

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: 03-0553	Issue Date: MAY 22 2003	CBL: 056 D031001
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Location of Construction: 43 Spruce St	Owner Name: Buchanan David	Owner Address: 43 Spruce St	Phone: 774-6533
Business Name:	Contractor Name: Raymond Keith	Contractor Address: 1 Bowdoin St. Portland	Phone: 2078719348
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: R6

Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$303.00	Cost of Work: \$40,000.00	CEO District: 3
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOA 1999 Signature: JMB 5/22/03
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Proposed Project Description:
 2nd Floor renovations, dormers and structural ridge
Remove Chimney

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Permit Taken By: jmb	Date Applied For: 05/22/2003
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Zoning Approval

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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>JMB 5/22/03</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 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 type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>See approval from D.A. JMB</i>
	<i>Approved sec. 14-436 allows 80% expansion</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 _____

1/28/03 PRE-Close in inspection. Contractor had? regarding

Ridge Beams.

-28-03

checked framing/headers
Bedroom window Not yet installed
& ridge & collar for
structural MW

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Permit No: 03-0553	Date Applied For: 05/22/2003	CBL: 056 D031001
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Location of Construction: 43 Spruce St	Owner Name: Buchanan David	Owner Address: 43 Spruce St	Phone: () 774-6533
Business Name:	Contractor Name: Raymond Keith	Contractor Address: 1 Bowdoin St. Portland	Phone: (207) 871-9348
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family	Proposed Project Description: 2nd Floor renovations, dormers and structural ridge
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 05/22/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) This property is legally non-conforming as to setbacks and sec. 14-436 allows an 80% expansion of the first floor footprint which would be 764 sq. Ft. Which is well over what the new dormers would increase. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) 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: Jeanine Bourke	Approval Date: 05/22/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Any changes or modifications in the structural details of the work will need to be submitted to this office 2) See historic review approval 3) Exterior deck work is not approved with this permit - must be amended 4) Separate permits are required for any electrical or plumbing work. 			

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>43 Spruce St.</u>		
Total Square Footage of Proposed Structure <u>1600 sq'</u>	Square Footage of Lot <u>4613</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>D</u> Lot# <u>31</u>	Owner: <u>David Buchanan</u>	Telephone: <u>774-6533</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Ray Keith</u> <u>1 Bowdoin St. Port Me.</u> <u>871-9348</u>	Cost Of Work: \$ <u>40,000</u> Fee: \$ <u>303.00</u>
Current use: <u>Single Family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Single Family</u>		
Project description: <u>2nd Floor renovation - Dormers - structural ridge</u> <u>Remove Chimney</u>		
Contractor's name, address & telephone: <u>Raymond T. Keith</u> <u>1 Bowdoin St - Portland ME.</u>		
Who should we contact when the permit is ready: <u>Ray Keith</u> <u>04102</u>		
Mailing address: <u>home # 871-9348 pqr. 870-7015</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:		

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>Ray T. Keith</u>	Date: <u>5/22/02</u>
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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

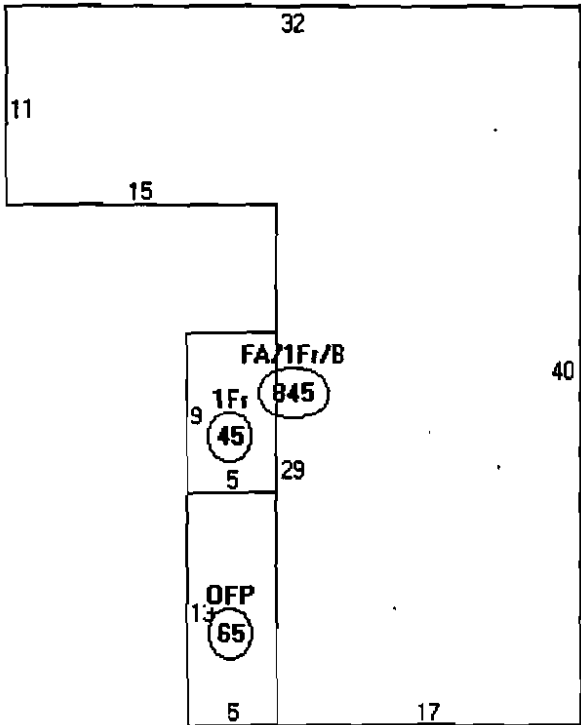
DESCRIPTION OF PROJECT

The house at 43 Spruce Street was constructed in approximately 1860. According to the previous owner, it was built as part of a dairy operation, probably as a distribution center for the neighborhood. We do not know when it was converted to single family use.

