

107-109 EVERY STREET



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION Q.O.I.O.1
ZONING LOCATION PORTLAND, MAINE February 1, 1983 FEB 16 1983

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

CITY OF PORTLAND

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION .. 107 Emery Street Fire District #1 [] #2 []
1. Owner's name and address James E. Messer - 35 Broad Cove Rd. Cape Elizabeth Telephone 799-2620
2. Lessee's name and address Telephone 776-4363
3. Contractor's name and address Owner Telephone
Proposed use of building Condominiums No. of sheets
Last use nursing home No families
Material No. stories Heat Style of roof Roofing

Estimated contractual cost \$... 55,000... 50,000... Appeal Fees \$
FIELD INSPECTOR—Mr. ... 776-4363 Base Fee 210-00
@ 775-5451 776-4363 cond. prov. fee 200-00-175 00
TOTAL \$ 460-00
385-00

Change of use from nursing home to 8 condominiums with alterations

Stamp of Special Conditions

send permit to # 1 08107

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... Is any electrical work involved in this work? ...
Is connection to be made to public sewer? ... If not, what is proposed for sewage? ...
Has septic tank notice been sent? ... Form notice sent? ...
Height average grade to top of plate ... Height average grade to highest point of roof ...
Size, front ... depth ... No. stories ... solid or filled land? ... earth or rock? ...
Material of foundation ... Thickness, top ... bottom ... cellar ...
Kind of roof ... Rise per foot ... Roof covering ...
No. of chimneys ... Material of chimneys ... of lining ... Kind of heat ... fuel ...
Framing Lumber—Kind ... Dressed or full size? ... Corner posts ... Sills ...
Size Girder ... Columns under girders ... Size ... Max. on centers ...
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ... 2nd ... 3rd ... roof ...
On centers: 1st floor ... 2nd ... 3rd ... roof ...
Maximum span: 1st floor ... 2nd ... 3rd ... roof ...
If one story building with masonry walls, thickness of walls? ... height? ...

IF A GARAGE

No cars now accommodated on same lot ... , to be accommodated ... number commercial cars to be accommodated ...
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? ...

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
BUILDING CODE:
Fire Dept:
Health Dept:
Others:

Signature of Applicant James E. Messer Phone # 799-2620
Type Name of above James E. Messer 1 [x] 2 [] 3 [] 4 []



Other and Address



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

September 12, 1982

Mr. James E. & Carol A. Messer
35 Broad Cove Road
Cape Elizabeth, Maine

Dear Mr. & Mrs. Messer;

Your application for a building permit to change the use of 107-109 Emery Street, Portland, Maine from a nursing home to 7 apartments as per your plan is being issued with the following requirements.

1. All changes on plan received on November 10, 1982 by this office and approval by Lt. Collins of Fire Prevention, will be as followed.
2. Every sleeping room below, the fourth story in the building of Use Group R shall have at least one operable window or exterior door approved for emergency egress or rescue.
3. Windows and exterior doors may be used as natural means of light and ventilation, and when so used, their aggregate glass area shall amount to not less than 8 per cent of the floor area served, and with not less than one half of the required area available for unobstructed ventilation.
4. If mechanical ventilation is required ventilation, it is to be 5 CFM per human occupant.
5. Mechanical ventilation for bathrooms is one change of air every 12 minutes.
6. Walls, partitions and floors/ceiling assemblies separating dwelling units for each other or other public or service area shall have a sound transmission class (STC) of not less than 45 for airborne noise when tested in accordance with ASTM E90. This requirement shall not apply to dwelling unit entrance doors, but such doors shall be tight fitting to the frame and sill.

Page 2
November 12, 1982
Mr. & Mrs. Messer

If you have any question on these requirements please
call this office.

