

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030332

This is to certify that Handcock Thomas J/Owner

has permission to Upgrade existing two-story porch

AT 104 Emery St 062 C028001

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 altered or closed-in.
FOUR 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

[Handwritten Signature]
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: 03-0332	Issue Date:	CBL: 062 C028001
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Location of Construction: 104 Emery St	Owner Name: Handcock Thomas J	Owner Address: 293 State St	Phone: 207-761-8373
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: 6-unit dwelling with two-story porch	Proposed Use: 6-unit dwelling with upgraded two-story porch	Permit Fee: \$37.00	Cost of Work: \$2,000.00	CEO District: 3
Proposed Project Description: Upgrade existing two-story porch <i>6 legal Dwelling units per pre-1957 Assessor's cards</i> <i>No change of use permitted under this application</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type 5B Signature: <i>[Signature]</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: kwd	Date Applied For: 04/15/2003	Zoning Approval	
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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..	Special Zone or Reviews <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"/> Denied <i>OK with conditions</i> Date: <i>5/25/03</i>	Zoning Appeal <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	Historic Preservation <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 <i>see attached to D.A.</i> <i>4/25/03</i> Date: _____
	V. Andrew B 5/14/03		

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: 03-0332	Date Applied For: 04/15/2003	CBL: 062 C028001
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Location of Construction: 104 Emery St	Owner Name: Handcock Thomas J	Owner Address: 293 State St	Phone: 207-761-8373
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 6-unit dwelling with upgraded two-story porch	Proposed Project Description: Upgrade existing two-story porch
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/14/2003

Note: **Ok to Issue:**

- 1) All improvements shall be carried out as shown on the plans and specifications dated April 15, 2003, except as to comply with the conditions above.
- 2) That the railings feature a top and bottom rail as described to staff.
- 3) The the 6" posts be boxed-in
- 4) That the posts and railings be painted or opaque stained.
- 5) That the spacing between balusters not exceed 3 inches.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/25/2003

Note: **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a six (6) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Mike Nugent **Approval Date:** 05/15/2003

Note: **Ok to Issue:**

- 1) After demolition phase, the owner must provide more detailed information with regard to fasteners, hangers etc..

Comments:

05/14/2003-mjn: Need more info, primarily fasteners hangers etc.

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	104	Emery		OF			1		62	C	28	

TAXPAYER ADDRESS AND DESCRIPTION

Mrs BEATRICE
104 EMERY STREET
CITY

REAL ESTATE-PORTLAND ME ASSESSORS
PLANS ON FILE IN ASSESSORS OFFICE
CITY HALL PLAN 62-C-28 EMERY ST
104 AREA 3120 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE
<i>Allen, Arthur</i>			1950	2237	19
<i>Somers, Bell S</i>			1950	2089	477

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	<input checked="" type="checkbox"/> WATER
HIGH	<input type="checkbox"/> SEWER
LOW	<input type="checkbox"/> GAS
ROLLING	<input type="checkbox"/> ELECTRICITY
SWAMPY	<input type="checkbox"/> ALL UTILITIES
STREET	
PAVED	<input checked="" type="checkbox"/> IMPROVING
SEMI-IMPROVED	<input type="checkbox"/> STATIC
DIRT	<input type="checkbox"/> DECLINING
SIDEWALK	<input checked="" type="checkbox"/>
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
11	41	1600		1600		
TOTAL VALUE LAND					1600	
TOTAL VALUE BUILDINGS					8230	
TOTAL VALUE LAND AND BUILDINGS					9830	
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	775		
	BLDGS.	4775		
	TOTAL	5550		
1951	LAND	950		
	BLDGS.	4950		
	TOTAL	5900		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD			INCREASE	DECREASE
1951	LAND			
	BLDGS.			
	TOTAL			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

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FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

ASSESSMENT RECORD			INCREASE	DECREASE
1951	LAND			
	BLDGS.			
	TOTAL			

YEAR	ORIG. COST	RENTAL	4300
YEAR	SALE PRICE	EXPENSE	1330E
YEAR	U. S. R. S.	NET	2970

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

RENT 4300

CONSTRUCTION

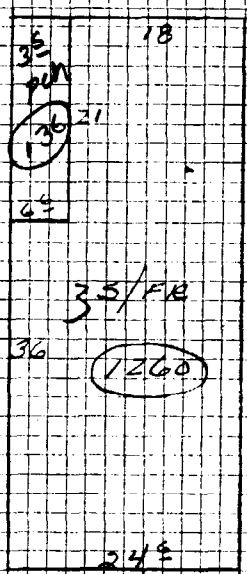
FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	6 <input checked="" type="checkbox"/>
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	
BRICK OR STONE	<input checked="" type="checkbox"/>	MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	6 <input checked="" type="checkbox"/>
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	
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		BRICK VENEER		NO LIGHTING	
BRICK VENEER		BRICK ON TILE		NO. OF ROOMS	
SOLID BRICK		SOLID BRICK		BSMT.	2ND 8
STONE VENEER		STONE VENEER		1ST 8	3RD 8
CONC. OR CIND. BL.		CONC. OR CIND. BL.		OCCUPANCY	
				SINGLE FAMILY	
TERRA COTTA				TWO FAMILY	
VITROLITE				APARTMENT	6 <input checked="" type="checkbox"/>
PLATE GLASS				STORE	
INSULATION				THEATRE	
WEATHERSTRIP				HOTEL	
ROOFING		HEATING		OFFICES	
ASPH. SHINGLES		PIPELESS FURNACE		WAREHOUSE	
WOOD SHINGLES		HOT AIR FURNACE		COMM. GARAGE	
ASBES. SHINGLES		FORCED AIR FURN.		GAS STATION	
SLATE TILE		STEAM	<input checked="" type="checkbox"/>	ECONOMIC CLASS	
METAL		HOT WAT. OR VAPOR		OVER BUILT	
COMPOSITION	<input checked="" type="checkbox"/>	NO HEATING		UNDER BUILT	
ROLL ROOFING		GAS BURNER		DT. 3-21-54	AR. 9
INSULATION		OIL BURNER	<input checked="" type="checkbox"/>	LD. 2	PD. 24
		STOKER		MS.	CK. 51

