



PORTLAND MAINE

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*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

August 30, 2010

Northeast Rentals, LLC
85 River's Edge Drive
Portland, ME 04102
Attn: Charlton Smith, Manager

RE: 54 West Street - -63-H-001 – R-6 Zone with a Historic Overlay Zone

Dear Mr. Smith,


I am in receipt of your request for a determination concerning the property located at 54 West Street in regards to the legal number of dwelling units. Thank you for the information that you provided along with your request.

I have re-examined the records in Inspection Services. I have also re-examined the pre-1957 Assessor's records. The current basis of the Land Use Zoning Ordinance is June 5, 1957. Any use that can be documented prior to the basis of the Zoning Ordinance would be considered legally nonconforming. After June 5, 1957, there needs to be documentation in our microfiche or scanned records concerning the use of the building.

As you know, our microfiche showed eight (8) residential dwelling units as the legal use of the property dating back to the late 1940s. The one documentation in the form of permit in 1988 did not specifically list the number of dwelling units. The pre-1957 Assessor's cards show a use of nine (9) residential dwelling units. As you rightly pointed out, the 1988 permit on file discusses the basement unit which you supposed was the "added" unit when the property went from eight dwelling units to nine dwelling units. The Housing reports have no standing concerning use because the Housing Division was a separate entity and the legality of units was never verified. The goal of the Housing Division at that time (before the Housing Division was merged with Inspection Services) was to insure that minimum Housing requirements were being met without regard to the legality of uses.

Based upon the Assessor's information and the information from the microfiche in Inspection Services, I have determined that the legal use of the property located at 54 West Street is nine (9) residential dwelling units.

Very truly yours,


Marge Schmuckal, Zoning Administrator

Northeast Rentals, LLC
85 River's Edge Drive
Portland, ME 04102
August 9, 2010

Marge Schmuckal, Zoning Administrator of the City of Portland
389 Congress St., Room 315
Portland, ME 04101

Re: 54 West St., CBL: 063-H001-001

Dear Ms. Schmuckal:

On behalf of Northeast Rentals, LLC I am requesting a zoning determination with respect to property at 54 West St., CBL: 063-H001-001. A check for \$150 is enclosed.

Northeast Rentals, LLC is planning to sell this property and seeks clarification that it is a legal 9 unit apartment building. A review of the records applicable to this property shows that it has been treated by both the inspections department and the tax assessor's office as a 9 unit building since the 1980s, but I was unable to find a record of exactly when the changeover to 9 units from the 8 units that were approved in the 1940s took place.

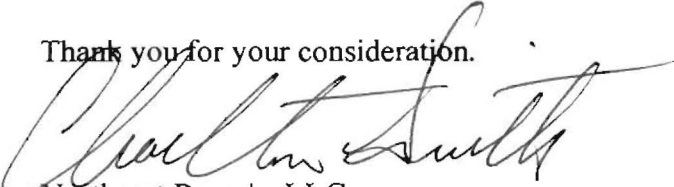
The 9th unit is a basement apartment included in housing inspection notices beginning in 1985 and in a building permit issued to Patricia Kinkade and Crandall Toothaker on May 9, 1988. The application for the 1988 building permit specifically refers to the basement apartment in the comments section. The section of the permit application required to be completed "only if the number of units will change" was left blank.

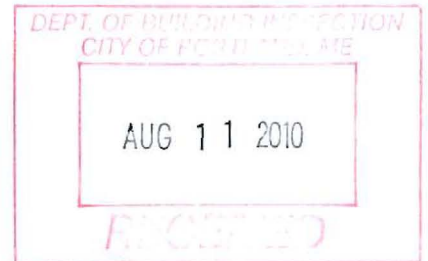
In connection with the work for which the building permit was issued on May 9, 1988 there is on file an electrical permit that included 9 kitchen ranges. A progress inspection form states, on September 6, 1988, that, "Walls may be closed in basement apartment".

With this letter are copies of all the documents that I was able to find in the microfiche records that make reference to the building as a 9 unit together with a copy of the assessor's records indicating that it was remodeled in 1981 and that it was a 9 unit.

It is requested that a zoning determination be issued stating that "The basement apartment of the building at 54 West St. is a legal apartment unit and the building at 54 West St. is a legal 9 dwelling unit apartment building."

Thank you for your consideration.


Northeast Rentals, LLC
Charlton Smith, Manager



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.
	54	West		OF			/		63	H	1	

TAXPAYER ADDRESS AND DESCRIPTION	RECORD OF TAXPAYER	YEAR	BOOK	PAGE	PROPERTY FACTORS			
PARSONS JOHN S & BEULAH V NR OR SURVIVOR 68 WALTON ST CITY LAND & BLDGS WEST ST #54 & NEAL ST #105-111 PORTLAND MAINE ASSESSORS PLAN 63-H-1 AREA 4200 SQ FT					TOPOGRAPHY		IMPROVEMENTS	
					LEVEL	<input checked="" type="checkbox"/>	WATER	
					HIGH		SEWER	
					LOW		GAS	
					ROLLING		ELECTRICITY	
					SWAMPY		ALL UTILITIES	<input checked="" type="checkbox"/>
					STREET		TREND OF DISTRICT	
					PAVED	<input checked="" type="checkbox"/>	IMPROVING	
					SEMI-IMPROVED		STATIC	<input checked="" type="checkbox"/>
					DIRT		DECLINING	
				SIDEWALK	<input checked="" type="checkbox"/>			
				TILLABLE		PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
ONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
42	100	55 ⁰⁰	100	55 ⁰⁰	2310	
CI + 10%					230	
TOTAL VALUE LAND					2540	
TOTAL VALUE BUILDINGS					1170	
TOTAL VALUE LAND AND BUILDINGS					14010	
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						
ONTAGE	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		

