

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

Please Read Application And Notes, If Any, Attached

## BUILDING DEPARTMENT PERMIT

**PERMIT ISSUED**  
Permit Number: 060168  
MAR 14 2006  
CITY OF PORTLAND

This is to certify that SANFORD KAREN R / Joe owner  
has permission to re-sheath side porch, rebuild ings, in new boards on sta  
AT 354 DANFORTH ST 061 H012001

provided that the person or persons, firm or corporation accepting 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 work on permit on procedure before this building or part thereof is started or closed-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

*Jeanie Bourke* 3/13/06  
Director - Building & Inspection Services

**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: 06-0168	Issue Date: <b>PERMIT ISSUED</b> MAR 14 2006	GBL: 061 H012001
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Location of Construction: 354 DANFORTH ST	Owner Name: SANFORD KAREN R	Owner Address: 354 DANFORTH ST	Phone: MAR 14 2006
Business Name:	Contractor Name: Joe Lucey	Contractor Address: 482 Walnut Hill Rd No Yarmouth	Phone: 2076714249
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R4

Past Use: Residential 2 unit	Proposed Use: Residential 2 unit re-sheath side porch rebuild railings, install new treads on stairs	Permit Fee: \$57.00	Cost of Work: \$3,320.00	CEO District: 2
Proposed Project Description: re-sheath side porch, rebuild railings, install new treads on stairs		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	

Signature:	Signature: JMB 3/13/06
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: dmartin	Date Applied For: 02/03/2006	<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> <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: JMB 3/13/06	<p><b>Zoning Appeal</b></p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<p><b>Historic Preservation</b></p> <input type="checkbox"/> 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 APPROVAL LETTER ATTACHED <input type="checkbox"/> Denied Date: STH 3/6/06
	<p><i>Not to exceed existing Footprint</i></p>		

**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



# 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>354 Danforth St.</u>		
Total Square Footage of Proposed Structure <u>48 SF</u>	Square Footage of Lot <u>7471 SF</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>61            4            12</u>	Owner: <u>Karen Sanford</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Joe Lucey                      671-4249</u> <u>Joe Lucey - carpentry</u> <u>482 Walnut Hill Rd.</u> <u>No. Yarmouth Me. 04097</u>	Cost Of Work: \$ <u>3320</u>  Fee: \$ <u>57</u>  C of O Fee: \$ <u>N/A</u>
Current Specific use: <u>Exterior side porch</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Exterior side porch</u>		
Project description: <u>- Re-sheath side porch</u> <u>- Rebuild Railings</u> <u>- Install NEW Treads on stairs</u>		
Contractor's name, address & telephone: <u>Joe Lucey - carpentry    482 Walnut Hill Rd</u> <u>NO. Yarmouth Me 04097</u>		
Who should we contact when the permit is ready: <u>Joe Lucey</u> Mailing address: _____ Phone: <u>671-4249</u>		

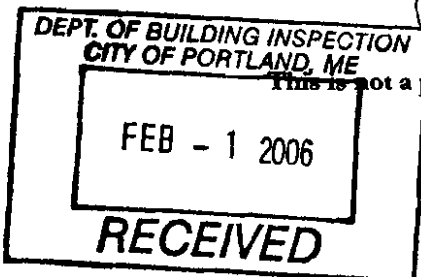
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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: [Signature]

Date: 1/25/06



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

#2578



Date: 1/25/06

**HISTORIC PRESERVATION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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

PROPERTY ADDRESS: 354 Danforth St.

CBL (Chart-Block-Lot): 61-H-12

**APPLICANT:**

Name: Joe Lucey Telephone: 671-4249

Company, if applicable: Joe Lucey - Carpentry

Address: 482 Walnut Hill Rd.  
No. Yarmouth Me.

**PROPERTY OWNER (if different):**

Name: Karen Sanford Telephone: \_\_\_\_\_

Address: 354 Danforth St.  
Portland Me 04102

Architect (if any): NA

Contractor of Builder (if any):  Joe Lucey Carpentry

[Signature]  
Applicant's Signature

\_\_\_\_\_  
Owner's Signature (if different)

**APPLICATION FEE:**

See page 4 for fee schedule. Please submit fee with completed application.

## DESCRIPTION OF PROJECT:

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, and/or new addition/construction.

Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

Exterior Porch on ~~Left~~<sup>Right</sup> side of house needs New Decking, Railing and treads.

- Deck is not in original shape - New Porch will include details historically used on exterior Porches.

### Materials

- Decking will be 5/4" x 6" cedar
- Newel post will be 4x4 cedar w/ ball top Newel cap
- Decking will consist of perimeter board around open edges of deck - concealing end grain of Deck boards in the 'field' of Deck
- Stair treads will be 5/4 x 12 solid Fir with bullnose leading edge + bull nose returns at edges of tread.
- Railings will consist of cedar top + bottom rail with 2x2 square balusters spaced 4" O.C.
- Stairs will consist of closed risers w/ 1x12 skirt board w/ mitered corners. (stringer)

**ATTACHMENTS:**

To supplement your application, please submit the following items, as applicable to your project. Keep in mind that the information you provide the Historic Preservation Committee and staff is the only description they will have of your project or design. Therefore, it should precisely illustrate the proposed alteration(s).

