



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

August 15, 2014

Scott E. Herrick, Esq.
c/o Drummond & Drummond
One Monument Way
Portland, ME 04101

RE: 15-17 Merrill Street, Portland, Maine; 14-F-9, 11 & 13 (the "Premises") – R-6 Zone
REVISED

Dear Attorney Herrick,

I am in receipt of your request for a determination letter concerning the Premises. I hereby certify with respect to the above-referenced property owned by Cumberland Merrill Apartments, LLC and described on the attached Exhibit A:

1. The applicable zoning code affecting the Premises is as follows:
Land Use Zoning Ordinance of the City of Portland revised through July 16, 2014.
2. The Premises are located in the following zoning district under the Land Use Zoning Ordinance: R-6 Residential Zone, and the last recognized legal use of the Premises as a four (4) residential apartment building is a permitted use thereunder. Because there were no actual building permits in the Inspection Services microfiche, and the basis date of the current Land Use Ordinance is June 5, 1957, the legal use was determined by using the Assessor's pre-1957 Records and the 1955 City Directory. Both sources as shown previously indicate the use of the building to be four (4) dwelling units. In an effort to support this evidence, I reviewed other documentation records from the Assessor's office.
 - a. 1970-1972 Assessor's records: four (4) dwelling units and specifically states that the 3rd floor was vacant.
 - b. 1973-1979 Assessor's record: The 5/76 inspection date showed four (4) dwelling units. There is a note on the card that the 3rd floor was unlivable and could not be utilized as apartments – no plumbing, would need extensive work to be able to be inhabited as apartment. The same Assessor's card was used for several years. The above statement was crossed out and a note was added that in 1979 the Premises was remodeled and the use of the building was then revised to six (6) dwelling units. There were no required building permits found in the Inspection Services microfiche to legalize the change of use from four (4) to six (6) dwelling units. I did review the copies of the City Directory dated 1902, 1927, 1944 and 1945. However, the Assessor's record were more explanatory of the use and how the building was inspected.
 - c. The legal use of the Premises is based upon the analysis of the Assessor's records and the lack of required permits in the Inspection Services records.



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PG 2

3. It has now come to my attention that there is one unresolved violation concerning the use of the building. It is currently a nonconforming six (6) residential unit building that must either be legalized through available processes of the City or the illegal residential units should be removed. Based upon our recent conversations with you, it appears that the Premises should be able to be legalized using the "Legalization of Nonconforming Dwelling Units" (section 14-391) application. I am not aware of any other unresolved violations with respect to any other City ordinances, or building, environmental, or energy codes

NONE

UNRESOLVED VIOLATIONS EXIST AS STATED ABOVE

4. The following permits and approvals, as applicable to the Premises, have been obtained:
- a. [Not on File] Certificate of Occupancy
 - b. [N/A] Conditional Use Approval
 - c. [N/A] Site Plan Approvals
 - d. [N/A] Subdivision Approval
 - e. [Not on File] Building Permit
 - f. [N/A] Condominium Conversion
 - g. [] Copies of 1955 City Directory & Pre- 1957 Assessor's records along with Assessor's record dating from 1970-1972 and 1973-1979

You have the right to appeal my determination concerning this matter. If you wish to exercise your right to appeal, you have thirty (30) days from the date of this letter in which to appeal. If you should fail to do so, my decision is binding and not subject to appeal. Please contact this office for the necessary paperwork that is required to file an appeal.

Sincerely,


Marge Schmuckal
Zoning Administrator
City of Portland, Maine

DUNLOP
TIRE CORP.
SERVICE TIRE CORP.
RETREADING
Vulcanizing

TIRES
Tel. 2-6525

311-315 CUMBERLAND AVE.

- 830
 Left Right
 Mellen Street—Cont.
 Vacant apt 5
 Robert Berry apt 6
 Joseph E Carlians A2-8810
 Mrs Marv A Tibbetts A2-5332
 Joseph Doucetta
- MELROSE STREET**
 WARD 8
 From 20 Belmont to junction of Woodford
 And Arlington
 20 COYLE STREET crosses
 29 OLIFTON STREET crosses
 41 Willard H Woodbury A2-2078
 51 Harriet Glidden A2-1248
 Morris P Lerman A2-8970
- MERIDAN STREET—PEAKS ISLAND**
 From Oakland avenue easterly
- MERILINE AVENUE**
 WARD 8
 —UNACCEPTED—
 From Hillcrest avenue to Rowe avenue
 1 Clifford J Curry
 2 Charles S Curry A2-0728
- MERRIAM STREET**
 WARD 9
 From between 82 and 90 Columbia road
 11 Walter B Trimbach A4-9789
 Charles G Harrington A2-5208
 13 John G Powers Jr A4-0079
 Carl A Taylor A3-0195
- MERRIAM STREET—PEAKS ISLAND**
 From Spruce avenue southerly to Maple
- MERRILL COURT**
 WARD 4
 From 77 Chestnut to 44 Stone
- MERRILL STREET**
 WARD 1
 From 83 Congress to 56 Melbourne
 5 Rouben F Calderworn A3-2465
 Charles L Doyle
 Clayton B Walker A4-8958
 9 Mrs Mary J Brown A3-0683
 10 Harvey B Garland trucking and
 h A2-0988
 Earl M Doughty A3-8870
 (rear) Lizzie M Lewis
 Mrs Margaret Smith
 Leonard E Emory
 15 Frederick C Strout A2-5189
 Oliver W Swann A4-8040
 16 Walter B Gillingham A3-3446
 Charles McLaughlin
 Maurice V Lawlor A2-9503
 17 Charles G McAnany
 Merton B Payson A3-3053
 18 **CUMBERLAND AVENUE begins**
 19 Mrs Della R Johnson
 19 1/2 Joseph W Franklin A3-2510
 21 Norman W Hodgkins A3-2510
 David Stuart
 Mrs Kathleen Nassau A2-2369
 28 Percival E Davies A3-0418
 Joseph S Cavallero
 Mrs Eva M Lucey A3-7808
 27 Marcel W Andrews
 Arthur B Bowls A2-3120
 20 Edward J Latham A3-3792
 Thomas F McCarthy
 Robert L Davidson
 Mary W Stinson
 Joseph U Fournier
OARLETON PLACE ends
 33 **TURNER STREET ends**
 James A Collins A3-7044
 35 Leo A DiFiore
 37 Frederick M McCarthy A5-1240
 Samuel L Casale A
 40 Vacant store
 41 James H Clark A2-0594
 43 Mrs Dorothy S Bowden
 45 Charles M Farrington A5-1740
 Mrs Dorothy Watters
 Chester McLean
 48 Francis H Wyman
 Fred H Brown
 Edward R Nelson
 50 Jesse L Haynes
 Vacant
 51 Miles W Green
 Everett E Green A2-8041
 55 George E Davis A
 Roland E Devau
 Raymond E Webber

- 1955—BROD. L. TOWER COMPANIES'
- Left Right
 57 Joseph M Ferranti
 Mrs Louise Tibbodeau A2-7750
 Arnold C Wood
 Daniel J Vessey A2-9574
 61 QUEBEC STREET crosses
 65 Henry A Romano A1-8916
 Phillip R Albert A2-8482
 66 Merrill Street Garage storage
 67 Arthur B Duncanson
 87 Conrad A Matson A5-0784
 Albert Matson A2-8813
 71 Jimmy's Grocery Store
 73 Mrs Barbara E Carmichael
 A5-0887
- MICHIGAN AVENUE**
 WARD 9
 —UNACCEPTED—
 From Dakota to Idaho
 9 Alfred C Stearns A2-0668
 205 Lynn A Moffet
 207 Arthur A Johnson A2-7008
 250 Anthony J Stromsky
- MIDDLE STREET**
 WARDS 2, 3, 4
 From 18 Hancock to Monument square
 1 Santo Ferranti A3-4139
 2 Mrs Anna Vacciano A
 Vincenzo Manoriti
 John S Smith
 Dementia Fontana
 3 Donald J Roderick
 James L Billings
 7 Rosario Bellino A3-1410
 Rocco C Risbata
 10 Mollie Agger A4-3811
 Frank Bellino A
 13 Luigi Di Fazio A2-3200
 Gino Fornisano A4-7323
 14 Raymond J Clifsh A3-8312
 Donald R Adams
 15 Richard H Smith A4-7035
 Giacomo Bandone
 John DiFazio
 17 Angelo P Quatrano
 Paul R Dube
 18 Marlon B Giglio A
 Guy G Quattrucci A2-2421
 19 Mrs Mary T Quatrano A3-2597
 Phillip A Quatrano
 Alfred E Neff
 Andrew Quatrano
 19 1/2 John J Quatrano
 Charles W Swiger
 Glenwood Libby
 21 Mrs Mary T Bickford
 James R Quimby
 James Hamilton
 Alexander A Marino blacksmith
 25 Thomas H Flanagan A4-1707
 Antello A Quatrano A4-3327
 27 Frank P Lapomarda
 Lorenzo Lapomarda A4-9725
 30 Mrs Felicia Cartonio A
 Alphonso V Russo A5-0388
 Jason Co Storage
 34 **INDIA STREET crosses**
 36 Vacant
 36a Anthony Sangillo
 Mrs Winnifred B Nielsen
 Bertrum P Norton
 Earl L Nelson
 36b Vacant store
 38 Kovensky Bros fruit dirs (whol)
 39 Vacant
 40 Mrs France V Keezer A2-7392
 40a Henry J Gresik
 Michael Solak
 John J Dorazio
 41 Michael A Valente Jr
 Michael Valente A4-6724
 41 1/2 Paolino & Quattrucci barbers
 43 Lorenzo Spersa gro
 45 Roberto Ruggiero
 Benjamin S Fogg
 46 Vacant store
 47 Store room Eastern Beauty Sup-
 ply Co
 Thomas L Leo A2-8275
 Vacant apt
 48 Mrs Mary Murrell A4-9135
 Frank Quattrucci A2-8527
 49 Johnny's Fish Market
 William A Sargent
 Roy F Devon
 50 Nunzi F Mandarelli
 Jacob G Geller
 Jerrald O'Brien
 Clinton H Doucetta
 Roy B Wheeler
 52 Vacant store
 53 Vacant
 55 Storage
 55a Hazel F Babb

