

City of Portland, Maine - Building or Use Permit Application

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

Location of Construction: 257 Vaughan St		Owner Name: Meadows Gary & Michele Jts		Owner Address: Po Box 471 PORTLAND		Phone: 207-775-3838	
Business Name: n/a		Contractor Name: n/a		Contractor Address: Portland		Phone:	
Lessee/Buyer's Name n/a		Phone: n/a		Permit Type: Multi Family			Zone: R-6

Past Use: Multi / 3 Family		Proposed Use: Multi / Legalize; Change of use from existing 3 family to legal 3 family per city code. (files showing it to be a 2 unit previously)		Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 3
Proposed Project Description: Change existing 3 family to legal 3 family.				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R-2 Type: 513 PERMIT ISSUED WITH REQUIREMENTS Signature: [Signature] PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____
				Signature: _____ 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: gg	Date Applied For: 08/09/2001	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 8/9/01	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
		Any exterior work requires a separate review		

PERMIT ISSUED WITH REQUIREMENTS

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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BUILDING PERMIT REPORT

DATE: 9 AUGUST 2001 ADDRESS: 257 Vaughan ST. CBL: 054-F-032

REASON FOR PERMIT: To Legalize 257 Vaughan ST. From 2/0/04 To 3/0/04

BUILDING OWNER: G. & M. Meadows

PERMIT APPLICANT: _____ /CONTRACTOR SAO

USE GROUP: R-2 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: _____ PERMIT FEES: \$20.60

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *16, *17, *18, *19
*20, *25, *35, *38

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- X16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- X17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- X18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- X19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

10. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- * 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
- * 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

38. Parking for 3 1/2 vehicles shall be required to be firmed up. Prior to the occupancy permit, we shall use a lease for these required parking spaces.


Daniel Hays, Building Inspector

Cc: L. McDougall, PFD

Marge Schmuckal, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

All Purpose 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: 257 VAUGHAN STREET, PORTLAND, ME		
Total Square Footage of Proposed Structure	Square Footage of Lot 3168	
Tax Assessor's Chart, Block & Lot Chart# 54 Block# F Lot# 32	Owner: MICHELE MEADOWS GARRY MEADOWS	Telephone: 715-3838 X3
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: MICHELE AND GARRY MEADOWS P.O. Box 471, GORHAM, ME 839-4940	Cost Of Work: \$? Fee: \$
Current use: 3 - Family		
If the location is currently vacant, what was prior use: -		
Approximately how long has it been vacant: -		
Proposed use: LEGALIZE		
Project description: EXISTING 3 Family. Per City Legal 2. (SEE MARGE SCHMUCKAL)		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: Michele Meadows		
Mailing address: P.O. Box 471 GORHAM, ME		
Phone: 839-4940		

*Michele Shows
this to be only a legal
two (2) unit. Asking for
a change of use to
legalize
All Three (3) units*

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 8/8/01
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This is not a permit, you may not commence ANY work until the permit is issued

August 8, 2001

To Whom It May Concern:

Enclosed is a building permit application for legalization of an existing three unit, which I purchased in 1998. Records in the assessor's office and inspection records all indicated that this was a legal three unit building. After an exhaustive investigation by Marge Schmuckal and myself, it was revealed only to be a ^{legal} two unit.

I am enclosing all data per Marge to make this a legal three unit building. I believe when my property is inspected it will meet the standards required for an existing three unit. In the city directory it was listed as a three unit from 1958-1975 consistently and then a possibly five unit consisted illegally per micro feesh.

Any questions, please refer to Marge has she can explain the situation.

Sincerely,


Michele Meadows

City of Portland
INSPECTION SERVICES

Room 315
389 Congress Street
Portland, Maine 04101

Phone: (207) 874-8703 or 874-8693
Fax : (207) 874-8716

FAX TRANSMISSION COVER SHEET

Date: 8/6/01

To: Michelle Meadows

Fax: 775-0146

Re: R-6 Regulations for 25? Vaughan St - S4-F-32

Sender: Marge Schmuckel

839-4324 (home FAX)

2

YOU SHOULD RECEIVE PAGE(S), INCLUDING THIS COVER SHEET.

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL 874-8693 or 874-8703.

