

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Charles Dodge

Located At 84 LINCOLN ST

Job ID: 2012-03-3631-ALTR

CBL: 124- H-011-001

has permission for interior renovations with an exterior deck (Two Family Dwelling).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

04/26/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/Setbacks prior to pouring concrete (or verify existing foundation)
 2. Close In Elec/Plmb/Frame prior to insulate or gypsum
 3. Insulation prior to Close-In
 4. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3631-ALTR

Located At: 84 LINCOLN ST

CBL: 124- H-011-001

Conditions of Approval:

Zoning

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 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.
3. This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
4. It is understood that the garage structure does not contain a dwelling unit. It is only used for a garage and storage.

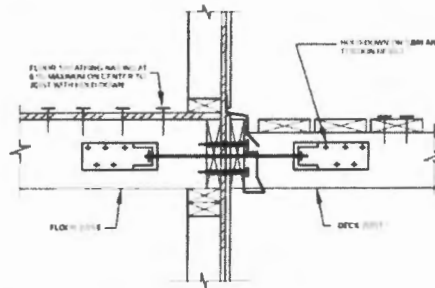
Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 50% of the total completed structure.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
3. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
4. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.

5. Designer stated that a code compliant emergency escape will be provided in "Unit B's" bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
6. Safety Glazing will comply with Section R308 in all hazard areas, see attached documentation.
7. (R311.5.1) An Attachment to resist both vertical and lateral forces will be provided on the exterior deck.



Per SI 1 inch 25.4 mm

FIGURE R302.2.3
DECK ATTACHMENT FOR LATERAL LOADS

8. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes).
9. R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.
10. **Note: Spoke with the Designer and memorialized compliance with Section R302.6 Dwelling/garage fire separation and Table R302.1, see below. The renovated stairs/ egresses will comply with sections R311 through R312.**

R302.3 Two family dwellings. *Dwelling units in two family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1 hour fire resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire resistance-rated floor ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.*

Exceptions:

1. A fire resistance rating of $\frac{1}{2}$ hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through *attic* spaces when the ceiling is protected by not less than $\frac{1}{2}$ -inch (15.9 mm) Type X gypsum board and an *attic* draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the *dwellings*. The structural framing supporting the ceiling shall also be protected by not less than $\frac{1}{2}$ inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction. When floor assemblies are required to be fire resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

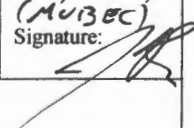
**TABLE R302.6
DWELLING/GARAGE SEPARATION**

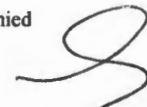
SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-03-3631-ALTR	Date Applied: 3/28/2012	CBL: 124- H-011-001	
Location of Construction: 84 LINCOLN ST	Owner Name: CHARLES DODGE	Owner Address: 57 MERRILL ST., PORTLAND, ME 04101	Phone: 318-0412
Business Name:	Contractor Name: Brewster Buttfield	Contractor Address: 424 FORE ST PORTLAND MAINE 04101	Phone: (207) 749-7400
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-5
Past Use: Two Family Dwelling	Proposed Use: Same: Two Family Dwelling – to make interior renovations and to remove a small room on rear and convert it into an exterior deck	Cost of Work: \$40,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 (MUSC) Signature: 
Proposed Project Description: Renovating interior		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>ok with conditions</i> <i>3/29/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>8</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</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 appication 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

Entered 3/28/12 (18)



General Building Permit Application

ID: 2012-63-3631-AIR
P-S

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: 84 Lincoln		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot 7283	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 124-H-11	Applicant: (must be owner, lessee or buyer) Name Charles Dodge Address 57 Merrill St City, State & Zip Portland, Maine	Telephone: 207-318-0412
Lessee/DBA	Owner: (if different from applicant) Name Address 390 30 City, State & Zip 120	Cost of Work: \$ 40,000. C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) 2 unit Number of Residential Units 2 If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: renovating interior & removing small room on rear to replace with a deck		
Contractor's name: Designer: Brewster Buttfield		Email: brewster@prospectdesign.me
Address: 424 Fore Street		Telephone: 207-749-7400
City, State & Zip: Portland, ME 04101		Telephone: 318-0412
Who should we contact when the permit is ready: Charles Dodge		Telephone: _____
Mailing address: _____		

Call
✱

RECEIVED

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

MAR 28 2012
Dept. of Building Inspections
City of Portland Maine

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: _____	Date: _____
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This is not a permit; you may not commence ANY work until the permit is issued

R-5, LOT SIZE: 7283 SQ.FT.

