



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development Building Inspections Division

Location: 162 Eastern Promenade

CBL: 003- A-007-001

Issued to: John & Adeline Irace

Date Issued: 11/15/2011

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. 2011-06-1299-CH OF USE, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

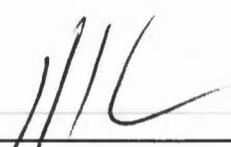
APPROVED OCCUPANCY

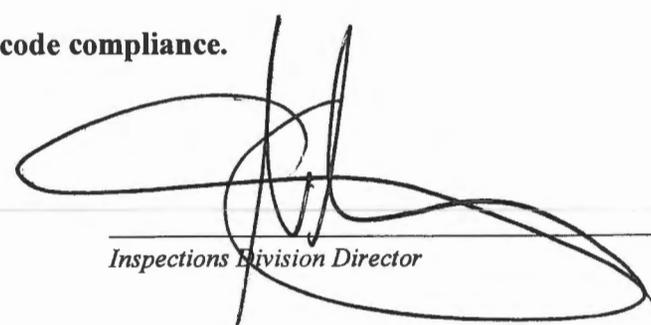
Two Family Residence
Use Group R-3
Type 5B

Limiting Conditions: This is a use permit only is does not certify building code compliance.

Approved:

11-15-11
(Date)


Inspector


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JOHN IRACE

Located At 162 EASTERN PROMENADE

Job ID: 2011-06-1299-CH OF USE

CBL: 003 - - A - 007 - 001 - - - -

has permission to Change of use/2 units, legalize existing 2nd fl rear unit, remove 3rd fl illegal kitchen, 3rd fl part of front unit 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

John Irace 7/1/11

Code Enforcement Officer / Plan Reviewer

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

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.**
 1. If any electrical, Close in Inspection
 2. Final/Certificate of Occupancy

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*

*Inspection Services, Director
Tammy Munson*

**Job # 2011-06-1299-CH OF USE
CBL: 003 A007001
162 EASTERN PROMENADE**

CONDITONS OF APPROVAL:

Zoning:

1. This permit is being approved on the basis of revised plans submitted. Any deviations shall require a separate approval before starting that work.
2. With the issuance of this permit and the certificate of occupancy, this property shall remain as a two family dwelling – one unit occupying the 1st floor, front part of 2nd floor and 3rd floor and the other unit occupying the back part of the 2nd floor. Any change of use shall require a separate permit application for review and approval.
3. The scope of this permit includes the permitting of the existing outside stairs from the garage roof to the ground. These stairs are allowed under section 14-433 because they provide the only means of egress to the second floor apartment.

Building:

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. This is a Change of Use ONLY permit with minor work for code compliance.
5. This permit recognizes a pre-existing use (reduction from 3 units to 2 units) and does not require or certify compliance with the City's current building code. The inspection performed will be done pursuant to the City's Minimum Standards for Housing, The Housing Code.
6. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
7. All dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.



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.

67111 60 # 2011 06 1299 R-6

Location/Address of Construction: <u>158-160 (called 162) Eastern Promenade</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>John & Adeline BRACE</u> Address <u>29 Thornhurst Rd</u> City, State & Zip <u>Falmouth, Me 04005</u>	Telephone: <u>781-4952</u>
003 A <u>7</u> <u>Tapes OK</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2500-</u> C of O Fee: \$ <u>75.</u> Total Fee: \$ <u>50.</u> <u>183.00</u>
Current legal use (i.e. single family) <u>1978</u> ^{single family} Number of Residential Units <u>3</u> ^{units}		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>2 unit</u>		
Is property part of a subdivision? <u>N/A</u> If yes, please name _____		
Project description: <u>conversion from an existing 3 unit to 2 unit</u> <u>convert from one family to two family - see email about change of use</u> <u>perm. for exterior stairs</u>		
Contractor's name: <u>TED Barry Tibbets 468-3448</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>John/Adeline BRACE</u>		Telephone: <u>781-4952</u>
Mailing address: <u>29 Thornhurst Rd, Falmouth, Me 04005</u>		

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: John Brace Date: _____

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

8

Jeanie Bourke - RE: Eastern Prom couple of things

From: Barry Tibbetts <btibbetts@kennebunkmaine.us>
To: 'Jeanie Bourke' <JMB@portlandmaine.gov>
Date: 7/1/2011 11:38 AM
Subject: RE: Eastern Prom couple of things

Hello Jeanie,

Not a problem to incorporate these, I will note on my diagrams and make sure they get done. Thanks, Have a nice Fourth.

Barry

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Friday, July 01, 2011 10:59 AM
To: Barry Tibbetts
Subject: Eastern Prom couple of things

Hi Barry,
After seeing the photos, I have a couple items:

- A graspable handrail needs to be installed on one side at 34"-38" with ends returned at top and bottom
- It looks like the window is not at the exterior landing, so this would not be used for a possible egress
- To avoid confusion I would like an exit sign on the door to the deck and on the wall pointing to that door when coming down from the 3rd floor.

I can make note of this upon your confirmation.
Thanks,
Jeanie

Jeanie Bourke
CEO/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

June 7 2011

Received from Bruce A. T. Roberts

Location of Work 112 Eastern Ave

Cost of Construction \$ _____ Building Fee: 50.00

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 50.00

Total: 150.00

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other _____

CBL: 003 A007

Check #: 3042 Total Collected \$ 150.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: Hayle

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

Ann Machado - Fwd: 158-160 Eastern Promenade (ATTN; Ann Machado)

From: Tammy Munson
To: Ann Machado
Date: 6/27/2011 10:44 AM
Subject: Fwd: 158-160 Eastern Promenade (ATTN; Ann Machado)

>>> Barry Tibbetts <btibbetts@kennebunkmaine.us> 6/27/2011 9:11 AM >>>
To: Ms. Ann Machado
Portland Planning and Code Office

From: Barry A. Tibbetts

For Mr. John Irace
29 Thornhurst Road
Falmouth, Maine 04105

Re: 158-160 Eastern Promenade

June 26, 2011

Dear Ann,

My face is a bit red and I apologize for the delay, thank you for your patience in awaiting a response concerning the amending of the submitted request for a permit at 158-160 Eastern Promenade. Mr. John Irace would like to amend the submitted permit to include the emergency fire escape stairs to the second floor unit under section 14-440 of the City of Portland Ordinance.

This amendment is necessary for a fire escape, with the stairs being located on the western side (opposite side) of the building parallel to Moody. The emergency escape cannot go thru the building since it would cut through the first floor kitchen and eating area. There is no other location for the stairs. The other sides of the garage roof have no land available for an escape.

The stairs will be straight have 20 steps with a total length of 20 feet with a landing at 10 steps. The landing will be 3' by 3'ft.

Any questions please don't hesitate to call, Cell 468-3448, or direct line at the office 985-2455.

Thanks Barry

Barry A. Tibbetts, MBA, ICMA-CM, CMM, CMA
Town Manager
Town of Kennebunk
1 Summer Street, Kennebunk, ME 04043

Telephone: (207)-985-2102, ext. 1308
Fax: (207)-985-4609

RECEIVED

JUN 27 2011

Dept. of Building Inspections
City of Portland Maine

app* asking under section 14-433

includes landing.