- Left Right
 Carl A Sutter
 Milton L Jones
 57 Vacant store
 59 Economy Wall Paper A2-1676
 59 1/2 Horace J Neptune
 Beacher H Cyr
 Mrs Delma A Hart
 Joseph D Bolineau
 Rev Harry Simansky abbatoir
 64 Colonial Television Co Inc
 66-69 Vacant
 67 Louis E Poverada gro A3-7438
 70 **HAMPSHIRE STREET crosses**
 71 Vacant store
 72 Boston System bakery A3-2315
 76 Community Food Centro A4-0247
 70 David Levinsky fruit
 77 S Blumenthal & Sons meats
 A2-8317
 78 State Upholstering Co A3-4015
 80 Second Hand Store used clothing
 81 Community Food Center storage
 81 1/2 William E Stewart
 John A Tweedie
 82 Louis Blumenthal meats A4-2468
 83 Storage
 83 1/2 Nicholas G Naples
 Eugene A Simoneau
 Robert F Mchcaud A4-9078
 Last Chance Cafe A2-9290
 86 Vacant
 87 Franklin Pharmacy A2-9344
 — **FRANKLIN STREET crosses**
 89 Wolf Building
 90 Vacant store
 92 George A M Bell
 Alfonso R Valtay A4-6441
 93 Vacant store
 Vacant
 Michael Steffinski
 Mrs Elvina Lunt
 94 Tomaso Deglioco barber
 94 1/2 Seth R Lewis A4-3184
 Vernon McLucas
 Warren L Webster A4-7075
 Mrs Harriet Clemens
 95 Model Fruit Company A4-3071
 Mack's Flooring Co
 97 Storage
 97 1/2 Mrs Marguerite A Yachon
 Katherine A Hayward
 Mrs Lucy M Gove
 Gardner B King
 Freeman H Donk
 Mrs Mildred Dyer
 Charles W Langley
 Mrs Beatrice B Juzak
 Roland N Sargent
 99 Pardi's Cafe A3-8162
 102 Vacant
 102a Vacant
 Mrs Alice L Smith A5-1705
 Daz L Byrd
 104 Vacant store
 Waldo Corp
 105 Anthonsen Press prntrs A4-8301
 Forest City Printing Co A3-6636
 Leon B Strout Inc electrotypers
 A4-5107
 John W Marchi bookbinder and
 paper rulers A2-9712
 106 Rocco's Pool Room
 Vacant
 — **OHATHAM STREET ends**
 107 Vacant
 108 Jimmie's Sanitary Market A5-2071
 Antonio Calazzo
 Mrs Victoria Cartonio
 109 Storage
 110-112 Volunteers of America used
 clothing and furn
 111-113 P Reuben & Co plmbrs A2-8491
 111a Roblison Hall
 Church of God in Christ (Pent)
 115 Vacant store
 — **GARDEN LANE begins**
 116 Marshall Engineering Co A3-1824
 117-119 Reliable Furniture Co warehouse
 Surrey Shoe Co mfrs
 118 H A Jacobs & Sons shoe find-
 ings A2-9798
 — **DEER STREET ends**
 122 Westy's Market
 Martin M MacIsso
 — **OHUROH STREET begins**
 127 Alrose Printing Co A4-9320
 127a Storage Lancaster Furniture Co
 Vacant store
 129 Parri-Modes dress mfrs A2-7182
 Pellex Inc laboratory A2-6587
 130 Antoine J Lemieux barber
 131 The Eastern News Co A4-8334
 132 The Italian Canteen restr
 A3-9366
 134 **VINE STREET ends**
 140-142 Megquar & Jones A3-8471
 141 Cook Everett & Pannell druggist
 wholesale A3-9261
 — **PEARL STREET crosses**
 141 Marks Printing House A2-4578

1950 - 1950

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	Merrill		OF			5		14	F	13	

TAXPAYER ADDRESS AND DESCRIPTION

LIBBY ALICE BRADBURY DEVS
C/O JOHN F DANA
57 EXCHANGE ST. CITY

LAND & BLDG. MERRILL ST. #13
ASSESSORS PLAN 14-F-13
AREA 3300 SQ. FT.

RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS			
						TOPOGRAPHY	IMPROVEMENTS		
						LEVEL	✓	WATER	
						HIGH		SEWER	
						LOW		GAS	
						ROLLING		ELECTRICITY	
						SWAMPY		ALL UTILITIES	✓
						STREET		TREND OF DISTRICT	
						PAVED	✓	IMPROVING	
						SEMI-IMPROVED		STATIC	✓
						DIRT		DECLINING	
						SIDEWALK	✓		
						TILLABLE		PASTURE	
						WOODED		WASTE	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
32	97	1800	99	1800	1951	19
				580		
TOTAL VALUE LAND				580		
TOTAL VALUE BUILDINGS				2220		
TOTAL VALUE LAND AND BUILDINGS				2800		
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			

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

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

YEAR	ORIG. COST	RENTAL	280
YEAR	SALE PRICE	EXPENSE	-
YEAR	U. S. R. S.	NET	34

ASSESSMENT RECORD		INCREASE	DECREASE
1950	LAND	100	
	BLDGS.	7075	
	TOTAL	7175	
1951	LAND ✓	350	
	BLDGS ✓	1325	
	TOTAL ✓	1675	
1952	LAND		
	BLDGS.		
	TOTAL		
1953	LAND		
	BLDGS.		
	TOTAL		
1954	LAND		
	BLDGS.		
	TOTAL		
1955	LAND		
	BLDGS.		
	TOTAL		
1956	LAND		
	BLDGS.		
	TOTAL		

RECORD OF BUILDINGS

14-E-13

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

YEAR 19

YEAR 19

1ST. 1600
2ND 1600
TOTAL 3200

CONSTRUCTION

FOUNDATION		FLOOR CONST.			PLUMBING	
CONCRETE		WOOD JOIST			BATHROOM	2 ✓
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 ✓
1/4 1/2 3/4			B	1 2 3	STD. WAT. HEAT	2 ✓
NO. CELLAR		CEMENT	✓		AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH			ELECT. WAT. SYST.	
CLAPBOARDS	✓	PINE		✓/✓/✓	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD			NO PLUMBING	
DROP SIDING		TERRAZZO				
NO SHEATHING		TILE			TILING	
WOOD SHINGLES					BATH FL. & WCOT.	
ASBES. SHINGLES					TOILET FL. & WCOT.	
STUCCO ON FRAME		ATTIC FLR. & STAIRS			LIGHTING	
STUCCO ON TILE		INTERIOR FINISH			ELECTRIC	✓
BRICK VENEER			B	1 2 3	NO LIGHTING	
BRICK ON TILE		PINE		✓/✓	NO. OF ROOMS	
SOLID BRICK		HARDWOOD			BSMT.	2ND 4
STONE VENEER		PLASTER		✓/✓/✓	1ST	4 3RD 6
CONC. OR CIND. BL.		UNFINISHED			OCCUPANCY	
		METAL CLG.			SINGLE FAMILY	
TERRA COTTA					TWO FAMILY	✓
VITROLITE		RECREAT. ROOM			APARTMENT	
PLATE GLASS		FINISHED ATTIC			STORE	
INSULATION		FIREPLACE			THEATRE	
WEATHERSTRIP		HEATING			MOTEL	
ROOFING		PIPELESS FURNACE			OFFICES	
ASPH. SHINGLES	✓	HOT AIR FURNACE			WAREHOUSE	
WOOD SHINGLES		FORCED AIR FURN.			COMM. GARAGE	
ASBES. SHINGLES		STEAM			GAS STATION	
SLATE TILE		HOT WAT. OR VAPOR			ECONOMIC CLASS	
METAL		NO HEATING 1-2-3		✓	OVER BUILT	
COMPOSITION					UNDER BUILT	
ROLL ROOFING		GAS BURNER			DT. 5/17/59	AR. 65
INSULATION		OIL BURNER			LD. 198	PD. 65
		STOKER			MS. CK. 1	REP. VAL. 5770

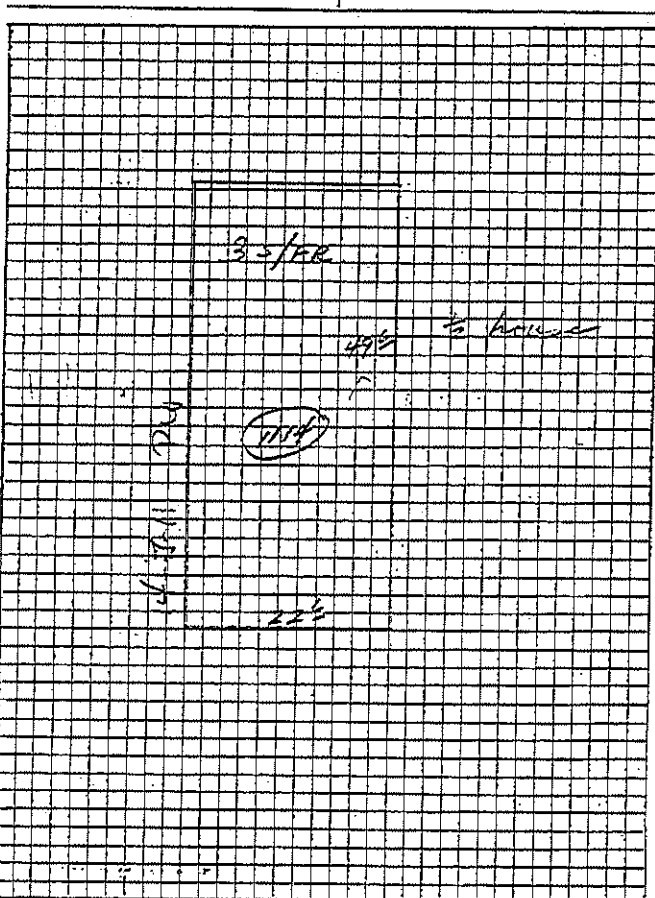
COMPUTATIONS

UNIT	1951		
1114 S. F.	9720		
S. F.			
P.W.	-300.		
ADDITIONS			
EASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING	-1020		
PLUMBING	+390		
TILING			
M.F.	+1970		
TOTAL	9680		
FACT.	-15-1460		
REP. VAL.	5770		

SUMMARY OF BUILDINGS

OCCY	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
Dwg.	A 3 1/2 FR	B	76+		F	8220	55%	3700	40%	2220		
B										B		
C										C		
D										D		
E										E		
F										F		
G										G		

YEAR	1951					1951 TOTAL BLOGS.	2220.
TAX VAL.							
OLD VAL.							
CHANGE							



REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

1970-1972 ✓ 72

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
	15-17	Merrill Street		OF		8977	5		14	F	9-11-13	

TAXPAYER ADDRESS AND DESCRIPTION

Trustees U/W Alice B Libby
 c/o H.M. Payson & Co
 93 Exchange St. City

Real Estate-Portland Me Assessors
 Plans on file in Assessors Office
 City Hall Plan 14-F-9
 Merrill St 17
 Area 2427 Sq Ft

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
COBB, FRANKLIN O III	1971	3130	696
LIBERTY & KENNEY, INC.	1972	3167	249

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	
PAVED <input checked="" type="checkbox"/>	TREND OF DISTRICT
SEMI-IMPROVED <input type="checkbox"/>	IMPROVING <input type="checkbox"/>
DIRT <input type="checkbox"/>	STATIC <input checked="" type="checkbox"/>
SIDEWALK <input checked="" type="checkbox"/>	DECLINING <input 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 1963	YEAR 19
25	96	30	98	2940	735	
SIZE - 50%					-367	
TOTAL VALUE LAND				1	375	
TOTAL VALUE BUILDINGS				1		
TOTAL VALUE LAND AND BUILDINGS				1	375	

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						

ASSESSMENT RECORD			INCREASE	DECREASE
19	LAND			
19	BLDGS.			
19	TOTAL			
1962	LAND			
1962	BLDGS.			
1962	TOTAL			
1963	LAND	375		
1963	BLDGS.			
1963	TOTAL	375		
19	LAND	2625	2250	
19	BLDGS.	10975	10975	
19	TOTAL	13600		