Owner: Charles "Wolcott" Dodge
57Merrill St., Portland, ME
207-318-0412

Project Summary:

This existing two unit consists of a dwelling unit (unit A) on the first and second floors and a another unit (unit B) on the lower level. Currently the back entry is shared.

Unit A

In Unit A the renovation will be confined to the kitchen, back stairway and the second floor of the Connector Ell. The kitchen will get new cabinets, counters, and flooring. The back stairway will be separated from the Lower Level unit. An open deck will replace the second floor of the Connector to the barn.

Unit B

Unit B will be separated from Unit A by closing in the door to the back stair and adding a dedicated entry. A layer of 5/8" type X GWB will be added to stairway walls and ceiling throughout the Lower Level. Unit B will get a renovated kitchen with new cabinets, counters, floor and new electrical as needed. All windows will be replaced including making the bedroom window conform to egress requirements. Bathroom fixtures and flooring will be replaced. The bathroom door will be relocated and a larger shower will be installed.



THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Old Port Title Co.

84 Lincoln Street
Portland, Maine

Job Number: 415-54

Inspection Date: 02-28-12

Scale: 1" = 20'

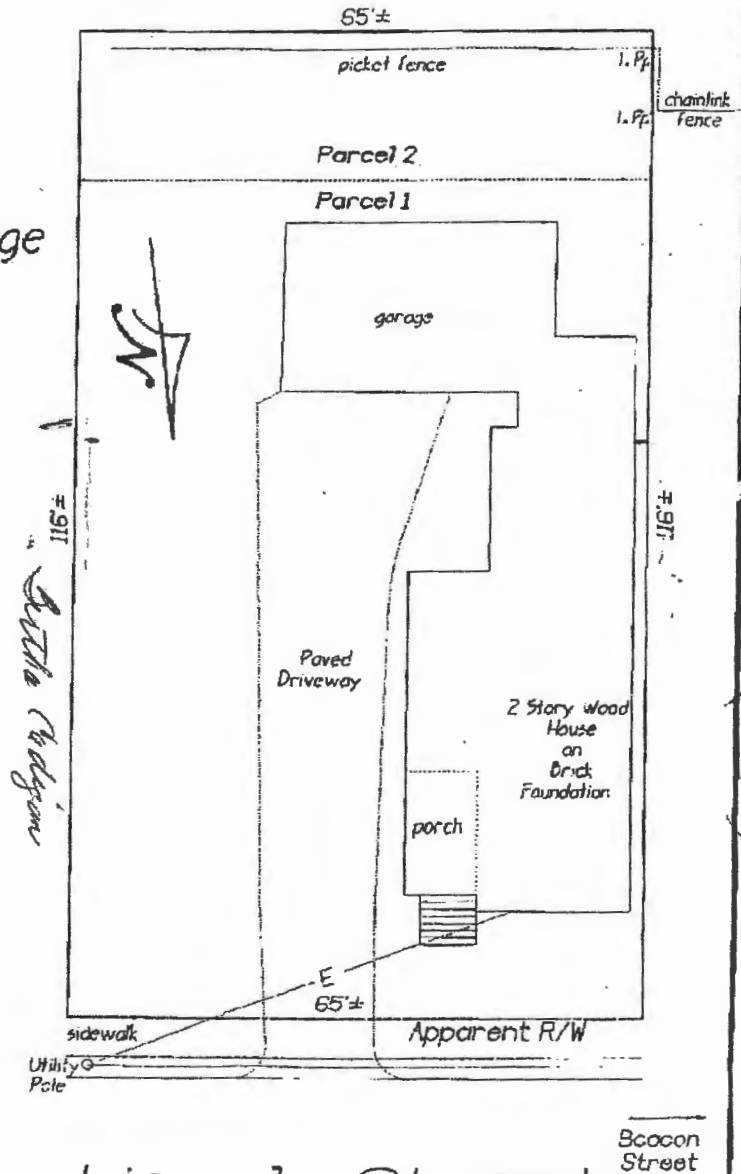
The monumentation is set in harmony with current deed description.