John and Adeline Irace
29 Thornhurst Rd.
Falmouth, Maine 04105

Ms. Marge Schmuckal
Zoning Administrator
389 Congress St.
Portland, Maine 04101

Re: 158-160 Eastern Promenade

April 3, 2011

Dear Ms. Schmuckal,

After reviewing the records for our family home and usage over the past 55 plus years, we have made a decision concerning the property. As you are aware, we had recently upgraded the oil furnace to natural gas for energy efficiency. This triggered a review of the property, and a question arose to the zoning for the third unit, which has been in existence since the mid 70's. We are willing to discontinue the third unit allowance knowing that it was grandfathered. Our goal is to bring the building into compliance for our current tenants.

The second floor unit will remain, and the first and third floor areas of the building will be combined as one unit. Access to the third floor will be provided by stairs from the first floor. The second floor unit has a separate entrance and two egress windows if necessary along with access to the first floor unit stairs.

The third floor tenant has been given notice to vacate the unit, effective by May 31st of this year (2011), and is now vacant. We hired an architect, Mr. John Einsiedler R.A., to review the property for compliance. John has indicated that in converting to a two-family under the building codes, Appendix J of the 2009 IRC along with Chapter 24 of the Life Safety Code (NFPA 101- state adopted), those necessary changes as outlined below should meet the requirements and improve the safety. During the review by the architect, the NFPA 101 indicated some minor changes to handrails (one side only), and guards on stairs need to be approved. The approval of the exterior stairs by the code officer "approved, existing non-complying" are subject to that review. The current width, riser height and location of stairs would remain in place to the second floor.

These are the recommendations by the architect for the premise:

- Exterior stair rail to have no opening greater than 4 inches, balusters/fencing applied to the existing rail would resolve this issue
- Hand railing (one side) all stairwells
- Exterior lights on exterior stairs and landing on garage roof
- Railing on garage landing with lattice or fencing enclosure
- Removal of stove and refrigerator on third floor and wiring disconnected
- Kitchen sink on third floor (smaller sink allowed)
- Two fire doors with self closing hinges for the second floor unit (see A and B locations on attached floor plan) .

A total of eight parking spaces can easily be obtained from the inside garage and driveway area.

These corrections will be completed during the summer months of 2011. We anticipate the cost to be approx. \$2500.

Thank you for your patience in resolving this discrepancy of usage. We were unaware that the building was not in compliance.

Sincerely,

John and Adeline Irace

2

R-6 residential

lot size - 5700 sq ft

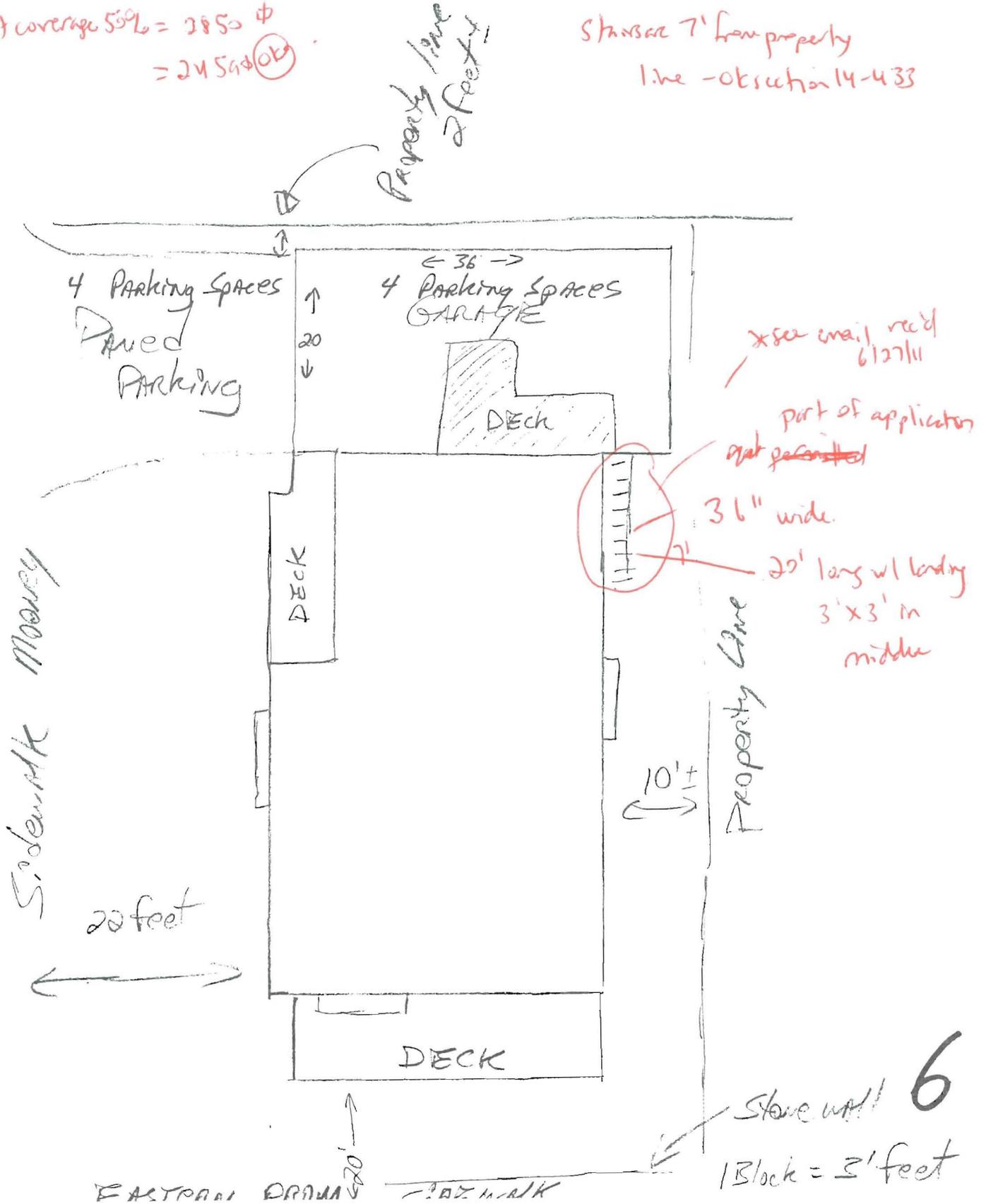
land area per unit 1,900 sq ft - 2 units proposed (OK)

1 parking space for each - total of 2 - (OK) 4 cars garage.