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	1971	19
89	46	310	98	2940	2617	
TOTAL VALUE LAND					2625	
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

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						

19	LAND	2625		
19	BLDGS.	11400	425	
19	TOTAL	14025		
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			
19	LAND			
19	BLDGS.			
19	TOTAL			

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

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

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

RECORD OF BUILDINGS

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

1910-1972

YEAR 19

YEAR 19

4/24/71 - (2) OFFH 10 HT S.S. -
4/24/71 - 576 (N) S.W. 4/6/71

FOUNDATION		FLOOR CONST.		PLUMBING												
CONCRETE		WOOD JOIST	✓	BATH ROOMS	4 ✓											
CONCRETE BLOCK		STEEL JOIST		ST. SH. BATH												
BRICK OR STONE	✓	MILL TYPE		TWO FIXT. BATH												
PIERS		REIN. CONCRETE		ST. SHOWER												
CELLAR AREA FULL	✓	FLOOR FINISH		TOILET ROOMS												
1/4 1/2 3/4				WATER CLOSETS												
NO. CELLAR		CEMENT	1/2	URINALS												
EXTERIOR WALLS		DIRT	1/2	LAVATORIES												
CLAPBOARDS		PINE	✓ ✓ ✓	KITCH. SINKS	4 ✓											
ALUM.		HARDWOOD		COMPUTATIONS												
DROP SIDING		TERRAZZO		UNIT	70 72											
NO SHEATHING		TILE/		S. F.	31450 30850											
WOOD SHINGLES		ATTIC FLR. & STAIRS NO		M.F. S. F.	+3145											
ASBES. SHINGLES	✓	INTERIOR FINISH		+7'1/2	+2314											
ASPH. SHINGLES				ADDITIONS												
STUCCO ON				Boys	+600 +600											
METAL				BASEMENT												
BRICK VENEER				WALLS												
BRICK ON				ROOF												
SOLID BRICK				FLOORS												
STONE VENEER				ATTIC												
CONC. OR CIND. BL.				FINISH												
INSULATION				FIREPLACE												
STORE FRONT CHEAP				HEATING	-3080 +1080											
STORE FRONT AVE.				PLUMBING	+2190 +2190											
STORE FR' VISH				TILING												
ROOFING				TOTAL	34304 36164											
ASPH. SHINGLES	✓			FACT.												
PRE-CAST				REP. VAL.	34304 36164											
ASBES. SHINGLES				SUMMARY OF BUILDINGS												
SLATE TILE				OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
METAL				ART	A	35/F	C	001	F-P	34304	60	13721	20	10976	10975	71
COMPOSITION					B					36164	35	16223	30	11391	11400	72
LSJ					C											
INSULATION					D											
					E											
					F											
					G											
					H											
					I											
					J											

UNIT	70	72
S. F.	31450	30850
M.F. S. F.	+3145	
	+7'1/2	+2314
ADDITIONS		
Boys	+600	+600
BASEMENT		
WALLS		
ROOF		
FLOORS		
ATTIC		
FINISH		
FIREPLACE		
HEATING	-3080	+1080
PLUMBING	+2190	+2190
TILING		
TOTAL	34304	36164
FACT.		
REP. VAL.	34304	36164

496
35/F
222B
45

25/BAY 25/BAY

CODE	NUMBER	TRACT	BLOCK	USE	ZONING	LAND NO.	STREET	BLDG. NO.	NUMBER	CODE	NUMBER	
014	F	009	1193	0015	15	1973 - 1979			01 of 01	R		
DESCRIPTION		8977 S.F.	RECORD OF OWNERSHIP			TAX YEAR	ACCOUNT NUMBER	DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
LIBERTY & KENNEY INC. P O BOX 172 GRAY ME 04039		DEVL. NO.	MORRIS, R.S. JR & EVANS, L.J. ⁴⁰⁰¹ / ₁₇₉			1978	H-15340	04 17	1 2	47,000	1 2 3 4	1 2
14-F-9-11-13 MERRILL ST 15-17 8977SF			1978-6 F.A.M.									
			1978 - CHK 3 RD FLR FOR OCC. - VAC									

LAND COMPUTATIONS										LAND USE			ASSESSMENT RECORD		
0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE	RESIDENTIAL	ASSESSMENT	INCREASE	DECREASE		
LOTS	1	92.0	092	097	080	99	79.20	7290	7290	06 Multi-Use Residential	LAND	7220			
1 REGULAR LOT	L									07 Residential Hotels	BLDGS	17920	2980		
2 MINUS LOT	L									08 Apartments & Rooms	TOTAL	25190			
3 APARTMENT SITE	L									09 Rooming Houses	LAND	1290			
10 Condominiums										11 Single Family	BLDGS	23550	5630		
11 Single Family										12 Two Family	TOTAL	30840			
12 Two Family										13 Three Family	LAND				
13 Three Family										14 Four Family	BLDGS				
14 Four Family										15 Five to Ten Family	TOTAL				
15 Five to Ten Family										16 Eleven to Twenty Family	LAND				
16 Eleven to Twenty Family										17 Twenty-One Plus Family	BLDGS				
17 Twenty-One Plus Family										18 Seasonal	TOTAL				
18 Seasonal										19 Garages, Sheds, Accessory Building	LAND				
19 Garages, Sheds, Accessory Building										COMMERCIAL	BLDGS				
COMMERCIAL										21 Retail & Personal Services	TOTAL				
21 Retail & Personal Services										22 Office & Business Services	LAND				
22 Office & Business Services										23 Hotel & Motel	BLDGS				
23 Hotel & Motel										24 Wholesale	TOTAL				
24 Wholesale										25 Parking Lots	LAND				
25 Parking Lots										26 Private Clubs	BLDGS				
26 Private Clubs										INDUSTRIAL	TOTAL				
INDUSTRIAL										31 Manufacturing & Construction	LAND				
31 Manufacturing & Construction										32 Warehouse & Storage	BLDGS				
32 Warehouse & Storage										33 Transportation	TOTAL				
33 Transportation										34 Communication	LAND				
34 Communication										35 Extraction	BLDGS				
35 Extraction										36 Multi-Use Industrial	TOTAL				
36 Multi-Use Industrial										VACANT LAND	LAND				
VACANT LAND										40 Vacant Land	BLDGS				
40 Vacant Land										EXEMPT	TOTAL				
EXEMPT										53 Religious	LAND				
53 Religious										54 Benevolent & Charitable Institutions	BLDGS				
54 Benevolent & Charitable Institutions										55 Literary & Scientific Institutions	TOTAL				
55 Literary & Scientific Institutions										56 Governmental	LAND				
56 Governmental										57 Others Exempt By Law	BLDGS				
57 Others Exempt By Law											TOTAL				
TOTAL VALUE LAND								7290							
TOTAL VALUE BUILDINGS								20900							
TOTAL VALUE LAND & BLDGS.								22190							

GENERAL PROPERTY FACTORS				RESIDENTIAL PROPERTY FACTORS				BUILDING PERMIT RECORD								
NEIGHBORHOOD I. D.				NEIGHBORHOOD FACTORS				LOT FACTORS				DATE	PERMIT NO.	AMOUNT	DESCRIPTION	
TOPOGRAPHY RATING				TYPE				LANDSCAPING RATING								
1 GOOD	2 FAIR	3 POOR	4 VERY POOR	1 RURAL	2 URBAN	3 SUBURBAN	4 SUBDIVISION	1 EXCELLENT	2 GOOD	3 FAIR	4 POOR	5 NONE				
STREET OR ROAD				TREND				DRIVEWAY								
1 PAVED	2 UNPAVED	3 PROPOSED	4 NONE	1 IMPROVING	2 STATIC	3 DECLINING		1 IMPROVED	2 UNIMPROVED	3 NONE						
SIDEWALK				INFLUENCE ON SUBJECT PROPERTY				FRONTING TRAFFIC								
1 YES	2 NO			1 NONE	2 DEVALUING	3 ENHANCING		1 LIGHT	2 MEDIUM	3 HEAVY	4 NONE					
UTILITIES				DESIRABILITY RATING				COMPARISON TO NEIGHBORING PROPERTIES								
1 ALL	2 WATER	3 SEWER	4 ELECTRICITY	1 EXCELLENT	2 VERY GOOD	3 GOOD		1 LOT	2 IMPROVEMENTS							
0 NONE	1 PUBLIC	2 PRIVATE		4 AVERAGE	5 FAIR	6 POOR	7 VERY POOR	1 TYPICAL	2 POORER	3 BETTER	4 NONE					
												S.F.	TO-FROM	CH	BL	LOT
												S.F.	TO-FROM	CH	BL	LOT
												S.F.	TO-FROM	CH	BL	LOT

INSPO/76 SL

1973-1979

VACANT LOT

DWELLING DATA

CONSTRUCTION
 3.0 STORY 2
 1 BRICK 4 CONC. BLK. 7 STONE
 2 FRAME 5 STUCCO 8 METAL
 3 FR. & MAS. 6 TILE 9 CONC.

AGE
 ERECTED 1 000 REMODELED 19

LIVING ACCOMMODATIONS
 TOTAL ROOMS 30 BED ROOMS 18 FAMILY ROOMS
 FULL BATHS 4 HALF BATHS 1 TOTAL FIXTURES 18

BASEMENT
 1 NONE 2 CRAWL 3 PART 4 FULL

FINISHED BASEMENT LIVING AREA
 0 SF.

ATTIC
 1 NONE 2 PART FIN. 3 FULL FIN.

HEATING
 1 NONE 2 BASE 3 AIR CON.

- OTHER FEATURES
- MASONRY TRIM
 - MODERNIZED KITCHEN
 - RECREATION ROOM
 - WOODBURNING FIREPLACE
 - BASEMENT GARAGE
 - ATTACHED GARAGE

TOTAL OTHER FEATURE POINTS +

GROUND FLOOR AREA 2,228

ADDITION POINTS 0.10

GRADE FACTOR D+10%

C & D FACTOR 1/2 + 10%

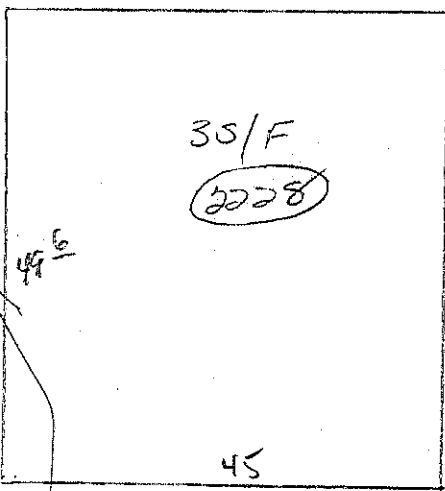
CDU P- DEPRECIATION 65%

DWELLING COMPUTATIONS

BASE PRICE	6,1090
PLUMBING	+ 3700
BASEMENT	
BASEMENT FINISH	
ATTIC 3rd Floor	- 5650
HEATING	
ADDITIONS	+ 10%
TOTAL BASE	6,0340
GRADE FACTOR	x 190%
TOTAL	6,4300
OTHER FEATURES	
TOTAL	
C & D FACTOR	x 110%
REPLACEMENT COST	5,9730
DEPRECIATION	- 65% 70
R.C.L.D.	2,0900 1,7920

1. 3250
 2. 3250
 1. 35 WK + 1/2 bath
 2. 35 WK + 1/2 bath

3rd Floor Unlivable
 VP could not
 be utilized as Apt
 NO plumbing would
 need extensive work
 to be able to be utilized
 at all.



