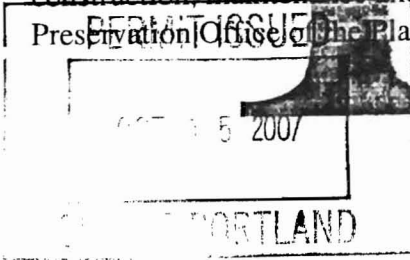


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

This is to certify that TIENG NGUYEN  
has received approval for EXTERIOR ALTERATIONS  
at 284 BRACKETT ST

provided that the person or persons, firm or corporation accepting this Certificate shall comply with all other applicable 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 the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.



*Scott F. Hines*  
Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

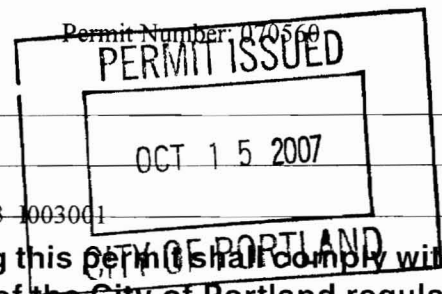
# CITY OF PORTLAND

BUILDING PERMIT



Please Read Application And Notes, If Any, Attached

This is to certify that NGUYEN TIENG C & HIEP T NGUYEN  
has permission to interior renovations & repair repairs front and rear st  
AT 284 BRACKETT ST CB# 063-003001



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 be given and written permission procured before this building or part thereof is lathed or otherwise red-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 \_\_\_\_\_

*Jeanne Bonke per T. Munson*  
Director - Building & Inspection Services  
10/15/07

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: 07-0560	Issue Date: 10/15/2007	CBL: 063 I003001
-----------------------	---------------------------	---------------------

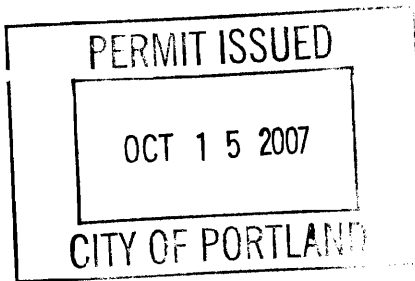
Location of Construction: 284 BRACKETT ST	Owner Name: NGUYEN TIENG C & HIEP THI N	Owner Address: 284 BRACKETT ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R6

Past Use: 2 unit residential	Proposed Use: 2 unit residential - interior renovations & repair replace front and rear steps	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 10/15/07	

Proposed Project Description: interior renovations & repair replace front and rear steps	Signature:	Signature: <i>JMB putmanson</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: Idobson	Date Applied For: 05/17/2007	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

<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> <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"/> <i>OK w/ conditions</i> Date: <i>5/25/07 ABM</i> <i>per JMB</i>	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <input checked="" type="checkbox"/> <i>yes</i> 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>6/5/07</i> <i>STH</i> <i>per JMB</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

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

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

Permit No: 07-0560	Date Applied For: 05/17/2007	CBL: 063 I003001
-----------------------	---------------------------------	---------------------

Location of Construction: 284 BRACKETT ST	Owner Name: NGUYEN TIENG C & HIEP THI N	Owner Address: 284 BRACKETT ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: 2 unit residential - interior renovations & repair replace front and rear steps	Proposed Project Description: interior renovations & repair replace front and rear steps
--	---

**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Scott Hanson      **Approval Date:** 06/05/2007

**Note:** Ok to Issue:

- 1) Cornice return to be rebuilt on rear corner.
- 2) Porch and stair details to follow designs in City of Portland Porch Repair booklet as agreed by applicant on 6/5/07. Copies attached. Front and rear porches on west side of building to use either turned Queen or square with trned finial for newel post. 1 1/2" x 1 1/2" square balusters. Spaced board skirting with finish 1 x 6 or 1 x 8 framing boards. Pressure treated may be used for framing only, all finish wood to be cedar or pine, painted. Composite material may be used for the newel post, and painted to match.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/25/2007

**Note:** Routed to historic for review Scott H      **Ok to Issue:**

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the condition that the work on the two entry decks takes place within the existing foot print of the building.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 4) 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:** Tammy Munson      **Approval Date:** 10/15/2007

**Note:** 7/5/07 gave to Tammy for review after speaking with the owner, needs to schedule a meeting for more details **Ok to Issue:**

- 1) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Comments:**

7/5/2007-jmb: Spoke with Tieng N., and explained the need for more details on the interior renovations and decks/stairs. The whole building will be brought to the studs. He will call Tammy for an appointment. He requested that this permit does not include the

<b>Location of Construction:</b> 284 BRACKETT ST	<b>Owner Name:</b> NGUYEN TIENG C & HIEP THI N	<b>Owner Address:</b> 284 BRACKETT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

deck/stairs as they want to do the interior first and will not provide plans until then. We may issue this with those conditions.

7/10/2007-tmm: met w/owners son - went over requirements - need to figure out how much of a renovation they will do and resubmit plans

9/26/2007-tmm: met w/owners on site to do walk thru - went over plans

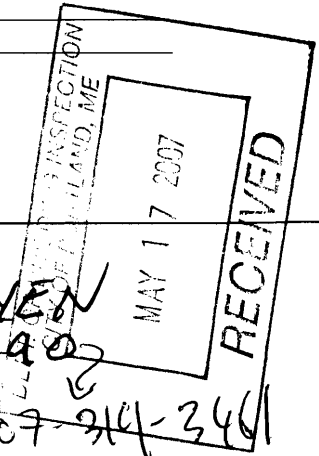
9/23/2008-gg: Per Section 105.3.2 of the International Codes adopted by the City of Portland, this application for building permit has been abandoned and is therefore expired. /gg



# 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.

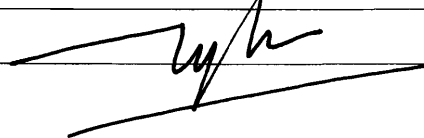
Location/Address of Construction: <u>284 BRACKETT ST. Portland, Cumberland County</u>		
Total Square Footage of Proposed Structure <u>1312</u>	Square Footage of Lot <u>1932</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>63</u> Block# <u>BR5 I</u> Lot# <u>3</u>	Owner: <u>TIENG C. NGUYEN</u>	Telephone: <u>(207) 633-6890</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>TIENG C. NGUYEN</u> <u>4 ATLANTIC AVE</u> <u>BOOTHBAY HARBOR ME</u> <u>04538</u>	Cost Of Work: \$ <u>25000</u> Fee: \$ <u>270<sup>00</sup></u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT UNITS</u> If vacant, what was the previous use? <u>RENT</u> Proposed Specific use: <u>RENT 2 UNITS FAMILIES</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Remodeling</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>TIENG C. NGUYEN</u> Mailing address: <u>4 ATLANTIC AVE.</u> <u>BOOTHBAY HARBOR ME 04538</u> Phone: <u>(207) 633-6890</u> <u>TRUETT - 207-244-3461</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>5/16/07</u>
---	----------------------

This is not a permit; you may not commence ANY work until the permit is issued.

**Permit Nbr** 
**Location of Construction** 
**Appl. Date**

**Status** 
**Permit Type** 
**Issue Date**

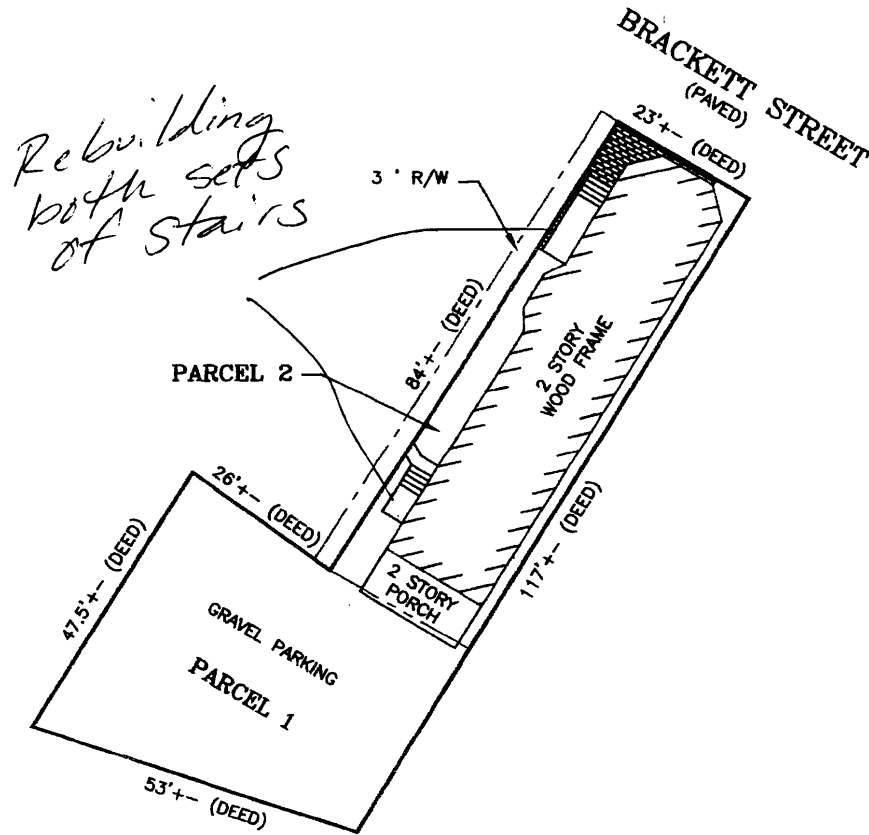
**CBL** 
**District Nbr** 
**Estimated Cost** 
**Date Closed**

Comment Date	Comment	Add	Delete	Save	P
<input type="text" value="07/10/2007"/>	<input type="text" value="met w/owners son - went over requirements - need to figure out how much of a renovation they will do and resubmit plans"/>				
	<b>Name</b> <input type="text" value="tmm"/>	<b>Follow Up Date</b> <input type="text"/>	<b>Completed</b> <input type="checkbox"/>		
<input type="text" value="07/05/2007"/>	<input type="text" value="Spoke with Tieng N., and explained the need for more details on the interior renovations and decks/stairs. whole building will be brought to the studs. He will call Tammy for an appointment. He requested that it does not include the deck/stairs as they want to do the interior first and will not provide plans until then. issue this with those conditions"/>				
	<b>Name</b> <input type="text" value="jmb"/>	<b>Follow Up Date</b> <input type="text"/>	<b>Completed</b> <input type="checkbox"/>		

**CreatedBy** 
**CreateDate** 
**ModBy** 
**ModDate**

**Time** 
**Time**

## Mortgage Loan Inspection



**NOTE:** A FULL BOUNDARY SURVEY IS RECOMMENDED TO VERIFY BOUNDARY AS SHOWN.

SCALE: 1" = 30'

The dwelling **DOES** conform to the local zoning at the time of construction.  
The dwelling **IS NOT** in a special flood hazard zone as shown on the Flood Insurance Rate Map.