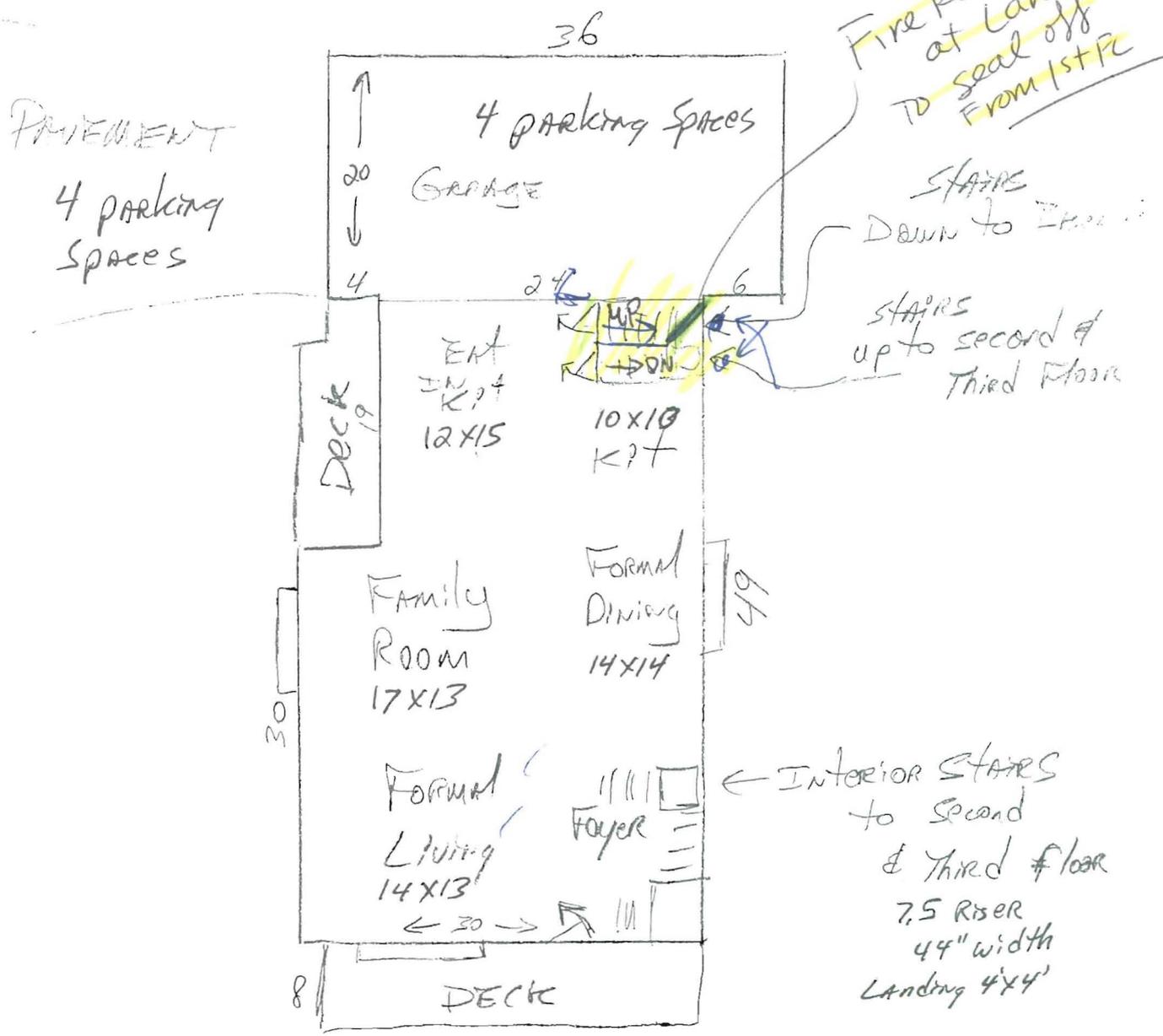
lot coverage 55% = 3135 sq ft
= 2454 sq ft (OK)

*no permit for stairs
from deck on garage
side.

Stairs are 7' from property
line - obstruction 14-433



Revised in meeting w/ Jennie Burke
! Barry Tibbitts 6/29/11 (ASB)



11/10/01

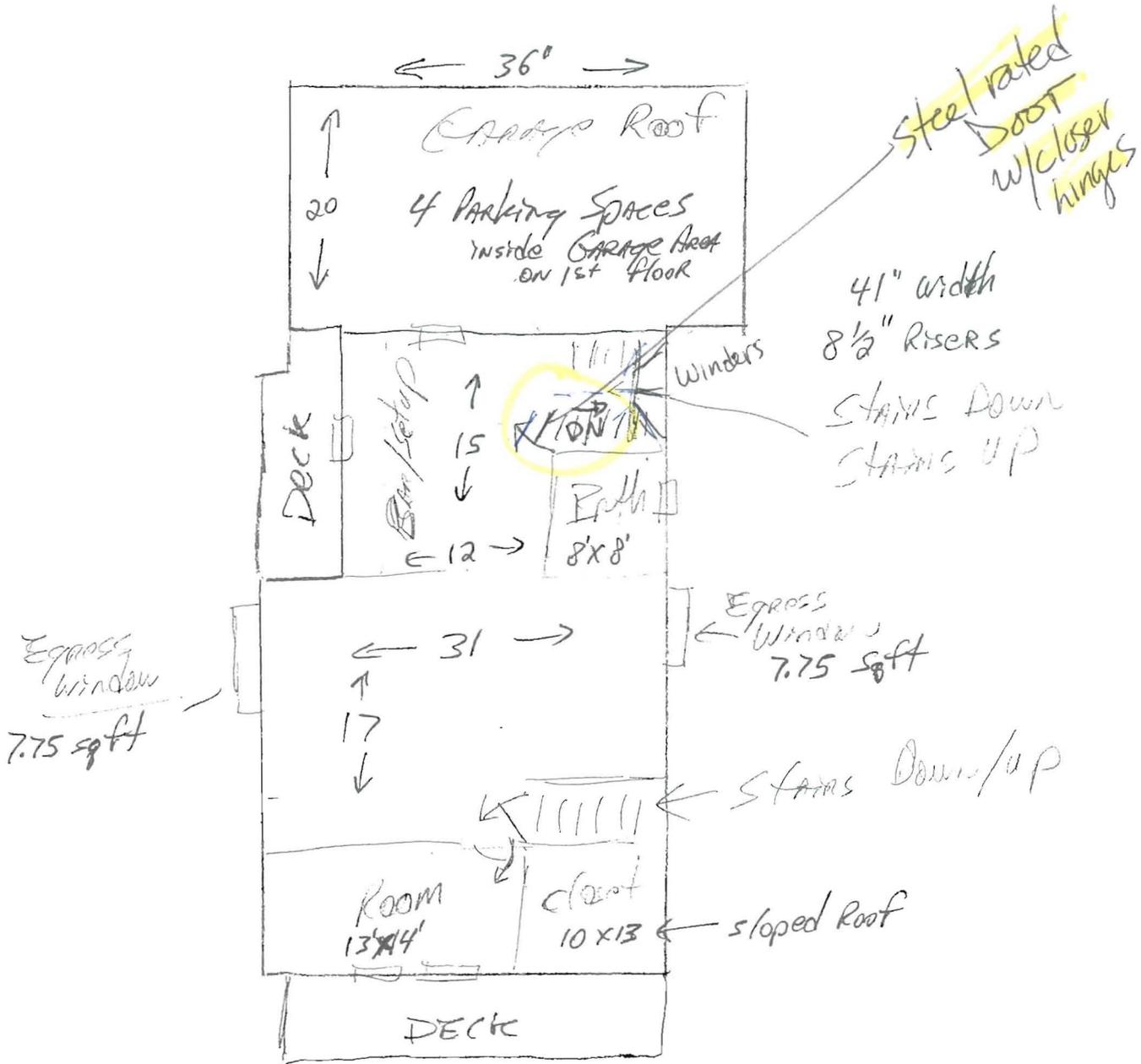
1st Floor

Eastern View

5

* revised 6/29/11 during meeting w/ Janice Bourke & Barry Tibbels (ASU)