This project involves a thorough rehabilitation of the house. Improvements will bring back many historic features that have been lost through previous alterations. Changes will include:

- Repair or replacement in kind of all siding and trim with cedar. Asbestos siding was removed in February.
- Replacement of all windows with Marvin double-hung wood windows (see brochure). Most existing windows are vinyl replacement, though several older windows exist. The replacements will duplicate the originals as closely as possible.
- Addition of decorative trim and shutters at front windows to match 1924 tax photo.
- Replacement of rotting kitchen steps with new wood steps, and addition of railings.
- Alteration of existing railings at main entrance to strengthen them and meet code regulations.
- Replacement of plywood kitchen door.
- Alterations to roofline to resolve problems with living areas. There is no cross-ventilation in the 2 bedrooms, and space and light are severely restricted by the low roofline. Extension of existing dormer, and addition of new dormers, have been laid out to have minimal impact on the roofline as seen from the street.
- Replacement of asphalt shingle roofing in kind, and removal of plastic vents.
- Removal of back chimney, which has no function, is not visible from the street, and is in very poor repair.
- Replacement of aluminum gutters with wood, and addition of wood gutters on all sides, including those currently without gutters.
- Removal of extensive concrete paving adjacent to house and replacement with crushed stone, loam, and flagstones.
- Removal of concrete walk and replacement with crushed stone.
- Replacement of asphalt parking area with brick, to match the sidewalk.
- Replacement of rotting fences with picket style from Four Season Fences (see photo).

Please see attached plans and photos for details.



Descriptor/Area

- A: FA/1Fr/B
845 sqft
- B: DFP
65 sqft
- C: 1Fr
45 sqft

955 $\frac{1}{2}$

OK

Lot 4,613 \times 40% =

1845 $\frac{1}{2}$



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	056 D031001
Location	43 SPRUCE ST
Land Use	SINGLE FAMILY
 Owner Address	 BUCHANAN DAVID 43 SPRUCE ST PORTLAND ME 04102
 Book/Page	 18820/170
Legal	56-D-31 SPRUCE ST 43-45 4613 SF

Valuation Information

Land	Building	Total
\$33,920	\$68,770	\$102,690

Property Information

Year Built 1864	Style Old Style	Story Height 1	Sq. Ft. 1228	Total Acres 0.106	
Bedrooms 2	Full Baths 1	Half Baths 1	Total Rooms 7	Attic Full Finsh	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date 02/01/2003	Type LAND + BLDING	Price \$258,500	Book/Page 18820-170
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Picture and Sketch

[Picture](#) [Sketch](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

~~Pre-construction Meeting:~~ Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

~~NA~~ Footing/Building Location Inspection: Prior to pouring concrete

~~NA~~ Re-Bar Schedule Inspection: Prior to pouring concrete

~~NA~~ Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

~~Final/Certificate of Occupancy:~~ Prior to any occupancy of the structure or use. NOTE: There is a ~~\$75.00 fee per~~ inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~NA~~ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

5/22/03
Date

[Signature]
Signature of Inspections Official

5/22/03
Date

CBL: 56-D-31

Building Permit #: 03-0553

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

SECTION

PERMIT ISSUED

Permit Number: 030553

MAY 22 2003

PERMIT

This is to certify that Buchanan David /Raymond

has permission to 2nd Floor renovations, dormer and structural ridge

CITY OF PORTLAND

AT 43 Spruce St 056 D031001

provided that the person or persons, firm or organization 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 procured before this building or part thereof is altered or closed-in. 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 _____
Department Name

Jeanie Bourke 5/22/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspections

May 22 2003

Ray Keilb

Location of Work: 43 Spruce St.

Cost of Construction \$ 40,000.

