

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 091246

Please Read Application And Notes, If Any, Attached

This is to certify that FONTAINE DAVID W & LAURENCE LITS/ Higgins

has permission to Addition to existing building, adding more sq ft to 1st floor unit

PERMIT ISSUED

AT 13 ROMASCO LN

CB 013 J020001

DEC 14 2009

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 lath or other closed-in. 2 HOURLY 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

Thomas M. Manley 12/14/09
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: 09-1246	Issue Date:	CBL: 013 J020001
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Location of Construction: 13 ROMASCO LN	Owner Name: FONTAINE DAVID W & LAURA	Owner Address: 13 ROMASCO LN	Phone:
Business Name:	Contractor Name: Timothy Higgins	Contractor Address: 242 Veranda St Portland	Phone: 2078385870
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Legal 2 residential units	Proposed Use: 2 residential units- Addition to existing building, adding more sq ft to 1st floor unit	Permit Fee: \$210.00	Cost of Work: \$19,000.00	CEO District: 1	Zone: R-6 4796# total
Proposed Project Description: Addition to existing building, adding more sq ft to 1st floor unit		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003		
		Signature:	Signature: <i>Jm</i> 12/14/09		
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: Ldobson	Date Applied For: 11/04/2009	Zoning Approval		
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	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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
	Date: <i>12/10/09</i>		Date: <i>[Signature]</i>	

PERMIT ISSUED

DEC 14 2009

City of Portland

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Those building a new single family dwelling or adding a bedroom to an existing 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 teh building and battery

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

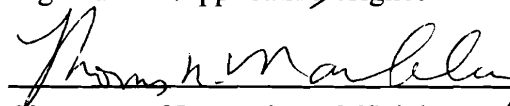
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

12-09
Date



Signature of Inspections Official

12/14/09
Date



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>13 ROMANCO LANE</u>		
Total Square Footage of Proposed Structure/Area <u>490</u>	Square Footage of Lot <u>5220</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>013</u> <u>J</u> <u>20</u> <u>13</u> <u>J</u> <u>19</u> <u>13</u> <u>J</u> <u>17</u>	Applicant * must be owner, Lessee or Buyer * Name <u>DAVID FONTAINE</u> Address <u>22 ROMANCO LANE</u> City, State & Zip <u>PORT. ME. 04101</u>	Telephone: <u>773-4536</u> <u>354</u> <u>838-5977</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip <u>REVISOR 12/10/09</u>	Cost Of Work: \$ <u>19,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>2 UNIT - 2 unit</u> Number of Residential Units <u>2</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>OWNER OCCUPY 1ST FLOOR UNIT</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>ADDITION TO EXISTING BUILDING, ADDING MORE SQUARE FOOTAGE TO 1ST FLOOR UNIT.</u>		
Contractor's name: <u>TIMOTHY A HIGGINS</u>		
Address: <u>242 VERANDA ST.</u>		
City, State & Zip: <u>PORTLAND, ME.</u>		Telephone: <u>838-5870</u>
Who should we contact when the permit is ready: <u>TIM HIGGINS</u>		Telephone: <u>838-5870</u>
Mailing address: _____		

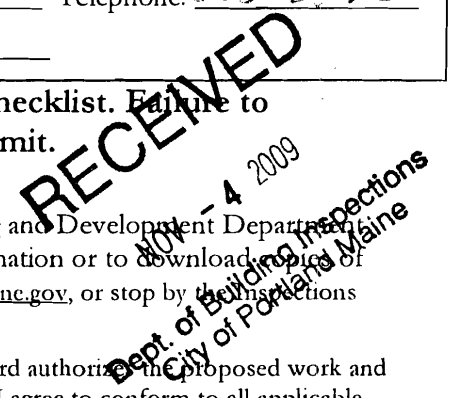
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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 a copy 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 authorized me 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: David Fontaine Date: 10/4/09

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



City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1246	Date Applied For: 11/04/2009	CBL: 013 J020001
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Location of Construction: 13 ROMASCO LN	Owner Name: FONTAINE DAVID W & LAURA	Owner Address: 13 ROMASCO LN	Phone:
Business Name:	Contractor Name: Timothy Higgins	Contractor Address: 242 Veranda St Portland	Phone (207) 838-5870
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: 2 residential units- Addition to existing building, adding more sq ft to 1st floor unit	Proposed Project Description: Addition to existing building, adding more sq ft to 1st floor unit
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 12/10/2009

Note: Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) 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.
- 3) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) 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: Tom Markley Approval Date: 12/14/2009

Note: Ok to Issue:

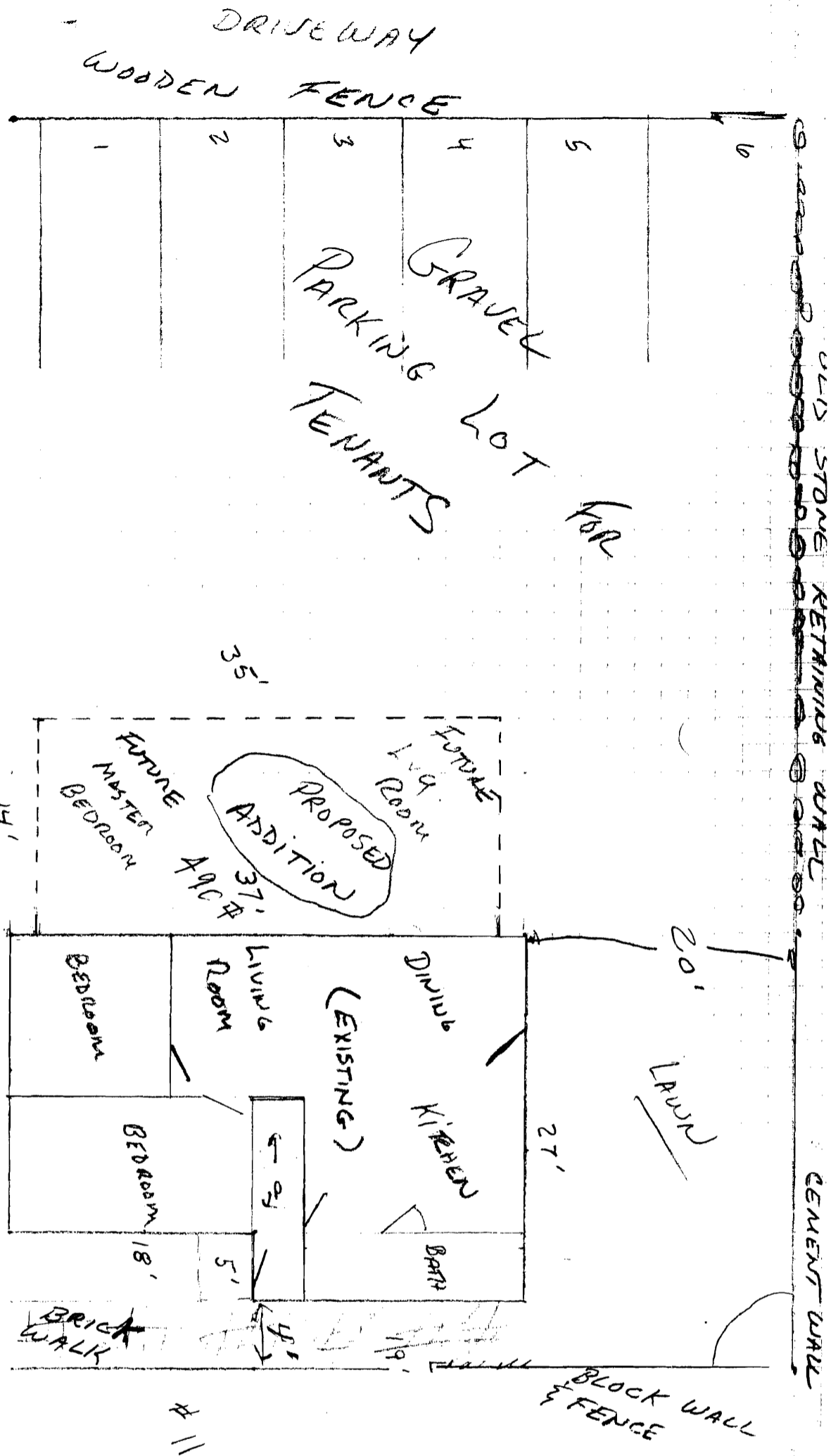
- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