**THIS IS NOT A STANDARD BOUNDARY SURVEY.** Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on apparent lines of occupation, current deed information, and Municipal tax maps. **A STANDARD BOUNDARY SURVEY IS RECOMMENDED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** Any one using this plan for anything other than mortgage loan purposes does so at their own risk. This plan may not be recorded or used for any land divisions. The property on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

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**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
389 Congress Street  
Portland, Maine 04101

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**INVOICE FOR FEES**

---

<b>Applicant:</b>	
<b>Location:</b>	284 BRACKETT ST
<b>CBL:</b>	063 I003001
<b>Invoice Date:</b>	07/05/2007

<b>Fee Description</b>	<b>Fee Charge</b>
11/14/2006 STOP WORK ORDER REMOVAL	\$100.00
<b>Amount Due Now:</b>	<b>\$100.00</b>

---

-----  
Detach and remit with payment

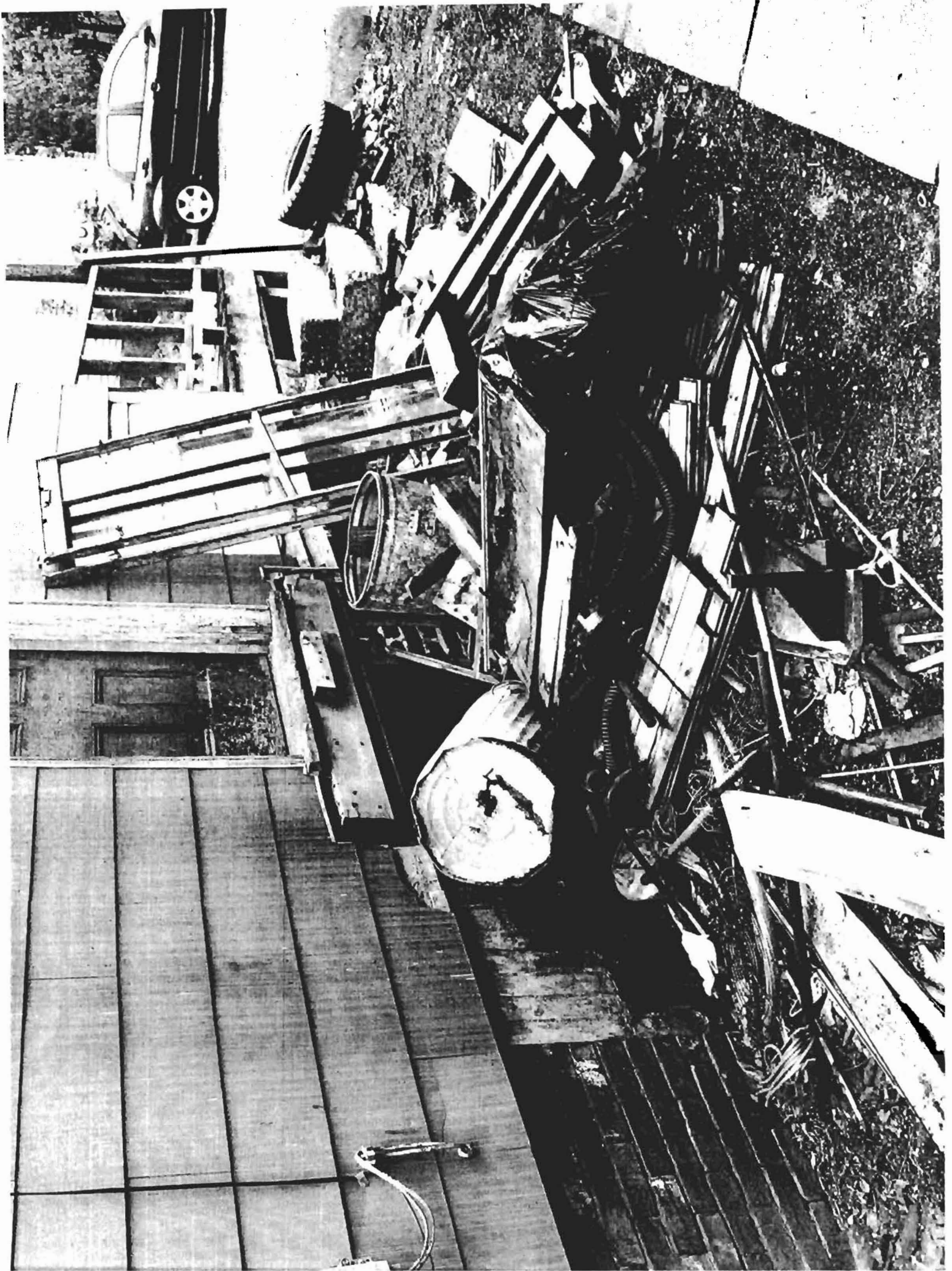
**Bill to:**  
284 BRACKETT ST  
PORTLAND, ME 04102

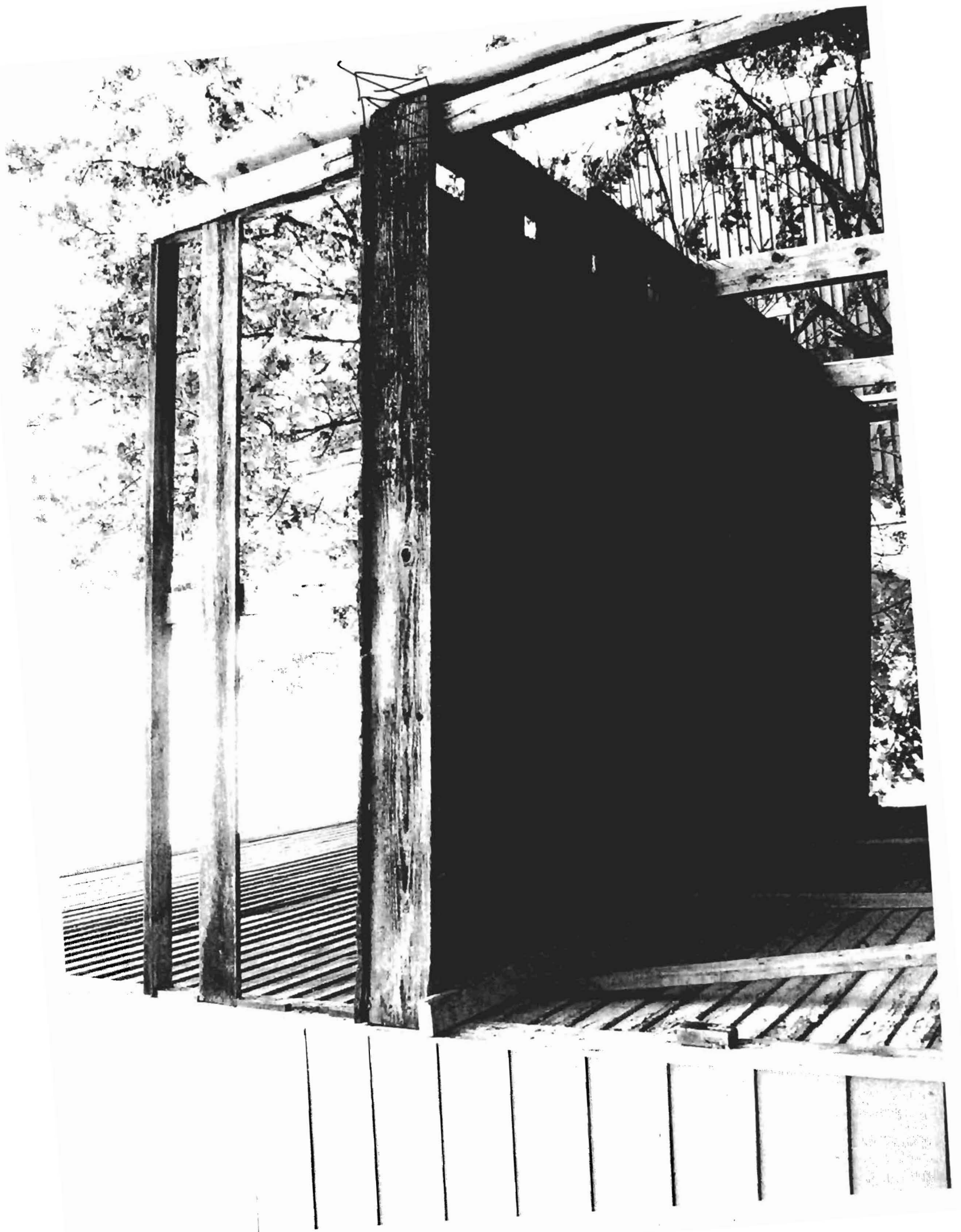
CBL 063 I003001  
Invoice Date: 07/05/2007  
Invoice No: 475  
Total Amt Due: \$100.00  
Payment Amount:

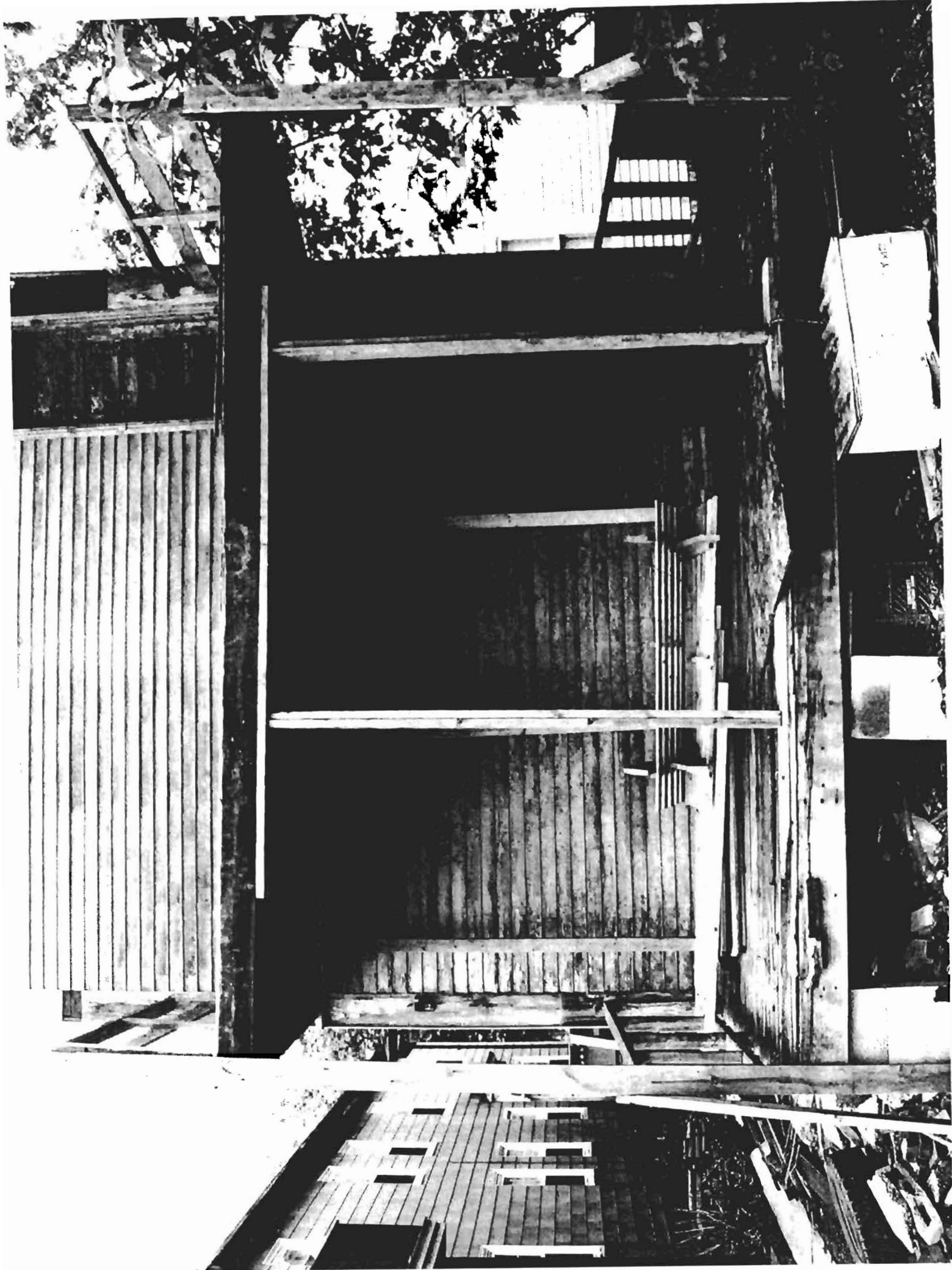
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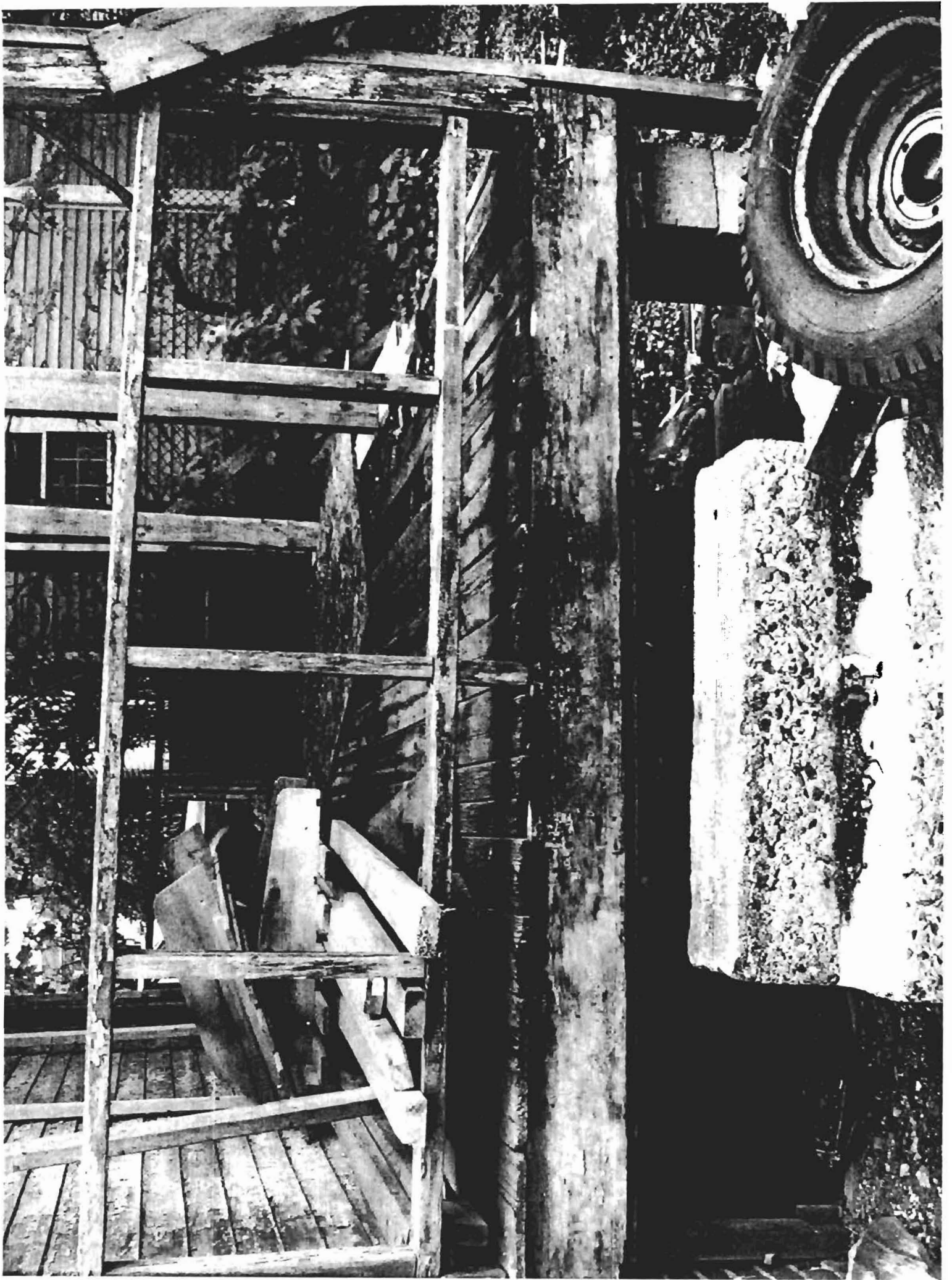
Make checks payable to the *City of Portland*, Inspections Division, Room 315, 389 Congress Street, Portland, ME 04101.



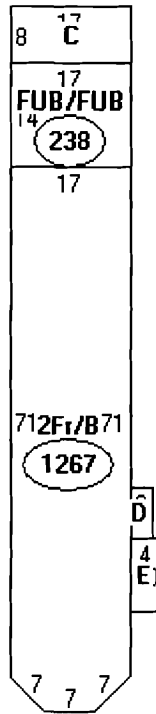












Descriptor/Area

- A: 2Fr/B  
1267 sqft
- B: FUB/FUB  
238 sqft
- C: OP/OP  
136 sqft
- D: 2FBAY/B  
21 sqft
- E: EP  
40 sqft



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*Lee Urban- Director of Planning and Development  
Michael J. Nugent- Inspections Division Director*

WILLIAMS ALTON H ETAL  
284 BRACKETT ST  
PORTLAND, ME 04102

**CBL: 063 I003001**  
**Located at 284 BRACKETT ST**

**Certified Mail 700608000379892109**

Dear WILLIAMS ALTON H ETAL,

#### STOP WORK ORDER

An evaluation of the above-referenced property on 11/14/2006 revealed that building construction was being conducted without benefit of a valid building permit as required by Section 105.1 of the 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

Appropriate permitting has not been issued for the property listed above, therefore all construction activity at that property must STOP immediately. This is a STOP WORK ORDER pursuant to Section 114. of 2003 International Building Code and the 2003 International Residential Code of the City of Portland.

You may resume construction activity only after issuance of the appropriate building permit and the subsequent lifting of this order. Building Permit Applications are available in this office, Room 315 at Portland City Hall, from 8:00 a.m. to 4:00 p.m. weekdays except holidays.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in Title 30-A of M.R.S.A. Section 4452. This constitutes an appealable decision pursuant to Section 112 of the City of Portland Building Code.

If you wish to discuss this matter, or you have any questions, please feel free to contact me.

Sincerely,

Chris Hanson @ (207) 874-8696  
Building Inspector

**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**  
 389 Congress Street  
 Portland, Maine 04101

**Inspection Violations**

<b>Owner/Manager</b> WILLIAMS ALTON H ETAL		<b>Inspector</b> Chris Hanson	<b>Inspection Date</b> 11/14/2006
<b>Location</b> 284 BRACKETT ST	<b>CBL</b> 063 1003001	<b>Status</b> Stop Work Order	<b>Inspection Type</b> Complaint-Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1) 105.1	Interior			Various locations	12/14/2006
<b>Violation:</b> Building w/o Permit					
<b>Notes:</b>					

**Comments:**





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Lee Urban- Director of Planning and Development  
Michael J. Nugent- Inspections Division Director

**COPY**

WILLIAMS ALTON H ETAL  
284 BRACKETT ST  
PORTLAND, ME 04102

**CBL: 063 I003001**  
**Located at 284 BRACKETT ST**

**Certified Mail 700608000379892109**

Dear WILLIAMS ALTON H ETAL,

**STOP WORK ORDER**

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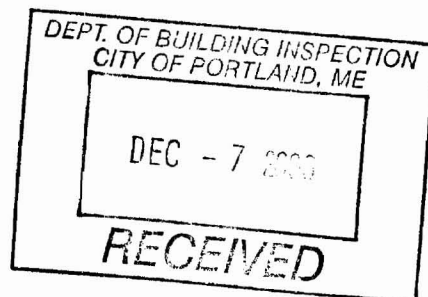
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Chris Hanson @ (207) 874-8696  
Building Inspector



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**CITY OF PORTLAND**  
**DEPARTMENT OF PLANNING & URBAN DEVELOPMENT**

389 Congress Street  
Portland, Maine 04101

---

**Inspection Violations**

<b>Owner/Manager</b> WILLIAMS ALTON H ETAL		<b>Inspector</b> Chris Hanson	<b>Inspection Date</b> 11/14/2006
<b>Location</b> 284 BRACKETT ST	<b>CBL</b> 063 1003001	<b>Status</b> Stop Work Order	<b>Inspection Type</b> Complaint-Inspection

<b>Code</b>	<b>Int/Ext</b>	<b>Floor</b>	<b>Unit No.</b>	<b>Area</b>	<b>Compliance Date</b>
1) 105.1	Interior			Various locations	12/14/2006
<b>Violation:</b> Building w/o Permit					
<b>Notes:</b>					

---

**Comments:**

**From:** "Michael Labriola" <michaellabriola@att.net>  
**To:** <csh@portlandmaine.gov>  
**Date:** 12/1/2006 10:38:38 AM  
**Subject:** 284 Brackett Street

Chris,

On September 12 three developers purchased 284 Brackett Street. The building had been neglected for years and years.

