

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

**BUILDING DEPARTMENT**

**PERMIT**

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
Permit Number: 050405  
JUL 27 2005  
CITY OF PORTLAND

This is to certify that West Brackett Inc/Nathan Haines  
has permission to Reconstruct front stairs to original historical look.  
AT 285 Brackett St City of Portland, Oregon 97201

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Oregon 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 closed-in.  
48 HOUR NOTICE IS 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 \_\_\_\_\_  
DepartmentName

*[Signature]* 7/26/05  
Director - Building Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**Building or Use Permit Application**

(207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0405	Issue Date: <b>PERMIT ISSUED</b> JUL 27 2005	City: 054 F041001
Owner Name: West Brackett Inc	Owner Address: 104 Grant St	Phone: 207-761-0832
Contractor Name: Nathan Hawkes	Contractor Address: 11A Plummet Road, Portland	Phone: 925669
Phone: n/a	Permit Type: Alterations - Multi Family	Zone: R6

Owner Name: West Brackett Inc	Owner Address: 104 Grant St
Contractor Name: Nathan Hawkes	Contractor Address: 11A Plummet Road, Portland
Phone: n/a	Permit Type: Alterations - Multi Family

12 Units / Reconstruct front stairs to

*exp use twelve (12) dwellings (residential) / unit*

\$48.00	\$2,233.00	2
INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i>		
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>

Proposed Project Description:  
Reconstruct front stairs to original historic look.

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: *gg* Date Applied For: *0411412005*

**Zoning Approval**

- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<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	<input type="checkbox"/> Not in District or Landmar <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>6/28/05</i>	Date: _____	Date: <i>7/7/05</i>

*D. Andrews*  
*7/7/05*

**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

# Application for Exemption From Building Code Railing Height Requirements

\* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

Nathan Hawkes  
Applicant  
105 Spring St. Westbrook  
Applicant's Mailing Address  
939-2905 cell  
Contact Person/Phone Number

7/22/05  
Application Date  
205 Brackett St.  
Address of Subject Property

Description of Project (please attach photograph of existing conditions and/or plan of project):

front stairs of 205 Brackett Reconstruction  
permit already on file & approved

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units): 11.7
2. Proposed Use, if applicable: No change
3. The distance from the porch deck to the ground: on file
4. The number of existing stair risers: on file
5. The current railing height and/or documented original railing height: on file
6. The railing height requested: 3ft"

## Planning Office Use Only:

Historic Preservation Committee/Staff Recommendation: Staff recommends  
lower railing height to maintain  
historic proportions. John Andrews

Inspections Staff Recommendation: OK PER SECTION 1002.5  
OF THE EXISTING BUILDING  
CODE

Exemption Granted  Conditional Exemption  Exemption Denied

Signature: [Signature] Date: 7/26/05

# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 05-0405	<b>Date Applied For:</b> 04/14/2005	<b>CBL:</b> 054 F041001
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<b>Location of Construction:</b> 285 Brackett St	<b>Owner Name:</b> West Brackett Inc	<b>Owner Address:</b> 104 Grant St	<b>Phone:</b> 207-761-0832
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Nathan Hawkes	<b>Contractor Address:</b> 11A Plummer Road Gorham	<b>Phone:</b> (207) 892-5669
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Project Description:</b> Reconstruct front stairs to original historic look.	
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**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 07/07/2005

**Note:** **Ok to Issue:**

- 1) Handrails to be installed at outside ends of steps. The center handrails shown on subnuttred drawings are to be eliminated.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/28/2005

**Note:** 4120105 gave to Gayle - no plot plan submitted as required - **Ok to Issue:**

6/28/05 just received the plot plan

- 1) 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.
- 2) This property shall remain a twelve (12) residential family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 01/26/2005

**Note:** **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

## Comments:

5/5/05-gg: left message on April 20th with Nathan to bring in a plot plan, No plot plan has yet been subnuttred. This permit is on hold. //gg

7/20/05-tmm: left message - need height of rails, graspable handrails, waiver for treads/rise/guards, and 6" diameter rule for rails and stairs.

7/22/05-tmm: met w/builder - ok to issue.

57.11 gpt

# 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.

Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>034</u> Block# <u>F</u> Lot# <u>041</u>	Owner: <u>Tom Watson/Port Properties</u>	Telephone: <u>761-0832</u>	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Nathan Hawkes</u> <u>11 Plummer Rd, 939-2905</u> <u>Corham, Me. 04038</u>	Cost Of Work: \$ <u>2233.<sup>00</sup></u>	Fee: \$ <u>48.00</u>
Current use: <u>Multi-Family</u> <u>12 units</u>			
if the location is currently vacant, what was prior use: <u>N/A</u>			
Approximately how long has it been vacant: <u>N/A</u>			
Proposed use: <u>Reconstruct <sup>Hand</sup> Stairs to original historic look</u>		<div style="border: 1px solid black; padding: 5px; text-align: center;"> DEPT. OF BUILDING INSPECTIC CITY OF PORTLAND, ME   APR 13 2005   RECEIVED </div>	
Project description:			
Contractor's name, address & telephone:			
Who should we contact when the permit is ready: <u>Applicant above</u>			
Mailing address: <u>see above applicant</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>939-2905</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: <u>Nathan Hawkes</u>	Date:
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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

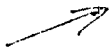
## DESCRIPTION OF PROJECT:

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.

- Removal of existing stair sets (2) and Replace with continuous treads and risers to accept both Entries. Railings to accommodate either end per historic specs
- Protrusion of stairs to be of equal distance from house to sidewalk as existing
- Treads to be 5/8" x 6 cedar
- Risers, skirt trim and skirt stals to be pine
- Bottom skirt trim and bottom Riser to be pressure treated
- Railings to be cedar stock 5/8" grip
- balusters to be 2x2 Fir
- Post cap to be stock cedar (sloped)
- stair stringers 2x12 Pressure treated 2' OC.



285 BRACKETT ST.



WEST ELEVATION TO REMAIN CLAPBOARDS.



2000 +

0-4-15-41

Surveyed by *W. H. ...*

(Remarks on other Side)

*W. H. ...*



285 Brackett



ESE View



WNW View

285 Brackett St



Full frontal view



Detail of existing stoops

285 Brackett St.



Detail of sidewalk pattern