

PERMIT ISSUED

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

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

Permit No: 03-0189	Issue Date: MAR 31 2003	CBL: 070 D002001
-----------------------	----------------------------	---------------------

Location of Construction: 125 Western Promenade	Owner Name: Love John C	Owner Address: 125 Western Promenade	Phone: 774-9443
Business Name:	Contractor Name: Buxbaum Builders	Contractor Address: 114 Ledge Road Yarmouth	Phone: 2078460411
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Dwellings	Zone: S-2

Past Use: Single Family	Proposed Use: Single Family	Permit Fee:	Cost of Work: \$0.00	CEO District: 3
----------------------------	--------------------------------	-------------	-------------------------	--------------------

Proposed Project Description: Re-build existing rear deck, repair front porch decking & rails to code	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R.3 Type: SB 200A 1777
--	--	--

Signature:	Signature: <i>JMB 3/31/03</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: jmb	Date Applied For: 03/13/2003	<b>Zoning Approval</b>	
-------------------------	---------------------------------	------------------------	--

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..	<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: 3/13/03	<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 Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 3/31/03 for D.A. <i>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

<b>Permit No:</b> 03-0189	<b>Date Applied For:</b> 03/13/2003	<b>CBL:</b> 070 D002001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 125 Western Promenade	<b>Owner Name:</b> Love John C	<b>Owner Address:</b> 125 Western Promenade	<b>Phone:</b> ( ) 774-9443
<b>Business Name:</b>	<b>Contractor Name:</b> Buxbaum Builders	<b>Contractor Address:</b> 114 Ledge Road Yarmouth	<b>Phone:</b> (207) 846-0411
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family	<b>Proposed Project Description:</b> Re-build existing rear deck, repair front porch decking & rails to code
---------------------------------------	---

**Dept:** Historical      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 03/27/2003

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

- 1) Spacing between balusters to be reduced to 2.5 inches clear.
- 2) Approval based on revised drawing submitted 03/21/2003.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/13/2003

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

- 1) Rear deck must be rebuilt in the same footprint
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/13/2003

**Note:** 3/13/2003 routed for historic review **Ok to Issue:**

# 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>125 WESTERN PROM</u>		
Total Square Footage of Proposed Structure <u>Repair Existing Deck/Porches</u>	Square Footage of Lot <u>10,246</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>70</u> Block# <u>D</u> Lot# <u>002</u>	Owner: <u>JOHN LOVE</u>	Telephone: <u>774-9443</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>BUXBAUM BLDG. INC.</u> <u>114 LEDGE RD.</u> <u>YARMOUTH ME 04096 846-0411</u>	Cost Of Work: <u>\$18,500.00</u> Fee: <u>\$156.00</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>Same</u>		
Project description: <u>replace 10x20 rear deck &amp; repair front porches</u>		
Contractor's name, address & telephone: <u>BUXBAUM BUILDERS INC.</u> <u>114 LEDGE ROAD YARMOUTH ME 04096 846-0411</u>		
Who should we contact when the permit is ready: <u>SAME</u>		
Mailing address: <u>CONTRACTOR</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. <b>PHONE:</b> <u>831-1635</u>		

**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>Donald D. Buxbaum</u>	Date: <u>3/13/03</u>
--	----------------------

**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**

2<sup>nd</sup> Floor Front Balcony

- Replace Newels
- Replace Rails - (To be 36" High)