OTHER BUILDINGS AND YARD

NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1								01 GARAGE 16 FLAT BARN
2								02 CARPORT 17 BANK BARN
3								03 PATIO 18 POLE BARN
4								04 SHED 19 LEAN TO
5								05 POOL 20 IMPLEMENT SHED
6								06 BATHHOUSE 21 POULTRY HOUSE
7								07 SHOP 22 HOG HOUSE
8								08 SHELTER 23 MILK HOUSE
9								09 STABLE 24 CRIB
10								10 SUMMER 25 GRANARY
11								11 KITCHEN 26 BIN
12								12 WELL HOUSE 27 SILO
13								13 B.T. PAVING 29 CABIN
14								14 CONC. PAVING 30 MOBILE HOME
15								15 PAVING 00 MISC. BLDGS.

GROSS BUILDING SUMMARY

I.D.	USE	CONSTRUCTION	GRADE	AGE	ERECT.	REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION	R.C.L.D.
	APT - 6 UNITS	3E PR	D+10	0LD	1919	F-P				67280	65	23550

T 1 SEE DETAILED CARD
 2 SEE DETAILED REPORT
 LISTED DATE 11/29/73 BY RW

COMMERCIAL/INDUSTRIAL BUILDING DATA & COMPUTATIONS

ROOFING	SLATE OR TILE	EXTERIOR WALL CODES
COMPOSITION	METAL	1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE
METAL	SHINGLE	2 FRAME 4 C. BLK. 6 TILE 8 METAL 0 ENAM. STL.
FRAMING	8 1 2	EXTERIOR WALLS 2 A. B.
WOOD JOIST		EFF. PERIMETER L/F
FIRE RESISTANT		FIRE PROOF
FIRE PROOF		FLOORS
FLOORS		NO. OF UNITS 6
CONCRETE		AV. UNIT SIZE 1114
WOOD		BSMT. SIZE 100%
TILE		SCHEDULE APT
FINISH TYPE		HT.
UNFINISHED		BASEMENT 2.55
FINISHED OPEN		FIRST 10.85
FINISHED DIVIDED		SECOND 9.85
USE		THIRD 9.85
STORE		BASE PRICE 33.10
OFFICE		B.P.A.
APARTMENT		SUB TOTAL
WAREHOUSE		LIGHTING
VACANT		HTG/AIR CON.
ABANDONED		SPRINKLER
HEATING		PARTITIONS
CENTRAL WARM AIR		INTERIOR FINISH
HOT WATER/STEAM		
UNIT HEATERS		
NO HEATING		SF/CF PRICE 33.10
AIR COND.		AREA/CUBE 2228
CENTRAL		SUB TOTAL 73750
PACKAGE/UNITS		SPECIAL FEATURES
PLUMBING		ADDITIONS 1000
BATH ROOMS		TOTAL BASE 74750
TOILET ROOMS		GRADE FACTOR 90%
OTHER		REPL. COST 67280
SPRINKLER		

QTY.	ITEM DESCRIPTION	PRICE
	PLUMBING FIXTURES BASE	
TOTAL SPECIAL FEATURES		

TOTAL GROSS VALUE 20700

GRADE DENOTES QUALITY OF CONSTRUCTION: A-EXCELLENT; B-GOOD; C-AVERAGE; D-CHEAP; E-VERY CHEAP
 CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING



Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator
July 17, 2014

Scott E. Herrick, Esq.
c/o Drummond & Drummond
One Monument Way
Portland, Maine 04101

original

RE: 15-17 Merrill Street, Portland, Maine; 14-F-9, 11 & 13 (the "Premises") – R-6 Zone

Dear Attorney Herrick,

I am in receipt of your request for a determination letter concerning the Premises. I hereby certify with respect to the above-referenced property owned by Cumberland Merrill Apartments, LLC and described on the attached Exhibit A:

1. The applicable zoning code affecting the Premises is as follows:
Land Use Zoning Ordinance of the City of Portland revised through July 2, 2014. *now 7/16/14 ✓*
2. The Premises are located in the following zoning district under the Land Use Zoning Ordinance: R-6 Residential Zone, and the current use of the Premises as a four (4) residential apartment building is a permitted use thereunder.
3. There are no known, unresolved violations or pending enforcement actions with respect to any applicable zoning codes, City ordinances, or building, environmental, or energy codes, ordinances, or regulations except as follows:

<input checked="" type="checkbox"/> NONE	<input type="checkbox"/> UNRESOLVED VIOLATIONS EXIST
--	--
4. The following permits and approvals, as applicable to the Premises, have been obtained:

(a)	<input type="checkbox"/>	[Not on File] Certificate of Occupancy
(b)	<input type="checkbox"/>	[N/A] Conditional Use Approval
(c)	<input type="checkbox"/>	[N/A] Site Plan Approvals
(d)	<input type="checkbox"/>	[N/A] Subdivision Approval
(e)	<input type="checkbox"/>	[Not on File] Building Permit
(f)	<input type="checkbox"/>	[N/A] Condominium Conversion
(g)	<input checked="" type="checkbox"/>	<input type="checkbox"/> Copies of 1955 City Directory & Pre-1957 Assessor's records

Very truly yours,

Marge Schmuckal
Marge Schmuckal
Zoning Administrator
City of Portland, Maine



M. C. HUTCHINSON,
 PLUMBING, STRAM AND HOT WATER HEATING,
 Telephone Connection,
 183 Brackett and 18 Preble Sts.

LEFT SIDE. RIGHT SIDE.
MECHANIC STREET—CONTINUED.
 46 Samuel Mason 41 Albert O. Jenks
 George A. Pennell (rear) Vacant
 50— Portland street 45— Portland street

MELBOURNE STREET.
 WARD 1.
 From 282 Eastern Promenade to 73 North.
 16 Frank M. Emery 13 Ralph W. Dyer
 Mrs. Bridget Siteman
 18 Howard C. Sturgis
 Samuel F. Farris 19 Alfred M. Boothby
 Emerson street Erastus Boothby
 26 Isaiiah Lord 23 Mrs. Eliza J. Ball
 (rear) Irving A. Smith 25 Mrs. Harriet E. Curtis
 James Greaney 27 Albert F. Purington

32 Isaac Haines 33 Frank W. Small
 40 John R. Lowell 35 William F. Bennett
 Francis C. Pittredge
 42 Thomas F. Small
 44 George W. Jones
 52 George T. Dealy
 58 Merrill street
 58 John E. Noyes 45-49 Willis street
 62 Thomas Conley 51 Michael H. Daily
 64 Arthur H. Plante 53 Abel Bowie
 Joseph E. Mansfield Walter A. Bowie
 (rear) Irving A. Smith, 57 Winfield S. Lane
 painter 61 Henry E. McLaughlin
 66 Vacant 63 Hiram Wolf
 Mrs. Susan Dennison Louis Winstein
 72 Fred E. Greely 71 Richard K. Gatley
 Edwin A. Boothby 73 Bradbury E. True
 74 Forrest W. Field Edward D. McClearn
 William A. Campbell
 80 William G. Mulligan
 86— North street

85— North street
MELLEN STREET.
 WARD 6.
 From 727 Congress to 210 Portland.
 10 Ermon D. Eastman 11 James E. Wengren
 14 George F. West 15 William H. Roberts jr.
 24 Malcolm F. Hammond 25-29 Deering street.
 30 George S. Payson
 42 Frederick W. Robinson
 Mrs. Hannah H. Griffith
 44-48 Cumberland avenue 47, 49 Cumberland avenue
 56 Mrs. Alice M. True
 60 Henry H. Grant
 62 Thomas M. Kimball
 62a Charles Jarrett
 Seward B. Ham
 64 Charles H. Anderson
 66, 68 Sherman street

67, 69 Sherman street
MAINE'S OLDEST AND LEADING SADDLERY HOUSE.
 The James Bailey Company,
 18 Free Street and Middle Street,
 Monument Square.

1902 Directory

LEFT SIDE. RIGHT SIDE.
MELLEN STREET—CONTINUED.
 73 Cyrus M. Benson
 86, 88 Grant street 87, 89 Grant street
 106— Portland street 107— Portland street

MELROSE STREET.
 WARD 8.
 From 29 Belmont to junct. Woodford and Arlington streets.
 18-20 Coyle street 17-19 Coyle street
 38-40 Clifton street 37-39 Clifton street
 — Arlington street 41 Clifford L. Frost, contractor
 Woodford street

MERRILL COURT.
 WARD 4.
 From 77 Chestnut to 44 Stone.
 1 William H. Jenks 5 Benjamin Ingraham, shoe re-
 3 James J. Gillespie pairer
 (rear) Willis F. Nelson
 16— Stone street 15— Stone street

MERRILL STREET.
 WARD 1.
 From 83 Congress to 52 Melbourne.
 8 Hezekiah H. Pollard 5 Mrs. Harriet E. Eaton
 10 Mrs. Elizabeth D. Rounds 9 Miss Henriette C. Harris, mil-
 George A. Marland liner
 14 J. Franklin Crockett Joseph R. Harris
 Samuel H. Richards 13 William L. Bishop
 (rear) John F. Fogg James Wright
 16 Daniel Lax 15 Harry P. Lowell
 Frederick A. Norton Mrs. Lena A. Foster
 Ivory Phillips Elms Leavitt
 18, 20 Cumberland avenue 17 Mrs. Eliza A. Johnson

19 Walter E. Richey
 21 Adelbert I. Greeley
 Dennis A. Carey
 23 Fred A. Osgood
 Albert E. Dennison
 C. Edwin Turner
 Fred E. Bridges
 29 Louis H. Plude
 31, 33 Turner street
 35 James Samuels
 37 Ira D. Nason
 Mrs. Lucinda English
 41 James W. Brown
 43 Mrs. Mary E. Heuston
 45 Andrew J. Adams
 49 George A. Johnson
 51 Richard L. Alden
 Clifford L. Plummer
 30 Calvin C. Lane
 Abram L. Jones
 32 Carleton place
 36 Samuel Holloway
 40 Vacant
 42 Rev. Wm. H. Singleton
 46 Fred L. Dyer
 Ernest A. Lingley
 48 Mrs. Hattie Wilcox
 Silas L. Fickett
 James G. Whitten
 50 Mrs. Emma Dunmore
 56 David B. Beals

L. W. CLEVELAND CO.,
 433 CONGRESS STREET.
 Artistic Lighting of Private Houses a specialty, all work done in a thorough and up-to-date manner.
 TEL. CONNECTION.

Carpet Cleaning. E. A. LITTLE,
 125 and 127 Lancaster Street.