The building setbacks are set in conformity with town zoning requirements. "Grandfathered"

The dwelling does not appear to fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.

The land does not appear to fall within the special flood hazard zone as indicated on community-panel # 230051 0013 B

BUYER: Charles H. W. Dodge
SELLER: Mary Joyce



Handwritten signature

116'±

Arthur Wilson

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

Bruce R. Bowman
INCORPORATED
384 John Small Road
Chebeague Island, Maine 04017
Phone: (207) 846-2663
Fax: (207) 846-2664

PLAN BOOK _____ PAGE _____ LOT _____
DEED BOOK 3519 PAGE 332 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: *JB*

84 Lincoln

2 Unit

CBL124-H-11

R-5, LOT SIZE: 7283 SQ.FT.

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57Merrill St., Portland, ME

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Receipts Details:

Tender Information: Check , Check Number: 821
Tender Amount: 420.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 3/28/2012
Receipt Number: 42302

Receipt Details:

Referance ID:	5864	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	420.00	Charge Amount:	420.00
Job ID: Job ID: 2012-03-3631-ALTR - Renovating interior			
Additional Comments: 84 Lincoln			

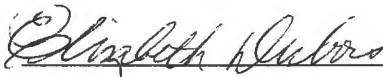
Thank You for your Payment!

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, That **Mary E. Joyce** of Portland, County of Cumberland and State of Maine, for consideration paid, grants to **Charles W.H. Dodge** whose mailing address is 78 Winter St., Portland, ME 04102 with **WARRANTY COVENANTS**, individually, the real property situated in Portland, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this

March 2, 2012.



Witness

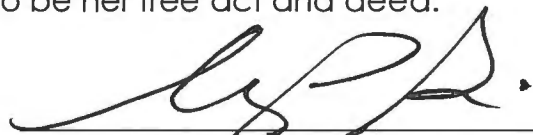


Mary E. Joyce

State of Maine
County of Cumberland

March 2, 2012

Personally appeared before me the above named Mary E. Joyce and acknowledged the foregoing instrument to be her free act and deed.



Melinda P. Shain
Attorney at Law

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Lincoln Street, in the City of Portland, County of Cumberland and State of Maine, measuring sixty-five (65) feet on said Street and extending back, keeping the same width, ninety-eight (98) feet, more or less, to a line midway between Lincoln Street and Coyle Street, and extending said lot, holding the same width, a further distance of seventeen and one-half (17 1/2) feet adjoining the rear half of lot numbered 3 on a plan of the Chandler Rackleff Estate recorded in the Cumberland County Registry of Deeds in Plan Book 3, Page 52, to which plan is hereby made.

Meaning and intending to convey and hereby conveying the same premises as set forth in deed from Robert Shuman to Michael J. Joyce, Jr. and Mary E. Joyce dated March 14, 1974 and recorded in the Cumberland County Registry of Deeds in Book 3519, Page 332. Michael J. Joyce, Jr. died September 16, 2008, leaving Mary E. Joyce the sole surviving joint tenant.

Received
Recorded Register of Deeds
Mar 05, 2012 02:07:40P
Cumberland County
Pamela E. Lovley

AFFIDAVIT OF SELLER

The undersigned being the seller and owner of the property located at 84 Lincoln Street, Portland, Maine (the "Property") hereby states the following:

The Property was acquired by me on March 14, 1974 pursuant to Warranty Deed from Robert Schuman to Michael J. Joyce, Jr. (deceased) and Mary E. Joyce, joint tenants which deed was recorded in the Cumberland County Registry of Deeds in Book 3519, Page 332; and

At the time of acquisition and at all points during my ownership since then, the Property has been designated by the City of Portland as a multi family residence; and

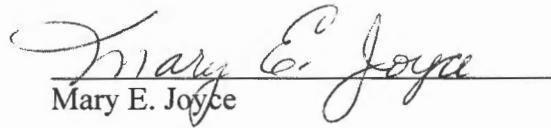
That at the time of my purchase and during my ownership a portion of the Property was rented to a third party; and

The undersigned has not performed any structural changes to the Property or changed said designation including not adding or removing a third kitchen.

The undersigned continually occupied the property since March 14, 1974 with the knowledge that the property was being purchased as a two family residence.

The undersigned has not received any notice form the City of Portland as to any violation as to Zoning Code or otherwise with respect to said use of the property.