HEAT - 570 E.
W.R. - 60 E.
GAS - LTD - 300 E.
FURNISHED - 400 E.
1330

COMPUTATIONS

UNIT	1951		
1260 S.F.	13610		
10 S.F.			
1 1/2 Bay	+100		
ADDITIONS	+560		
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING	+260		
PLUMBING	+1920		
TILING			
TOTAL	16450		
FACT.	-		
REP. VAL.	16450		

B-1 - 72' - 125
1-2 - 95 - 324
2-3 - 95 - 324
3-R - 85 - 324
1085



SUMMARY OF BUILDINGS

OCCY	TYPE	CR.	ACF	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	Y.
Apt	3-1/FR	C	554		F	16450	50%	8230	A	8230	4950	5
B									B			
C									C			
D									D			
E									E			
F									F			
G									G			

YEAR	1951	1951 TOTAL BLDGS.		8230	4950
TAX VAL.	1950	TAX VALS.	19	19	19
OLD VAL.			19		
CHANGE			19		

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

May 14, 2003

Thomas Handcock
293 State Street
Portland, Maine 04102

Re: Rear porch replacement – 104 Emery Street

CBL # 062 C028001

Dear Mr. Handcock:

On May 13, 2003, this office reviewed and approved your application for a Certificate of Appropriateness for exterior alterations at 104 Emery Street. Approval is for the reconstruction of the 3-story rear porch.

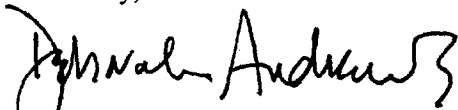
Approval is subject to the following conditions:

- That the spacing between balusters not exceed 3 inches.
- That the posts and railings be painted or opaque stained.
- That the 6" posts be boxed-in.
- That the railings feature a top and bottom rail as described to staff.

All improvements shall be carried out as shown on the plans and specifications dated April 15, 2003, except as to comply with the conditions above. Changes to the approved plans and specifications and any additional work that 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,

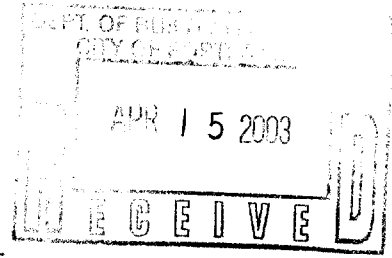


Deborah G. Andrews
Historic Preservation Program Manager

cc: Approval File

April 15, 2003

John Reed /
Building Permit Department
City Hall
Portland, Maine



Tom Handcock 761-8373
291 State Street
Portland, Maine 04101


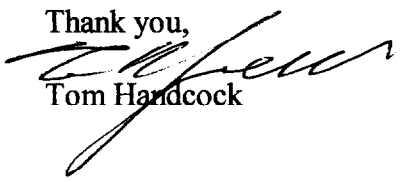
Dear Sir or Madam:

Per my conversation yesterday, April 14, 2003, with John Reed, I am applying for a permit to rebuild the two existing wood porches at a building I own at 104 Emery Street. The porches are located in the rear of the building and are barely visible from the street. I propose to rebuild the porches to what I believe was their original condition. At one time they were apparently 6' by 20' with appropriate railings, beams and deck boards. Over the years the porch has changed shape, probably due to rotting beams being removed. In any case, some of the existing stringers are rotted and safety is now a major issue. Rather than just replace a few stringer here and there, I would like to completely rebuild the two decks.