Permit Fee \$ 303.00

Building (1L) Plumbing (15) _____ Electrical (12) _____ Site Plan (12) _____

Other _____

CBL: 56-D-31

Check #: 4527 Total Collected \$ 303.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. **PRESEVE THIS RECEIPT.** In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

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

April 17, 2003

David Buchanan
43 Spruce Street
Portland, ME 04102

Re: Exterior and site alterations – 43 Spruce Street

Dear Mr. Buchanan:

On April 16, 2003, the City of Portland's Historic Preservation Committee voted 6-0 (Hobler absent) to approve your application for a Certificate of Appropriateness for exterior and site alterations at 43 Spruce Street.

The approval is subject to the following conditions:

- That the height of porch and stair railings not exceed 34" (32" would be preferable, if allowed by Building Inspections.)
- That the final dimensions for porch and stair posts be determined in consultation with historic preservation staff.
- That a final roofing specification be submitted to staff for review and approval
- That the portion of the path closest to the sidewalk be paved in brick, to correspond to the brick parking area.
- That the fence not exceed 4 feet in height; such fence may extend across the front of the lot (behind the paved parking area) if desired.

Note: The Historic Preservation Committee approved your request to substitute cemplank siding for cedar on the side and rear elevations of the building. Additionally, given the distance of the house from the street, the Committee approved the use of cemplank on the front façade as well, if desired. Regarding the proposed Marvin windows, the Committee approved your request for 7/8" muntins.

All improvements shall be carried out as shown on the submitted plans and specifications submitted for the 4/16/03 public hearing and/or as described 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

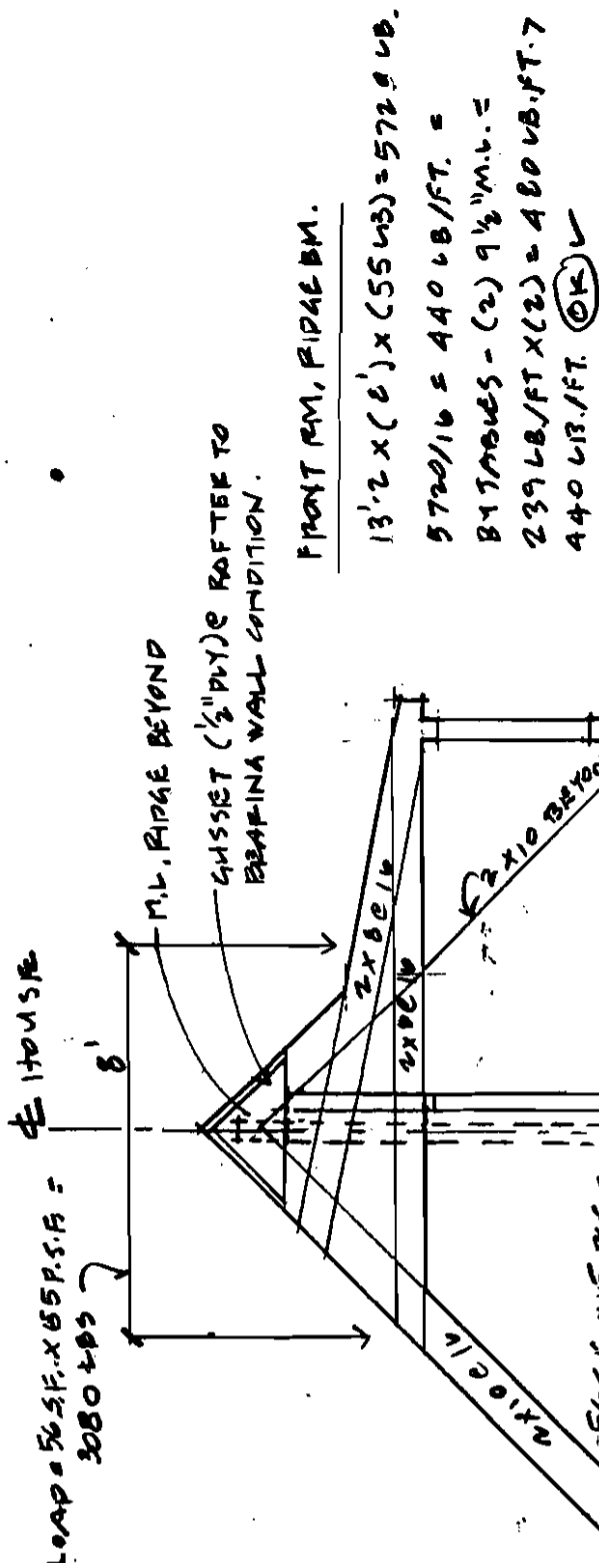
period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Stephen Sewall, Chairman
Historic Preservation Committee

cc: Approval Letter File
Building Inspections



FRONT RM. RIDGE BM.

