

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

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION PERMIT

Permit Number: 061260

This is to certify that LAVOIE CHRISTOPHER / D  
has permission to add 4 new double hung windows and new siding  
AT 104 BRACKETT ST

CITY OF PORTLAND  
SEP 20 2006  
RECEIVED

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 started or enclosed-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

*Thomas M. Markley* 9/19/06  
Director - Building & Inspection Services

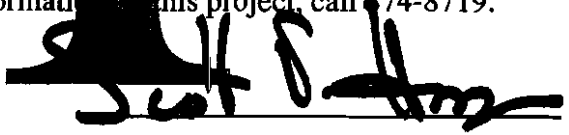
**PENALTY FOR REMOVING THIS CARD**

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS

This is to certify that RESTORATION LAU E  
has received approval SEATING, DECK & WINDOW PLACEMENT  
at 104 ACADEMY ST.

provided that the persons, firm or corporation accepting this certificate shall comply with all other applicable provisions of the Statutes of Maine and 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 - Building or Use Permit Application**

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

Permit No: 06-1260	Issue Date:	CBL: 057 D038001
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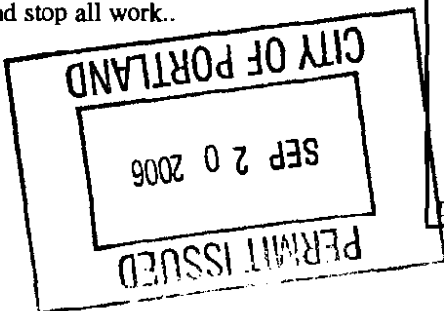
Location of Construction: 104 BRACKETT ST	Owner Name: LAVOIE CHRISTOPHER	Owner Address: 104 BRACKETT ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home/ add 4 new double hung windows and new siding	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 2
Proposed Project Description: add 4 new double hung windows and new siding		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003	

Signature:	Signature: <i>Jm</i> 9/19/06
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: ldobson	Date Applied For: 08/25/2006	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>OK w/ cond. his Date: 9/8/06 <i>AGW</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b> yc</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 9/18/06 <i>SET</i></p>
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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

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

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

Permit No: 06-1260	Date Applied For: 08/25/2006	CBL: 057 D038001
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Location of Construction: 104 BRACKETT ST	Owner Name: LAVOIE CHRISTOPHER	Owner Address: 104 BRACKETT ST	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family Home/ add 4 new double hung windows and new siding	Proposed Project Description: add 4 new double hung windows and new siding
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**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Scott Hanson      **Approval Date:** 09/18/2006

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

- 1) The remaining existing windows in the south side of the building will be replaced with windows matching the new windows on the north and east sides within one year.
- 2) The entry door will be trimmed so as to create a framed flat panel with the sidelight once existed.
- 3) The new clapboard siding is to have a 5" reveal and new trim is to be 1 x 4 flat stock.
- 4) All of the windows will be the same size and the new window openings on the east side of the building will be located as discussed with historic preservation staff and shown on the "Window Location Schematic" drawing.
- 5) If the new windows have removable muntins ("snap out grilles") they are to be permanently removed for a 1/1 pattern better suited to the buildings contemporary style.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 09/08/2006

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

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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      **Reviewer:** Tom Markley      **Approval Date:** 09/19/2006

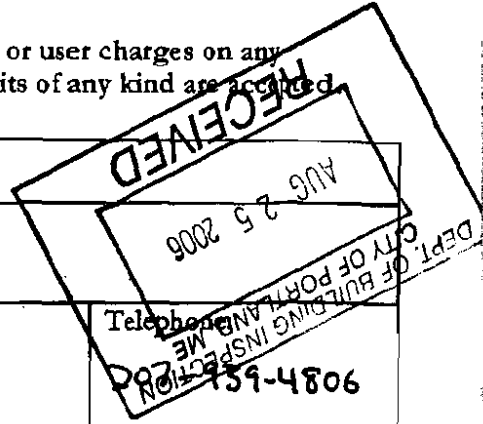
**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.



# 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>104 Brackett Street, Portland</u>		
Total Square Footage of Proposed Structure <u>1232</u>	Square Footage of Lot <u>1796</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>57</u> Block# <u>0</u> Lot# <u>38</u>	Owner: <u>Chris Lavoie</u>	Telephone: <u>207-939-4806</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>Chris Lavoie</u> <u>207-939-4806</u>	Cost Of Work: \$ <u>12,000</u> Fee: \$ <u>129.00</u> ? C of O Fee: \$ <u>140.00</u>
Current Specific use: <u>Residential</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: _____		
Project description: <u>Re-siding with cedar clapboards and putting 4 double hung windows on the east side of the house. See Attached Alterations Letter from Historic Preservation Board for details</u>		
Contractor's name, address & telephone: <u>TBD - I am interviewing 3 Contractors right now but I think I am going with the one below.</u>		
Who should we contact when the permit is ready: <u>Todd Barbour</u>		
Mailing address: <u>44 Winter St.</u> <u>Topsham, Maine 04086</u> Phone: <u>802-279-2492</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant:	Date: <u>8/17/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