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

ASSESSMENT RECORD				INCREASE	DECREASE
1950	LAND	1900			
	BLDGS.	4875			
	TOTAL	6775			
1951	LAND	1525			
	BLDGS.	6875			
	TOTAL	8400			
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				
1960	LAND				
	BLDGS.				
	TOTAL				

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

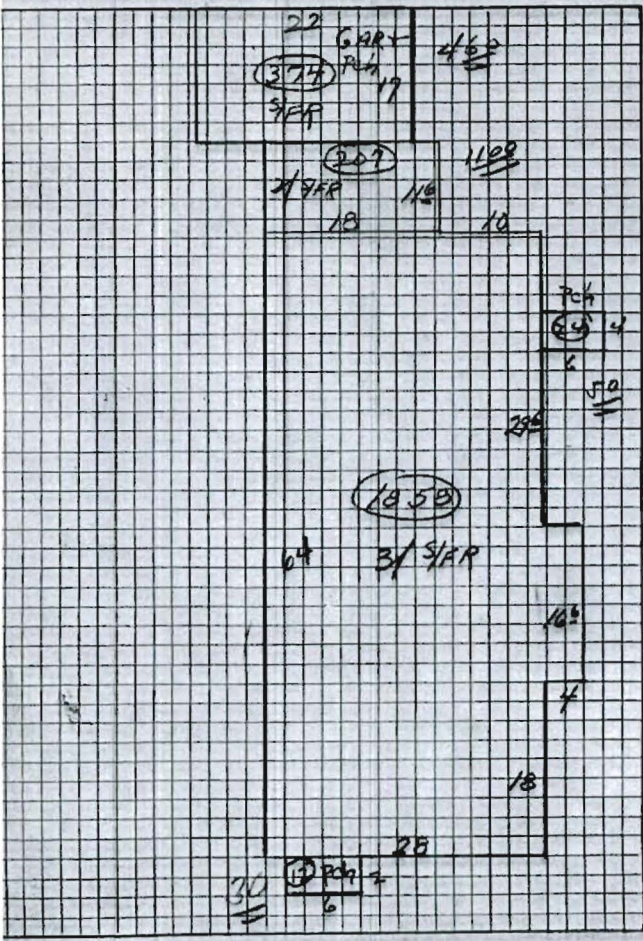
351-1021-2700 - Repair after fire

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING										
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	<input checked="" type="checkbox"/> 8									
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM										
BRICK OR STONE	<input checked="" type="checkbox"/>	MILL TYPE		WATER CLOSET										
PIERS		REIN. CONCRETE		LAVATORY										
CELLAR AREA FULL	<input checked="" type="checkbox"/>	FLOOR FINISH		KITCHEN SINK	<input checked="" type="checkbox"/> 8									
1/4 1/2 3/4		B	1 2 3	STD. WAT. HEAT										
NO. CELLAR		CEMENT	<input checked="" type="checkbox"/>	AUTO. WAT. HEAT	<input checked="" type="checkbox"/>									
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.										
CLAPBOARDS	<input checked="" type="checkbox"/>	PINE	<input checked="" type="checkbox"/>	LAUNDRY TUBS	<input checked="" type="checkbox"/>									
WIDE SIDING		HARDWOOD	<input checked="" type="checkbox"/>	NO PLUMBING										
DROP SIDING		TERRAZZO		TILING										
NO SHEATHING		TILE		BATH FL. & WCOT.										
WOOD SHINGLES		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.										
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING										
STUCCO ON FRAME		B	1 2 3	ELECTRIC	<input checked="" type="checkbox"/>									
STUCCO ON TILE		PINE	<input checked="" type="checkbox"/>	NO LIGHTING										
BRICK VENEER		HARDWOOD	<input checked="" type="checkbox"/>	NO. OF ROOMS										
BRICK ON TILE		PLASTER	<input checked="" type="checkbox"/>	BSMT.	2ND 9									
SOLID BRICK		UNFINISHED	<input checked="" type="checkbox"/>	1ST 9	3RD 9									
STONE VENEER		METAL CLG.		OCCUPANCY										
CONC. OR CIND. BL.		RECREAT. ROOM		SINGLE FAMILY										
TERRA COTTA		FINISHED ATTIC		TWO FAMILY										
VITROLITE		FIREPLACE		APARTMENT	<input checked="" type="checkbox"/> 9									
PLATE GLASS		HEATING		STORE										
INSULATION		PIPELESS FURNACE		THEATRE										
WEATHERSTRIP		HOT AIR FURNACE		HOTEL										
ROOFING		FORCED AIR FURN.		OFFICES										
ASPH. SHINGLES	<input checked="" type="checkbox"/>	STEAM	<input checked="" type="checkbox"/>	WAREHOUSE										
WOOD SHINGLES		HOT WAT. OR VAPOR		COMM. GARAGE	<input checked="" type="checkbox"/>									
ASBES. SHINGLES		NO HEATING		GAS STATION										
SLATE TILE		GAS BURNER		ECONOMIC CLASS										
METAL		OIL BURNER	<input checked="" type="checkbox"/>	OVER BUILT										
COMPOSITION		STOKER		UNDER BUILT										
ROLL ROOFING		SUMMARY OF BUILDINGS		DT. 6-14-17	AR. CS									
INSULATION		OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YF