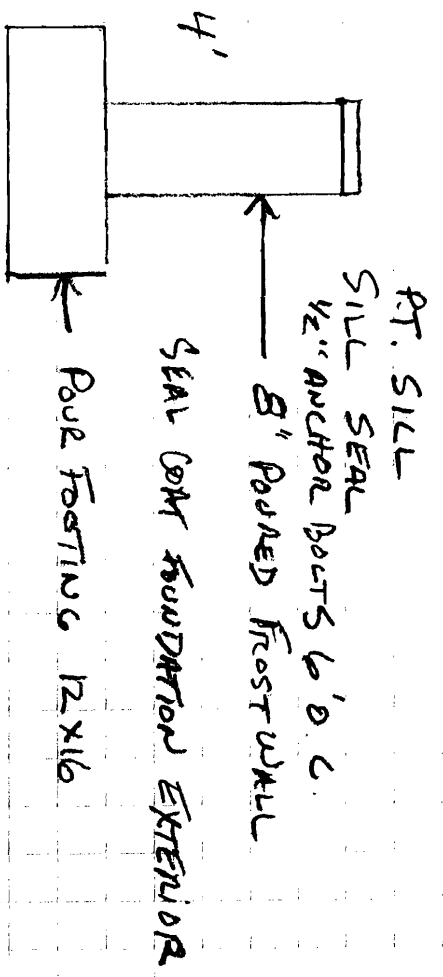
11/10/2009-mes: Left a message with Tim Higgins and the owner David Fontaine. I can only find a legal use of two dwelling units, not three - the 3rd unit needs to be legalized. Will write letter

12/8/2009-mes: I received a call from Dave F - He said that the third unit has been removed and is ready for an inspection.

12/10/2009-mes: Met the owner on site. The 3rd (illegal) unit on the upper floor has been removed - Kitchen facilities removed - plumbing was removed to below floor level and floored over - stove & refrigerator removed - the permit can now continue for a legal two unit building.

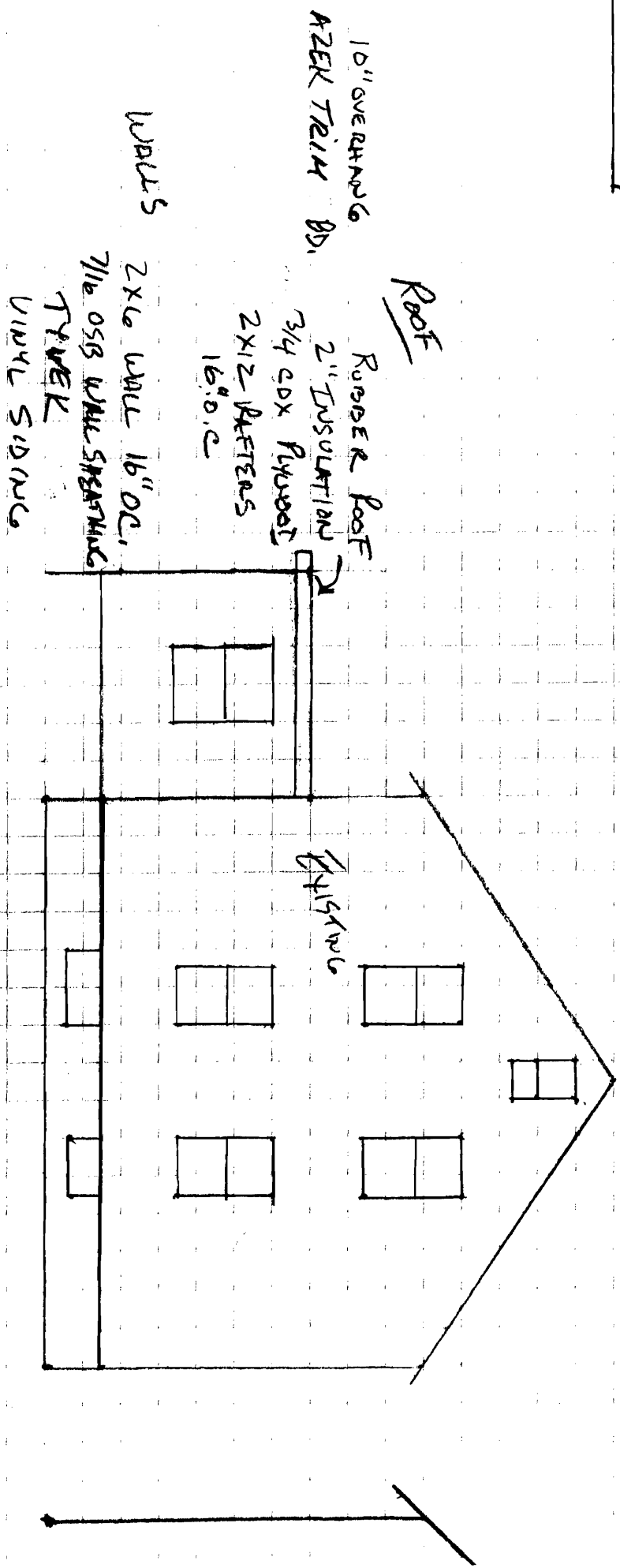


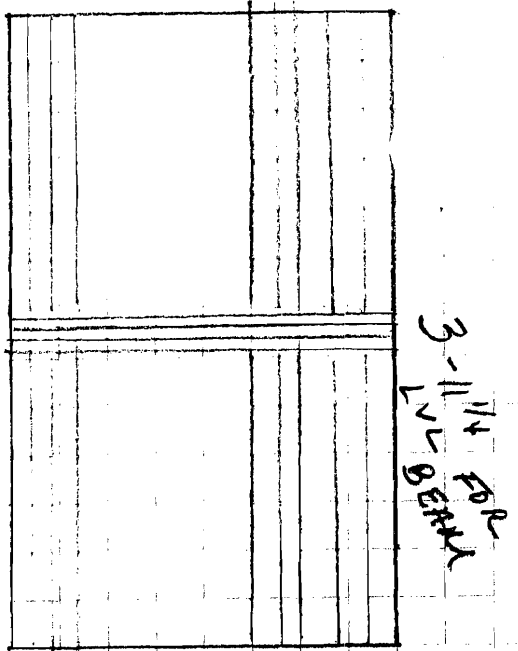
R-16
 REAR: 20' req - 21' shown
 SIDE: 10' min - x 4' shown
 FRONT: 20' min of AVERAGE -
 Bligson h. 2 sides are up to street -
 Thus Addition is set back 1' from
 existing Bedg