Sincerely,

P. Samuel Hoffses,
Chief of Inspection
Services Division

PSH/ln



APPLICATION FOR PERMIT

PERMIT ISSUED
NOV 12 1982
CITY OF PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 01.0.21
ZONING LOCATION PORTLAND, MAINE Nov. 9, 1982

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following special conditions

LOCATION 107-109 Emery Street Fire District #1 #2

1. Owner's name and address James E. & Carol A. Messer, 35 Birch Cove Rd. Telephone 799-2620

2. Lessee's name and address Capa Eliz Telephone 774-4363

3. Contractor's name and address Omar Telephone

..... No of feet

Proposed use of building ... 7 apartments No families

Last use nursing home No families

Material No. stories Heat Style of roof Roofing

Other building, on same lot

Estimated contractual cost \$ 20,000

FIELD INSPECTOR—Mr. Appeal Fees \$

@ 775-5451

Base Fee 110.00

Ch. of use 25.00

..... 135.00

TOTAL \$

Change of use from nursing home to 7 apartments with alterations, no structural changes as per plans, 3 sheets of plans.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber--Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No cars now accommodated on same lot, to be accommodated, number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant: James E. Messer Phone # name

Type Name of above James E Messer 1 2 3 4

Other
and Address

Handwritten circled number 5

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 25 1976

0181

CITY of PORTLAND

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, March 24, 1976

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 109 Emery St. Fire District #1 [] #2 []
1. Owner's name and address Whittehaven Nursing Home Telephone 772-2476
2. Lessee's name and address
3. Contractor's name and address owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building nursing home No families
Last use No families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 10.00

FIELD INSPECTOR—Mr. Marge GENERAL DESCRIPTION
This application is for: @ 775-5451 To install hood for commercial use
Dwelling Ext. 234

Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other
Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of painting, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [x] 2 [] 3 [] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
Or centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE: 0.16, 2.18, 3/24/76
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes

Signature of Applicant King, B. Asher Phone #
Type Name of above King, B. Asher 1 [] 2 [] 3 [] 4 []

Other and Address

NOTES

4-14-76 installed - *kg*

Permit No. 7460181

Location 109 S. ...

Owner White ...

Date of permit 3/25/76

Approved W.S. Hill

~~APPROVED FOR THE CITY OF ...~~

[Vertical text area, mostly illegible]

109 Emery Street

March 10, 1976

A. Galli Construction Co.
69 Morning Street
Portland, ME 04101

cc: Whitehaven Nursing Home, Inc.
109 Emery Street
Portland, ME 04102

Dear Mr. Galli:

Building permit is issued herewith to construct a two story addition (26 x 43) to Whitehaven Nursing Home, as per plans, subject to the following Building Code requirements.

The doors leading from the first floor day room should be equipped with anti-panic hardware.

The new toilet rooms are required to be equipped with mechanical ventilation.

Exit signs should be provided on the second floor, which will point to the stairways when going from the addition to the main building.

While not clearly indicated on the plan, a door will be required between the kitchen area and the new porch.

Separate permits are required on any new kitchen equipment which has to be moved in order to accommodate the new kitchen area, including any new hoods, fans, outlets, etc., permits to be taken out by the actual installer, at which time he will submit adequate plans which will show the complete kitchen layout.

One of the stairways to the second floor should be enclosed with 5/8 sheetrock and fire doors provided at top and bottom enclosures, doors to be equipped with self-closing devices.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS/mt
Enclosure

107-109 Emery Street

February 27, 1976

White Haven Nursing Home, Inc.
109 Emery Street
Portland, ME 04102

It has come to our attention that you have converted a two story porch into habitable rooms. According to our files a permit was never taken out for this change of use. It will be necessary to submit floor plans at this office when applying for the permit. A belated fee must also be charged.

Please note that the exterior sheathing used is not made for the purpose of exposed weather boarding. As you can tell, water is beginning to swell the sheathing. Some sort of permanent weather boarding should be applied as soon as possible to control the swelling.