APT. COMPUTATIONS	
UNIT	1951
1858 F.	17200
S. F.	
ADDITIONS	+ 1640
12/1/84	+ 160
BASEMENT	
WALLS	
ROOF	
FLOORS	
ATTIC	
FINISH	
FIREPLACE	
HEATING	+ 360
PLUMBING	+ 1860
TILING	
TOTAL	21220
FACT. + 10	1720
REP. VAL.	22940

No Answer
CALLED 2 TIMES (50) ON REVIEW 1 (32)



OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YF
Apt	A	3/5/18	B	61		F	22940	50%	11470	A	11470	6815
	B									B		
	C									C		
	D									D		
	E									E		
	F									F		
	G									G		
YEAR	1951											
TAX VAL.	6815											
OLD VAL.												
CHANGE												
1951 TOTAL BLDGS.										11470	6815	
TAX VALS.	19											
	19											
	19											



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

August 11, 2010

Received from Northeast Rentals LLC

Location of Work 54 West St.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150.00

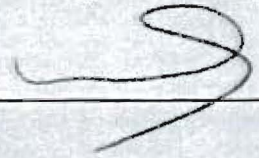
Building (1L) _____ Plumbing (1S) _____ Electrical (12) _____ Site Plan (U2) _____

Other Determination letter

CBL: 63-H-001

Check #: 3350 Total Collected \$ 150⁰⁰

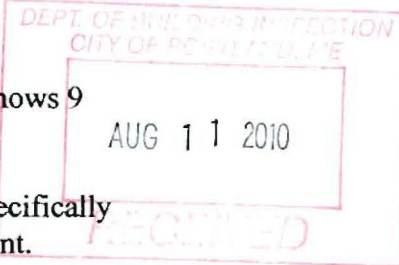
**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: 

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

CITY OF PORTLAND RECORDS RELATING TO THE NUMBER OF DWELLING UNITS IN THE APARTMENT BUILDING LOCATED AT 54 WEST ST.

1. Structure Inspection Schedule with an inspection date of June 18, 1985 shows 9 dwelling units and 9 occupied dwelling Units.
2. Housing Inspection Report dated June 19, 1985 lists 9 apartments and specifically addresses deficiencies found in apartment 9, which is the basement apartment.
3. Notice of Housing Conditions issued June 19, 1985 shows 9 dwelling units.
4. Notice of Housing Conditions issued November 6, 1986 shows 9 dwelling units.
5. Housing Inspection Report re notice dated November 6, 1986 indicating that a "lack of egress" for "INTERIOR BASEMENT, APARTMENT #9" has been rectified.
6. Housing Inspection Report re notice dated June 10, 1987 lists four deficiencies for "APARTMENT #9".
7. Housing Inspection Report re notice dated June 10, 1987 with handwritten notes indicating that the deficiencies in "APARTMENT #9" have been rectified.
8. Building Permit Application of Patricia Kinkade and Crandall Toothaker dated April 22, 1988 indicating (by leaving the relevant section of the application blank) that there is no change in the number of units. In the "Comments" section of the application there is a reference to the existing "Basement apartment". This permit application is stamped "PERMIT ISSUED, May 9, 1988, City of Portland".
9. Application for Permit for Electrical Installations for 54 West St. dated June 6, 1988 listing 9 "ranges".
10. Electrical Installations Progress Report stating on September 6, 1988, that, "walls may be closed in basement apartment".
11. Certificate of Compliance with Notice of Conditions (the notice originally issued November 6, 1986) dated February 14, 1989 and issued to Crandall Toothaker for a 9 dwelling unit building at 54 West St.
12. Letter from a Code Enforcement Officer of the Inspection Services Dept. dated April 24, 1997 to Brass Barton, Trustee, as owner of 54 West St., identifying 54 West St. as a 9 dwelling unit building and stating that the building "was found to meet the standards established by the City's Housing Code."
13. Assessor's cards from the 1980s showing a 9 unit building and remodeling in 1981.



HOUSING INSPECTION REPORT

OWNER: Mr. James Bell

LOCATION: 54 West St. 63-H-1 WE

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONOITIONS DATED: June 19, 1985

EXPIRES: August 19, 1985

Items listed below are in violation of Article V of the Municipal Codes, "Housing Code", and must be corrected on or before the expiration date.

- Debris Front Hall*
- | | SEC. (S) |
|--|----------|
| * 1. SECOND FLOOR FRONT HALL - ceiling - broken plaster. | 108-2 |
| 2. THIRD FLOOR FRONT HALL - ceiling - loose peeling paint. | 108-2 |
| 3. THIRD FLOOR FRONT HALL - ceiling - leaking conditions. | 108-2 |
| 4. FRONT CELLAR - floor - missing wasteline cap. | 108-2 |

APARTMENT #1

Not available at time of inspection.

APARTMENT #2

Not available at time of inspection.