INSULATION

R19	6"	6"	10"	WALLS
R19	6"	11"	11"	FLOORS
R38	12"	12"	12"	CEILING





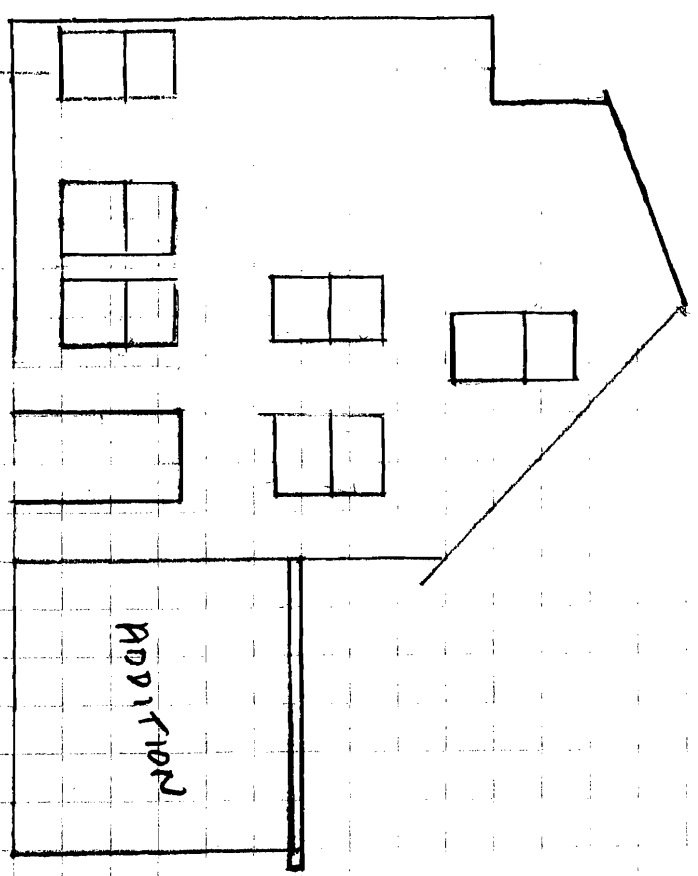
3-1 1/2" FOR
LVL BEAM

1 1/8" WOOD
I-JOISTS

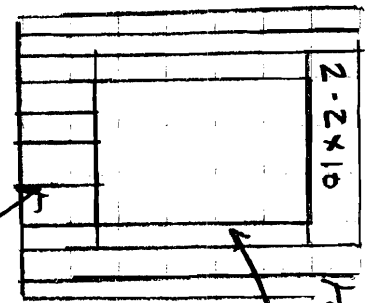
16" O.C.

3/4" ADVANTECH
SUBFLOOR

FLOOR PLAN



REAR ELEVATION



2x6 WINDOW SILL

16" O.C.

2x6 STOPS

2x6 GRIPPIES

16" O.C.

PARAD 16 in
LOWE/M.L.

2x6 STOPS

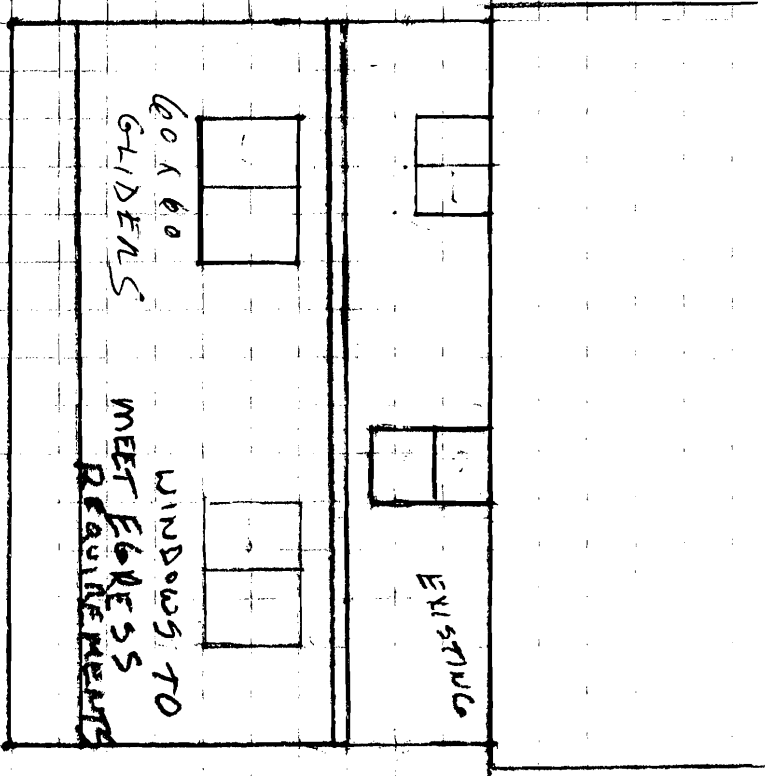
2x6 SILL

HEADERS

2x6 SILL

WINDOW
DETAIL

R 7.35



SIDE ELEVATION

60 x 60
GLIDERS

WINDOWS TO
MEET EGRESS
REQUIREMENTS

EXISTING



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*

November 17, 2009

David Fontaine
22 Romasco Lane
Portland, ME 04101

RE: 13 Romasco Lane (formerly 13 Larch St) – 13-J-20, 17 & 19 – R-6 Zone
Permit Application #09-1246

Dear Mr. Fontaine,

I am in receipt of your permit to add an addition to the first floor living unit. Your permit can not be issued at this time. Currently, there are three dwelling units in your building at 13 Romasco Lane. Our files show that the last approved use for this building is two dwelling units. No permits were ever taken out for the third dwelling unit.

Before this permit can be reviewed for the work proposed, the use of the building must be addressed. I have included an application for legalizing nonconforming dwelling units for your use. You may legalize the illegal dwelling unit or remove the illegal dwelling unit. Either way, the use issue must be resolved prior to the review of your application.

Your permit will not be processed any further at this time. If you would like to request a refund for this application, this office will need your original receipt. If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

CC: Timothy Higgins, 242 Veranda St., Portland, ME 04103

enclosure

12/10/09 - follow-up: site visit:
- The 3rd (illegal) unit on upper floor was removed - sink removed
- refrigerator removed - stove removed - Plumbing for sink dropped
below floor & floored over

Room 315 - 389 Congress Street - Portland, Maine 04101 (207) 874-8695 - FAX: (207) 874-8716 - TTY: (207) 874-3936

REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

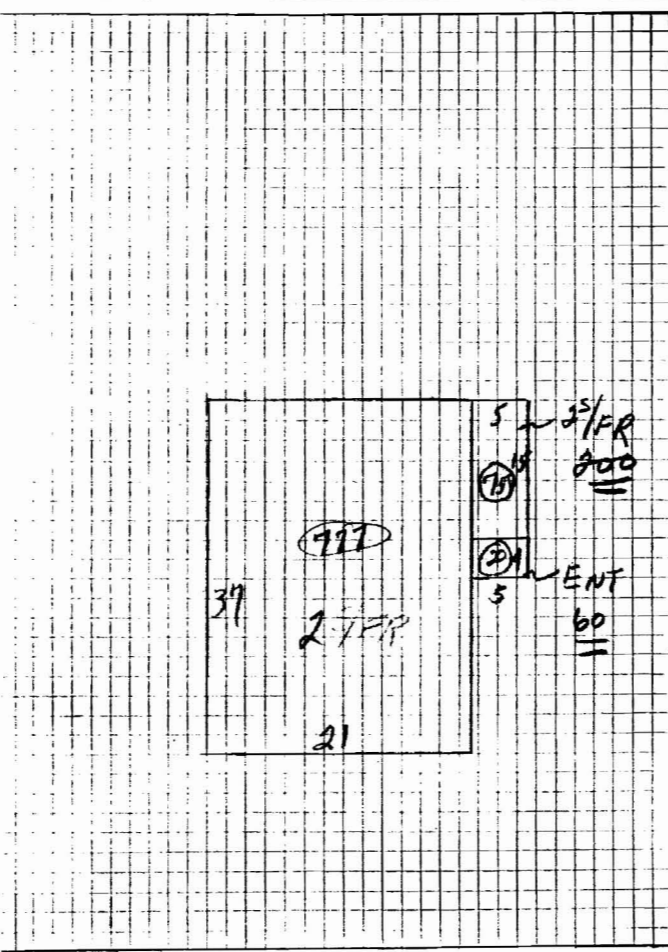
CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.		
	13	Larch		OF			5		13	J	20			
TAXPAYER ADDRESS AND DESCRIPTION			RECORD OF TAXPAYER				YEAR	BOOK	PAGE	PROPERTY FACTORS				
DONLEY EDWARD F HEIRS 13 LARCH ST. CITY LAND & BLDG. LARCH ST. #13 ASS- ESSORS PLAN 13-J-20 AREA 1893 SQ. FT.										TOPOGRAPHY		IMPROVEMENTS		
										LEVEL	<input checked="" type="checkbox"/>	WATER		
										HIGH		SEWER		
										LOW		GAS		
										ROLLING		ELECTRICITY		
										SWAMPY		ALL UTILITIES		
										STREET		TREND OF DISTRICT		
										PAVED	<input checked="" type="checkbox"/>	IMPROVING		
										SEMI-IMPROVED		STATIC		
										DIRT		DECLINING		
										SIDEWALK	<input checked="" type="checkbox"/>			
										TILLABLE	PASTURE	WOODED	WASTE	

