

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK **CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT **PERMIT**

Permit Number: 030836

This is to certify that Dennis Martin/Applicant

has permission to Replace Existing Front Stairs

AT 217 Brackett St

055 D017001

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
given and when permission procured
before this building or part thereof
labeled or closed-in.
HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

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: 03-0836 | Issue Date: | CBL: 055 D017001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|-------------------------------|---|--------------------|
| Location of Construction: 217 Brackett St | Owner Name: Dennis Martin | Owner Address: 217 Brackett St | Phone: 653-8076 |
| Business Name: | Contractor Name: Applicant | Contractor Address: Portland | Phone: |
| Leasee/Buyer's Name | Phone: | Permit Type: Alterations - Dwellings | Zone: R6 |

| | | | | |
|---|---|---|---|--------------------|
| Past Use: Residential Condominiums | Proposed Use: Residential Condominiums | Permit Fee: \$39.00 | Cost of Work: \$2,000.00 | CEO District: 3 |
| Dwelling 2-unit condominium Proposed Project Description: Replace Existing Front Stairs | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i> | INSPECTION: Use Group: R-2 Type: SB BOCA 99 | |
| | | 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: gad | Date Applied For: 07/15/2003 | 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 <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>7/30/03</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 | Historic Preservation <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>7/30/03</i> |
|--|--|---|

CERTIFICATION

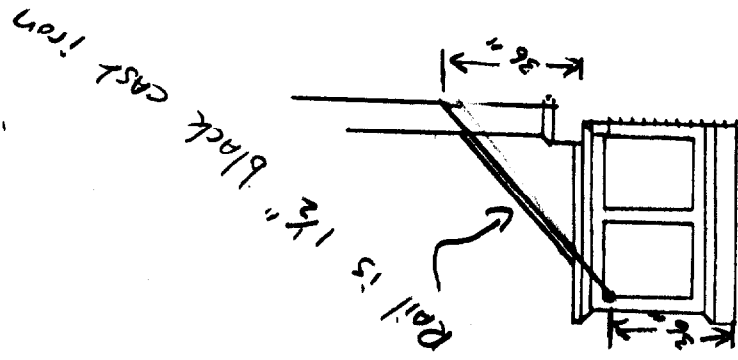
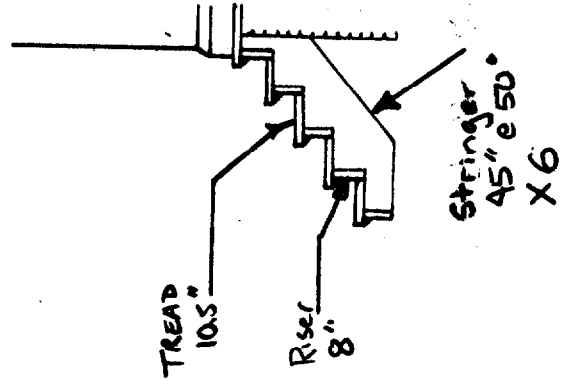
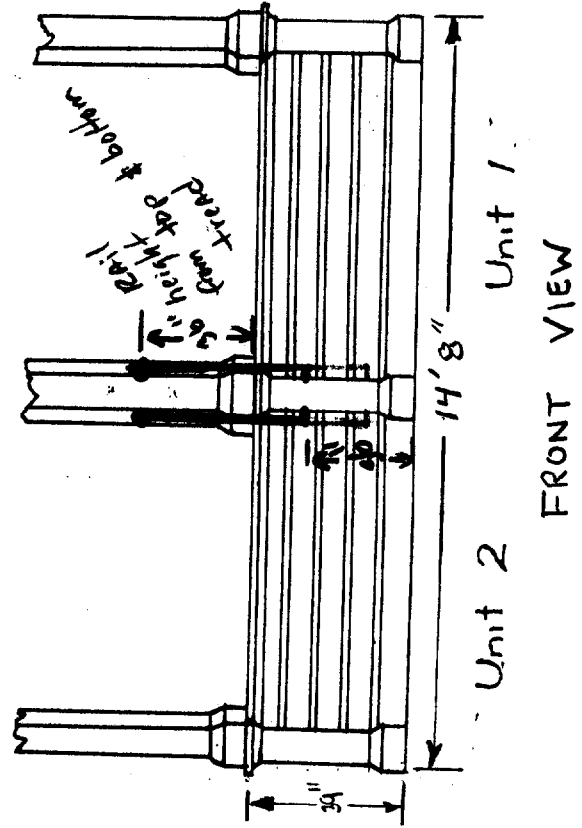
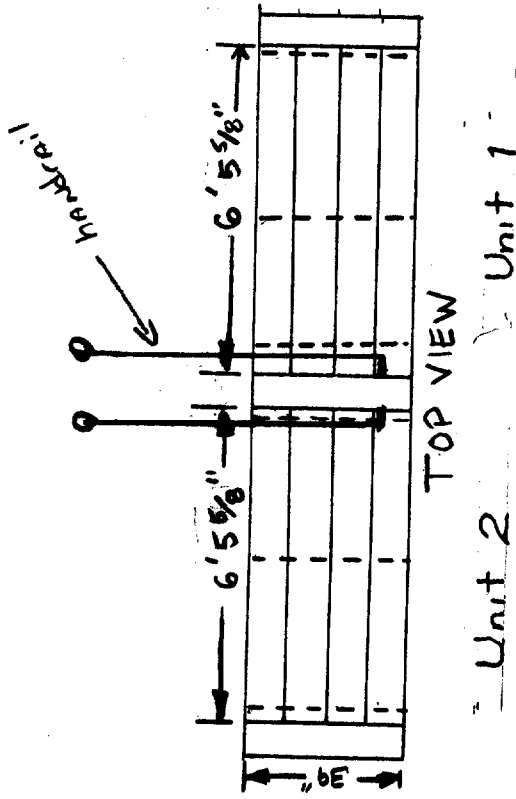
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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 |
|---|------|-------|