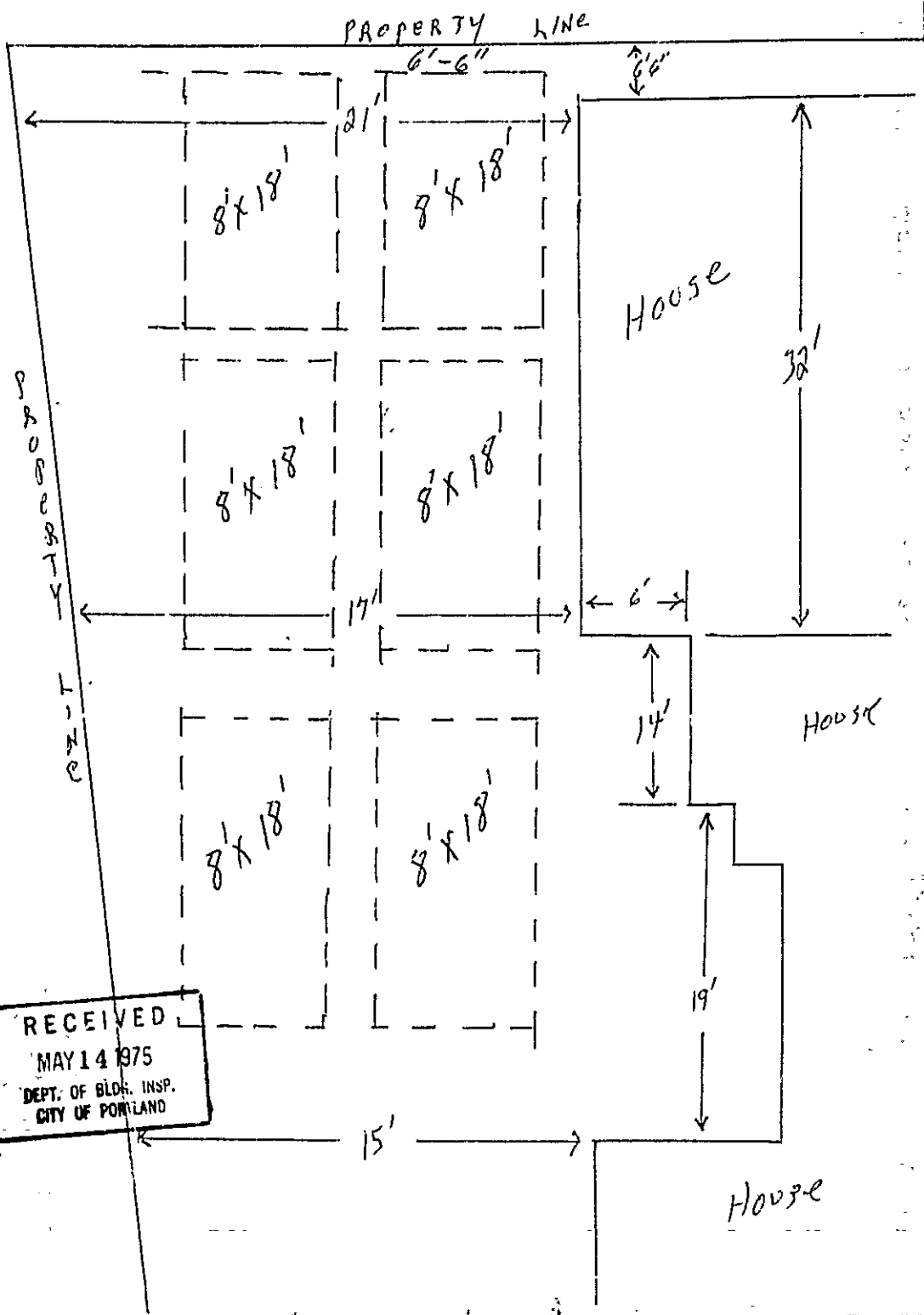
If you have any questions, don't hesitate to contact this office.

Very truly yours,

Marge Schmuckal
Building Inspector

MS/mt

EMERY ST



RECEIVED
MAY 14 1975
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE,

MAR 10 1976

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 109 Emery Street Fire District #1 #2

1. Owner's name and address Whitehaven Nursing Home Inc. - 109 Emery St. Telephone 775-2172

2. Lessee's name and address

3. Contractor's name and address not let A. GALL CONSTR. Telephone

4. Architect

Specifications

Plans 2 No. of sheets 2

Proposed use of building Addition to Nursing home No. families

Last use

Material

No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$ 40,000 Fee \$ 160

FIELD INSPECTOR—Mr. Hoffman GENERAL DESCRIPTION addition to Whitehaven nursing home

This application is for: 26 x 43. 71-175

Dwelling

Ext. 234 71-175

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use

Other

(To be appealed)

Stamp of Special Conditions 76

PERMIT ISSUED WITH LETTER

71-175

appeal sustained conditionally 7-2-75

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

DETAILS OF NEW WORK

Is any plumbing involved in this work?

Is any electrical work involved in this work?

Is connection to be made to public sewer?

If not, what is proposed for sewage?

Has septic tank notice been sent?

Form notice sent?

Height average grade to top of plate

Height average grade to highest point of roof

Size, front

depth

No. stories

solid or filled land?

earth or rock?

