



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 95 Kent St Rear 284-F-015+

Issued to Bernard, John & Arlyne

Date of Issue 08 July 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. **XXXXX**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions:

This building has been used as a single family dwelling since the 1930's.
(See Documentation) But, never received a Certificate of Occupancy. This does not mean the building meets present day requirements of Certificate of Occupancy.

**This certificate supersedes
certificate issued**

Approved:

.....
(Date)

.....
Inspector


.....
Inspector of Buildings

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

Chronology Of Events & Occupants At: 95 Rear KENT STREET.

91-101 KENT STREET (11,793 SQ. FT.) ^{MAP} 284-F-5 TO 17
REAR KENT STREET (4,788 SQ. FT.) 283-B-51

Sources Of Information: Archives Maine Historical Society; Building Inspection Dept. City Of Portland; Portland Public Library (Portland Room); Living Decendants of original residents; Tax Assessor's Office, Room 115, Portland City Hall; Public Works Dept. Engineering & Sewer Divisions; City of Portland; Portland Cumberland County Registry of Deeds.

75 Plan Of Glenwood Sub-Division prepared ~~by~~ by Richardson
77 Brighton Ave. to *Book 2150, Page 261, examine

75 (MAY) Plan Of Glenwood Sub-Division made by Jordan & Richardson, recorded in Cumberland County Registry of Deeds Plan Book 8, Page 11, Lots 69, 70, & 71. All 40'x100' House lots except lot 71 which has 75.81' frontage.

75 (JUNE) C. Higgins surveyed land (chouse lot) at end of Kent St. First house on Kent St. built by Axel T. Noreen. on appurtenant structure lot 71. No Street numbers at that time. See copy of assessor's report dated JUNE 14, 1924.

74 (JUNE 14) Alex T. Noreen (departed) he is succeeded by his wife, Mrs Elizabeth W. Noreen & a son, Richard T. Noreen. They reside in the last house on the right hand side of Kent St. past Riggs St. No Street Numbers. 95 Kent St. (street numbers have been assigned) is listed as vacant.

8 95 Kent St. is occupied by Percy I. Estes.

9 95 Kent St. is owned by Raymond L. Gove. Gove takes out a building permit to demolish existing appurtenant structure & to rebuild a larger 1 story building w/mansard roof in the same location, sketch shows 16'x20' size, grade to top plate 8' 4" and grade to peak 14', average height. To house 1 car garage, ^{1 commercial trucks} & private workshop; 4x4 corner posts, 8x8 sills, cedar posts foundation. Certificate of occupancy requirement waived.

30 (APRIL 11) Building Permit ^{Issued} for Change of use from one car garage to a stable, to build a brick or concrete manure pit, said pit to be covered, screened & vented as required by law. Certificate of occupancy requirement is waived

1930 (SEPT 27) Bldg. inspectors report indicates new building is being used as a stable w/a race horse & a racing gig. No manure pit built. Manure is thrown out the window. Boy who takes care of stable for him said horse has been left here alone all summer, the manure pile is what has accumulated, none being taken away.

30 (NOV. 4) Bldg. inspector's report: Horse still in stable at this time; no manure pit yet; manure isn't piled up but looks as though it was being spread over a large area and covered w/sawdust & fine shavings.

30 (NOV 1) Gove called to say he was out of work but would finish the manure pit as soon as financially able, probably in a month. Do not follow up until April, 1931.

31 (APRIL 1) Bldg. inspector's report: Nothing has been done that I could see, conditions appear to be the same as above.

31 (MAY) Bldg. inspector's report: There were ^{return} visits to check on manure pit progress.

31 (JULY) Bldg. inspector's report: No manure pit yet, manure was piled against the barn w/some hay spread over it; Mr. & Mrs. Gove were not in.

33 (SEPT. 30) Bldg. inspector's report: Did not see any sign of a horse, nor any other domesticated animal in this bldg. now. ^{horse, racing gig, equipment & supplies have been sold.} Building & yard are cleaned up. Bldg. is adapted to ^{running} water, and wood heat, condition with electric.