The building has a flat roof that apparently had a hole in it. There was severe water damage. The building has two entries. Both are on the side of the building.

A few weeks after they purchased the building, they removed the stairs on the front-side porch and the removed the rear-side porch entirely. Then they removed the roof. They replaced damaged joists and installed new sheeting. They also rebuilt the eaves and fascia.

After they were about halfway through with the roof, I noticed that there was no building permit posted on the building, so on Tuesday October 17, I filed a complaint. A few days later I saw a document posted in the window with a big "HB" on it. It looked like a building permit to me, so I figured they had filed the proper paperwork and everything was OK. (I later found out that this was not a building permit, but had something to do with landmarks.)

A few weeks later I saw a kitchen sink and copper pipe piled outside the building. There was no plumbing permit in the window, so on Wednesday November 15, I filed another complaint. A few days later I noticed a "stop work" notice on the door.

Now they are not working during the week, but are still working on weekends. They were working on the weekend of November 18 and the weekend of November 25.

If there is a "stop work" order, can they still do other work? (work that does not require a permit)

If there are people working on the weekends should I report this to someone? What is the proper procedure?

Thank you!

Michael Labriola  
(207) 774-7741 voice  
(207) 774-7742 cell  
(207) 774-7743 fax

**City of Portland, Maine**  
**Inspections Division**  
**Complaints Detail Report**

---

**Support Staff** Tom Markley

---

**Category/Complaint:** Building / Rebuilding roof, replacing the sheathing and joist. Roof does not look like the original roof this is in the Historic District

**Date And Time:** 10/16/2006 10:37 A **Status:** Closed **Complaint No:** 8053

**Parcel ID** 063 I015001 **Prop Addr:** 284 BRACKETT ST

**Complainant:** Anonymous

**Best Time To Reach:**

**Addr:**

**Mood:**

**Response to Complainant:**

---

**Total Nbr Of Complaints Reported:** 1

[Schedule Inspection](#)[Switch To](#)[Find](#)[New](#)[Print](#)[Delete](#)[Print Letter](#)[Close](#)

**Complaint ID:** 8053 **Status:** Closed **Date:** 10/16/2006 **Time:** 10:37 AM  
**CBL:** 063 I015001 **Street Address:** 284 BRACKETT ST **District:** 2  
**Description of Location:** **Inspector:** Tom Markley

**Category:** Building

**Complaint:** Rebuilding roof, replacing the sheathing and joist. Roof does not look like the original roof this is in the Historic District

**Comments:** went to site and spoke to new owner. He says he checked with City Hall and was told he needed no permit and he was not in Historic District. Jeannie said on the radio that they were to stop work and come into City Hall and speak to Deb Andrews of Historic Preservation.

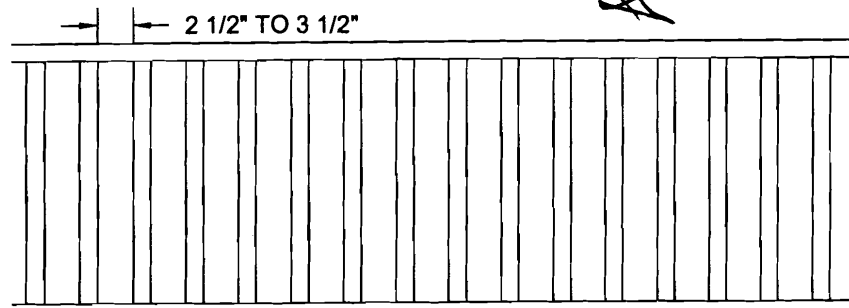
**Owner:** WILLIAMS ALTON H ETAL

**Mail Addr:** 284 BRACKETT ST  
PORTLAND ME 04102

**CreatedBy:** dmartin **CreateDate:** 10/16/2006 **ModBy:** tm **ModDate:** 10/16/2006

# GREEK REVIVAL PORCH DETAILS

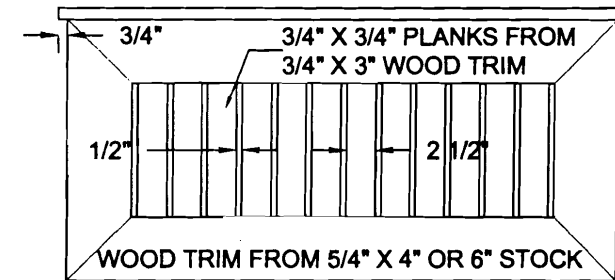
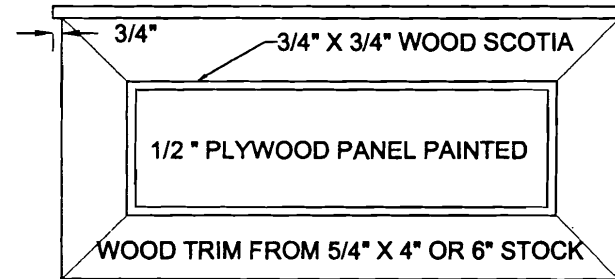
Typical Greek Revival Balusters



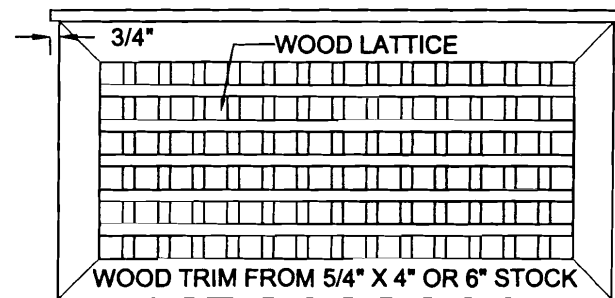
SQUARE OR ROUND BALUSTERS FROM 2" X 2" STOCK. FINISHED SIZE IS 1 1/2" X 1 1/2".

