

Form # P 04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING INSPECTION PERMIT

Permit Number: 00092  
**PERMIT ISSUED**  
JUL 14 2005  
CITY OF PORTLAND

This is to certify that NICHOLS LOU F /Bobri Building & Remodeling INC.

has permission to Replace columns on front porch and rebuild porch

AT 218 EASTERN PROMENADE

014 N006001

provided that the person or persons who obtain or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is started or closed-in. 24 HOUR 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

*[Signature]*  
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 06-0923	Issue Date <b>PERMIT ISSUED</b> JUL 14 2006	CBL: 014 N006001
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Location of Construction: 218 EASTERN PROMENADE	Owner Name: NICHOLS LOU F	Owner Address: PO BOX 8480	Phone:
Business Name:	Contractor Name: Bobri Building & Remodeling INC.	Contractor Address: 29 Warren Mill Rd Saco	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: R-6

Past Use: Residential 6 unit	Proposed Use: Residential 6 units replace columns on front porches and rebuild porches	Permit Fee: \$291.00	Cost of Work: \$30,000.00	CEO District: 1
<p><i>legal use: six (6) resident ALDwellig units to NFAA 101</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R2</i> Type: <i>SB</i> <i>7/14/06</i>	
Proposed Project Description: Replace columns on front porch and rebuild porches		Signature: <i>Greg L...</i>	Signature: <i>[Signature]</i>	
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: dmartin	Date Applied For: 06/29/2006	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM	<p><b>Zoning Appeal</b></p> <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	<p><b>Historic Preservation</b></p> <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
	<p>Date: <i>6/29/06</i></p>	<p>Date: _____</p>	<p>Date: _____</p>

**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

# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 06-0923	<b>Date Applied For:</b> 06/20/2006	<b>CBL:</b> 014 N006001
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<b>Location of Construction:</b> 218 EASTERN PROMENADE	<b>Owner Name:</b> NICHOLS LOU F	<b>Owner Address:</b> PO BOX 8480	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Bobri Building & Remodeling INC.	<b>Contractor Address:</b> 29 Warren Mill Rd. Saco	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Residential 6 units replace columns on front porches and rebuild porches	<b>Proposed Project Description:</b> Replace columns on front porch and rebuild porches
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/29/2006

**Note:** 6/29/06 left call to Crandall need right title & interest such as deed - this permit only covers this building - I think Crandall intended to add 224-226 E. Prom also      **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a six (6) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 07/11/2006

**Note:**      **Ok to Issue:**

- 1) Splice/floor attachment detail must be submitted and approved prior to framing.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 07/05/2006

**Note:**      **Ok to Issue:**

- 1) No means of egress shall be impacted during construction
- 2) All construction shall comply with NFPA 101



# General Building Permit Application

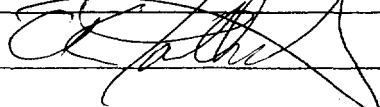
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>218 - 222 Eastern Promenade</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>14</u> Block# <u>N</u> Lot# <u>006</u>	Owner: <u>Morning Eastern Prom LLC</u> <u>Crandall Toothaker (manager)</u>	Telephone: <u>252-6264</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Morning Eastern Prom LLC</u> <u>200 High Street</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>75,000.00</u> Fee: \$ <u>291.00</u> C of O Fee: \$ <u>11.00</u>
Current Specific use: <u>each 6 units</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>each building 6 units</u>		
Project description: <u>replace columns on front porches</u> <u>we build stairs leading from 1st floor to ground</u> <u>new handrails + balusters</u>		
Contractor's name, address & telephone: <u>Bobri Building + Remodeling, Inc. 831-1343</u> <u>29 Warren Mill Rd. Saco, ME 04072</u>		
Who should we contact when the permit is ready: <u>Crandall Toothaker</u>		
Mailing address: <u>200 High Street</u> <u>Portland, ME 04101</u>		Phone: <u>252-6264</u>

