

13-25 Quebec Street Corner 55-61 Emerson Street

April 3, 1979

John F. Mandarelli  
106 Pine Street  
Portland, Maine

cc: Paul A. Barrieau  
415 Main Street  
Westbrook, Me. 04092

Dear Mr. Mandarelli:

Building Permit to subdivide the present lot, at the above named location, into two separate lots is not issuable under the Zoning Ordinance because the distance between the existing building, and the proposed rear lot line will be about 11.7' rather than the 20' minimum required by Section 602.7.B.1 (R-6 Residential Zone).

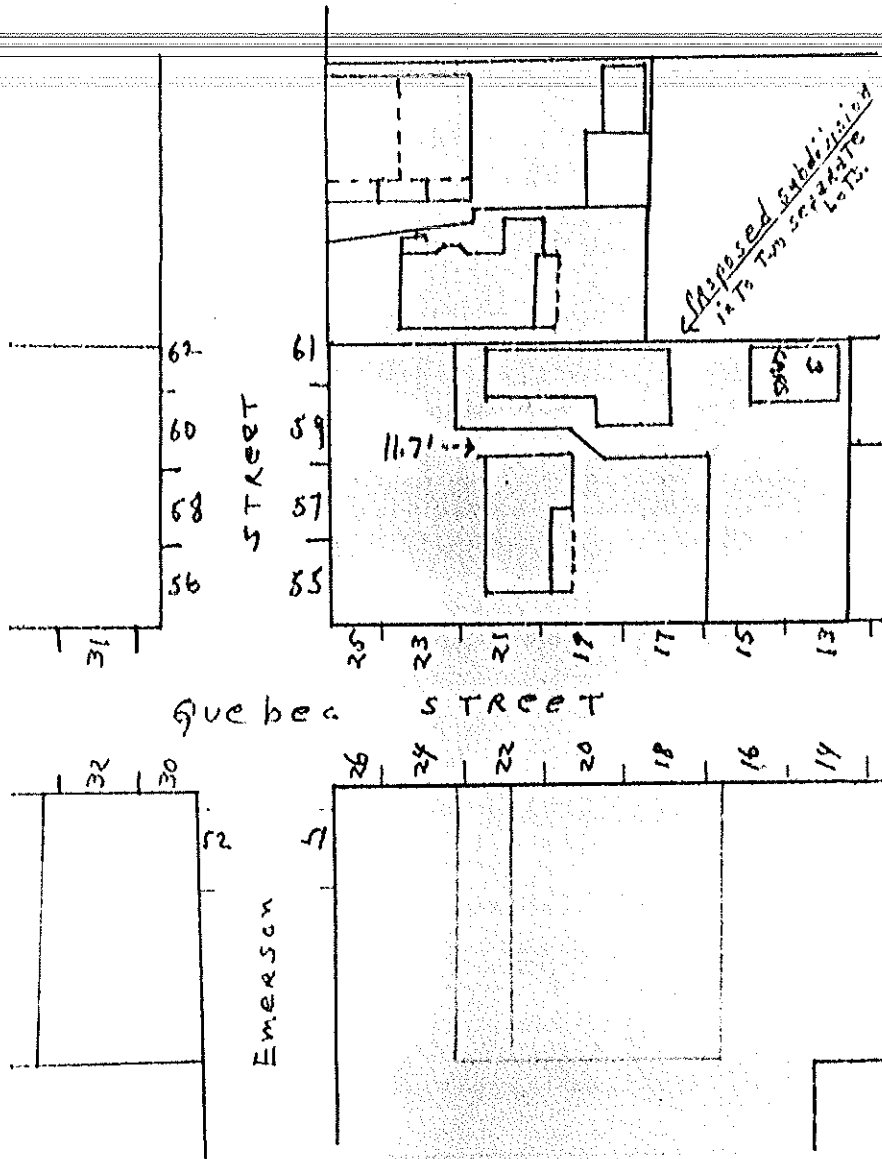
We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, Room 113, City Hall, to file the appeal on forms which are available here. A fee of \$25.00 for a Space & Bulk Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

Malcolm G. Ward  
Building Inspection Supervisor

MGW/r

13-25 Quebec ST. COR. 55-61 EMERSON ST.  
(14-6-8, 9, 11)



55-61 EMERSON ST.

