

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 030357

This is to certify that Miner, John B./Cross Construction

has permission to Change of Use from two family to three family.

AT 26 Anderson St 022 L007001

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. HEAVY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 03-0357	Issue Date:	CBL: 022 L007001
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Location of Construction: 26 Anderson St	Owner Name: Miner, John B.	Owner Address: 17 Old Farm House Road	Phone: 207-829-6807
Business Name: n/a	Contractor Name: Cross Construction	Contractor Address: 24 Cleave St Portland	Phone: 2076712215
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R6

Past Use: Two Family	Proposed Use: Change of Use / Two family to Three family, convert existing third floor into third unit.	Permit Fee: \$203.00	Cost of Work: \$15,000.00	CEO District: 1	3,676
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5B 6/5/03		

Proposed Project Description: Change of Use from two family to three family.	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 04/17/2003	<b>Zoning Approval</b>
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<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 information may invalidate a building permit and stop all work..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>MA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>requires site plan examination</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok with conditions</i> Date: <i>5/1/03</i></p>	<p><b>Zoning Appeal</b></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:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District 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: <i>S</i></p>
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**CERTIFICATION**

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

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

# City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0357	Date Applied For: 04/17/2003	CBL: 022 L007001
-----------------------	---------------------------------	---------------------

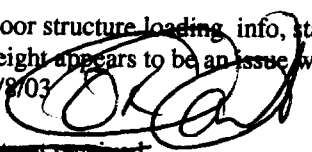
Location of Construction: 26 Anderson St	Owner Name: Miner, John B.	Owner Address: 17 Old Farm House Road	Phone: 207-829-6807
Business Name: n/a	Contractor Name: Cross Construction	Contractor Address: 24 Cleave St Portland	Phone: (207) 671-2215
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of Use / Two family to Three family, convert existing third floor into third unit.	Proposed Project Description: Change of Use from two family to three family. Add rear parking & build new rear steps
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/01/2003  
**Note:** 5/1/03 This requires a site plan review - copies made for planning & an exemption form      **Ok to Issue:**   
 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. It is understood that new rear stairs are to be built.  
 2) This property shall remain a three (3) family dwelling after the issuance of this permit. Any future change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 06/02/2003  
**Note:**      **Ok to Issue:**   
 1) The Attic space was previously finished with two sleeping rooms, no increase is the existing building height.  
 2) Treads in "new" rear stairway from second to third floor must have 11" new tread and 7" net riser, Andy Highland from Port City architecture agreed to this 6/2/03.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 05/05/2003  
**Note:**      **Ok to Issue:**   
 1) the boiler shall be seperated with one hour construction or enclosed and smoke protected with a domestic sprinkler  
 2) smoke detectors shall be installed in accordance with NFPA 72 standards  
 3) vertical openings shall be fire rated with a minimum of one fire rating

**Comments:**  
 05/06/2003-mjn: needs floor structure loading info, stair treads, risers width & headroom info, egress windows, fire separation details assembly info. Ceiling Height appears to be an issue will be more infor abut what percent of floor plan has code hompliant headroom. Faxed list to contrcator 5/8/03  
  
 Site review ~~is complete~~ not received.

To Whom It May Concern:

I would like to request a building permit to convert my two-unit apartment building into a three-unit apartment building.

I have shown on the floor plans a layout of each unit. I have highlighted what walls are to be redone and which are staying as is. For the most part, the first two floors are remaining the same, with the addition or some increased closet sizes. The third floor will require the most updating. The two bedrooms shown on the third floor are existing and are shown with increased closet sizes. The rest of the third floor is currently open. The third floor plan shows how we will lay it out. We will install three skylights to increase the amount of natural lighting. There are currently two stairwells on both ends of the third floor. I will install fire doors at the tops of both stairwells on the third floor. The stairs leading from the third floor to the second floor in the back will be moved more to the center of the room to gain adequate ceiling height at the top of the stairwell and landing.

I have shown on the floor plans an electrical layout showing the proposed locations of the electrical outlets, switches and telephone /cable locations. I will not be installing ceiling fans in the units but ceiling boxes will be installed to support one if needed latter. These units will have its own electrical meter outside. ~~with the house meter panel~~ to be in the basement. *Each unit will have there own Breaker panel in there unit -*

Plumbing and heating for the third floor unit will be piped into the basement and at this time tapped into the current heating system for the other two units.