APARTMENT #3 - FIRST FLOOR

OK - 1st. Inspection.

APARTMENT #4 - SECOND FLOOR

OK - 1st. Inspection.

APARTMENT #5 - SECOND FLOOR

OK - 1st. Inspection.

APARTMENT #6 - SECOND FLOOR

- | | |
|--|-------|
| 5. BATHROOM - wall - loose shower enclosure. | 108-2 |
| * 6. BATHROOM - tub - leaking conditions. | 111-1 |

APARTMENT #7

Not available at time of inspection.

APARTMENT #8 - THIRD FLOOR

OK - 1st. inspection.

APARTMENT #9

Not available at time of inspection.

**At the time of the survey, we were unable to gain access to Apartments #1, 2, 7 & 9. We suggest that if there are any conditions which need correcting in these apartments, that you make the repairs while doing the work on the rest of the structure.

new notice
Void New Notice
NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 312

Mr. James Bell
201 Bradley Street
Portland, Maine 04101
*Griffin Portland Realty Assoc.
P.O. Box 5054
Portland 04104*

DU 9

CH. 063 BLK. H LOT 1

LOCATION: 54 West Street

PROJECT: MCP-WE
ISSUED: June 19, 1985
EXPIRES: August 19, 1985

Dear Mr. Bell:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 54 West Street by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before August 19, 1985. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: [Signature]
P. Samuel Hoffses
Chief of Inspection Services

[Signature]
Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

4

Call back #1

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND, MAINE

Department of Planning & Urban Development
Inspection Services Division
Tel. 775-5451 - Ext. 311 - 346

Greater Portland Realty Associates
P.O. Box 8054
Portland, ME 04104

DU 9

CH. 53 BLK. H LOT 1

LOCATION: 54 West Street

PROJECT: Dist. 5
ISSUED: November 6, 1986
EXPIRES: January 6, 1987

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 54 West Street by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects on or before January 6, 1987. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and any other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
P. Samuel Hoffes
Chief of Inspection Services

Code Enforcement Officer - Merlin Leary (5)

Attachments

jmr

HOUSING INSPECTION REPORT

OWNER: Greater Portland Realty Associates

LOCATION: 54 West St. 63-H-1 Dist. 5

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: November 6, 1986

EXPIRES: January 6, 1987

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

Second floor rear hall ceiling loose and leaking

	SEC. (S)
1. ✓ INTERIOR CELLAR - debris, litter, etc.	109-4
2. ✓ INTERIOR FIRST FLOOR FRONT - ball - hole in floor.	108-2
* 3. EXTERIOR FRONT PORCH - railings - missing.	108-4
* 4. ✓ INTERIOR SECOND FLOOR FRONT HALL - ceiling - broken plaster.	108-2
5. ✓ INTERIOR THIRD FLOOR FRONT HALL - ceiling - peeling paint.	108-2
* 6. ✓ INTERIOR THIRD FLOOR FRONT HALL - ceiling - leaking.	108-2
7. ✓ INTERIOR REAR CELLAR - floor - missing wasteline cap.	108-2
* 8. ✓ INTERIOR THIRD FLOOR REAR HALL - stairway - broken glass.	108-3
9. ✓ INTERIOR FIRST FLOOR, APARTMENT #1 - rear door - broken panel.	108-3
10. ✓ INTERIOR FIRST FLOOR, APARTMENT #2 - bathroom and kitchen - lack of ventilation. #5 leaking kitchen ceiling - <i>LIVING ROOM</i>	108-3
11. SECOND FLOOR, APARTMENT #6 - bathroom - loose shower enclosure.	108-2
12. SECOND FLOOR, APARTMENT #6 - bathroom - bathtub leaking.	111-3
13. INTERIOR THIRD FLOOR, APARTMENT #7 - KITCHEN - window - missing glazing and points. MISSING Sash Bath #6 Leaking in bedroom	108-3
14. INTERIOR THIRD FLOOR, APARTMENT #8 - LIVING ROOM - window - missing counterbalance cord.	108-3
15. ✓ INTERIOR BASEMENT, APARTMENT #9 - lack of egress.	116-2
* 16. ✓ INTERIOR REAR BEDROOM & BATHROOM - missing plaster. <i>Kitchen ceiling bucketed Bedroom - not security #2 Leaking in Li Ceiling / Rear Bulky door lock</i>	108-2

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

HOUSING INSPECTION REPORT

OWNER: Greater Portland Realty Assoc. LOCATION: 54 West Street - 63-H-1

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: June 10, 1987

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

Final Inspection Continued:

1. FRONT PORCH - stairs - missing safety rail. 108-4
- * 2. SECOND FLOOR REAR HALL - ceiling - loose and hanging light fixture. 108-2
3. THIRD FLOOR REAR HALL - ceiling - leaking conditions. 108-2

APARTMENT #1

4. REAR - door - broken panel. 108-3

APARTMENT #2

5. BATHROOM - lack of ventilation. 112
- * 6. LIVING ROOM - leaking conditions. 108-2

APARTMENT #5

- * 7. KITCHEN - ceiling - leaking conditions. 108-2

APARTMENT #6

8. BATHROOM - window - missing sash. 108-3
9. BEDROOM - ceiling - leaking conditions. 108-2

APARTMENT #9

10. KITCHEN & BEDROOM - ceilings - buckled tiles. 108-2
- *11. REAR BEDROOM & BATHROOM - ceiling - missing plaster. 108-2
- *12. REAR - door - leaking conditions. 108-3
13. LIVING ROOM - sash - inoperative. 108-3