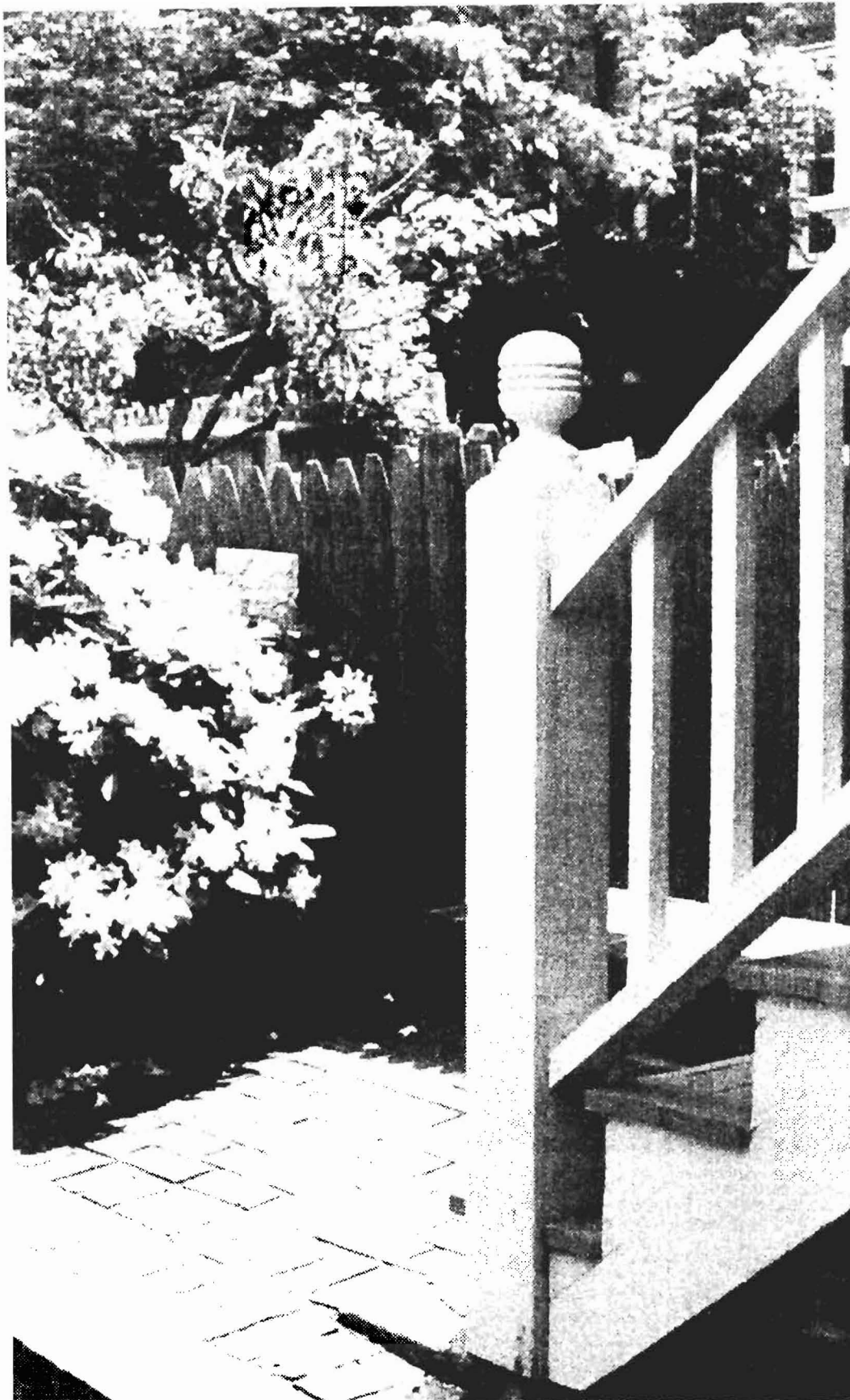
THIS

Typical Greek Revival Porch Skirting



THIS

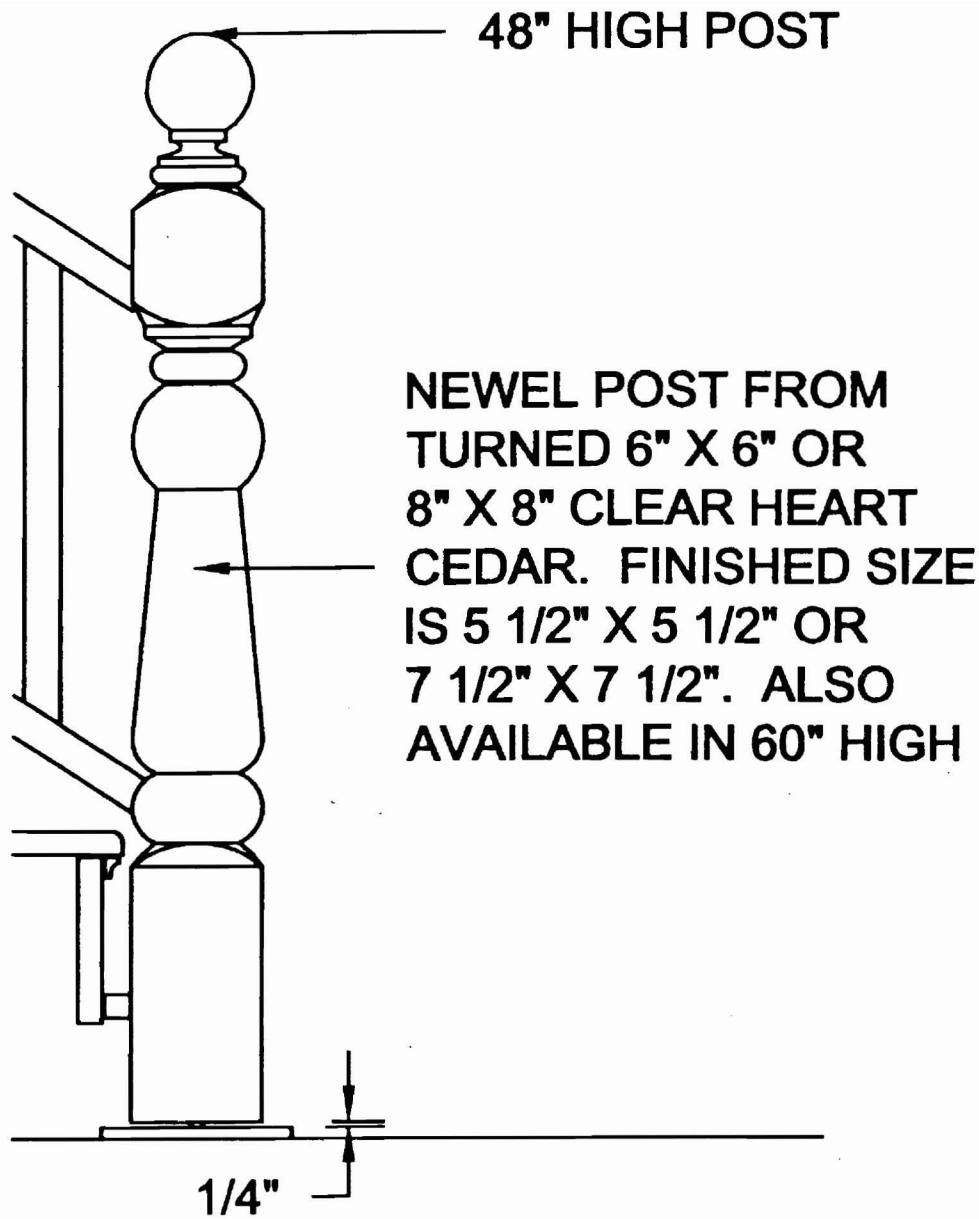




THIS IS  
OR 6 1/2 x 6 1/2  
TURNED  
BURNED  
POST

*4x4 solid wood post with a decorative finial*

*Typical Queen Anne Ne*



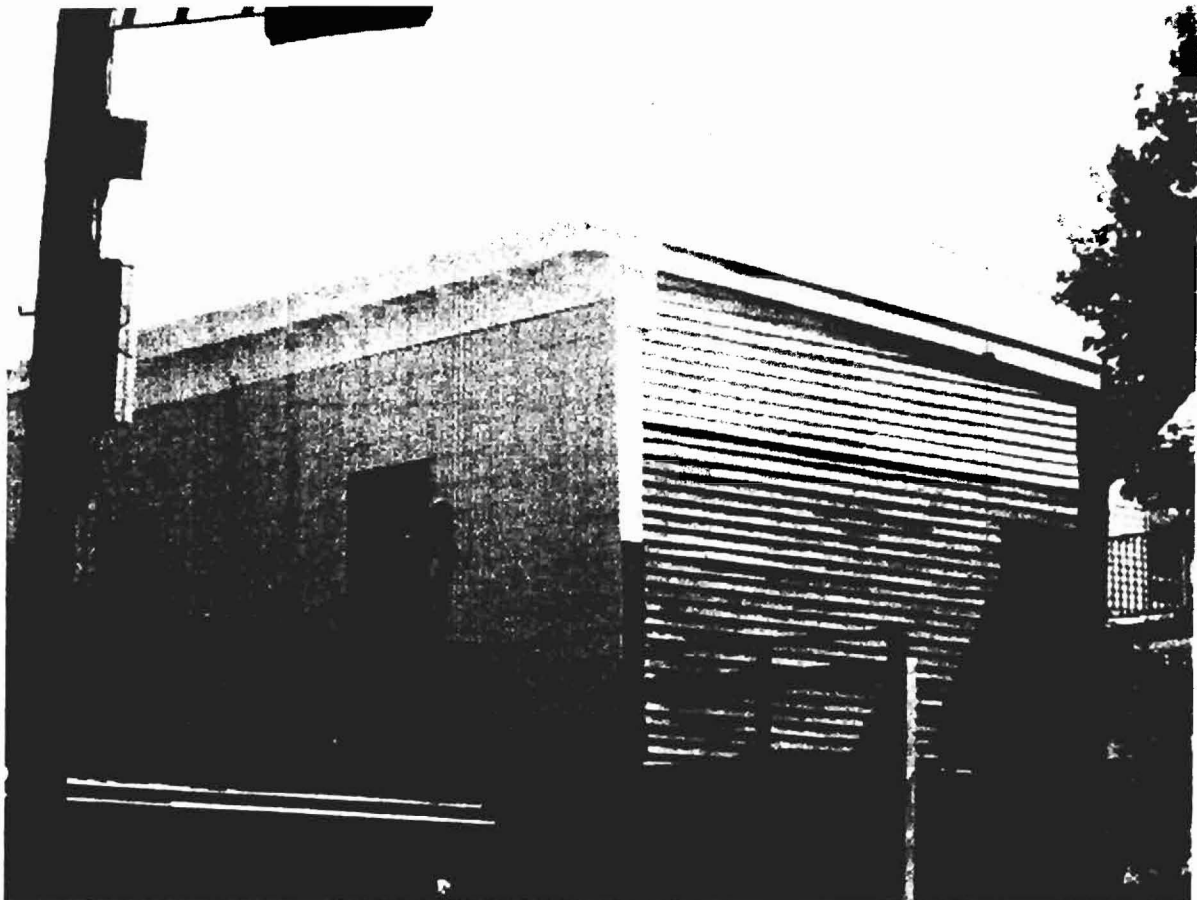
THIS OIL  
WAX (EDWESH) W/  
BALL FINISH