Executed as a sealed instrument this 2nd day of March, 2012.


Mary E. Joyce

**STATE OF MAINE
CUMBERLAND, SS.**

March 2, 2012

Then personally appeared the above-named, **MARY E. JOYCE**, and being first duly sworn, acknowledged the foregoing affidavit to be her free act and deed.

Before me,



Notary Public/Attorney-at-Law
Print Name:

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST	<input checked="" type="checkbox"/>	BATHROOM	<input checked="" type="checkbox"/>
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"/>
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	<input checked="" type="checkbox"/>
NO. CELLAR		CEMENT	1/2	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE	1/2	LAUNDRY TUBS	
WIDE SIDING		HARDWOOD	<input checked="" type="checkbox"/>	NO PLUMBING	
DROP SIDING		TERRAZZO			
NO SHEATHING		TILE			
WOOD SHINGLES					
ASBES. SHINGLES					
STUCCO ON FRAME		ATTIC FLR. & STAIRS			
STUCCO ON TILE		INTERIOR FINISH			
BRICK VENEER			B 1 2 3		
BRICK ON TILE		PINE	1/2		
SOLID BRICK		HARDWOOD	<input checked="" type="checkbox"/>		
STONE VENEER		PLASTER	1/2		
CONC. OR CIND. BL.	<input checked="" type="checkbox"/>	UNFINISHED	1/2		
TERRA COTTA		METAL CLG.			
VITROLITE					
PLATE GLASS		RECREAT. POOM			
INSULATION		FINISHED ATTIC			
WEATHERSTRIP		FIREPLACE			
ROOFING		HEATING			
ASPH. SHINGLES	<input checked="" type="checkbox"/>	PIPELESS FURNACE			
WOOD SHINGLES		HOT AIR FURNACE			
ASBES. SHINGLES		FORCED AIR FURN.			
SLATE		STEAM			
TILE		HOT WAT. OR VAPOR			
METAL		NO HEATING			
COMPOSITION					
ROLL ROOFING		GAS BURNER			
INSULATION		OIL BURNER	<input checked="" type="checkbox"/>		
		STOKER			

Bmt 8,50 x 52 1/2 - 1321 - Old
 1st owner
 2nd 8,50 x 52
 3557-1-100, we & hch.
 Heat } 1st & 2nd
 lights }
 Bmt pays for wire lights
 & heat

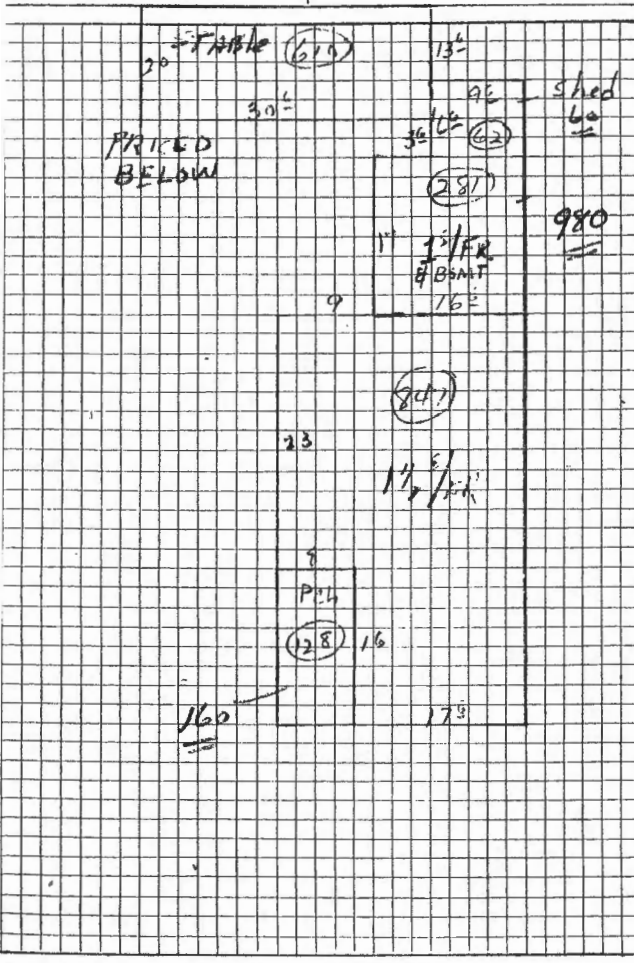
COMPUTATIONS

UNIT	1951	1956	1957
847 S. F.	4270		
ADDITIONS	+1200		
BASÉMENT	+250		
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING		+210	
PLUMBING	+30		+200
TILING			
TOTAL	6230	6440	6680
FACT. - 10	-430	-430	-430
REP. VAL.	5800	6010	6250

