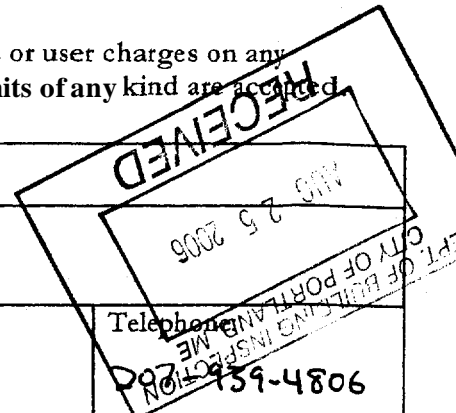




General Building Permit Application

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.

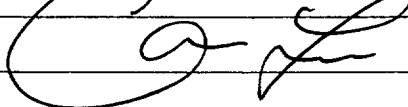


Location/Address of Construction: <u>104 Brackett Street, Portland</u>		
Total Square Footage of Proposed Structure <u>1232</u>	Square Footage of Lot <u>1796</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>57</u> Block# <u>0</u> Lot# <u>38</u>	Owner: <u>Chris Lavoie</u>	Telephone: <u>207-939-4806</u>
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 Barbear</u>		
Mailing address: <u>44 Winter St.</u> <u>Topsham, Maine 04086</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, 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 fi-amed 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.

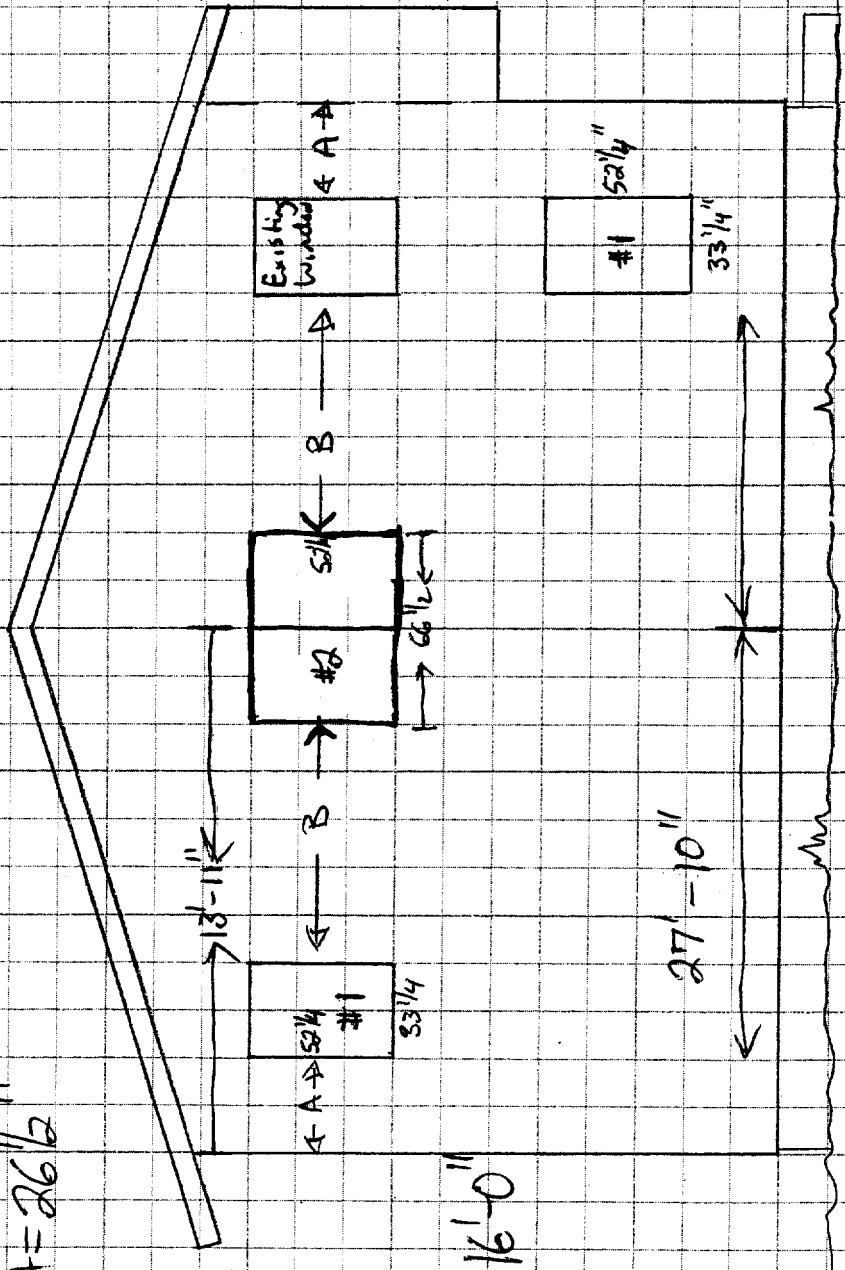
WINDOW LOCATION SCHEMATIC

NOT TO SCALE

A = A B = B

A = 26 1/2"