11/10/11



3rd Floor
 Exterior Plan

3

* revised in meeting w/ Barry Tibbells

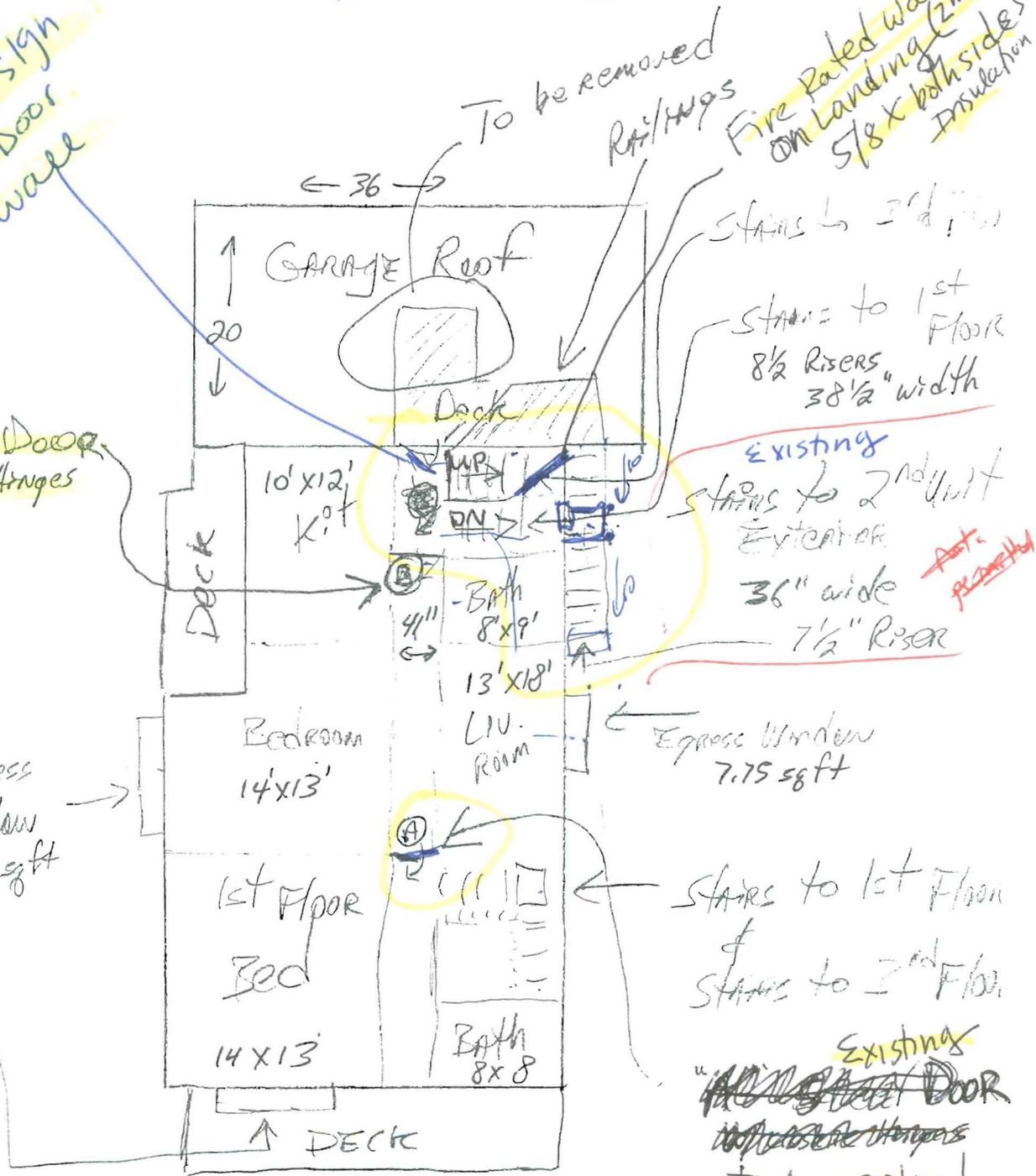
Jeanie Barka 6/29/11 (ASB)