4-2-79

May 7, 1979

John F. Mandarelli  
106 Pine Street  
Portland, Maine

cc: Paul A. Barrieau  
415 Main Street  
Westbrook, Me. 04092

Dear Mr. Mandarelli:

Following is the decision of the Board of Appeals regarding your petition to permit subdivision of the present lot into two separate lots. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay for the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,

Malcolm G. Ward  
Building Inspection Supervisor

MGW/r

Re: 13-25 Quebec St. Cor.  
55-61 Emerson St.



# APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ..... 00 007

JAN 2 1980

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

ZONING LOCATION ..... PORTLAND, MAINE, ... Jan. 2, 1980

CITY of PORTLAND

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

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

LOCATION ..... 21 Quebec Street ..... 04101 ..... Fire District #1  #2

1. Owner's name and address ..... Paul Weinberg - same ..... Telephone .. 773-1499

2. Lessee's name and address ..... Telephone ..

3. Contractor's name and address ..... Owner ..... Telephone ..

4. Architect ..... Specifications ..... Plans ..... No. of sheets .....

Proposed use of building ..... Dwelling - multi ..... No. families ..... 2

Use ..... same ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 7,500 ..... Fee \$ ..... 37.00

R# 6 zone

FIELD INSPECTOR—Mr. Hugh ..... GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling ..... Ext. 234

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

To make alterations to dwelling attic of dwelling as per plans 2 sheets of plans.

Stamp of Special Conditions

Not An Addition Apartment

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

PERMIT IS TO BE ISSUED TO 1  2  3  4  Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

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

Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....

On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....

Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....

If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ... number commercial cars to be accommodated ...

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: .....

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

MISCELLANEOUS

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

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

Signature of Applicant ... Paul Weinberg ..... Phone # ..... same

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 21 Quebec Street

Date of Issue Feb. 4, 1980

Issued to Paul Weinberg

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 80/07, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Attic Area

Day Room and 2 Bedrooms  
with toilet facilities

Limiting Conditions: Not to be used as an apartment.

This certificate supersedes  
certificate issued

Approved:

(Date)

2/4/80 *H. H. H. H.*  
Inspector

*W. H. H. H.*  
Inspector of Buildings

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

R-6 Zone.

Feb. 14, 1980

Paul Weinburg  
21 Quebec St.  
Portland, Me.

Re: Attic Conversion to Apartment - 21 Quebec St

It has come to the attention of this department that you have installed kitchen facilities in this area.

We are satisfied from a recent inspection that this qualifies as an apartment.

It is necessary that you apply for a change of use; not later than Feb. 29, 1980. A floor plan should be submitted showing the second means of egress and a plan showing off street parking.

Sincerely,

Hubert Irving  
Building Inspector



# APPLICATION FOR PERMIT

**PERMIT ISSUED**  
MAR 11 1980  
CITY of PORTLAND

B.O.C.A. USE GROUP ..... 00 .....  
B.O.C.A. TYPE OF CONSTRUCTION .....  
ZONING LOCATION R-6 PORTLAND, MAINE, Feb. 28, 1980

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

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

LOCATION 21 Quibac St. Fire District #1  #2

1. Owner's name and address Paul Weinberg, same Telephone 773-1499

2. Lessee's name and address .....

3. Contractor's name and address OWNER Telephone .....

4. Architect .....

Proposed use of building 3 family Specifications Plans No. of sheets .....

Present use 2 family No. families .....

Material .....

No. stories .....

Heat .....

Style of roof .....

Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ 2000 Fee \$ 10

### GENERAL DESCRIPTION

FIELD INSPECTOR—Mr. .....

This application is for: @ 775-5451 To change use from 2 family dwelling to 3 family apt. as per plan.

Dwelling Ext. 234

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

Stamp of Special Conditions

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

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? .....

Is any electrical work involved in this work? .....

Is connection to be made to public sewer? .....

If not, what is proposed for sewage? .....

Has septic tank notice been sent? .....

Form notice sent? .....

Height average grade to top of plate .....

Height average grade to highest point of roof .....

Size, front .....

depth .....

No. stories .....

solid or filled land? .....

earth or rock? .....

Material of foundation .....

Thickness, top .....

bottom .....

cellar .....

Kind of roof .....

Rise per foot .....

Roof covering .....

No. of chimneys .....

Material of chimneys .....

of lining .....

Kind of heat .....

fuel .....

Framing Lumber—Kind .....

Dressed or full size? .....

Corner posts .....

Sillir .....

Size Girder .....

Columns under girders .....

Size .....

Max. on centers .....

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

Joists and rafters: 1st floor .....