- Exterior photographs (include general streetscape view, view of entire building & close-ups of affected area.)
- Sketches or elevation drawings at a minimum 1/4" scale. Please label relevant dimensions.
- Details or sections, where applicable.
- Floor plans
- Site plan showing relative location of adjoining structures.
- Catalog cuts or product information (e.g. proposed windows, doors, lighting fixtures)
- Materials - list all visible exterior materials. Samples are helpful.
- Other (explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please Note: In order to be photocopied by the City, plans or drawings should generally not exceed 11" x 17". If you wish to submit larger plans, please provide 10 copies for distribution.

If you have any questions or need assistance in completing this form, please contact the Historic Preservation Staff at 874-8726.

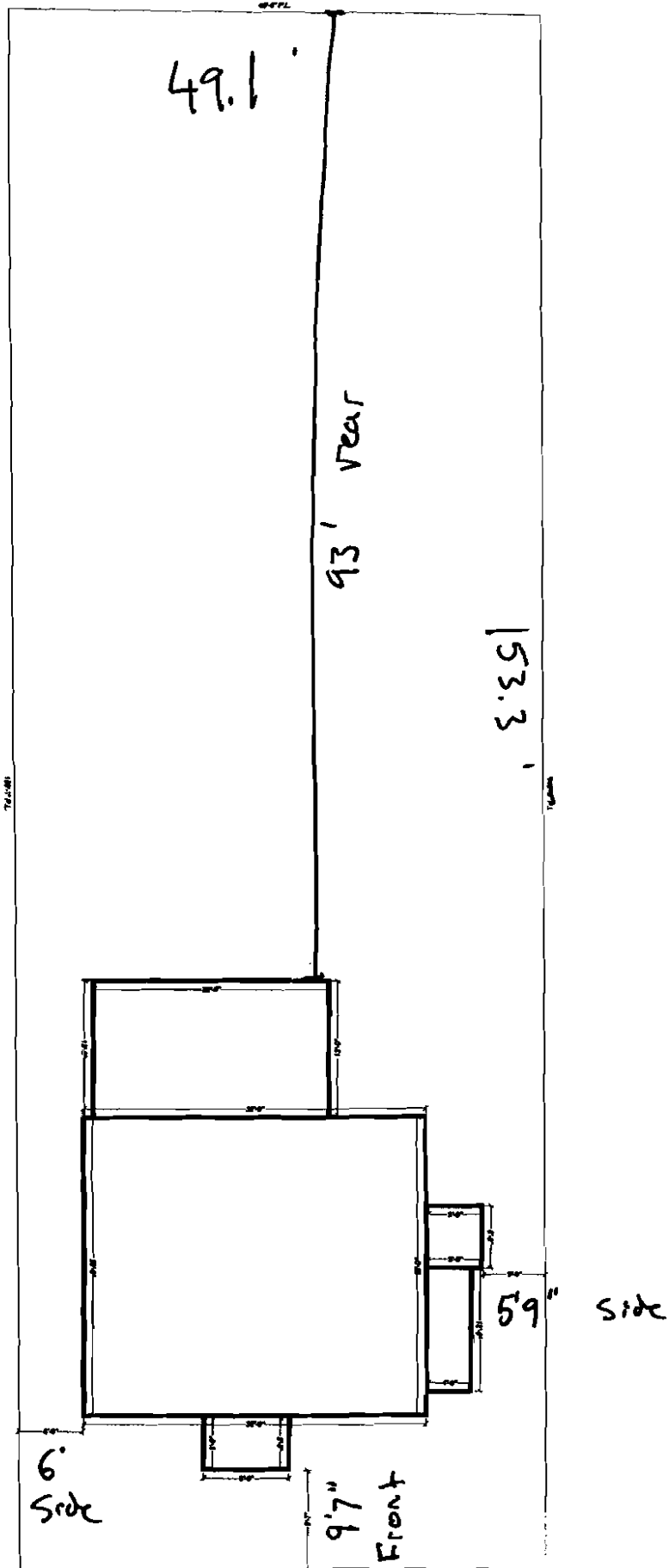
Please return this form, application fee (see page 4 of this application), and related materials to:

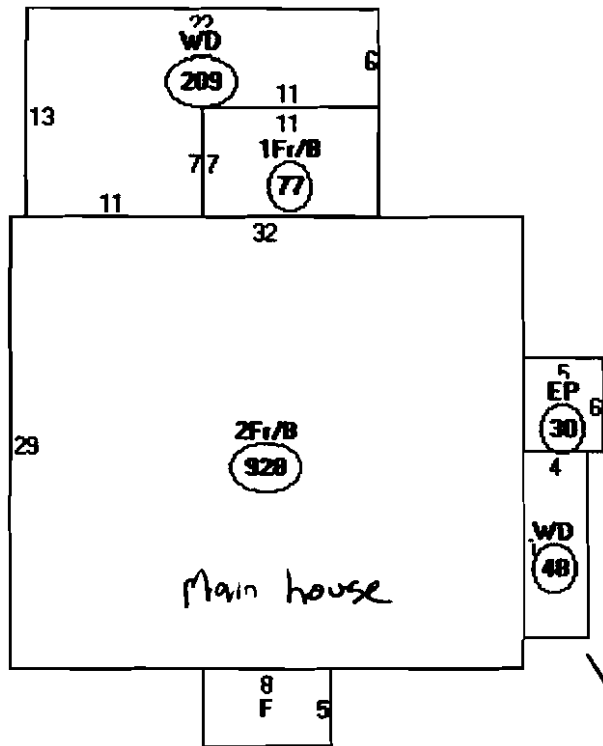
Deborah Andrews, Historic Preservation Program Manager  
Department of Planning and Development  
Portland City Hall, 4<sup>th</sup> Floor  
389 Congress Street  
Portland, ME 04101