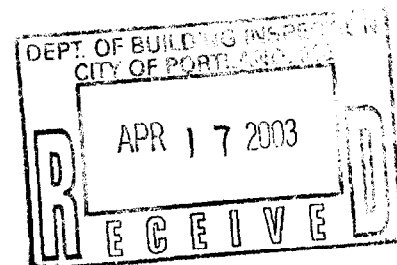
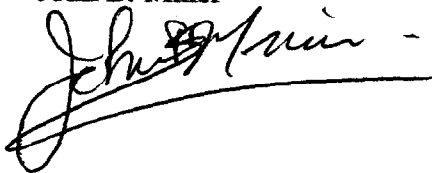
There is a 37+- X 37+- area behind my building that I am going to convert into off street parking. With the current on street parking and this new area outback there will be ample space for parking vehicles. Parking area will not exceed 1000 squ.ft.

Currently the porch has no stairs off of it. They rotted out and fell off. The rest of the porch is in great condition. I would like to relocate the stairs, from the side of the building where the driveway will be, to the backside of the building as shown on the 1<sup>st</sup> floor plan.

This is a description indicating what I would like to do, I hope it is sufficient.

Sincerely,

John B. Miner



# All Purpose Building Permit Application

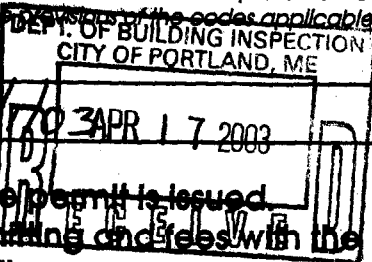
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>26 Anderson St., Portland Maine</u>		
Total Square Footage of Proposed Structure <u>3rd Floor 1164.00</u>	Square Footage of Lot <u>1,2,3rd Floor = 3492</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>22</u> Block# <u>L</u> Lot# <u>7,25</u>	Owner: <u>John B. Miner</u>	Telephone: <u>829-6807(H)</u> <u>829-3545(W)</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>John B. Miner</u> <u>17 Oldfarm Rd. - 829-6807</u> <u>Cumberland Me. 04021</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ <u>128.00</u> <u>PLFO 75.00</u>
Current use: <u>2 family</u> <span style="float: right;"># <u>203.00</u></span>		
If the location is currently vacant, what was prior use: <u>2 family</u> <span style="float: right;">(Several Years).</span>		
Approximately how long has it been vacant: <u>2 weeks on 1 unit, unknown 2nd unit</u>		
Proposed use: <u>3 family change of use</u>		
Project description: <u>Convert existing 3rd floor into 3rd unit.</u>		
Contractor's name, address & telephone: <u>Cross Construction 24 Cleeve St., Portland me</u> <u>671-2215</u> <span style="float: right;"><u>Apt. #1</u> <u>04101</u></span>		
Who should we contact when the permit is ready: <u>David Quigley</u>		
Mailing address: <u>671-2215</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>671-2215 David Quigley</u> <u>557-4298 John Miner</u>		

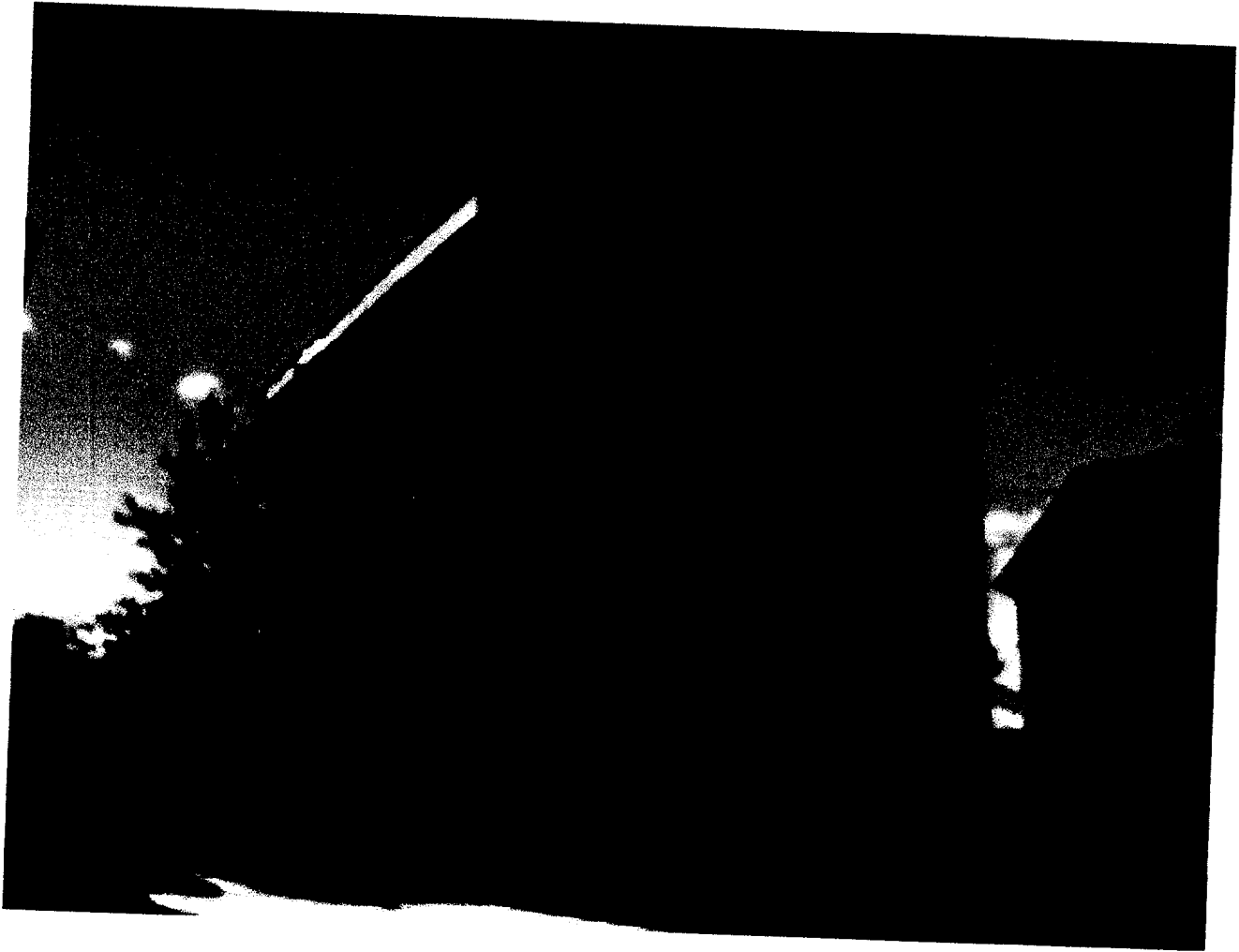
**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