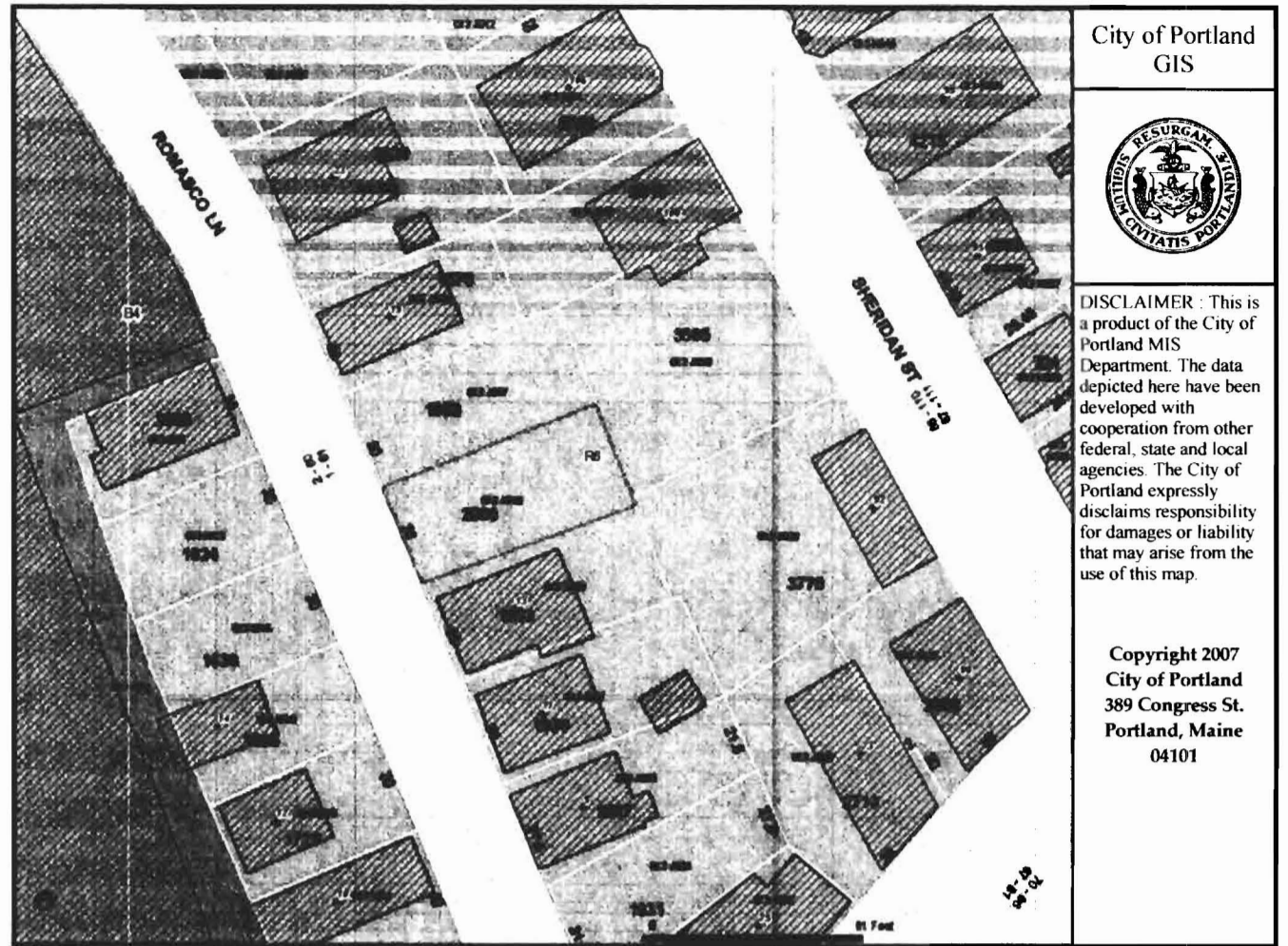
LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	1950	1951	1952	1953	INCREASE	DECREA	
30	68	10 ⁰⁰	86	860	260															
					- 50															
TOTAL VALUE LAND					210		TOTAL VALUE LAND													
TOTAL VALUE BUILDINGS					1720		TOTAL VALUE BUILDINGS													
TOTAL VALUE LAND AND BUILDINGS					1930		TOTAL VALUE LAND AND BUILDINGS													
SQ. FT. TO-FROM CH.			BLK.	LOT			SQ. FT. TO-FROM CH.			BLK.	LOT									
SQ. FT. TO-FROM CH.			BLK.	LOT			SQ. FT. TO-FROM CH.			BLK.	LOT									
LAND VALUE COMPUTATIONS AND SUMMARY							LAND VALUE COMPUTATIONS AND SUMMARY							ASSESSMENT RECORD						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	19	19	19	19	19	19	
TOTAL VALUE LAND							TOTAL VALUE LAND													
TOTAL VALUE BUILDINGS							TOTAL VALUE BUILDINGS													
TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND AND BUILDINGS													
SQ. FT. TO-FROM CH.			BLK.	LOT			SQ. FT. TO-FROM CH.			BLK.	LOT									
SQ. FT. TO-FROM CH.			BLK.	LOT			SQ. FT. TO-FROM CH.			BLK.	LOT									
YEAR	ORIG. COST				RENTAL															
YEAR	SALE PRICE				EXPENSE															
YEAR	U. S. R. S.				NET															