$13'2" \times (6') \times (55 \text{ LBS}) = 5720 \text{ LB.}$

$5720/16 = 440 \text{ LB/FT.}$

84 TABLES - (2) $9\frac{1}{2}" \text{ M.L.} =$

$239 \text{ LB/FT} \times (2) = 480 \text{ LB/FT.}$

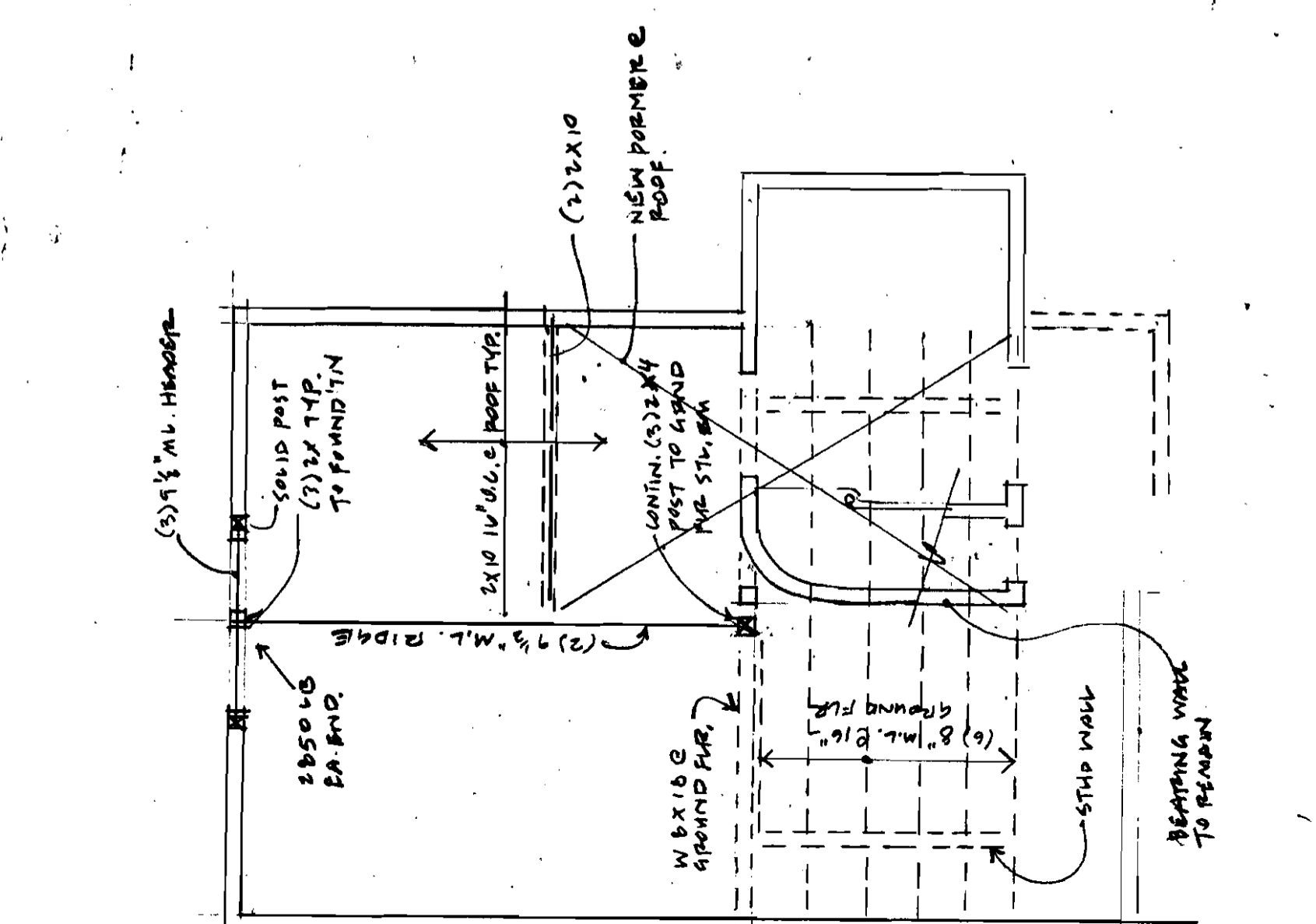
$440 \text{ LB/FT.} \text{ (OK)}$

GROUND FR. M.L. FRAMING

- TOTAL LOAD @ GROUND FLOOR = 4760 @ MIDSPAN OF GROUND FLOOR FRAMING = 793 LB PER 16' (6") M.L. = (793) X 2.7 CONVERSION = 2141 LBS. PER M.L. OR 133 LB/FT

- BY TABLES, 133 LB PER FOOT WORKS W/ 12' SPAN OR 138 LB/FT > 133 LB/FT (OK)