Scale $\frac{1}{4}$ inch = 1 foot

217-219 CONDOMINIUM
ASSOCIATION



03-0836

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>217-219 Brackett St.</u> | | |
| Total Square Footage of Proposed Structure <u>75 sq feet</u> | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# <u>55</u> Block# <u>D</u> Lot# <u>17</u> | Owner: <u>217-219 Condo Assoc.</u> | Telephone: <u>Dennis Mark</u> <u>653-8076</u> |
| Lessee/Buyer's Name (if Applicable) <u>N/A</u> | Applicant name, address & telephone: <u>Dennis Martin</u> <u>217 Brackett St.</u> <u>Portland 828-8625</u> | Cost Of Work: <u>\$2000.00</u> Fee: <u>\$39.00</u> |
| Current use: <u>residential</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>same</u> | | |
| Project description: <u>replace common front steps</u> | | |
| Contractor's name, address & telephone: | | |
| Who should we contact when the permit is ready: <u>Dennis Martin 653-8076</u> | | |
| Mailing address: <u>217 Brackett St.</u> <u>Portland ME 04102</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>653-8076</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>[Signature]</u> | Date: <u>7/11/03</u> |
|--|----------------------|

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

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

July 15, 2003

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

Dennis Martin
217-219 Condominium Association
217 Brackett Street
Portland, Maine 04102

Re: Front step replacement – 217/219 Brackett Street

Dear Mr. Martin:

On July 11, 2003, this office reviewed and approved your request, on behalf of 217-219 Condominium Association, for a Certificate of Appropriateness. Approval is for the replacement of the existing front steps at 217/219 Brackett Street.

Approval is subject to the following conditions:

- That the width of the cheekwalls match the width of the porch pilasters. Outside faces of cheekwalls to feature recessed panels with transitional molding.
- That the treads and risers conform to City specifications (excerpted from *Guidelines for Porch Repair and Replacement*).
- That handrails, if deemed necessary, be limited to simple iron railings, painted black.

All improvements shall be carried out as shown on plans and specifications dated 6/29/03, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work that 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,



Deborah G. Andrews
Historic Preservation Program Manager

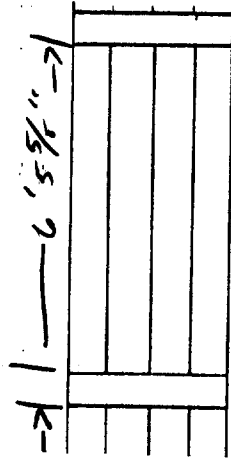
Cc: Sam and Linda Saltonstall
Approval File

217-219 CONDOMINIUM
ASSOCIATION

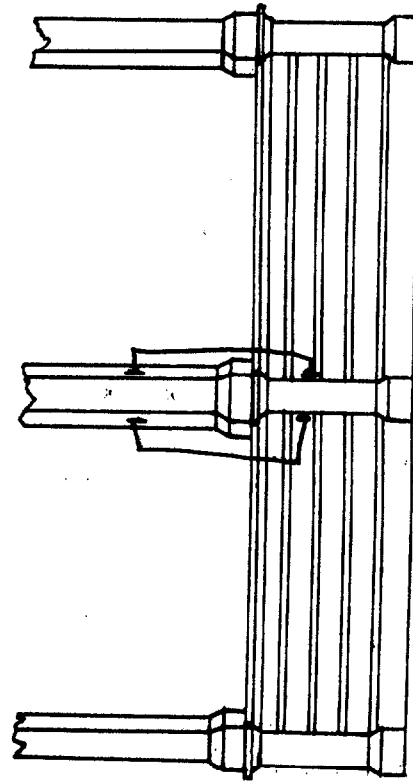
Replace existing steps with
new ones. Submission to Historic
Preservation on 6/30/03. Verbal approval
with modifications by D. Andrews
7/11/03. - A A

7/11/03.