33 (SPRING/SUMMER)

34 PORTLAND CITY DIRECTORY (see copy p. 1097) Mr & Mrs. Arthur W. True (mechanic) reside at 95 KENT STREET; Raymond L. Gove reside at 95 (REAR) KENT STREET.

37 95 Kent St. sold or rented to Isaac R. Johnson (chef) & his wife Georgia L. Johnson.

38 Isaac R. & Georgia L. Johnson reside at 95 KENT STREET and Phillip H. Gammon (serviceman) & his wife

- 1938 95 Kent St. property bought by Phillip H. Gammon, listed in Portland City Directory as refrigerator repair & home main floor residential shower w/ utilities, basement shop & storage
- 1938 (SEPT 6) Coal/wood furnace & stove heat. Bldg. Permit Issued to Gammon to raise the roof on ell 14' x 18' new 2x4 plate; new wall studs; pur pose to provide better headroom & partitions of existing rooms.
- 1943 (JULY 2) Bldg. Permit Issued to demolish existing side porch, add: front porch, enclosed sunroom, breakfast nook, & side porch; cover roof w/ asphalt shingles.
- 944 (AUG 2) Garage plans to construct a 2-car garage.
- 944 (SEPT. 7) Bldg. Permit issued to build 2 car garage 16' x 18'!
- 946 (APRIL 8) Permit to move a 1 story frame building from Alba (Smith) to Kent St. Attached to rear building. Was
- 946 (APRIL 8) Permit for Ruby L. Gammon, Old Stable basement drive in & one car garage; but space occupied by 2nd hand mechanical refrigerator boxes.
- 947 (JAN. 12) Bldg. permit issued to erect concrete trench wall under garage w/ 24" concrete block underpinning in place of existing cedar post foundation. Certificate of occupancy requirement waived.
- 950 Henry E. Brackett, et al. purchased Kent St. property from Gammon Edna D. Brackett
- 953 (OCT. 21) Lawrence C. & Lucretia L. Bernard purchased Kent St. property from Henry E. Brackett, et al.
- 955 Harvey McLaughlin (Contractor) remodels large & smaller bldgs. at 95 & 95R Kent St. Both liveable as residential units w/ all utilities functional.
- 959 (JAN. 26) Lawrence C. & Lucretia L. Bernard purchased lot 69 From John J. O'Connor.
- 964 Lucretia Bernard succeeds deceased husband.
- 965 (NOV. 3) John L. & Aylene M. Bernard purchase Lots: 69, 70, 71 & 16 from Lucretia L. Bernard w/ 500 livable buildings there

AFFIDAVIT

I, FRANK TRUE, of 96 Kent Street, Portland, Maine, first being duly sworn, on oath, depose and say as follows:

This affidavit is made with respect to certain property located at 97 Kent Street in Portland, Maine currently owned by Mr. and Mrs. John Bernard. It is given in order to provide information with respect to the use of the building located on the property as a residence in the past.

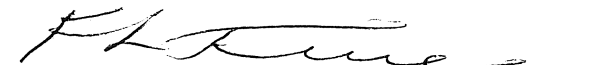
I was born and raised in the Nason's corner neighborhood of Portland and have lived there most of my life.

In the early 1930's, my parents rented the house which is located at 95 Kent Street adjacent to 97 Kent Street. At that time, the house was a single residence owned by Raymond L. Gove. Mr. and Mrs. Gove had been occupying 95 Kent Street but moved into 97 Kent Street in order that my parents could rent the house at 95 Kent Street from them.

Based upon information, knowledge and belief, after Mr. and Mrs. True no longer occupied 95 Kent Street as their residence, it was occupied as a residence by other people.

I believe that said property has been used primarily for residential purposes since the early 1930's up to the present time.

Dated at Portland, Maine this 29 day of July, 1997.