1<sup>st</sup> Floor Front Porch

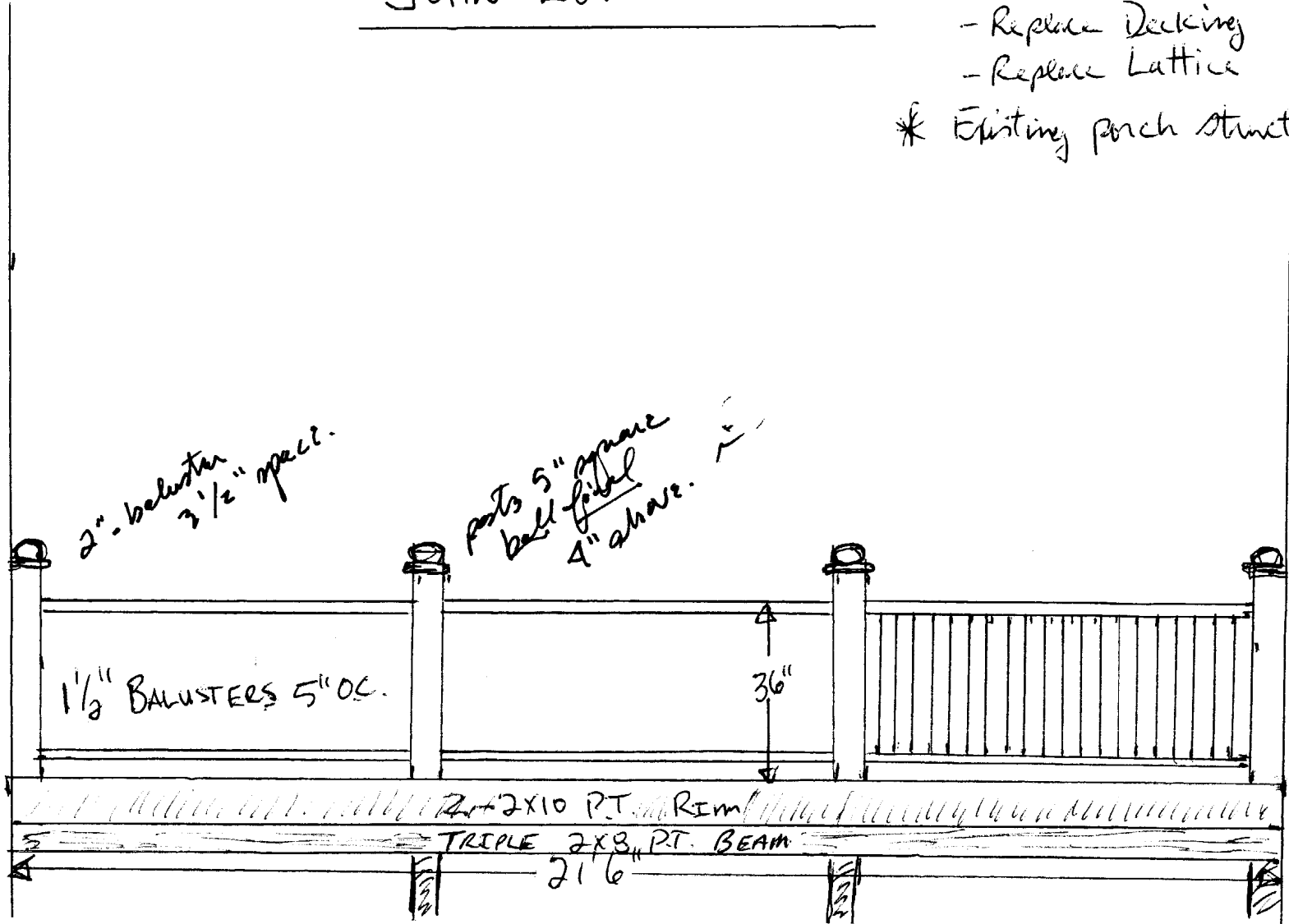
- Replace steps to code
- Replace Newels & Rail (To be 36" High)
- Replace Decking
- Replace Lattice

\* Existing porch structure to remain

JOHN LOVE - DECK <sup>Rear</sup>

House

House



ADDRESS: 125 Western Prom  
 PERMIT APPLICATION FOR: stairs, railing, replacement  
 BUILDING OWNER: John Katz  
 PERMIT APPLICANT: Lee Ann Buxbaum  
 REVIEWER: John Andrews, Bill Needelman  
 DATE OF DECISION: 3/27/03

**HISTORIC PRESERVATION REVIEW**

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

**ACTION**

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: \_\_\_\_\_

Approved as submitted

Approved with conditions (see below) - Approval based on revised drawing submitted 3/21/03

Conditions of Approval:

Contact Historic Preservation Staff ( 874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. spacing between balusters to be reduced to 2 1/2" clear.
2. \_\_\_\_\_
3. \_\_\_\_\_

# Burbaum Builders, Inc.

114 Ledge rd  
Yarmouth, ME 04096  
(207)846-0411

Send to: PORTLAND HISTORICAL	From: DEEGEE BURBAUM
Attention: DEB. ANDREWS	Date: 3/21/03
Office location:	Office location:
Fax number: 756-8258	Phone number: 846-0411

Urgent  Reply ASAP  Please comment  Please review  For your information

Total pages, including cover: 3

Comments:

Hi DEB,

HOPE THIS WILL HELP WITH THE INFO  
YOU NEED FOR THE PERMIT;