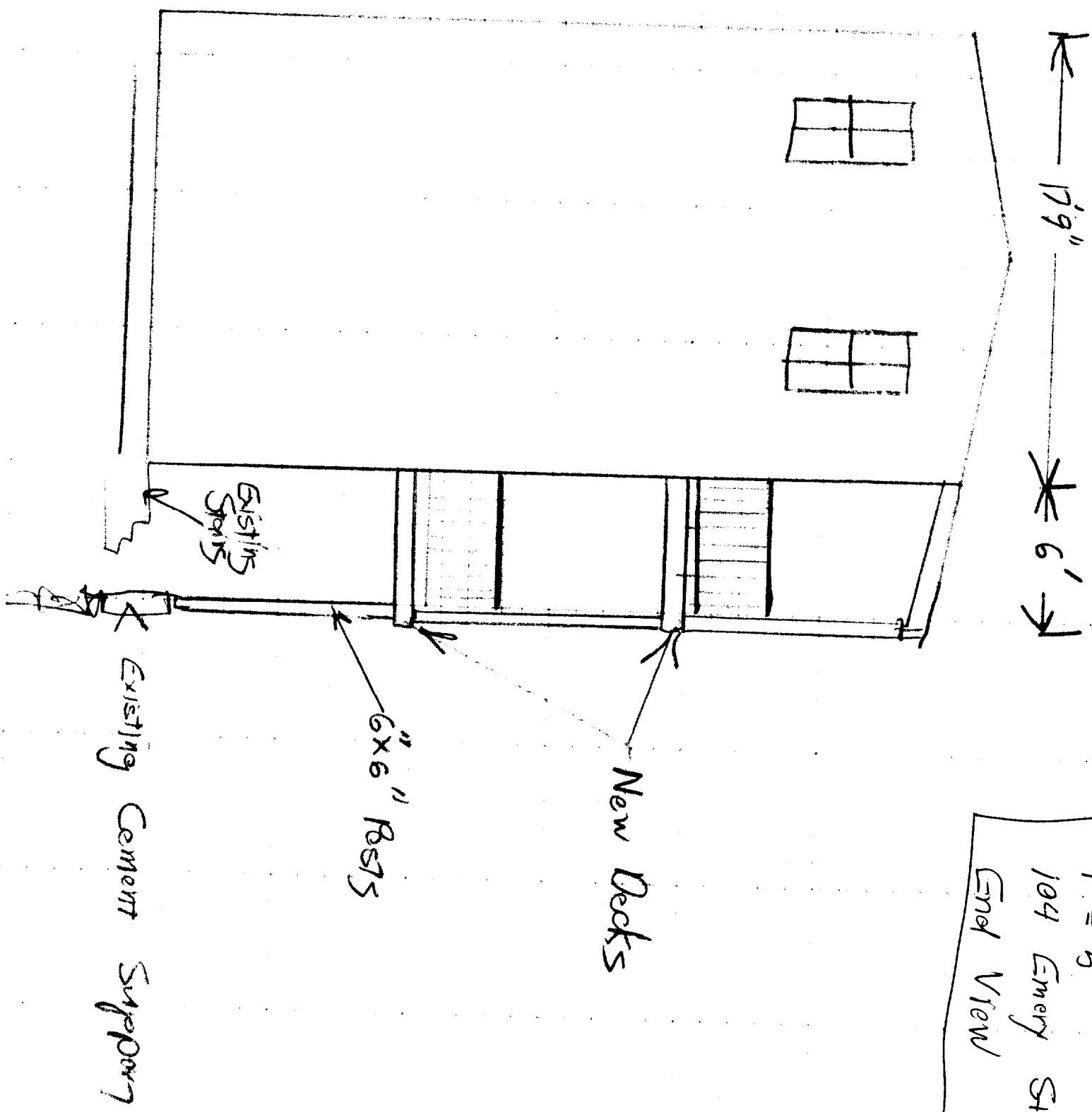
I would like to rebuild the two porches with pressure treated beams, stringers, supports and five-quarter deck boards. And I would like to rebuild the railing with either pressure treated lumber or hard pine, your call. I will place the porch back on its original foundation posts.

John said to mention that the porch is either unsafe or close to it. With that in mind, I hope you will work with me in order that I might obtain a building permit as soon as possible. I will begin work the moment you grant approval.

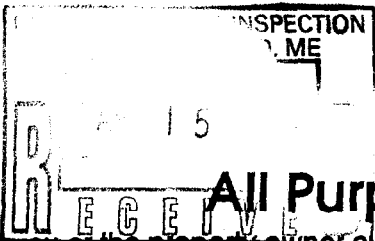
Please find drawing and photos enclosed.


Thank you,

Tom Handcock

DEPT. OF BUILDING INS
CITY OF PORTLAND
APR 15 2003
RECEIVED



1" = 5'
104 Emory Street
End View



03-0332

John Reed

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>104 Emery Street</u>		
Total Square Footage of Proposed Structure <u>2 decks 120'sq each</u>	Square Footage of Lot <u>4000'sq ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>062</u> Block# <u>C</u> Lot# <u>28</u>	Owner: <u>Thomas Hancock</u>	Telephone: <u>761 8373</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Thomas Hancock</u> <u>291 State St.</u> <u>Portland, Maine 04101</u>	Cost of Work: \$ <u>2000</u> Fee: \$
Current use: <u>6-unit Deck</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Rebuild existing deck of 6-unit</u>		
Project description: <u>rebuild 2 story porch</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Thomas Hancock</u>		
Mailing address: <u>291 State Street</u> <u>Portland, Maine 04101</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. PHONE: <u>761 8373</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.