SUMMARY OF BUILDINGS RR TRACK

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
Dwlg	1 1/2 S/FK	C	76		F.P	5800	50%	2900	5%	2760	1650	
Stable	B (2x10)	C	76		P	730	60%	290	-B	290	175	
	C					6010	50	3010	5C	2860	1725	56
	D					6250	50	3130	5D	2970	1775	57
	E											
	F											
	G											

YEAR	1951	1951 TOTAL BLOGS.		3050	1825
TAX VAL.		1956	1900	19	
OLD VAL.		1951	1950	19	
CHANGE				19	



- Left Right
65 Harry L Clark @ Δ2-9090
66 Horace S Pelton Δ3-5257
69 Chester I Pratt @ Δ2-1650
75 Donald C Spring @ Δ5-1209
76 HOMESTEAD AVENUE ends
77 SEVENTH STREET begins
84 Robert B Matthews Δ4-8423
90 John A Corcoran @ Δ2-5375
91 Thomas C Aceto @ Δ2-1789
94 Paul C Brownrigg @ Δ5-2044
97 EIGHTH STREET begins
100 William B Gallagher @ Δ2-9060
104 Raymond P Gushee @ Δ4-7013
108 Mrs Glenna K Maxim @ Δ4-3007
115 Edwin T Clifford @ Δ2-7523
117 NINTH STREET begins
LIBBY STREET ends
118 Jones trucking Δ5-2152
123 Mrs Ceres A Jones @ Δ5-2152
180 Paul S Tompkins Δ2-8222
185 Silas E Webb
186 Ralph N Bridge @ Δ2-4013
187 NAPHEEN STREET begins
145 Mrs Marie W Camara @
180 James N Bridge @ Δ3-7868
188 LUKE STREET crosses
171 Gerard F O'Neill Δ2-3566
193 HARRIS AVENUE crosses

- Left Right
Bldg demolished
10 John J Manning @ Δ3-5436
14 Lee F Corthell @ Δ3-8474
18 Clinton N Peters @ Δ4-7869
21 Leonel J Loisel
Leo J Ducharme
Arthur B Moody @ Δ2-3239
Δ2-3239
Mrs Edith W Coleman Δ4-0504
Frederick E Parkhurst
Orval R Evans Δ4-5211
Evans Realty Co Δ4-8628
Mrs Lillian H Robinson
DEERING AVENUE crosses
34 Harry J Doucette @ Δ2-6891
45 James Davis Δ5-2096
47 William W Burke
Martin F Craine @ Δ5-1747
Wendell D Day Δ3-8622
Merle C Gorden Δ4-4226
Mrs Elizabeth S Dyer @
62 Maurice E Russell @ Δ4-4097
Vacant
MCRR crosses \
71 John F Boone bldg contr and h
Δ3-1367
William Bruns
Ralph L Low
Arthur P Gilbert Δ5-1992
Arthur A Black @ Δ4-4935
Clement H Munce
Mrs Clarity S Thompson @
78 Kenneth S Cadigan @ Δ2-8644
79 Earl G Cousens @ Δ3-5035
Martin F Reagan
81 Neal F Craig @ Δ4-2466
Philip Stevens
Russell E Linscott
Gordon E Dunpee
Richard F Ramsay
Donald J Dufresne
William F Wuenschel
Jerome W Taylor
Orin B Collins Δ4-2068
Carlton G Kidder
Leland C Tracer
90 Joseph K Konon Δ3-1554
Blanchard A Mills Δ4-3427
91 Elmer S Bakke @ Δ4-3180
96 Jack W Siulinski Δ2-0804
Gerald Johnley
97 Joseph T Greene @ Δ3-3724
Donald Dunbar Δ4-6560
Irving E Hammond @ Δ2-2424
102 Mrs Ruth N Parry @ Δ3-5565