PLEASE CALL ME @ 831-1635 IF YOU  
HAVE ANY QUESTION OR CONCERNS

THANK YOU MUCH

DEEGEE

FOR - JOHN LOVE 125 WESTERN PROM

3/24/03

JOHN LOVE 125 WESTERN PROM

*Conditioning of wood:*  
 2 1/2" clear space between balusters

4" SPACE - TOP OF RAIL TO CAP

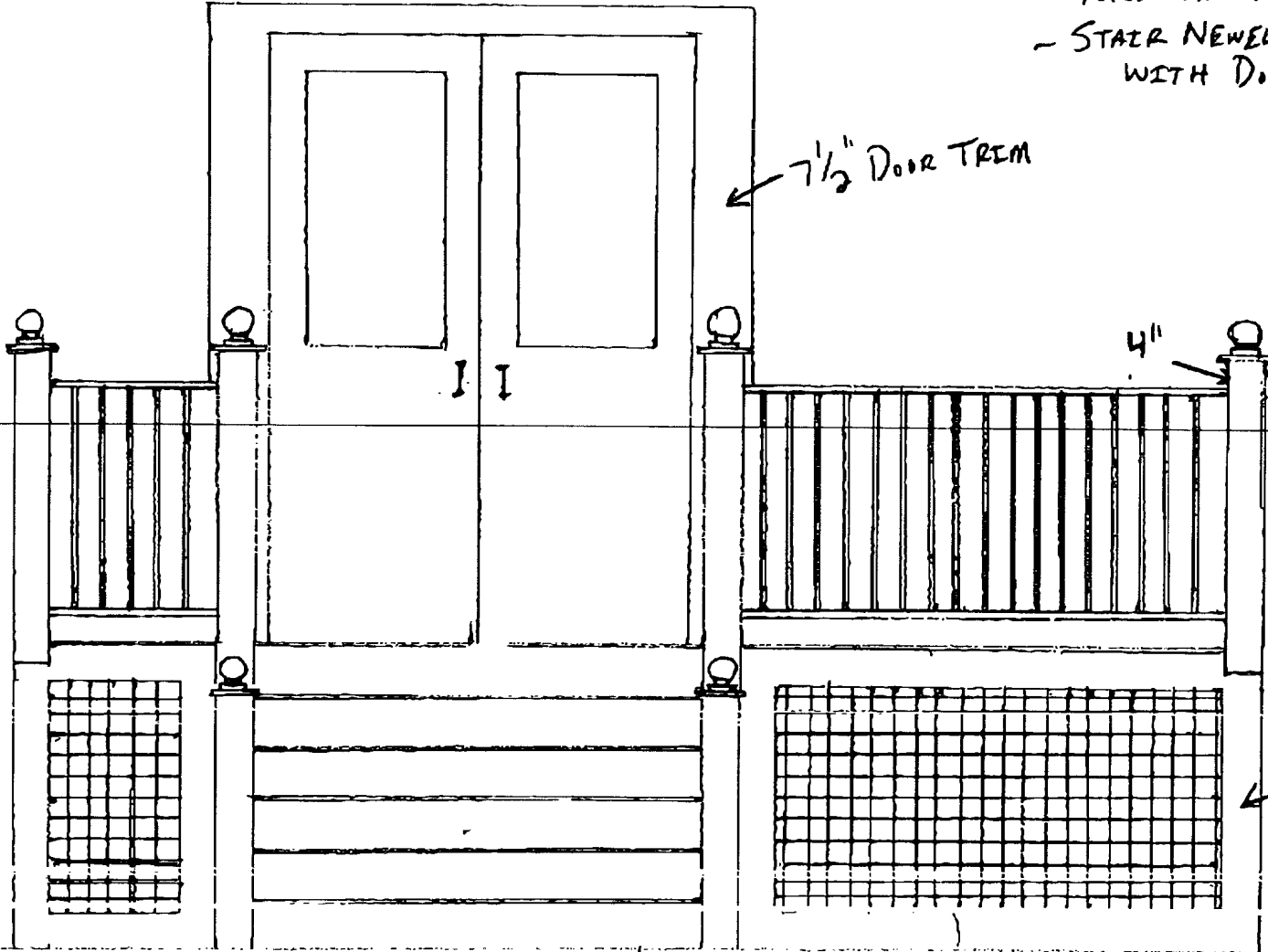
RAIL HEIGHT 36" OFF DECK

STAIR NEWELS TO CENTER WITH DOOR TRIM

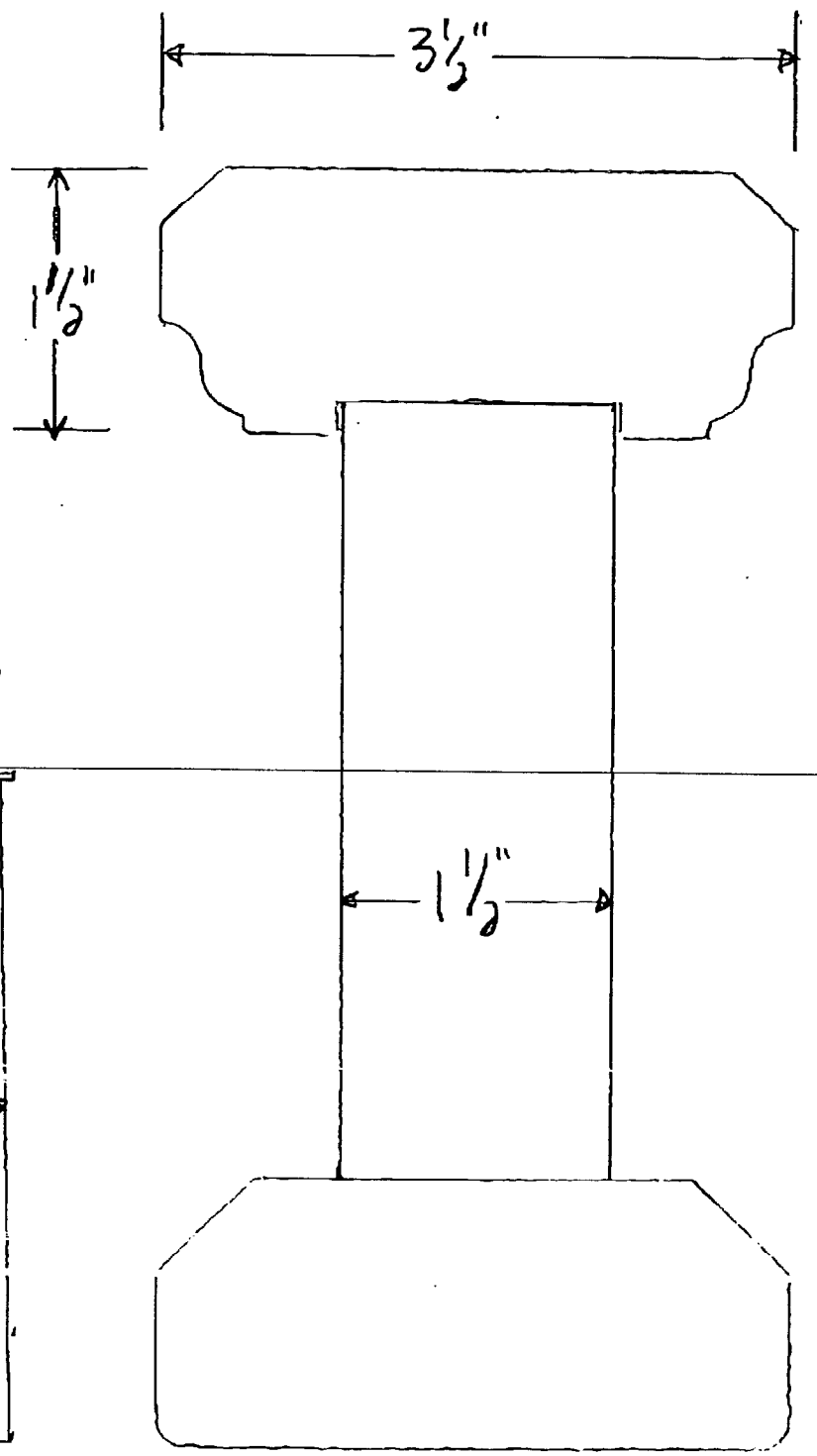
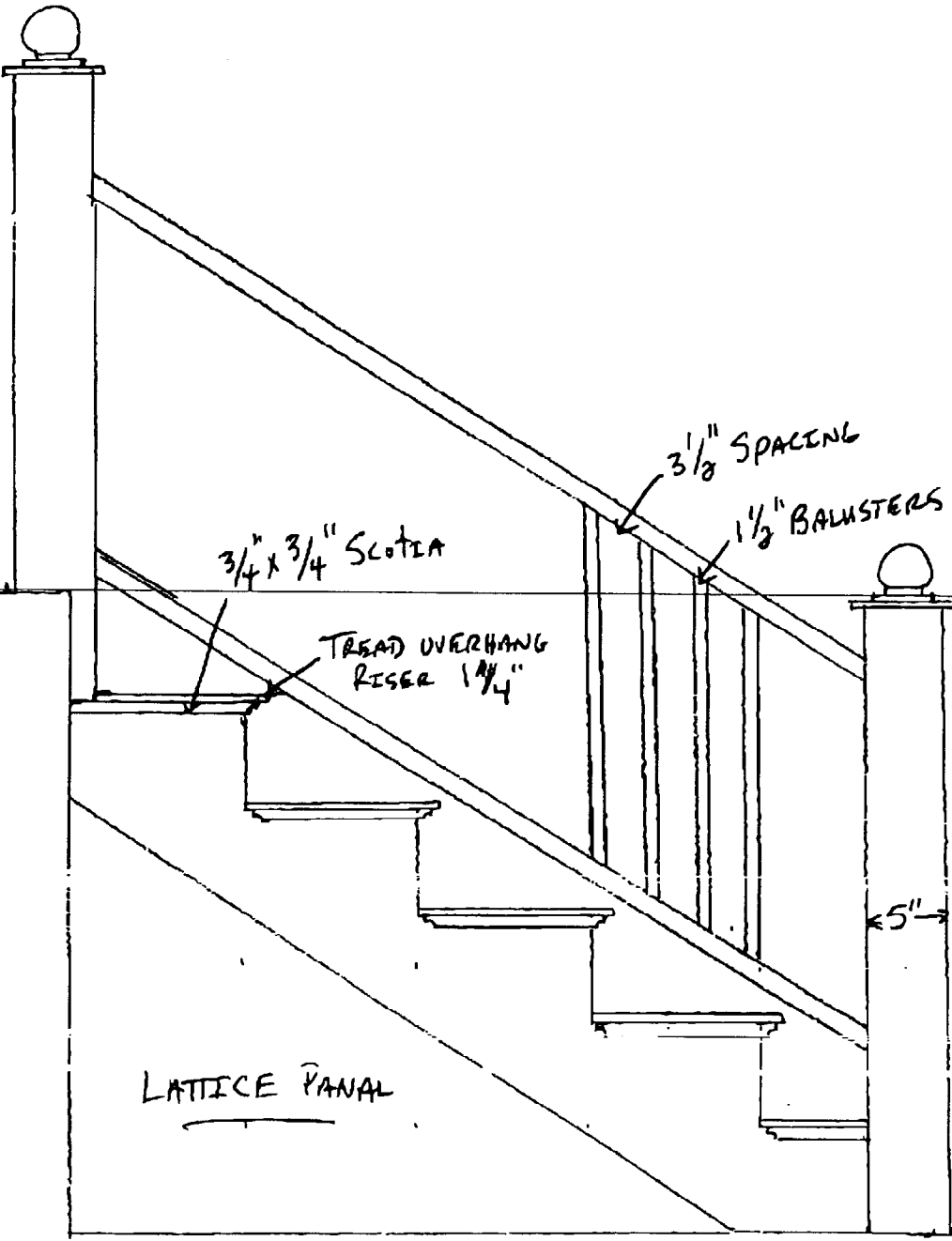
7 1/2" DOOR TRIM

