

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

## BUILDING PERMIT

This is to certify that KAROLAHEIRS FIGA

Located At 16 MONTROSE

Job ID: 2011-05-1105-ALTCOMM

CBL: 176 - - H - 008 - 001 - - - -

has permission to Repair & Rplace ext deck system

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

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

# City of Portland, Maine - Building or Use Permit Application

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

Job No: <b>2011-05-1105-ALTCOMM</b>	Date Applied: <b>5/18/2011</b>	CBL: <b>176 - - H - 008 - 001 - - - -</b>	
Location of Construction: <b>16 MONTROSE AVE.</b>	Owner Name: <b>KAROLA FIGA HEIRS</b>	Owner Address: <b>36 LAUREL AVE CLIFTON, NJ 07012</b>	Phone:
Business Name:	Contractor Name: <b>Blackburn, Thomas</b>	Contractor Address: <b>14 HANOVER ST PORTLAND ME 04101</b>	Phone: <b>(207) 232-8134</b>
Lessee/Buyer's Name:	Phone:	Permit Type: <b>BLDG - Building</b>	Zone: <b>R-5</b>
Past Use:  <b>Three family</b>	Proposed Use:  <b>Three family – replace existing three story rear deck.</b>	Cost of Work: <b>6000.00</b>	CEO District:
		Fire Dept:  <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <b>R-2</b> Type: <b>SB</b> <b>TBC 09</b>
		Signature: <b>CAPT. R. Gauthier</b>	Signature:
Proposed Project Description: <b>16 Montrose Ave – replace three story rear deck</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

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 informatin may invalidate a building permit and stop all work.	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <b>Okul cond. letter 5/23/11 ABN</b>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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: <b>ABN</b>
	<b>CERTIFICATION</b>		

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	PHON	

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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. Setback and footing inspection required. prior to pouring.
  2. Framing/Final inspection required.

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](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-05-1105-ALTCOMM

Located At: 16 MONTROSE

CBL: 176 - - H - 008 - 001 - - - -

## **Conditions of Approval:**





# General Building Permit Application

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

Location/Address of Construction: <u>16 MONTROSE STREET AVE</u>			
Total Square Footage of Proposed Structure/Area <u>SEE ATTACHED PLANS</u>		Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>176</u> <u>H</u> <u>008</u>		Applicant *must be owner, Lessee or Buyer* Name <u>HEIRS OF FIGA KAROLA</u> <u>C/O LIZ BERLIN</u> Address <u>LANDLORD'S BEST FRIEND</u> <u>PROPERTY MGMT</u> City, State & Zip Telephone: <u>207-272-2922</u>	
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5500-</u> C of O Fee: \$ Total Fee: \$ <u>80</u>
Current legal use (i.e. single family) <u>3 UNIT SINGLE FAMILY</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? If yes, please name Project description: <u>EXACT REPLACEMENT OF A ROTTED REAR DECK SYSTEM</u> <u>IN ACCORDANCE WITH ARCHITECT PLANS</u>			
Contractor's name: <u>MAINE CONSTRUCTION SERVICES</u> Address: <u>14 HANOVER ST</u> City, State & Zip <u>PORTLAND ME</u> Telephone: <u>232-8134</u> Who should we contact when the permit is ready: <u>TOM BLACKBURN</u> Telephone: <u>"</u> Mailing address: <u>CALL FOR PICK UP</u>			

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Signature]

Date: 5/12/11

This is not a permit; you may not commence ANY work until the permit is issued

Affidavit of Perla Figa Kimball

I, Perla Figa Kimball, do hereby declare the following:

1. My name is Perla Figa Kimball.
2. I reside at 13209 Valle Verde Terrace in Poway, California.
3. I am the executrix of the estate of the late Karola Figa, my mother of blessed memory.
4. The property at 14-16 Montrose Avenue, Portland, Maine is part of the above estate.
5. Karola Figa moved to 14-16 Montrose Avenue with her husband, Paul Figa in or about 1956.
6. She and Paul Figa, my deceased father of blessed memory, purchased the said property in or about 1956 and raised their family at 14-16 Montrose Avenue.
7. I moved to 14-16 Montrose Avenue in or about the year 1956 and resided there until 1966.
8. Since the original date when Karola and Paul Figa bought the property until the present a rear deck has existed.
9. During the ownership of the property by Karola Figa the rear deck has been an intergral part of the structure at 14 -16 Montrose Avenue.
10. On information and belief the rear deck has existed since the original construction of the building in the early 1900's. The said building is constructed of cement blocks and has doorways as part of the original construction of the building for ingress and egress to the rear deck from all three floors.
11. The foregoing information is true to the best of my knowledge, information, and belief.