KAZEN Sanford

Setbacks:

354 Danforth St  
Portland ME  
04102





Descriptor/Area

A: 2F1/B  
928 sqft

B: WD  
209 sqft

C: 1F1/B  
77 sqft

D: EP  
30 sqft

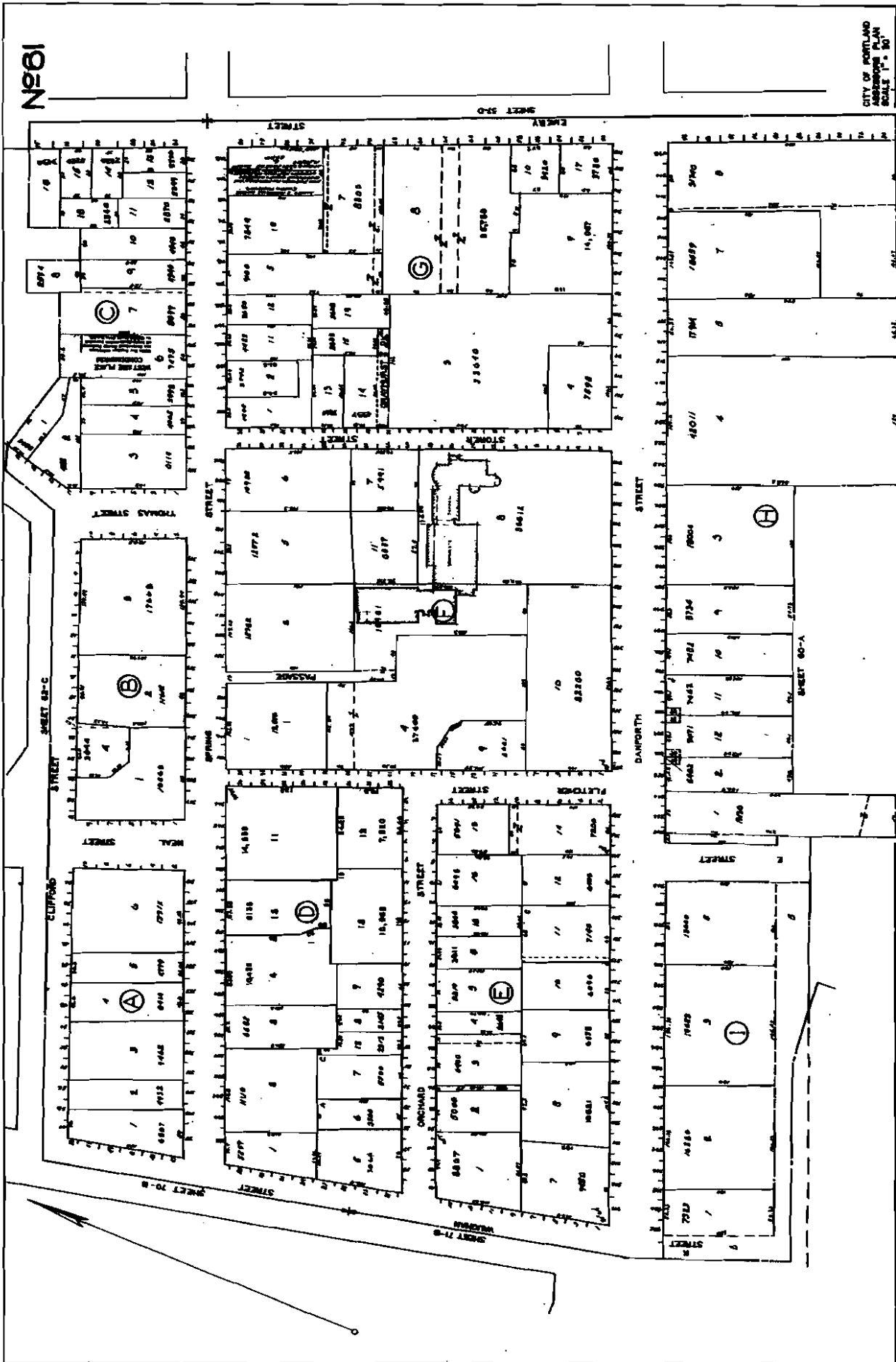
E: WD  
48 sqft

F: EP  
40 sqft

Location of porch to be Renovated



18781



CITY OF PORTLAND  
Assessment Plan  
SCALE 1" = 50'