4"

5" LATTICE BOARDER



3/26/03



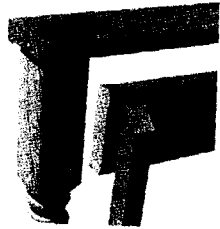


BROSCO Cedar Porch and Deck Components are manufactured from CLEAR WESTERN RED CEDAR. This durable species is naturally resistant to decay, fungal attached and pest infestation.

Kiln-dried Western Red Cedar is the most dimensionally stable of all the softwoods. Therefore, it is the most resistant to bending, bowing, twisting and splitting.

Components have eased edges and are fully sanded in all turned areas resulting in a quality surface usable both indoors and out... Easy to paint, stain or allow to weather to an attractive silver sheen.

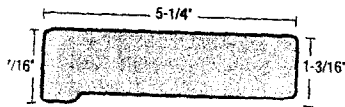
Red Cedar Rail -



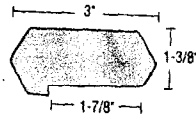
276 Rail

This rail may be installed horizontally as a TOP rail or BOTTOM rail with the new 2 1/4" or 3 1/4" Colonial Balusters

OR  
installed vertically and used in conjunction with the 1 3/8" Square Contemporary baluster.

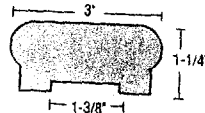


276 Rail (solid)  
CE27608 8'-0"  
CE27612 12'-0"



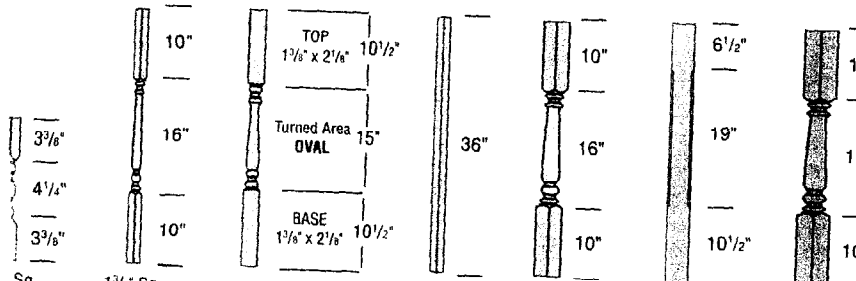
222 Uni-Rail (solid)  
CE22208 8'-0"  
CE22212 12'-0"

Uni-Rail is designed to be used as Handrail or Shoe-Rail.