RECORD OF BUILDINGS

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

YEAR 19	YEAR 19	FAMILY AFFAIR											
		CONSTRUCTION											
		FOUNDATION			FLOOR CONST.			PLUMBING					
		CONCRETE	WOOD JOIST	✓	BATHROOM	✓	✓						
		CONCRETE BLOCK	STEEL JOIST		TOILET ROOM								
		BRICK OR STONE	✓	MILL TYPE		WATER CLOSET							
		PIERS		REIN. CONCRETE		LAVATORY							
		CELLAR AREA FULL	✓	FLOOR FINISH			KITCHEN SINK	2	✓				
		NO. CELLAR			B	1	2	3	STD. WAT. HEAT	2	✓		
		EXTERIOR WALLS		CEMENT					AUTO. WAT. HEAT				
		CLAPBOARDS		EARTH	✓				ELECT. WAT. SYST.				
		WIDE SIDING		PINE		✓	✓		LAUNDRY TUBS				
		DROP SIDING		HARDWOOD		✓	✓		NO PLUMBING				
		NO SHEATHING		TERRAZZO									
		WOOD SHINGLES		TILE									
		ASBES. SHINGLES											
		STUCCO ON FRAME		ATTIC FLR. & STAIRS			TILING						
		STUCCO ON TILE		INTERIOR FINISH			BATH FL. & WCOT.						
		BRICK VENEER			B	1	2	3	TOILET FL. & WCOT.				
		BRICK ON TILE		PINE		✓	✓		LIGHTING				
		SOLID BRICK		HARDWOOD		✓	✓		ELECTRIC				
		STONE VENEER		PLASTER		✓	✓		NO LIGHTING				
		CONC. OR CIND. BL.		UNFINISHED		✓	✓		NO. OF ROOMS				
		Comp.	✓	METAL CLG.					BSMT. 5 2ND 5				
		TERRA COTTA							1ST 5 3RD				
		VITROLITE							OCCUPANCY				
		PLATE GLASS		RECREAT. ROOM					SINGLE FAMILY				
		INSULATION		FINISHED ATTIC					TWO FAMILY				
		WEATHERSTRIP		FIREPLACE					APARTMENT				
									STORE				
									THEATRE				
									HOTEL				
									OFFICES				
									WAREHOUSE				
									COMM. GARAGE				
									GAS STATION				
									ECONOMIC CLASS				
									OVER BUILT				
									UNDER BUILT				
									DT 6-9-50 AR. B.A.				
									LD. 5 PD. B.A.				
									MS. CK.				
									REP. VAL. 4290				
									P. D. 60%				
									PHY. VAL. 1720				
									F. D. A				
									SOUND VAL. 1720				
									TAX VAL. 1025				
									1951 TOTAL BLDGS. 1720 1025				
									YEAR 1951				
									TAX VAL. 19				
									OLD VAL. 19				
									CHANGE 19				



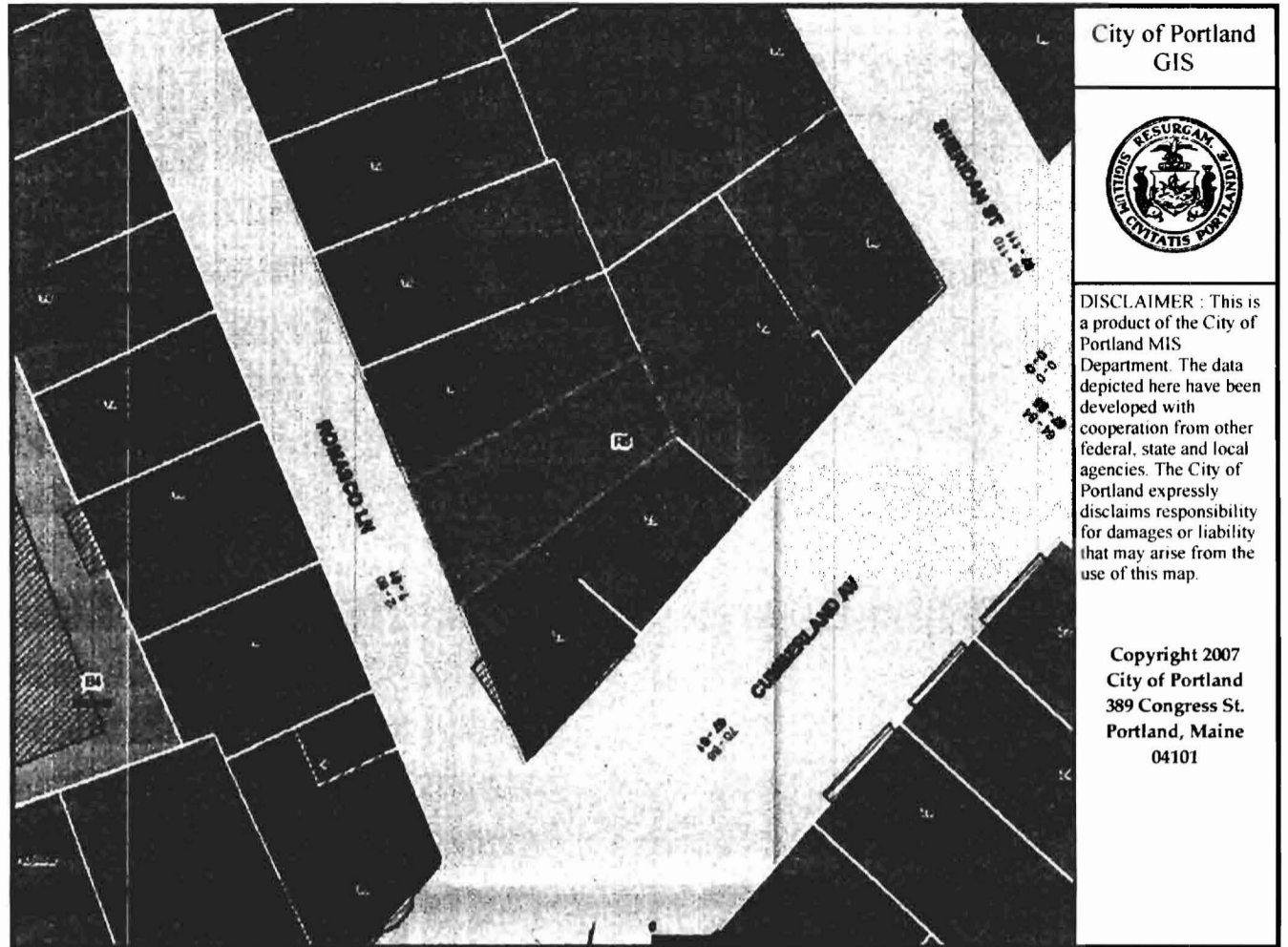


City of Portland
GIS



DISCLAIMER: This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101



13 TOMASCO

BARBARA - MARGE
TOMERRICO

9/18/08

DAVID Fontaine

13-J-17,19,20 Tim Higgins

R-6 zone - 5,037 #

- Existing 3 unit with a New Single Family

minor site plan review (Barbara's Thoughts on this Now)

Tom Engineered a redesign of the bldg's Park
Street Trees - Bldg Elevations

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	013 J020001
Location	13 ROMASCO LN
Land Use	THREE FAMILY
Owner Address	FONTAINE DAVID W & LAURA J JTS 13 ROMASCO LN PORTLAND ME 04101
Book/Page	14442/295
Legal	13-J-20 ROMASCO LN 13 1893 SF

Current Assessed Valuation

Land	Building	Total
\$89,900	\$155,800	\$245,700

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1874	Old Style	2	2015	0.043	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	3		12	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
01/01/1999	LAND	\$70,000	14442-295

Picture and Sketch

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

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

New Search!