GUIDE





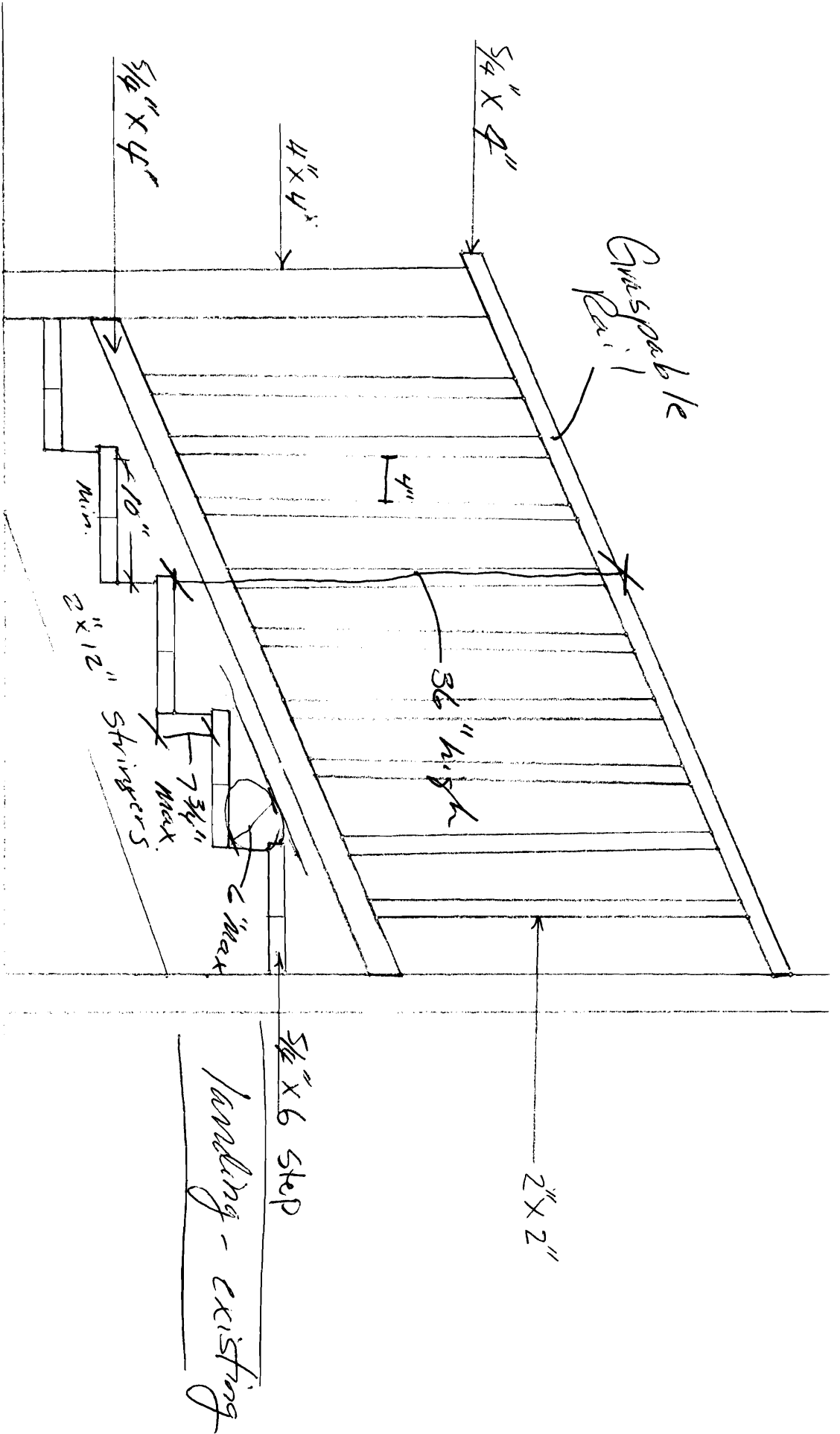
284 Brackett Street



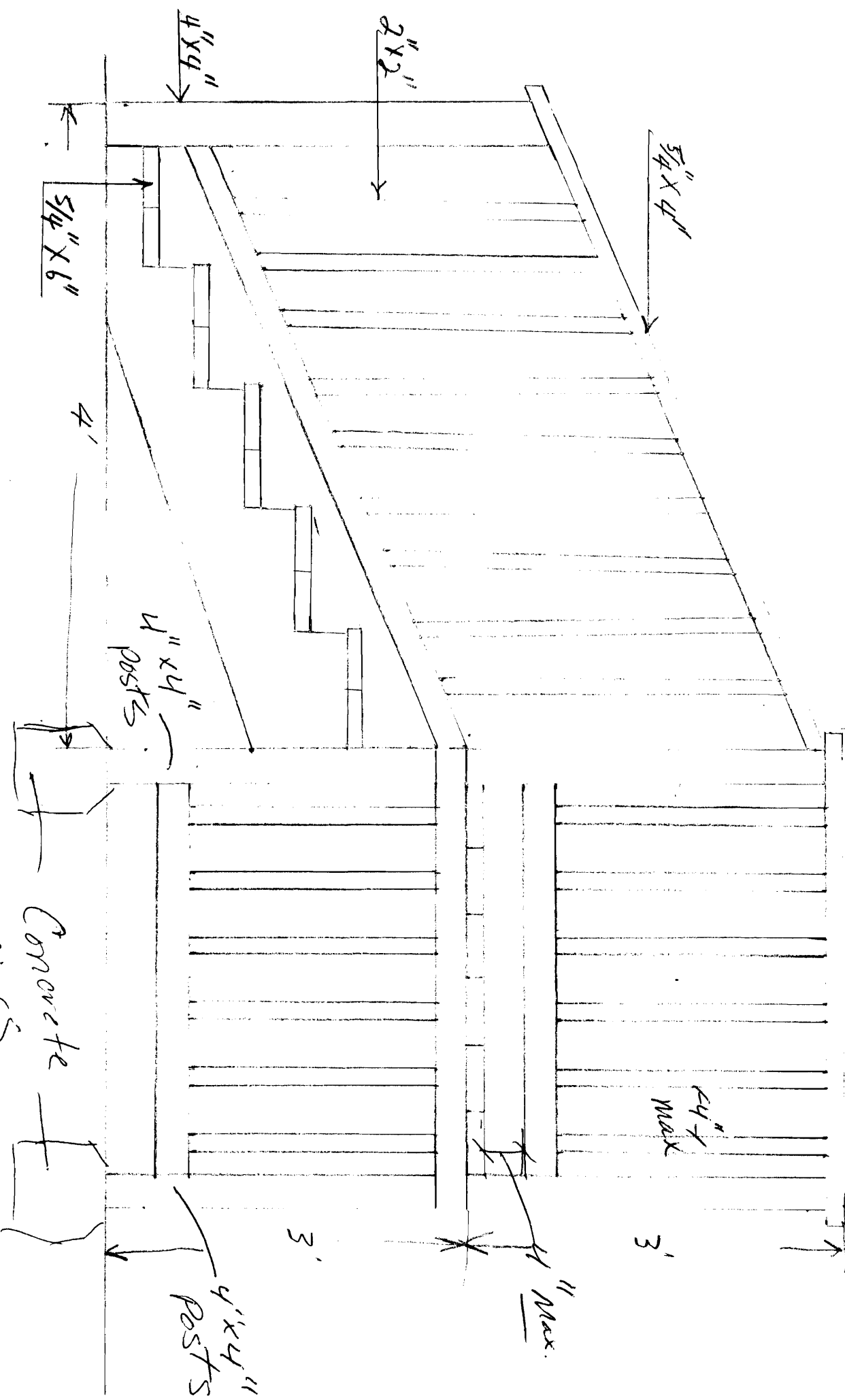
MISSING CORNICE RETURN TO BE RE-BUILT

Front Deck

Side View Step



Back Deck (Side)



Side View Deck  
5'

4" Max

3'

4" Max

3'

4" x 4" Posts

4" x 4" Posts

Concrete Piers

5/4" x 6"

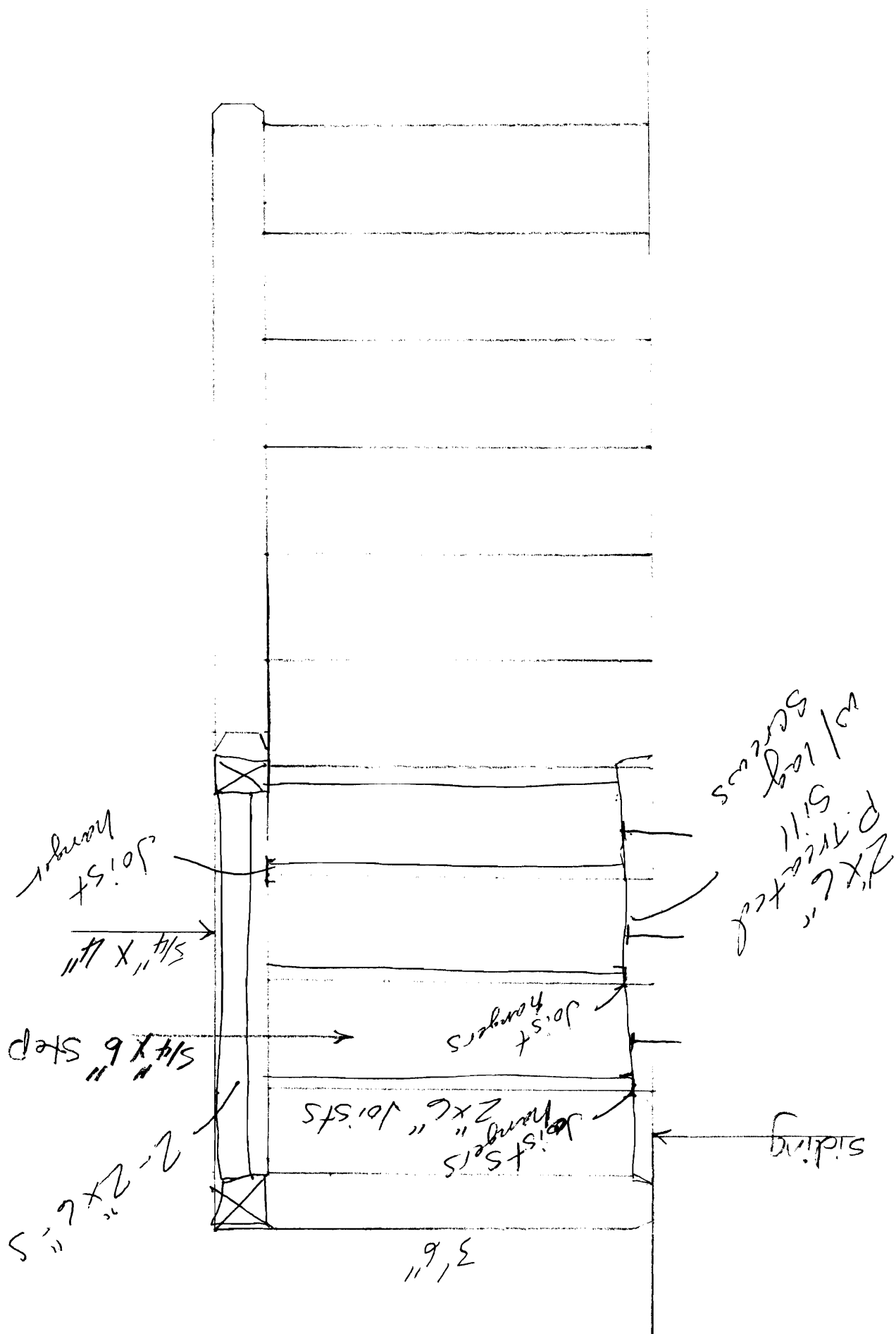
4" x 4"

2" x 2"

5/4" x 4"

4'

TOP VIEW DECK (rear side)



Joist Hanger

5/16" x 1 1/2"

5/16" x 6" Step

2'-2" x 6"