Paradigm Windows 50.25" x 33.25"



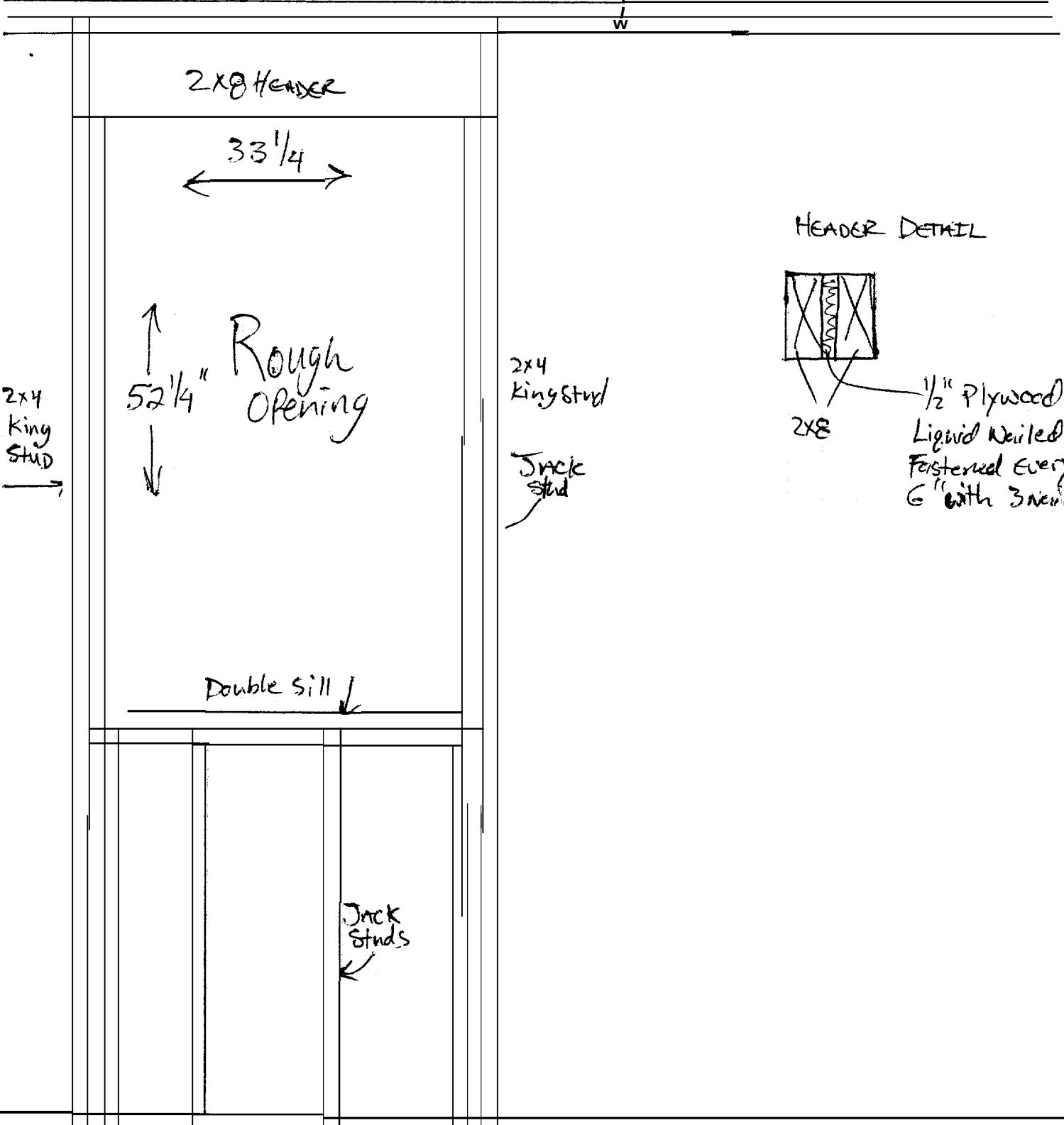
16'-0"