13 KOMASCO
13-J-20



(B) LIMITED BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 26, 1951

OCT 29 1951
CITY OF PORTLAND
1

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rehabilitate~~ ~~rebuild~~ the following building ~~in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:~~

Location 13 Larch Street Within Fire Limits? yes Dist. No. _____
Owner's name and address Edward Conley, 13 Larch Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Halle Construction Co., 50 Morning Street Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building dwelling house No. families 2
Last use " " No. families 2
Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 50 Fee \$ 50

General Description of New Work

To change window to door in rear wall of building. Door to be at ground level.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Halle Construction Co.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
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 _____
Material of underpinning _____ Height _____ Thickness _____
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 _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ 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

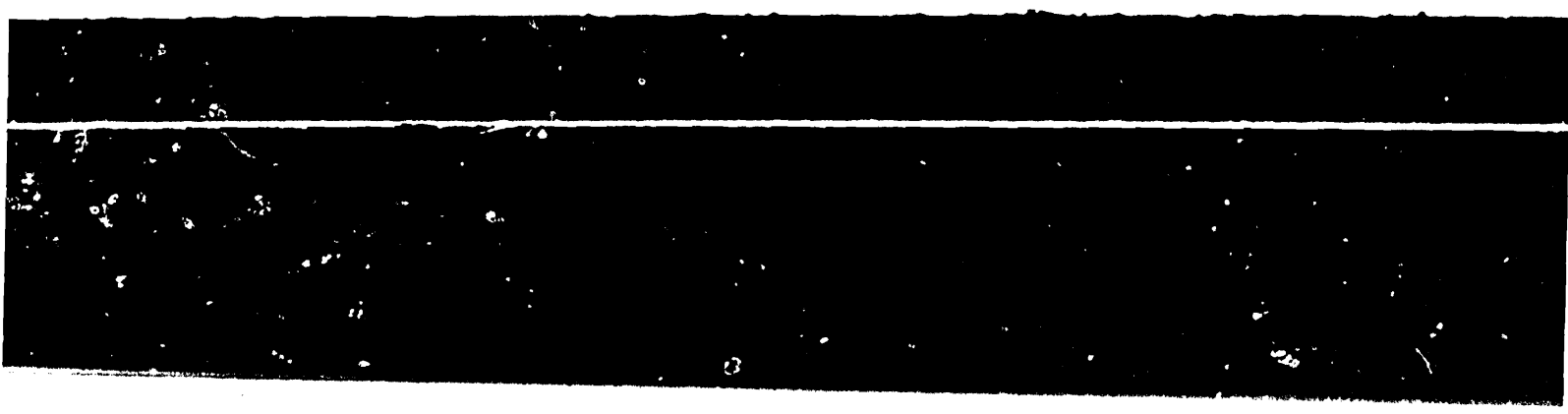
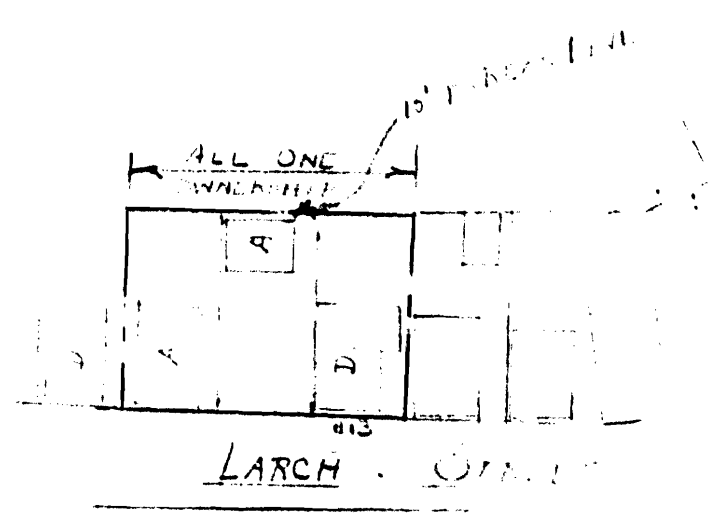
No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
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

Edward Conley
Halle Construction Co.



PORTLAND STREET DIRECTORY—1955

Left Right

- 59 E Perry Iron & Metal Co storage
- 66 Nunzio A Panetti @ Δ4-0669
- 67 Mrs Sadie Z Silver
Elmer E Pinkham
Stephen Broilo
- 68 Vacant
- 70 Vacant
- 72 Mrs Camilla Germaine @ Δ4-4829
Leo Clark
Thomas Stanley
- **FRANKLIN STREET crosses**
- 74 Robert C Fernald
Pilos Mooradian @ Δ2-5654
- 78 William A Osmond
Harry C Modes @ Δ2-5513
- 81 Arthur Hull
Adam A Dumas
- 82 Vacant
W William Snelman
James W Durling @
- 83 Rose Katz gro and h
Patrick J Thompson Δ4-7258
- 84 Charles C Nevers
Mrs Irma C Hayes
- 85 Mrs Sadie B Serulnick @ Δ2-7298
- 86 **LANCASTER PLACE begins**
87 Sam's Market gro Δ2-9116
87a William M Dyer
89 Mrs S Ruth Reynolds
Zerter DerKrekorian @
James W Ryan
- 91 Mrs Lucy I Rench
Mrs Margaret E Patterson
Mrs Maude Perry
- 93 **WILMOT STREET crosses**
Vacant store
- 94 Ransford E Stoddard
Yervant Manoogian @ Δ4-1170
- 97 Silas R Cook
Percy R Steeves
Clinton W Worrey
Rudolph J Madore
- 99 Arthur N Curit
Leavitt A Taylor
- 100 Francis Duncan @ Δ5-0307
- 102 Benjamin F Welch
Mrs Ella M Armstrong @ Δ3-8842
- 103 Herbert E Tracy
Francis T Griffin Δ3-8614
- 104 Thomas G Calder
Charles E Pattis
Lester L Alley
- 105 Vacant
- 106 Philip Houle
Alonzo S Foster Δ2-9278
- 107 Vacant
- 109 Vacant
- 111 Stephen J Whitlock
George P Askar @ Δ4-0465
- 113 Mrs Grace P Smith
George Manoogian @ Δ2-8708
- **PEARL STREET crosses**
- 115 E Perry Iron & Metal Co Inc Δ4-0624
- 120 Edna M Stack @ Δ4-5185
Maynard E Knight
- 121-123 Vacant
- 122 E Perry Co work shop & whse
Wills Greenleaf
Rodney Lewis
- 125 E A Little Carpet Cleaning Δ3-8803
- 126 Olen R Broad
Mrs Mildred T Lancaster
Basil R Moran
- 132 **MYRTLE STREET ends**
- 136 Rose L Delano
- 138 **STONE STREET ends**
- 139-145 M Silver & Sons Inc scrap iron
- 142 Lindsey F Littlejohn @ Δ2-8049
- 148 James A Gilliam
George E Holmes
- 152 Mrs Zella V Fernald
Tevanian Grocery Store
Mrs Novart Tevanian @
- 154 **CHESTNUT STREET crosses**
- 157 Joe's Grill Δ3-4485
Malcom Tevanian
Mrs Rose E Kidd
- 159 Walter J Merrithew
Mrs Mary E Chadwick
John E Brackett
- 161 Mrs Cora M Maerz
Everett A Bancroft