502 CONGRESS STREET

Directly opposite where located 95 years
BAXTER BLOCK, 4th Floor, Room 402. Tel

E. S. PENDEXTER, OPTOMETRIST

4 Vacant
10 Vacant
Stone street

From 77 Chestnut to 44 Stone

1 John J. ...
2 Reginald ...
3 C. Herbert ...
15—

MERRILL STREET

WARD 1

From 88 Congress to 56 Melbourne

8 Philip F. Kennedy
10 Herman L. Townsend
John W. Burke
Mrs Zephie Fickett
J. Franklin Crockett
Mrs Hattie J. Burgess
(rear) Vacant
16 Arthur W. Brunt
Mannel A. Robeiro
Alfred French
18 Cumberland avenue

5 Joseph T. ...
9 Henriette ...
13 Henry B. ...
15 Forest I. ...
17 William ...
19 Mrs Nettie ...
(rear) ...
21 Mrs ...
23 Clarence ...
27 Charles ...
29 Thomas ...
33 Fred ...
37 John ...
41 Virban ...
43 Rev ...
45 Frank ...
49 Arthur ...
51 Basil ...
53 Charles ...
55 John ...
57 Angus ...
61 Robert ...
63 Willie ...
65 John ...
67 Howard ...
69 Mrs ...
71 Mrs ...
73 Hyman ...
75 Daniel ...

30 Charles E. Coyne

32 Samuel E. Hellier
0 Carleton place
34 Harley F. Young

42 Joseph C. Fisher
46 Oscar Matthews
Mrs Violet French
48 Mrs Jennie E. McClean
John Verra
Emory C. Dodge
Mrs Addie E. Trott
Ralph W. Haynes
58 Samuel C. Palmer
Edward C. Palmer
60 Quebec street

70 Vacant
80—
Melbourne street

MIDDLE STREET

WARDS 2, 3, 4.

From opposite 17 Hancock to Monument square

2 Raphael Vachiano
Pasquale Castellucci
10 Zesal Azzer

14 Mikele Paolino

18 Antonio Giglio
Guy Quattrucci

1 Sante Ferrante
2 Giuseppe Falcozz
7 James Bellino
Samuel Nappi
13 Lewis Grimaldi
James PESCO
Ralph Centalanni
15 John Fredrico
James Pasco
17 Joseph Rich
Pietro Sarappi
(rear) Vacant
19 Samuel Levine
Charles Barnes
(rear) Louis Lebowitz
Raymond ...
Joseph ...
Joseph ...

INGALLS & CO., MOVERS
27 COTTON STREET
PHONE 4000

21 Edward E. Jones
James L. Maxwell
Antonio Morini
Grace Robie
Joseph De Port
Alex Morini
23 Vacant
25 Vacant
27 Vacant
0 India street
35 Mikele Paolino zro
37 Thomas Paolino barber
Joseph Schisano photo and h
37a Vacant
39 Economy Dry Goods Co
Philip A. McDonald
41 Gaetano Caiazzo
43 Vacant
43 Antonio Rego zro
45 Victor Cheoffey
Antonio Rego
45a Vacant
47 Lawrence Sparrow
Francis Quattrucci
49 Sisti & Farrinelli gro
49a Jacob Geller
51 Morris Greenberg
Carlo Sisti pool
Raymond M. Conary
Mrs Mathilda Jensen
53 Lucius H. Cummings stoves
Mrs Zeldia Carvel
55 David Blumenthal fruit
Mrs Ida Simansky
James Taylor
57 David Finkleman variety
59 Louis Taylor
59a Louis Peverada
Louis J. Shainman
61 Salvatore Nolfo barber
63 Vacant s
65 Vacant
67 Vacant
69 Vacant
0 Hampshire street
71 David Levinsky fruit
73 Ventolino Cerino shoe repr
75 Mrs Ida Arlock
Robert E. Laidlaw
Vito Caiazzo
William Myers
15a Vacant
77 Louis Lebowitz zro
79 Vacant st
79a Samuel Blumenthal meats
81 Mrs Tina Hatton gro
Mrs Mary F. Foley
81a Frank Lefebre
Pasquale De Larno
83 Louis Nappi zro
83a Jacob Cohen
Ventolino Cerino
85 Abram L. Smith meats
85a Mrs Tina Hatton
John Polito
87 Frank Naples confr
0 Franklin street
89 Wolfe Building
Louis Rurstein clothing
93 Frank Naples
Arden Goldman
Isaac Katz
95 Morris Mack zro
97 Benjamin Fireman shoes

O. E. MORRISON & SON
CEMETERY MEMORIALS
128 High Street, Portland
Phone Forest 1877

Directory-Fred. L. Tower Companies
PROCESS LETTERS
ADDRESSING
MAILING

1927

BURNHAM & MORRILL
COMPANY
FOOD PACKERS
 45 WATER ST. Tel. 2-8341

AND 1945 DIRECTORY

- Left Right
- 62 Stephen J Mulhall apt 1
 - Charles T McCullough apt 2
 - James B McKenney apt 3
 - Ralph C Johnson apt 5
 - John J Curran apt 6
 - Levi H Kennedy apt 7
 - Mrs Addie H Lowd apt 8
 - Lindon B Kirkpatrick apt 9
 - Taelma Butterfield apt 10
 - Douglas P Frewin apt 11
 - John L Eyrne variety store
 - 64a Church of The Sacred Heart
 - 65 Sherman street
 - 73 Sherman street
 - 78 Simpson Apartments
 - Emile Beaudoin apt 1
 - Lawrence C Hamilton apt 2
 - Elizabeth Kemp apt 3
 - Dora Brownstone apt 4
 - Claude E Caswell apt 5
 - Oscar A Rodriguez apt 6
 - Joseph W O'Neil jr apt 7
 - Arthur E O'Donnell apt 8
 - 79 Mellox Street Market gro
 - 82 Ray W Goodwin
 - Joseph H McLaughlin
 - Mrs Helen F Desmond
 - Claude Berry
 - 85 Grant street
 - 86 Grant street
 - 90 The Mellox Apartments
 - Mrs May H Torrey apt 1
 - Donald E Schover apt 3
 - Paul R Smith apt 4
 - Myrtle Goddard apt 5
 - George Chandler apt 6
 - 94 Joseph E Carians
 - Mary E Carians nurse
 - Mrs Madeline J Silver
 - Mrs Julia E Hagen
 - 107 Park avenue
 - 108 Park avenue

MELROSE STREET
WARD 8

- From 23 Belmont to junction Woodford and Arlington
- 19 Coyle street
 - 20 Coyle street
 - 23 Chilton street
 - 29 Chilton street
 - 41 Willard E Woodbury
 - 51 Harriet Chidden
 - 52 Irving I Stein
 - 57 Woodford street

MERIDIAN STREET—PEAKS ISLAND
 From Oakland avenue easterly

MERILINE AVENUE
WARD 8

- From Hillcrest avenue to Rowe avenue
- 2 Charles S Curry
 - 1 Freeman White

MERRIAM STREET
WARD 9

- From between 80 and 90 Columbia road
- 11 Phillip Heywood
 - 12 Charles G Harrington
 - 14 Carl A Taylor
 - 15 James S Deane

MERRIAM STREET—PEAKS ISLAND
 From Spruce avenue southerly to Maple

MERRILL COURT
WARD 4

From 77 Chestnut

YOU PAY FOR INSULATION WHETHER YOU HAVE IT OR NOT
ROCK WOOL INSULATION CO. Specialists in Home and
 OF MAINE, Inc. Building Insulation
 317-319 COMMERCIAL ST. DIAL 3-1112 Old and New Construction

PORTLAND [1945] DIRECTORY

- Left Right
- 14 Mrs Lilla W Crockett
 - 15 Mrs Lilla W Crockett
 - 15 Frederick C Strout
 - Philip I Herman
 - 16 Walter D Gallagher
 - Robert T Anderson
 - Mrs J Vacciano
 - 17 Merton E Payson
 - Joseph Belanger
 - Lyman W Warren
 - 18 Cumberland Avenue
 - 19 Mrs Della E Johnston
 - 19 1/2 Mrs Grace E Lowry
 - 21 Herman S Leland
 - Edwin O Chandler ptr and h
 - Mrs Doris P Gregor
 - 23 Irving N Hill
 - Mrs Katherine L White
 - Leo C Dyer
 - 27 Arthur E Bowic
 - 28 Thomas F McCarthy
 - Michael J Greely
 - Linden W Libby
 - Mary W Stinson
 - Joseph J Fournier
 - Carlton place
 - 29 Turner street
 - James A Collins
 - 35 Mrs Jennie M Samuels
 - 37 Lucian Marino
 - Samuel L Casale
 - 40 Merrill Street Market
 - 41 James H Clarke
 - 42 Melvin A Brewer
 - 45 Charles F Hill ptr and h
 - Joseph E Cushman
 - Albert F Hall
 - Albert H Manchester
 - George A Buckley
 - Robert J Simpson
 - Daniel A Doucette
 - 49 Arthur Gilley
 - John Verra
 - Lee A Tyler
 - 51 Gordon F Whitman
 - William J Terroni
 - 55 George E Davis
 - Douglas N Patterson
 - Ralph E McCarthy
 - 57 Mrs Sarah J Brown
 - Mannel L DeLus
 - Daniel J Vessey
 - Wesley M McDonough
 - 58 Quebec street
 - 61 Quebec street
 - 65 Alice M Love
 - Merrill Street Garage storage
 - 67 Edward E Nelson
 - 69 William C Heffer jr
 - Albert Matson
 - Private garage
 - 71 James DiBiase gro
 - 73 James DiBiase
 - John J Lee
 - 75 Melbourne street
 - 79 Melbourne street
 - 80 Melbourne street

MICHIGAN AVENUE
WARD 9

- From Ray to Idaho
- Vacant
 - Robert L Smith
 - Alfred C Stearns
 - Royal G Kennard
 - Frank B Hawthorne candy brkr and h

MIDDLE STREET
WARDS 2, 3, 4

From 18 Hancock to Monument square

- Left Right
- 17 Mrs Virginia Panuzzo
 - Giuseppe Falozzi
 - 18 Mrs Josephine Giglio
 - Guy Quattrucci
 - 19 Frank S Quatrano
 - James F Salamone
 - Arthur J Bumo
 - Antonio D'Innocenza
 - Francis V Bickford
 - (near) Philip Quatrano
 - 19 1/2 (near) John P Gorham
 - Antonio DePietrantonio
 - John A Euchroe
 - 21 Paul Dube
 - Frank V Bickford
 - William Principi
 - Andrew Quatrano
 - Alex A Marino blacksmith
 - 25 T Henry Flanagan
 - Antonio Quatrano
 - 27 Lorenzo Lapomarda
 - Frank Falozzi
 - 30 Dirigo Hall
 - Mrs Patricia Cartonio
 - Alphonse V Russo
 - 32 Vacant
 - 33 India street
 - 34 India street
 - 36 Balbo Cafe
 - 36a Antonio Sangello
 - Arthur W Sears
 - Adam J Sangello
 - Thydis Russo
 - 36b Vacant st
 - 39 New York Fruit Store
 - 40 Vacant st
 - 40a Marielo Colelio
 - Dominic Bozzi
 - James Dorazio
 - Robert W Munson
 - 41 Michael Valente
 - Stefano Minervino
 - 41 1/2 Paolino & Quattrucci barbers
 - 42 Vacant
 - 42a Cushman Baking Co
 - 43 Lorenzo Spera gro
 - 45 Harry Kennedy
 - Patsy Sacco
 - 46 Vacant st
 - 47 Lucius H Cummings stoves
 - Thomas L Leo
 - Richard M Anderson
 - 48 Frank Quattrucci
 - Vincent J Fralbiardi
 - 49 Charles Leventhal sheet metal
 - Mrs Rose Sisti
 - John F Muddrell
 - Joseph F Fusco
 - 51 Napoli Bakery
 - Faye Page
 - Abe Dansky
 - Jacob G Geller trucking and h
 - Harry J Woods
 - 52 Vacant st
 - 53 Vacant st
 - 55 Mrs Alice G Farina
 - Philip G Galarnau
 - Leslie G Stiles
 - 56 Charles Leventhal storage
 - 57 Vacant st
 - 58 Vacant st
 - 59 Morris Greenberg dry goods
 - Curtis Hood
 - 59 1/2 John Dana
 - Joshua McKenney
 - Orlando Napoleone
 - 60 Vacant st
 - 61 Vacant st