- Left Right
21 Benjamin Levi @ Δ4-2318
Frank E Morey
Lucien A Palletier
Frederick Tilley
(rear) Henry B Arsenault
LODGE STREET
WARD 8
From 1164 Westbrook (dummy street)
LOMOND STREET
WARD 9
-UNACCEPTED-
From 961 Brighton avenue
8 Carl H Olsen @ Δ3-9796
- RIGGS STREET ends
87 Robert L McGovern @ Δ4-0716

LIBBY CORNER
WARD 7
Junction Congress and Park avenue

- LIBBY STREET
WARD 9
-UNACCEPTED-
On Washington avenue between Ocean
avenue and Fall Brook

- LIBBY STREET
WARD 9
From 1507 Forest avenue to 118 Lexington
avenue
11 John C McDonough @ Δ4-5122
15 William A Grant @ Δ4-1832
18 Alwyn T Greeley @ Δ4-0738
22 Gerald H Emery @ Δ2-0080
30 Noel J Koons Δ5-0839
34 Kenneth Gardner Δ2-3283
38 Carl N Honer @ Δ2-4967
48 Thomas H Moran Jr @ Δ2-3368

- LIBERTY STREET
WARD 8
From 1144 Congress to Fore river
7 William A Reagan @ Δ2-4722
8 John F McDonald @
9 Mrs Catherine J Kendall Δ3-8644
Kenneth E Rice
16 Weldon C Joy @ Δ5-0957
17 John Donovan @ Δ2-4428
George R Chase
Alfrieda Seroye
19 Anna F McDonough @ Δ2-4308
20 Joseph E Tierney @
Δ2-3248

- LIGHTFOOT STREET
WARD 8
From MCRR to 42 Winslow
6 Theo G Cook Δ4-2340
Clyde F Lary Δ4-6487
Arthur J Hackett Δ2-7138
12 Arthur L Tinker Δ4-6850
Mrs Ethel M Carle antiques and
h Δ3-7582
15 Manley D Reynolds Δ3-7361
George B Smith
William F Wilson Δ4-7730
J Armand Violette Δ3-4492
Stanford Brinkhorn
Mrs Florence M Terris
Mrs Margaret I Kerrigan @
Δ3-3547
Thomas L Flynn
26 Paul E Cowley Δ3-0925
Mrs Lillian M Melaugh @
Δ3-5063

LILAC STREET
WARD 9
From Oak to Hickory
-UNACCEPTED-

- LINCOLN PARK
326-364 Congress and 79-89 Pearl
LINCOLN STREET
WARD 8
From 602 Forest avenue to 137 Beacon

- LINDEN STREET
WARD 1
-UNACCEPTED-
From between 69 and 71 Washington av
LINDEN STREET
WARD 8
From 43 Longfellow to 42 Ashmont
16 Judson D Nichols @ Δ2-0481
17 Ralph P Burrl @ Δ3-9789
19 Ralph R Foster Δ2-9836
21 Mrs Nellie Davis
Ronald A Vincent @ Δ3-7557
24 Mrs Jennie M Lufkin @ Δ4-8514

LIVERMORE AVENUE
WARD 9
From 1700 Washington av to MCRR

- LLOYD AVENUE
WARD 9
From Vera to Gerald avenue
9 Harold R Seaver Δ3-5040
Buford E McNally Δ2-3970
13 Carlton P Wing @ Δ3-2233
Marcel R Ouimet @ Δ4-4941
19 Bronislaw Budkiewicz @ Δ5-1729
Everett W Crockett Δ3-4072
23 Dennis A Mulherin @ Δ2-3540
Hyman Kroot @ Δ4-2260

- LOCUST STREET
WARDS 2, 3
From 287 Congress to 172 Cumberland av
8 James J Cobb Δ4-8368
9 St Paul's Episcopal Church
St Joseph's Home for Aged
Women Δ2-5362
14 Cathedral Elementary School
(Catholic)
15 Jewish Funeral Home Δ3-8712
Robert L Dodge Δ4-0045
17 Zoel G Therrien Δ3-0561
Adilas J Larochele
Edwin J Arsenault Δ3-6130

LONGFELLOW SQUARE
WARD 5
Junction Congress State and Pine
Sherwin-Williams Co paints
Δ5-2111
8 Holland Furnace Co Δ3-3285
10 Owen's TV & Appliance Center
Inc Δ2-4811