This affidavit is made under penalty of perjury pursuant to the laws of California.

Executed 26 day of May, 2011 at Poway, California

Perla Figa Kimball

Perla Figa Kimball

RECEIVED

JUN - 1 2011

Dept. of Building Inspections  
City of Portland Maine

State of California, County of San Diego  
Subscribed and sworn to (or affirmed) before me  
on this 26 day of May, 20 11,  
by Perla Figa Kimball,  
~~personally known to me or proved to me on the~~  
~~basis of satisfactory evidence to be the person(s)~~  
~~who appeared before me.~~  
Signature: Victoria Milne





# 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.
	12-16	Montrose Ave.		OF			10		176	H	9	

TAXPAYER ADDRESS AND DESCRIPTION

PHILLIPS GILMAN H  
14 MONTROSE AVE  
CITY

LAND & BLDG MONTROSE AVE #12-16  
LOT 132 REC PL ROSEMONT  
ASSESSORS PLAN 176-H-9  
AREA 5046 SQ FT

RECORD OF TAXPAYER

YEAR BOOK PAGE

*Fenderson, Leslie R & Helen T. J. Tors* 1954 2171 342  
*Figa Paul + Karola or surv.* 1956

PROPERTY FACTORS

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	W	

## LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	1957
70 FT. G.	75 AV.	15.00	89	1350	940	
TOTAL VALUE LAND						940
TOTAL VALUE BUILDINGS						8060
TOTAL VALUE LAND AND BUILDINGS						9000

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

YEAR	ORIG. COST	RENTAL	1620
YEAR	SALE PRICE	EXPENSE	—
YEAR	U. S. R. S.	NET	1620

## LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	1958	19
TOTAL VALUE LAND						940
TOTAL VALUE BUILDINGS						8380
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

80  
54 @ 10071 = 54  
26 @ 6070 = 16  
70

## ASSESSMENT RECORD INCREASE DECREASE

1950	LAND	400		
1951	BLDGS.	3375		
1952	TOTAL	3775		
1953	LAND	575		
1954	BLDGS.	4825		
1955	TOTAL	5400		
1956	LAND	575		
1957	BLDGS.	4950	125	
1958	TOTAL	5525		
1959	LAND	575		
1960	BLDGS.	5025	75	
1961	TOTAL	5600	75	
1962	LAND			
1963	BLDGS.			
1964	TOTAL			
1965	LAND			
1966	BLDGS.			
1967	TOTAL			
1968	LAND			
1969	BLDGS.			
1970	TOTAL			

# RECORD OF BUILDINGS

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

1/11 YEAR 1958 3085

YEAR 19

## CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	3
CONCRETE BLOCK	✓	STEEL JOIST		TOILET ROOM	
BRICK OR STONE		MILL TYPE		WATER CLOSET	
PIERS		REIN. CONCRETE		LAVATORY	
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	3
1/4 1/2 3/4			B 1 2 3	STD. WAT. HEAT	3
NO. CELLAR		CEMENT	✓	AUTO. WAT. HEAT	
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	
CLAPBOARDS		PINE	✓	LAUNDRY TUBS	1
WIDE SIDING		HARDWOOD	✓	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES				TOILET FL. & WCOT.	
ASBES. SHINGLES		ATTIC FLR. & STAIRS		LIGHTING	
STUCCO ON FRAME		INTERIOR FINISH		ELECTRIC	✓
STUCCO ON TILE			B 1 2 3	NO LIGHTING	
BRICK VENEER		PINE	✓	NO. OF ROOMS	
BRICK ON TILE		HARDWOOD	✓	BSMT.	2ND 6
SOLID BRICK		PLASTER	✓	1ST 6	3RD 6
STONE VENEER		UNFINISHED	✓	OCCUPANCY	
CONC. OR CIND. BL.	✓	METAL CLG.		SINGLE FAMILY	
TERRA COTTA				TWO FAMILY	
VITROLITE		RECREAT. ROOM		APARTMENT	3
PLATE GLASS		FINISHED ATTIC		STORE	
INSULATION		FIREPLACE		THEATRE	
WEATHERSTRIP		HEATING		HOTEL	
ROOFING		PIPELESS FURNACE		OFFICES	
ASPH. SHINGLES		HOT AIR FURNACE		WAREHOUSE	
WOOD SHINGLES		FORCED AIR FURN.		COMM. GARAGE	
ASBES. SHINGLES		STEAM 3 Plants	✓	GAS STATION	
SLATE TILE		HOT WAT. OR VAPOR		ECONOMIC CLASS	
METAL		NO HEATING		OVER BUILT	
COMPOSITION	✓			UNDER BUILT	
ROLL ROOFING		GAS BURNER		DT. 7/24/50	PAR. BC
INSULATION		OIL BURNER	✓	LD. 5	PD. 05
		STOKER		MS.	CK. 50