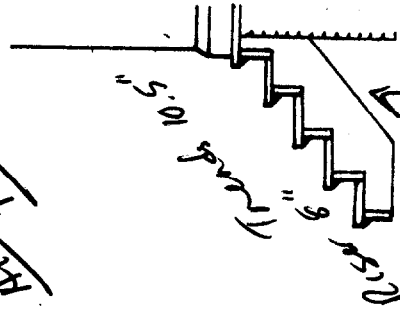
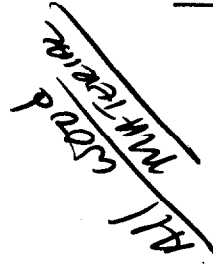
D. Nash



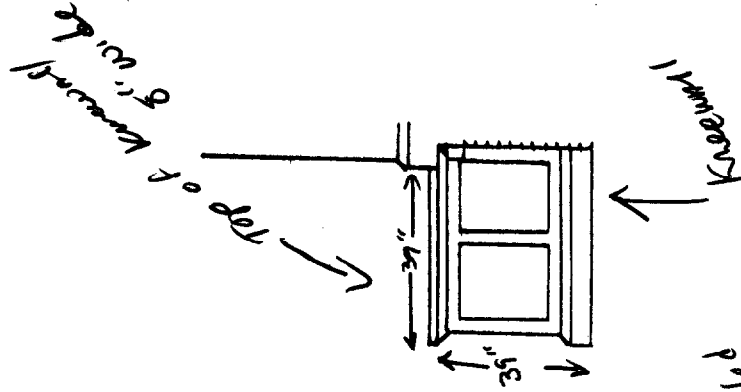
Unit 1



Unit 2 ← 14' 8" → Unit



97X
Sh
C-2
Sh
Sh





Residential Building Permit Application Checklist

All of the following information is required and must be submitted in order to help insure an expeditious permitting process.

A complete set of construction drawings must include:

- ☐ Cross sections w/framing details
- ☐ Detail of any new walls or permanent partitions
- ☐ Floor Plans & Elevations
- ☐ Window and door schedules
- ☐ Foundation plans with required drainage and damp proofing (if applicable)
- ☐ Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are **additions** to the **footprint** or volume of the new or existing structure(s), **drawings** is **required** and must include:

NO ADDITIONS TO EXISTING FOOTPRINT

- ☐ The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines drawn to scale. Structures include decks porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown.
- ☐ Boundary survey to scale showing north arrow; zoning district and setbacks
- ☐ First floor sill elevation (based on mean sea level datum)
- ☐ Location and dimensions of parking areas and driveways
- ☐ Location and size of both existing utilities in the street and the proposed utilities serving the building
- ☐ Location of areas on the site that will be used to dispose of surface water
- ☐ Existing and proposed grade contours
- ☐ Silt fence locations

