

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that KATHLEEN A REMMEL

Located At 35 THOMAS ST

Job ID: 2011-10-2491-ALTCOMM

CBL: 062- C-027-001

has permission to Repair front steps, post stop work order

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 11/9/11

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-10-2491-ALTCOMM	Date Applied: 10/12/2011	CBL: 062- C-027-001	
Location of Construction: 35 THOMAS ST	Owner Name: U. CHARLES & KATHLEEN A REMMEL	Owner Address: 41 THOMAS ST PORTLAND, ME 04102	Phone: 773-8623
Business Name:	Contractor Name: A & A CARPENTRY - DON ANDERSON	Contractor Address: 95 Smith Street, South Portland, ME	Phone: 239-0700
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Legal two family dwelling	Proposed Use: Same: legal two family dwelling - to repair front steps, within existing footprint	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: 52R-3 IRC-2009 Signature: <i>[Signature]</i>
Proposed Project Description: stop work order , repairing front steps		Pedestrian Activities District (P.A.D.) 11/9/11	
Permit Taken By: Gayle		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK with conditions</i> 11/11/11</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><i>within</i></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: 11/11/11</p> <p><i>see attached</i> J. Andrews</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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-10-2491-ALTCOMM

Located At: 35 THOMAS ST

CBL: 062- C-027-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
4. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval. If this property is more than two residential dwelling units, the owner SHALL contact this office immediately to legalize or remove the offending extra dwelling units.

Historic

1. Pressure treated lumber is not allowed for finish surfaces. (Application indicates pressure treated treads. Treads to be pine, spruce, or cedar).
2. All surfaces, with the exception of the treads, to be painted.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit is approved per IBC 2009 Section 3409.1 for existing historic buildings; guardrail height allowance is 32".

2011 10 2491



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.

R-C
in this fork

Location/Address of Construction: <u>35 Thomas Street</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>.154 Acres / 6694 sq ft</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>62</u> Block# <u>C</u> Lot# <u>27</u>	Applicant * must be owner, Lessee or Buyer* Name <u>W. Charles + Kathleen Rammel</u> Address <u>41 Thomas Street</u> City, State & Zip <u>Portland, 04102</u>	Telephone: <u>775 1020 (office)</u> <u>773 8623 (home)</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>N/A</u> Address <u>N/A</u> City, State & Zip	Cost Of Work: \$ <u>700-800</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>multi-family</u> Number of Residential Units <u>2</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>repair front steps, no change from existing</u>		
Contractor's name: <u>A & A Carpentry / Don Anderson (cell phone 239-0700)</u> Address: <u>95 South St</u> City, State & Zip <u>S Portland, Maine</u> Telephone: <u>775 1020 (O)</u> Who should we contact when the permit is ready: <u>Charles Rammel</u> Telephone: <u>773 8623 (H)</u> Mailing address: <u>41 Thomas St, Portland, ME, 04102</u>		

RECEIVED
OCT 12
Dept. of Building Inspections
City of Portland Maine

legal Zunit
See conditions

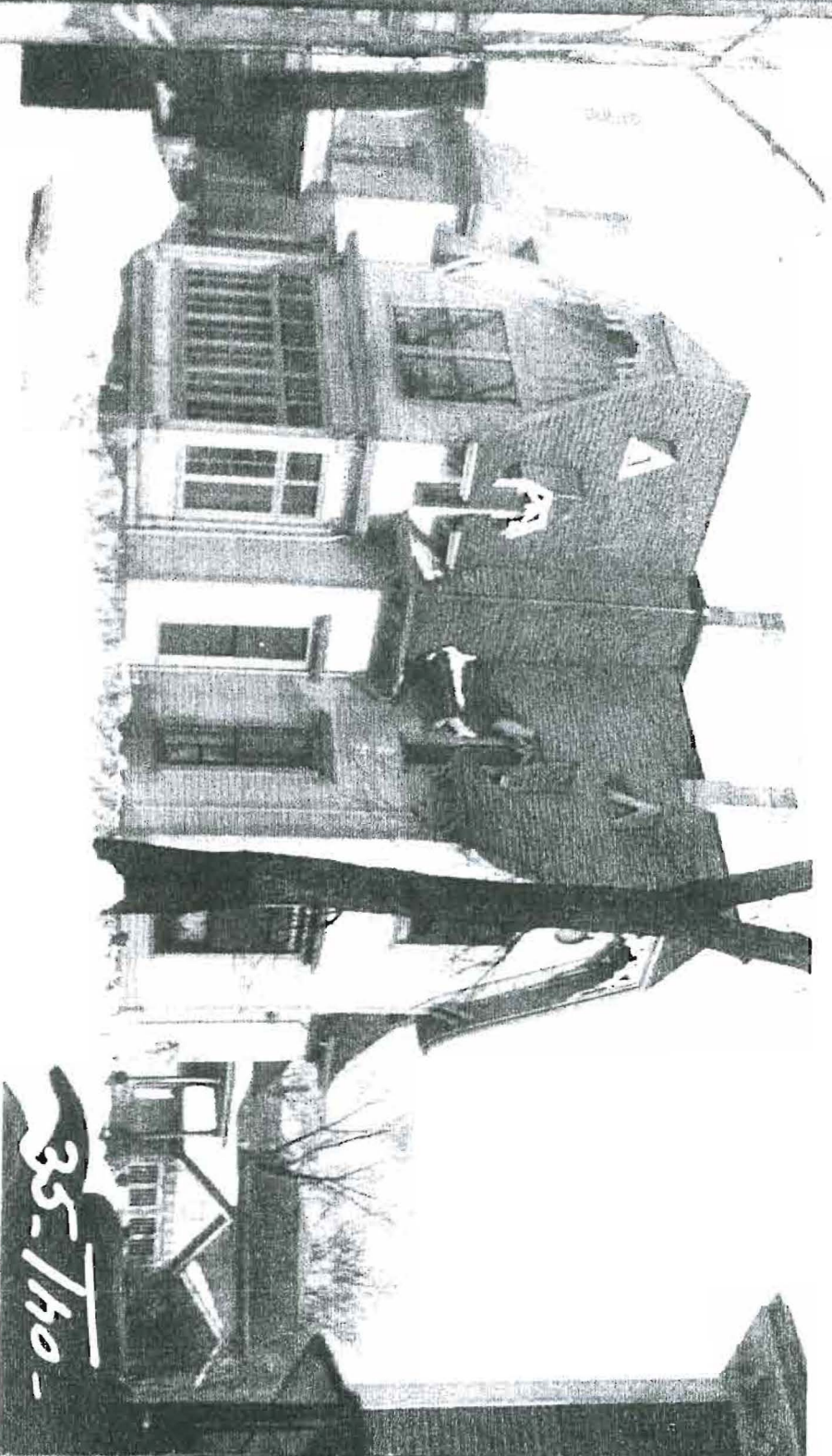
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Signature] Date: 10/13/11