1st owner

2nd VAC. 45 est

3rd 45 est  
1976-2214-OB equip / X steam - 1 Xisting  
1976-1245-OB equip / X steam - 1 Xisting

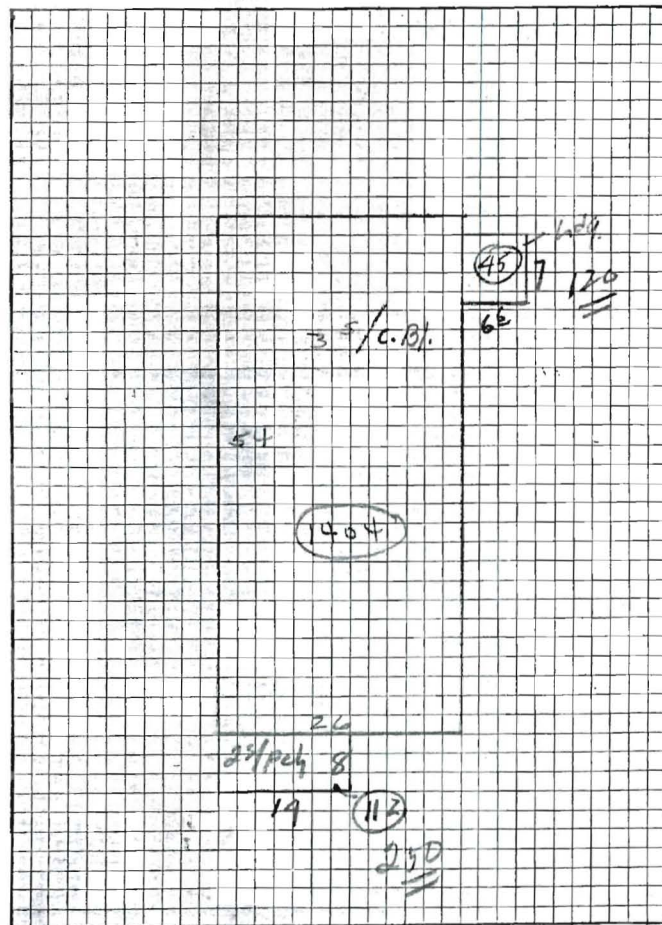
## APT. COMPUTATIONS

UNIT	1951	1957	1958
1404 S. F.	11140		11140
S. F.			
ADDITIONS	+ 370		+ 370
3/3 Bays	+ 400		+ 400
BASEMENT			
WALLS			
ROOF			
FLOORS			
ATTIC			
FINISH			
FIREPLACE			
HEATING			
2 X 57M			
PLUMBING	+ 50		+ 50
TILING			
TOTAL	12320	12640	12850
FACT. +10	1110	1110	+ 1110
REP. VAL.	13430	13750	13960

## SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
APT	A 3 1/2 C.B.	C	90		F	13430	40	8060	A	8060	4825	51
	B					13750	40	8250	B	8250	4950	51
	C					13960	40	8380	C	8380	5025	51
	D								D			
	E								E			
	F								F			
	G								G			

YEAR	1951					1951 TOTAL BLDGS.	8060	4825
TAX VAL.	4825					1957 4950	19	
OLD VAL.							19	
CHANGE							19	







**Ann Machado - 16 Montrose**

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**From:** "Thomas Blackburn" <teblkbrn@maine.rr.com>  
**To:** "Ann Machado" <amachado@portlandmaine.gov>  
**Date:** 5/23/2011 7:40 AM  
**Subject:** 16 Montrose  
**Attachments:** DSCN1190.jpg

Good morning Ann,

Attached is a photo of the first floor rear door of the above address. As you can see this was part of the original structure not added on at a later time. The building is a textured CMU not easily altered. The photo shows it is not.