Material of foundation

Thickness, top

bottom

cellar

Kind of roof

Rise per foot

Roof covering

No. of chimneys

Material of chimneys

of lining

Kind of heat

fuel

Framing Lumber—Kind

Dressed or full size?

Corner posts

Sills

Size Girder

Columns under girders

Size

Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor

2nd

3rd

roof

On centers: 1st floor

2nd

3rd

roof

Maximum span: 1st floor

2nd

3rd

roof

If one story building with masonry walls, thickness of wall?

height?

IF A GARAGE

No. cars now accommodated on same lot

to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

Will work require disturbing of any tree on a public street? ..

ZONING: P.K. 2/25/76

BUILDING CODE:

Will there be in charge of the above work a person competent

Fire Dept: J.L. Whitten

to see that the State and City requirements pertaining thereto

Health Dept:

are observed?

Others:

Signature of Applicant W. E. Bishop Phone #

Type Name of above King Bishop Nursing Home 1 2 3 4

(Whitehaven Nursing Home)

and Address

FIELD INSPECTOR'S COPY

NOTES

3/10/76 - permit approved by ^{and/or plans} State Fire Marshall - ~~particular~~ Fire Dept. E.D.

4-26-76 hasn't started yet - MS

5-7-76 SAME

6-2-76 SAME - MS

7-1-76

8-4-76 SAME - MS

10-26-76 This permit has expired the six month expiration time - no work has been done - MS

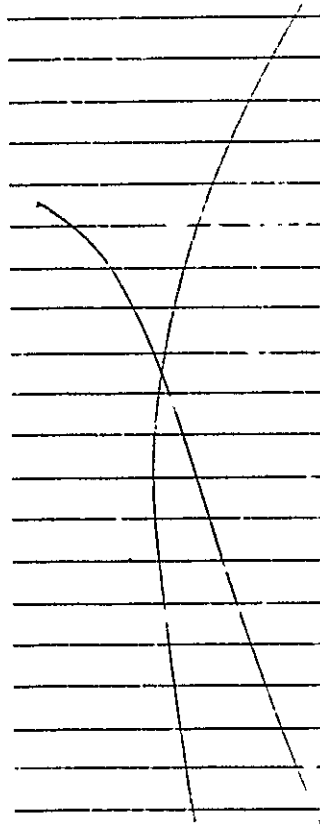
Permit No. 76-10141

Location 109 Energy

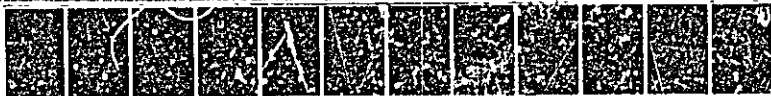
Owner William's Machinery Shop

Date of permit 3/10/76

Approved [Signature]



107-109 EMERY ST.



CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 107-109 Emery Street

Date of Issue October 12, 1983

Issued to James & Carol Messer

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 82-1021, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

7 Apartments

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

10/12/83
(Date)

Malcolm Seay
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

September 12, 1982

Mr. James E. & Carol A. Messer
35 Broad Cove Road
Cape Elizabeth, Maine

Dear Mr. & Mrs. Messer;

Your application for a building permit to change the use of 107-109 Emery Street, Portland, Maine from a nursing home to 7 apartments as per your plan is being issued with the following requirements.

1. All changes on plan received on November 10, 1982 by this office and approval by Lt. Collins of Fire Prevention, will be as followed.
2. Every sleeping room below, the fourth story in the building of Use Group R shall have at least one operable window or exterior door approved for emergency egress or rescue.
3. Windows and exterior doors may be used as natural means of light and ventilation, and when so used, their aggregate glass area shall amount to not less than 8 per cent of the floor area served, and with not less than one half of the required area available for unobstructed ventilation.
4. If mechanical ventilation is required ventilation, it is to be 5 CFM per human occupant.
5. Mechanical ventilation for bathrooms is one change of air every 12 minutes.
6. Walls, partitions and floors/ceiling assemblies separating dwelling units for each other or other public or service area shall have a sound transmission class (STC) of not less than 45 for airborne noise when tested in accordance with ASTM E90. This requirement shall not apply to dwelling unit entrance doors, but such doors shall be tight fitting to the frame and sill.