# CITY OF PORTLAND, MAINE

## HISTORIC PRESERVATION BOARD

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

August 14th, 2006

Christopher Lavoie  
104 Brackett Street  
Portland, Maine 04101

Re: 104 Brackett Street exterior alterations

Dear Mr. Lavoie:

On August 14, this office reviewed and approved your request for a Certificate of Appropriateness exterior alterations including introduction of 3 new windows, window replacement for 3 existing windows, new siding and trim at 104 Brackett Street. You will also need to apply for a Building Permit separately.

Approval is subject to the following conditions:

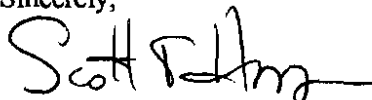
- If the windows to be used have removable muntins ("snap-out grilles") they will be permanently removed for a more contemporary 1/1 pattern better suited to the building's era.
- All of the windows will be the same size and the new window openings on the east side of the building will be located as discussed with historic preservation staff and shown on "Window Location Schematic" drawing (enclosed).
- The new clapboard siding is to have a 5" reveal and new trim is to be 1"x 4" flat stock.
- The entry door will be trimmed so as to create a framed flat panel where the sidelight once existed.
- The remaining existing windows on the south side of the building will be replaced with windows matching the new windows on the north and east sides within one year.
- This approval is subject to an on-site inspection by Historic Preservation Staff upon completion.

4" reveal  
sided  
8/24/06  
D. Andrews

All improvements shall be carried out as shown on the plans and specifications submitted as part of your application dated 8/14/06. Changes to the approved 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