EXIT sign
on Door
& wall

"B"
Steel Door
w/closure Hinges

11/29/11 → from

Egress
Window
7.75 sq ft

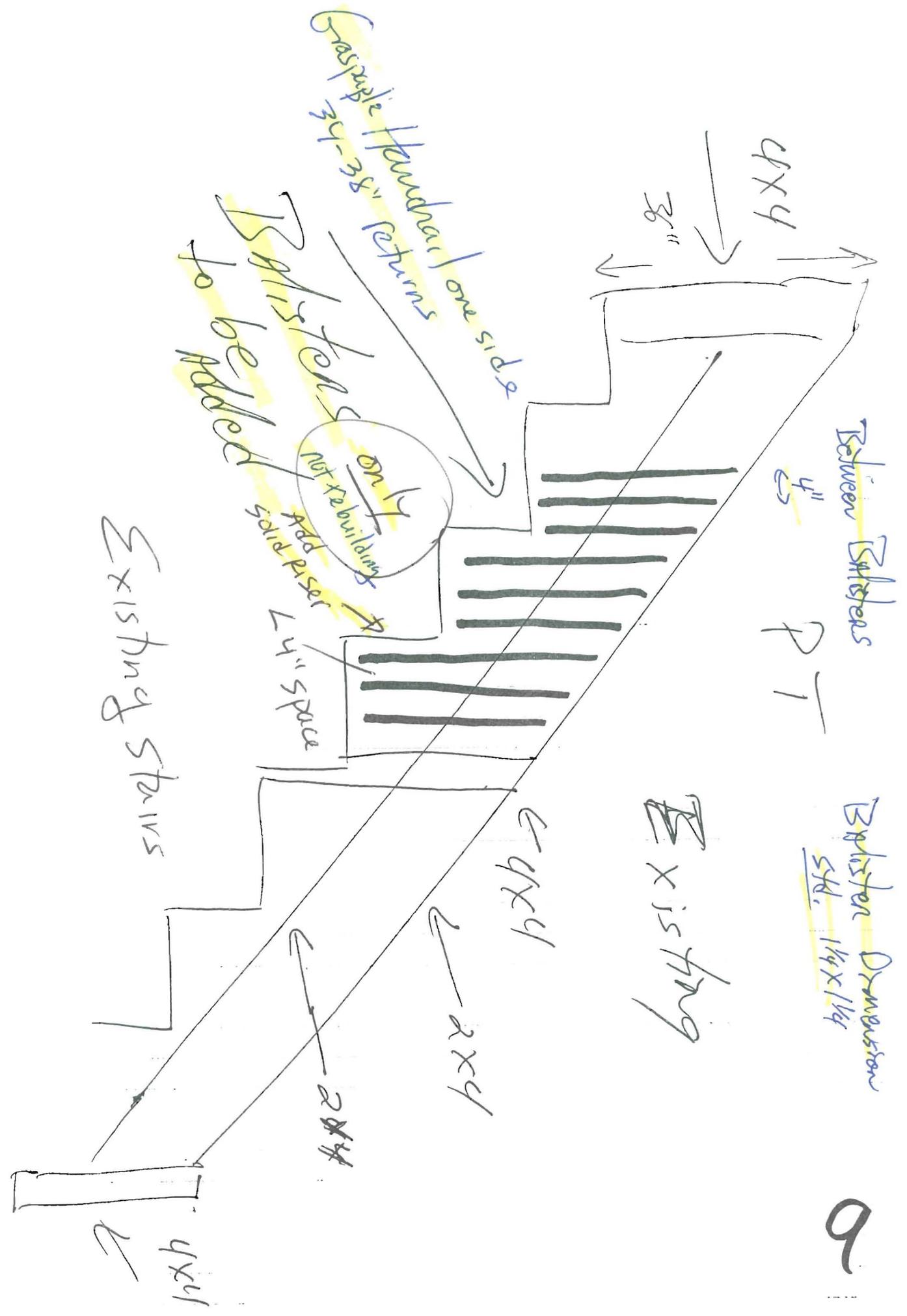


Existing
stairs to 2nd Unit
EXTERIOR
36" wide
7 1/2" Riser

stairs to 1st Floor
&
stairs to 3rd Floor

Existing
~~Door~~
to be replaced
w/ studs 5/8" X
Sheetrock
insulation

Second Floor
Eastern Prom



Mooney Street
 Driveway

Existing
 Garage

New Railing

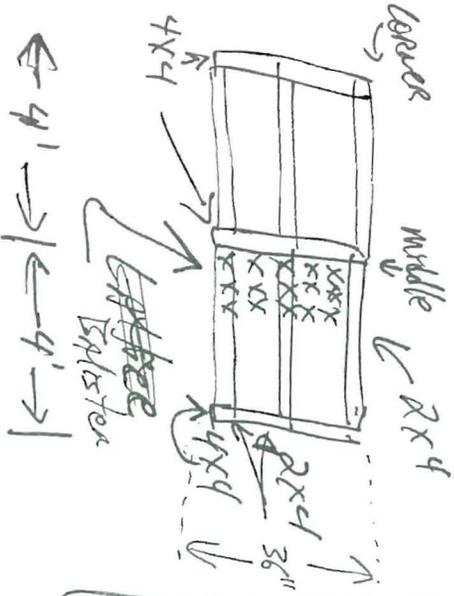
4x4 corners
 & corner post (give)
 with 2x4 top &
 middle with ~~4x4~~

EXISTOR enclosure.

Cement Just
 A Deck

To be
 Removed

Side View on Deck



Buildings

1926
 permit from
 floor class
 and floor to
 garage
 note

not permitted

Existing

Stairs

with this
 permit
 section
 14-4133

with new
 EXISTOR



PORTLAND MAINE

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

Penny St. Louis Littell- Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator

June 17, 2010

29 John & Adeline I. Irace Trustees
49 Thornhurst Road
Falmouth, ME 04105

- bathroom on
- 3rd floor
- 5,700 sq ft -

RE: 158-160 (called 162) Eastern Promenade - 003-A-007 - R-6 Zone

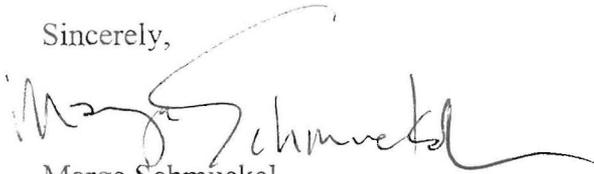
Dear Sirs/Madams:

It has recently come to the attention of this office that the property you own at 162 Eastern Promenade has been changed from a single family dwelling to a three family dwelling. Our files show no evidence that required permit applications were received for the change of use. There is also no certificate of occupancy on file for the three family use. It is noted that the Assessor's record show the property to be a three family. Please remember that the role of the Assessor's office is to assess property on the current uses whether they have been legitimized or not. It is the role of the Zoning division to be sure properties are compliant with land use zoning regulations.

If you have any paper work evidence that is missing from our files showing that these units were reviewed and approved in the past, please submit that information so we can make it part of our records. If you have no such evidence, it will be necessary at this time to legitimize the current three family use by applying for a change of use permit. I am including an application for the legalization of nonconforming dwelling units. Please fill out the application and return the form with the required appropriate information within thirty days of the receipt of this letter.

If you have any other questions, please do not hesitate to contact me at 874-8695.

Sincerely,


Marge Schmuckal
Zoning Administrator

7/16/10 - Spoke to Adeline

7/20/10 - Spoke to Adeline

Made a regular application for A change of use

Marge Schmuckal - Re: 162 Eastern Promenade, zoning compliance

From: Marge Schmuckal
To: Barry Tibbetts
Date: 10/25/2010 9:53 AM
Subject: Re: 162 Eastern Promenade, zoning compliance

Barry,
Thank you for the update. I was just wondering last week whether I needed to follow up with another letter. Please keep me informed.
Marge

>>> Barry Tibbetts <btibbetts@kennebunkmaine.us> 10/24/2010 3:30 PM >>>
Hello Marge,

I met with you several weeks ago concerning 162 Eastern Promenade owned by John and Dina Irace (my father in law). The home is located on the corner of Eastern Promenade and Moody Street. As you will recall the homes heating system was converted and that brought into question the compliance of the buildings usage as a multi unit for the past 20 to 30 years.

Since our meeting I have met with the City of Portland Building Code Office and Captain Keith Gautreau. I will have another meeting with the Captain concerning the fire code and then should be able to submit the necessary documents to your office. I wanted you to know we are working on bringing this to compliance and hopefully by mid-November all the paperwork with a construction time line will be submitted.

Thanks Barry

Barry A. Tibbetts
Town Manager
Town of Kennebunk
1 Summer Street, Kennebunk, ME 04043

Telephone: (207)-985-2102, ext. 1308
Fax: (207)-985-4609

Please note new addresses:

website: www.kennebunkmaine.us

email: btibbetts@kennebunkmaine.us

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Marge Schmuckal - RE: 162 Eastern Promenade, conversion

From: Marge Schmuckal
To: Barry Tibbetts; Jeanie Bourke
Date: 2/15/2011 12:00 PM
Subject: RE: 162 Eastern Promenade, conversion
CC: Jonathan Rioux; R.A.' John W. Einsiedler

Get with your eyes out
of the building

I can do March 2nd at 1:00
Marge

>>> Barry Tibbetts <btibbetts@kennebunkmaine.us> 2/15/2011 11:31 AM >>>
Hello Jeanie,

Let's set the meeting for Wednesday March 2nd at 1pm. I have copied John Einsiedler on this email. Thanks Barry

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Tuesday, February 15, 2011 10:06 AM
To: Barry Tibbetts; Marge Schmuckal
Cc: Jonathan Rioux
Subject: Re: 162 Eastern Promenade, conversion

Marge and Barry,
I can meet to do a preliminary review of this project, but I am not available next week the 21st.
I am available the week of the 28th on Mon. or Wed between 1-3.
Let me know.
Jeanie

Jeanie Bourke
CEO/Plan Reviewer

Hand wire in interconnect
4 - 20 min Doors

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

>>> Keith Gautreau 2/15/2011 9:34 AM >>>
Hi Barry,

If you are converting over to a two unit building then you will not need me to attend this meeting. I have authority over 3 units or more. One of the plan reviewers (Jeanie or Jon) could assist you in the requirements as far as life safety (i.e. smoke alarms, CO alarms). Good luck with your project.

Keit

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.
	158-160	Eastern Promenade	122	OF			5		3	A	7	

TAXPAYER ADDRESS AND DESCRIPTION

MONTEBELLO ENRICO & MARIE OR SURVIVOR
162 EASTERN PROMENADE CITY

LAND & BLDG. EASTERN PROMENADE
#158-160 & MOODY ST. #1-5
ASSESSORS PLAN 3-A-7
AREA 5700 S. FT.