Page 2
November 12, 1982
Mr. & Mrs. Messer

If you have any question on these requirements please
call this office.

Sincerely,

P. Samuel Hoffses,
Chief of Inspection
Services Division

PSH/ln

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: _____

Assessor's chart: _____

Block: _____

Lot: _____

Name of Owner: James E Messer

Address: 30 Grand Cove Rd Cape Elizabeth, ME

Telephone No.: 799-2020
724-4363

Name of Project: Emery St.

No. of Units to be Converted: 8

No. of Units applying for: 8

No. of Units in Structure 8

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved By James P. Collins, Licent. Date: 2-16-83

INSPECTION SERVICES USE ONLY

		No. of units approved (circle) and date									
		1	2	3	4	5	6	7	8	9	10
Fire Dept:	1							7			
	others										
Plumbing:	1										
	others										
Elec:	1										
	others										
Bldg. & Housing	1										
	others										
C. of O:	1										
	others										

Comments:

These units are approved contingent on completion of building permit previously issued.

RECEIVED
FEB-2 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

FEE \$400.00

APPLICATION FOR
 CONDOMINIUM CONVERSION PERMIT
 CITY OF PORTLAND, MAINE
 PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: _____ Assessor's chart: _____

Block: _____

Lot: _____

Name of Owner: JAMES E. MEYER

Address: 35 Grand Court Rd Cape Elizabeth, ME

Telephone No.: 2952620
2244363

Name of Project: EMERY ST. 107 Emery St.

No. of Units to be Converted: 8

No. of Units applying for: 8

No. of Units in Structure 8

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved By INSPECTION SERVICES USE ONLY

Zoning _____ Date: _____

No. of units approved (circle) and date

	1	2	3	4	5	6	7	8	9	10
Fire Dept:	1	2	3	4	5	6	7	8	9	10
others										
Plumbing:	1	2	3	4	5	6	7	8	9	10
others								8		
Elec:	1	2	3	4	5	6	7	8	9	10
others										
Bldg. & Housing	1	2	3	4	5	6	7	8	9	10
others										
C. of O :	1	2	3	4	5	6	7	8	9	10
others										

Comments:
 New work to be to
 Code PLBA

RECEIVED
 FEB-2 1983
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

FEE \$400.00

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: _____ Assessor's chart: 56
Block: D
Lot: 9 = 70604

Name of Owner: JAMES E MEEGER

Address: 35 ARCADE COR RD CORR ELIZABETH, ME

Telephone No.: 2997620
2244363

Name of Project: EMERY ST. - 107-109 EMERY

No. of Units to be Converted: 17

No. of Units applying for: 17

No. of Units in Structure 17

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved By INSPECTION SERVICES USE ONLY

Zoning A-6 Date: _____

No. of units approved (circle) and date

Fire Dept:	1	2	3	4	5	6	7	8	9	10
others										
Plumbing:	1	2	3	4	5	6	7	8	9	10
others										
Elec:	1	2	3	4	5	6	7	8	9	10
others										
Bldg. & Housing	1	2	3	4	5	6	7	8	9	10
others										
C. of O :	1	2	3	4	5	6	7	8	9	10
others										

Comments: _____

PERMIT ISSUED WITH LETTER RECEIVED FEB - 2 1983 DEPT. OF BLDG. INSP. CITY OF PORTLAND

FEE \$400.00

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: _____

Assessor's chart: _____

Block: _____

Lot: _____

Name of Owner: JAMES E MESSER

Address: 25 Grand Cove Rd Cape Elizabeth, ME

Telephone No.: 299-2620
274-4363

Name of Project: EMMA ST.

No. of Units to be Converted: 1 1

No. of Units applying for: 1 1

No. of Units in Structure 1 1

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved By INSPECTION SERVICES USE ONLY

Zoning _____ Date: _____

		No. of units approved (circle) and date									
		2	3	4	5	6	7	8	9	10	
Fire Dept:	1										
	others										
Plumbing:	1										
	others										
Elec:	1										
	others										
Bldg. & Housing:	1						7				
	others										
C. of O:	1										
	others										
Comments:											

PERMIT ISSUED
WITH LETTER

Building is being completely rewired.
RL

RECEIVED
FEB - 2 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

FEE \$400.00

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project:

Assessor's chart: 56

Block: D

Lot: 9 = 14060 P

Name of Owner: JAMES E MYSSER

Address: 35 Grand Cove Rd Cape Elizabeth ME

Telephone No.: 7992620
7244363

Name of Project: EMERY ST.