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

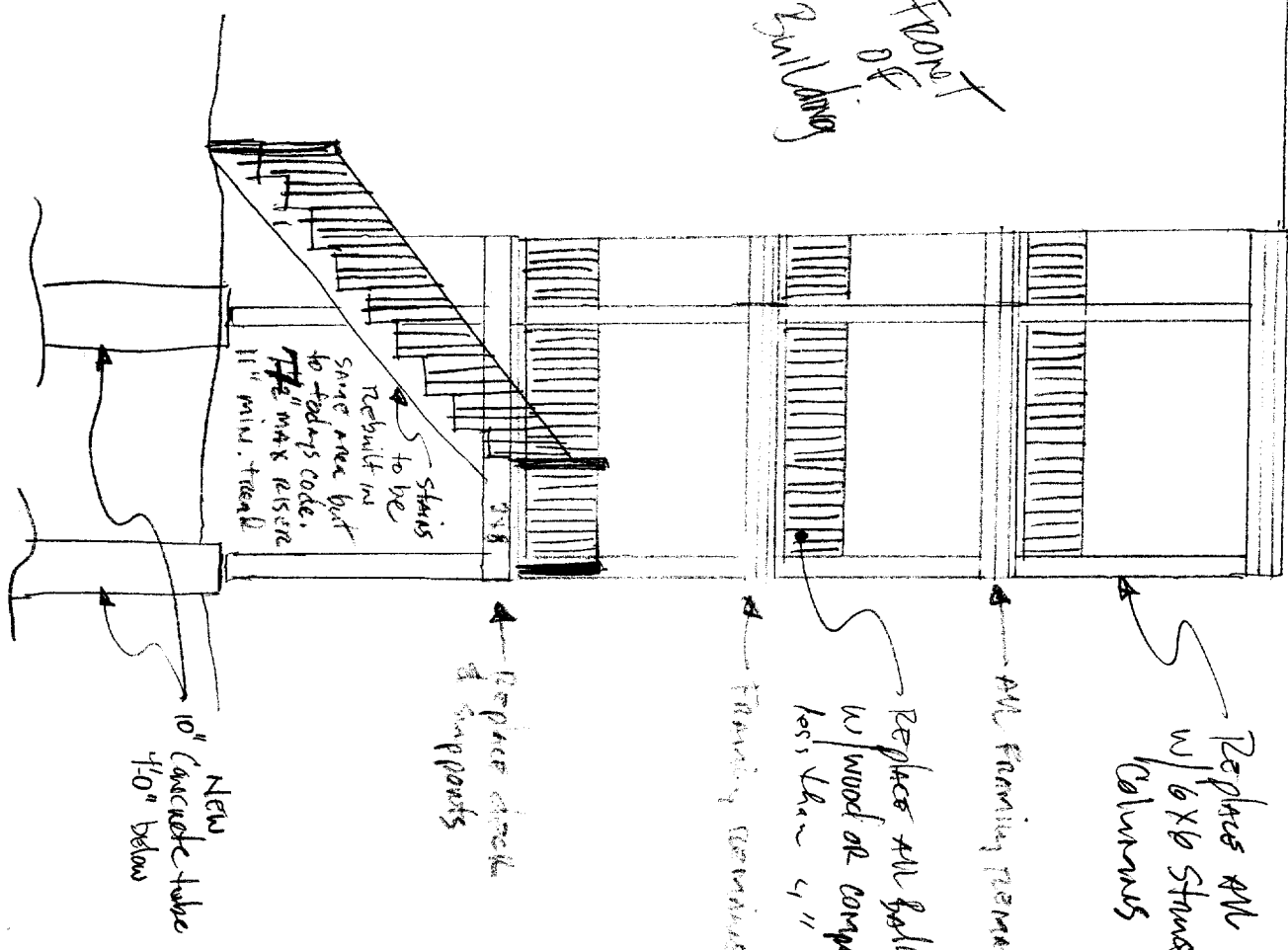
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Signature of applicant: 	Date: <u>6/20/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