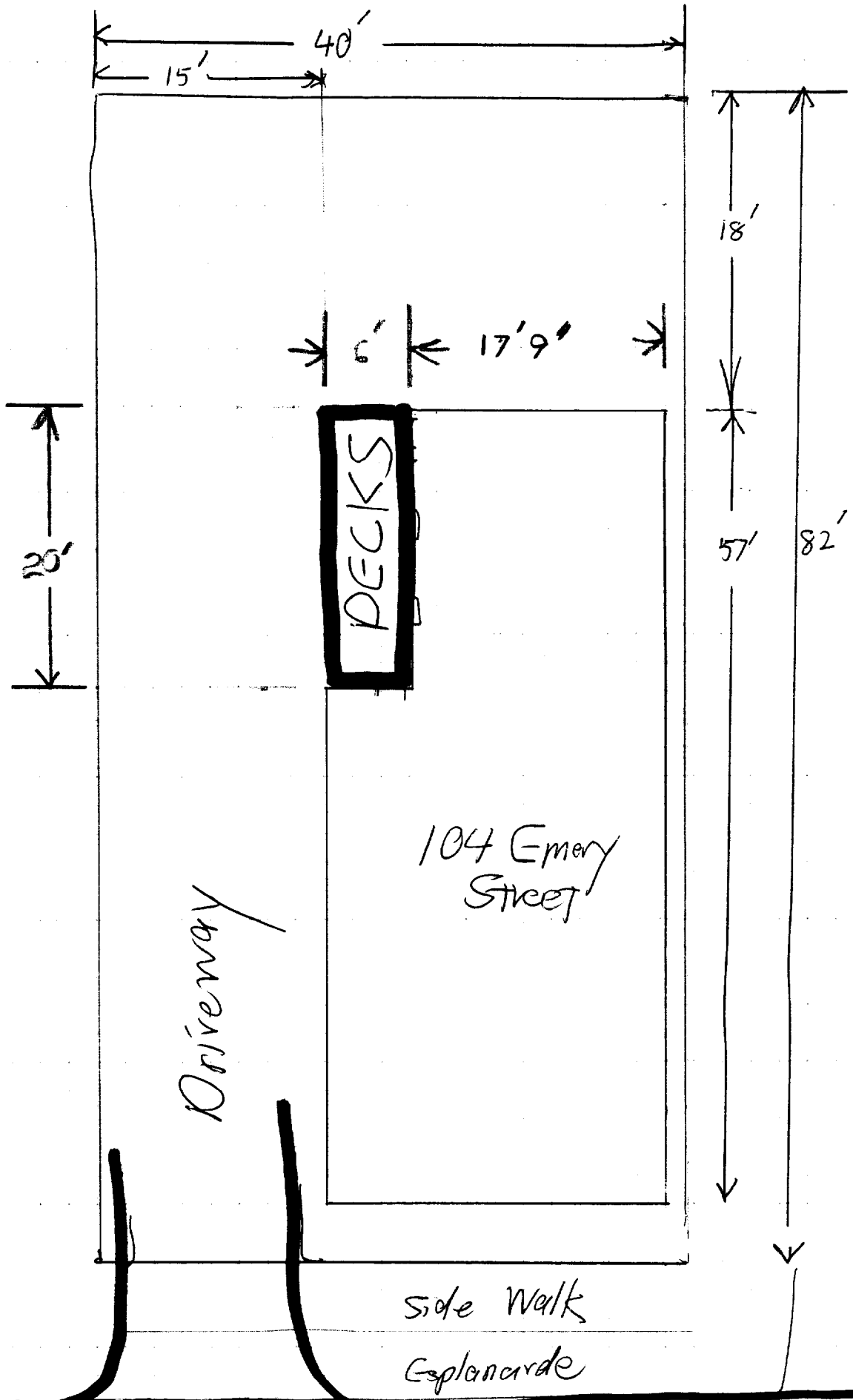
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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>[Signature]</u>	Date: <u>4/15/03</u>
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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 4th floor of City Hall