No. of Units to be Converted: 7

No. of Units applying for: 7

No. of Units in Structure 7

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds

Approved By

Zoning R-6

Date: _____

INSPECTION SERVICES USE ONLY

No. of units approved (circle) and date

	1	2	3	4	5	6	7	8	9	10
Fire Dept:	1	2	3	4	5	6	7	8	9	10
others										
✓ Plumbing:	1	2	3	4	5	6	7	8	9	10
others										
✓ Elec:	1	2	3	4	5	6	7	8	9	10
others										
✓ Bldg. & Housing	1	2	3	4	5	6	7	8	9	10
others										
C. of O :	1	2	3	4	5	6	7	8	9	10
others										
Comments:										

PERMIT ISSUED

RECEIVED

FEB - 2 1983

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

FEE \$400.00

CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
yes no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no
6. Have relocation referrals and assistance been provided to tenants on demand?
yes no

NOT APPLICABLE

PERMIT ISSUED
WITH LETTER

RECEIVED
FEB - 2 1983
DEPT. OF BLDG. INSP
CITY OF PORTLAND

(REVISED)

CONDOMINIUM CONVERSION APPLICATION
PART III

PROJECT DATA:

1. Name of Project: _____

2. Assessor's Reference, (Chart-Block-Lot): _____

3. Number of units and rental rates before conversion:
(Please specify whether or not monthly rent includes utilities.)

	Number	Monthly Rent
a) One bedroom units.....	_____	_____
b) Two bedroom units.....	_____	_____
c) Three or more bedroom units..	_____	_____

4. Number of units and purchase price after conversion:

	Number	Purchase Price
a) One bedroom units.....	_____	_____
b) Two bedroom units.....	_____	_____
c) Three or more bedroom units..	_____	_____

5. Length of time building owned by applicant: _____

6. Place a check in the spaces below if there has been or will be any building improvements, renovations, or modifications associated with this conversion which require any of the following permits:

Building Permit Plumbing Permit
 Electrical Permit Heating Permit None

7. Specify the type and approximate cost of any building improvements associated with this conversion that do not require permits:

\$ _____ Exterior walls, windows, doors, roof;
\$ _____ Insulation;
\$ _____ Interior cosmetic (e.g. wall or floor refinishing, etc.);
\$ _____ Other (specify) _____
_____ None.

OVER

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WITH LETTER

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CITY OF PORTLAND

8. For each converted rental unit supply the following information on last tenants prior to conversion:

	Unit Number:	1	2	3	4	5	6	7	8	9	10
a) Length of occupancy.....		:	:	:	:	:	:	:	:	:	:
b) Age of head of household.....		:	:	:	:	:	:	:	:	:	:
c) Number of children.....		:	:	:	:	:	:	:	:	:	:
d) Number of persons ages 60 or over.....		:	:	:	:	:	:	:	:	:	:
e) Will tenant purchase unit? (Yes/No)....		:	:	:	:	:	:	:	:	:	:
f) If not, was (or will) relocation payment (be) made? (Yes/No).....		:	:	:	:	:	:	:	:	:	:
g) If moving, check destination below:		:	:	:	:	:	:	:	:	:	:
i) Same Neighborhood.....		:	:	:	:	:	:	:	:	:	:
ii) Elsewhere in Portland.....		:	:	:	:	:	:	:	:	:	:
iii) Out of Portland.....		:	:	:	:	:	:	:	:	:	:
j.) Unknown.....		:	:	:	:	:	:	:	:	:	:

TENANT ISSUED
 11/11/63

RECEIVED
 FEB - 2 1963
 DEPT. OF BLDG. INSP.
 CIV. OF PORTLAND

APPLICANT SIGNATURE: _____ DATE: _____

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP R-2
B.O.C.A. TYPE OF CONSTRUCTION 4A
ZONING LOCATION R-6 PORTLAND, MAINE 01021
Nov. 9, 1982

PERMIT ISSUED

NOV 12 1982

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change as in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

CITY OF PORTLAND

LOCATION 107-109 Emery Street

1. Owner's name and address James E. & Carol A Messer - 35 Broad Cove Rd. Cape Elizabeth
2. Lessee's name and address
3. Contractor's name and address Owner

Fire District #1 #2

Telephone HW 799-2620

Telephone HW 774-4363

Telephone

Proposed use of building 7 apartments

No. of sheets

Last use nursing home

No. families

Material No. stories Heat Style of roof Roofing

No. families

Other buildings on same lot 20,000

Estimated contractual cost \$ 20,000

*FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$

Base Fee 110.00

Change of use 25.00

TOTAL \$ 135.00

Change of use from nursing home to 7 apartments with alterations, no structural changes as per plans. 3 sheets of plans.