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



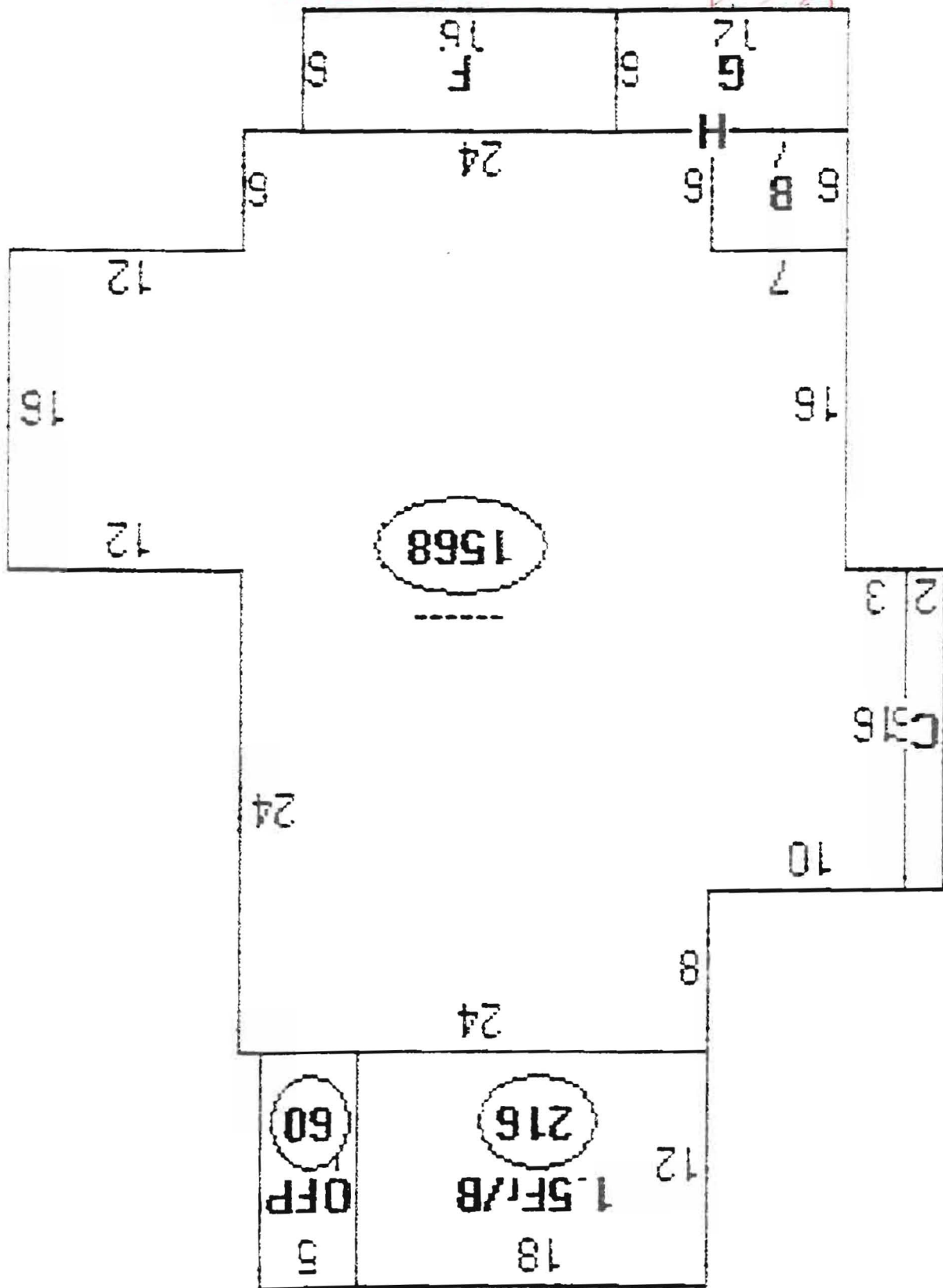
Surveyed by:

(Remarks on other Side)