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

HOUSING INSPECTION REPORT

OWNER: Greater Portland Realty Assoc. LOCATION: 54 West Street - 63-H-1

CODE ENFORCEMENT OFFICER: Merlin Leary (5)

HOUSING CONDITIONS DATED: June 10, 1987

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APARTMENT #1

- ~~4. REAR - door - broken panel. 108-3~~

APARTMENT #2

- ~~5. BATHROOM - lack of ventilation. 112~~
- ~~* 6. LIVING ROOM - leaking conditions. 108-2~~

APARTMENT #5

- ~~* 7. KITCHEN - ceiling - leaking conditions. 108-2~~

APARTMENT #6

- ~~8. BATHROOM - window - missing sash. 108-3~~
- ~~9. BEDROOM - ceiling - leaking conditions. 108-2~~

APARTMENT #9

- ~~10. KITCHEN & BEDROOM - ceilings - buckled tiles. 108-2~~
- ~~* 11. REAR BEDROOM & BATHROOM - ceiling - missing plaster. 108-2~~
- ~~* 12. REAR - door - leaking conditions. 108-3~~
- ~~13. LIVING ROOM - sash - inoperative. 108-3~~

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

B

PERMIT # 457 CITY OF Portland BUILDING PERMIT APPLICATION MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Patricia Kinkade & Crandall Toothaker *CALL WHEN READY*
Address: ~~54 West Street~~ 98 Park St. 774-2308
LOCATION OF CONSTRUCTION 54 West Street
CONTRACTOR: Crandall Toothaker SUBCONTRACTORS: _____
ADDRESS: _____

Est. Construction Cost: 50,000 Type of Use: Multi family
Past Use: _____
Building Dimensions L W Sq. Ft. # Stories: Lot Size: _____
Is Proposed Use: Seasonal Condominium Apartment
Conversion - Explain Interior renovations and correction of code

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE violations
Residential Buildings Only:
Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:
1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:
1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" J.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:
1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type: _____ Size _____
9. Siding Type _____ Other Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:
1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only	
Date <u>April 22, 1988</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>50,000</u>	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee <u>270</u>	

Ceiling:
1. Ceiling Joists Size: _____ PERMIT ISSUED
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type _____ Size MAY 9 1988
5. Ceiling Height: _____

Roof:
1. Truss or Rafter Size _____ City Code
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:
Type: _____ Number of Fire Places _____

Heating:
Type of Heat: _____

Electrical:
Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:
1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:
1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:
District _____ Street Frontage Req.: _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:
Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shore and Floodplain Mgmt. _____ Special Exception _____
Other (Explain) _____
Date Approved _____

Permit Received By Lynne Benoit

Signature of Applicant Patricia Kinkade Date 4/22/88

Signature of CEO Patricia Kinkade Date _____

Inspection Dates _____

1-2

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type

Inspection Record

Date

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

All work is complete. (Business Apartments)

Signature of Applicant

Peterson

Date

____/____/____

2-2



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date June 6, 19 88
Receipt and Permit number _____

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 54 West Street, Portland

OWNER'S NAME: Grandali Toothaker ADDRESS: 112 Park Street, Portland

	FEES
OUTLETS:	
Receptacles 31-60 Switches 1-30 Plugmold _____ ft. TOTAL <u>90</u>	<u>8.00</u>
FIXTURES: (number of)	
Incandescent <u>20</u> Fluorescent _____ (not strip) TOTAL <u>20</u>	<u>4.00</u>
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ <u>9</u> Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____ <u>5</u>	
Dryers _____ Compactors _____	
Fans _____ <u>10</u> Others (denote) _____	
TOTAL <u>24</u>	<u>36.00</u>
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 20 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE: <u>48.00</u>	

INSPECTION:

Will be ready on _____, 19____; or Will Call X

CONTRACTOR'S NAME: Lake Region Electric
ADDRESS: PO Box 91, Wyndham
TEL.: 892-5686
MASTER LICENSE NO.: 11100 SIGNATURE OF CONTRACTOR: [Signature]
LIMITED LICENSE NO.: _____

ELECTRICAL INSTALLATIONS —

Permit Number: _____

Location: _____

Owner: _____

Date of Permit: _____

Final Inspection: _____

By Inspector: _____

Permit Application Register Page No. _____

INSPECTIONS: SERVICE BY

Service call in _____

Closing in _____

PROGRESS INSPECTIONS: _____

DATE	REMARKS
6/16/88	Unit # 6 & 8 walls may be closed in
7/7/88	Unit # 1 walls may be closed in
8/24/88	Refer to Cyclic schedule # 1 and 2
8/24/88	Unit # 2 and 3 walls may be closed in
9/6/88	Unit # 6 may be closed in. <i>Traverse inspection</i> →
9/14/88	" " Cyclic # 7



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

CERTIFICATE OF COMPLIANCE

DATE: February 14, 1989

DU: 9

Housing Inspections Division
Telephone: 775-5451 - Extension 311

Crandall Toothaker
98 Park Street
Portland, ME 04101

RE: Premises located at 54 West St. 63-H-1

Dear Mr. Toothaker:

A re-inspection of the premises noted above was made on February 8, 1989
by Code Enforcement Officer Merlin Leary.