CITY OF PORTLAND, MAINE

Planning and Development Department

Planning Division

389 Congress Street, Portland, Maine 04101

(207) 874-8719 Fax (207) 756-8258

New Windows

104 BRACKETT ST.

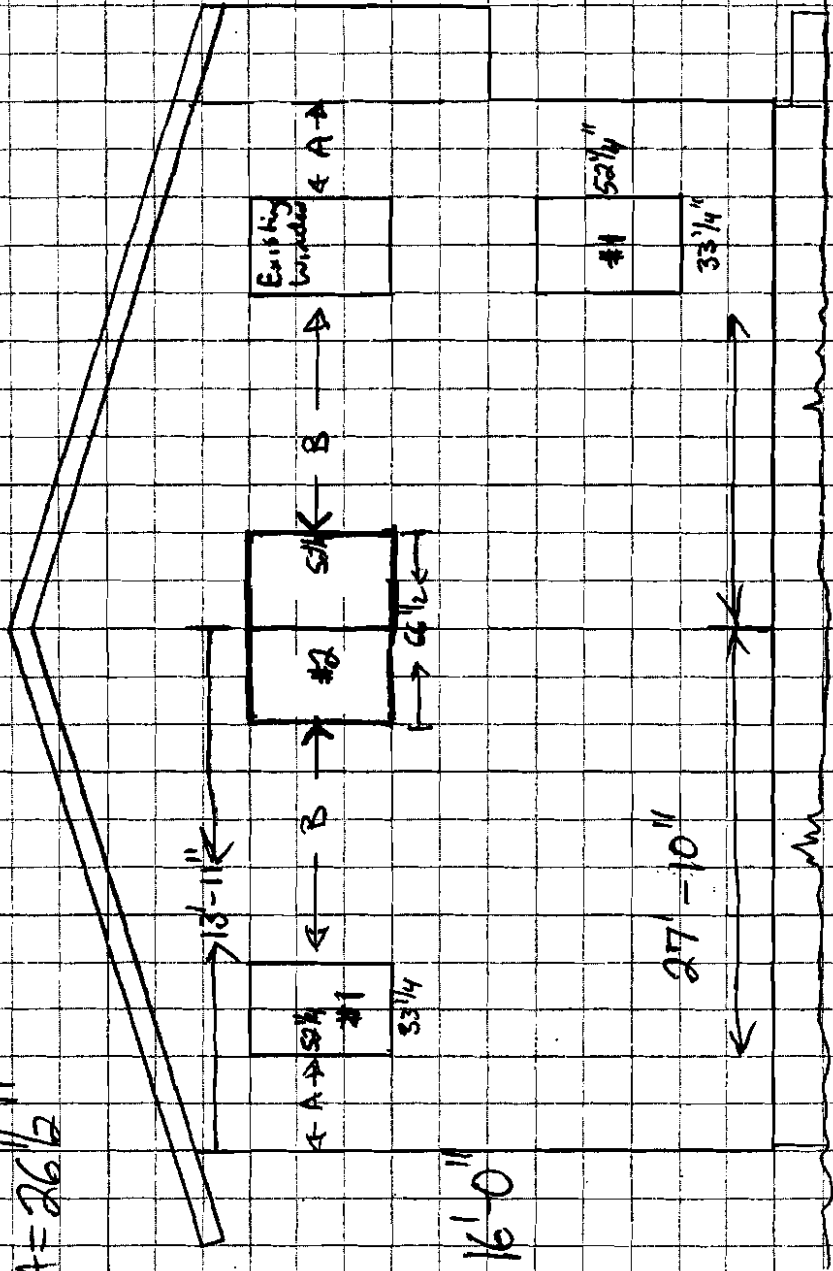
WINDOW LOCATION SCHEMATIC

NOT TO SCALE

A = A B = B

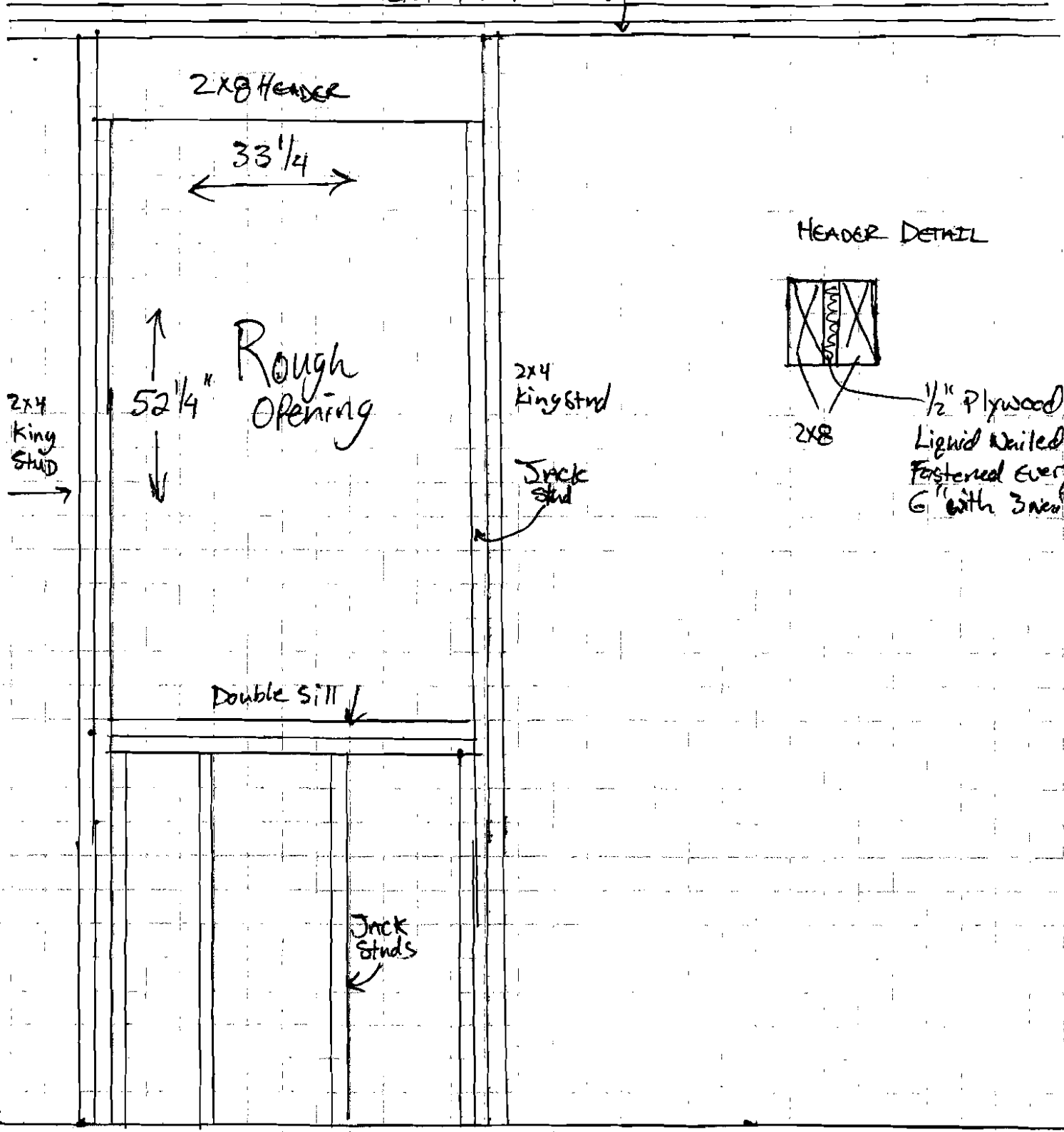
A = 26 1/2"