218 & 222 Eastern Promenade  
 Portland, ME 04101

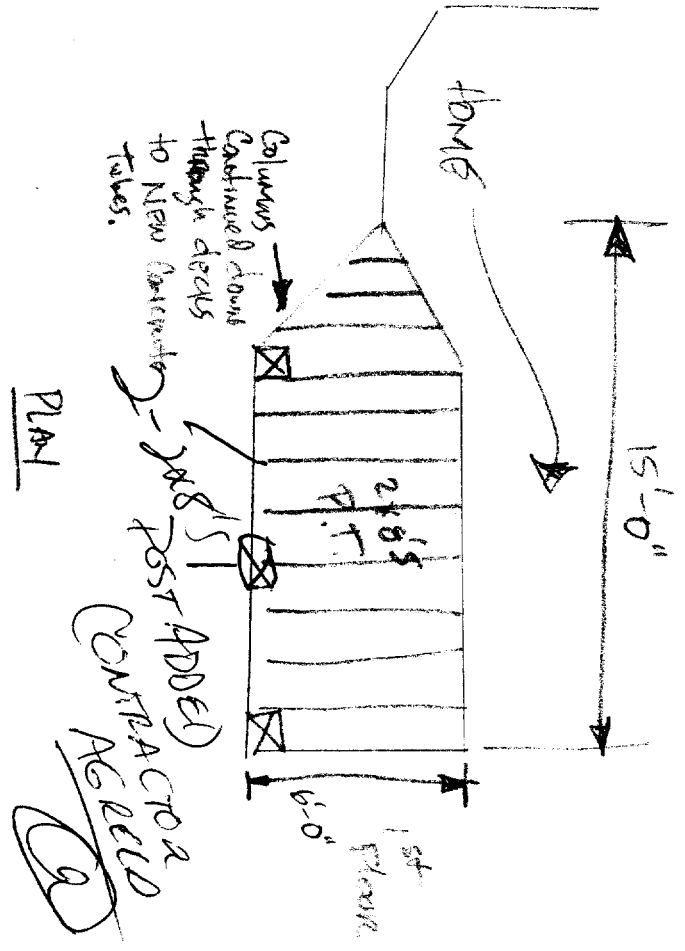
FRONT  
 of  
 Building



ELEVATION

To Rebuild Decks

ALL Framing members will Not be disturbed unless Post is seen.  
 1st Floor Framing to be replaced w/ posts & stringers



PLAN

Builder:  
 DOBEL BUILDING & RENOVATION  
 207-831-1343

POST ADDED  
 CONTRA CTOR  
 AG 2020

MAINE REAL ESTATE TAX PAID

## CONSERVATOR'S DEED

**KNOW ALL BY THESE PRESENTS** That I, **LAURENCE S. ALLEN, JR.**,  
**Conservator for LULU F. NICHOLS (a/k/a Lou F. Nichols)**, with a mailing address of  
277 Tuttle Road, Cumberland, ME 04021-4118 (the "Grantor"), by the power conferred  
by law, and every other power, for consideration paid, grant to **MORNING EASTERN  
PROMENADE, LLC**, a Maine limited liability company with a mailing address of P.O.  
Box 4271, Portland, ME 04101 (the "Grantee"), the land and buildings in the Town of  
Portland County of Cumberland, State of Maine, described more particularly in **Schedule  
A** hereto (the "Premises").

### **MEANING AND INTENDING TO CONVEY AND HEREBY**

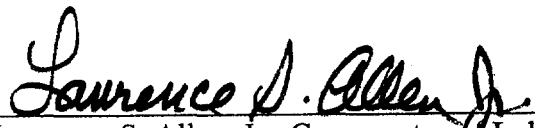
**CONVEYING** a portion of the premises described in a certain deed from Promenade  
Realty, Inc., to the Grantor herein and her late husband dated December 9, 1971, and  
recorded in the Cumberland County Registry of Deeds, in Book 3204, Page 195.

Reference is hereby made to Cumberland County Probate Court Docket No. 2001-797 dated August 10, 2004, for the appointment of Laurence S. Allen, Jr., as Conservator of said Lulu F. Nichols.

WITNESS my hand and seal this 24<sup>th</sup> day of April, 2006.

WITNESS:



  
Laurence S. Allen, Jr., Conservator of Lulu F. Nichols

**STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.**

On April 24, 2006 personally appeared the above-named Laurence S. Allen, Jr., Conservator of Lulu F. Nichols and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me

  
Notary Public/Attorney At Law

Printed Name:

Michael R. Estell

## SCHEDULE A

A certain lot or parcel of land with the buildings thereon, situated on the corner of Morning and Turner Streets in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the corner formed by the intersection of the east side line of Morning Street and the south side line of Turner Street; thence southerly by the easterly side line of Morning Street seventy-five (75) feet to a point; thence easterly at right angles to said Morning Street to the land of one Brackett; thence northerly by the land of said Brackett and land of one Spear to the southerly side line of said Turner Street; thence westerly by said southerly side line of said Turner Street seventy-one and twenty-four hundredths (71.24) feet to the start; containing 5,343 square feet, more or less.

Being the same premises conveyed to Promenade Realty, Inc. by deed dated October 25, 1965 and recorded in Cumberland County Registry of Deeds, Book 2930, Page 23.