1945

SURETY BONDS
CHESTER L. JORDAN
 22 MONUMENT SQUARE

H Cahill
 1th H Merrigan
 1 J Guillard
 Arthur Cunningham
 P Quinn
 H Taber
 W Allen
 Griffin
 A Libby
 Dinger
 Sesto
 P Tetrault
 lanche Tetrault nurse
 E Hensley
 Corbett
 lamilton
 er street
 ar street
 set
 set

MAYS STREET
 WARD 8
 udwater road

LEADOW STREET
 WARD 9
 en avenue to MCRB

ECHANIC PLACE
 WARD 5
 3 and 31 Mechanic
 Lajole
 rude M Boyer
 Delaney ©

CHANIC STREET
 WARD 5
 land avenue to between 32 and
 land

F Moulton
 A Henderson
 M Mullan ©
 sa A Fessenden ©
 I Smart
 Davis
 s Nellie E Mason
 Mark
 r D Shurtleff
 Bryant
 Sanks jr
 s Alma Emerson
 Dunham
 gette Brewer
 l Albright
 unham apt 1
 Doherty ©
 Severance
 Brann
 Cobb © apt 1
 Martin apt 2
 bb apt 3
 own
 Hitchcock
 hale
 Vicketopoulos
 Kinges
 Lang ©
 Whitney
 ora
 ythlock
 Matthews
 argeon
 milton
 Cormack
 agne ©
 alente
 f Parks ©
 laeo
 ret Joyce ©
 Whelpley
 Neill
 arson
 Davis
 McLain
 rackett ©
 tein
 dstein
 Delaney

Patrick Green
 Dudley F Beane
 45 Portland street
 46 Inez Powers
 Harry Johns
 Herbert C Higgins
 Portland street

MECHANIC STREET—PEAKS ISLAND
 From Centennial easterly

MELBOURNE STREET
 WARD 1
 From 222 Eastern promenade to 75 North

4 Samuel Appel apt 1
 Delmont H Perry apt 2
 Thomas J Cassery apt 3
 Kenneth C Berry apt 4
 Alton T Hamilton
 10 Frederick C Ward apt 1
 Norman B Adler apt 2
 Richard W Graham apt 3
 Max Fisher apt 4
 9 Charles J Bennett
 Joseph C Lafavore ©
 Mrs Gertrude Lawton
 15 Oscar W Hulbert ©
 15a John Carpenter
 18 Alfred F Mills
 Harold C Martin
 18a James Hashey
 Loring W Knox ©
 Floyd Thomas
 John O Esmond
 19 Mrs Bertha I Boothby
 Emery Donatelle
 Stewart E McEachern
 Carl Deiano
 20 Frank P Dinardo
 Emerson street
 23 Mrs Mary B Foley
 William J Ward jr
 25 Cole H Kelley
 27 Walter E Moore
 28 Mrs Dora C Lec
 32 George Coutcarr
 33 William J Lucas jr ©
 35 Mrs Bessie Glen ©
 Julius Glen
 Alfred E Ross
 Eric Hedman ©
 Henry C Lewis
 Charles W Chick
 42 Fred W Poore
 44 George C Tinkham
 George S Hutchins ©
 49 Willis street
 51 Mrs Della G Flaherty ©
 Mrs Sarah Silver ©
 53 Clarence A Laidlow
 Maurice I Silverman ©
 Raymond O Kennedy
 Maurice B Kennedy
 56 Merrill street
 57 Martin M Honan jr
 Zenia J Kalosmick
 Mrs Nora H Chapman ©
 58 Martin Jovee
 Alton T Hamilton
 Mrs Sarah E Hamilton
 Mrs Cynthia McLaughlin
 Edgar H Conley
 62 Festus F Joyce ©
 Alfred Romano
 Birger K Olsen
 Frank Steward
 64 George L Boyne
 65 Walter S Reid
 Walter C Emerson
 Richard G Swanson
 66 Soren C Bogh
 67 Edward A Lorrain
 Edwin T Brown
 71 Sabin A Turner
 Clyde McCormick
 Creed Ray
 72 Olive G Flagg ©
 Mrs Lillian M Cotter
 Mrs Flora A Boothby ©
 Weston C Boothby
 Harold M Weed
 76 Fortunato F Villacci ©

MELLEN STREET
 WARD 6
 From 729 Congress to 104 Park avenue

Cunningham's Repair Shop
 Daniel E Ward ©
 H. S. S. Rich & Son Funeral Home
 Mrs Lillian Garland
 Minnie S Holt
 Mrs Lena Maxon
 Byrne O'Neil
 Thomas Howland
 Vernon Putney
 15 Russell-Altenburg Co dental supplies
 Charles E Bourke
 Mrs Marie P Abbott
 Harry L West
 Rocco Bruno
 Frances I Hamm
 George Allan
 Lester C Dickinson
 L Dorothy Hamm nurse
 Genevieve J Hewitt nurse
 Holy Innocents Home
 11 Deering street
 Christopher D Cunningham ©
 Fred W Anthony
 Cumberland avenue
 15 Cumberland avenue
 William E Hale
 16 Norman W Thurston
 Geneva Tozier apt 1
 Doris Hogan apt 2
 Mrs Mary Morton apt 2
 James E McKeeney apt 3
 Ralph C Johnson apt 5
 Levi H Kennedy apt 7
 Addie H Town apt 8
 Landon E Kirkpatrick apt 9
 Lawrence C Hamilton apt 10
 Douglas P Frewin apt 11
 Stephen J Malhall apt 12
 Vacant
 John L Byrne variety store
 Church of The Sacred Heart
 Sherman street
 Sherman street
 Simpson Apartments
 Emile Beaudoin apt 1
 Mrs Winnifred C Knowles apt 2
 Leola M Knowles apt 2
 Elizabeth C Kemp apt 3
 Bora Brownstone apt 4
 Claude E Caswell apt 5
 Oscar A Rodrigue apt 6
 Joseph W O'Neil jr apt 7
 Arthur B O'Donnell apt 8
 Mellen Street Market gro
 Ray W Goodwin
 Joseph H McLaughlin
 Mrs Helen F Desmond ©
 Daniel E McDonough
 Grant street
 Grant street
 The Mellen Apartments
 Mrs Mary E Torrey apt 1
 Percival W Wilson apt 2
 Alvin B Strout apt 3
 Richard Rickman apt 4
 Myrtle Goddard apt 5
 George F Chandler apt 6
 Joseph E Carians
 Mary E Carians nurse
 Mrs Madeline J Silver ©
 Mrs Julia E Hagen
 107 Park avenue
 Park avenue

MELROSE STREET
 WARD 8
 From 25 Belmont to junction Woodford and
 Arlington
 18 Coyle street
 19 Coyle street

52 Henry C Quincy ©
 57 Woodford street

MERIDAN STREET—PEAKS ISLAND
 From Oakland avenue easterly

MERILINE AVENUE
 WARD 8
 From Hillcrest avenue to Rowe avenue
 Charles S Curry ©
 William T Bulley

MERRIAM STREET
 WARD 9
 From between 80 and 90 Columbia road
 11 Ralph P Mayo ©
 12 Charles G Harrington
 14 Carl A Taylor ©
 13 Ernest W Mains

MERRIAM STREET—PEAKS ISLAND
 From Spruce avenue southerly to Maple

MERRILL COURT
 WARD 4
 From 77 Chestnut to 44 Stone
 1 Vacant
 3 Edward S Crowell trucking and h
 Frank L Chaney
 15 Stone street
 16 Stone street

MERRILL STREET
 WARD 1
 From 83 Congress to 56 Melbourne

5 Joseph T Sylvester ©
 Gordon K Mongeau
 Frank Riley
 9 James B Ross
 Mrs Louise Linnell
 Robert E Day
 14 Mrs Lilla W Crockett
 Matt A Cassidy
 15 Frederick C Strout 22
 Philip I Herman
 Walter E Gallagher
 Robert T Anderson
 Mrs Annie G Sexton
 17 Merton E Payson
 Joseph Eslinger
 Lyman W Warren
 Cumberland avenue
 19 Mrs Della B Johnston
 (rear) Mrs Grace G Lowry
 19 1/2 Grace E Lowry
 21 Hermon Leland
 Edwin O Chandler ptr and h
 Mrs Doris E Gregor
 23 John Burns
 Joseph E Jordan
 Leo C Dyer
 27 Arthur E Bowie
 29 Thomas F McCarthy
 Michael J Greeley ©
 Linden W Libby
 30 Mary W Stinson
 32 Joseph U Fournier
 Carleton place
 33 Turner street
 Charles A Silver
 34 Mrs Jennie M Samuels
 37 Lucian Marino
 Samuel L Casale
 40 Merrill Street Market
 41 James H Clarke
 43 Melvin A Brewer ©
 45 Charles F Hall ptr and h
 46 Joseph E Cushman
 Albert F Held
 Albert H Manchester

**W
 E
 R
 S**

FOR

**MULTIPLYING
 STATIONERY**

**165
 MIDDLE
 ST.**

Phone
 2-8431

**FOR CHANGES IN ADDRESSES SINCE
 COMPLETION OF CANVASS
 CONSULT CHANGES ON PAGE 69**

194

Harris owned
1977 Purchase

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 54868
Issued 4/26/71

Portland, Maine 4-26 1971

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address Liberty & Kenney Inc. Tel. 657-3333

Contractor's Name and Address Gray Oil & Gas Inc. Tel. 657-3333

Location 15-17 Merrill St. Use of Building Apt. House

Number of Families 4 Apartments 4 Stores 3 Number of Stories 3

Description of Wiring: New Work Install wiring for R. Boiler Burners, units & control
Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs Light Circuits Plug Circuits

FIXTURES: No. Floor, or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number 2 Phase 1 H.P. 1/8 - 1/2 Amps 6 Volts 110 Starter