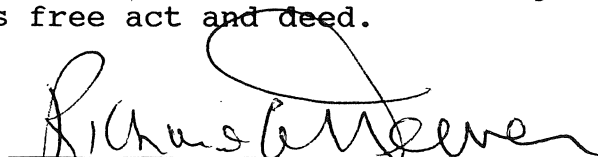
Frank True

STATE OF MAINE
CUMBERLAND, ss.

July 29, 1997

Then personally appeared the above named Frank True who swore oath to the truth of the statements made herein and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public

Typed name of Notary:

RICHARD GLENN STEEVES
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 6, 1997

LEFT SIDE

KELLOGG STREET-Continued

- 42 Walter A Geary
- 43 Carl O Jackson
- 44 Fred B Clark
- George W Chisham
- Leah E Daley
- James A Fields
- 46 Max Starr
- 48 Muri A Downing
- Ralph H Currie
- Mrs Clara A Jacobson
- 50 Ethel L Boss
- 52 Vacant
- 56 Monument street
- 58 James T Wilkinson
- 60 Cecil L Wheeler
- 64 Mrs Sarah Rubinoff
- 64 Charles G B Williams
- 68 Sandra H Arsenault
- 68 John A Clarty
- 68a Joseph P Connelan
- 74- Congress street

KENDALL STREET

WARD 9

From Lennox to Chester

- 4 Mrs Abbie C Magoun
- 6 Walton P Libby
- 6 Malcolm B Swain
- 10 Elmer W Chambers
- 14 Leon E Hamilton
- 0 Chester street

KENILWORTH STREET

WARD 8

From 506 Brighton to across Rose

- 12 Charles A Ivukin
- Victor B Penderker
- 16 Harold W Drinkwater
- 18 Joseph L Cronan
- 20 Charles E Billings
- 22 Thomas J Sheehy
- 28 Edward C Bates
- 32 Fred B Gooch
- 34 Ronald T Holmud
- 40 Miles J Keating
- 60 S Arthur Paul
- 62 Herbert A Willey

KENNEBEC STREET

WARD 2

From 108 Wilbuck to 187

- 6 Mrs Beasie M Verrill
- 8 Everett A Manchester trucking and
- 12 Holland Furnace Co warehouse
- 20 Pearl street
- 66 Onestine street

KIDDER STREET, EAST

WARD 9

From 719 Washington avenue northeasterly

- 88 Odar street
- 108 Elm street
- 120 Vacant
- 130 Probie street
- 0 Alder street
- 0 Hanover street

LEFT SIDE

KENNEBEC STREET-Continued

- 0 Paris street
- 0 Brattle street
- family OH Co Inc ser sta
- forest avenue

KENNEBEC STREET

WARD 9

From 53 Jackson to Clayton

- 19 Harry W Washman
- Nathan P Lord

KENSINGTON STREET

WARD 9

From 91 Veranda to G T R R

- Richmond street
- Keaton Oil Co
- Patrick street
- Oil Packing Co
- C Keller

KENT STREET

WARD 9

From 881 Brighton avenue northeasterly

- C Woodley
- Smith
- Bartelsen carps
- Jensen
- I Young
- Mrs street
- Lambard
- Nurce

KENTUCKY AVENUE

WARD 9

From Dayton to the Falmouth line

KENWOOD STREET

WARD 8

From 94 Brighton avenue

- Mrs Bernice W Shevlin
- James B Barlow
- Alton H Swett
- Charles H Nelson
- Charles E Gurney
- Wynfield S Hodgdon
- Fredrick C Robinson
- J Lester Greene

- 43 Ralph D Rich
- 61 C Herbert Burpee
- 69 Fred J Foley

KIDDER STREET, EAST

WARD 9

From 719 Washington avenue northeasterly

- 23 Mrs Mae C Ward
- Frank E Irish

EXPRESS AND FREIGHT SERVICE ATLANTIC MOTOR EXPRESS

TERMINAL 76 CROSS STREET Telephone Connection

Use of Bldg. DWELLING Name

Tenants and Rooms 1 - 6

Rentals 0 M.N.E.R.