35-140-



Repair/replace front steps
as currently exist



SITE PLAN

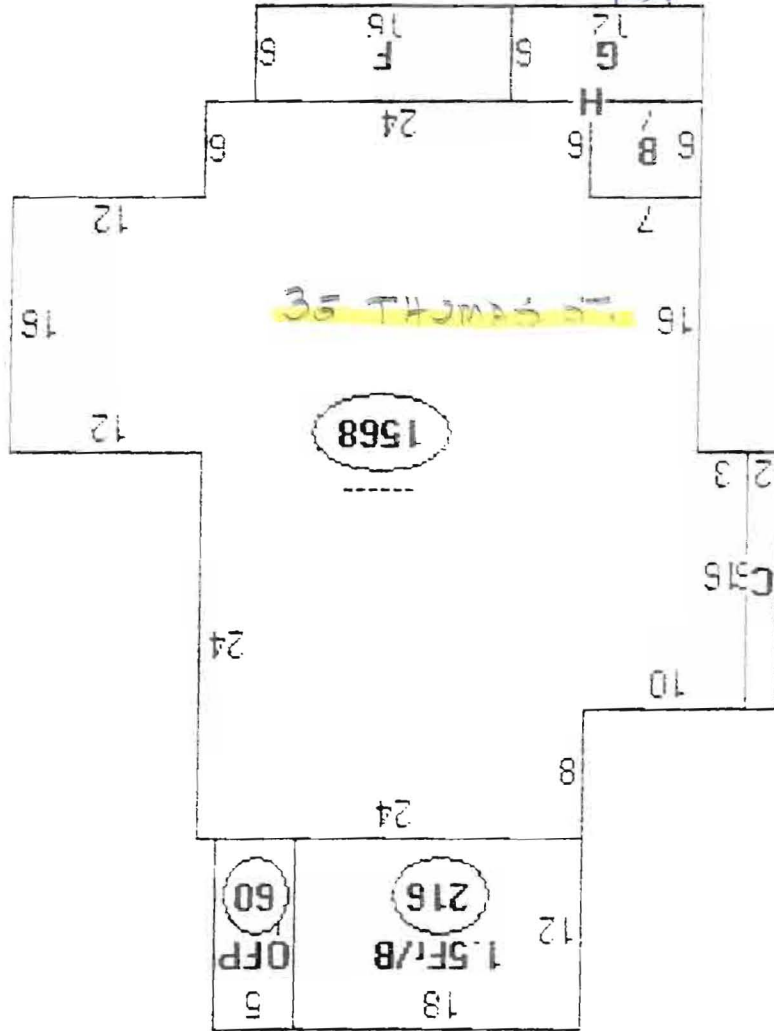
THOMAS STREET

55' ±

walkway to city walkway
steps

SPRUE LANE

100' ±



95' ±

65' ±

PLOT PLAN

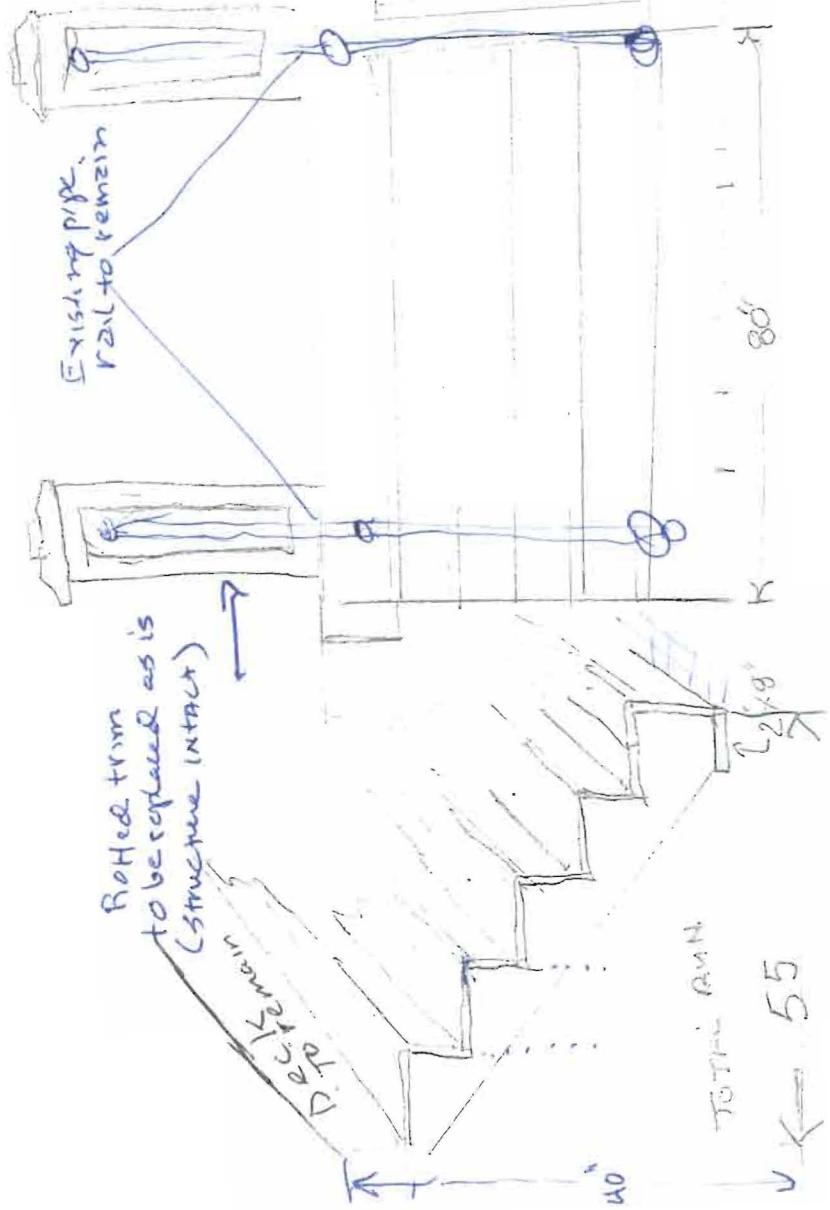
Charles Rammal

557

Bull Terrier

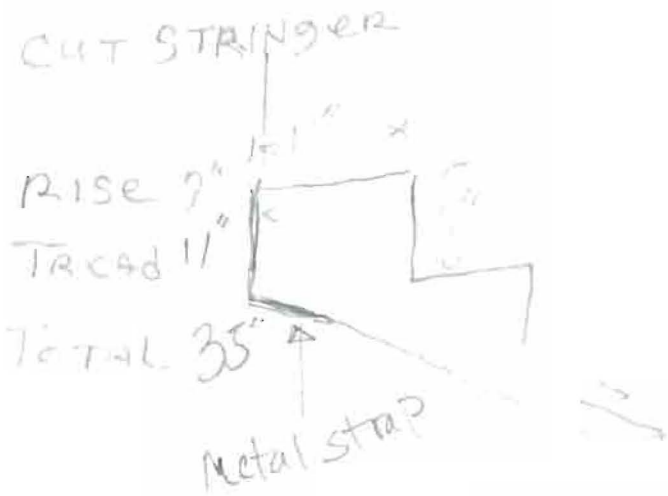