- LONGFELLOW STREET
WARD 8
From 25 Noyes to 29 Highland
7 Mrs Ethel M Hayes @ Δ2-3243
Michael B Salvetti pharmaceutical
distributors and h @
Δ2-3243
9 Mildred I Siteman @ Δ2-5791
11 Edward A Tibbetts Δ3-1379
15 Charles G Church @ Δ3-5095
Howard S Pearce @ Δ4-8964
21 Chandler H Barron civil eng
and h @ Δ3-0022 Δ3-7071
Alan S Johnson Δ3-8690
29 Mrs Jean S Moulton @ Δ4-2283
37 Harold J Potter @ Δ2-2255
William Cohen @ Δ2-6809
OAKDALE STREET ends
48 LINDEN STREET begins
45 Philip W Anderson @ Δ4-5470
Carl S Johnson @ Δ4-2164
HOLWELL STREET begins
53 Mrs Afton H Barnes @ Δ2-8758
57 Keith C Coombs Δ4-0973
59 William J Dougherty @ Δ4-5006
61 COTTAGE STREET begins
65 Maurice Tabachnick @ Δ3-4005
Max Milstein
77 DEERING AVENUE crosses
MCRR
ST GEORGE STREET ends
OBLAND STREET ends
133 Henry S Miller @ Δ3-2610
George F Adams @ Δ3-8995
139 Myer M Marcus @ Δ4-1047
Francis X Mack Δ2-4277
145 Ruth E Locke @ Δ3-8903
161 BEACON STREET crosses
Hyman Mersky @ Δ3-6925
169 Frederic R Hanson Δ2-2791
Glenis A Brown Δ4-1186
George S Pavlakis @ Δ2-4506
Richard S Hawkes @ Δ4-2874
174 Joseph Hyman Δ3-3141
Carroll L Bean @ Δ2-3394
180 181 William Sidman Δ3-1086
Jacob Potter @ Δ2-3465
190 DEBLOIS STREET ends
195 Orrin P Weymouth @ Δ3-8938

- LORAIN STREET
WARD 9
From 51 Wellwood road northeasterly
3 Joseph R Piacentini @ Δ3-1435
11 Robert W Fulton @ Δ2-0335
Vernon F Waterhouse @
Δ3-6089
17 Harland H Fogg @ Δ2-1478
Donald B Libby @ Δ4-2720
22 Norman C MacDonald Δ4-8590
Harold H Dow ptr and h
Δ3-9422
26 George T Clark @ Δ4-7094
Richard S Sudds @ Δ3-3635
31 Roy A Price @ Δ4-9000
Willard R Moulton @ Δ4-5291
32 Laurence E Shea @ Δ4-3257
36 Henry L Stevens @ Δ3-3392
40 Austin H Gross @ Δ2-0926
41 Fred H Naylor @

LORENZO STREET
WARD 8
-UNACCEPTED-
From Rowe avenue beyond MCRR to
Terrace avenue

TWENTY-TWO
MONUMENT SQUARE
PORTLAND 3, MAINE
COMPLETE INSURANCE PROTECTION FOR INDUSTRY AND INDIVIDUALS
Chesler Jordan & Co.
EST. 1908



SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location 82-84 Lenox St. Date Investigation Commenced 12-1-58
2. References: Complaints _____ Appl. BP _____ Inq. _____
3. Present Owner and Address Hattie C. Sakagan - 74 Lenox St.
4. Present Lessee and Address _____
5. Building Permit Record: 1929 - Roof; 1934 alt; 1934 alt & Roof
1935 - altered P.O. box
1942 - Allen & Nora F. Sharpe 25914
1947 John H. & Beatrice A. Pierce;
Assessors' Record
6. Survey 1924: Owner Cara P. Sherman No. tenants 1
 No. rooms 10; Class of Use Dwelling
7. Assessors' change record since 1924 _____

9. City Directory Record

1926	1939	<u>R. Herbert Mottie, Jr.</u>
		<u>Lawrence P. Dyer</u>
1927	1940	<u>"</u> <u>40077 R-Vacant</u>
		<u>Carlton C. Winslow - White</u>
1928	1941	<u>Lawrence Dyer; Mrs. Mason</u>
		<u>R - Ethel W. Witherspoon</u>
1929	1942	<u>Dyer - R - Maria Adams</u>
1930	1943	<u>" Winslow + R - Chew Bragdon</u>
1931	1944	<u>Allen Sharpe - R - " "</u>
1932	1945	<u>" R - Lloyd C. Chesley</u>
1933	1946	<u>" R - Mrs. Jane Ellis</u>
1934	1947	<u>John H. Pierce; Mrs. F. Harris</u>
		<u>John M. Jones</u>
1935	1948	<u>Mrs. Mary Cleary - Frank Mudgett</u>
1936	1949	
1937	1950	
1938	1951	<u>Raymond O. Sherman</u>

CONCLUSIONS

Rent Control - 3 units in 1942
Mrs. Carlton Winslow says there were 3 units
here in 1941. D.H.