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

Signature of applicant: <u>[Signature]</u>	Date: <u>4/17/03</u> <b>APR 17 2003</b>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



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

Card Number 1 of 1  
 Parcel ID 022 L007001  
 Location 26 ANDERSON ST  
 Land Use TWO FAMILY

Owner Address GARFIELD DAVID B & CAROLYN J  
 26 ANDERSON ST  
 PORTLAND ME 04101

Book/Page  
 Legal

22-1-7-25  
 26 ANDERSON ST 24-26  
 3676 ST

### Valuation Information

Land	Building	Total
\$24,780	\$48,510	\$73,290

### Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
1850	Old Style	2	2328	0.084	6	2		10	Unfin	Full

### Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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### Sales Information

Date	Type	Price	Book/Page
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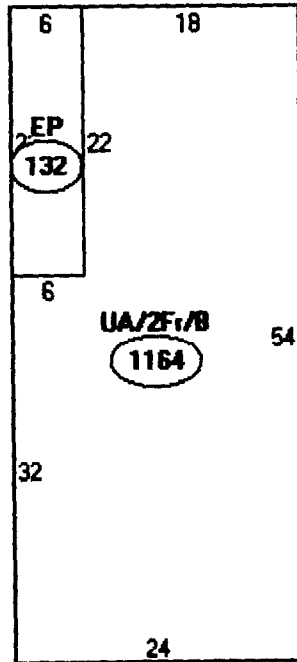
### Picture and Sketch

Picture Sketch

[Click here](#) to view Tax Roll Information.