RECORD OF TAXPAYER			YEAR	BOOK	PAGE

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

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	1952
63	90A1	40 ⁰⁰	96	38 ⁰⁰	2390	2391
T. 10%					+ 240	+ 240
TOTAL VALUE LAND					2630	2630
TOTAL VALUE BUILDINGS					7560	7180
TOTAL VALUE LAND AND BUILDINGS					10190	9810
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	1550			
	BLDGS.	4175			
	TOTAL	5725			
1951	LAND	1575			
	BLDGS.	4550			
	TOTAL	6125	400		
1952	LAND	1575			
	BLDGS.	4300		250	
	TOTAL	5875		250	
1953	LAND	1575			
	BLDGS.	4400	100		
	TOTAL	5975			

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	1955	19
TOTAL VALUE LAND					2630.	
TOTAL VALUE BUILDINGS					6670	
TOTAL VALUE LAND AND BUILDINGS					9300	
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		

19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				
19	LAND				
	BLDGS.				
	TOTAL				

YEAR	ORIG. COST	RENTAL
YEAR	SALE PRICE	EXPENSE
YEAR	U. S. R. S.	NET

Hunnell Trucking, Inc.
551 Commercial St., Portland, Maine
Telephone SP 2-8357

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Left Right

- DUDLEY STREET**
 WARD 9
 —UNACCEPTED—
 From 408 Ocean avenue northwesterly
 15 Arthur O Soule bldg contr and h
 © SP 2-6193
 —
 LEE STREET ends
 ELMORE STREET begins
- DUNPHY'S LANE**
 WARD 4
 —UNACCEPTED—
 From 12 York to Center
- DURHAM STREET**
 WARD 8
 From 21 Bedford to 20 Falmouth
 33-35 Oakhurst Dairy garage
 39 HUDSON STREET ends
- DYER STREET**
 WARD 3
 —UNACCEPTED—
 From 152 Franklin to 51 Wilnot
 3 Roger T Powers trucking and h
 © SP 2-1706
 Irene E Leo
 5 Mrs Catherine Gribbin
 Thomas A Leo
 William Costa SP 2-1049
 Sarah Coffee
 7 Harold E Caron
 Mrs Maude L Farrington
 9 Dorothy L Greenleaf SP 1-9345
 Vacant
 Vacant
 12 Inez E Powers SP 3-7697
 Edward F Dubail
 Clarence L Viney
- E STREET**
 WARD 9
 —UNACCEPTED—
 From Sherwood to bey Dalton
- EAST COMMERCIAL STREET**
 WARD 1
 From East Cutter to 317 Washington av
- EAST COVE STREET**
 WARD 1
 —UNACCEPTED—
 From 157 Washington avenue northerly
 1 Vacant
 3 Louis S Toppi SP 2-9675
 5 Tony Ferrante trucking and h ©
 11 John Mulligan
 12 Urban Thibodeau © SP 2-9529
 17 Mrs Mary J Rundin © SP 3-8470
- EAST CUTTER STREET**
 WARD 1
 —UNACCEPTED—
 From 109 Eastern Promenade to East Commercial
- EASTERN PROMENADE**
 WARD 1
 From 1 Atlantic to 251 Washington avenue
 5 George E MacGowan © SP 3-8517
 Charles Randlett
 Mrs Rosemary Sprague
 Leo A DiFlora
 Philip D'Alonzo SP 2-4882
 13a Edward B Pessenden SP 2-6904
 13b John P Rafferty SP 2-0314
 James A Haley jr SP 3-7490
 Walter B O'Keefe SP 2-4131
 Mrs Clotilde C O'Keefe nurse
 SP 2-4131
 18 **MUNJOY STREET begins**
 19 John J Kelley jr SP 5-0822
 Mrs Barbara M Feeney SP 2-2170
 Daniel T Haley © SP 3-1640
 19a Mrs Julia W Haley SP 3-1179
 19b John E Bradley jr © SP 3-6314
 21a William D Robinson © SP 4-2940
 22 Lewis T Lamson SP 2-8678
 Thomas Schoolar ©
 23 James A Pritts
 27 Margaret Buckley SP 4-1964
 James H Floyd © SP 2-2122
 Charles H Whitten
 Edmund J Melaugh SP 4-6900
 29 Mrs Mary P Brewster SP 2-8401
 George L Gordon SP 2-8605
 Herman B Mathews SP 4-0023
 30 Mrs Alberta V Miles
 Lawrence R Ouelette

Left Right

- (rear) Albert Carleton
 Lewis O'Neil SP 2-8614
 33a Mrs Rita M James © SP 3-0653
- BECKETT STREET begins**
 James E Manning SP 4-6604
 Louis D Cameron SP 4-7588
 30 John E Willard jr © SP 2-6744
 Cosino Grosso © SP 4-8577
 James Manoriti
 46 Mrs Martha H Reynolds © SP 2-9814
- VESPER STREET begins**
 Francis X Gorham © SP 4-0448
- FORT ALLEN PARK**
 49-79 Bayard Fove apt 1 SP 3-0807
 George J Huelin apt 2 SP 2-2393
 Mrs Charlotte H Nute apt 3
 Mrs Ruth S Graney jr apt 4 SP 2-0377
 Dennis Graham apt 5
 64 Hazel P Stanley apt 6
 Louisa Marstaller SP 2-3689
 Eastern Promenade Rest Home
 SP 2-3689
- MORNING STREET begins**
 82 Mildred L Varney apt 1 SP 5-1039
 84 Barbara F Dennison apt 2
 Mrs Minnette M Halberts apt 3
 SP 3-6132
 Donald L Diminick apt 4 SP 5-0484
 Robert L deMichieil apt 5 SP 3-7558
 Arthur Libby © SP 3-3403
 Robert M Smith © SP 2-7974
 Mrs Ellen H Russell © SP 2-8837
 Edward M Hunt © SP 2-5225
 Roland R H Tyler © SP 2-4958
 Ye Longfellow Inn SP 3-0385
 Raymond L Cormier © SP 3-9385
 Ernest Valente apt 17
 Joan Starbird apt 21
 Vacant apt 24
- WILSON STREET begins**
 134 Phillip W Plummer real est and h © SP 2-7096
 140 Sidney A Davidson © SP 2-6449
- MOODY STREET begins**
 158 John Irace © SP 4-0541
 162 Mrs Barbara L Ray SP 4-2443
 166 Katherine L Quinn © SP 3-7403
 Raymond Melancon SP 2-9854
 Vacant
 (rear) John Turner SP 4-5363
 Arthur C Lailer SP 4-1680
 John C Spence
 Mrs Betty N Coe SP 5-2431
 Francis T Sullivan SP 2-6329
 172 George T Siteman © SP 2-4898
 174 George W Barnes SP 4-0683
 176 Carroll M Macgowan © SP 4-7694
 Mrs Arlene Gallant SP 4-6733
 Malcolm L Norcross SP 3-4812
 182 William Dixon apt 1 SP 4-0719
 188 Mrs Catherine Fuhs apt 2 SP 3-6507
 Herbert J Maillet apt 3 SP 5-2886
 Brooks Colcord apt 4 SP 2-4445
 James Tully apt 5
 Frances G Sayward apt 6 SP 4-4991
- CONGRESS STREET begins**
CLEAVES MONUMENT
 208 Harry F Agnew © SP 2-7872
 William E Kelley
 Mrs Ruth Souther
 Virgil M Smith © SP 3-4993
 Joseph A Caron © SP 3-4315
 Paul H Harrison jr SP 4-6843
 Vacant
 214 Frederick A Wade SP 3-4661
 218 Louis D Flaherty © SP 2-0401
 Edward S Bogh SP 3-4617
 Guy Maiorano
 Sam M Maiorano © SP 4-8757
- TURNER STREET begins**
 Robert S Banker apt 1
 Mary Ellen Powers apt 2
 Gerard P Clark apt 3
 Vacant apt 4
 Robert A Denbow apt 5
 John R Quattucci apt 5
 Vacant apt 6
 Louis R Oransky apt 7 SP 2-9022
 Robert E Kelly apt 8 SP 5-3009
 Maxine R Todd apt 9
 Fabienne H Daignault apt 10
 Rita E Flynn apt 11 SP 4-3369
 Vacant apt 12
 254 Hilston A Tweedie apt 1 SP 3-0994
 Walter E Swett apt 2 SP 5-0584
 Robert P Chne apt 3 SP 4-2310
 Mrs Janet C Fogg apt 4 SP 2-1133
- QUEBEC STREET begins**
 Fred A Herron © SP 3-0917
 Waldron C White apt 1 SP 3-3378
 Mrs Zola M Jones apt 2 SP 3-0162
 Mrs Margaret R Stevens apt 3
 SP 2-8801
 Norma J Heald apt 4

