{1}{2}$ "
 $1\frac{1}{8}$ "

$10\frac{3}{8}$ " run - would be $1\frac{1}{2}$ " $10\frac{3}{8}$ "

we need same projection as what is there -

12" tread - very nice - but they cup.
1" thick stock - all pieces radiated
on their edges -
more ~~stable~~ + less costly
stable

if he reduces ...

②

3 slats all radius, ease all 4 ends

normal slat

end radius

nice & durable -

City Hall

side view sketch rise & run

^{no} estimate yet

small spaces $\frac{1}{4}$ " or $\frac{1}{8}$ " in between slats

solid first tread w/ cup, ^{because} drier ~~off~~ _{on} upside
it will shrink on bottom.

permit

cost

"Hand off" to me to go to City Hall

① Tamarick - Dennis - Running Hill Rd ^{DAY} @ 25¢ (Brian, Oct 24)

resurfaced
treated
wood

it will check

it does not like to hold paint

Fir - Hard
decay resistant
strong but
very costly

\$ 16 a treated foot

Tamarick - in pine family
used in boat construction
holds paint well -

4 per' per
treated foot

1.30 per foot

net is \$250-

2x6 tongue + groove
1 1/16

points stock + stair stringers - he saw
30 points - 5 sets of stringers

Hancock lumber #2 no board + heads, brimed

②

oil base primer on Tamarick

W. Marine - marine paint -
1 qt. for decking - for primer +
trim finish -

enamel can be slippery

30/50 y. steps -

2800
705

\$ 3500 -

ripping it out vs/ repairing
is OK.

City Building permit

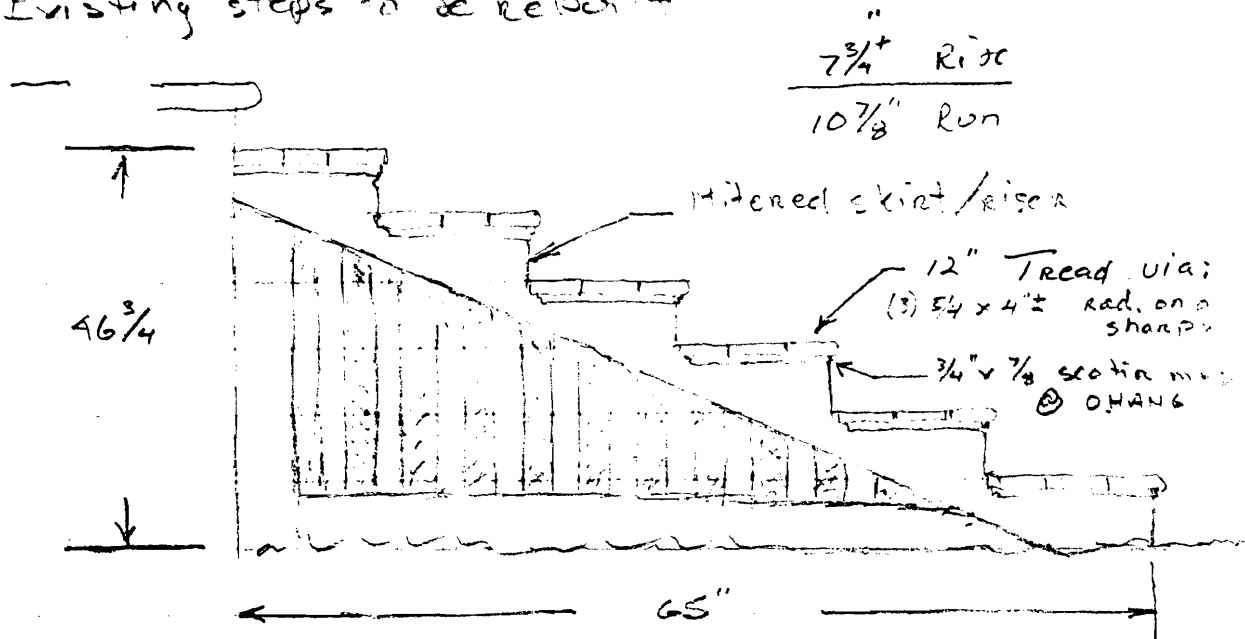
E. BAIRD 232-6777, owner

B. Pratt 712-0719 contractor

number
C-12

B. Baird 256 VAUGHN ST., PORTLAND 04102

* Existing steps to be rebuilt



* Existing wall to be rebuilt

**CITY OF PORTLAND
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

This is to certify that

ELIZABETH BARKS

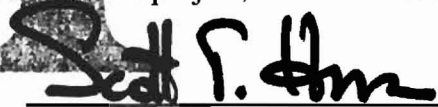
has received approval

STAIR REPLACEMENT

at

24 VAUGHAN ST.

provided that the person or persons, firm or corporation accepting this Certificate shall comply with all other applicable 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 the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.



Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

John Turk, Chair
Rick Romano, Vice Chair
Otis Baron
Martha Deprez
Kimberley Geyer
Ted Oldham
Cordelia Pitman

November 1, 2007

Elizabeth Baird
256 Vaughan Street
Portland, Maine 04102

Re: Front stair replacement (5 Clifford) Street

Dear Ms. Baird,

On November 1, 2007, this office reviewed and approved your request for a Historic Preservation Certificate of Appropriateness for front stair replacement at 256 Vaughan Street.