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





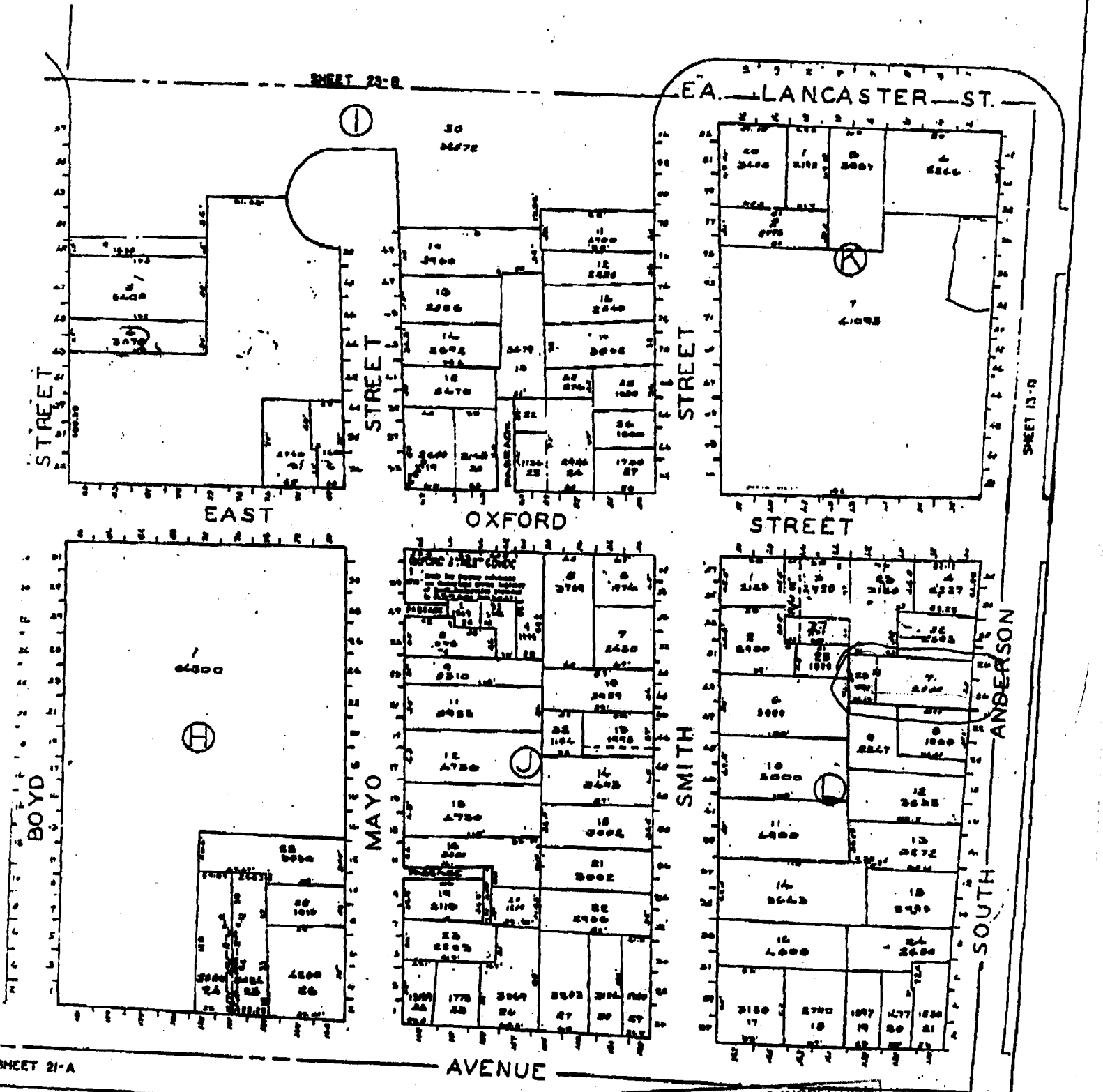
Descriptor/Area

A: UA/2Fr/B  
1164 sqft

B: EP  
132 sqft



No 22



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

APR 17 2003

CITY OF PORTLAND  
ASSESSORS PLAN  
TOTAL P.02

RECEIVED

WARRANTY DEED  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **David B. Garfield** of Portland, County of Cumberland, State of Maine, and **Carolyn J. Ridpath, formerly known as Carolyn J. Garfield** of Montpelier, County of Washington, State of Vermont, for consideration paid, do hereby grant to **John B. Miner** of Cumberland, County of Cumberland, State of Maine, whose mailing address is 17 Old Farm Road, Cumberland, Maine 04021, with warranty covenants, the land together with all buildings thereon, in Portland, County of Cumberland, State of Maine, bounded and described as follows:

See attached Exhibit A – Property Description

WITNESS our hands and seals this 31<sup>st</sup> day of March, 2003.

Signed, Sealed, and Delivered in the presence of:

J M Amendolara  
to both

David B. Garfield  
David B. Garfield  
Carolyn J. Ridpath  
Carolyn J. Ridpath

STATE OF MAINE  
COUNTY OF CUMBERLAND

March 31, 2003

Personally appeared the above-named David B. Garfield and Carolyn J. Ridpath and acknowledged the foregoing instrument to be their free act and deed.

Before me,

J M Amendolara  
Notary Public/Attorney at Law

My commission expires:

JAMES M. AMENDOLARA  
Printed Name ATTORNEY AT LAW

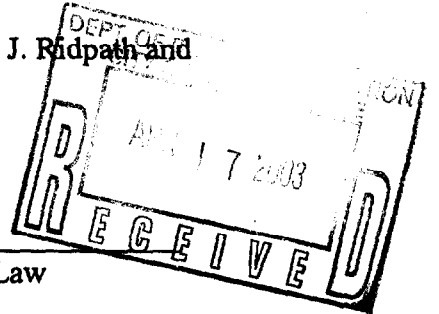


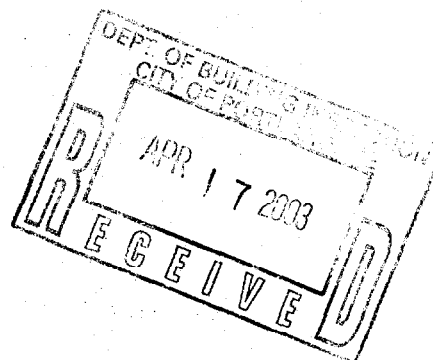
EXHIBIT 'A'