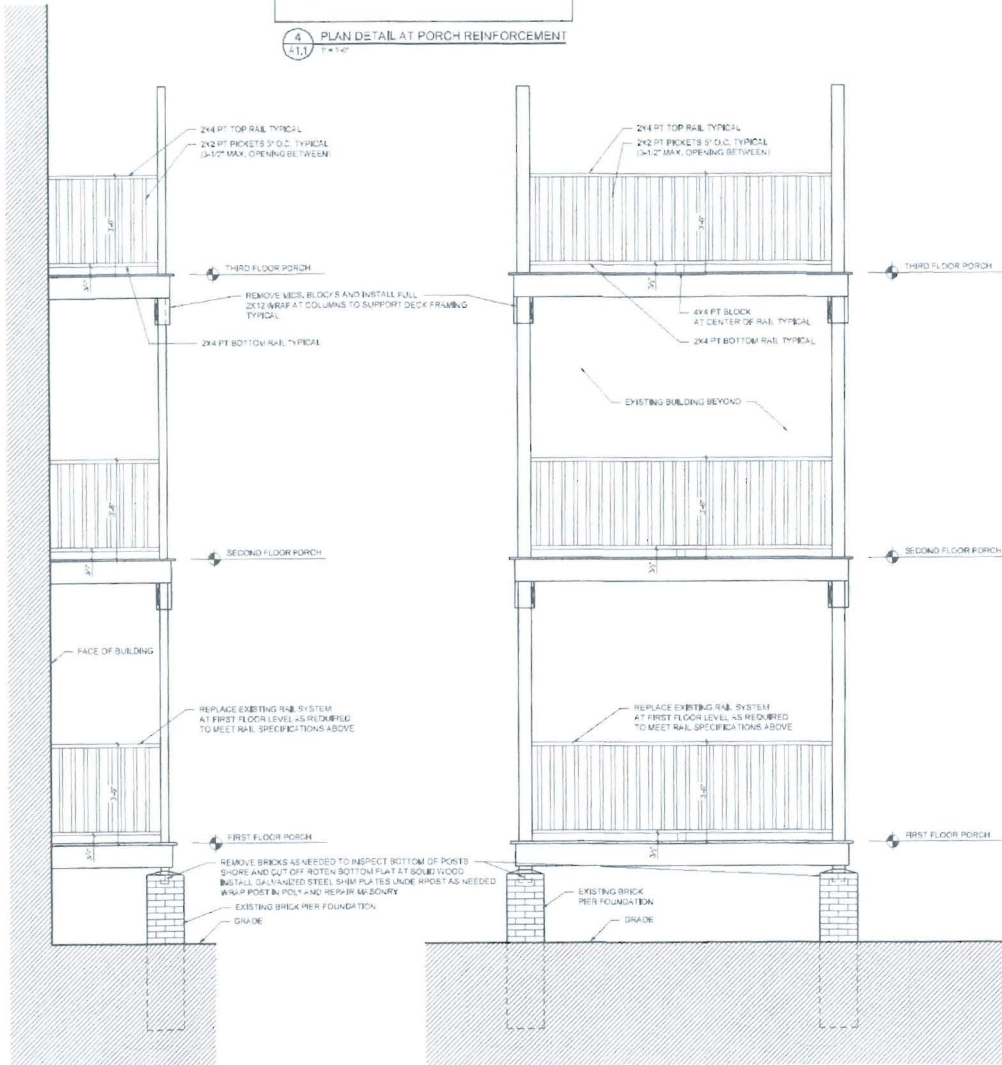
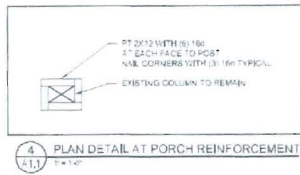
I have sent out an affidavit and am waiting on it's arrival.  
Best, TEB