HEATING UNITS: Domestic (Oil) 2 No. Motors 4 Phase H.P. 1/8 - 1/2 each
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19 Ready to cover in 19 Inspection 19

Amount of Fee \$ 4.00

Signed Gray Oil & Gas Inc.
T. Casan Duckley

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
4	5	6
7	8	9
10	11	12

REMARKS:

INSPECTED BY T. W. Huber
(OVER)

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 5-14946
 Issued 5/18/71
 Portland, Maine 5-18 1971

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

Rec #560

(This form must be completely filled out -- Minimum Fee, \$1.00)

Owner's Name and Address Liberty & Benny Tel. 657-3333
 Contractor's Name and Address Kray Oil Co Inc Tel. 657-3333
 Location 15-17 Merrill St Use of Building Apartment House
 Number of Families 4 Apartments 4 Stores _____ Number of Stories 3
 Description of Wiring: New Work _____ Additions _____ Alterations _____
S. P. Switch & light, all gpo 24 duplex outlets
 Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets 24 Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Floor, or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Models (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) mill. T. Ball.
 Will commence _____ 19____ Ready to cover in _____ 10____ Inspection _____ 19____
 Amount of Fee \$ 3.00

Signed Kray Oil Co Inc
M. Oscar Buckley

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____		
7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____		

REMARKS:

INSPECTED BY J. W. [Signature]

(OVER)

010	CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	110	NUMBER	STREET NAME	101	CLASS	111	STREET CODE	112	STREET NO.	102	LAND USE	113	ROUTE
	014		F	009	001	01 of 01		15-17	MERRILL ST		AE		1193		0015		15		144

OWNER & MAILING ADDRESS										114	DEED BOOK	DEED PAGE	DEED DATE	
901	HARRIS RICHARD S JR &													
902	LESTER J EVANS													
903	35 PENRITH RD													
904	PORTLAND													
										MEO4102				

SALES DATA						
	MO	YR	TYPE	AMOUNT	SOURCE	VALU
200						
201						
202						

LEGAL DESCRIPTION

14-F-9-11-13
MERRILL ST 15-17
8877SF

1990

103	LIVING UNITS	104	ZONE	NC	105	NEIGHBORHOOD	108	PARTIAL	109	ACCOUNT NO.	120	FRAME NUMBER	PLANNING DISTRICT
	006		R6	[]		406				H15340			14

TYPE		VALIDITY CODES					
1 Land	2 Land and Buildings	3 Building	1 Buyer	2 Seller	3 Agent	4 Other	B Valid Sale A. Relative Sale B. Intra Corporation C. Included Excessive Personal Property D. Changed After Sale/Assmt. E. To or From Government F. Transfer of Convenience G. Partial Sale of Assessed Unit H. Court Order Decree I. Bankruptcy Proceedin J. Undivided Interest K. To or From Non-Profit Organization L. Repossession/Sale of Foreclosed Property M. Zoning Change N. Other

299 DELETE 300-330 LAND DATA & COMPUTATIONS

300	0 NONE		N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
301	LOT		L							[] %	
302	1 Regular Lot		L							[] %	
303	2 Apartment Site		L							[] %	
110	SQUARE FEET		S	8277	SQUARE FEET		0.00			[] %	
111	1 Primary Site		S		SQUARE FEET					[] %	
112	2 Secondary Site		S		SQUARE FEET					[] %	
113	3 Undeveloped		S		SQUARE FEET					[] %	
114	4 Residual		S		SQUARE FEET					[] %	
115	5 Waterfront		S		SQUARE FEET					[] %	
116	ACREAGE		A		ACRES					[] %	
117	1 Primary Site		A		ACRES					[] %	
118	2 Secondary Site		A		ACRES					[] %	
119	3 Undeveloped		A		ACRES					[] %	
120	4 Marshland		A		ACRES					[] %	
121	5 Waterfront		A		ACRES					[] %	
25	0 TOTAL		S		SQUARE FEET						

106	ENTRANCE CODES	INFO CODES
0	Entrance and Signature Gained	1 Owner
1	Entrance Gained	2 Tenant
2	Not Applicable, Unimproved Parcel	3 Other
3	Entrance and Information Refused	
4	Entrance Refused, Information at Door	
5	Currently Unoccupied	
6	Estimated for Miscellaneous Reasons (See Memorandum)	
7	Occupant Not at Home	

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE. IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON.

SIGNATURE: *Margaret How* (#1)

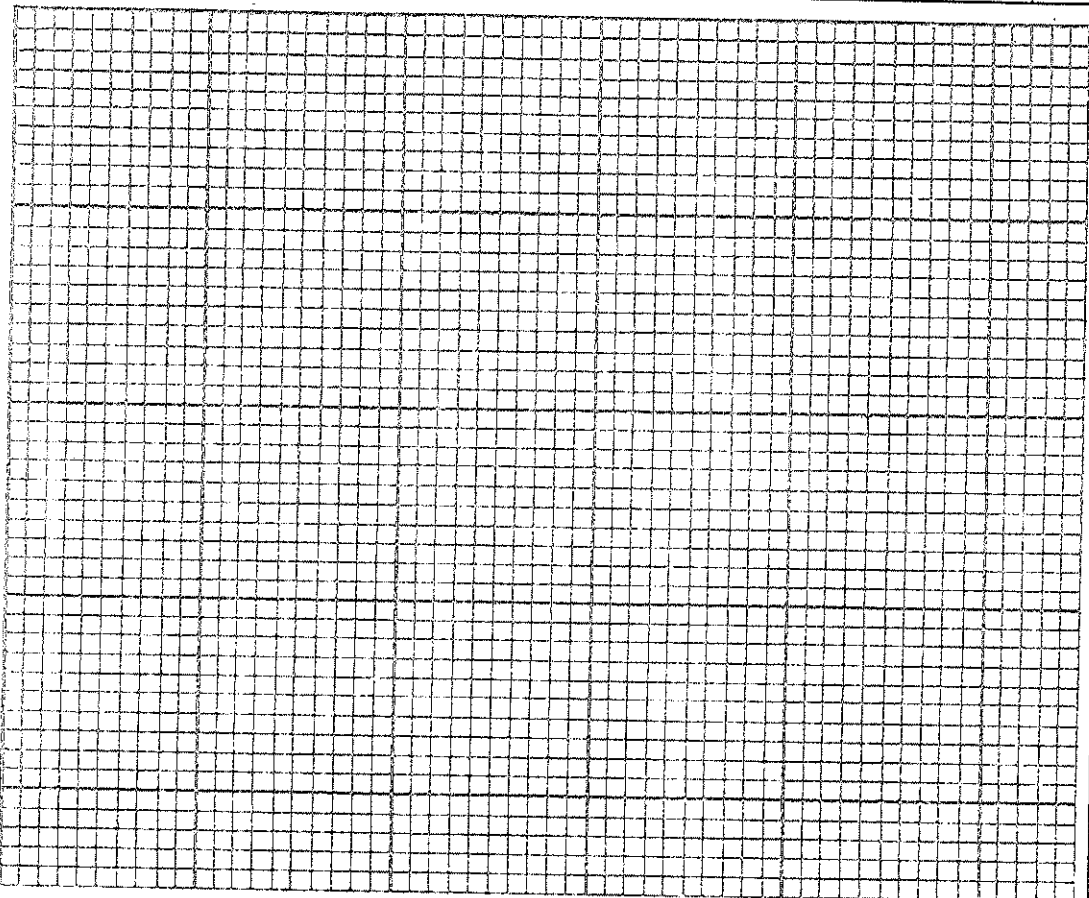
30	GROSS		3 Residual	4 Homesite	G	
	1 Irregular Lot	2 Site Value	9 Minus R.O.W.			

DATE INSPECTED	COLLECTOR
050890	M.W.D.

PROPERTY FACTORS							
01	TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	441	TRAFFIC
LEVEL	1	ALL PUBLIC	1	PAVED	1	LIGHT	1
ABOVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	MEDIUM	2
BELOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	HEAVY	3
HOLLING	4	GAS	4	PROPOSED	4	NONE	4
DEEP	5	WELL	5	CURB & GUTTER	5		
LOW	6	SEPTIC	6	SIDEWALK	6		
WAMPY	7	NONE	7	ALLEY	7		
EDGE	8		8	NONE	8		

VALUE SUMMARY		PREVIOUS ASSESSMENT	
LAND		LAND	15940
BUILDING		BUILDING	41730
TOTAL		TOTAL	57670
EXEMPT		EXEMPT	

951	LAND VALUE	REASON	DATE	REVIEWER
961	MARKET REVIEW TOTAL VALUE	R	MONTH/DAY/YEAR	REVIEWER
971	EXEMPT VALUE	REASON	DATE	



COMMERCIAL/INDUSTRIAL BUILDING DATA & COMPUTATIONS			
ROOFING		EXTERIOR WALL CODES	
COMPOSITION	SLATE OR TILE	1 BRICK 3 GLASS 5 STUCCO 7 STONE 9 CONCRETE	
METAL	SHINGLE	2 FRAME 4 C. BLK. 6 TILE 8 METAL 0 ENAM. STL.	
FRAMING		EXTERIOR WALLS	
WOOD JOIST	B 1 2	EFF. PERIMETER	
FIRE RESISTANT		PERM. AREA RATIO	
FIRE PROOF		NO. OF UNITS	
FLOORS		AV. UNIT SIZE	
CONCRETE		BSMT. SIZE	
WOOD		SCHEDULE	
TILE		HT.	
FINISH TYPE		BASEMENT	
UNFINISHED		FIRST	
FINISHED OPEN		SECOND	
FINISHED DIVIDED		USE	
USE		STORE	
STORE		OFFICE	
OFFICE		APARTMENT	
APARTMENT		WAREHOUSE	
WAREHOUSE		BASE PRICE	
		B.P.A.	
		SUB TOTAL	
VACANT		LIGHTING	
ABANDONED		HTG/AIR CON.	
HEATING		SPRINKLER	
CENTRAL WARM AIR		PARTITIONS	
HOT WATER/STEAM		INTERIOR FINISH	
UNIT HEATERS		NO HEATING	
NO HEATING		SF/CF PRICE	
AIR COND.		AREA/CUBE	
CENTRAL		SUB TOTAL	
PACKAGE/UNITS		SPECIAL FEATURES	
PLUMBING		ADDITIONS	
BATH ROOMS		TOTAL BASE	
TOILET ROOMS		GRADE FACTOR	
OTHER		REPL. COST	
SPRINKLER		QTY.	
		ITEM DESCRIPTION	
		PRICE	
		PRICE	
		TOTAL SPECIAL FEATURES	

NOTES:

OTHER BUILDINGS AND YARD								
NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1						%		01 B.T. PAV.
2						%		02 CONC. PAV.
3						%		03 POOL
4						%		04 SHOP/SHED
5						%		05 MISC.
#		NO. OF ENTRIES		TOTAL VALUE				

GROSS BUILDING SUMMARY													
BLDG. NO.	USE	CONSTRUCTION	GRADE	AGE ERECT.	REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION NORMAL	OBSOL.	R.C.L.D.	YR.
	APT	33FR	C-05						158,990	65	25	41,730	
TOTAL GROSS VALUE													

endorse them.