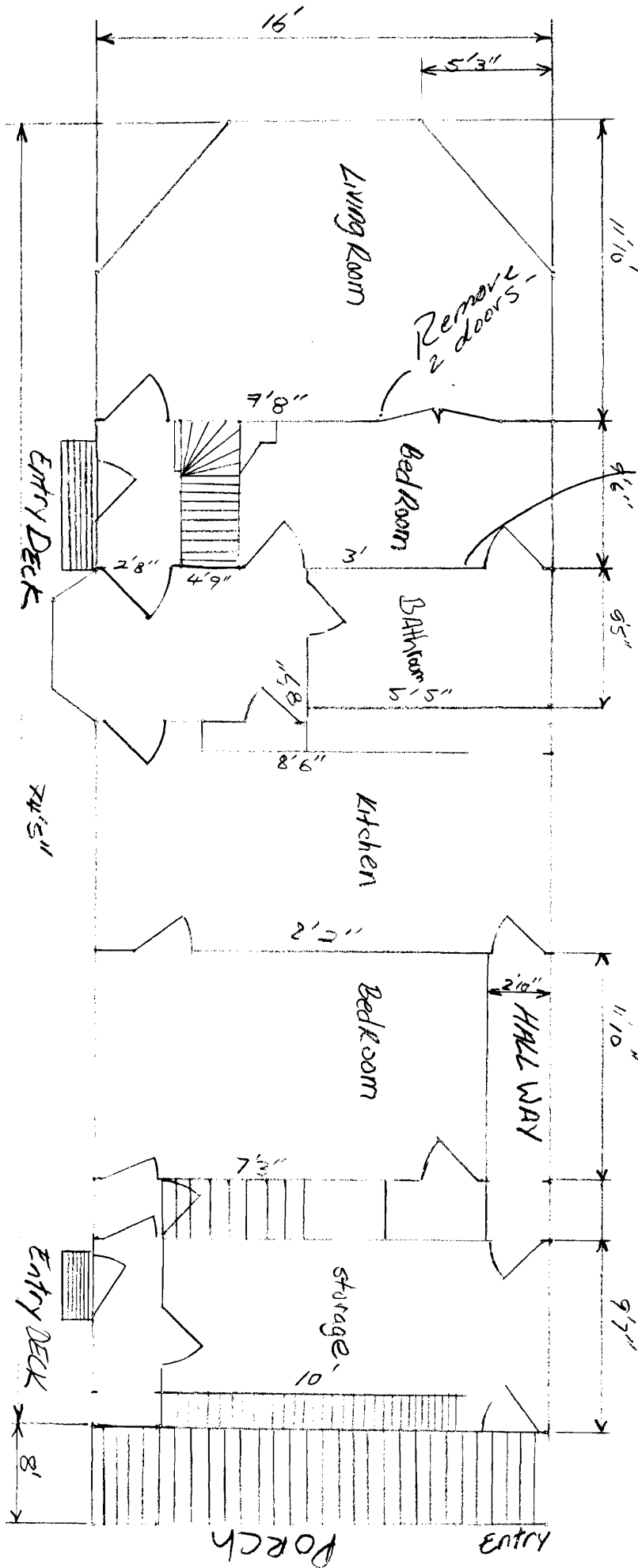
Joist Hangers

2x6" Joists

2x6" P.Treated Sill w/ lag screws

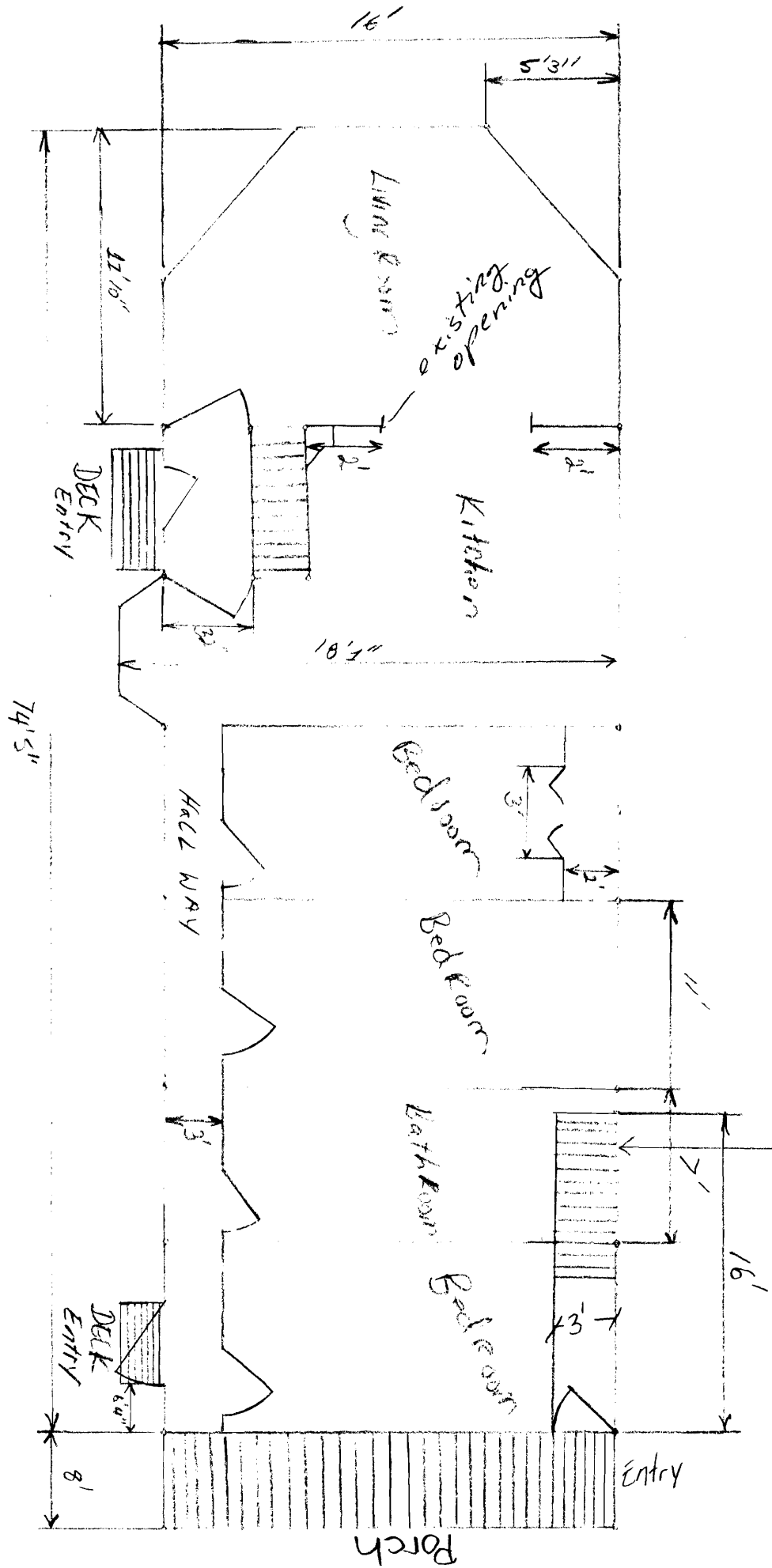
Siding

3'6"