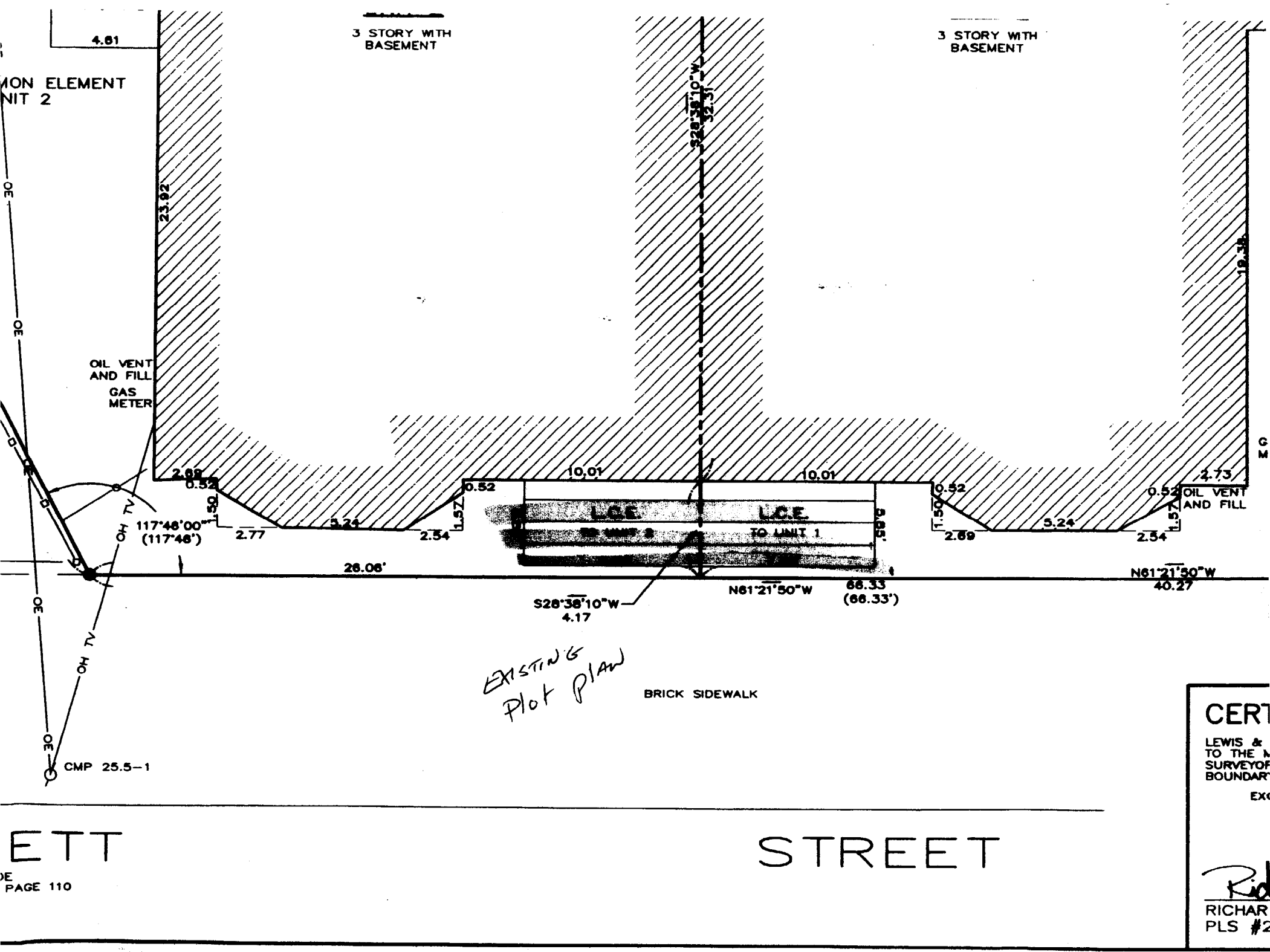
Surveyor's monuments must be in place and the lot staked for a setback inspection.

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

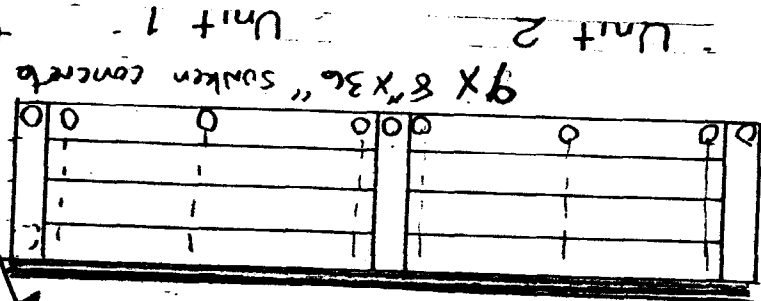
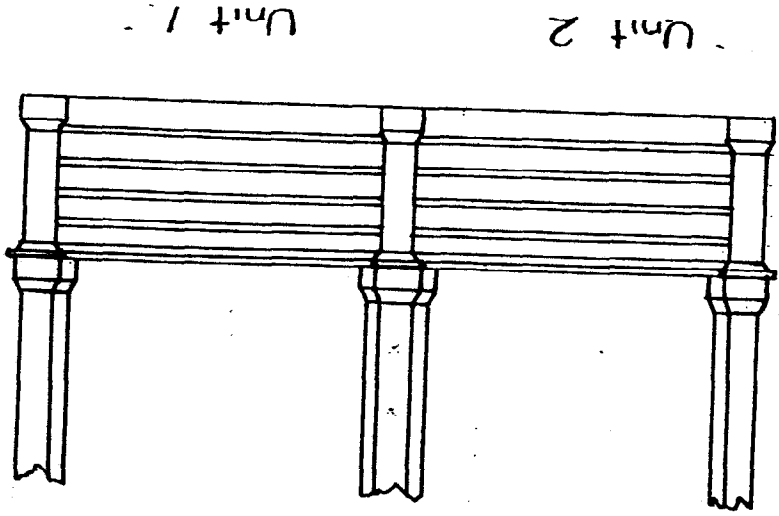
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Footings & Header Detail