Left Right

- MELBOURNE STREET begins**
 282 The Promenade Inn lodg SP 2-9742
 288 Mrs L V Radel © SP 2-9742
 John R LaFleur jr SP 2-9742
 292 Edward M Cady © SP 2-3541
 294 Albert E Cooper SP 2-1269
- MONTREAL STREET begins**
 David T Brown apt 1
 Annie Griffin apt 2 SP 3-9666
 Royce A Lewis apt 3 SP 2-4543
 Lawrence G Lamplough apt 4
 Anthony H Williams apt 5
 Earl S Hyler jr apt 6 SP 3-5429
 Paul S Girvan apt 7
 Fred I Timberlake apt 8 SP 4-3404
 310 Joseph Labarara apt 1
 Walter E Robinson apt 2
 Madeline Stephenson apt 3 SP 4-7618
 Ralph Smith apt 4 SP 4-9076
 Jack M Lustig apt 5
 Thomas A Ross apt 6
 Carroll C Oakes apt 7 SP 3-0401
 William J Boland jr apt 8 SP 2-1825
- WALNUT STREET begins**
NORTH STREET ends
 414 William B Jack Junior High School SP 4-4021
- EASTLAWN ROAD**
 WARD 9
 From between 1519 and 1533 Forest av
 10 George D Dearborn © SP 2-7341
 15 Paul F DiBiase © SP 2-2754
 Howard W Churchill © SP 4-4239
 16 Harry M Dearborn © SP 5-1290
 19 John J O'Connor © SP 5-0656
 20 Daniel R DiBiase © SP 2-9540
 25 Vacant
 26 Lawrence A Britting © SP 4-0879
 30 Richard N Brusbweln © SP 2-4240
 35 Ray S Bicknell © SP 2-4139
 Everett E Boothby © SP 5-2178
- EASTMAN AVENUE**
 WARD 9
 From Bailey avenue to Tucker avenue (formerly Orchard av)
 2 Madelyn Doyle © SP 2-4250
 8 Mrs Inez M Blanchard © SP 3-3118
 13 Mrs Ada A Higgins
 — **BELMONT AVENUE begins**
 10 Herbert R McBride © SP 2-8840
 H Stillman Robison © SP 2-4152
 34 Joseph R Duclos SP 4-5017
 George H Mellen SP 4-1087
- TARBELL AVENUE begins**
- EATON STREET**
 WARD 8
 —UNACCEPTED—
 From Machigonne to Brookline drive
- EDGEWOOD AVENUE**
 WARD 9
 From 1200 Washington avenue to beyond Beachwood avenue
 11 Sven O Anderson © SP 3-6990
 George W Wood © SP 3-3074
 12 Frank J Ashnault SP 4-4840
 15 William Faren © SP 4-9122
 18 Leo D Tinkham © SP 5-2714
 Kenneth H White © SP 5-1119
 22 Rosario O Roux © SP 4-8460
 23 Herbert Hansen © SP 3-4012
 25 Wilfred P Sample © SP 3-1130
 26 Richard J Simpson © SP 2-3666
 32 Paul J Bridges © SP 4-3620
 38 Guy I Brasier © SP 2-1564
 41 Aime A Poulin ©
 44 George E Bryant © SP 4-7980
- OAKWOOD AVENUE begins**
 50 Ward W Dallen © SP 3-4520
 53 Michael J Bebro © SP 2-0224
 58 Richard P Day © SP 3-4487
 59 Harry G Searway © SP 3-6909
 65 Mrs Grace E Brown ©
 68 Mrs Lida J Gribbin © SP 4-3515
 76 Glendon C Strout © SP 3-8339
 77 William J Parker © SP 2-0887
 79 Mrs Hazel Goodspeed © SP 5-2057
- 80 Mrs Julie E Parker © SP 4-3753**
82 BEACHWOOD AVENUE begins
 —UNACCEPTED from here to end—

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Quarry Office

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R.J.Grondin & Sons, 11 Bartlett Road, Gorham, Maine

EASTERN PROMENADE to EASTFIELD RD

108

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EASTERN PROMENADE cont'd

- 2★ Fletcher Holly..... 775-2221
- 4 Not Verified
- 3 Pratt Nancy [2]..... 828-0900
- 114 Walsh Colman & Rita H [6] ©..... 772-2476
- 116 Vacant
- 118★ Locke John & Stephanie C..... 773-2840
- 126 Apartments
- 1★ Vernier James..... 774-1039
- 1★ Molloy Catherine..... 774-1039
- 2 Gibson Lou A [2]..... 879-7166
- 3★ Northrop Robert..... 773-8714
- 3★ Brown Amy..... 773-8714
- 4 Harriman Clifford [4]..... 871-9368
- 5★ Loi Gro
- 130 LONGFELLOW ARMS APTS
- 1★ Cornell Ralph
- 2★ Mc Cormack Jane
- 3★ Parise Louise
- 4★ Marsano
- 5★ Markward John..... 780-0149
- 6★ Savage B J..... 879-0311
- 7 Chaput Joseph [2]..... 774-7759
- 8★ Mc Iwan Mark..... 774-5316
- 9★ Cote John
- 10★ Henry Robert..... 772-4303
- 11★ Austin Susan..... 772-4049
- 12 Vacant
- **WILSON ST INTERSECTS**
- 140 Not Verified
- 150 Vacant
- **MODDY ST INTERSECTS**
- 162 1 Guerin Paul R [4]..... 775-2725
- 2 Ham Curtis K & Janet S E [4]..... 772-4809
- Brackett Nancy [2]..... 773-8367
- 166 Apartments
- 1 Schleicher Kurt [2]..... 879-0735
- 2★ Jones Barbara
- 2★ Jackson B
- 2★ Temple J
- 3★ Woodman
- 4★ Adams Anna Marie..... 828-4704
- 168 1 Vacant
- ★ Arsenault Jeff
- 2R Ranaaw David [5]..... 761-4521
- 3R★ Keppell Bobbi
- 170★ Wainberg David..... 772-1390
- ★ Hasey Sean..... 772-1390
- 172 Morrison Chris [2]..... 773-2028
- Morrison Carol [2]..... 773-2028
- 174★ Elowitch Harvey & Elizabeth M ©..... 871-0248
- 174 Not Verified
- 176 Cribby Catherine C [6] ©..... 773-7733
- Clemente John F [6]..... 772-6316
- 182 Lewis John [6]..... 775-3641
- Napolitano Anthony J & Madeline A [6] ©..... 774-0587
- Napolitano Gregory J [6]..... 774-0587
- Napolitano Frank W [6]..... 774-0587
- Napolitano Anthony M [6]..... 774-0587
- 188 Apartments
- 1★ Locher Eric & Ytcher..... 772-0208
- 2 Seminare Constance L [2]..... 772-4690
- 2★ Seminare James R..... 772-4690
- 3★ Herzer
- 4★ White
- 5 Vacant