HP Fax Series 900
Plain Paper Fax/Copier

Fax History Report for
City of Portland
(207)874-8716
Aug 06 2001 4:51pm

Last Fax

<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Identification</u>	<u>Duration</u>	<u>Pages</u>	<u>Result</u>
Aug 6	4:50pm	Sent	97750146	0:00	0	No answer

additional dwelling unit within five (5) years from the date of issuance of the building permit. Any building reviewed as a two-family dwelling in accordance with section 14-524 or not reviewed under article V, which is altered or enlarged to include any additional dwelling unit after this five-year period, shall be reviewed as a major development pursuant to article V of this chapter.

2. Multifamily dwellings, provided that any alteration of a structure in residential use on December 2, 1987:

- a. Shall not result in the creation of any additional dwelling unit of less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic; and
- b. Shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement and attic;
- c. Parking shall be provided as required by *1 pkg space each* division 20 of this article; *for the 2 existing units*
And 1 1/2 pkg space for the New unit.
- d. No open outside stairways or fire escapes above the ground floor shall be constructed;
- e. A below-grade dwelling unit shall be permitted only if access is provided directly to the outside of the building;
- f. Such development shall be subject to article V (site plan) of this chapter for site plan review and approval. — *You can get an exemption of the site plan review*

3. Handicapped family unit, as defined in section 14-47 (definitions) of this article, for handicapped persons plus staff.

4. Single-family, multiple-component manufactured



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 18, 1985

Mr. Carleton Winslow
15 Pine Street
Portland, ME 04102

RE: 257 Vaughan Street

54-F-32

Dear Mr. Winslow:

This is a follow-up letter in regard to the decision of the Board of Appeals on February 14, 1985, at which time your appeal was denied to change the use of 257 Vaughan Street from a two to a five family apartment house.

It was acknowledged by the Board of Appeals that this lot (3,168 sq. ft.) would accommodate three apartments based on the allowable density in the R-6 Residence Zone.

It has been four months since the decision of the Board, and we have not received from you your intentions to either requests: for a change of use from two to three apartments, or a permit to convert back to the legal use of two dwelling units as shown by our records.

Please contact this office by June 24th to resolve this problem.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

PSH/kat

DELIVERED IN HAND June 18, 1985

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 2562

Date Issued

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

Date MAR 29 1983

By ERNOLD R. GOODWIN

App. Final Insp.

Date

By

Type of Bldg.

Address		2511 Van Ness	
Installation For		Change	
Owner of Bldg		[illegible]	
Owner's Address		[illegible]	
Plumber		[illegible]	
Date		4/7/83	
NW	REPL	NO	FEE
3	3	3	9
3	3	3	9
3	3	3	9
3	3	3	9
SINKS			
LAVATORIES			
TOILETS			
BATH TUBS			
SHOWERS			
DRAINS FLOOR SURFACE			
HOT WATER TANKS			
TANKLESS WATER HEATERS			
GARBAGE DISPOSALS			
SEPTIC TANKS			

MARGE -

Been to library - 57-2 unit

1958 - mid 70's three unit
then it was mixed up until
1998⁹⁹ then say 3 unit again.

I haven't heard from
Carl Winslow yet.

I don't know what else
to do! We are supposed to
close 8/10/01. I will help you
in any way I can to get
this solved.

Michelle Meadows

GENERAL Insurance Herbert A. Harmon, Inc.

82 EXCHANGE ST.

ASK US FOR YOUR NEW HOME OWNERS POLICY

Tel. SP 4-2658

1958—FRED. L. TOWER COMPANIES'

872

Left Right
Vaughan

Street—Cont.
Eather L I Googins apt 4
SP 3-7463
Mrs Katherine I James apt 5
SP 3-7540
Lawrence Wescott apt 6
SP 3-7397

256 Arthur W Grant SP 3-1639

Elroy N Tracy SP 5-1053

Thomas R Caron

Rev Rodney W Roundy ©
SP 4-2595

Mrs Irene P Pierce SP 2-1083

Jane E Littlefield nurse and h

Mrs Frances P Presnell ©
SP 3-9797

Mrs Ann Cairnes SP 2-1463

Mrs Eva E Flake © SP 4-1341

Margaret Tolman SP 3-6306

Mrs Pearl A Bartlett © SP 3-7163

Lillian Welch SP 2-7163

Arthur Coram SP 2-4762

Jacqueline Paradis

Harold L Byard SP 4-6007

200-275 Maine Medical Center nurses' home SP 3-8332

VERA STREET WARD 9

From Lloyd Avenue northeasterly
14 Edward L Longacre SP 2-3940
8 George F Kelley jr © SP 3-4953
26 Elton T Howell © SP 4-4853
38 Basil E Lamb © SP 2-5788
41 Kyran P Kane © SP 2-8818
71 Edmund E Lemieux SP 3-5009
88 Arthur J Porrell © SP 5-0065
Mrs Rosamond P Porrell nurse
89 Richard J Quinn © SP 4-7629
77 Edmund F Knox © SP 4-0984
84 James Mason © SP 2-1465
88 John J Dennehy © SP 5-0292