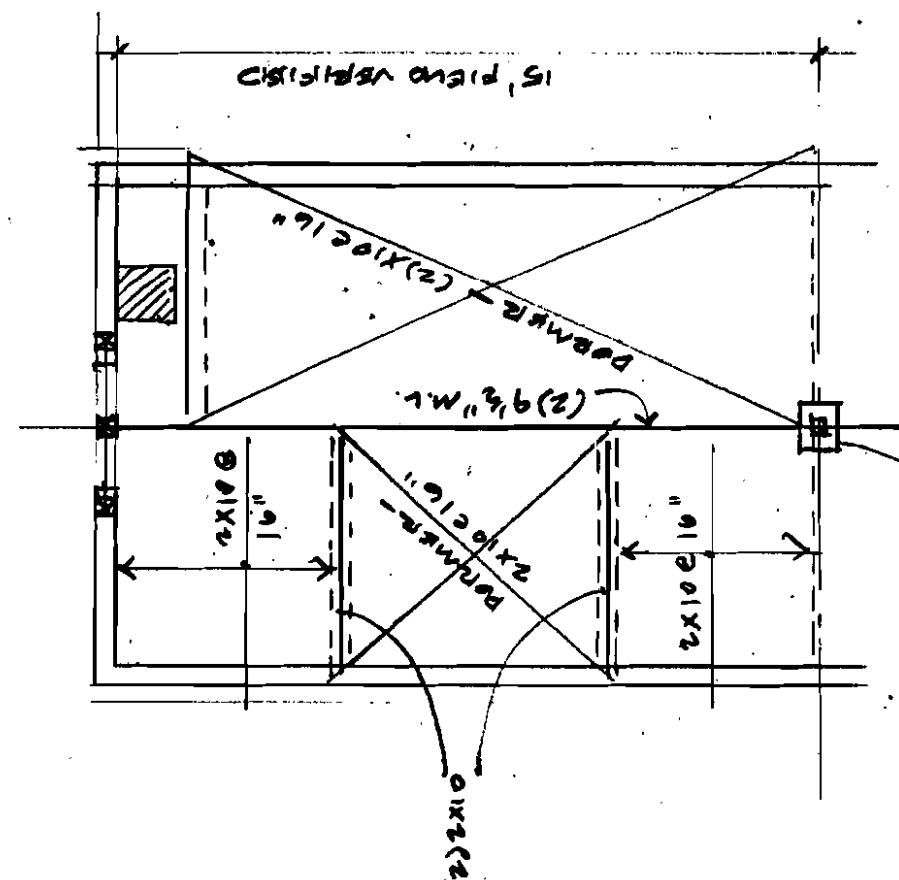
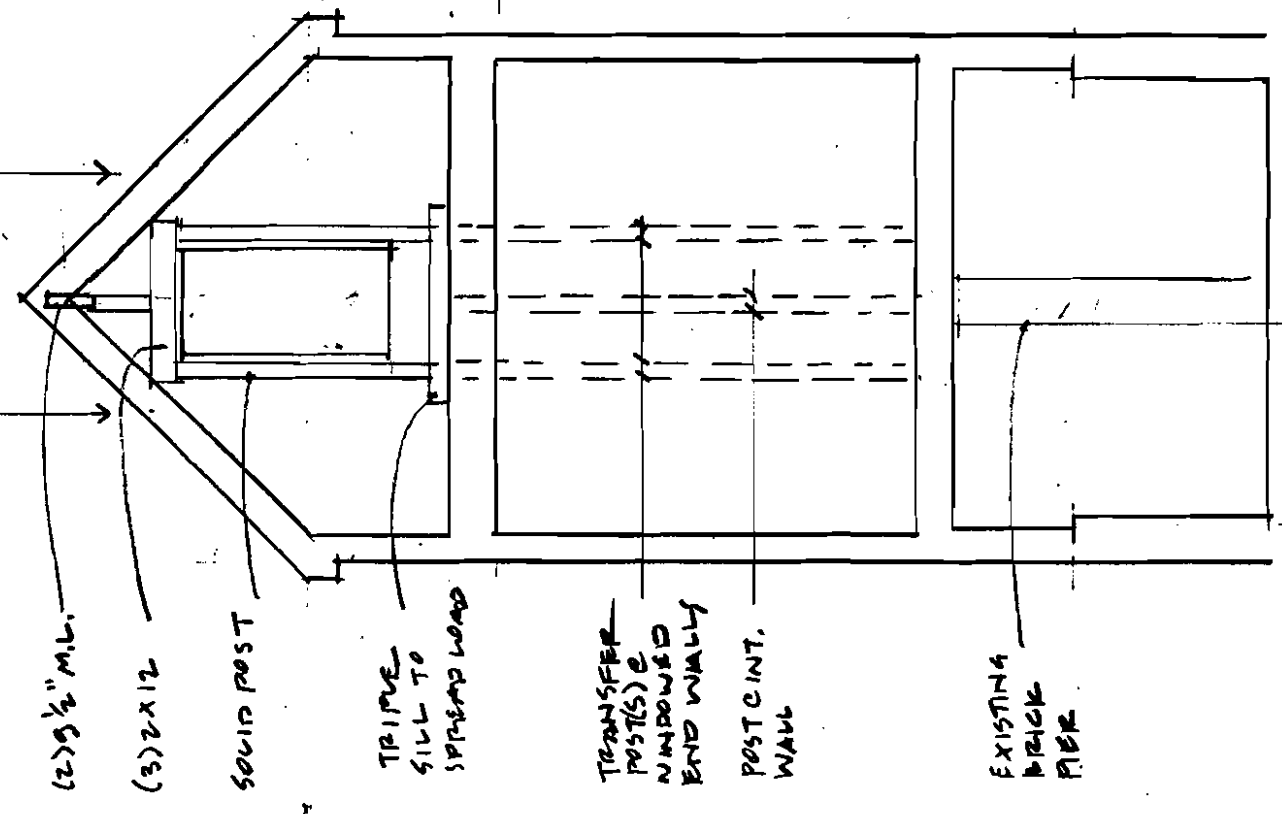
WHIPPLE CALLENDER ARCHITECTS	
551 CONGRESS STREET PORTLAND ME 04101 775-2696	



BUDG. SECTION - 43 SPRUCE

PARTIAL STRUCT. PLAN - 43 SPRUCE

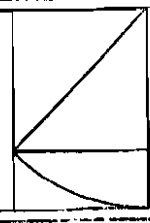
$15 \times 5 \times 55 \text{ LB/SF} =$
 $4,125/15 = 275 \text{ LB/FT}$
 $8 \text{ TABLES} - (2) 9 \frac{1}{2} \text{ M.L.}$
 $= (2) (158 \text{ LB.FT}) =$
 $316 \text{ LB.FT} > 275 \text{ LB.FT}$
 (OK)



POST ON EXIST. PIER

PARTIAL STRUCT. PLANE ROOF
 43 SPANCE

WHIPPLE
 CALLENDER
 ARCHITECTS



551 CONGRESS
 STREET
 PORTLAND
 ME 04101
 775-2696

BUILDING SECTION - 43 SPANCE

**OVERVIEW
PROPOSED MODIFICATIONS**

- 1. [Illegible]
- 2. [Illegible]
- 3. [Illegible]
- 4. [Illegible]
- 5. [Illegible]