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of wall? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING: M. M. O. 10/10/82
BUILDING CODE:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?

Fire Dept.: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Health Dept.:
Others:

Signature of Applicant James E. Messer Phone # same
Type Name of above James E. Messer
Other 2 3 4

PERMIT ISSUED WITH LETTER

7060
FIELD INSPECTOR'S COPY
M. M. O.

APPLICANT'S COPY OFFICE FILE COPY

NOTES

12-1-82 Job hasn't started yet. Called with owner

12-27-82 Job is going up in the third floor. I told Mr. Mason it would have to have ventilation in the kitchen. W/it turned off.

1/1/83 Job is being done on the 1st floor. Some things have been installed. The rough structure work has been done. Sprinkler system has not yet been installed according to Collins.

Form No. 82/102

Location 107-109 Cambridge St

Owner James Mason

Date of permit 11-9-82

Approved 11-12-82

Dwelling Change of use

Garage

Alteration

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION R-6 PORTLAND, MAINE February 1, 1983

00101

FEB 16 1983

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 107 Emery Street Fire District #1 #2
 1. Owner's name and address James E. Messer - 35 Broad Cove Rd. Cape Elizabeth Telephone 799-2620
 2. Lessee's name and address Telephone
 3. Contractor's name and address Owner Telephone

Proposed use of building 7 Condominium No. of sheets
 Last use nursing home No. families
 Material No. stories Heat Style of roof Roofing

Other buildings on same lot
 Estimated contractual cost \$ ~~55,000~~ 40,000 Appeal Fees \$
 FIELD INSPECTOR—Mr. 7H @ 775-5451 Base Fee 260.00
 Condo conv fee 200.00
 TOTAL \$ 460.00 775.00

Change of use from nursing home to 7 condominiums
 with alterations

SOB LETTER

Stamp of Special Conditions
PERMIT ISSUED WITH LETTER

send permit to # 1 08107

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

MISCELLANEOUS

APPROVALS BY: DATE
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
 ZONING OK MAGW 2/17/83
 BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
 Fire Dept.:
 Health Dept.:
 Others:

Signature of Applicant James E Messer Phone # same
 Type Name of above James E Messer 1 2 3 4

Other
 and Address

PERMIT ISSUED WITH LETTER

APPLICANT'S COPY

OFFICE FILE COPY

TEJ Mr. Leary

NOTES

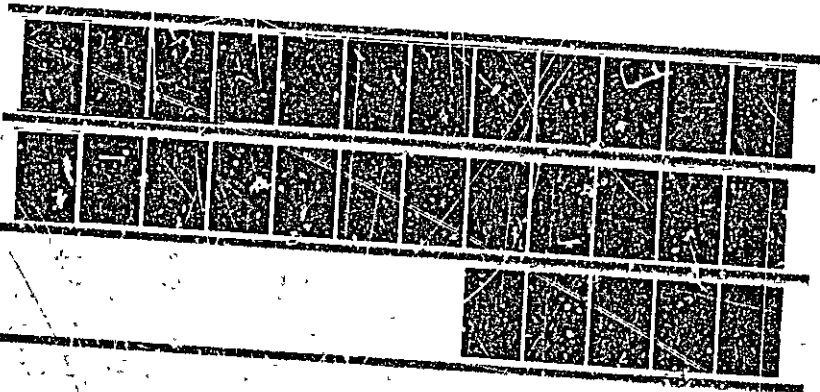
5-14-83 Top upper floor wall
 finished. On the 2nd floor
 kitchen second floor has
 finished work to the doors on 1st
 floor. The first floor unit was
 just now being finished.
 6-14-83 First floor apt. case
 being framed up. Rough
 plumbing on electrical work
 is being done.
 7-16-83 All other work
 finished. The storage area is
 being framed. The individual
 units in the cellar for all the
 plumbing work have been given
 to the electrical.
 9-6-83 Two doors for the
 first floor apt. have
 been installed. The furnace
 room is OK ready for
 Collins.
 10-11-83 Everything done
 out O.K. for
 Co. of O.