VERANDA STREET WARD 9

From 511 Washington avenue to Falmouth line
2 Bortell's Calso Station
5 Espans Quick Lunch SP 2-9412
14 Wigwam Restaurant SP 3-8964
Gentle D Black SP 3-8964
Arnold Gomes SP 2-9741
20 Dairy Bar
21 Rudolph Kannacher ©
SP 2-3282
Mrs Gladys W Neal SP 4-2066
W Clapham Murray SP 2-0018
23 PEMBROKE STREET begins
Peter Reall SP 4-1740
28 Robert E Fox
Franklin C Leavitt
32 Ronald C Audette SP 3-5204
Thomas M Maciaso SP 3-6177
36 Philip A Maletta © SP 3-7600
38 Constance J White SP 4-7671
Mrs Loris Velt SP 4-2778
Harry I Rice
Richard E Marston
Mrs Emma Palmer
James C Graffam © SP 2-1644
David A Wiers
40 SHEERWOOD STREET crosses
41 Mrs Ellen M Jensen ©
Charles E Jensen SP 3-4446
46 Lovering's Easo Station
53 John C Geary SP 3-6562
Ernest X Guilmond
54 Danish Pastry Bakery SP 3-8871
Vincent Cavanaugh
56 Marlow J Dominicus SP 2-5734
57 Henry F Buckley SP 3-4355
Rudolf W Kaserman © SP 4-9064
James Schular
57½ Samuel C Napolitano © SP 5-2087
61 Linwood Davis
Lloyd H Bailey
Egidio A Globbi © SP 3-7970
62 Rega Laundrette
Della Rideout
John S Jensen

Left Right

Richard Smith
Angelone's Italian Kitchen
SP 3-9363
Matthew C Quinn
Fred W Leighton SP 3-5256
Joseph H Lee jr
Mrs Rose E MacMillan ©
SP 3-8572