Also, a certain lot or parcel of land with the buildings thereon, situated on the easterly side of Morning Street in said Portland, bounded and described as follows: Beginning at an iron stake on said easterly side of Morning Street distant northerly forty and forty-four hundredths (40.44) feet from land formerly owned by the heirs of Henry Deering, said iron being also distant two hundred two and ninety-four hundredths (202.94) feet from Congress Street; thence easterly at right angles with said Morning Street seventy and forty-one hundredths (70.41) feet to land formerly owned by Moses Gould; thence northerly by said Gould land forty-one (41) feet, more or less, to land formerly owned by Alfred F. Russell, later by heirs of Moses Gould; thence westerly at right angles with said Morning Street and by said Gould heirs land seventy and fifty-five hundredths (70.55) feet to the easterly side of Morning Street; thence southerly by said easterly side of Morning Street forty-one (41) feet, more or less, to the point of beginning; being the same premises conveyed to Bay Realty Co. by Warranty Deed of Anthony Galli and Jeanette G. Galli dated June 16, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2901, Page 475.

Also, a certain lot or parcel of land with the buildings thereon, situated in said Portland, and bounded and described as follows: Beginning in the southwesterly side line of the Eastern Promenade at the northerly corner of land now or formerly belonging to the heirs of James Deering; thence running southwesterly by said Deering land one hundred twenty-six (126) feet, more or less, to a stake; thence northwesterly in a line at right angles to said last named line a distance of fifty-two (52) feet, more or less, to a point; thence northeasterly in a line parallel with said first described line a distance of one hundred twenty-six (126) feet, more or less, to said Eastern Promenade; thence southeasterly by the southwesterly side line of said Eastern Promenade fifty-two (52) feet, more or less, to the point of beginning; being the same premises conveyed to Bay Realty Co. by Warranty Deed of Sadie E. Bent and Virgil M. Smith dated June 3, 1965 and recorded in said Registry of Deeds in Book 2899, Page 146.



Also, a certain lot or parcel of land with the buildings thereon, situated on the southwesterly side of the Eastern Promenade in said Portland, the dwelling house upon said lot being a three flat building, and the former homestead of the late Eva Gould, said lot of land being lot No. 19 as shown upon the plan of land recorded in Cumberland County Registry of Deeds, Plan Book 5, Page 5; and being the northwesterly half of lot No. 4 marked Gould and Clark, as shown upon a plan recorded in said Registry of Deeds, Plan Book 2, Page 13. Said lot is fifty-two (52) feet, more or less, on the Eastern Promenade and extends back southwesterly therefrom keeping the same width a distance of one hundred twenty-six (126) feet, more or less, and is supposed to contain six thousand four hundred eighty-nine (6,489) square feet.

Also, another certain lot or parcel of land situated on the easterly side of Morning Street in said Portland, and bounded and described as follows: Commencing on the easterly side line of Morning Street distant one hundred seventeen and ninety-four hundredths (117.94) feet southerly from the corner formed by the intersection of the easterly side line of said Morning Street with the southerly side line of Turner Street, which said point is at the most southerly corner of a lot of land conveyed by Alfred F. Russell to Myra I. Russell; thence southerly by said easterly side line of Morning Street ten (10) feet to land of Edward C. Dam; thence easterly at right angles to said Morning Street and by land of said Dam seventy and fifty-five hundredths (70.55) feet to the first parcel of land hereinabove described; thence northerly by said first described parcel of land to said land of Myra I. Russell; thence by said land of Myra I. Russell to the point of beginning; being the same premises conveyed to the Bay Realty Co. by Warranty Deed of Joseph A. Caron and Florence F. Caron dated May 26, 1965 and recorded in said Registry of Deeds in Book 2897, Page 382.

Also, another certain lot or parcel of land with all the buildings thereon, situated on the Eastern Promenade and Turner Street in said Portland, and bounded and described as follows, to wit: Beginning at a point on the southerly side of said Turner Street distant eighty-two (82) feet westerly from the corner of said Promenade and Turner Streets; thence northeasterly by said Turner Street to said Promenade; thence southeasterly by said Promenade forty-six (46) feet to a point; thence southwesterly parallel with Turner Street ninety-five (95) feet, more or less, to a lot of land described in a deed from L. M. Leighton to Sarah E. Brackett dated July 30, A.D. 1900 and recorded in Cumberland County Registry of Deeds, Book 692, Page 460; thence northwesterly by said last described lot to said Turner Street and to the point of beginning. Also, a right of way, in common with others having rights therein, and all rights reserved to said Leighton, his heirs and assigns, in, over and across the premises described in said last named deed, subject to the terms and restrictions thereof. Being the same premises conveyed to Bay Realty Co. by Warranty Deed of Samuel M. Maiorano, Geneva M. Maiorano and Ann S. Maiorano dated May 14, 1965 and recorded in said Registry of Deeds in Book 2894, Page 493.

