

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 05-0757	Issue Date: <b>PERMIT ISSUED</b> JUL - 5 2005	City: 036 I004001
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<b>Location of Construction:</b> 296 Spring St	<b>Owner Name:</b> Moore Emily E &	<b>Owner Address:</b> 296 Spring St #1	<b>Phone:</b> 2077753499
<b>Business Name:</b>	<b>Contractor Name:</b> The Thaxter Company	<b>Contractor Address:</b> 55 Bell Street Portland	<b>Phone:</b> 2077753499
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - <del>Exteriors</del> <i>Multi Family</i>	<b>Zone:</b> <i>R6</i>
<b>Past Use:</b> 3 unit Condo <i>unit # 1</i>	<b>Proposed Use:</b> 3 unit Condo/ interior renovations, kitchen, bathrooms, stairs <i>unit # 1</i>	<b>Permit Fee:</b> \$2,271.00	<b>Cost of Work:</b> \$250,000.00
<b>Proposed Project Description:</b> interior renovations, kitchen, bathrooms, stairs <i>unit # 1</i>		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: <i>R2</i> Type: <i>SB</i> <i>IBC - 2003</i>
		Signature:	Signature: <i>JMB 6/29/05</i>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 06/10/2005	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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 6/29/05</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmar <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>as per H.P. Board decision</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>6/29/05</i>
	<i>to approved to remain SF Condo unit #1 of 3</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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 050757  
JUL - 5 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Moore Emily E. & /The Thaxton Company has permission to interior renovations, kitchen, bathrooms, stairs

AT 296 Spring St City of Portland, Oregon 97201 056 1004001

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 when permission is procured before this building or part thereof is occupied or closed-in. 24 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

*Jeannie Bonke* 6/29/05  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 05-0757	<b>Date Applied For:</b> 06/10/2005	<b>CBL:</b> 056 I004001
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<b>Location of Construction:</b> 296 Spring St	<b>Owner Name:</b> Moore Emily E &	<b>Owner Address:</b> 296 Spring St #1	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> The Thaxter Company	<b>Contractor Address:</b> 55 Bell Street Portland	<b>Phone</b> (207) 775-3499
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Multi Family	

<b>Proposed Use:</b> 3 unit Condo/Unit # 1 interior renovations, kitchen, bathrooms, stairs	<b>Proposed Project Description:</b> Unit # 1 interior renovations, kitchen, bathrooms, stairs
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/23/2005

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

- 1) This unit shall remain a single family condominium. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/29/2005

**Note:** 6/23/05 spoke w/Catherine Lo about smokes, structurals and width of basement stairs. Need to verify w/MJN **Ok to Issue:**

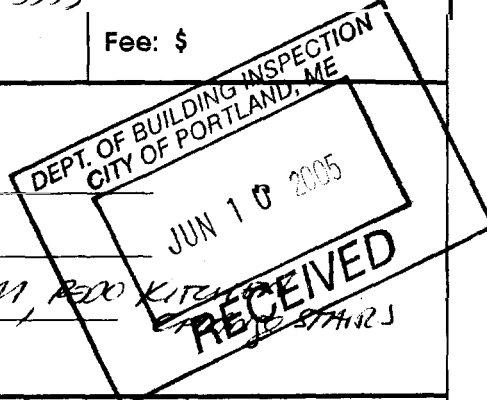
6/29 verified w/MJN basement stairs ok less than 36" only for use to storage/utility, no habitable space, ok to issue.

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) The basement stairs is approved to be less than the required width, but only for the use of storage or utility.
- 3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 4) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.

# 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>296 SPRING STREET, PORT. ME 04102</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart# <u>56</u> Block# <u>i</u> Lot# <u>4</u>		Owner: <u>CHARLES AND EMILY MOORE</u> Telephone: <u>871-7999</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>NICK NASH</u> <u>878-5553</u> <u>THE THAXTER CO.</u> <u>PORTLAND, ME 0403</u>	cost Of Work: \$ <u>250,000</u> Fee: \$ _____
Current use: <u>SINGLE FAMILY DWELLING / CONDO</u> If the location is currently vacant, what was prior use: _____ Approximately how long has it been vacant: _____		
Proposed use: <u>INTERIOR RENOVATION; ADD 2 BATHROOM, ADD KITCHEN</u> Project description: <u>NEW ELECTRICAL + LIGHTING; ADD AC.</u>		
Contractor's name, address & telephone: <u>THE THAXTER CO. 55 BELUST., PORT, ME 04103</u>		
Who should we contact when the permit is ready: <u>NICK NASH (653-9822)</u> Mailing address: _____		
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. <b>PHONE:</b> _____		



**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>Nick Nash</u>	Date: <u>6/9/2005</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 4<sup>th</sup> floor of City Hall**

# BECKER

Structural Engineers, Inc

June 8, 2005

Mr. Mike Nugent  
Code Enforcement Officer  
City of Portland, Maine  
389 Congress Street  
City Hall Rm. 315  
Portland, ME 04101

Moore Residence Renovation  
296 Spring Street  
Portland, ME

Dear Mike,


Please accept this letter as a confirmation that our office is providing structural engineering services associated with renovations to the above project. We are in the process of completing our work and will submit our drawings within a few weeks. The architectural drawings are complete and ready for permit submission.

Our work scope will include review of existing framing and design of structural framing modifications necessary to complete the proposed renovation. Structural work will include modification to existing bearing walls, removal of interior partitions, relocation of internal stairs and introduction of new roof skylights. We have completed a field review of existing conditions as the basis of our design work. **As** construction work is undertaken, our design will be modified by our office as necessary to accommodate existing framing conditions which are now hidden by finishes.

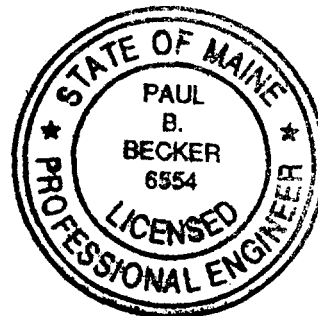
Our design will conform to the structural requirements (Chapter 16) of the 2003 International Residential Code (IRC). Our office will be involved with construction observations and verification that structural elements including wood framing and any supplemental steel beams and columns used to strengthen the building are installed in accordance with the design intent. I trust this letter will allay any concerns you may have regarding receipt of architectural permit drawings without specific accompanying structural documents. If you have any questions, please call.

Sincerely,

Becker Structural Engineers, Inc



Paul B. Becker, P.E.  
President



Cc: File, VDAD

# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair  
John Turk, Vice Chair  
Marc Belanger  
Kimberley Geyer  
Edward Hobler  
Steve Sewall  
Susan Wroth

June 2, 2005

Catherine Lo  
Van Dam Architecture and Design  
66 West Street  
Portland, Maine 04102

Re: Exterior and Site Alterations – 296 Spring Street

Dear Catherine:

On May 18, 2005, the City of Portland's Historic Preservation Board voted 5-0 (Belanger & Pitman absent) to approve your application for a Certificate of Appropriateness for exterior and site alterations at 296 Spring Street.

Board approval was made subject to the following conditions:

- Skylights on westerly roof plane to be evenly spaced.
- Curbing on skylights to be copper clad.
- Condensers to be moved forward approximately 4' and screened with euonymous or equivalent evergreen vegetation. Revised location to be submitted to staff. *Revised drawings received 6/1/05.*

All improvements shall be carried out as shown on the plans and specifications submitted for the 5/18/05 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,

  
Deborah Andrews  
Historic Preservation Program Manager

cc: Charles and Emily Moore  
Building Inspections