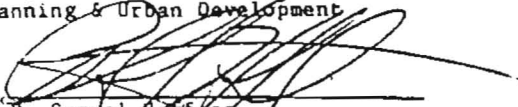
This is to certify that you have complied with our request to correct the
violation(s) of the Municipal Code relating to housing conditions as
described in our "Notice of Housing Conditions" dated Nov. 6, 1986.

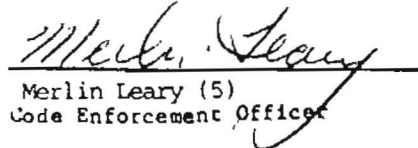
Thank you for your cooperation and your efforts to help us maintain decent,
safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing
inventory, it shall be the policy of this department to inspect each
residential building at least once every five years. Although a property is
subject to re-inspection at any time during the said five-year period, the
next regular inspection of this property is scheduled for Feb. 1994.

Sincerely yours,

Joseph E. Gray, Jr., Director,
Planning & Urban Development

By 
P. Samuel Hoffman,
Chief of Inspection Services


Merlin Leary (5)
Code Enforcement Officer

jmr

11
CB 034 M.F.

Inspection Services
P. Samuel Hoffses
Chief



12
Planning and Urban Development
Joseph B. Gray Jr.
Director

CITY OF PORTLAND

APRIL 24, 1997

BRASS BARTON TRUSTEE
3 ESSEX BREEN DR - SUI #5
PEABODY MA 01961

Re: 54 WEST ST
CBL: 063--H-001-001-01
DU: 9

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

1. EXT - OVERALL - 108.10
FOUNDATION NEEDS TO BE REPOINTED
2. INT - OVERALL - 113.50
HARD-WIRED BATTERY-BACK/UP SMOKE DETECTORS ARE REQUIRED IN EACH UNIT

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,

Tammy Munson
Code Enfc.Offc./ Field Supv.

9 UNITS

CHART	LETTER	BLOCK	LOT	STREET CODE	STREET NUMBER	CENSUS TRACT	CENSUS BLOCK	LAND USE	ZONING	LAND NOS.	STREET	BLOG. NO.	CARD NUMBER
063		H	001	1803	0054			15	R-6				01 of 02

DEVL. NO.	RECORD OF OWNERSHIP	BOOK PAGE	TAX YEAR	ACCOUNT NUMBER	DATE		TYPE 1. LAND 2. L & B	SALE PRICE	SOURCE	VALIDITY 1. YES 2. NO
					MO.	YR.				
	Bell, James W. + Sharon A.	6362	84		12	83	1 (D)	157,000	3	805
	Brenton Portland Realty Assoc.	11	85		9	86	1 (D)	Worthen		1 2
	TOOTHAKER, CRANDALL + KINKADE, PATRICIA	7303	87		04	88	1 (D)	250,000		1 2
	RH B Realty Trust c/o Barton Brass Trust	237	83	B40025	10	88	1 (D)	425,000	0V	1 2
		8267	89				1 2			1 2
		8515	89				1 2			1 2
		247	90				1 2			1 2

6/79 B 10057

GENERAL PROPERTY FACTORS		NEW ACCOUNT		LAND COMPUTATIONS				REVISED	EXEMPT	ASSESSMENT RECORD		
NEIGHBORHOOD I.D. MIN LOT 5000		FTG. SQ. FT. or ACRES	DEPTH or AC	UNIT PRICE	DEPTH FACTOR	ADJ. PRICE	LAND ADJ.	LAND VALUE		ASSESSMENT	INCREASE	DECREASE
TOPOGRAPHY RATING 1 GOOD 2 FAIR 3 POOR 4 VERY POOR		42	100	550	100	550	MF	23100	LAND	23100		
STREET OR ROAD 1 PAVED 2 UNPAVED 3 PROPOSED 4 NONE									BLDGS.	112600		
SIDEWALK 1 YES 2 NO									TOTAL	135700		
ALLEY 1 YES 2 NO									LAND	23100		
UTILITIES 1. PUBLIC 2. PRIVATE									BLDGS.	143880	31280	
LAND ADJUSTMENT %									TOTAL	166980		
DPO									LAND			
VACANT									BLDGS.			
ZE									TOTAL			
IAPE									LAND			
(C. FTG.)									BLDGS.			
									TOTAL			

BUILDING PERMIT RECORD				NOTES:		
DATE	PERMIT NO.	AMOUNT	DESCRIPTION	LAND	BUILDING	TOTAL
2-78	457	50000	INT. RENOV. + CORRECTION of CODE VIOLATION	5,040	42,120	47,160
			ITR 5-17-89 Talked w/ tenant - major road thru lot - New lot + baths etc Contact. Kelly O'Neilly ??			