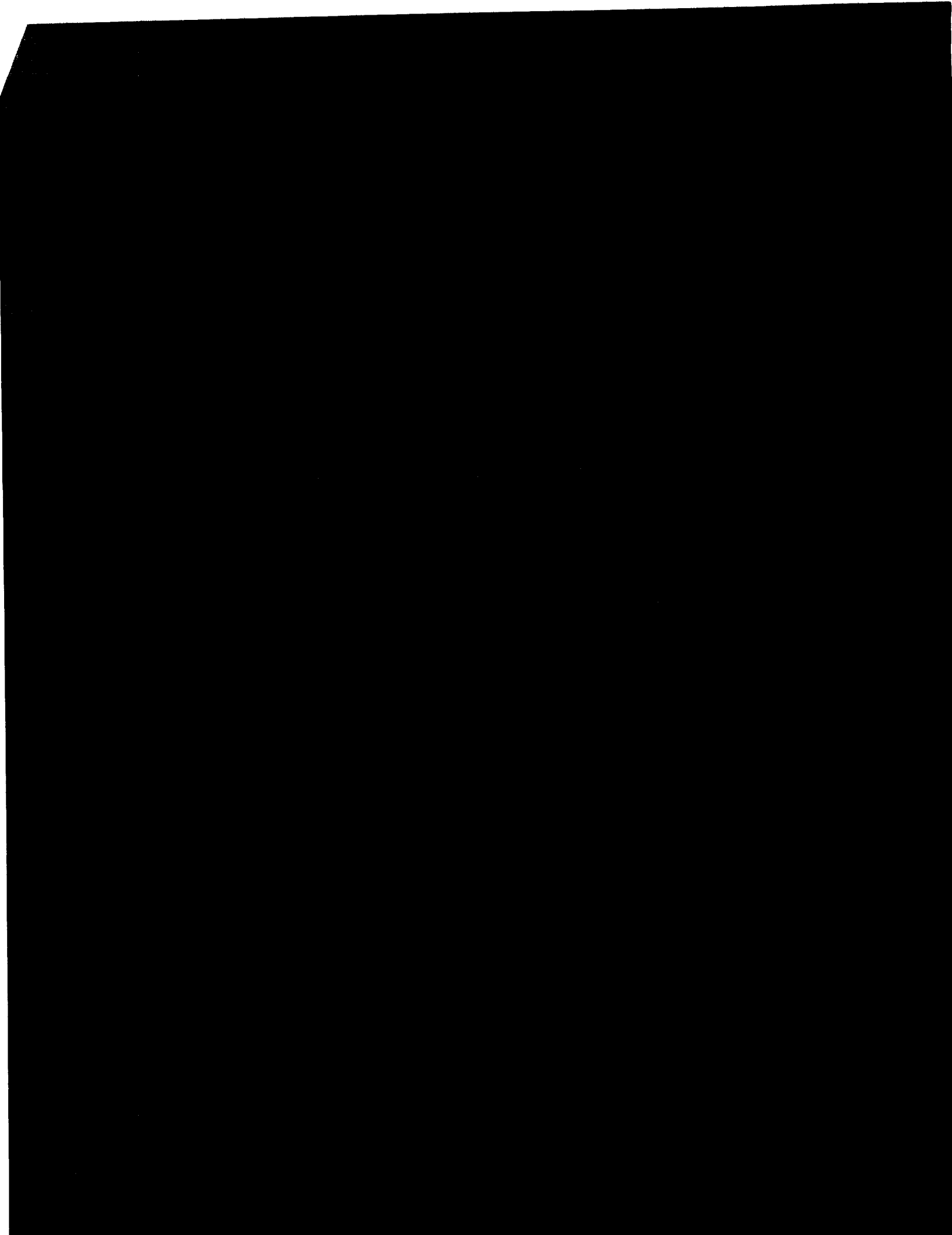
A certain lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland, and State of Maine, and bounded and described as follows:

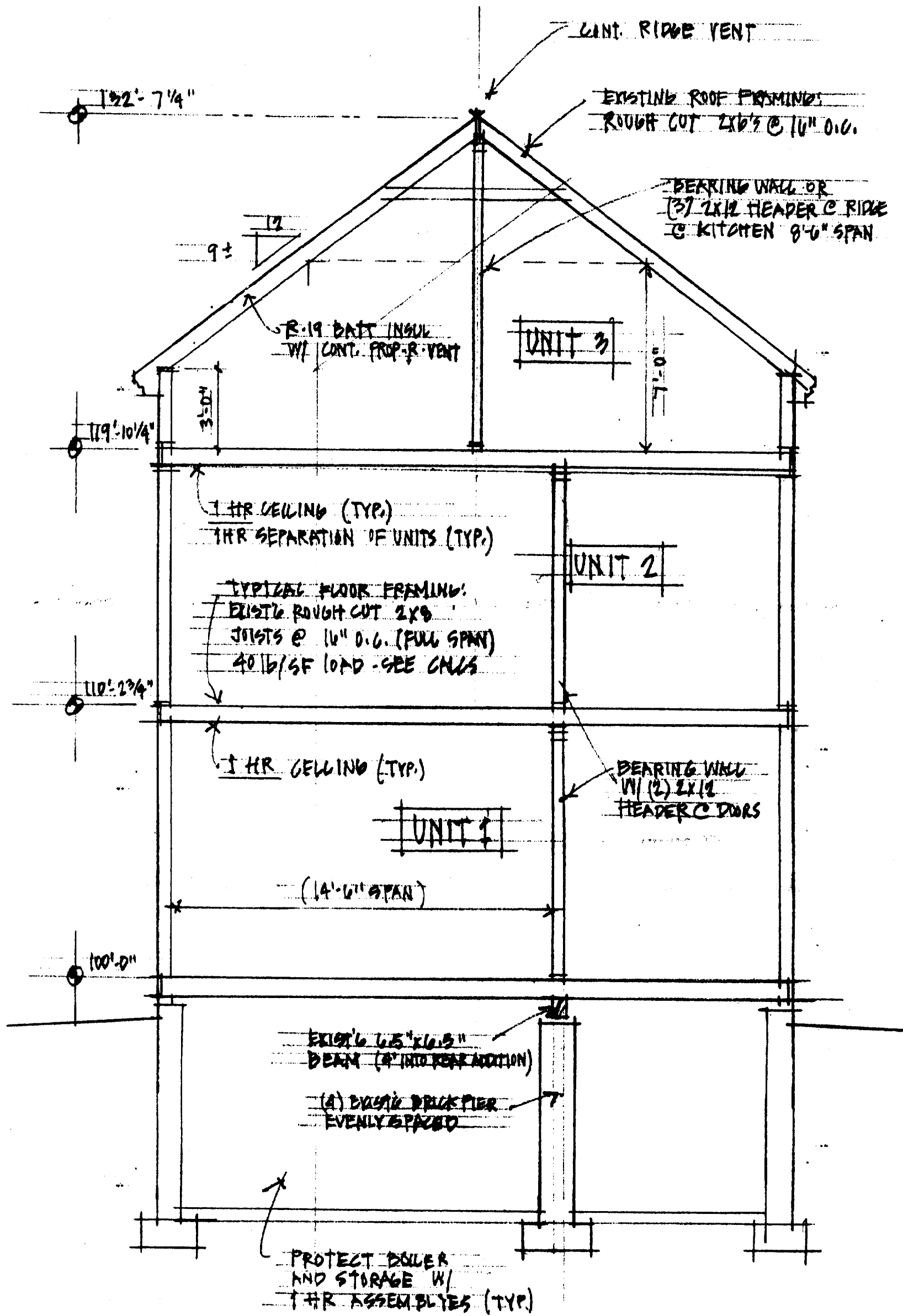
Beginning at a point in the westerly sideline of Anderson Street eighty-two and four tenths (82.4) feet southerly from the southerly corner of Anderson and Oxford Streets; thence southeasterly by Anderson Street forty (40) feet, more or less, to a point and land formerly of James M. Mulherrin; thence southwesterly by said Mulherrin's land seventy-two and eighty-four hundredths (72.84) feet to the easterly sideline of a stable formerly situated on land conveyed to said James M. Mulherrin by Moses Y. Knight by deed dated October 31, 1895 on Oxford Street; thence northwesterly by the westerly sideline of said stable and continuation thereof thirty-nine and three tenths (39.3) feet, more or less, to a point in the line of the southerly end of the ell of the Mulherrin house on Oxford Street; thence northeasterly by the line of said ell seventeen and three tenths (17.3) feet, more or less, to a point one and twenty-five hundredths (1.25) feet easterly of said ell; thence northerly until it meets a line at right angles to Anderson Street eighty-two and four tenths (82.4) feet from the corner of Oxford and Anderson Streets; thence northeasterly by said described line fifty-seven and six tenths (57.6) feet to the point of beginning, in accordance with Plan of Lots made by Illsley & Cummings, October 1895, and duly recorded in the Cumberland County Registry of Deeds.