RETRAC 80 8-21-87

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>	061 H012001
<b>Location</b>	354 DANFORTH ST
<b>Land Use</b>	TWO FAMILY
<b>Owner Address</b>	SANFORD KAREN R 354 DANFORTH ST PORTLAND ME 04102
<b>Book/Page</b>	NCFY03/
<b>Legal</b>	61-H-12 DANFORTH ST 354-356  7471 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$187,660	\$126,780	\$314,440

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$263,700	\$166,300	\$430,000

\* Value subject to change based upon review of property status as of 4/1/06.  
The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b> 1905	<b>Style</b> Old Style	<b>Story Height</b> 2	<b>Sq. Ft.</b> 2219	<b>Total Acres</b> 0.172		
<b>Bedrooms</b> 4	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 7	<b>Attic</b> None	<b>Basement</b> Full	

**Outbuildings**

<b>Type</b> SHED-FRAME	<b>Quantity</b> 1	<b>Year Built</b> 1991	<b>Size</b> 4X6	<b>Grade</b> D	<b>Condition</b> A
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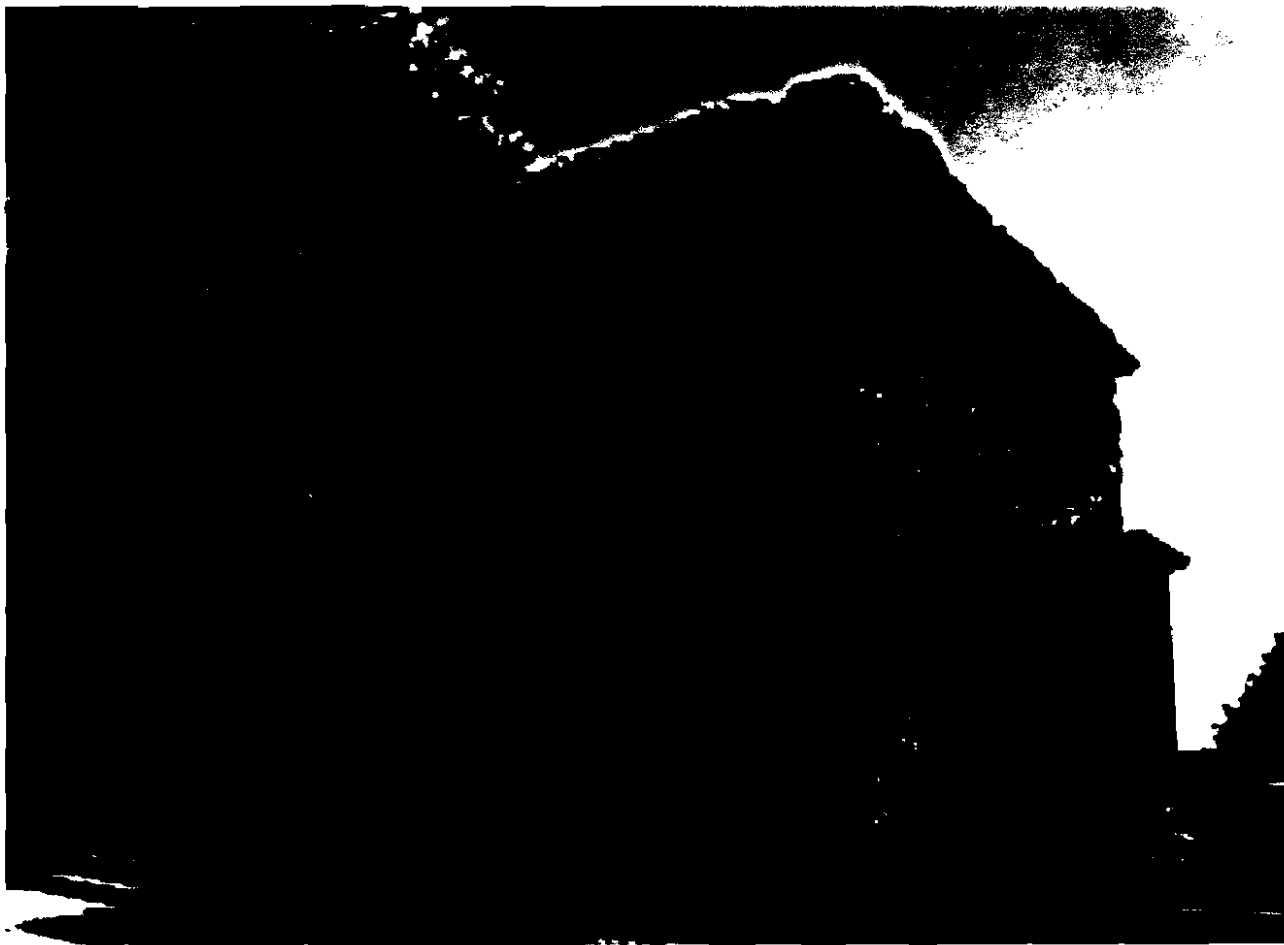
**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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**Picture and Sketch**

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here to view Tax Roll Information.](#)



Porch to be  
re surfaced

354 Danforth St  
Portland ME  
04102

Existing House

Ledge Board attached to house w/ 1/2 Bolts 32" o.c.