S.F.	TO-FROM	CH	BL	LOT

12-1

8+10

V	VACANT LOT		OCCUPANCY	GROUND FLOOR AREA	OTHER FEATURES
D	DWELLING DATA		SINGLE FAMILY		0 MASONRY TRIM
	CONSTRUCTION		TWO FAMILY	ADDITION POINTS	0 MODERNIZED KITCHEN
	STORY _____		APARTMENT <i>50 9</i>	GRADE FACTOR [] %	2 RECREATION ROOM
1 BI-LEVEL	1 BRICK	4 CONC. BLK.	NO. UNITS	C & D FACTOR [] %	0 WOODBURNING FIREPLACE
2 SPLIT-LEVEL	2 FRAME	5 STUCCO	OTHER	CDU _____	0 BASEMENT GARAGE
	3 FR. & MAS.	6 _____	COTTAGE	DEPRECIATION _____ %	1 ATTACHED GARAGE
	AGE		UNFIN.	DWELLING COMPUTATIONS	
ERECTED 1 _____			FIN. OPEN	19	19
			FIN. DIV.	19	19
	LIVING ACCOMMODATIONS			BASE PRICE	
TOTAL ROOMS _____	BED. ROOMS _____	FAMILY ROOMS _____		PLUMBING	
FULL BATHS _____	HALF BATHS _____	TOTAL FIXTURES _____	PLUMBING M O	BASEMENT	
FOUNDATION	BASEMENT & ATTIC	BATHROOM		BASEMENT FIN.	
CONCRETE	FIN. BSMT. AREA <i>est. 1/2</i>	TOILET ROOM		ATTIC	
NO. BLOCK WALLS	HEAD ROOM <i>oil</i>	FLUSH		HEATING	
ICK STONE WALLS	GARAGE S O	LAVATORY		ADDITIONS	
RS/SLAB/CRAWL		SHOWER - EXTRA		DORMERS	
SEMENT - FULL	ATTIC - FL. & STR	KITCHEN SINK		TOTAL BASE	
0 1/4 1/2 3/4	FINISHED <i>oil</i>			GRADE FACTOR	
	DORMER <i>oil</i> L/F			TOTAL	
EXTERIOR WALLS	INTERIOR FINISH	HOT WATER HEATER		OTHER FEATURES	
100 VINYL ALUM		NO PLUMBING		TOTAL	
INGLES - WOOD		WATER ONLY		C & D FACTOR	
INGLES - ASPHALT				REPL. COST	
INGLES - ASBESTOS	PINE	REMODELING DATA		DEPREC.	
ICK VENEER	HARDWOOD	KITCHEN		R.C.L.D.	
	PLASTER ✓✓✓	PLUMBING			
ANKET INSULATION	DRYWALL	HEATING			
OF INSULATION	PANELING	GENERAL			
ROOFING					
INGLES - ASPHALT	UNFINISHED				
INGLES - WOOD	HEATING				
INGLES - ASBESTOS	HOT WATER RAD BR				
ATE	STEAM	ECONOMIC CLASS			
LL	HOT AIR - FORCED	OVER BUILT			
	FLOOR FURNACE	UNDER BUILT			
FLOORS	ELECTRIC				
	AIR CONDITIONING				
CONCRETE	UNIT HEATER				
RTH	NO. OF HTG. STS.				
E					
ROWOOD					
TH TILE	SOLAR				
RPET	NO HEAT 1 2 3				
NOTES:	OWNER				
	TENANT				
	NO ANSWER				
	INSPECTED				
	REFUSED ENTRY				
	INFO @ DDDR				
	REFUSED INFO				

0	OTHER BUILDINGS AND YARD										NOTES:
	NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	I.C.I.D.	TYPE CODE		
	1								01 GARAGE		1 <i>N/A</i>
	2								02 CARPORT		2 <i>215</i>
	3								03 PATIO		3 <i>N/A</i>
	4								04 SHED		4 <i>✓</i>
	5								05 POOL		5 <i>✓</i>
	6								06 BARN		6 <i>✓</i>
	# NO. OF ENTRIES										
	TOTAL VALUE - BUILDINGS					YEAR					NOTES:
											ONE apt in BSMT
											2 1/2 SINK - BORN 1960's

13-3

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8499

[City](#) | [Home](#) | [Departments](#) | [City Council](#) | [E-Services](#) | [Calendar](#) | [Jobs](#)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:****Services**[Applications](#)[Doing Business](#)[Maps](#)[Tax Relief](#)[Tax Bill](#)[Q & A](#)[Browse City Services a-z](#)[Browse facts and links a-z](#)

Best viewed at 800x600, with Internet Explorer

CBL	063 H001001
Land Use Type	FIVE TO TEN FAMILY
Property Location	54 WEST ST
Owner Information	NORTHEAST RENTALS LLC 85 RIVER'S EDGE DR PORTLAND ME 04102
Book and Page	16964/037
Legal Description	63-H-1 WEST ST 54 NEAL ST 105-111 4200 SF
Acres	0.096

Current Assessed Valuation:

TAX ACCT NO.	10298	OWNER OF RECORD AS OF APRIL 2010 NORTHEAST RENTALS LLC
LAND VALUE	\$143,600.00	85 RIVER'S EDGE DR PORTLAND ME 04102
BUILDING VALUE	\$528,600.00	
NET TAXABLE - REAL ESTATE	\$672,200.00	
TAX AMOUNT	\$12,045.82	

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

Building Information:

Card 1 of 1		
Year Built	1910	
Style/Structure Type	APARTMENT - GARDEN	
# Units	9	
Square Feet	8099	
View Sketch	View Map	View Picture

**Exterior/Interior Information:**

Card 1	
Levels	B1/B1
Size	1120
Use	UNFINISHED RES BSM1
Height	8
Heating	NONE
A/C	NONE