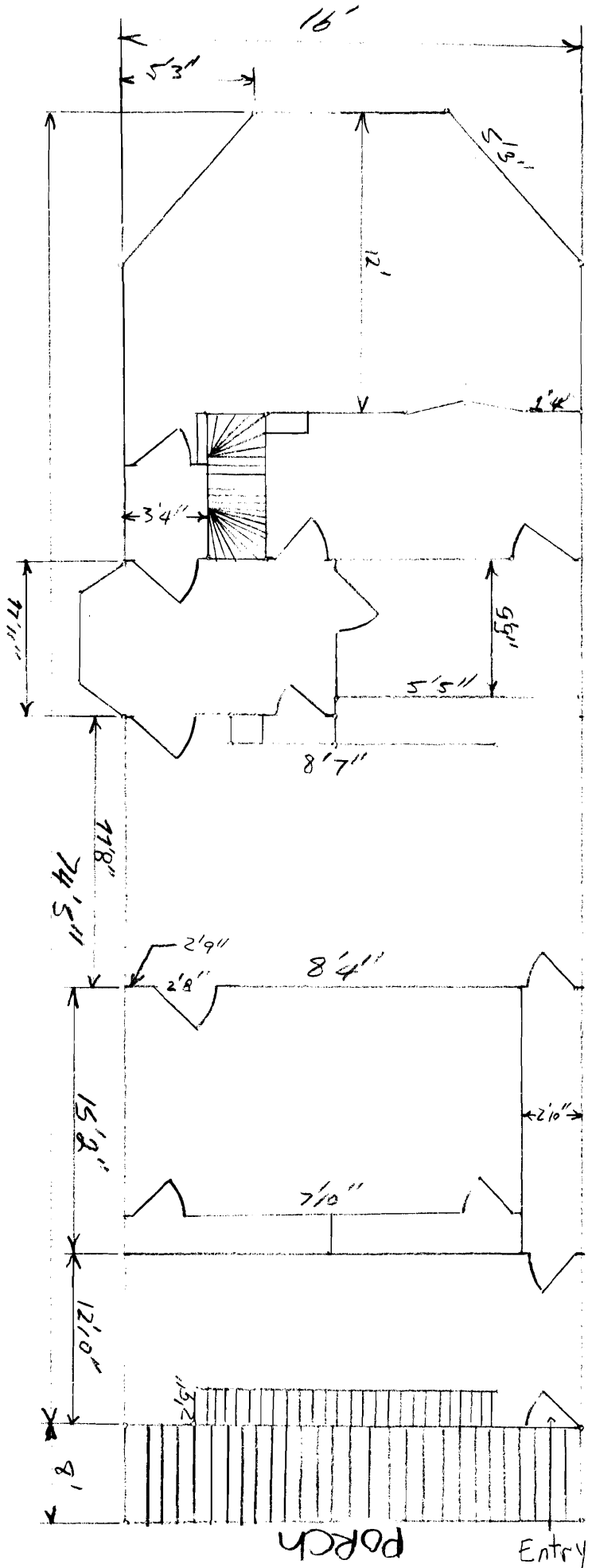


Remove  
non bearing  
walls

1<sup>st</sup> Floor Before

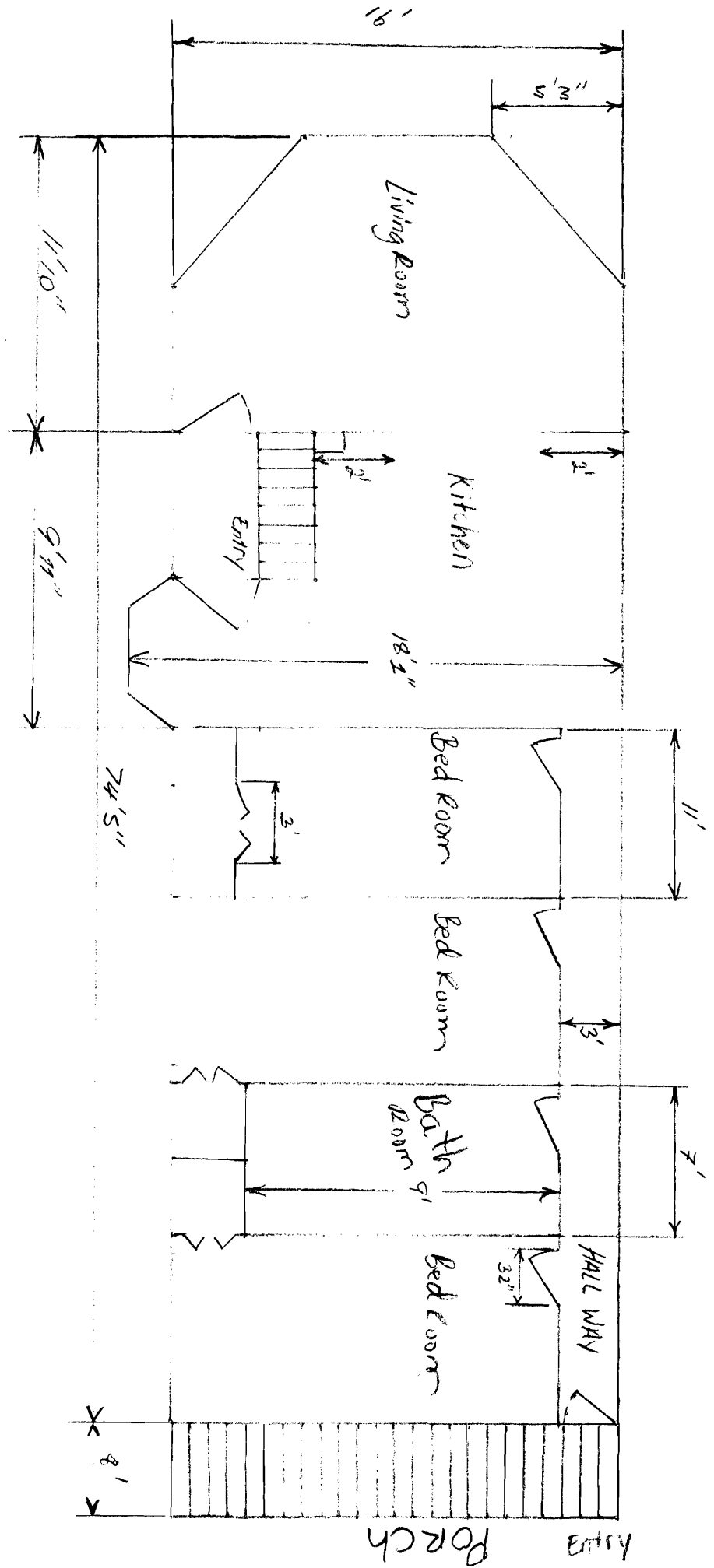


1<sup>st</sup> FLOOR APPT. IMPROVEMENT  
 Down Basement

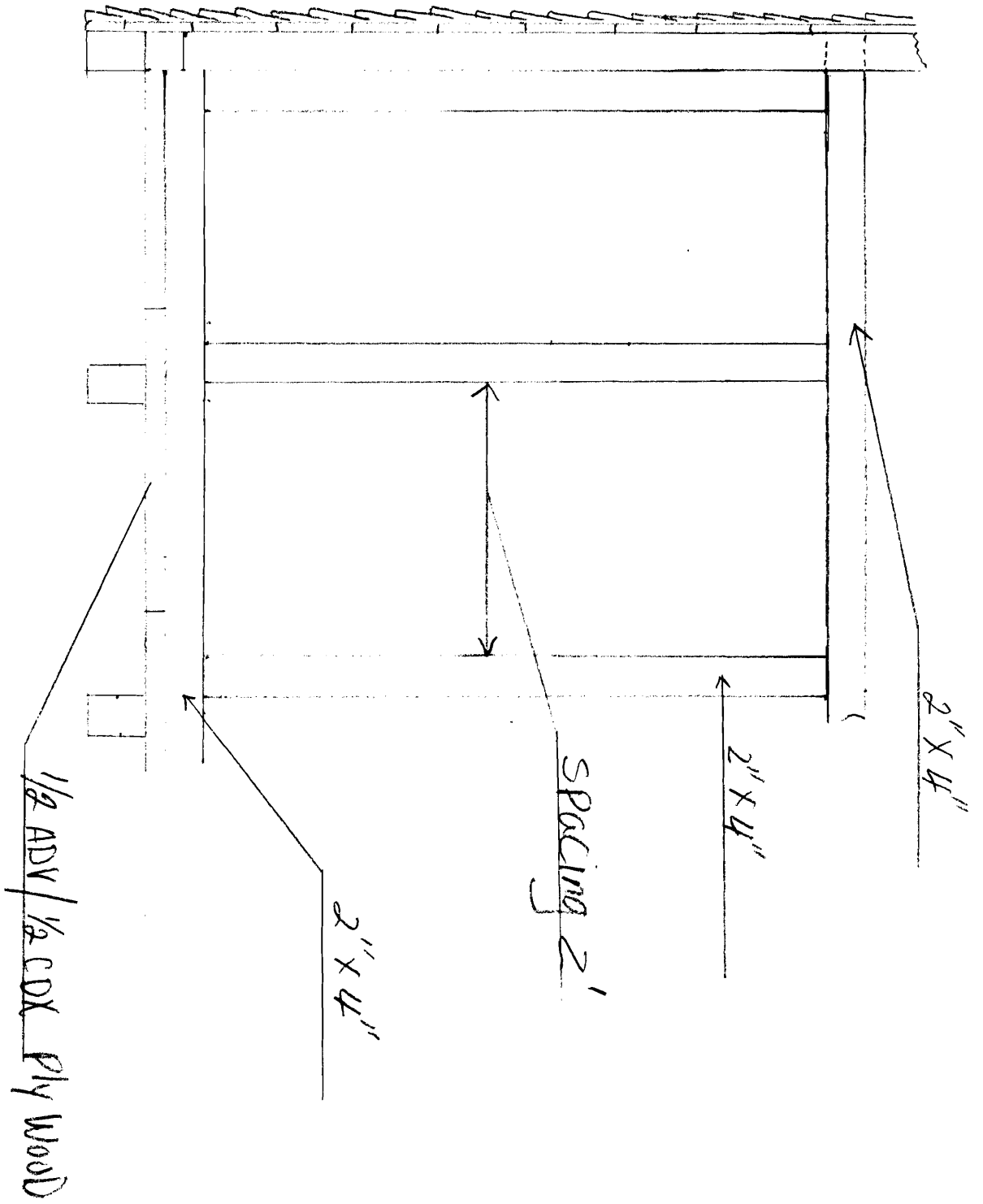


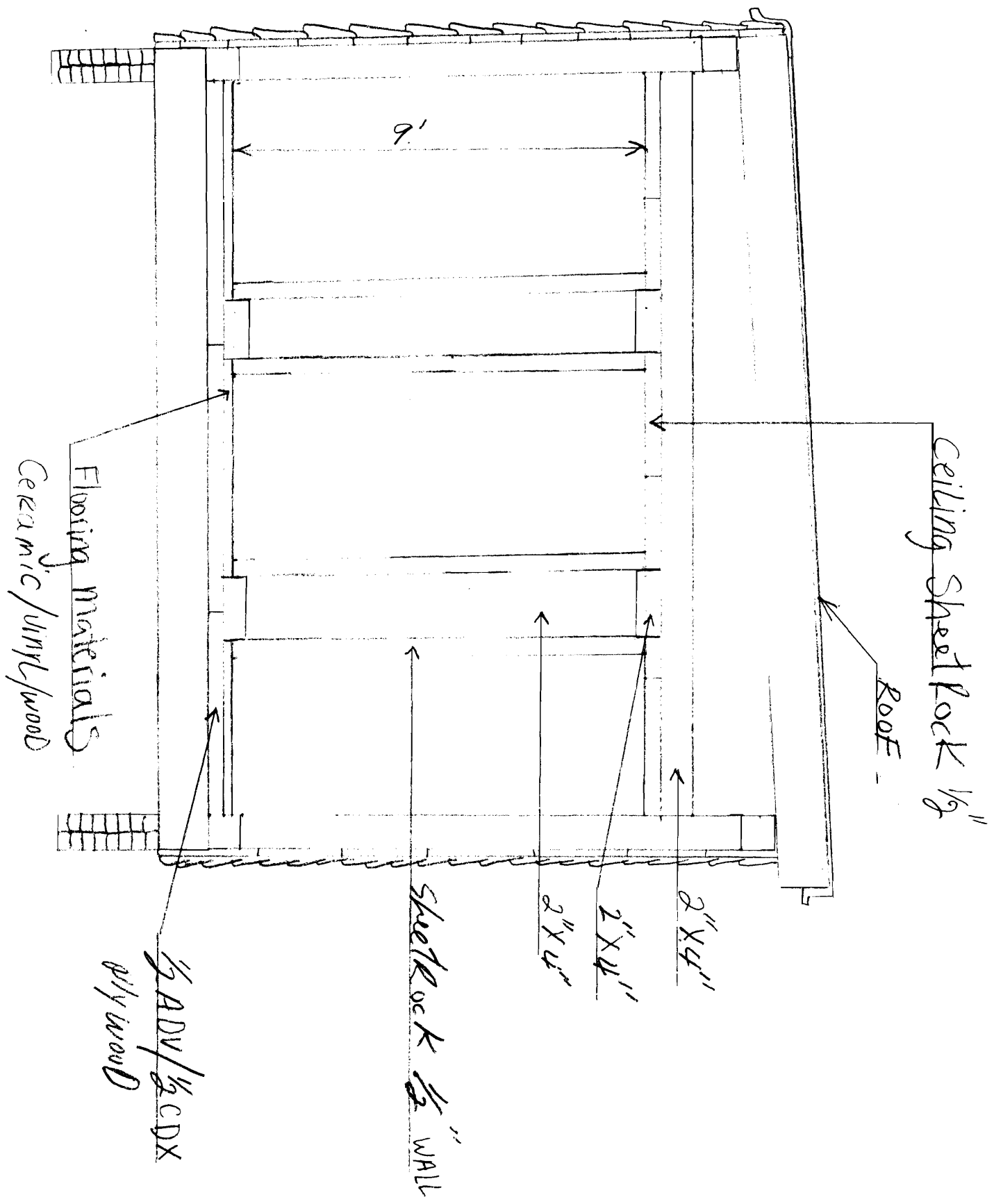
2nd Floor  
 Before improvement

2nd Floor After Improvement









Ceiling Sheetrock 1/2"

ROOF

2" X 4"

2" X 4"

2" X 4"

Sheetrock 1/2" WALL

3/4" Plywood  
1/2" CDX  
plywood

Flooring materials  
Ceramic/linoleum

6'

Door