IRS CIRCULAR 230 DISCLOSURE: To ensure compliance with requirements imposed by the IRS, we inform you that any tax advice contained in this communication, unless expressly stated otherwise, was not intended or written to be used, and cannot be used, for the purpose of (1) avoiding tax-related penalties under the Internal Revenue Code or (2) promoting, marketing, or recommending to another party any tax-related matter(s) addressed herein.

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]
Sent: Monday, August 11, 2014 11:44 AM
To: Jeff Levine; Peck, Paul E.
Cc: Herrick, Scott E.; cooperproperties.joe@gmail.com
Subject: Re: 15-17 Merrill st. 8/13/14 2pm meeting

I could still make the 1:00 pm

>>> Jeff Levine 8/11/2014 11:41 AM >>>

Any chance of pushing this meeting up from 2 pm. Weds to 1 pm.? If not I can still make 2 pm. work.

Jeff

Jeff Levine, AICP
Director
Planning & Urban Development Department
389 Congress Street 4th Floor
Portland, Maine 04101
Phone (207)874-8720
Fax (207)756-8258
<http://www.portlandmaine.gov/planning>
@portlandplan

Portland, Maine



Yes. Life's good here.

>>> "Peck, Paul E." <PPeck@DDLAW.COM> 8/5/2014 10:05 AM >>>

Hi Jeff. You asked for some background on this matter. I am attaching a Zoning determination letter we received from the city. Item 2 references the current use as a 4 unit. The building has been a 6 unit since before the city had zoning codes. Scott Herrick can give you more information on this also. We wanted to talk about the permitted use and the implications of the letter in regard to an appeal if required to the ZBA. The client also would like to talk about his plans for the building. We look forward to the meeting. Thank you.

Paul E. Peck
Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101
(207) 774-0317 (tel)
(207) 879-5870 (fax)

Firm website: www.ddlaw.com

Marge Schmuckal - RE: 15-17 Merrill st. 8/13/14 2pm meeting

From: "Herrick, Scott E." <SHerrick@DDLAW.COM>
To: "Marge Schmuckal" <MES@portlandmaine.gov>, "Jeff Levine" <JLEVINE@portla...>
Date: 8/13/2014 2:43 PM
Subject: RE: 15-17 Merrill st. 8/13/14 2pm meeting
CC: <cooperproperties.joe@gmail.com>
Attachments: DOC081314-08132014135900.pdf

Marge and Jeff,

Thank you for meeting with us this afternoon. I think it helped us gain a better understanding of the process and information available.

As we discussed, I have attached a copy of the 1902, 1927, 1944 and 1945 Portland Directory records. I interpret them to show 1902 (6 occupants), 1927 (3 occupants in 15 Merrill), 1944 (3 Occupants in 17 Merrill) and 1945 (3 occupants in 17 Merrill). I would suggest that this is sufficient evidence to show use as a 6 unit prior to 1957.

My hope is that the Directory information, together with the knowledge that all assessment data after 1957 shows this as a 6 unit, and the fact that the owner of the property from 1977 on is willing to provide an affidavit that he purchased this as a 6 unit, (and, I believe, is willing to confirm that the existing units had been in use for a significant period of time prior to his purchase), is sufficient for the City to recognize the property as a permitted 6 unit as a result of being used as a 6 unit prior to code. I think both parties acknowledge that there are gaps in the pertinent records and there is conflicting information as to the historical use, but my hope is that that the benefit of the doubt is given to my client.

Please confirm our understanding that the letter issued July 17, 2014 is being reevaluated based on this new information and any determination contained in that letter will not be considered finalized until a new letter has been issued.

Thanks again for your assistance.

Scott

Scott E. Herrick, Esq.
Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101
(207) 774-0317 (tel)
(207) 879-5870 (fax)

Scott's bio: www.ddlaw.com/sherrick.html

Firm website: www.ddlaw.com

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Marge Schmuckal - RE: 15-17 Merrill st. 8/13/14 2pm meeting

From: Marge Schmuckal
To: Scott E. Herrick
Date: 8/14/2014 12:33 PM
Subject: RE: 15-17 Merrill st. 8/13/14 2pm meeting
CC: Jeff Levine

Hi Scott,

I did receive what you sent. I am uncertain whether you want me to re-evaluate my determination based on the information in the attachment, or whether you were going to submit a cover letter explaining your position with maybe additional information. And yes, my new letter will take in account any of the additional information and will have a "right to appeal" clause with a time certain to appeal if you feel it necessary. Please clarify.

thank you,

Marge Schmuckal

>>> "Herrick, Scott E." <SHerrick@DDLAW.COM> 8/14/2014 12:17 PM >>>
Marge,

I just wanted to confirm that you received the email below.

Thanks

Scott E. Herrick, Esq.
Drummond & Drummond, LLP
One Monument Way
Portland, ME 04101
(207) 774-0317 (tel)
(207) 879-5870 (fax)

Scott's bio: www.ddlaw.com/sherrick.html

Firm website: www.ddlaw.com

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From: Herrick, Scott E.
Sent: Wednesday, August 13, 2014 2:44 PM
To: 'Marge Schmuckal'; Jeff Levine; Peck, Paul E.
Cc: cooperproperties.joe@gmail.com
Subject: RE: 15-17 Merrill st. 8/13/14 2pm meeting

Marge and Jeff,

Thank you for meeting with us this afternoon. I think it helped us gain a better understanding of the process and information available.

As we discussed, I have attached a copy of the 1902, 1927, 1944 and 1945 Portland Directory records. I interpret them to show 1902 (6 occupants), 1927 (3 occupants in 15 Merrill), 1944 (3 Occupants in 17 Merrill) and 1945 (3 occupants in 17 Merrill). I would suggest that this is sufficient evidence to show use as a 6 unit prior to 1957.

My hope is that the Directory information, together with the knowledge that all assessment data after 1957 shows this as a 6 unit, and the fact that the owner of the property from 1977 on is willing to provide an affidavit that he purchased this as a 6 unit, (and, I believe, is willing to confirm that the existing units had been in use for a significant period of time prior to his purchase), is sufficient for the City to recognize the property as a permitted 6 unit as a result of being used as a 6 unit prior to code. I think both parties acknowledge that there are gaps in the pertinent records and there is conflicting information as to the historical use, but my hope is that that the benefit of the doubt is given to my client.

Please confirm our understanding that the letter issued July 17, 2014 is being reevaluated based on this new information and any determination contained in that letter will not be considered finalized until a new letter has been issued.

Thanks again for your assistance.

Scott

Scott E. Herrick, Esq.
Drummond & Drummond, LLP
One Monument Way
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Scott's bio: www.ddlaw.com/sherrick.html

Firm website: www.ddlaw.com

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From: Marge Schmuckal [<mailto:MES@portlandmaine.gov>]
Sent: Monday, August 11, 2014 11:44 AM
To: Jeff Levine; Peck, Paul E.
Cc: Herrick, Scott E.; cooperproperties.joe@gmail.com
Subject: Re: 15-17 Merrill st. 8/13/14 2pm meeting

I could still make the 1:00 pm

>>> Jeff Levine 8/11/2014 11:41 AM >>>

Any chance of pushing this meeting up from 2 pm. Weds to 1 pm.? If not I can still make 2 pm. work.

Jeff

Jeff Levine, AICP
 Director
 Planning & Urban Development Department
 389 Congress Street 4th Floor
 Portland, Maine 04101
 Phone (207)874-8720
 Fax (207)756-8258
<http://www.portlandmaine.gov/planning>
 @portlandplan

Portland, Maine



Yes. Life's good here.

>>> "Peck, Paul E." <PPeck@DDLAW.COM> 8/5/2014 10:05 AM >>>

Hi Jeff. You asked for some background on this matter. I am attaching a Zoning determination letter we received from the city. Item 2 references the current use as a 4 unit. The building has been a 6 unit since before the city had zoning codes. Scott Herrick can give you more information on this also. We wanted to talk about the permitted use and the implications of the letter in regard to an appeal if required to the ZBA. The client also would like to talk about his plans for the building. We look forward to the meeting. Thank you.

Paul E. Peck
 Drummond & Drummond, LLP
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 Portland, ME 04101
 (207) 774-0317 (tel)
 (207) 879-5870 (fax)

Firm website: www.ddlaw.com

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From: Copier_3rd_Floor [mailto:Copier_3rd_Floor]

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.
	17	Merrill		OF			5		14	F	9	

TAXPAYER ADDRESS AND DESCRIPTION

LIBBY ALICE BRADBURY DEVS
 C/O JOHN F DANA
 57 EXCHANGE ST. CITY

LAND MERRILL ST. #17 ASSESSORS
 PLAN 14-F-9 AREA 2427 SQ. FT.

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
<i>Land only</i>			

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

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
25	96	18 ⁰⁰	90	18 ⁰⁰	1951	19
TOTAL VALUE LAND					450	
TOTAL VALUE BUILDINGS					-	
TOTAL VALUE LAND AND BUILDINGS					450	
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	YEAR	
					19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.		BLK.	LOT			
SQ. FT. TO-FROM CH.		BLK.	LOT			

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

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR	
					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			

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

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	275		
	BLDGS.			
	TOTAL	275		
1951	LAND	275		
	BLDGS.	-		
	TOTAL	275		
1952	LAND			
	BLDGS.			
	TOTAL			
1953	LAND			
	BLDGS.			
	TOTAL			
1954	LAND			
	BLDGS.			
	TOTAL			
1955	LAND			
	BLDGS.			
	TOTAL			
1956	LAND			
	BLDGS.			
	TOTAL			
1957	LAND			
	BLDGS.			
	TOTAL			
1958	LAND			
	BLDGS.			
	TOTAL			
1959	LAND			
	BLDGS.			
	TOTAL			

Marge Schmuckal - Re: Fwd: 15-17 Merrill St. Portland

From: Marge Schmuckal
To: Jeff Levine
Date: 8/7/2014 4:54 PM
Subject: Re: Fwd: 15-17 Merrill St. Portland

*Paul Peck
Scott Henick Wed 13th
~~2:00~~*

ok - changed the date & time

*Joe purchased
Cooper Henick changed to 1:00*

>>> Jeff Levine 8/7/2014 4:16 PM >>>

Thx, actually the meeting time was moved to Weds the 13th at 2.

>>> Marge Schmuckal 08/07/14 15:36 PM >>>

Yes I can meet then - They should not miss their appeal deadline tho. I do have all my back up materials.
Marge

>>> Jeff Levine 8/7/2014 3:01 PM >>>

FYI, they have asked to meet. They feel the building is a legal 6 family. I will see if they have any additional data that might affect your determination that it is a 4 unit.

>>> "Peck, Paul E." <PPeck@DDLAW.COM> 8/1/2014 10:45 AM >>>

Hi Jeff.

I hope you and your family are having a great summer.

Our firm represents the new owner of the above property. I am attaching a July 17th, 2014 letter from Marge Schmuckal that has raised a few issues that we would like to talk to you about. In addition the owner would like to meet you and to talk about his future plans for the property.

Are you available to meet Tuesday around 4pm?

Thank you Jeff.

Paul E. Peck
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Firm website: www.ddlaw.com

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