Age 19 YEARS

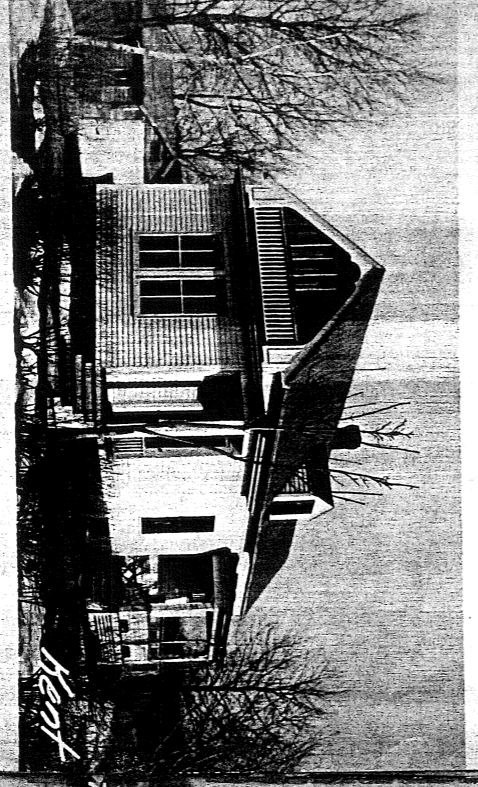
Condition of Repair FAIR

- Class: Bungalow
- Single House
- Two family
- Three family
- Apartment
- Store Building
- Office
- Factory
- "
- Stables
- Garage, private
- Garage, public
- Theatre
- Club House
- Cottage
- Foundation
- Brick
- Stone
- Concrete
- Pile
- Basement
- Full
- Cement Floor
- Waterproof
- Construction
- Frame
- Brick
- Tile
- Blocks
- Stucco
- Re-Concrete
- Mill
- Steel Frame
- Exterior: Clapboards, Siding, Shingles, Stucco, Paper, Tapestry Brick, Com. Brick, Galv. Iron, Stone, Terra Cotta, Concrete
- Heating: Stove, Furnace, Hot Water, Steam
- Light: Oil, Gas, Electric
- Floor: Floor, Common, Hardwood, Re-Concrete, Concrete Slab, Waterproof
- Ceiling: Plaster, Metal, Panelled, Rough
- Plumbing: Common, Individual, No Hot Water
- Open
- Set tubs
- Finish: Plain, Hardwood
- Halls
- Wood
- Terrazzo
- Marble
- Roof - Roofing: Shingle, Slate, Paper
- Gravel
- Prepared
- Asbestos
- Flat
- Hip
- Gable
- Dormers
- Windows: Plain Glass, Wire Glass, Shutters
- Miscellaneous: Elevator, Sprinkler, Fire Escape, Refrigerator, Vacuum Cleaner, Safes and Vaults, Telephone Equip.

Ground Area 4220
 Cubic Feet 9144
 Utility Dep. 25
 Dep. 25 Per cent.
 Sound Value, \$ 1371

Land 8000 Corner Interior Alley
 Front Depth
 COMPUTATION
 Scales 87934

Area	Multiplier	Coefficient
8000	100	8000
Year	Unit	Coefficient
19	.02	8000
		Land Value (50)
		\$ 1600