72 Ralph J Lund SP 4-2102

George E Rideout

DALTON STREET begins

Charles P Cole ©

79 GTR

KENSINGTON STREET begins

Michael T Laola © SP 4-4088

John B DiSanto © SP 5-0377

Joseph J Vargo © SP 3-5020

Phillip N Latini © SP 3-1884

Nunzi Manganello

Joseph Laflamme

Veranda St Mkt SP 2-9256

HODGINS STREET begins

UPLAND AVENUE begins

Willis M Meserve SP 4-1021

Mrs Verna M White SP 4-3794

Edward C Berry ptr and h SP 3-3060

Mrs Grace G Crowler SP 3-1874

Antonio Sylvester ©

Christine M Pasquale ©
SP 3-2367

Charles R Turner

Gennaro Spizucce ser sta

James J Dall jr © SP 2-5650

131 FAIRFIELD STREET begins

ARCADIA STREET begins

Edward J Malloy SP 2-8135

Gaetano Pesce ser. sta

Gaetano Pesce © SP 5-2837

Vacant

147 Thomas A Brogan © SP 2-3548

Ralph Fregallini

Mark R Holt SP 4-8477

Albert A Tirabassi SP 2-2619

151 FAYETTE STREET begins

154 HAWTHORNE STREET begins

James T Mastroluca © SP 3-6882

157 Brooke Bond Tea Co Inc SP 2-4774

163 Robert L Wadsworth SP 2-2007

Vacant

Pasquale Lapomarda ©
SP 3-4470

168 Cap's Grill SP 2-9132

168a Antonio Mastroluca

169 Jerry Paladino trucking and h
SP 2-8251

Mastroluca Bros gro SP 3-9219

174 WOLDSWORTH STREET begins

178 William C Reynolds ©
SP 3-3630

182 Percy C McManus © SP 3-7277

Mrs Katherine M Mastroluca ©
SP 3-7329

198 WHITTIER STREET begins

Christy Bakke © SP 3-3922

Gerald R Corcoran SP 5-0065

Joseph Nappi © SP 2-8647

Toby Nappi trucking and r

Harbor View Market gro
SP 3-9248

220 Stephen E Dorsey © SP 3-7766

226 Donald K Gillies SP 4-9489

Ernest J Salamone SP 2-6244

230 OLYMPIA STREET begins

John E Murphy jr ©

Joseph J Foley SP 3-7502

Elizabeth A Ingraham ©
SP 2-8220

256 James M Sabatino © SP 4-1870

Charles A Vacciano © SP 4-8578

268 OREGON STREET begins

Frank E Banks SP 3-3190

270 T A Willey Service Sta SP 2-1529

Mrs Julia M Pullen © SP 3-8945

Blanche Wilson

Robert C Gibson © SP 2-5131

331 U S Govt Public Health Service medical dept SP 2-8334

U S Public Health Service Out-Patient Clinic SP 2-8384

Left Right

William H Wilkinson
Hillbert Lents

276 MARTIN POINT BRIDGE

VERMONT AVENUE WARD 9

From Ray to Falmouth line

12 Forrest E Grover © SP 3-2126

20 William Melkielejohn © SP 2-2051

23 George E Ward jr © SP 2-0829

24 Maurice J Allaire © SP 3-0700

25 William J Conley © SP 4-1850

33 Paul R Hufstader © SP 2-7629

34 Walter S Dwellley © SP 2-5182

38 Valmore J Poulin © SP 3-6265

39 Angelus J Karantz © SP 5-2630

42 Earl E Bane © SP 4-8315

43 Augustine N Spofford ©
SP 2-0020

—UNACCEPTED from here to end—

— VIRGINIA STREET crosses

FALMOUTH LINE

VERMONT AVENUE—PEAKS ISLAND

From cemetery to Tolman Heights

VERNON PLACE WARD 5

From between 605 and 671 Congress

1 St Stephens Episcopal Church

Lewis M Lapoint lodgh

2 Mrs Eva Davis

5 Edward A Schaefer

Mrs Edwardina L Marquis

Mrs Florence C Robinson

6 Henry Kop

7 Mrs Claire M McNeil SP 3-0195

Joseph F Arsenault

Vacant

VERRILL STREET WARD 9

—UNACCEPTED—

From Ifffley to Wirt

1 Frank Blanchard © SP 5-0418

VESPER STREET WARD 1

From 54 Eastern promenade to 80 Congress

11 Caesare A Papi jr © SP 3-4982

Thomas V Galland

Gerald E Talbot SP 3-5630

12 Margaret A Dougher ©
SP 3-4676

15 Anthony B Walsh SP 2-6880

George A Stewart SP 2-4085

16 Joseph N Fortier © SP 3-6738

19 Mrs Alice E Caverley SP 3-5745

Harold I McLaren © SP 3-2351

20 Charles F C Gray SP 3-1585

Mrs Elsie M Baird © SP 3-1566

22 Charles F Keniston ©
SP 2-5359

23 Mrs Minna Zulofsky SP 2-0907

Louis Seavey © SP 2-7544

Raymond E Hamilton

24 Kenneth D Harmon SP 3-3406

Vincent Balsano

27 Helen E Scully © SP 3-8039

Hobart E Smith © SP 4-6711

Joseph L Libby

30 Archie D Fogg SP 3-5937

31 Joseph Nappi

John A Profenno © SP 3-2343

© SP 2-8907

33 Mrs Marie K Bicker © SP 3-9468

Thelma M James

HANSON LANE begins

John L Devine

Mrs Rose E Rowe SP 3-4535

Leroy L Stilphen SP 4-7327

Mrs Fannie Abrahamson © SP 3-1525

35 Joyce SP 2-0295

SP 2-7444

Plumbing
Troubles?

Call Carvel

386 CUMBERLAND AVE.
WATER HEATERS

COMPLETE BATHROOMS

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.							
	257	Vaughan		OF			1		54	F	32								
TAXPAYER ADDRESS AND CITY				RECORD OF TAXPAYER			YEAR	BOOK	PAGE	PROPERTY FACTORS			CURR. DESC.						
ROUNDY RODNEY W 257 VAUGHAN ST. CITY LAND & BLDG. VAUGHAN ST. #257 ASSESSORS PLAN 54-F-SP AREA 2824 SQ. FT.										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						LAND VALUE COMPUTATIONS AND SUMMARY						ASSESSMENT RECORD			INCREASE	DECREASE			
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19	FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19	1950	LAND	1000			
32 FT. 78 AU.	45	90	1280											1951	BLDGS.	2450			
															TOTAL	3450			
															1951	LAND	775		
															BLDGS.	2775			
															TOTAL	3550			
															1951	LAND			
															BLDGS.				
															TOTAL				
															1951	LAND			
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															1951	LAND			
															BLDGS.				