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to File C-50-148-I

FU R-12-15-50

CITY OF PORTLAND, MAINE
Department of Building Inspection

December 7, 1950

RECEIVED
DEC 15 1950
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Mr. Lawrence P. Dyer,
Varney Mill Rd.
Windham, Maine

Dear Mr. Lawrence:

We have had occasion to look into the use of the building at 82-84 Lincoln Street under the Zoning Ordinance, and the record seems to show that you were the owner of the building in 1938, which is the effective date under the Zoning Ordinance.

I am sorry to trouble you with this matter, but you can help us materially, if you will summon the recollection of how the building was used in the latter part of 1938, as to the number of tenants, dwelling units or lodging rooms. In this connection the law establishes a dwelling unit as one or more rooms where there are cooking appliances. Thus a single room occupied by one person, if cooking took place there would be a dwelling unit or one apartment. A lodging room would be a room rented out for lodging without cooking appliances.

A directory record indicates that in 1938 you had your own living quarters there, and one other tenant--Herbert Marble, Jr. Mr. Marble's quarters were indicated as in the rear of the building and we take that to mean in the rear one story ell.

Will you be good enough to write to me (stamped envelope enclosed, and use of the back of this letter will be satisfactory) and tell me if that is a true picture of the occupancy of the building in 1938, in other words two apartments only.

Very truly yours,

B.H. Does this help? W. A. McDonald
Inspector of Buildings
W.M.D. 12/15/50

WMCD/H

Dear Sir,

The house on Lincoln St. was a three apartment house.

We let the basement apartment but used the rest of the house for our family most of the time. we owned it.

Sorry this got laid aside.

Sincerely, Mrs. Dyer.

✓ May 12, 1975

Mr. Michael J. Joyce, Jr.
84 Lincoln Street
Portland, Maine

Re: 84 Lincoln Street
Portland, Maine 124-H-11

Dear Mr. Joyce:

Your property has been surveyed by the Portland Housing Inspection Division, Health Department, and has met Minimum Code Standards. Congratulations are extended to you for the general condition of your property. Good maintenance is the best way to preserve the useful life of your property and neighborhood.

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 1980.

If we can be of further help, please feel free to call on us.

Sincerely yours,
David C. Bittenbender
Acting Health Director

Lyle D. Noyes
Lyle D. Noyes
Chief of Housing Inspections

Inspector

1

B. MacIsaac
B. MacIsaac

LDN:rl



GENERAL RESIDENT ZONE
APPLICATION FOR PERMIT **PERMIT ISSUED**
 1021

Class of Building or Type of Structure Third Class JUL 29 1934

Portland, Maine, July 27, 1934

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect, alter, install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 84 Lincoln Street Ward 1 Within Fire Limits? NO Dist. No. _____

Owner's or Lessee's name and address R. D. Bessette, 14 Main St. Telephone 8-2458

Contractor's name and address Owner Telephone _____

Architect's name and address _____

Proposed use of building 2 car garage attached to dwelling house No. families 2

Other buildings on same lot _____

Plans filed as part of this application? NO No. of sheets _____

Estimated cost \$ 50. Fee \$ 50

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____

Last use 2 car garage attached to 1 family dwelling house No. families 2

General Description of New Work

To cut in new entrance door to existing garage (1 opening - end header)

NOTIFICATION BEFORE LATHING
 OR CLOSING-IN IS WAIVED.
 CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS WAIVED.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____

_____ Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth of rock? _____

Material of foundation _____ Thickness top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

K: _____ heat _____ Type of fuel _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16 O. C. Girders 6x6 or larger Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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

On centers: 1st floor _____ 2nd _____ 3rd _____ roof _____

Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____

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

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? NO

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? _____