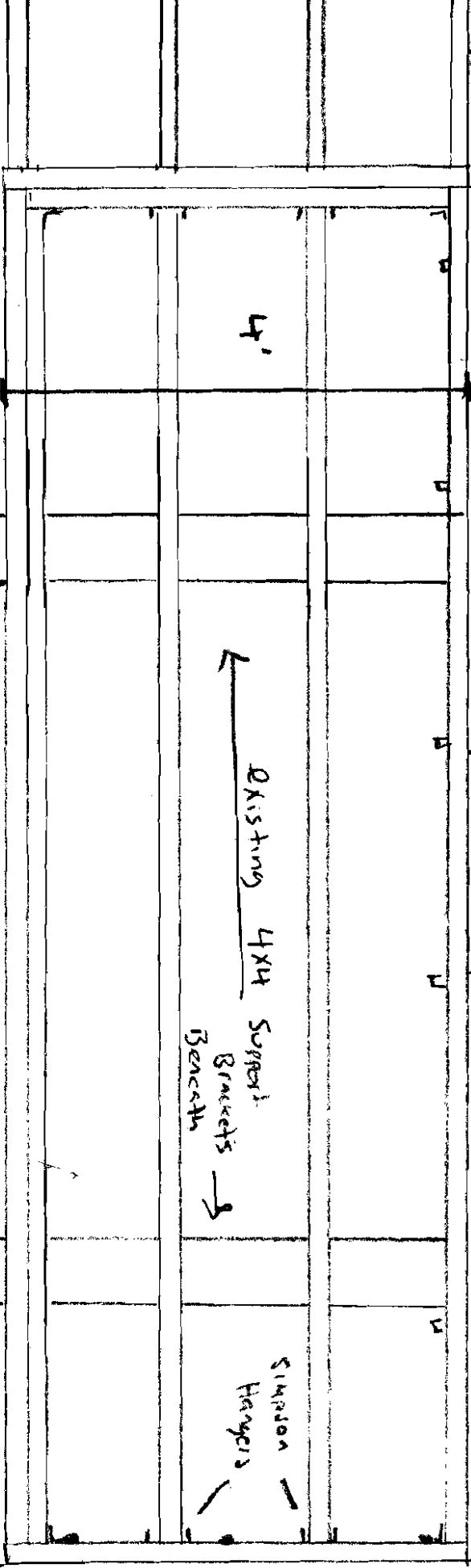
Existing 4x4 Support Brackets Below

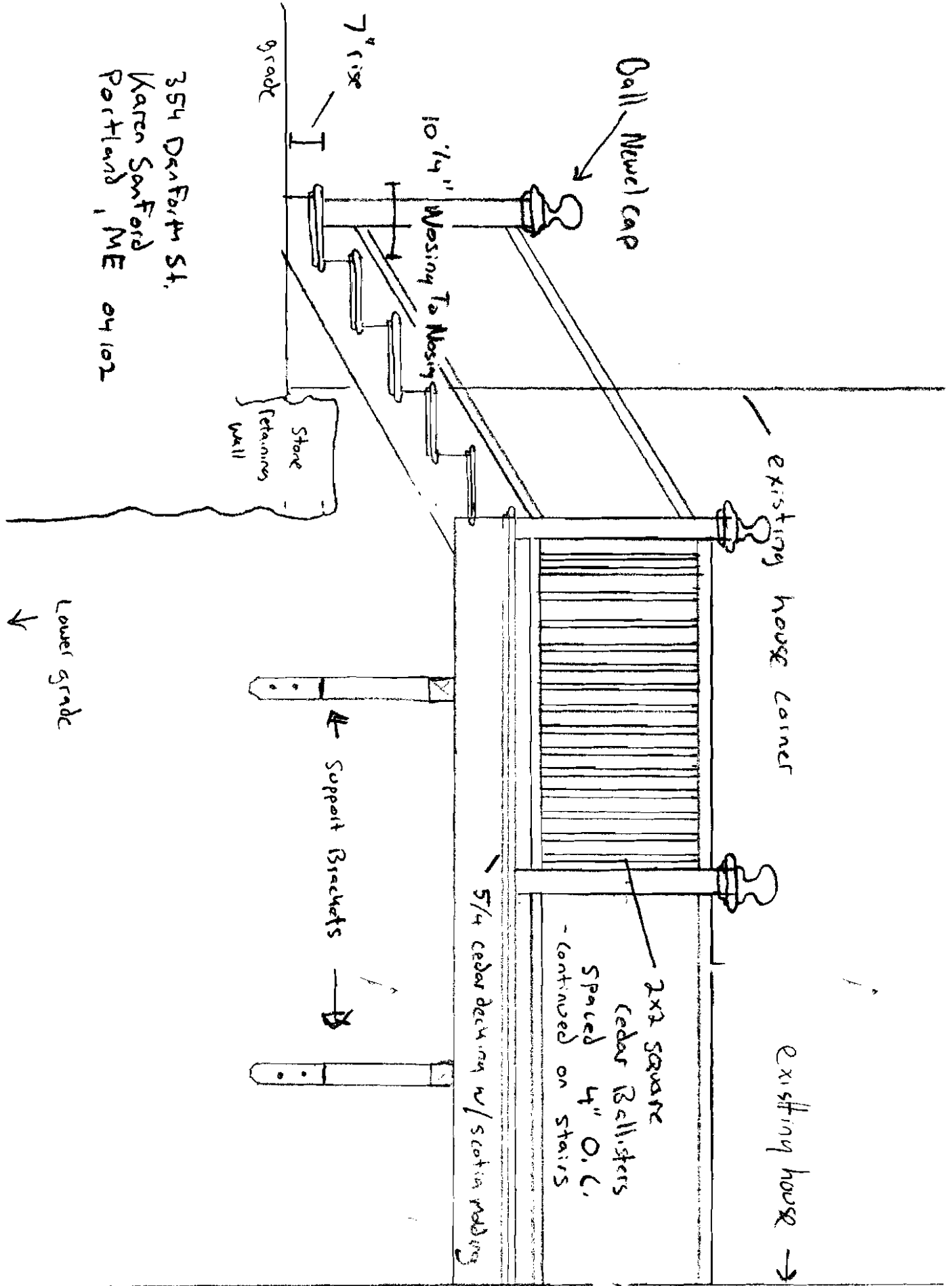
Simpson Hangers

Stair Stringers  
2x12 p.f.t.  
- Landing on existing  
concrete Footing

Deck Joist 2x10 p.f.t. 16" o.c. w/  
Double rim Joist

12'