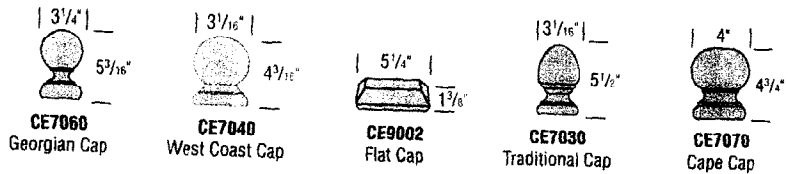
204C Rail (solid)  
CE20408 8'-0"  
CE20412 12'-0"

Red Cedar Balusters -



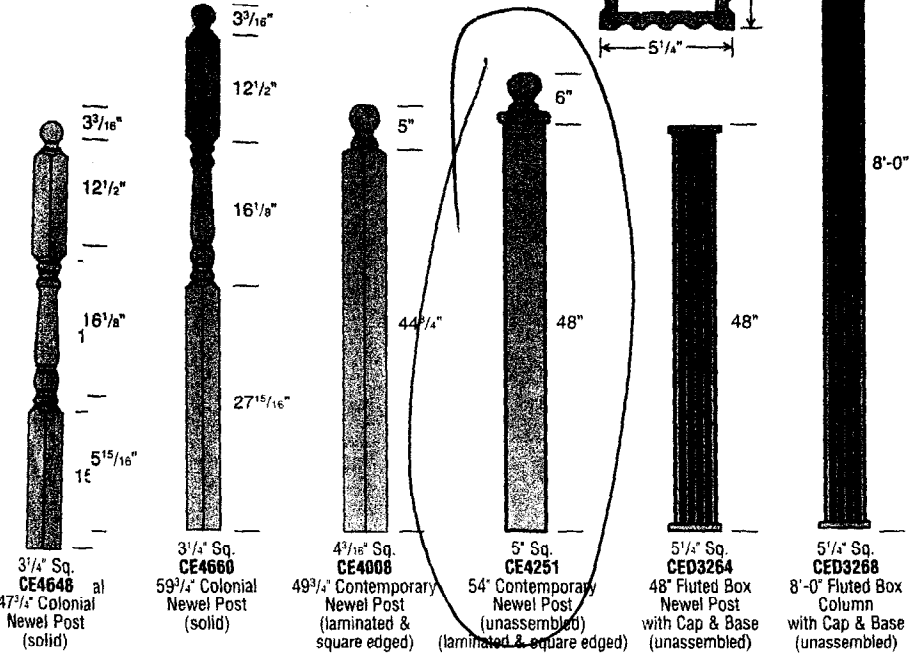
Sq. 1 1/8" Sq. CE517036 36" Colonial Baluster (solid)  
CE509636 36" Oval Baluster (solid)  
1 3/8" Sq. CE35E036 36" Square Baluster (solid)  
2 1/4" Sq. CE609036 36" Colonial Baluster (laminated)  
2 1/4" Sq. CE604036 36" Square/Fluted Baluster (laminated)  
3 1/4" Sq. CE460136 36" Colonial Baluster (solid)

Cedar Post Caps -



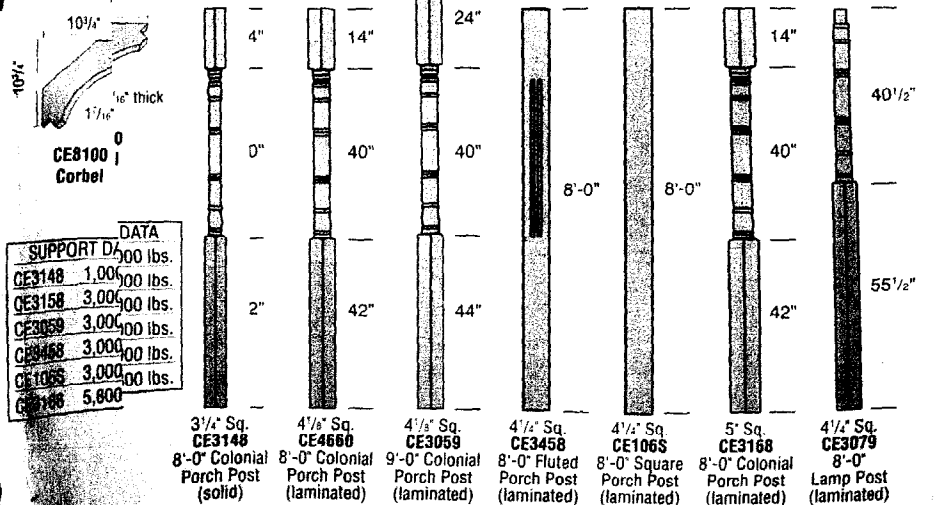
CE7060 Georgian Cap  
CE7040 West Coast Cap  
CE9002 Flat Cap  
CE7030 Traditional Cap  
CE7070 Cape Cap