REPAIRS ON FRONT PORCH AND STAIRS

- 5- 5 step stringers 16'
- 1 1/2" Rail 1 set
- 1 1/2" Tread 5' x 6'
- 1 1/2" Stringer cut 40"
- TOTAL RUN 55'
- 2 1/2" deck screws



35 THOMAS ST
CHARLES REMMEL

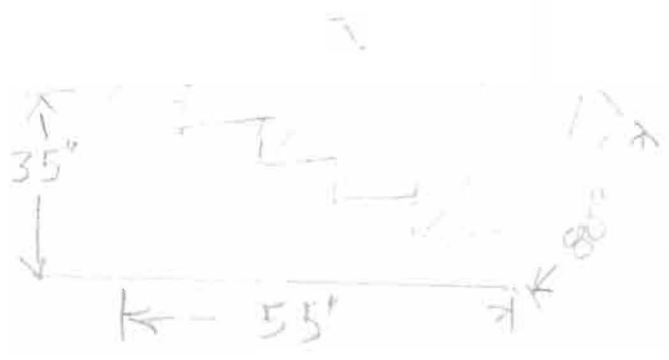
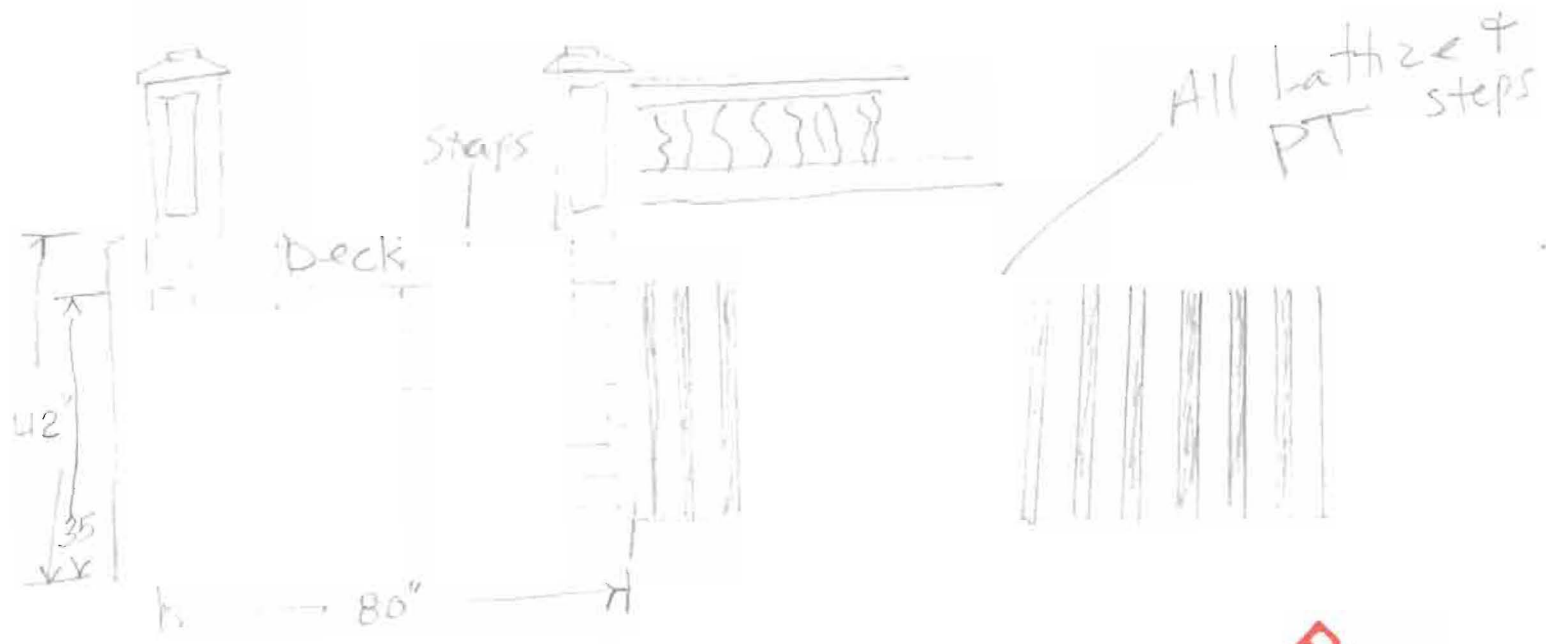
Builder Don Andersen
REPAIRS ON FRONT PORCH



