

912987 218-B-006

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee 30.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: William M. Hobbs Phone # 646-4484  
Address: 81 Atlantic Ave. Wells, Maine 04090

LOCATION OF CONSTRUCTION 1296 Westbrook St.

Contractor: self Sub.: \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Est. Construction Cost: \$1500.00 Proposed Use: single family

Past Use: single family

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain Conversion replacing existing porch and steps as per plan

**Foundation:**

- 1. Type of Soil: \_\_\_\_\_
- 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_
- 3. Footings Size: \_\_\_\_\_
- 4. Foundation Size: \_\_\_\_\_
- 5. Other \_\_\_\_\_

**Floor:**

- 1. Sills Size: \_\_\_\_\_ Sills must be anchored.
- 2. Girder Size: \_\_\_\_\_
- 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_
- 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.
- 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_
- 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_
- 7. Other Material: \_\_\_\_\_

**Exterior Walls:**

- 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2. No. windows \_\_\_\_\_
- 3. No. Doors \_\_\_\_\_
- 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_
- 6. Corner Posts Size \_\_\_\_\_
- 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_
- 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_
- 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_
- 10. Masonry Materials \_\_\_\_\_
- 11. Metal Materials \_\_\_\_\_

**Interior Walls:**

- 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_
- 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_
- 3. Wall Covering Type \_\_\_\_\_
- 4. Fire Wall if required \_\_\_\_\_
- 5. Other Materials \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**

**For Official Use Only**

Date May 3, 1991 Subdivision: \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name SEP - 4 1991  
 Bldg Code \_\_\_\_\_ Lot \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Ownership: Public Private  
 Estimated Cost \$1500.00

**PERMIT ISSUED**  
**CITY OF PORTLAND**

**Zoning:**

Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

**Review Required:**

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other \_\_\_\_\_ (Explain) \_\_\_\_\_

**Ceiling:**

- 1. Ceiling Joists Size: \_\_\_\_\_
- 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Not in District nor Landmark.
- 3. Type Ceilings: \_\_\_\_\_ Does not require review.
- 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ Requires Review.
- 5. Ceiling Height: \_\_\_\_\_

**Roof:**

- 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action: Approved.
- 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with Condition
- 3. Roof Covering Type \_\_\_\_\_ Denied.

**Chimneys:**

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: \_\_\_\_\_

**Heating:**

Type of Heat: \_\_\_\_\_

**Electrical:**

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**

- 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_
- 2. No. of Tubs or Showers \_\_\_\_\_
- 3. No. of Flushes \_\_\_\_\_
- 4. No. of Lavatories \_\_\_\_\_
- 5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**

- 1. Type: \_\_\_\_\_
- 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_
- 3. Must conform to National Electrical Code and State Law.

Permit Received By Latini

Signature of Applicant William M. Hobbs Date 5/3/91

Signature Carroll Date \_\_\_\_\_

**PERMIT ISSUED WITH REQUIREMENTS**  
 Inspection Dates \_\_\_\_\_

**PLOT PLAN**



**FEES (Breakdown From Front)**

Base Fee \$ 30.00  
Subdivision Fee \$ \_\_\_\_\_  
Site Plan Review Fee \$ \_\_\_\_\_  
Other Fees \$ \_\_\_\_\_  
(Explain) \_\_\_\_\_  
Late Fee \$ \_\_\_\_\_

**Inspection Record**

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

**COMMENTS**

submitted Historic Preservation Form and plan with specs

*done w/out inspection*

Signature of Applicant

*William M. Hobbs*

Date

5-3-91

BUILDING PERMIT REPORT

ADDRESS: 1296 Westbrook ST . DATE: 15/MAY/91

REASON FOR PERMIT: Replacing porch & steps

BUILDING OWNER: Hobbs

CONTRACTOR: 11

PERMIT APPLICANT: 11

APPROVED: \*1, \*9

CONDITION OF APPROVAL:

- 1.) Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m<sup>2</sup>). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 74).

8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fireresistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

~~9.)~~ A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening.