354 DeaFortn St.  
 Karen Sanford  
 Portland, ME 04102

Ball Newel cap

10 1/4" Wosing To Nosing

7" rise

grade

Stone retaining wall

existing house corner

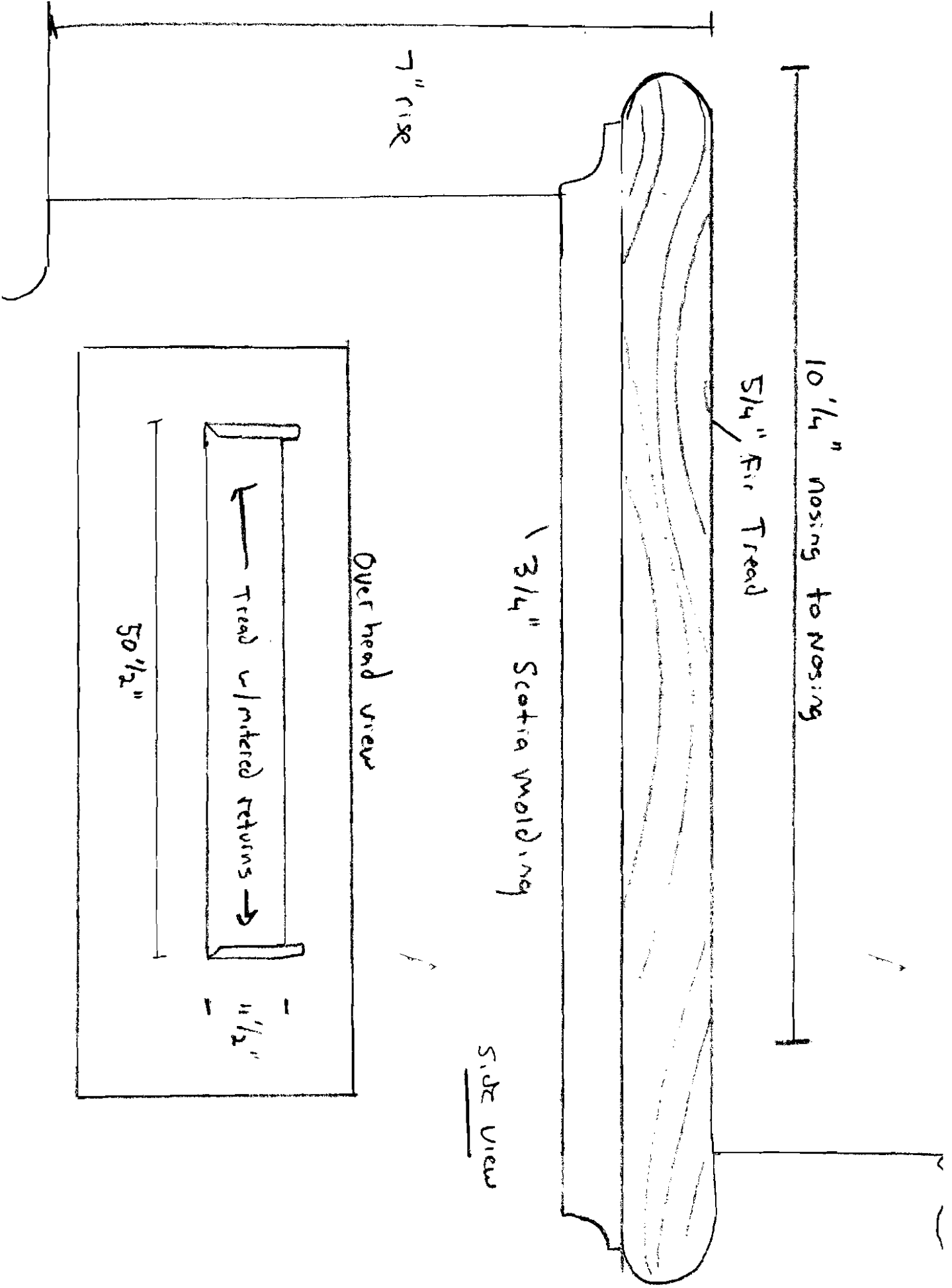
existing house →

2x2 square Cedar Ballisters Spaced 4" O.C. - continued on stairs

5/4 cedar decking w/ scotia molding

Support Brackets

Lower grade ↓



$10\frac{1}{4}$ " nosing to nosing

$5\frac{1}{4}$ " for Tread

$3\frac{1}{4}$ " Scotia Molding

Side View

$7$ " rise

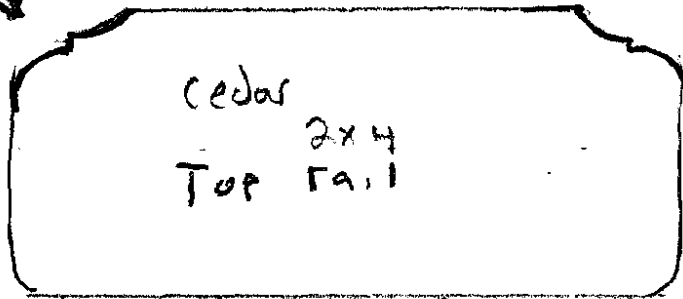
Overhead view

$50\frac{1}{2}$ "

$11\frac{1}{2}$ "

Tread w/ mitered returns

Edge Routed w / 'Classical' Bot



ON house side  
There is an  
Existing metal  
Graspable Handrail