Needs to be up

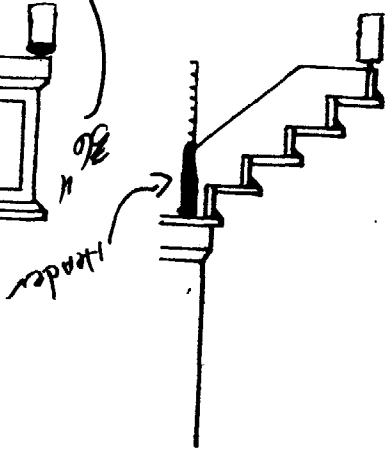
Header is 2x2"x8"x14'8"

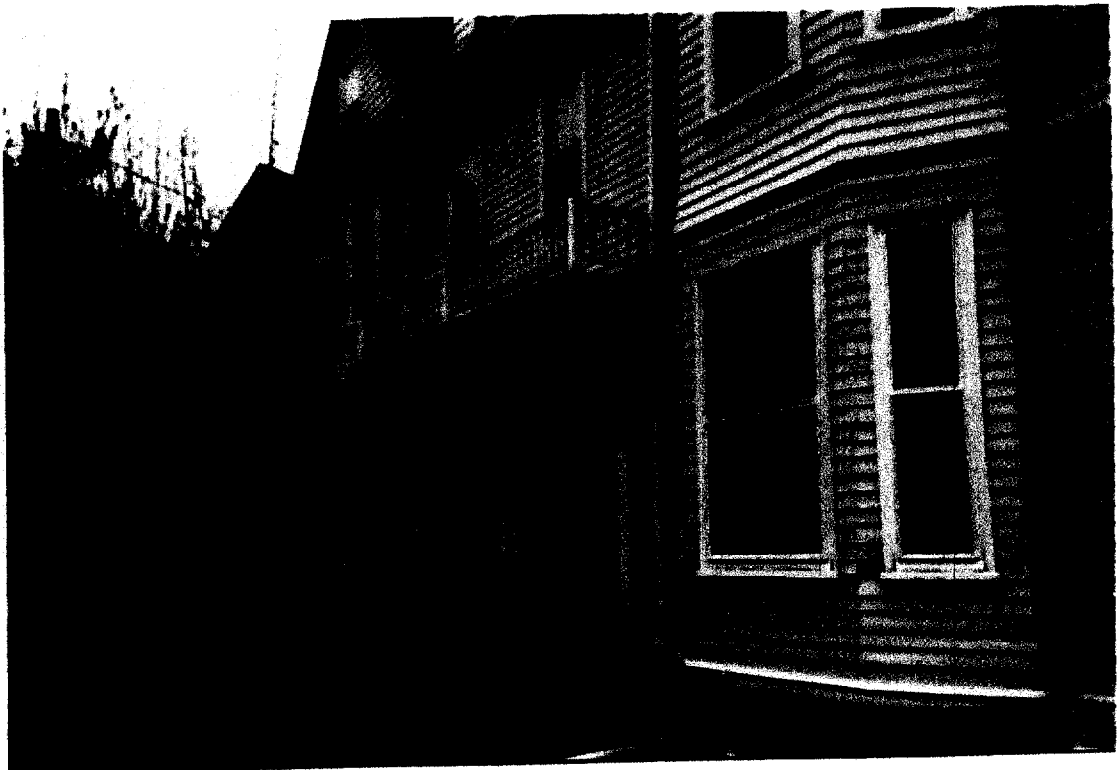
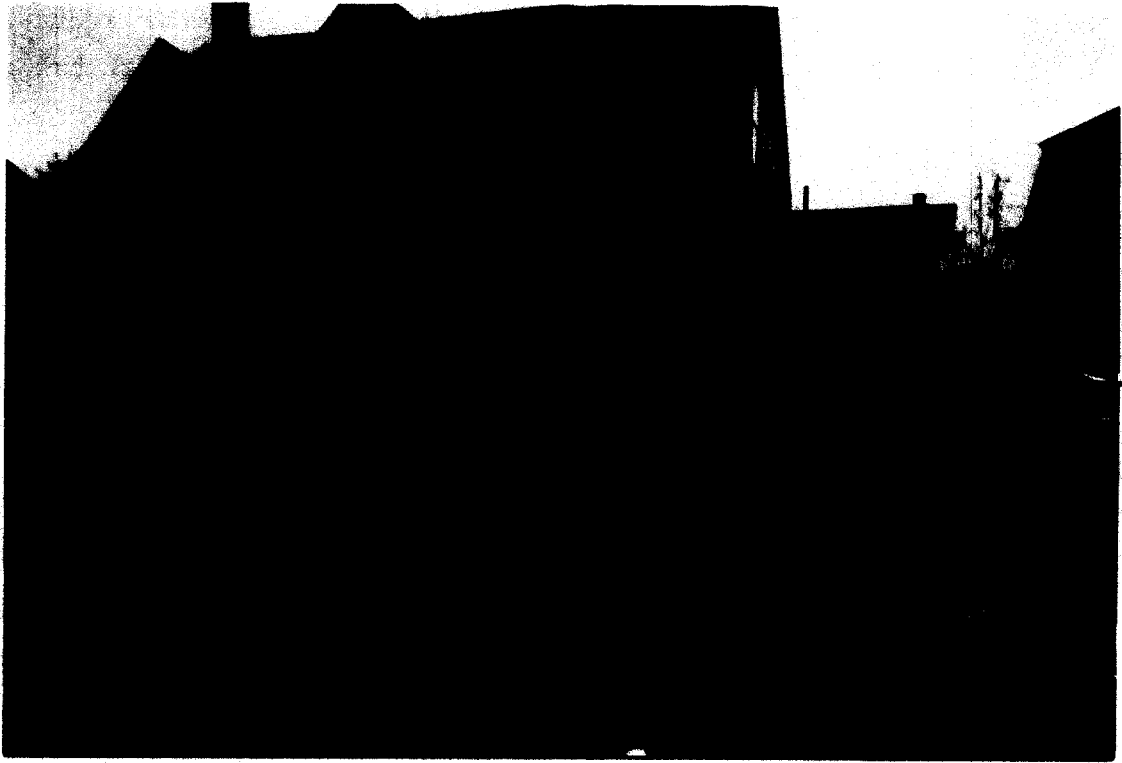
EXISTING structure to existing sill and brick foundation