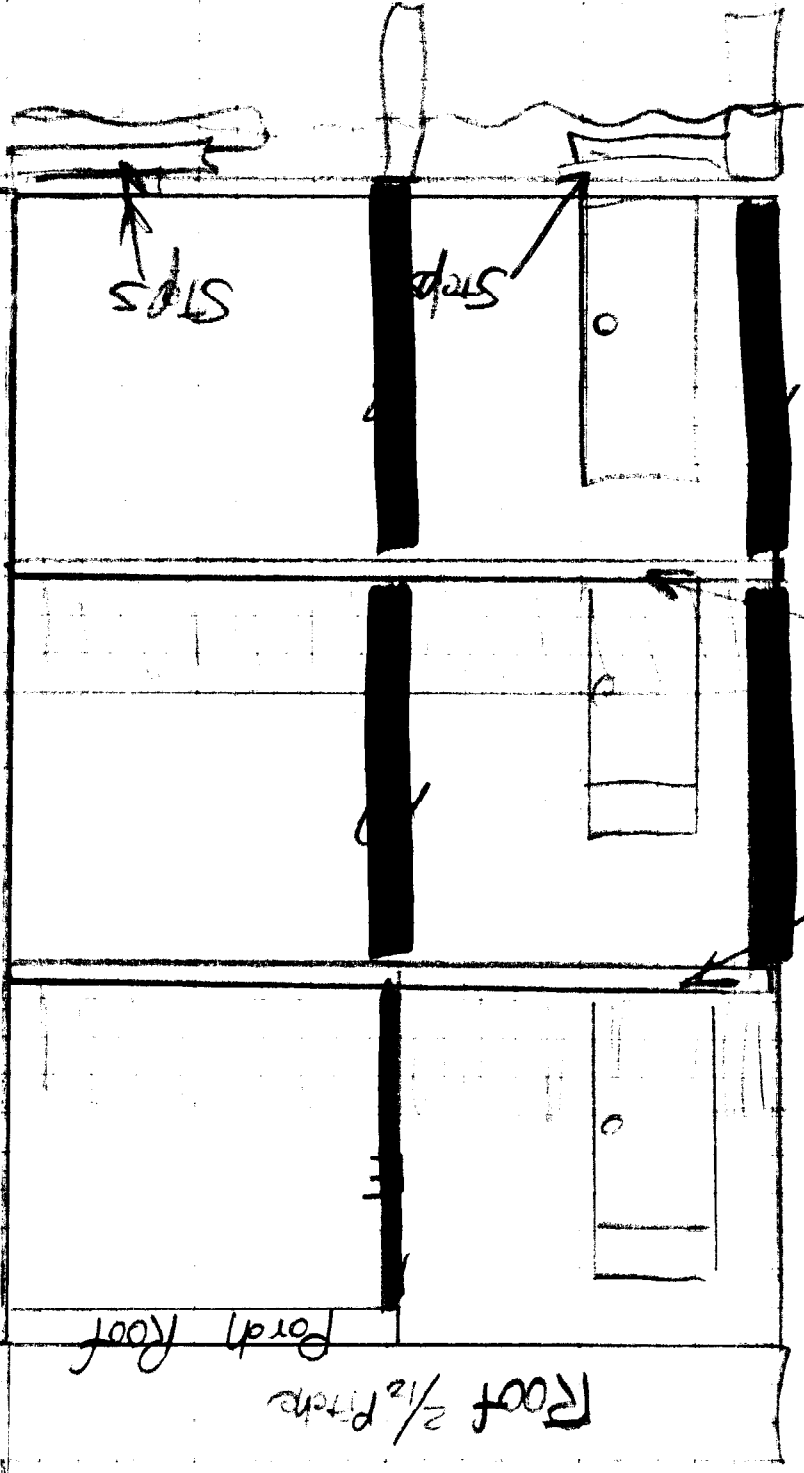


10



← Emery Street →

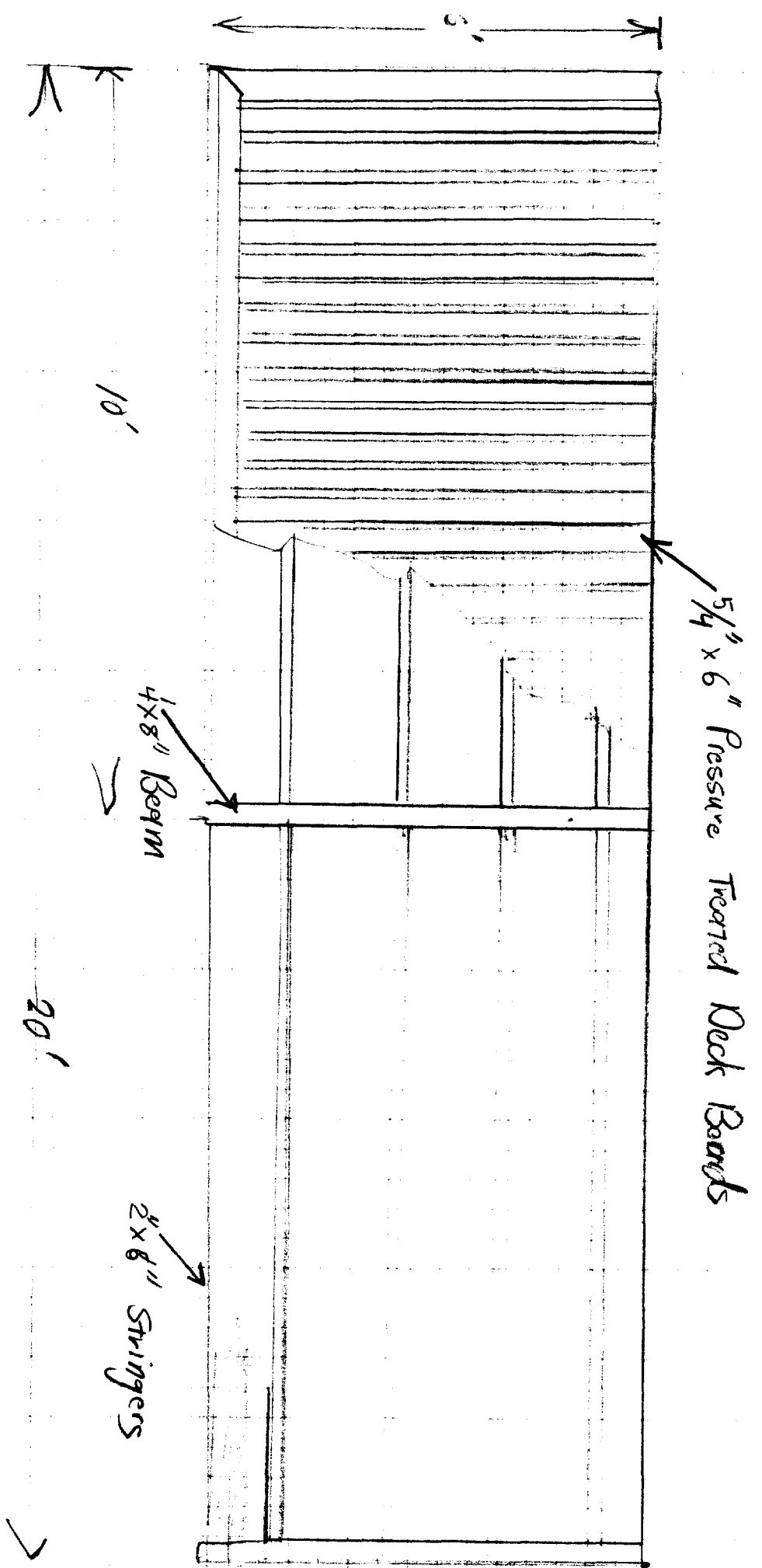
104 Emory Street



Proposed Replacements
 Deck + Supports
 are 6" x 6"
 is 4" x 4"

Side View
 1" = 5'