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

YEAR 19

CHEAP: E—VERY CHEAP

40 PER MONTH EVERYTHING SOLD IN
1956-58 Drywalling for the National Guard

COMPUTATIONS				
UNIT	1951			
805 S. F.	4660			
S. F.				
ADDITIONS	+ 1370			
BASEMENT				
WALLS #1	+ 340			
ROOF	+ 80			
FLOORS				
ATTIC Full	+ 460			
FINISH				
372 Sq	+ 200			
FIREPLACE	+ 180			
HEATING	+ 240			
PLUMBING	+ 690			
TILING				
M.F.I.R.	+ 470			
TOTAL	9690			
FACT. - 10	470			
PER VAL	9220			

SUMMARY OF BUILDINGS												
OCC.Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
Dwg	A 25/FR	B	75		F	9220	50%	4610	A	4610	2775	5
	B								B			
	C								C			
	D								D			
	E								E			
	F								F			
	G								G			
YEAR	1951					1951 TOTAL BLDGS.				4610	2775	
TAX VAL.										19		
OLD VAL.	2775									19		
CHANGE										19		

To: MARGE S.

From: Michele Meadows

→ Here is a copy of the blank parking lease.

If, ok, I will sign, pay, and bring you building permit Application

Apartment Locator 757 Congress Street Portland, Maine 04102

Phone (207) 774-9303 Fax (207) 774-1189

PARKING LEASE

1. The term of this lease shall be _____ months commencing on the _____ day of _____ 19____. Tenant agrees to pay a monthly rent of \$ _____ under the terms and conditions detailed in this lease for the use of one parking space located at _____.
2. All rents are due on the first day of the month. A \$5.00 late fee will be charged after the fifth of the month. Thereafter, interest of 1 ½ % per month will be charged on the unpaid balance. Leases, shorter than 6 (six) months require \$50.00 per month, November through March.
3. A Security Deposit in the amount of \$ _____ shall be paid to the landlord before rental commences and will be returned within 30 days of receipt of the *valid parking permit sticker* and lease termination. A notice in writing to the landlord, 30 days in advance of termination is required.
4. Tenant does hereby indemnify and agree to hold the landlord harmless from all claims, demands, and attorney fees that are brought by any person arising out of the tenant's use of the leased parking space.
5. It is expressly understood that the landlord does not carry insurance to cover losses or damages to tenant's property from any cause and it becomes the tenant's responsibility to carry insurance for their losses.
6. A Parking Permit Sticker will be issued when the lease is signed and all fees are paid. It is the tenant's responsibility to display a *valid parking permit sticker* on the interior glass area of the permitted vehicle. Any rents 14 days past due shall invalidate the *parking permit sticker* and the vehicle will be towed at the owners expense if 30 days behind in rent. Any vehicle that does not display a *valid parking permit sticker* shall be towed at the owner's expense.

7. Tenant agrees to the following Parking Lot Rules:

All vehicles must have current registration tags, inspection stickers and be operable. This means that the vehicle must run, have inflated tires and be able to start and move from the lot on notice. *All vehicles must be moved after a snowstorm to allow the plowing contractors to properly clear the lot.* Any vehicle not moved to a plowed area within 24 hours after a snowstorm shall be towed at the owner's expense.

Vehicles must not leak fluids of any kind on the surface of the parking lot. If your vehicle leaks fuel, oil or coolant on the surface of the parking lot, you will receive a bill for the necessary remedies and not be allowed to return to the parking lot until the offending leak is repaired. No repairs beyond a flat tire are allowed on site. Do not change oil or coolant while the vehicle is on the parking lot surface.

I have read and agree to the above conditions and acknowledge receipt of a copy of this lease.