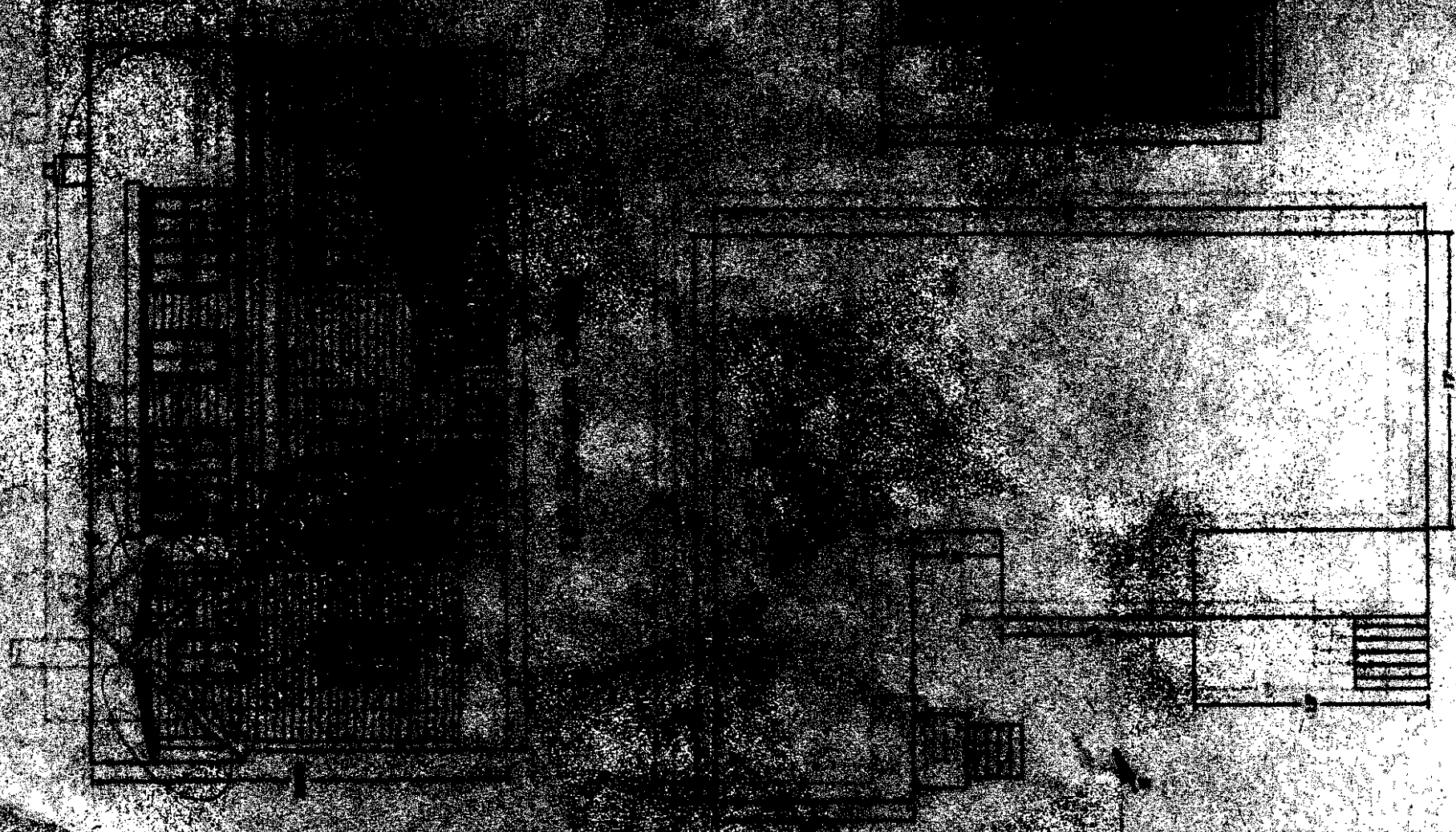
Rear Elevation (West)



Section (East)



Plan View



APR 19 1954

RECEIVED

OFFICE

NO.