5/4" x 6" Pressure Treated Deck Boards

4x8" Beam

2x8" Stringers

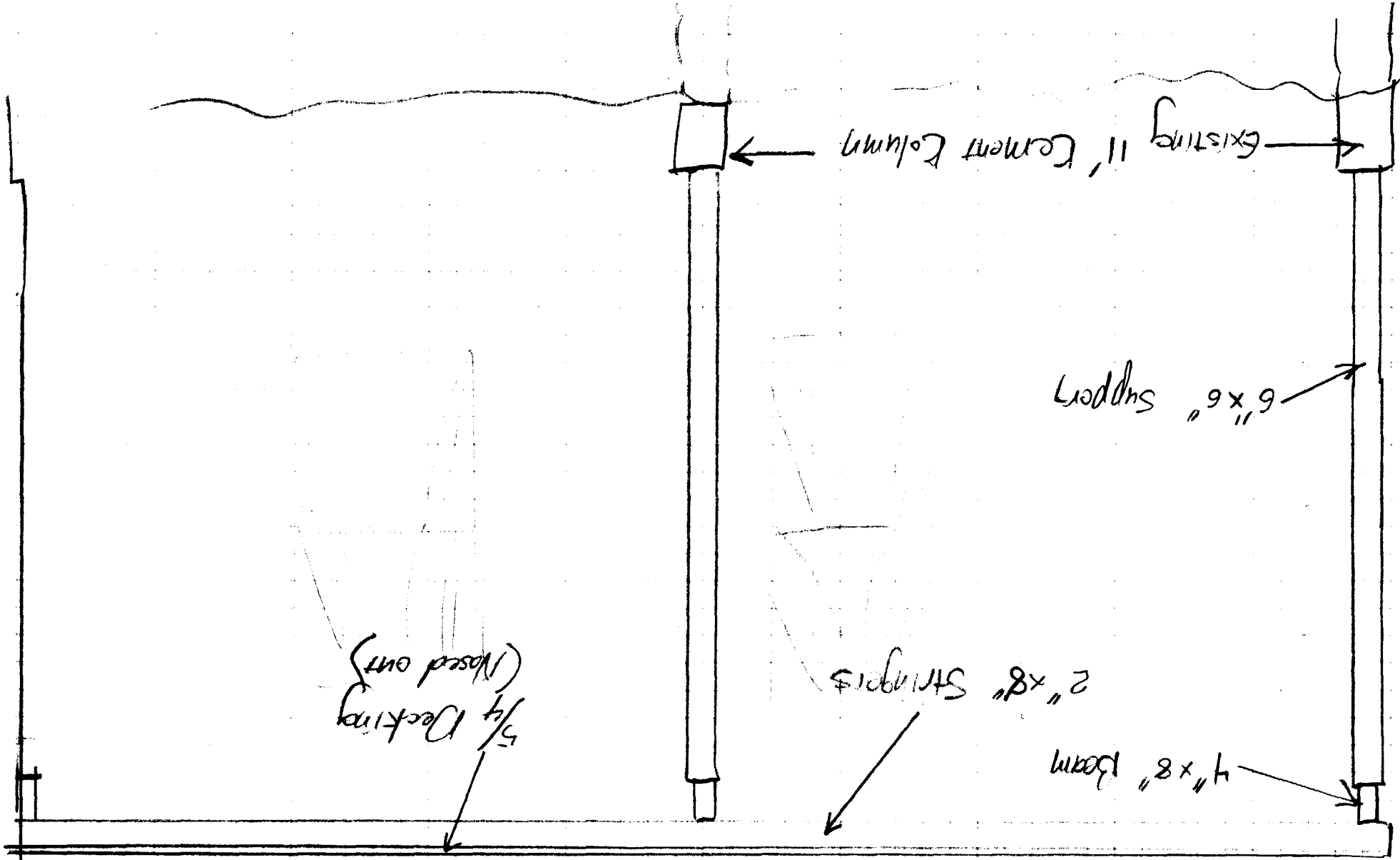
10'

20'