Thomas Blackburn  
Maine Construction Services  
14 Hanover Street,  
Portland, Maine 04101  
207-232-8134  
[teblkbrn@maine.rr.com](mailto:teblkbrn@maine.rr.com)  
[www.maineconstructionservices.com](http://www.maineconstructionservices.com)





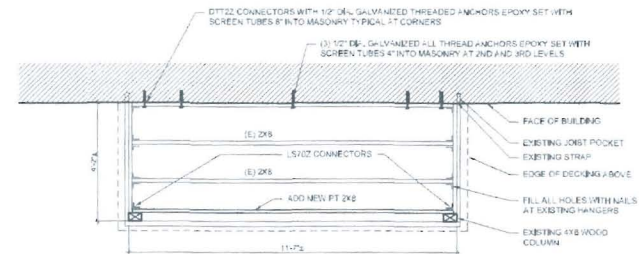




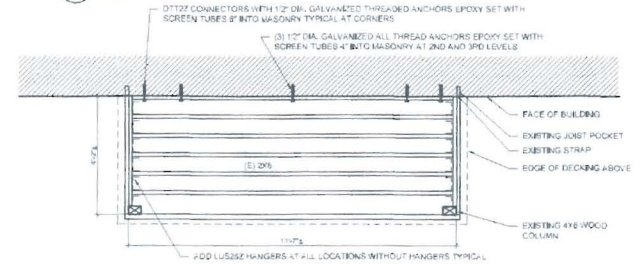
5 PORCH SIDE ELEVATION (OPPOSITE SIDE SIMILAR)  
A1.1 12' x 14'

4 PORCH FRONT ELEVATION  
A1.1 12' x 14'

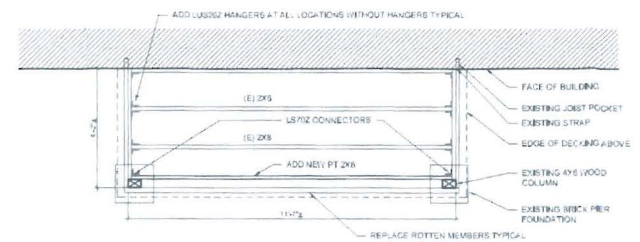
- GENERAL NOTES:
- 1.) REPLACE ALL ROTTEN MEMBERS
  - 2.) SCRAPE, REPAIR, PREP, PRIME AND PAINT ALL EXISTING DECK MEMBERS
  - 3.) PRIME AND PAINT ALL NEW PT MEMBERS AFTER ONE YEAR DRYING TIME
  - 4.) ALL NEW FRAMING TO BE PRESSURE TREATED (P.T.)
  - 5.) ALL NAILS, HANGERS AND ANCHORS TO BE HOT DIP GALVANIZED



3 THIRD FLOOR PORCH PLAN  
A1.1 10' x 14'



2 SECOND FLOOR PORCH PLAN  
A1.1 10' x 14'



1 FIRST FLOOR PORCH PLAN  
A1.1 10' x 14'



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16 MONTROSE PORCH RENOVATIONS  
PORTLAND, MAINE

T.M. ARCHITECTS  
80 MIDDLE STREET  
PORTLAND, MAINE 04101  
TELEPHONE: 207.755.5141  
ARCHITECTURE PLANNING

CONSULTANT:  
T.M. ARCHITECTS  
16 MONTROSE PORCH RENOVATIONS  
A1.1

REVISIONS:

DATE: 09/24/15  
PROJECT NO.: 1004  
DRAWN BY: HUS  
CHECKED BY: TST  
SCALE: 1/8" = 1'-0"

SHEET TITLE:  
PLANS AND ELEVATIONS

A1.1



1 inch = 11 feet  
Feet  
0 10 20

1-25 MONTROSE AVE

2-26

ESPLANADE  
SIDE WALK

94±

21±

66±

3 DAY  
GARAGE

31±

FENCE 110±

134.7

7±

2± 5±

58

FENCE

DECK

R-5  
lots in - 9853  
front setback - 4' / A  
rear setback 20' - 2' 2" given  
side - 12' - not meeting it.  
lot coverage - 49% = 3941.2  
house - 1691  
garage - 600  
2291 ± 600

16 MONTROSE  
176 ± 008