10.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

/el

11/16/88

11/27/90

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

**Billing for Legal  
Ads for Agenda's**

Project Name: 1296 Westbrook Street

Owner's Name: Billy Hobbs

Address of Project: Same

Division/Board: Historic Preservation Committee

Property Owner  
Number of ~~Residential~~ Notices Mailed Out: 3

% Amount of Legal Ad: 19.87 (July 17, 1991)

.40 X number of notices: 3 x .40 = \$1.20

Total Amount Due: \$21.07

Make checks payable to the City of Portland, Attn. D. Marquis, Rm. 315, 389  
Congress Street, Portland, Maine 04101.

Bill to: Billy Hobbs

81 Atlantic Avenue

Wells, ME 04090

mailed: \_\_\_\_\_



**City of Portland**  
 Department of Planning and Urban Development  
 Room 211 City Hall, 389 Congress Street  
 Portland, Maine 04101 207-874-8300

Form 6.1.88

## HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), the following work on the specified property is hereby:

granted a Certificate of Appropriateness, with conditions as indicated.  
 denied a Certificate of Appropriateness.

Historic Resource Inventory Number: \_\_\_\_\_ Assessor's Chart/Block/Lot: 218-B-6

Property Address: 1296 Westbrook Street

Applicant: (name) Billy Hobbs  
 (address) 81 Atlantic Avenue  
Wells, Maine 04090

Proposed Work (continue on back if necessary): Construction of a wood deck measuring approximately 13' x 21', as described in staff memorandum of July 12, 1991.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Conditions of Approval (continue on back if necessary): None.

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Reasons for Denial (continue on back if necessary): \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

All improvements shall be carried out as shown on the plans and specifications as submitted by the applicant, except as modified to comply with the conditions of approval described above. 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.

7/19/91  
Date

*Joseph E. G...*  
Director of Planning and Urban Development

\*\*\*\*\*

Staff Recommendation:

\_\_\_ Additional information Requested (date: \_\_\_\_\_ rec'd: \_\_\_\_\_)  
\_\_\_ Approve.  Approve w/ conditions. \_\_\_ Deny. \_\_\_ No Recommendation. Date: 7-12-91  
Conditions: Submission of design for additional intermediate rails or balusters for staff review and approval.

Historic Preservation Committee Recommendation/Decision:

Required:  Yes \_\_\_ No  
 Approve. \_\_\_ Approve w/ conditions. \_\_\_ Deny. Vote: 5-0 (Kuniholm and Barba absent)  
Conditions: None. 7-17-91

Planning Board Decision:

Required: \_\_\_ Yes  No  
\_\_\_ Approve. \_\_\_ Approve w/ conditions. \_\_\_ Deny. Vote: \_\_\_\_\_  
Conditions: \_\_\_\_\_

City Council Decision (Project of Special Merit):

\_\_\_ Approve. \_\_\_ Approve w/ conditions. \_\_\_ Deny. Vote: \_\_\_\_\_  
Conditions: -  
\_\_\_ 1. Developer demonstrate binding financial commitments, performance guarantees, penal bond.  
\_\_\_ 2. Developer provide full documentation of the resource, provide suitable monument.  
\_\_\_ 3. Other: \_\_\_\_\_

MATERIAL FOR JOB

8" SOUP TUBES FILLED W/CONCRETE

2x8 FLOOR JOISTS (SPRUCE)

4x4 POST (PINE)

5/4x6 DECKING (SPRUCE)

2x4 RAIL (PINE)

2x12 STAIR STRINGERS (SPRUCE)

4x4 TURNED BALUSTERS

1296 Westbrook St



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

May 8, 1991

RE: 1296 Westbrook Street

William M. Hobbs  
81 Atlantic Avenue  
Wells, Maine 04090


*OK - as per ~~the~~ Marty MacDaniel  
on 5-15-91 see plan*

Dear Mr. Hobbs,

This letter is in reference to your application for a permit at 1296 Westbrook Street. It is necessary that you provide for us the distance from the porch to the high water mark. I understand, as per our conversation last week, that this porch had been constructed without a permit and that you are attempting to receive an after the fact approval. This will not be possible without more detail as to wetlands, slopes, and distances.

Please provide this information in a timely manner.

Sincerely,

  
William D. Giroux  
Zoning Administrator

/e1

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Samuel P. Hoffses, Chief of Inspection Services  
Gary Hamilton, Preservation Enforcement Officer  
Hugh Irving, Code Enforcement Officer