- MATERIALS LIST
- 5-59 STEP STRINGERS 1 1/2" x 7 1/4"
 - 10-80' 5/4" x 6" PT. TREAD
 - 5-1" x 7 1/4" RISER PT.
 - 1-86" x 2" x 8" PLATE FOR STAIR
 - 2 1/2" DECK SCREWS

Total \$ 1,500.00

REPLACE 2 POSTS AND 2 POST&RAILS ON DOCK



Changed

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 OCT 14 2011
 Dept. of Building Inspections
 City of Portland Maine

Application for Exemption From Building Code Railing Height Requirements

* Exemptions apply only for designated landmark structures and structures located in historic districts, per BOCA regulations. Requests need approval from both the Historic Preservation and Building Inspections divisions of the Planning Dept.

U. Charles Remmel II
Applicant

10/13/11
Application Date

411 Thomas Street
Applicant's Mailing Address

35 Thomas Street
Address of Subject Property

20117751020 (office) 773-8623 (H)
Contact Person/Phone Number

Description of Project (please attach photograph of existing conditions and/or plan of project):

Repair of rot on front porch steps. Replace as is without change.

Please provide the following information:

1. Current Use of Property (If multi-family residence, please indicate # of units):
multi-family (3 units)
2. Proposed Use, if applicable: same as existing - repair deterioration in porch steps
3. The distance from the porch deck to the ground: 3 feet 4 inches (40" ±)
4. The number of existing stair risers: 5
5. The current railing height and/or documented original railing height: 32"
6. The railing height requested: retain existing pipe railings as is without change.

Planning Office Use Only:

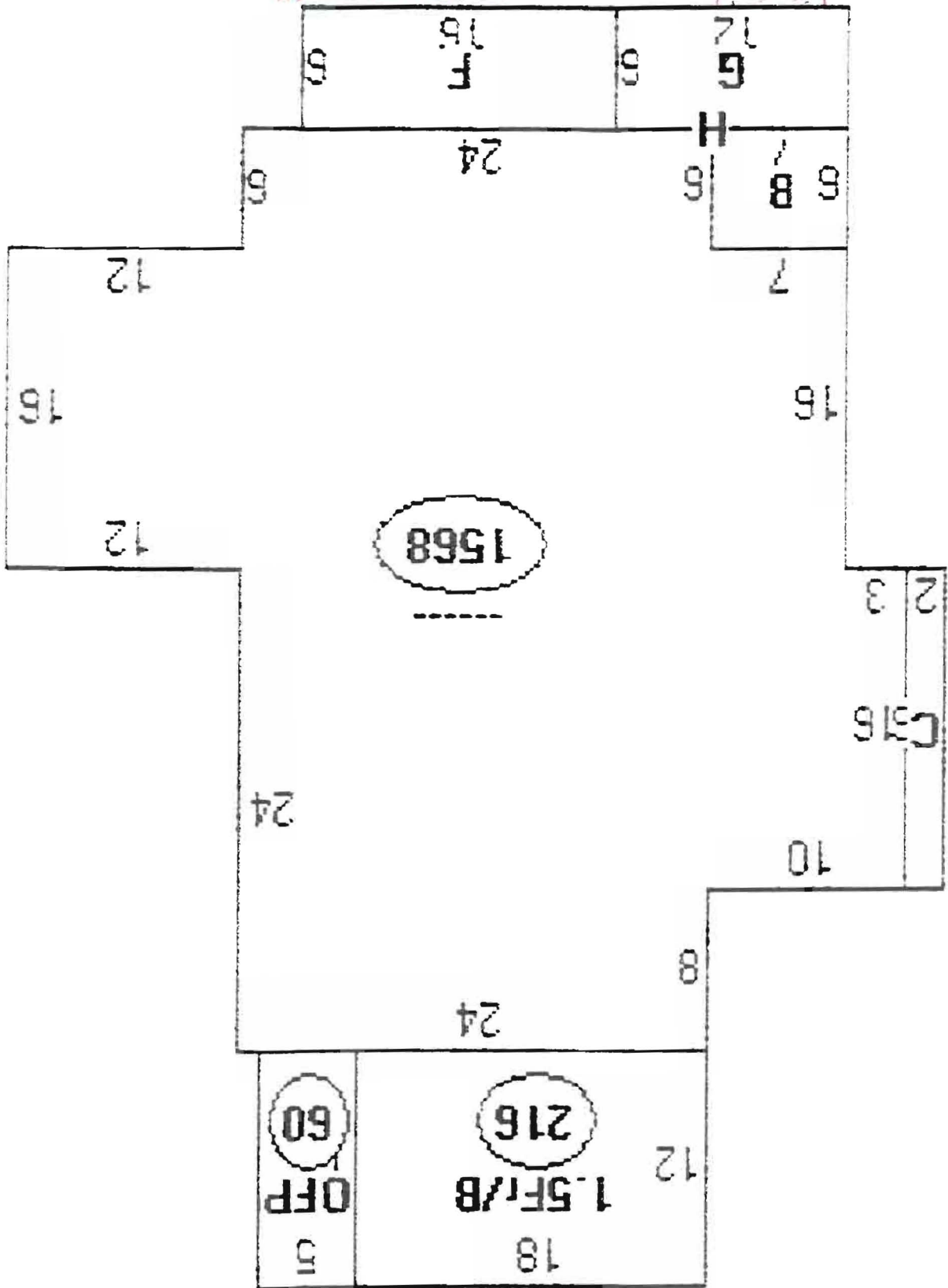
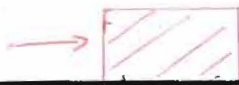
Historic Preservation Committee/Staff Recommendation: Staff recommends restoration to previous conditions - with pipe rails railing. The house never had a standard handrail w/ porch steps.