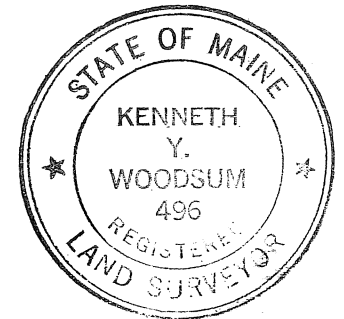
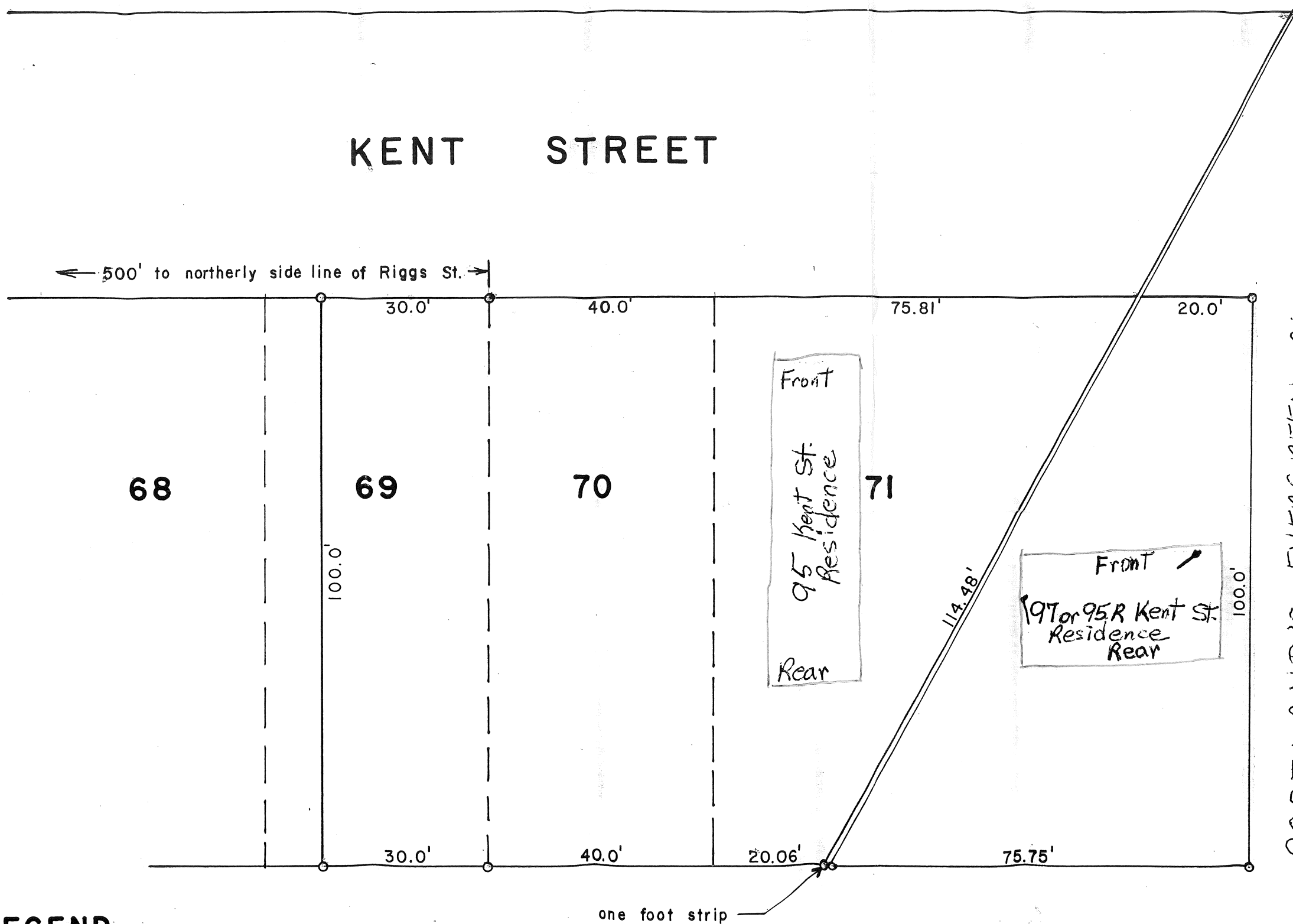


Surveyed by W. J. ...
 (Remarks on other Side) 1072

PROPERTY OF
 JOHN L. BERNARD
 95 KENT ST.
 PORTLAND, MAINE

AUGUST 1972

SCALE 1" = 20 FEET



LEGEND

- Iron Pipe
- Original Lot Boundary
- 70 Original Lot Number