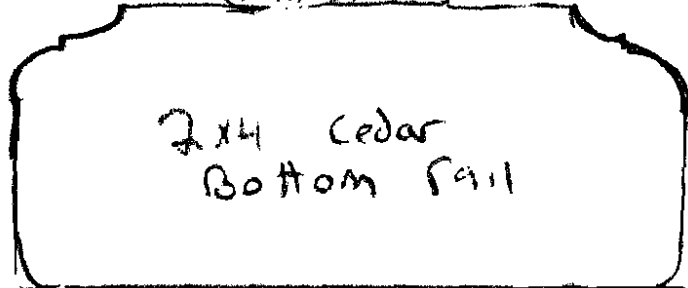
3/13/06  
Tel/con  
Joe L.



Railing  
Height 36"  
off Deck

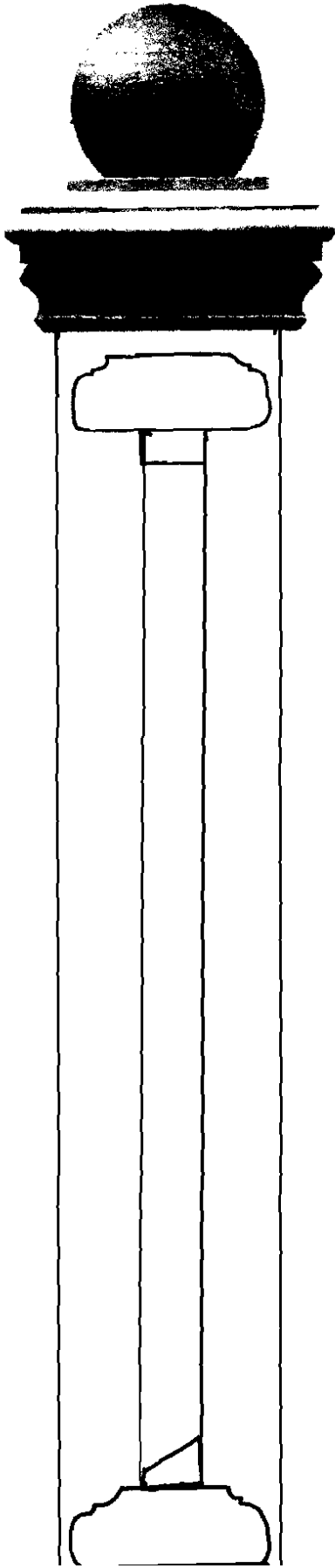
- Ballisters  
space 4" O.C.

354 Danforth st  
Kern Sanford  
Portland Me  
04102

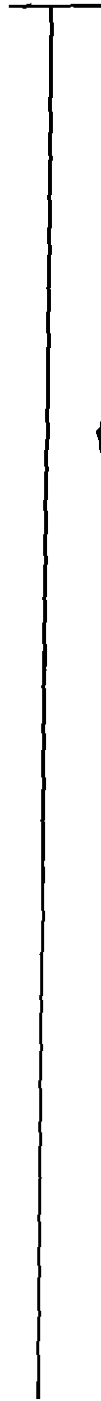


3/4" off nosing (on stair)

Bottom  
rail  
2 1/2 off  
Deck



← Cedar Ball cap  
To Fit 4x4 cedar post



finishing will be  
36" off Deck

Karen Sanford.  
354 Danforth St.  
Portland ME  
04102



## Products

You are at: [Home](#): [Products](#): [Post Caps](#): [Newport Cedar Ball Top](#)

[Barbecues](#)  
[Big Green Egg](#)  
[Cedar Lumber](#)  
[DCS Grills](#)  
[Garden Furniture](#)  
[Hardware](#)  
[Hot Tub/Spa](#)