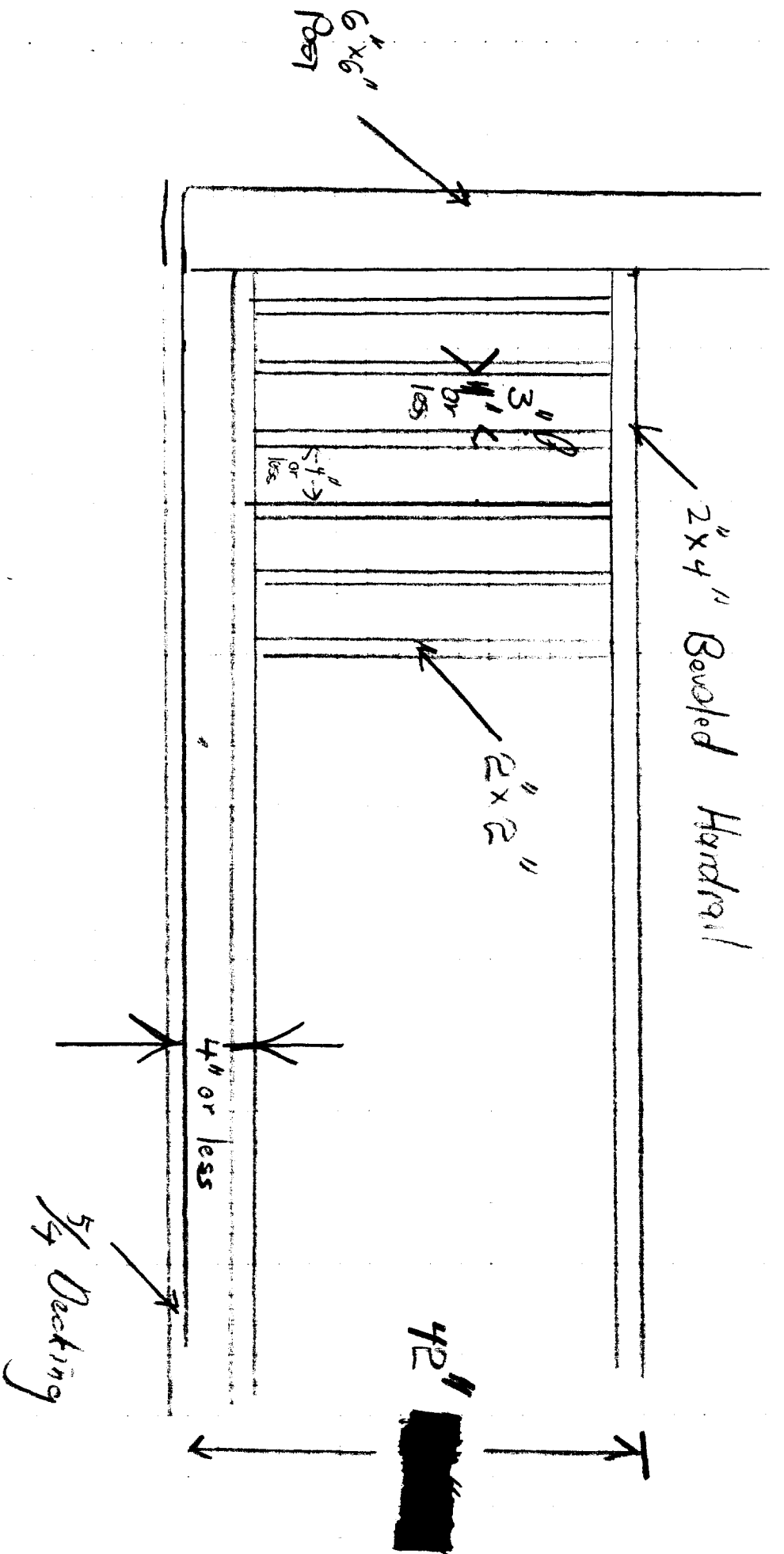
5'

Top View 1" = 2'