Alteration
 Dwelling
 Garage
 Approved
 Date of permit
 Owner
 2-16-83
 2-1-83
 J. J. [unclear]
 117 [unclear]

~~Blank lined area with a large X drawn over it.~~

~~Blank lined area with a large X drawn over it.~~

107-109 EMERY ST.





APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

filmed

Date Nov. 15, 19 82
 Receipt and Permit number A 92392

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Code, the National Electrical Code and the following specified:

LOCATION OF WORK: 107 Emery St.
 OWNER'S NAME: James Messer ADDRESS: 35 Broad Cove Rd. Cape Elizabeth

CODE

31-60

FEES

31-5.00

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 31-60

FIXTURES: (number of)
 Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

MOTORS: (number of)
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)

Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	

MISCELLANEOUS: (number of)

- Branch Panels _____
- Transformers _____
- Air Conditioners Central Unit _____
- Separate Units (windows) _____
- Signs 20 sq. ft. and under _____
- Over 20 sq. ft. _____
- Swimming Pools Above Ground _____
- In Ground _____
- Fire/Burglar Alarms Residential _____
- Commercial _____
- Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
- over 30 amps _____
- Circus, Fairs, etc. _____
- Alterations to wires _____
- Repairs after fire _____
- Emergency Lights, battery _____
- Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 5.00

INSPECTION: Will be ready on _____, 19__; or Will Call xx

CONTRACTOR'S NAME: Richard Knedler
 ADDRESS: P. O. Box 3848
 TEL.: _____

MASTER LICENSE NO.: 3041 SIGNATURE OF CONTRACTOR: *[Signature]*
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 92392

Location 107 Ewerty St.

Owner J. P. Weaver

Date of Permit 11-15-82

Final Inspection 7-21-83

By Inspector Tilly

Permit Application Register Page No. 133

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in 1-18-83 by Tilly

PROGRESS INSPECTIONS: 12-15-82, 6-17-83

1-12-83, 6-30-83

2-7-83, 7-21-83,

3-18-83, _____,

4-6-83, _____,

6-16-83, _____

**CODE
COMPLIANCE
COMPLETED**
DATE 21-83

DATE:

REMARKS:

6-17-83

Service connected - need permit



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filmed

Date Nov. 15, 19 82
 Receipt and Permit number A 92392

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 107 Eddy St.
 OWNER'S NAME: James Messer ADDRESS: 35 Broad Cove Rd. Cape Elizabeth

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 31-60
 35 Broad Cove Rd. Cape Eliz

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____

METERS: (number of) _____

MOTORS: (number of) Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of) Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarms Residential _____
 Commercial _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 5.00

INSPECTION: Will be ready on _____, 19__ ; or Will Call XX
 CONTRACTOR'S NAME: Richard Knedler
 ADDRESS: P. O. Box 3848
 TEL: _____
 MASTER LICENSE NO.: 3041 SIGNATURE OF CONTRACTOR: *[Signature]*
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **4517**

Date issued
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

App. First Insp.
 Date **'APR 22 1976**
 By **ERNOLD R. GOODWIN**

App. Final Insp.
 Date **MAY 12 1976**
 By

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address		109 Emory Street		PERMIT NUMBER 4517	
Installation For		nursing home			
Owner of Bldg		White Haven Nursing Home			
Owner's Address		same			
Plumber		David Lundgren		Date April 8 1976	
NEW	REPL	6 Deaufort Street		NO.	
3		SINKS		3	6.00
1		LAVATORIES		1	2.00
		TOILETS			
		BATH TUBS			
		SHOWERS			
		DRAINS	FLOOR SURFACE		
3		HOT WATER TANKS		3	6.00
1		TANKLESS WATER HEATERS		1	2.00
		GARBAGE DISPOSALS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEADERS			
		AUTOMATIC WASHERS			
1		DISHWASHERS		1	2.00
		OTHER			
		BASH FEE			3.00
				TOTAL	\$21.00

Building and Inspection Services Dept.; Plumbing Inspection