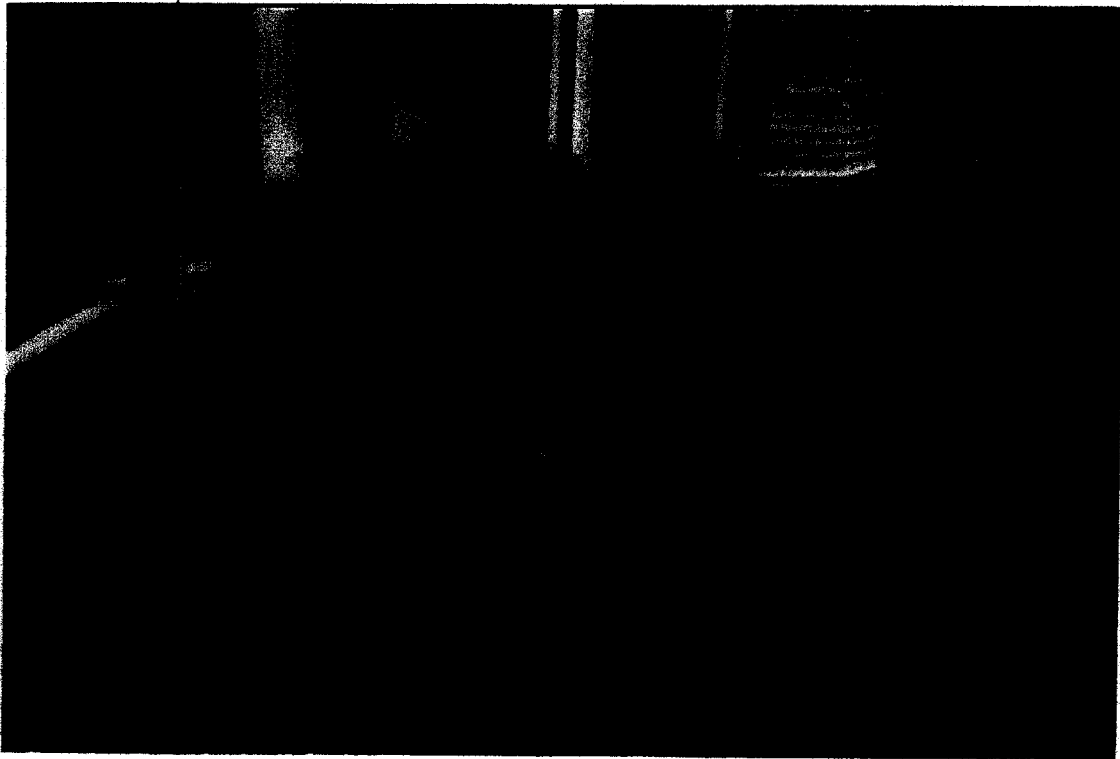
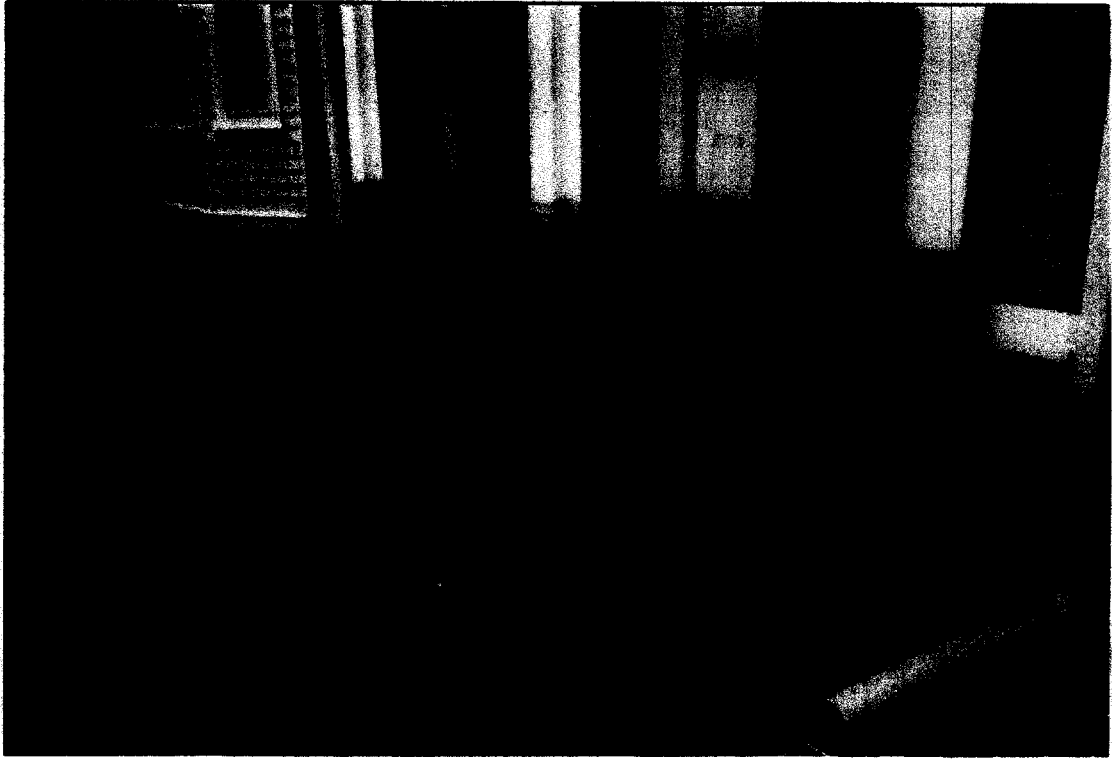
to support stringers & kneewalls