Red Cedar Newels -



3 1/4" Sq. CE4646 47 1/2" Colonial Newel Post (solid)  
3 1/4" Sq. CE4660 59 3/4" Colonial Newel Post (solid)  
4 1/8" Sq. CE4008 49 3/4" Contemporary Newel Post (laminated & square edged)  
5" Sq. CE4251 54" Contemporary Newel Post (unlaminated & square edged)  
5 1/4" Sq. CED3264 48" Fluted Box Newel Post with Cap & Base (unassembled)  
5 1/4" Sq. CED3268 8'-0" Fluted Box Column with Cap & Base (unassembled)

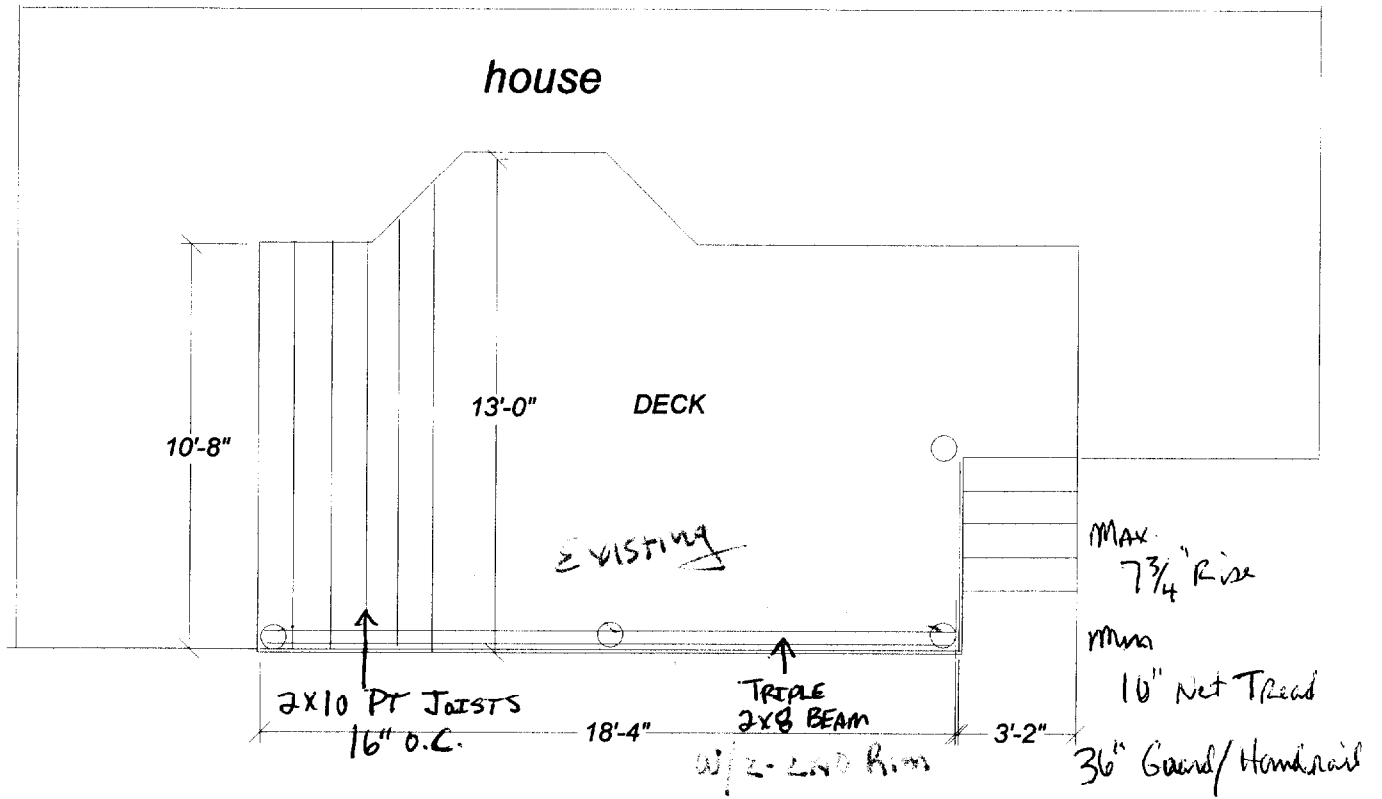
Red Cedar Porch and Lamp Posts -



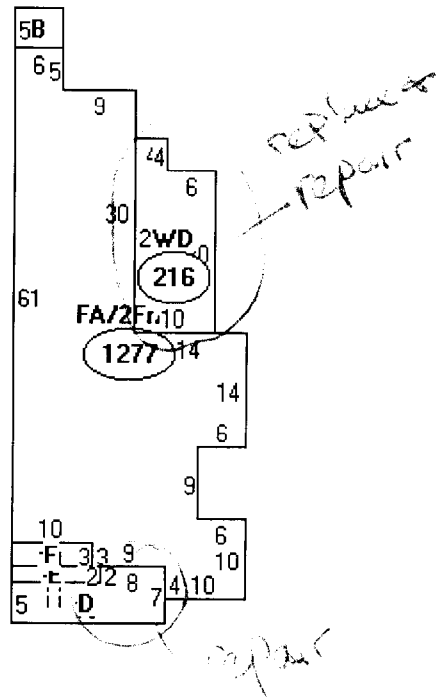
CE8100 Corbel

SUPPORT DIA	DATA
1 1/2"	500 lbs.
2"	1,000 lbs.
2 1/2"	3,000 lbs.
3"	3,000 lbs.
3 1/2"	3,000 lbs.
4"	3,000 lbs.
4 1/2"	5,800 lbs.

3 1/4" Sq. CE3148 8'-0" Colonial Porch Post (solid)  
4 1/8" Sq. CE4660 8'-0" Colonial Porch Post (laminated)  
4 1/8" Sq. CE3059 9'-0" Colonial Porch Post (laminated)  
4 1/2" Sq. CE3458 8'-0" Fluted Porch Post (laminated)  
4 1/2" Sq. CE1065 8'-0" Square Porch Post (laminated)  
5" Sq. CE3168 8'-0" Colonial Porch Post (laminated)  
4 1/4" Sq. CE3079 8'-0" Lamp Post (laminated)



John Love - rear deck 125 Western Prom



Descriptor/Area

- A: FA/2Fr/B  
1277 sqft
- B: FUB  
30 sqft
- C: WD  
216 sqft
- D: WD  
111 sqft
- E: WD/1Fr/B  
22 sqft
- F: N/A  
30 sqft



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**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	070 D002001
<b>Location</b>	125 WESTERN PROMENADE
<b>Land Use</b>	SINGLE FAMILY
<b>Owner Address</b>	LOVE JOHN C 125 WESTERN PROMENADE PORTLAND ME 04101
<b>Book/Page</b>	11144/44