27'-10"

SFH 8/06

For windows #1

2x4 Top plates



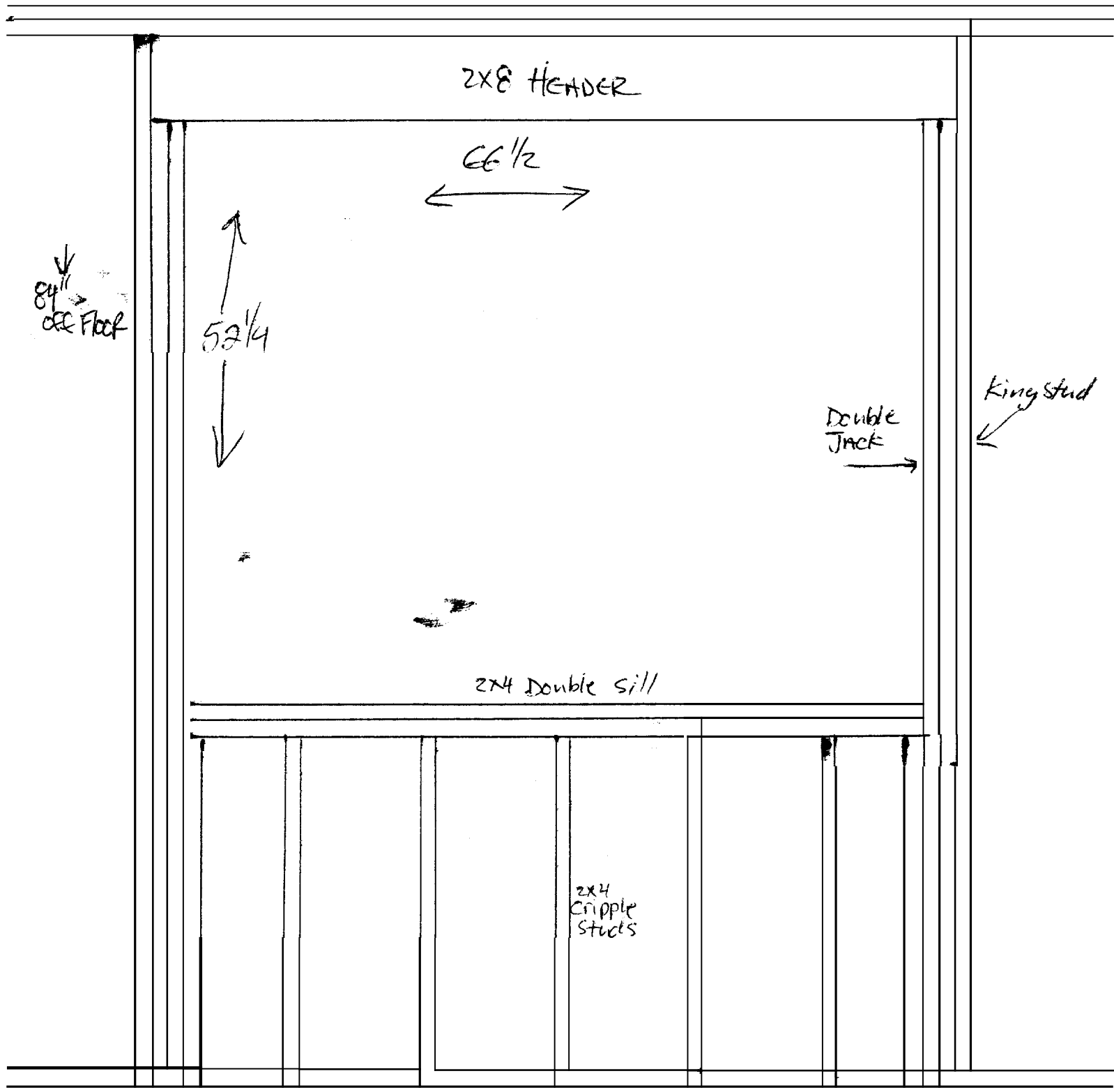
HEADER DETAIL



1/2" Plywood
Liquid Nailed
Fastened Every
6" with 3 nails

⊠ = 3"

For Window #2



☒ = 3"