8" spaced tubes
sunk to 36"
with threaded
bolt for placement
of kneewall base

Will extend
on sides
of steps







217



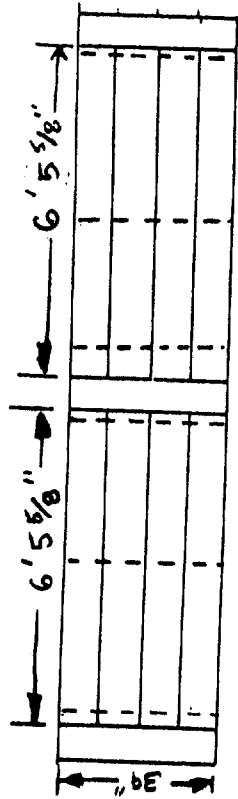
ed by

Wm. B. Co.

(Remarks on other Side)

Scale $\frac{1}{4}$ inch = 1 foot

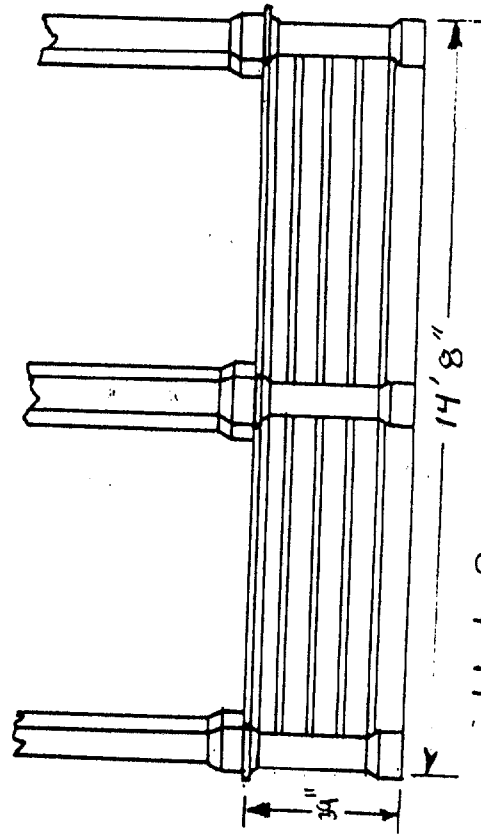
217-219 CONDOMINIUM
ASSOCIATION



TOP VIEW

Unit 2

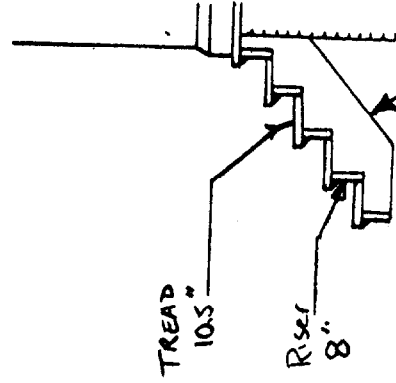
Unit 1



FRONT VIEW

Unit 2

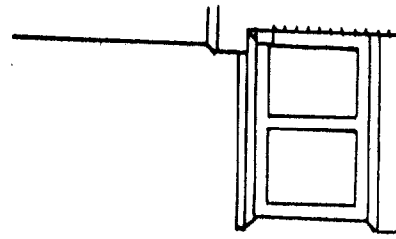
Unit 1



TREAD
10 1/2"

Riser
8"

Stringer
45" e 50°
X 6



side View 2
of
Knee wall
Showing trim
detail

June 30, 2003

To: City of Portland, Maine
Historic Preservation Committee
Department of Planning and Development

From: Dennis B. Martin- Treasurer
217-219 Brackett Street Condominium Association

Re: Replacement of front steps at 217-219 Brackett Street

The owners of Unit 1 (Martin/Tanguay) and Unit 2 (Saltonstall) of 217-219 Brackett Street share common front steps, which need to be replaced immediately (see attachment A). On behalf of the association, we request a certificate of appropriateness for the replacement of the current steps. The existing steps consist of old pressure treated decking over pine stringers and were constructed prior to 1997. It is our belief that these are not the original steps, as we have obtained a 1924 tax assessors photocopy (see attachment B), which shows two knee walls, which do not exist today.

Should our application be approved, it is the intent of the owners of the property to demolish the existing steps and replace them with materials and design reflecting the steps seen in the 1924 photograph. Our design reflects all-wood construction, consisting of pressure-treated support structures (stringers and sill plates), southern white pine for knee-wall construction and trimming of risers and red or white cedar for the decking. A third knee-wall, not seen in the 1924 photo, would be incorporated into the new steps to lend balance to the structure, and to provide a support for two single handrails (not shown) to meet current safety codes. Please see the attached plans for dimensions and specifications.

Finally, upon completion of the stair replacement project, the stairs will be painted to match the existing colors found on the building, which was painted in 2002. (See Attachment C.)