A certain lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland, and State of Maine, and being that part of the premises described in deed of James M. Mulherrin to Louise Dana Mulherrin dated March 18, 1941 and recorded in Cumberland County Registry of Deeds in Book 1683, Page 429, which adjoins the southwesterly boundary of land formerly of John B. Kehoe at 26 Anderson Street, bounded and described as follows:

Beginning at a point at the westerly corner of said Kehoe land; thence in a southwesterly direction twenty-one (21) feet, more or less, to line of land now or formerly of the Holden Estate and George W. Brown; thence southeasterly along said Brown and Holden land thirty-nine (39) feet, more or less, to land formerly of George M. McDonald, Guardian of Blanche M. Mulherrin, and known as 20 Anderson Street; thence northeasterly along said land twenty and thirteen hundredths (20.13) feet, more or less, to said land formerly of John B. Kehoe; thence northwesterly along said Kehoe land thirty-nine and three tenths (39.3) feet, more or less, to the point of beginning. Containing 791 square feet, more or less.







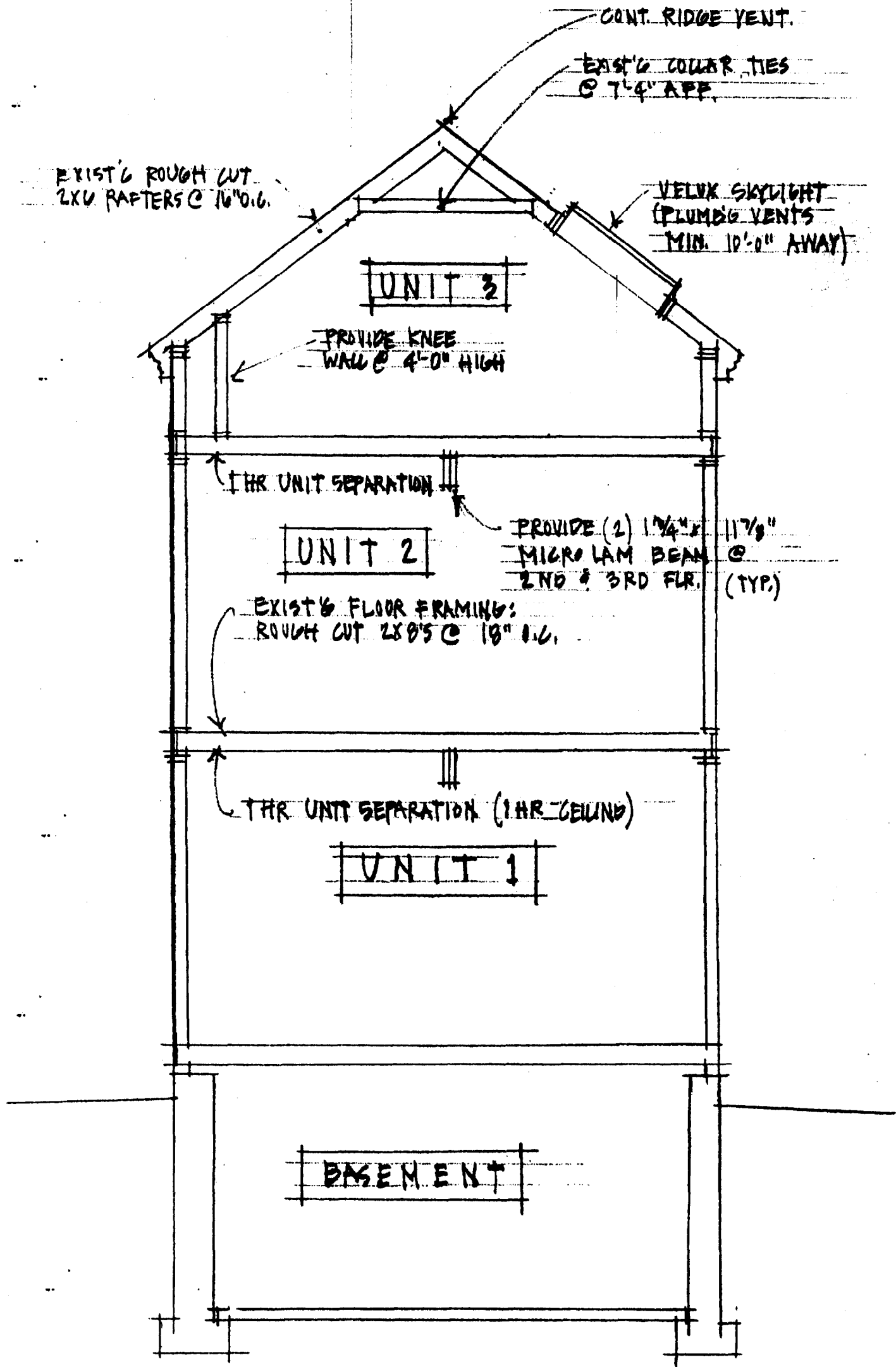
### Typical Building Section – Front Half