Tenant _____ Date _____

Property Manager _____ Date _____

Name :	Date:	Rent: \$
Address:	Plate :	Proration: \$
Security Deposit totaling three months rent:		\$
City:	Monthly: \$	Total Due: \$
Phone # H	Work #	
Vehicle Description: Make, Model & Color: _____		

Rev. 8/20/98

038011

WARRANTY DEED
Joint Tenants

KNOW ALL BY THESE PRESENTS, that I, CARLETON WINSLOW, in consideration of One and No/100 Dollars (\$1.00) and other valuable consideration paid by GARY and MICHELE MEADOWS whose mailing address is 10 Crestwood Drive, Gorham, Maine, 04038, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY, WITH WARRANTY COVENANTS unto the said Gary and Michele Meadows, as joint tenants and not as tenants in common, their heirs, successors and assigns forever, the following described premises:

See Schedule A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Gary and Michele Meadows, their heirs, successors and assigns forever. I do covenant with the said Grantees, their heirs, successors and assigns, that I am lawfully seized in fee of the premises, free of all encumbrances and that I do have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my successors shall and will warrant and defend the same to the said Grantees, their heirs, successors and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said CARLETON WINSLOW has caused these presents to be signed this 16th day of June, 1998.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

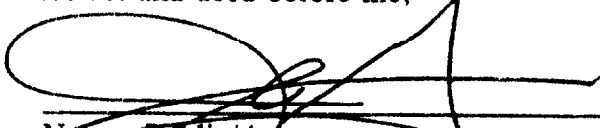

WITNESS


CARLETON WINSLOW

STATE OF MAINE
COUNTY OF CUMBERLAND

June 16, 1998

Then personally appeared the above-named CARLETON WINSLOW and acknowledged the foregoing instrument to be his free act and deed before me,


Notary Public/Attorney at Law
print name _____
my comm. exp. _____

wh

MAINE REAL ESTATE TAX PAID

**SCHEDULE A
WINSLOW TO MEADOWS**

Beginning at a point on said Vaughan Street, which point is the most northerly corner of land now or formerly of C.S. Morrill;

Thence southeasterly by the line of land of said C.S. Morrill seventy-seven (77) feet, more or less, to land now or formerly owned by F. Houston;

Thence northerly by the line of land of said F. Houston thirty-six (36) feet, more or less, to land of H.J. Chisholm;

Thence northwesterly by the line of said Chisholm land eighty-three (83) feet, more or less, to said Vaughan Street;

Thence southerly by said Street thirty-five (35) feet, more or less, to the point of beginning;

Being the same premises conveyed to Carleton Winslow by Andre A. Bellucci by Warranty deed of June 23, 1988 and recorded in the Cumberland County Registry of Deeds at Book 8345, Page 163.

RECEIVED
RECORDED REGISTRY OF DEEDS

1998 JUN 17 PM 2: 53

CUMBERLAND COUNTY

John B O'Brien

ORIGINAL

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Insp. DATE 8/8/01
RECEIVED FROM M.G. Meadows / Michelle
ADDRESS 257 Vaughn St

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
1	Permit App Change Use		30 00
	CBL#		
	054-F-032		
<input type="checkbox"/> CASH <input checked="" type="checkbox"/> CHECK <input type="checkbox"/> OTHER		TOTAL	30 00
CK# 2233			

RECEIVED BY

GBF INFORMATION SYSTEMS Box 978, Portland, ME 04104 (207) 774-1482
Commercial Printing • Business Forms • Advertising Specialties • Labels 200747-BP

Building Sketch

Owner/Client Meadows, Gerry

Property Address 257 Vaughan St.

City Portland

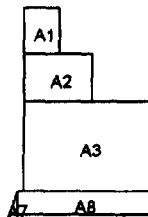
County Cumberland

State ME

Zip Code 04102

Phone (603) 883-1111

SKETCH CALCULATIONS



A1 : 6.5 x 9.0 =	58.5
A2 : 12.5 x 9.0 =	112.5
A3 : 23.5 x 17.0 =	399.5
A4 : 26.0 x 2.5 =	65.0
A5 : 0.5(27.9 + 28.3)x0.5 =	14.1
A6 : 23.0 x 20.0 =	460.0
A7 : 0.5 x 1.5x4.5 =	3.4
A8 : 24.5 x 4.5 =	110.2
A9 : 0.5 x 1.9x1.5 =	1.4



757 CONGRESS STREET, PORTLAND, MAINE 04102
207-774-9303 • FAX 207-774-1189


August 8th, 2001

Marge Schmuckal
Zoning Administrator
Planning and Urban Development
389 Congress Street
Portland, Maine 041041

Dear Marge,

Attached is a copy of a parking lease which is being given to Michele Meadows for four parking spaces for 257 Vaughan Street. Once Michele has been given a conditional approval by the city, this lease will be paid in full and executed. At that point, a copy will be brought to your office for final approval.

Sincerely,



Greg Johnson

Apartment Locator 757 Congress Street Portland, Maine 04102

Phone (207) 774-9303 Fax (207) 774-1189

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