Thank you.



Date: 6-29-03

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: 217-219 Brackett St.

CBL (Chart-Block-Lot): 55-D-17

APPLICANT:

Name: 217-219 Condominium Association Telephone: 828-8625

Company, if applicable: _____

Address: 217 Brackett St.
Portland, ME 04102

PROPERTY OWNER (if different):

1) Name: Dennis Martin & Heather Tanougy Telephone: 828-8625

2) Sam & Linda Saltonstall

Address: _____
1) 217 Brackett St.
2) 219 Brackett St.

Architect (if any): N/A

Contractor of Builder (if any): N/A

Dennis Martin - Treasurer
217-219
Associates
Applicant's Signature

Samuel S. Saltonstall
Owner's Signature (if different)

APPLICATION FEE:

See page 4 for fee schedule. Please submit fee with completed application.

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 02-0873

Issue Date: SEP - 3 2002

CBL: 055 D017001

| | | | | | | | |
|---|--|---|--|--|--|-----------------------------|--------------------|
| Location of Construction: 219 Brackett St | | Owner Name: <u>Saltan Stall</u> Panguy Heather L & | | Owner Address: 217 Brackett St | | Phone: 774-8152 | |
| Business Name: | | Contractor Name: Ted Morse | | Contractor Address: 57 Deering Street Portland | | Phone: | |
| Lessee/Buyer's Name | | Phone: | | Permit Type: Additions - Duplex | | | Zone: R-6 |
| Past Use: 2 Unit Condo | | Proposed Use: 2 Unit Condo w/4'x5' porch and 5'x4' stairs | | Permit Fee: \$30.00 | | Cost of Work: \$1,000.00 | CEO District: 3 |
| Proposed Project Description: Construct a 4'x5' porch w/5'x4' stairs | | FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> | | INSPECTION: Use Group: <u>R-3</u> Type: <u>SB</u> <u>BOCA 99</u> | | | |
| | | | | 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: jmy | Date Applied For: 08/05/2002 | Zoning Approval | | |
| <ol style="list-style-type: none"> 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 <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied <i>using H-433 to allow 5.5' to the side property line</i> <i>ok with conditions</i> Date: <u>8/13/02</u> | 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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>to D.A 8/13/02</i> Date: _____ |

call for pre-imp

MA 8/29/02

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 _____