Inspections Staff Recommendation: Approved - Existing Rail to be re-used. This is a 2-Family dwelling

Exemption Granted Conditional Exemption Exemption Denied

Signature Jeanne Bouke Date: _____

Repair/replace front steps
As currently exist



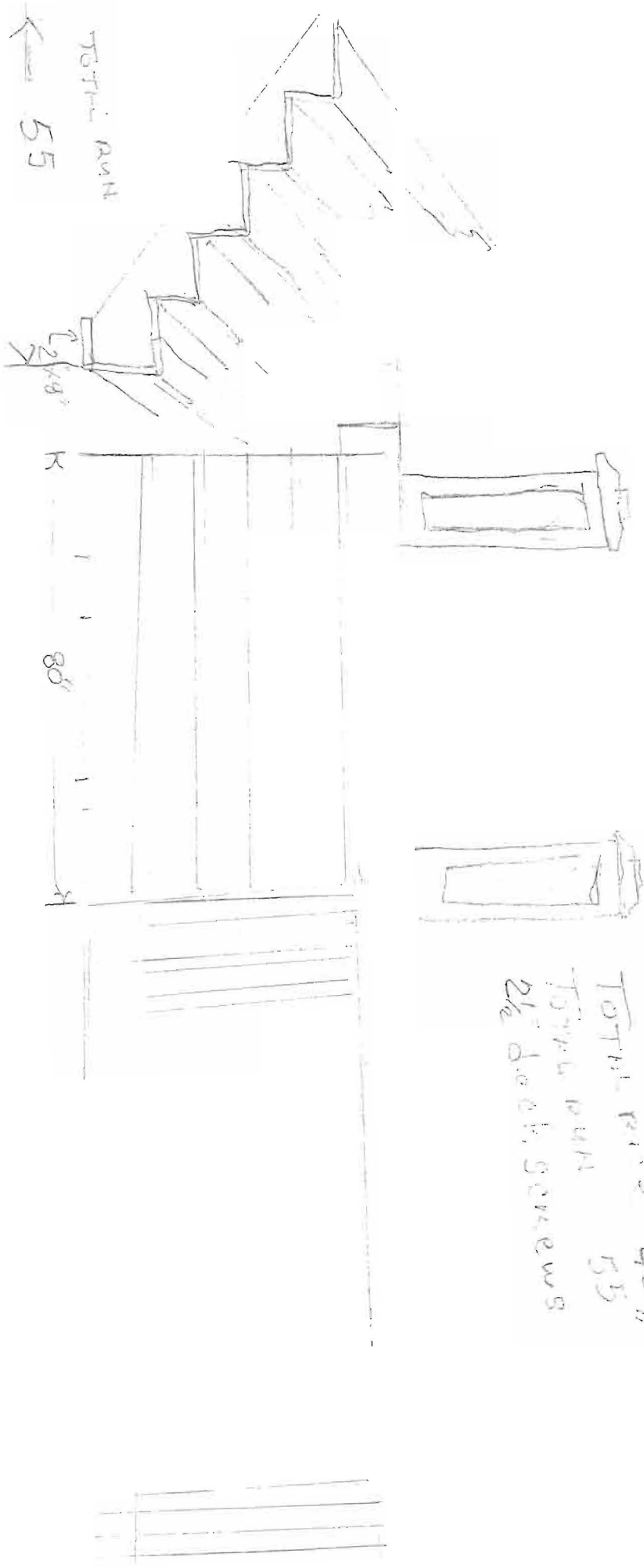
Channelless Recessed

55

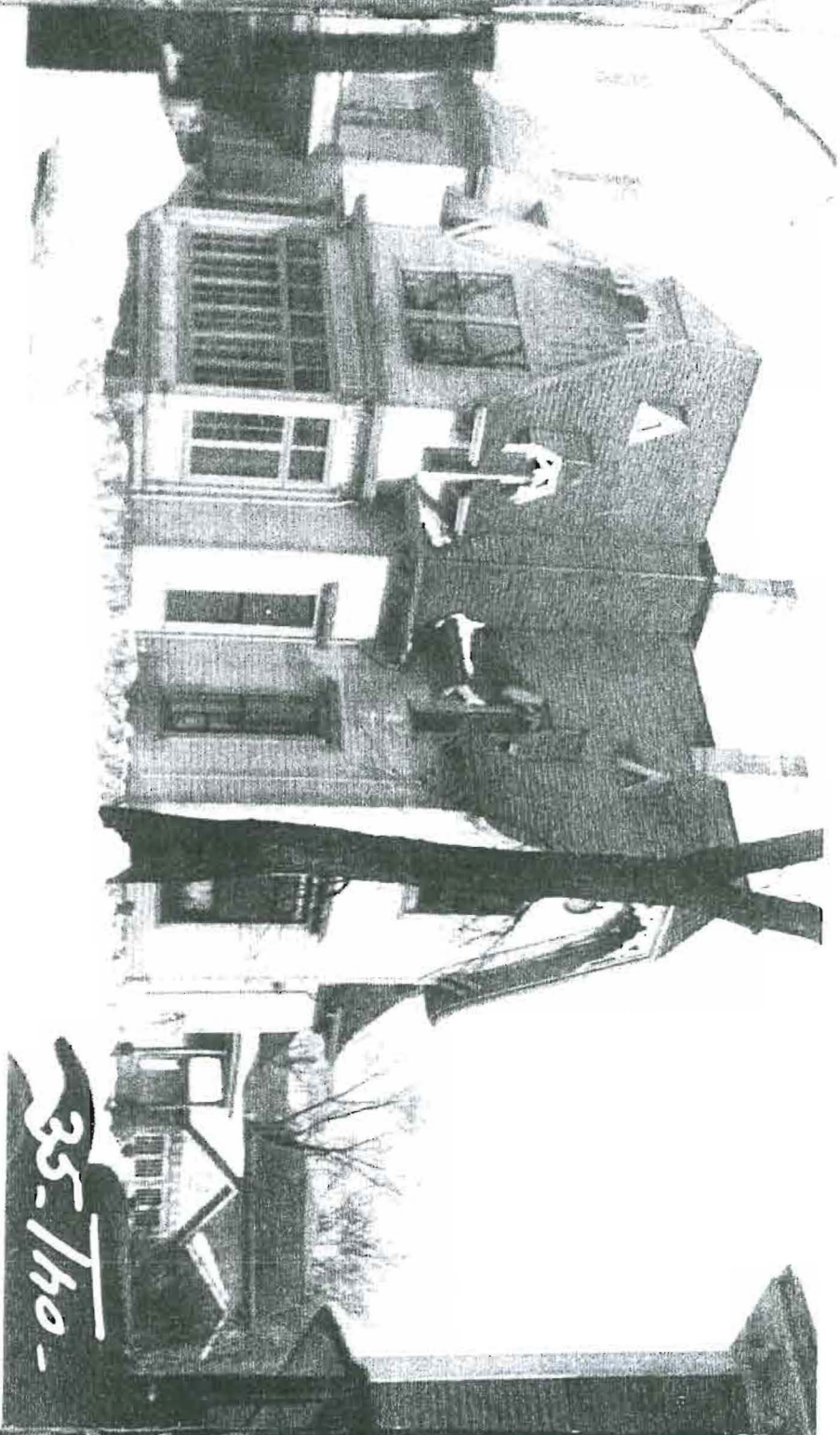
Bull Pen 10' x 10' x 10'

REPAIRS ON FRONT PORCH AND STAIRS

- 5-5 Step Stringers 10 @
- 1 1/2" x 1 1/2" Tread 5 1/2' x 10'
- 10 3/4"
- TOTAL RUN 40"
- TOTAL RUN 55
- 2 1/2" Deck Screws







Surveyed by

(Remarks on other Side)

35-140-

Charles Remmel, Esq.
41 Thomas Street
Portland, Maine 04102

October 27, 2011

Portland City Hall
Inspections Division
Attn: Jeannie
389 Congress Street, Room 315
Portland, Maine 04101

Re: 35 Thomas/Building Permit Application

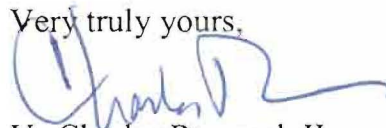
Dear Jeannie:

I am enclosing with this letter pictures of the steps as built at 35 Thomas Street for which a building application is currently pending. This is an after-the-fact application. This whole situation developed because it appeared that a few surface boards on the surface of the steps were deteriorated and needed to be replaced. Once those were removed it was identified that there was further rot in some of the stringers, and at some point in the opinion of the City the matter transformed from a repair to a replacement.

The steps as constructed as shown in the attached pictures represent a replication in exactly the same configuration as what previously existed. If the permit is issued, the steps and trim will be repainted as they existed before the rot was identified and removed.

I'd appreciate it if you would add these pictures to the file so that anyone looking at the file could see exactly what was done. I am hopeful that the City will allow the steps to be permitted so that we can paint them before the season gets too cold.