• **CONGRESS ST INTERSECTS**

- 191 CLEAVES MONUMENT
- 208 Apartments
- 1 Napolitano Anthony J [2]..... 774-6652
- 2★ Russo James
- 3★ Nolfo Joseph..... 767-5418
- 4★ Dwyer John..... 874-3638
- 214★ Russo Raffaele & Sharon L..... 761-4715
- 218 Apartments
- 1★ Mihervino Rocco & Adele
- 2★ Richard Alan E..... 761-0206
- ★ Chappell Brad & Lisa A
- 4 Vacant
- 5 Ureneck Helen [6]..... 775-3007
- 6★ Discecco

EASTERN PROMENADE cont'd

- 222 Apartments
- 1 Mahoney Connolly Nancy T [6]..... 773-9089
- 2★ Swift Richard..... 772-4785
- 3★ Wallin Chris
- 4★ Drake Clinton..... 874-2454
- 4★ Drake Jerry
- 5★ Maddaleni Erika C
- 6★ Doucette Gail..... 761-0628
- 6★ Holland Jennifer..... 761-0628
- 226 Vacant
- **TURNER ST INTERSECTS**
- 246 Apartments
- 1 Not Verified
- 2★ Jacobson Debra C
- 3 Not Verified
- 4★ Mc Aloon Margaret
- 5★ Packard Doug..... 772-1114
- 5★ Kennard Henry..... 772-1114
- 6★ Doughty C
- 7 Mc Naughton Anne E [6]..... 761-4477
- 8★ Roberts Bill..... 773-4228
- 9★ Fickett S
- 10 Not Verified
- 11-12 Vacant (2 Apts)
- 254 Apartments
- 1★ O'Brien Louise A
- 2 Anderson Mabel A [6]..... 773-5060
- 3 Daigle Janet [2]
- 4 O'Malley Mary E [6]..... 773-1263
- **QUEBEC ST INTERSECTS**
- 264 Romani Rev Joseph C [6] ©..... 773-2449
- 270 Apartments
- 1★ Polce John & Jo..... 775-7055
- 2★ Johnson Robert
- 3★ Norwood Cornish
- 4 Vacant
- 5★ Mc Conville
- **MELBOURNE ST INTERSECTS**
- 285 R O A D S GROUP HOME..... 874-1188
- 292 Cady Virginia L [6] ©..... 772-3541
- Cady Sheila A [6]..... 772-3541
- 294 Mc Cue Gilbert A & Janice C [6]..... 774-9010
- **MONTREAL ST INTERSECTS**
- 304 Apartments
- 1 Conley William T & Viola C [6]..... 773-4388
- 2 Vacant
- 3 Punskey Sumner J [6]..... 761-2937
- 4 Troiano Gerald M [6]..... 761-1527
- 5 Lambert Juliet [3]
- 6 Vacant
- 7★ Blais Claire P..... 772-5359
- 8★ Starnes J A..... 772-6338
- 8★ Starnes J M..... 772-6338
- 310 Apartments
- 1★ Herbert George..... 772-6570
- 310 Not Verified
- 3★ Draper William P..... 772-6167
- 4★ O'Donnell Beth
- 5★ Laird David
- 6★ Rupp D
- 7 Oakes Josephine [6]..... 773-0401
- 8 Connor Dorothy F [6]..... 871-0114
- **WALNUT ST INTERSECTS**
- 340 PROMENADE EAST CONDOMINIUMS

- 773-5531
- 111 Stewart Marianne E [5]..... 774-4465
- 112 La Rose James E [3] ©..... 774-8931
- 113 Mattison Theresa M [6]..... 773-3167
- 114 Taliento Neil J & Ramona [6]..... 773-5524
- 115★ Schadler John..... 773-6404
- 116 Vacant
- 117 Jones Edward C Jr [6] ©..... 772-4117
- 118★ Ashley Peter..... 780-0305
- 121★ Malone William..... 774-3754
- 122 Needham Edward M Jr & Vera C [6] ©..... 772-2260
- 123★ Cutler Judith..... 879-1625
- 124★ Levine Sidney I & Shirley..... 775-1928
- 125 Nesbet Herbert & Harriet [3] ©..... 772-2213
- 126 Vacant
- 127★ Dow Joan..... 773-7442
- 128 Gagnon Henry & Jeanette [6] ©..... 774-3815

EASTERN PI

- 131 Choolani Prakash A &
- 132 Rogers Evelyn M [6] ©
- 133★ Harris Raymond.....
- 134 Mattolla Anthony J [6]
- 135★ Nahar Ted.....
- 136 Vacant
- 137 Mullin John H Jr & E
- 138 Redmond David E [6].....
- 141 Hellige Peter W & Eli
- 142 Cameron Rachel A [6].....
- 143 La Berge Dorilla [6] ©
- 143 La Berge Noreen [3].....
- 143 La Berge Romeo [6].....
- 144 Allegretta Gary J [2].....
- 145★ Hopkins Philip ©.....
- 146 Johnson Gordon N & I
- 147 Spiegel Marshall S [4].....
- 148★ Aberson Icky.....
- 151★ Cradock James
- 152★ Cady Donald ©.....
- 153★ Carter Paul E.....
- 154 Vacant
- 155 Sawyer Hollis [6].....
- 156 Mc Duffie Edwin P [6]
- 157 Rogerson Norman R &
- 158 Dunn Diana D [6]
- 211 Redmond John J Jr &
- 212 Perkins Sandra E [3].....
- 213 Tremblay Gloria A [2]
- 214★ Robbins George E.....
- 215★ Arbib Ralph ©.....
- 216 Vacant
- 217 Sivovlos Pauline [4] ©.....
- 218★ Tang Andrea ©.....
- 221 Wilder Mary L [6] ©.....
- 222★ Traves Wayne.....
- Traver Wayne K [4]
- 223 Holman J Harrison & I
- 224★ Sweeney Pat ©.....
- 225★ Jenkins Lee.....
- 226★ Bercibals Deborah.....
- 227★ Mc Ginn Leo
- 228★ Hoeschie Elizabeth
- 231★ Scribner Evelyn ©
- 232★ Libby Audrey.....
- 234 Tokar Janmarie [4].....
- 235★ Dastorie Joseph.....
- 236 Mahnken Kathleen [4].....
- 237 Vacant
- 238 Hakanson Joseph G [6]
- 241 Cohen Dorothy [6] ©.....
- 242 Vacant
- 243★ Woodward Gilbert.....
- 244 Yayla Huseyin [6] ©.....
- 245 Davidson David D & Sa
- 246 Heifetz Ralph & Bernice
- 247 Alfiero Benjamin L & G
- 248 Elowitch Julius & Fran
- 251★ Russeo Edward ©.....
- 252★ Thompson Clifford ©.....
- 253 Vacant
- 254 Foley Harold E [6].....
- 255 Sandler Dorothy A [6] ©
- 256 Thatcher Isabel F [6] ©.....
- 257 Moulton Reynolds E & I
- 258 Drummond Anne S [6] ©
- 414 JACK WILLIAM B ELEM ST
- **NORTH ST INTERSECTS**
- BUSINESSES 8 H

EASTFIELD RD (CAPE EI FROM 459 OLD OCEAN EAST)

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- **OLD OCEAN HOUSE RD INT**
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