<b>Legal</b>	70-D-2 WESTERN PROM BOWDOIN ST 66 10246 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$100,490	\$171,360	\$271,850

**Property Information**

<b>Year Built</b> 1884	<b>Style</b> Duplex	<b>Story Height</b> 2	<b>Sq. Ft.</b> 3139	<b>Total Acres</b> 0.235		
<b>Bedrooms</b> 4	<b>Full Baths</b> 1	<b>Half Baths</b> 1	<b>Total Rooms</b> 7	<b>Attic</b> Full Finsh	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1930	<b>Size</b> 20X22	<b>Grade</b> C	<b>Condition</b> G
-----------------------------	----------------------	---------------------------	----------------------	-------------------	-----------------------

**Sales Information**

<b>Date</b> 12/01/1993	<b>Type</b> LAND + BLDING	<b>Price</b> \$225,000	<b>Book/Page</b> 11144-044
---------------------------	------------------------------	---------------------------	-------------------------------

**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](#).

**New Search!**

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

PERMIT ISSUED

Permit Number: 030189

MAR 31 2003

Please Read Application And Notes, If Any, Attached

This is to certify that Love John C/Buxbaum Build

has permission to Re-build existing rear deck, rear front porch, deck & rails code **CITY OF PORTLAND**

AT 125 Western Promenade City ID: 070 D002001

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 work in permit in progress before this building or part thereof is leased or otherwise used-in. HOUR NOT 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

*Jamie Bouke* 3/31/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**