Very truly yours,



U. Charles Remmel, II

UCR/kaj
Enclosures





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NOV 1 2011

Dept. of Building Inspections
City of Portland Maine



RECEIVED

NOV 7 2017

Dept. of Building Inspections
City of Portland, Maine

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19

YEAR 19

REN. - 600
 OCCUR - 1320 EST.
 1320

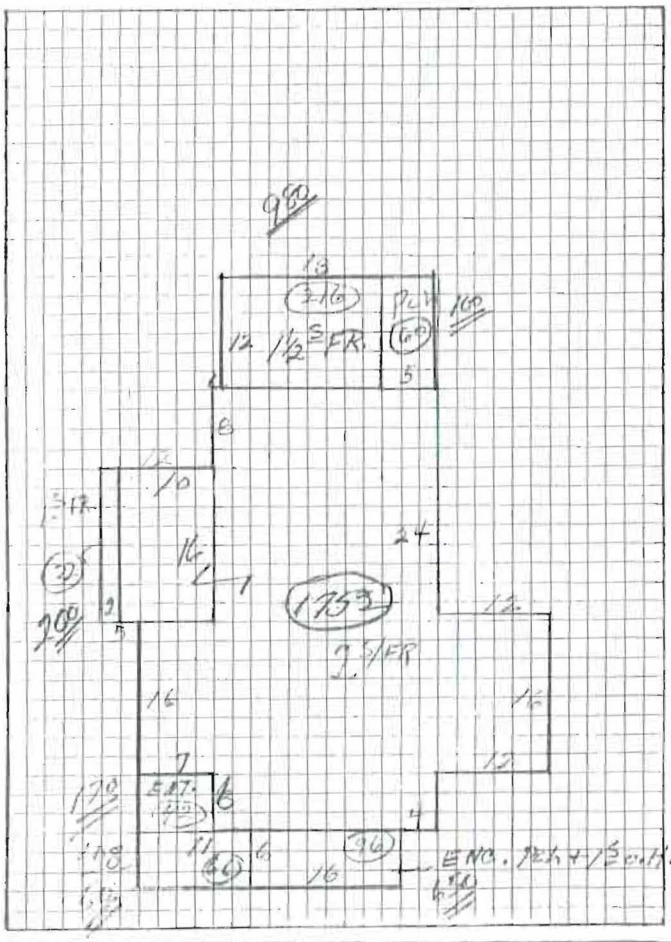
CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	2 <input checked="" type="checkbox"/>
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	<input checked="" type="checkbox"/>	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	2
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>	AUTO. WAT. HEAT	<input checked="" type="checkbox"/>
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE		LAUNDRY TUBS	<input checked="" type="checkbox"/>
WIDE SIDING		HARDWOOD	<input checked="" type="checkbox"/>	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME			B 1 2 3	ELECTRIC	<input checked="" type="checkbox"/>
STUCCO ON TILE		PINE	<input checked="" type="checkbox"/>	NO LIGHTING	
BRICK VENEER		HARDWOOD	<input checked="" type="checkbox"/>	NO. OF ROOMS	
BRICK ON TILE		PLASTER	<input checked="" type="checkbox"/>	BSMT.	
SOLID BRICK		UNFINISHED		1ST	7
STONE VENEER		METAL CLG.		2ND	5
CONC. OR CIND. BL.		HEATING		3RD	
TERRA COTTA		PIPELESS FURNACE		OCCUPANCY	
VITROLITE		HOT AIR FURNACE		SINGLE FAMILY	
PLATE GLASS		FORCED AIR FURN.		TWO FAMILY	<input checked="" type="checkbox"/>
INSULATION		STEAM	<input checked="" type="checkbox"/>	APARTMENT	
WEATHERSTRIP		HOT WAT. OR VAPOR		STORE	
ROOFING		NO HEATING		THEATRE	
ASPH. SHINGLES	<input checked="" type="checkbox"/>	GAS BURNER		HOTEL	
WOOD SHINGLES		OIL BURNER	<input checked="" type="checkbox"/>	OFFICES	
ASBES. SHINGLES		STOKER		WAREHOUSE	
SLATE TILE		SUMMARY OF BUILDINGS		COMM. GARAGE	
METAL		OCC'Y	TYPE	COND.	
COMPOSITION		GR.	AGE	REMOD.	
ROLL ROOFING		REMOD.	COND.	REP. VAL.	
INSULATION		COND.	REP. VAL.	F. D.	

11007 - 500 EST.
 11018 - 200 EST.
 11019 - 200 EST.
 620

COMPUTATIONS

UNIT	1951		
1752 S. F.	10530		
S. F.			
ADDITIONS	+ 2160		
BASEMENT			
WALLS 1/2	- 480		
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE	+ 200		
HEATING	+ 240		
PLUMBING	+ 420		
TILING			
OVER BUILT	11117	+ 1500	
UNDER BUILT			
TOTAL	14160		
FACT.			
REP. VAL.	14160		



SUMMARY OF BUILDINGS												
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	F. D.	PHY. VAL.	F. D.	BOUND VAL.	TAX VAL.	
Day	2 1/2 FR	B	26		F	14160	50%	7080	20%	11900	2975	
GAR	2 1/2 FR	C			F	400	10%	240	20%	190	125	
C												
D												
E												
F												
G												
YEAR 1951										1951 TOTAL BLDGS.	5150	3100
TAX VAL											19	
OLD VAL	3100										19	
CHANGE											19	

Search > Home > Legal Records > Property > Parcel ID: 062 C027001 > 062 C027001

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.

check
Assessors
I only see it AS
A 2 unit

Services

- Application
- Building Business
- Maps
- Tax Relief
- Tax Bill
- 42 & 4

Assessors

Assessors

Current Owner Information:

CBL 062 C027001
Land Use Type THREE FAMILY
Property Location 35 THOMAS ST
Owner Information REMMEL KATHLEEN A & U CHARLES II JTS
 41 THOMAS ST
 PORTLAND ME 04102

Book and Page
Legal Description 62-C-27
 THOMAS ST 35
 SPRUCE ST 109-117
 6694 5F

Acres 0.154

Current Assessed Valuation:

TAX ACCT NO. 9880 **OWNER OF RECORD AS OF APRIL 2011**
 REMMEL KATHLEEN A &
 U CHARLES II JTS
 41 THOMAS ST
 PORTLAND ME 04102

LAND VALUE \$156,900.00
BUILDING VALUE \$361,300.00
NET TAXABLE - REAL ESTATE \$518,200.00
TAX AMOUNT \$9,472.70

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Building Information:

Card 1 of 1

Year Built 1866
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 5
Full Baths 3
Total Rooms 12
Attic UNFIN
Basement FULL
Square Feet 3546

[View Sketch](#) [View Map](#) [View Picture](#)



Outbuildings/Yard Improvements:

Card 1

Year Built 1900
Structure GARAGE-WD/CB
Size 20X20
Units 1
Grade C
Condition F

New Search!