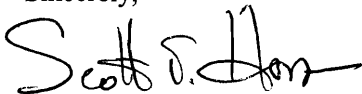
Approval is subject to the following conditions:

- Pressure-treated wood shall not be used on any finished surfaces, including treads.
- All exposed surfaces, including treads, to be painted.
- Approval subject to final inspection by Historic Preservation staff.

All improvements shall be carried out as described and shown on application submitted 10/26/07, and to comply with the conditions above. Changes to the agreed upon 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.

Sincerely,



Scott T. Hanson
Preservation Compliance Coordinator

cc: Approval File

*My copy
of Board*

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

John Turk, Chair
Rick Romano, Vice Chair
Otis Baron
Martha Deprez
Kimberley Geyer
Ted Oldham
Cordelia Pitman

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 Development, Portland City Hall, 389 Congress Street, 4th Floor, Portland, Maine, 04101.

Following a preliminary review of your application by staff, you may be asked to submit additional information. Staff will work with you to encourage work consistent with the standards provided. *ours* ~~Minor projects~~, such as signage and awning installations, are reviewed and approved at the staff level. For projects requiring Board review, the application should be submitted **at least two weeks** before the desired meeting date of the Historic Preservation Committee. The Board meets on the first and third Wednesdays of each month.

Enclosed is a copy of the application fee schedule. If an application requires Board review, applicants are also responsible for reimbursing the City for the cost of a legal ad and noticing of abutters.

If you have questions or need assistance in completing this form, please contact me at 874-8726 or Scott Hanson, Preservation Compliance Coordinator at 756-8023.

Sincerely,

Deborah G. Andrews
Historic Preservation Program Manager



Date: _____

**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 ADDRESS: 256 Vaughan Street

CBL (Chart-Block-Lot): _____

APPLICANT:

Name: Elizabeth Baird

207-232-6777 cell

Telephone: 207-781-7324

Company, if applicable: n.a.

Address: (n.a.) 256 Vaughan St., Portland, Me
04102

PROPERTY OWNER (if different):

Name: same

Telephone: _____

Address: _____

Architect (if any): _____

Contractor of Builder (if any): Brian Pratt, 92 Heighton Rd. (712-0719)
Falmouth, Me, 04105

Elizabeth Baird
Applicant's Signature

same
Owner's Signature (if different)

BILL TO: (Please list contact information for future advertising expenses)

Name: same

Telephone: _____

Company, if applicable: _____

Address: _____

APPLICATION FEE:

See page 7 for fee schedule. Please submit fee with completed application.

DESCRIPTION OF PROJECT:

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, and/or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

Replace front steps.
See photos

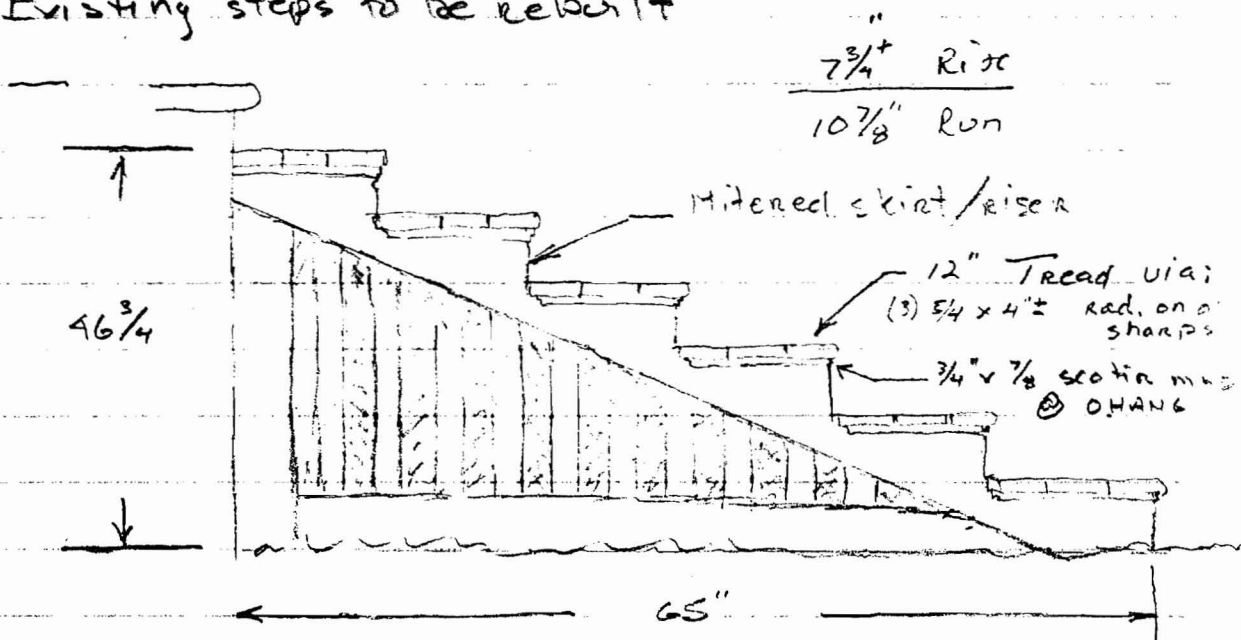
City Building perm

E. BAIRD 232-6777, owner
B. Pratt 712-0719 contractor



B. Baird 256 VAUGHAN ST., PORTLAND 04102

* Existing steps to be rebuilt



* Existing rail to be re-installed



TOP ↘

TOP