2nd .....

3rd .....

roof .....

On centers: 1st floor .....

2nd .....

3rd .....

roof .....

Maximum span: 1st floor .....

2nd .....

3rd .....

roof .....

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

height? .....

### IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ... number commercial cars to be accommodated ...

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

APPROVALS BY: DATE

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: W. J. M. W. 2/28/80

BUILDING CODE: J. J. ...

Fire Dept.: ...

Health Dept.: ...

### MISCELLANEOUS

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

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes



# APPLICATION FOR PERMIT

## PERMIT ISSUED

B.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION ..... 00, 0, 0  
 ZONING LOCATION R-6 PORTLAND, MAINE, ... April 2, 1979

JAN 10 1980  
 00 0 15

CITY of PORTLAND

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

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

LOCATION 21 Quebec Street Fire District #1 , #2   
 1. Owner's name and address John F. Mandarilli - 116 Pine Street Telephone 856-5721  
 2. Lessee's name and address Realtor - Paul A. Barricau - 415 Main St Telephone 856-1944  
 3. Contractor's name and address Westbrook 04092 Telephone .....  
 4. Architect ..... Specifications ..... Plans ..... No. of sheets .....  
 Proposed use of building ..... No. families .....  
 Last use ..... No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ ..... Fee \$ .....  
 FIELD INSPECTOR - Mr. 775-5451 @ 775-5451 GENERAL DESCRIPTION 25.00 appeal fee  
 This application is for: Ext. 234 pd. 4-2-79

To subdivide the present lot at 21 Quebec Street into 2 separate lots.

Stamp of Special Conditions

This application is preliminary to get out of the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fees.

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

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### DETAILS OF NEW WORK

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

### IF A GARAGE

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

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



APPLICATION FOR PERMIT

PERMIT ISSUED

JUL 23 1982

CITY of PORTLAND

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION ..... 00579 .....

ZONING LOCATION ..... PORTLAND, MAINE .. July 21, 1982

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

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

LOCATION ..... 17 Quebec Street ..... Fire District #1 , #2

1. Owner's name and address .. Paul Weinberg, 7, Boston, Mass. .... Telephone .....

2. Lessee's name and address ..... Telephone .....

3. Contractor's name and address .. Rainbow Constr. Co., P. O. Box 894, 04104. .... Telephone .. 775-0497. ....

Proposed use of building .. dwelling with sill repair & floor repair ..... No. of sheets ..... No. families ..... 2 .....

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$ ..... 600 ..... Appeal Fees \$ .....

FIELD INSPECTOR - Mr. .... Base Fee ..... 15.00.

@ 775-5451 ..... Late Fee .....

To repair sill and floor in dwelling, both floors TOTAL. \$ ..... 15.00

as per plans. 1 sheet of plans.

send permit to # 3 Stamp of Special Conditions

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

DETAILS OF NEW WORK

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

IF A GARAGE

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

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

Signature of Applicant ..... Phone # ..... same .....
Type Name of above ..... Craig Cooper for ..... 1  2  3  4 
Rainbow Construction Other .....
and Address .....





# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1  
Portland, Maine, September 22, 1993

**PERMIT ISSUED**  
**SEP 28 1993**  
**CITY OF PORTLAND**

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 930032 pertaining to the building or structure comprised in the original application 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 21 Quebec St. Within Fire Limits? yes Dist. No. \_\_\_\_\_  
Owner's name and address Lisa Bonarrigo 21 Quebec St. Telephone 772-4334  
Lesseo's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Floyd Construction Telephone 655-3505  
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building 3 family No. families 3  
Last use 3 family No. families \_\_\_\_\_  
Increased cost of work Nona

### Description of Proposed Work

replace exit door first floor apartment with fire door

Additional fee \$25.00  
**HISTORIC PRESERVATION**

Not in District or Landmark.  
Does not require review.  
 Requires Review.

Action:  Approved.  
 Approved with Conditions.

Date 9/22/93  
Signature [Signature]

### Details of New Work

Is any plumbing involved in this work? no Is any electrical work involved in this work? no  
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 \_\_\_\_\_  
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.  
Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: [Signature] 9-24-93

Signature of Owner: Lisa Bonarrigo

Approved: [Signature]  
Inspector of Buildings

INSPECTION COPY — WHITE  
APPLICANT'S COPY — YELLOW

FILE COPY — PINK  
ASSESSOR'S COPY — GOLDEN

[Signature]  
MA. Leary