### Post Caps

[Hatteras Style](#)  
[Newport Style](#)  
[Non-Slipover](#)  
[Solar Lighting](#)  
[Turned Post Tops](#)  
[Victoria Style](#)

[Saunas](#)  
[Seasonings](#)  
[Stains](#)  
[Structures](#)

## Collections

[Featured Collections](#)  
[Gift Collections](#)  
[Seasonal Collections](#)

## Packages

[Barbecue Sets](#)  
[Barbecue Setss](#)  
[Tailgate Party Packs](#)

**FREE SHIPPING!**  
on all post cap orders over \$80

Discount taken after order is submitted

## Newport Cedar Ball Top

**Images** (click to enlarge)



### Browse for Similar Products In:

- [Hatteras Style](#)
- [Newport Style](#)
- [Non-Slipover](#)
- [Solar Lighting](#)
- [Turned Post Tops](#)
- [Victoria Style](#)

### Features:

- Built w/ Top Quality Cedar

### Shipping:

Shipping is approximately 2 weeks out  
Customer pays actual shipping costs

### Product Description:

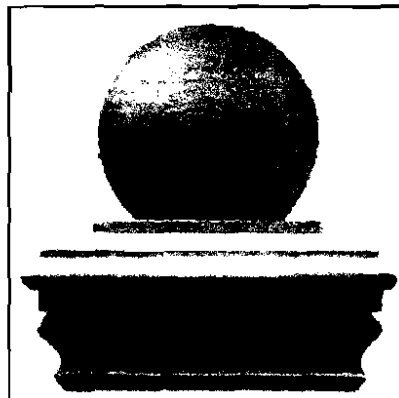
Newport Post caps are a high quality line of post caps. These wood caps are a great choice for front porches, decks and other prominent applications. Made from Clear Western Red Cedar.

Fits standard size posts  
4x4 fits (3-5/8" x 3-5/8") post  
6x6 fits (5-1/2" x 5-1/2") post

(see sizes available below)

4" ball for both 4x4 and 6x6 post  
6" ball available at additional cost. Call or email for details.

### Fullsize Image:



[Hide this Image](#)

SI

View C

Compa

Contact

S

R

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# CITY OF PORTLAND, MAINE

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## HISTORIC PRESERVATION BOARD

Cordelia Pitman, Chair  
John Turk, Vice Chair  
Martha Deprez  
Kimberley Geyer  
Steve Sewall  
Robin Tannenbaum  
Susan Wroth

February 14, 2006

Joe Lucey Carpentry  
482 Walnut Hill Rd.  
No. Yarmouth, ME 04097

Re: Side porch and steps at 354 Danforth St. - Karen Sanford, owner.

Dear Mr. Lucey:

On February 14th, this office reviewed and approved your request for a Certificate of Appropriateness for the reconstruction of the side porch and steps at 354 Danforth Street.

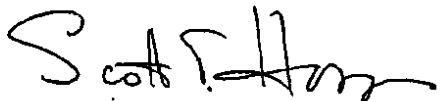
Approval is subject to the following conditions:

- The porch and steps be constructed following the materials and dimensional details of the application documents and drawings with the exception of the post cap, which will be the "Newport Classic" flat cap design as faxed by you subsequently to the initial submission.
- This approval is subject to an on-site inspection by Historic Preservation Staff upon completion.

All improvements shall be carried out as shown on the plans and specifications submitted as part of your application dated 1/25/06. 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 - Building or Use Permit

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

Permit No: 06-0168	Date Applied For: 02/03/2006	CBL: 061 H012001
-----------------------	---------------------------------	---------------------

Location of Construction: 354 DANFORTH ST	Owner Name: SANFORD KAREN R	Owner Address: 354 DANFORTH ST	Phone:
Business Name:	Contractor Name: Joe Lucey	Contractor Address: 482 Walnut Hill Rd No Yarmouth	Phone (207) 671-4249
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Residential 2 unit re-sheath side porch rebuild railings, install new treads on stairs	Proposed Project Description: re-sheath side porch, rebuild railings, install new treads on stairs
---	---

Dept: Historical      Status: Approved with Conditions      Reviewer: Scott Hanson      Approval Date: 03/06/2006  
Note:      Ok to Issue:   
1) "Newport Classic" flat cap to be used in place of cap with ball initially proposed.

Dept: Zoning      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 03/13/2006  
Note:      Ok to Issue:   
1) The porch must remain in the existing footprint

Dept: Building      Status: Approved with Conditions      Reviewer: Jeanine Bourke      Approval Date: 03/13/2006  
Note:      Ok to Issue:   
1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.  
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

Feb 1 2006

Received from Joe Lucey Carpentry

Location of Work 354 Danforth

Cost of Construction \$ 3,320

Permit Fee \$ 57

Building (B)  Plumbing (P)  Electrical (E)  Site Plan (U)

Other \_\_\_\_\_

Field H 012

2578

Total Collected \$ 57.00

**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.

*Lenna*  
 WHITE - Applicant's Copy  
 YELLOW - Office Copy  
 PINK - Permit Copy

# BUILDING PERMIT INSPECTION PROCEDURES

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: 061 Holz Building Permit #: 060168