Paradigm Windows 52.25" x 33.25"



For windows #1

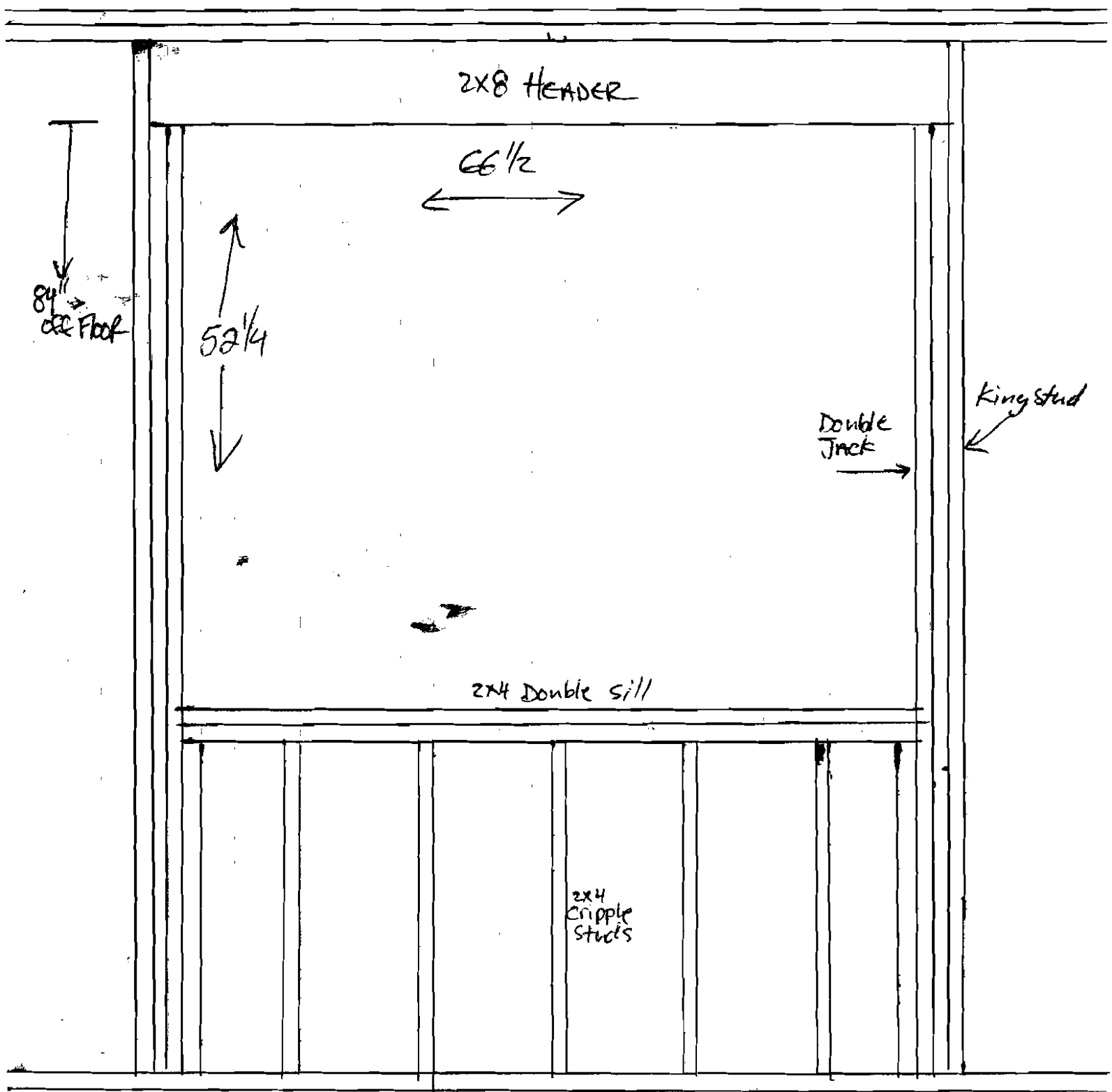
2x4 Top plates



☒ = 3"



FOR Window #2



⊠ = 3"



# CITY OF PORTLAND, MAINE

Department of Building Inspections

8-22 2006

Received from

David Lewis

Location of Work

1047 Rockett St.

Cost of Construction \$

\_\_\_\_\_

Permit Fee \$

140<sup>00</sup>/<sub>100</sub>

Building (IL) \_\_\_ Plumbing (IS) \_\_\_ Electrical (IZ) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_\_\_

CBL:

5728

Check #:

CC

Total Collected \$

140<sup>00</sup>/<sub>100</sub>

## 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. PRESERVE 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

**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 initializing 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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.**

**~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 057 D038 Building Permit #:

9/21/06  
9.29.06  
061260