Also, a certain other parcel of land situated in said Portland, adjoining the lot first above described and bounded as follows, to wit: Beginning at a point on the Eastern Promenade

forty-six (46) feet southeasterly from its intersection with Turner Street; thence southeasterly on said Promenade three (3) feet to a point; thence southwesterly one hundred five (105) feet, more or less, on a line parallel with the southerly side line of said Turner Street to land of parties unknown; thence northerly three (3) feet along the said line of parties unknown; thence northeasterly one hundred five (105) feet, more or less, and by lot of the land first above described to the said Promenade and to the point of beginning; but subject to the restriction that no fence, building or other obstruction of any kind shall ever be placed or maintained upon said lot and to and with all rights and restrictions as provided in the deed thereof from Sarah E. Brackett to said Leighton dated July 30, A.D. 1900 and recorded in said Registry of Deeds in Book 692, Page 459; being the same premises conveyed to Bay Realty Co. by Warranty Deed of Samuel M. Maiorano, Geneva M. Maiorano and Ann S. Maiorano dated May 14, 1965 and recorded in said Registry of Deeds in Book 2894, Page 493.

Also, a certain lot or parcel of land together with the buildings thereon, situated in said Portland on the westerly side of the Eastern Promenade, bounded and described as follows: Beginning at a point on the said Eastern Promenade at the northeast corner of land formerly of one Moses Gould distant in a southeasterly direction from the intersection of the said westerly line of the Eastern Promenade and the southerly line of Turner Street one hundred nine (109) feet, more or less; thence running westerly along the said Gould's land one hundred twenty-six (126) feet, to land now or formerly owned by the heirs of Lemuel G. Dyer; thence running northwesterly along the said Dyer's land at right angles with the said Gould's land sixty (60) feet to a point; thence running easterly on a line parallel with the said Gould land one hundred five (105) feet, more or less, to the said westerly line of the Eastern Promenade; thence southeasterly along the said Eastern Promenade sixty-three (63) feet, more or less, to the point of beginning; being the same premises conveyed to Bay Realty Co. by Warranty Deed of Louis D. Flaherty and Lugri L. Flaherty dated May 13, 1965 and recorded in said Registry of Deeds in Book 2894, page 370.

Also, a certain lot or parcel of land situated on the southeasterly side of Turner Street in said Portland, being a ten (10) foot by forty-six (46) foot parcel and the same conveyed by Llewellyn M. Leighton to Sarah E. Brackett by deed dated July 20, 1900 and recorded in said Registry of Deeds in Book 692, Page 460.

All the above parcels, with the exception of the first, are the same conveyed to Promenade Realty, Inc. by Bay Realty Co. by deed dated August 31, 1965 and recorded in said Registry of Deeds in Book 2924, Page 77.

Received  
Recorded Register of Deeds  
Apr 25, 2006 12:12:08P  
Cumberland County  
John B O'Brien

Review  
of this  
part  
of report



Surveyed by

APR 17 1900

(Remarks on other Side)

1872 from

1-2



14-N-6  
218 E. Prom

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** 014 N006001  
**Location** 218 EASTERN PROMENADE  
**Land Use** FIVE TO TEN FAMILY

**Owner Address** NICHOLS LOU F  
 PO BOX 8480  
 PORTLAND ME 04104

**Book/Page**  
**Legal** 14-N-6  
 EASTERN PROM 216-218  
 & MORNING ST 131  
 7252SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$97,970	\$229,370	\$327,340

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$124,000	\$279,300	\$403,300

\* Value subject to change based upon review of property status as of 4/1/06.  
 The tax rate will be determined by City Council in May 2006.

**Building Information**

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
1	1915	6	0	1

<b>Total Acres</b>	<b>Total Buildings</b>	<b>Sq. Ft.</b>	<b>Structure Type</b>	<b>Building Name</b>
0.166	0		APARTMENT - GARDEN	

**Exterior/Interior Information**

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
1	B1/B1	1610	SUPPORT AREA
1	01/01	1850	APARTMENT
1	02/02	1850	APARTMENT
1	03/03	1850	APARTMENT

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
7		NONE	NONE
10	FRAME	HW/STEAM	NONE
10	FRAME	HW/STEAM	NONE
10	FRAME	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

**Building Other Features**

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
2	PORCH - COVERED	1
3	PORCH - COVERED UPPER	2
3	PORCH - COVERED UPPER	2

(COPY)

CITY OF PORTLAND, MAINE

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION . 218 Eastern Promenade

Issued to G.L. Nichols

Date of Issue July 27, 1973

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. 72/276, 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

entire

APPROVED OCCUPANCY

six (6) family apartment building

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

7-27-73  
(Date)

*[Signature]*  
Inspector

Inspector of Buildings

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