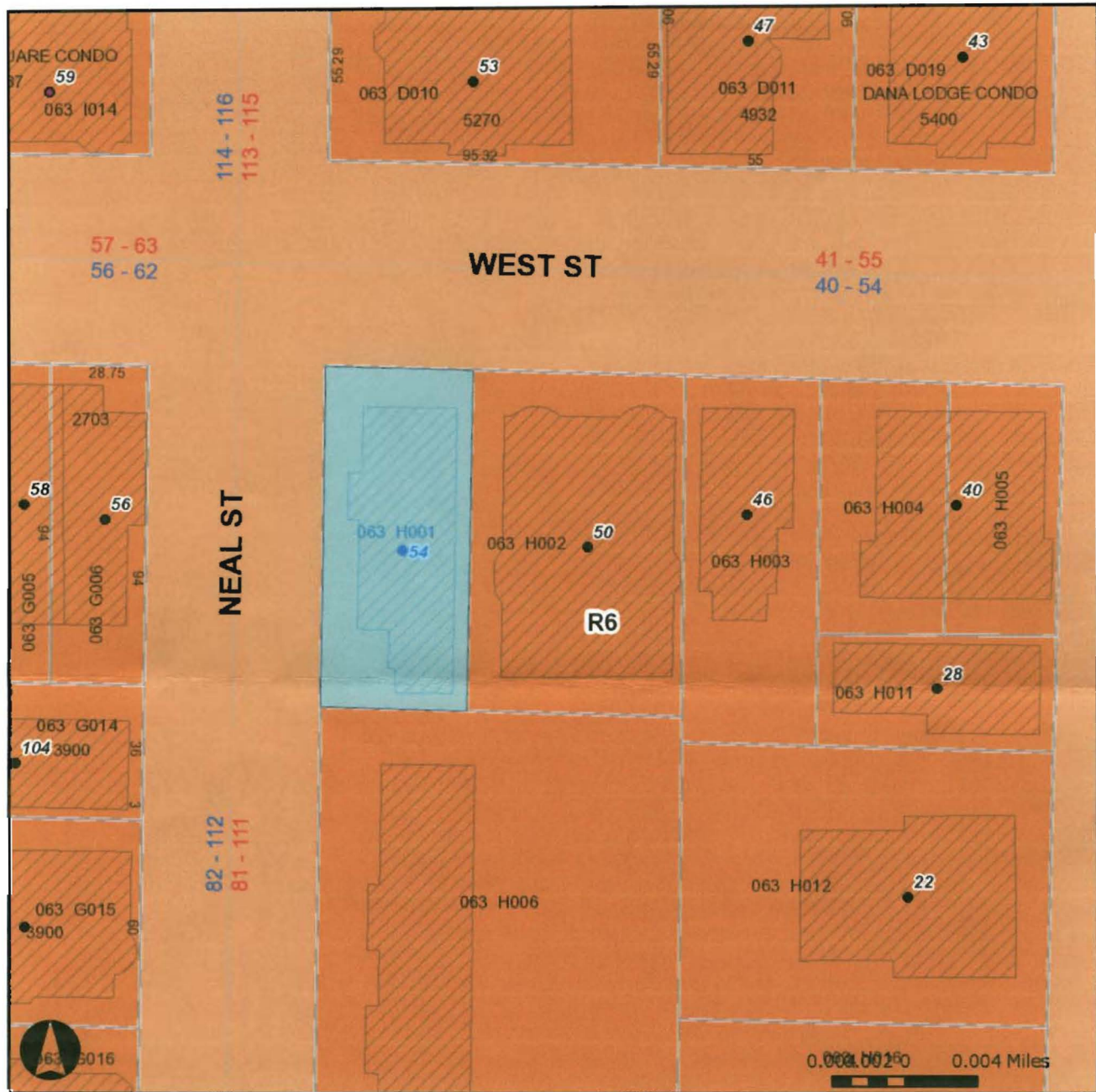
Card 1	
Levels	B1/B1
Size	958
Use	APARTMENT
Height	8
Heating	HW/STEAM
A/C	NONE

Card 1	
Levels	01/01
Size	2078
Use	APARTMENT
Height	9
Walls	FRAME
Heating	HW/STEAM
A/C	NONE

Card 1	
Levels	02/02
Size	2078
Use	APARTMENT
Height	9
Walls	FRAME
Heating	HW/STEAM

R-6z, Historic
4200#

Map



Parcels	Island Zoning	Zoning (continued)	Zoning (continued)
Parcel	<input type="checkbox"/> C43	R6 Residential	<input type="checkbox"/> C31
Interstate	<input type="checkbox"/> I-B	ROS Recreation Open	<input type="checkbox"/> none
Interstate	<input type="checkbox"/> I-TS	Space	B2c
Streets	<input type="checkbox"/> I-R1	<input type="checkbox"/> RP Residential Professional	<input type="checkbox"/> C32
Buildings	<input type="checkbox"/> I-R2	<input type="checkbox"/> RPZ Resource Protection	<input type="checkbox"/> C33
Building	<input type="checkbox"/> I-R3	WCZ* Waterfront	<input type="checkbox"/> C34
Out Building	<input type="checkbox"/> ROS		<input type="checkbox"/> C35