Decks at 104 Emery Street
Tom Hancock 761-8373

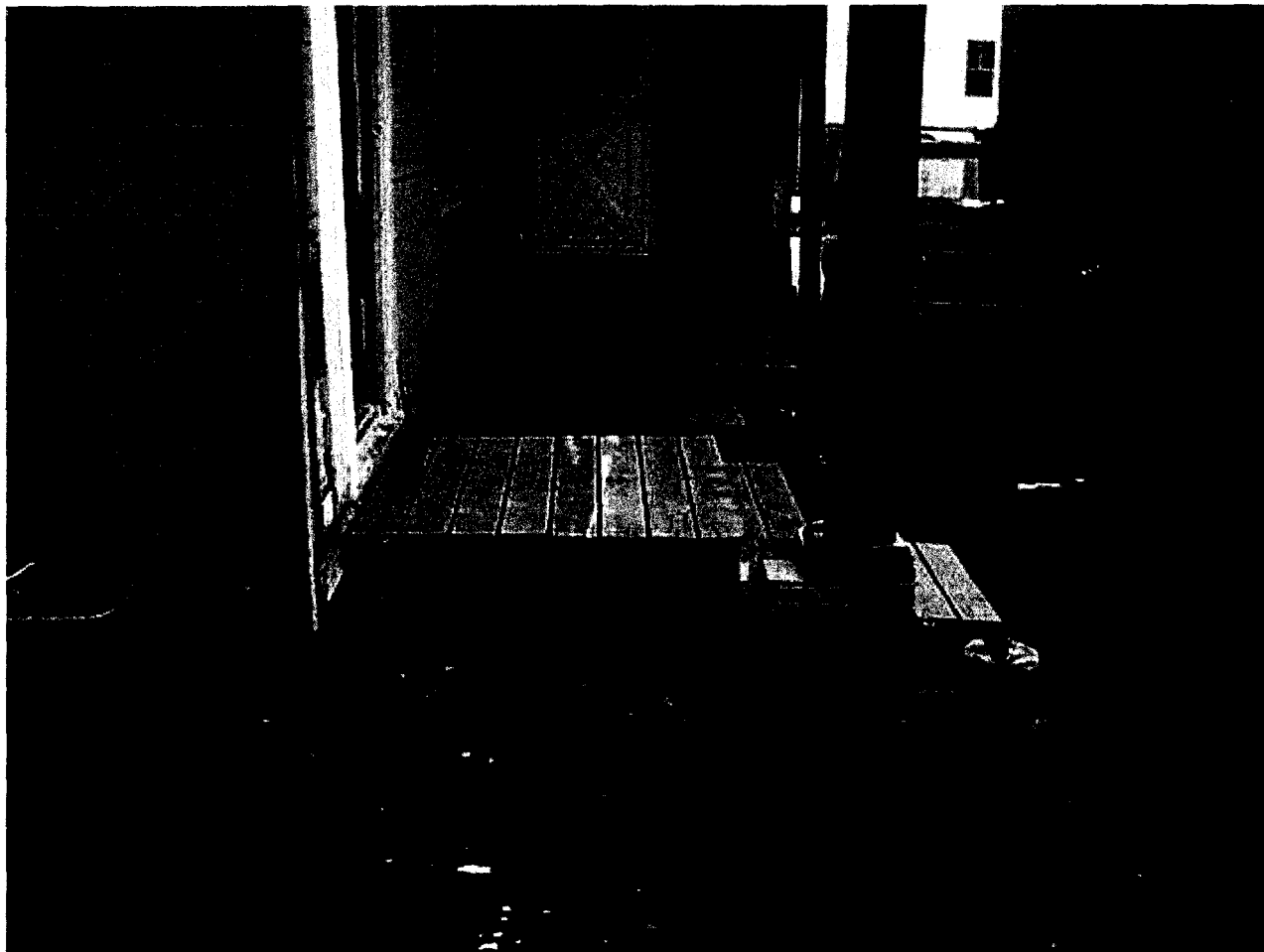


Side View
 1" = 2'
 Decks Rebuild 104 Emery St.
 Tom Handcraft 701 6573



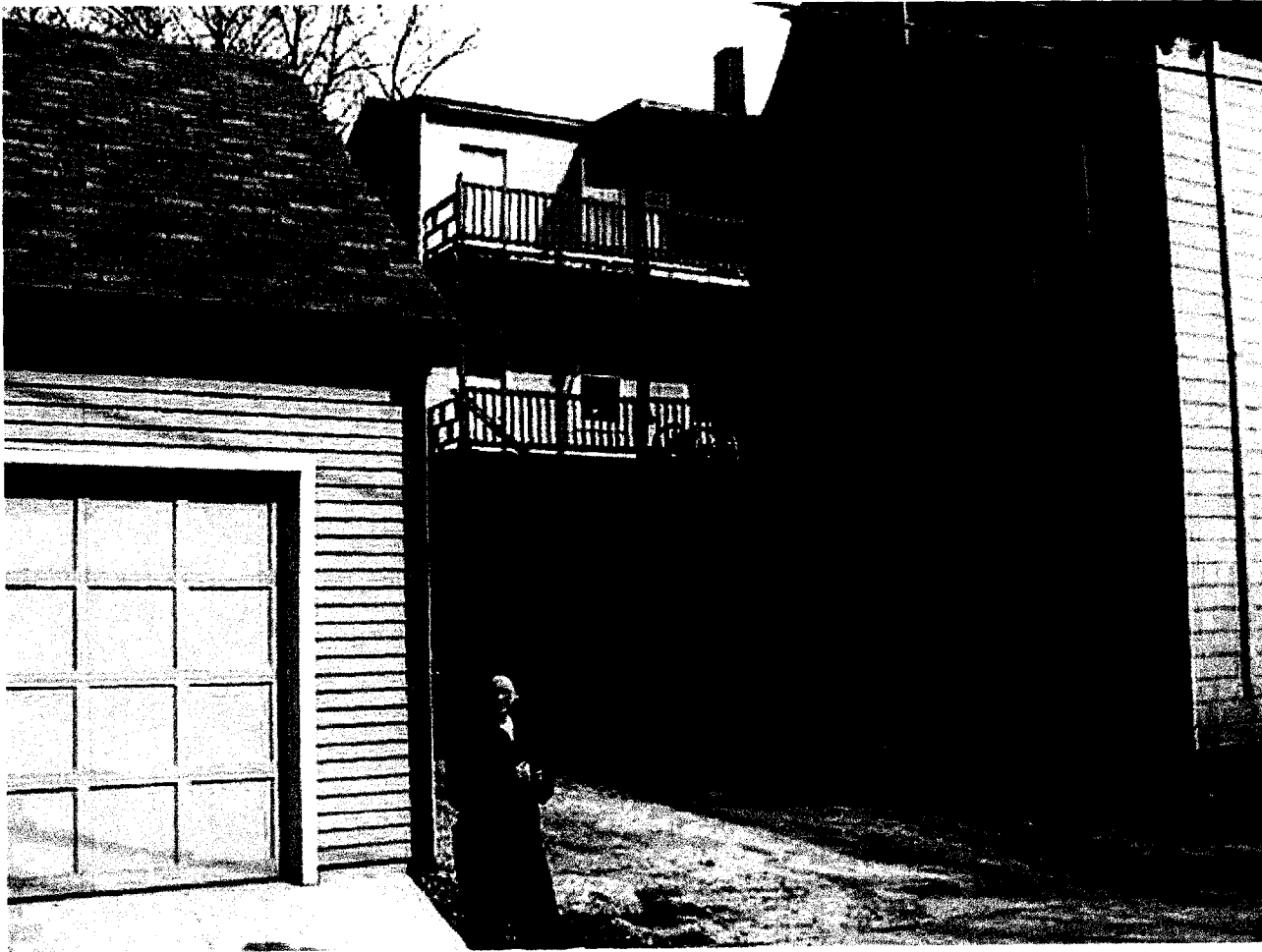
Steps

Railing, Detail
 1" = 1'
 104 Emory St.



This is where the new porch supports
will be, on the old " "
(11' x 4' cement posts)

End View
104 Emory Street



View from "Spruce" alley.

104 Emory Street



Decks to be Rebuilt

104 Emory St.

4/15/03 10:16 AM