Left Right

- 163 Charles C Grover
Andrew M Bartholemew
Robert N Lade
- 162 Haik M Tevan barber
- 164 Carl S Johnson
- 166 Leon's restr
- 168a Eva M Watt
Francis L Sullivan Δ4-6734
- 168 Vacant
- 168 Ernest P Rogers
Mrs Jeanette Getchell
Mary E Duran Δ2-4829
- 178 Vacant
- 182 Cushman's storage
- 190 **ELM STREET crosses**
- 191 Cushman Baking Company garage
- 214 **PEBBLE STREET crosses**
- 217 Joseph J Arsenault apt 1 Δ3-2059
Robert A Farrin apt 2
Johanna C Flaherty apt 3
Edward J Burns apt 4
Alfred M Rogers apt 5 Δ2-2540
Peter E Adams apt 6 Δ2-6822
- 222 **ALDER STREET crosses**
- 242 **HANOVER STREET crosses**
- 250 Florence DiPietro variety store
James J Stewart
Maurice J Santamore
- 262 **PARRIS STREET crosses**
- 270 Ballard Oil & Equip Co ware-house
- 274 **BEATTLE STREET crosses**
- 287 Mrs Catherine A Devlin @ Δ2-3616
- 292 **CANTON STREET begins**
- **LANE AVENUE**
WARD 9
From 1678 Forest avenue westerly
- 28 Robert A Davis @ Δ4-1739
- 31 Norman C Cyr @
- 37 William B Millward jr @ Δ4-0404
- 40 Harley E Goddard @ Δ2-3906
- 41 Herbert G Allen jr @ Δ2-8444
- 55 George K Stairs Δ4-8645
- 56 Chester F Bell jr @ Δ4-8406
- 59 Neal S Davis @ Δ4-8711
- 64 Olaf H Adler Δ2-3010
- 69 Walter F Wallace @ Δ5-0834
- 70 William C Hinds @ Δ5-0807
- 73 Daniel F Bowen Δ2-7985
- 78 Edward R Cooper Δ2-3610
- 81 Norman E Linnell @ Δ4-0282
- 87 John K MacKenzie @ Δ2-5762
- 88 Warren B Low @ Δ4-8316
- 94 Leonard I Kidder @
- **PARI PLACE begins**
—UNACCEPTED from here to end—
- **LANG'S LANE**
WARD 5
—UNACCEPTED—
From 247 Forest avenue
- **LANSING STREET**
WARD 9
—UNACCEPTED—
From 604 Allen avenue
- **LARCH COURT**
WARD 1
—UNACCEPTED—
From 24 Larch
- **LARCH STREET**
WARD 1
From 81 Cumberland avenue to 12 Marlon
- 4 Daniel B York @
- 5 Willard W Scribner
Michael M McGee @ Δ4-5192
Clifford R Jackson Δ2-7729
- 6 Amerco D Ferrante
Roscoe L Hannaford @ Δ4-9191
- 7 Charles H Hersey
John J Walsh Δ5-1658
- 10 Maurice H White Δ3-5064
- 11 Joseph Marro @ Δ3-8469
- 12 Peter O Crepeau @
- 13 Mrs Alberta A Conley @ Δ4-1990
Edward F Conley Δ2-3289
- 14 Samuel C Fusco Δ3-7634

Left Right

- 15 Edward F Conley mail adv ser Δ2-3289
- 19 Charles C Grant @ Δ4-2400
- 20 Mrs Mary A Barrett @ Δ2-4378
- 22 James J Hopkins @ Δ2-2238
- 24 **LARCH COURT begins**
- 25 Alice G Jordan @ Δ2-5758
- 28 John J Nissen warehouse
- 32 John J Nissen garage
- 34 John J Nissen Baking Co paint shop and garage
- 51 Thomas F Manning @ Δ4-7531
- 54 Antonio J Ferrante
- 55 Walter E Spiller @ Δ4-2774
- 57 William M Munster @ Δ4-1198
- **LASSELL STREET**
WARD 8
From between 1316 and 1348 Congress southerly
- 10 Mrs Cassie Oliver @
- 13 Richard M King @ Δ2-7533
- 16 Laurel W Kilgore @ Δ2-2023
- 17 Albert D Keniston @ Δ4-6829
- 23 Lloyd P Keniston Δ4-1689
- 25 Allan C Pollock @ Δ2-6418
- 30 George F Locke @ Δ2-6117
- 36 James W Hall
Edward K Doyle @ Δ5-1137
Mrs Delia McGonigle @
- **LAUREL LANE**
WARD 3
UNACCEPTED—
From 178 Pearl to 79 Myrtle
- 1 Vacant
- 3 Joseph A Woods @
- 7 William R Rogers
Mrs Marjorie P Towne @
- 10 Vacant
- **LAUREL STREET**
WARD 3
From 76 Wilmot to 179 Pearl
- 4 Frederick R McKay
Charles R Enman
Emil C Nelson @ Δ4-0549
- 5 Robert L Nelson
William F Williams @
- 8 Bessie M Stover @ Δ2-5391
- 9 Earl A Robinson
Charles H Doyle Δ3-5544
- 12 Alfred J Raplee @ Δ3-2312
- 13 Mrs Frances E Gillispie @ Δ3-8204
William E Gillispie
- **LAWN AVENUE**
WARD 8
From 331 Woodford to 146 Pleasant av
- 14 George P Goodrich Δ2-2688
Clarence E McIntyre @ Δ2-4778
- 15 Thomas H Dawson
Donato Donatelli Δ4-2880
D Donatelli & Son contrs Δ4-2880
- 18 Mrs Eva M Crockett
Matthew T Baker @ Δ2-0683
- 20 **HIGGINS STREET begins**
- 21 Linwood M Farnsworth @ Δ4-8963
- 23 Jane H Oag @ Δ3-5433
- 25 Carl G Kruger Δ4-7395
LaForest V Day Δ4-7630
- 28 R Miles Evans @ Δ3-3959
- 29 Mabel L Lynam @ Δ3-2333
- 32 Ethel V Small nurse Δ3-2333
Albert H Wilson jr @ Δ3-7645
George E Macken
Edward J Stevens
- 33 Mrs Agnes M Archambeau @ Δ3-2027
Philip R Collins Δ4-9594
Ronald W Carswell Δ2-0698
Alvin W Olson Δ4-3006
- 39 Jack M Berenson @ Δ3-1062
- 40 **ORKNEY STREET begins**
- 43 Lawrence E Blibber @ Δ2-2012
- 46 Howard D Pride @ Δ4-5198
- 47 Corliss M Reed Δ2-5002
- 49 Paul D Stimpson @ Δ3-2484
- 53 Howard Davies @ Δ4-3786
- 55 Conrad A Seiders @ Δ3-5056
- 54 Vacant

FLOWERS - WALLAGE'S GREENHOUSES



ALSO SEA FOODS, VEGETABLES, SPECIALTIES

BURNHAM & MORRILL COMPANY FOOD PACKERS

45 WATER ST.

Tel. SP 2-8341

PORTLAND STREET DIRECTORY-1959

823

Left Right Earl Severence Mrs Blanche Garrison Mrs Margaret A Duncan @ SP 3-0307 100 Warren A Fillmore @ Kenneth W Fitzgerald Robert G Caron Loris Viet Charles E Pattis Harold E Munch Sumner C Pierce Nelson E Stetson Alonzo S Foster Shirley J Hutchins Peter Scott Frank S Cole Mrs Eliza Fortier Foster I Gerrish Mrs Josephine M Whitlock George P Askar @ SP 4-9458 113 George Manoogian @ SP 2-8763 GEORGE M Butts PEARL STREET crosses E Perry Iron & Metal Co Inc SP 5-3181-5-3182 Edna M Stack @ SP 4-5185 120 Henry A Page Roscoe M Doak E Perry Co work shop & whse Timothy White Arthur L Rawding Vacant E Perry Co warehouse Wallace Hamilton MYRTLE STREET ends Napoleon J Sevigny STONE STREET ends M Silver & Sons Inc scrap iron SP 3-6498 142 Lindsey F Littlejohn @ SP 2-0949 Owen A Knox @ Mrs Zella V Fernald Tevanian Grocery Store Mrs Novart Tevanian @ SP 2-9598 155 CHESTNUT STREET crosses Royal Cafe SP 3-9496 Malcolm Tevanian @ Vacant Sumner L Dyer Lloyd N Darling Harold Hight SP 5-1064 Anthony Mancini Joseph Marro @ SP 3-8469 Peter O Crepeau @ Mrs Alberta A Conley @ SP 4-1990 Edward F Conley SP 2-3280 Samuel C Fusco SP 3-7634 15 Edward F Conley mail adv ser SP 2-3280 19 Charles C Grant @ SP 4-2400 Mrs Mary A Barrett @ SP 2-4376 22 Francis D Myatt @ SP 2-2238 Alice G Jordan @ SP 2-5758 25 John J Nissen warehouse John J Nissen garage John J Nissen Baking Co paint shop and garage 51 Thomas F Manning @ 55 Walter E Spiller @ SP 4-2774 57 William M Munster @ SP 4-1198 LASSELL STREET WARD 8 From between 1316 and 1348 Congress southerly Mrs Cassie Oliver @ SP 3-1550 13 Richard M King @ SP 2-7533 Laurel W Kilgore @ SP 2-2028 16 Albert D Keniston @ SP 4-6829 Lloyd P Keniston SP 4-1689 David A Mitchell @ SP 2-0613 Honey Bee Candy Co (conf whol) Allan C Pollock @ SP 2-6418 23 George F Locke @ SP 2-6117 Edward Osgood SP 2-8823 Edward K Doyle @ SP 5-1137 Mrs Delia McGonigle @ SP 2-8891 30 Norman E Blake @ SP 2-5863 36 LAUREL LANE WARD 3 -UNACCEPTED- From 178 Pearl to 79 Myrtle 3 Joseph A Woods @ 7 Wallace J Hamilton

Left Right Harley E Goddard @ SP 2-3966 40 Herbert G Allen jr @ SP 2-8444 44 Philip L Mitchell @ SP 2-4826 45 James A Durant jr @ SP 3-7345 51 Robert A Gould @ SP 3-8818 55 George K Stairs SP 4-8045 56 Chester F Bell jr @ SP 4-8406 59 Neal S Davis @ SP 4-6711 Alfred E Cousins @ SP 4-3612 64 Nicolai Kotsimpulos @ SP 3-4041 William C Hinds @ SP 5-0807 70 Daniel F Bowen @ SP 2-7985 Edward R Cooper @ SP 2-3610 78 Norman E Linnell @ SP 4-0282 81 John K MacKenzie @ SP 2-5762 87 Albert J Robey @ SP 4-0824 88 Leonard I Kidder @ SP 2-2378 94 Charles H Hardy @ SP 2-2378 242 Lawrence F Allen jr @ PARI PLACE begins -UNACCEPTED from here to end- LANG'S LANE WARD 5 -UNACCEPTED- From 247 Forest avenue LANSING STREET WARD 9 -UNACCEPTED- From 604 Allen avenue LARCH COURT WARD 1 -UNACCEPTED- From 24 Larch LARCH STREET WARD 1 From 81 Cumberland avenue to 12 Marion 4 Daniel B York @ 5 Willard W Scribner SP 5-2267 Ronald A Moran Clifford R Jackson SP 2-7729 Amerco D Ferrante Sumner L Dyer Lloyd N Darling Harold Hight SP 5-1064 Anthony Mancini Joseph Marro @ SP 3-8469 Peter O Crepeau @ Mrs Alberta A Conley @ SP 4-1990 Edward F Conley SP 2-3280 Samuel C Fusco SP 3-7634 14 Edward F Conley mail adv ser SP 2-3280 19 Charles C Grant @ SP 4-2400 Mrs Mary A Barrett @ SP 2-4376 22 Francis D Myatt @ SP 2-2238 Alice G Jordan @ SP 2-5758 25 John J Nissen warehouse John J Nissen garage John J Nissen Baking Co paint shop and garage 51 Thomas F Manning @ 55 Walter E Spiller @ SP 4-2774 57 William M Munster @ SP 4-1198 LASSELL STREET WARD 8 From between 1316 and 1348 Congress southerly Mrs Cassie Oliver @ SP 3-1550 13 Richard M King @ SP 2-7533 Laurel W Kilgore @ SP 2-2028 16 Albert D Keniston @ SP 4-6829 Lloyd P Keniston SP 4-1689 David A Mitchell @ SP 2-0613 Honey Bee Candy Co (conf whol) Allan C Pollock @ SP 2-6418 23 George F Locke @ SP 2-6117 Edward Osgood SP 2-8823 Edward K Doyle @ SP 5-1137 Mrs Delia McGonigle @ SP 2-8891 30 Norman E Blake @ SP 2-5863 36 LAUREL LANE WARD 3 -UNACCEPTED- From 178 Pearl to 79 Myrtle 3 Joseph A Woods @ 7 Wallace J Hamilton

Left Right Mrs Marjorie P Towne @ Donald Ham @ LAUREL STREET WARD 3 From 76 Wilmot to 179 Pearl 4 Mrs Mary Brown Mrs Phoebe Ashley Emil C Nelson @ SP 4-0540 Robert L Nelson William F Williams @ Demolished 6 John A Gallison 8 Alice M Cotton Alfred J Rapley @ SP 3-2312 12 Joseph F DiDonato Joseph R Vachon LAWN AVENUE WARD 8 From 331 Woodford to 146 Pleasant av 14 George F Goodrich SP 2-2668 Clarence E McIntire @ SP 2-4778 15 Thomas H Dawson Donato Donatelli SP 4-2880 D Donatelli & Son contrs SP 4-2880 Mrs Mary L Cook SP 5-1723 Matthew T Baker @ SP 2-0683 HIGGINS STREET begins Donald R Close SP 4-5433 Linwood M Farnsworth @ SP 4-8963 23 Jane H Oag @ SP 3-5433 25 Carl G Kruger SP 4-7966 LaForest V Day SP 4-7630 28 Vacant 29 Mabel L Lynam @ SP 3-2333 Albert H Wilson jr @ SP 3-7645 George E Macken SP 3-0474 Edward J Stevens Mrs Agnes M Archambeau @ SP 3-2027 Rev James S Whitaker SP 3-6940 Ronald W Carswell SP 2-0698 Alvin W Olson SP 4-3006 Jack M Berenson @ SP 3-1062 40 ORKNEY STREET begins Lawrence E Bibber @ SP 2-2012 Vacant Howard D Pride @ SP 4-5198 46 Corliss M Reed SP 2-5002 Paul D Stimpson @ SP 3-2484 Howard Davies @ SP 4-3786 50 Conrad A Seiders @ SP 3-5056 Rev Roscoe C Robison SP 2-2559 54 William Schultz @ SP 3-9863 57 Richard F Minster @ SP 4-6969 58 Ronald T MacGillivray @ SP 3-6593 Georgia E Browne @ SP 3-5091 TREMONT STREET begins Inez E Weymouth @ SP 2-3407 Edwin O Nielsen coml artist & h SP 2-4273 70 Edward F O'Brien @ SP 5-0876 Annie Sinclair SP 4-8190 Albion B Humphrey SP 3-8449 Harriett C Humphrey drsmkr and h SP 3-8449 72 Warren C Nielsen SP 4-9353 Oren A Coperthwaite SP 4-5338 Edwin M Clough @ SP 4-4110 William E Merriman @ SP 3-2314 Carlos S Jordan @ SP 4-0643 Millard L Storer SP 4-4816 84 CONCORD STREET crosses Frank J Rigby music tchr and h SP 4-3516 94 Harold V Kemball SP 4-5304 LAWRENCE AVENUE WARD 9 From 1029 Washington av northeasterly 12 John A Roberts @ SP 3-8624 14 Gilbert M Richardson @ SP 5-1519 19 Manley C West @ SP 2-0501 23 Donald C Ratliff @ Alexander Tabun @ 24 Walter Clowes @ SP 2-3170 Mrs Elizabeth M Conway @ SP 3-4657 28 Carroll M Miller @ SP 3-8685 Philip R Floberg @ SP 4-3887 36 James C Hassell @ SP 5-0367 Merlon W Bailey @ SP 5-1923 42 John J Scavoni @ Stephen H Morse @ SP 4-8635

AVIS RENT A CAR • RENT A TRUCK BY HOUR - DAY - WEEK - LONGER - ONE LOW COST COVERS GAS - OIL - INS. - ETC. 309 ST. JOHN STREET PORTLAND, MAINE SP 4-2006 LONG TERM LEASING ALSO AVAILABLE