1/4" = 1'-0"

A1

26 Anderson St  
Portland, Maine

PORT & GUY  
 ARCHITECTURE  
 85 NEWBURY STREET  
 PORTLAND, ME 04101  
 TEL: 751.2010  
 INFO@PORTANDGUY.COM  
 COPYRIGHT ©  
 2010



Typical Building Section – Rear Half

1/4" = 1'-0"

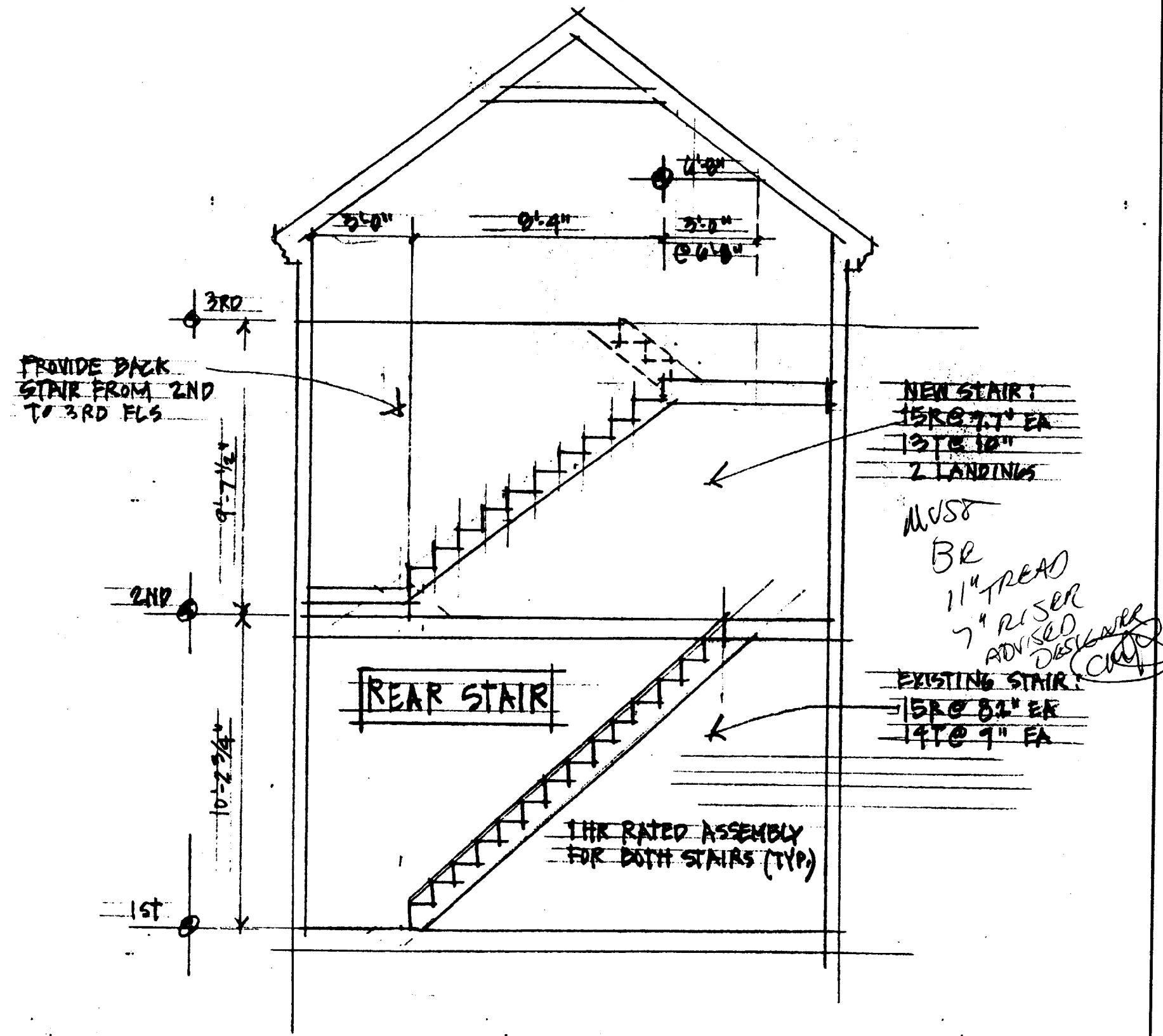
A2

PRINT

JOB

26 Anderson St  
Portland, Maine

PERRY & GIBBY  
 ARCHITECTURE  
 65 NEWBURY STREET  
 PORTLAND, ME 04101  
 TEL: 781.5000  
 FAX: 781.5010  
 info@perrygibby.com  
 www.perrygibby.com  
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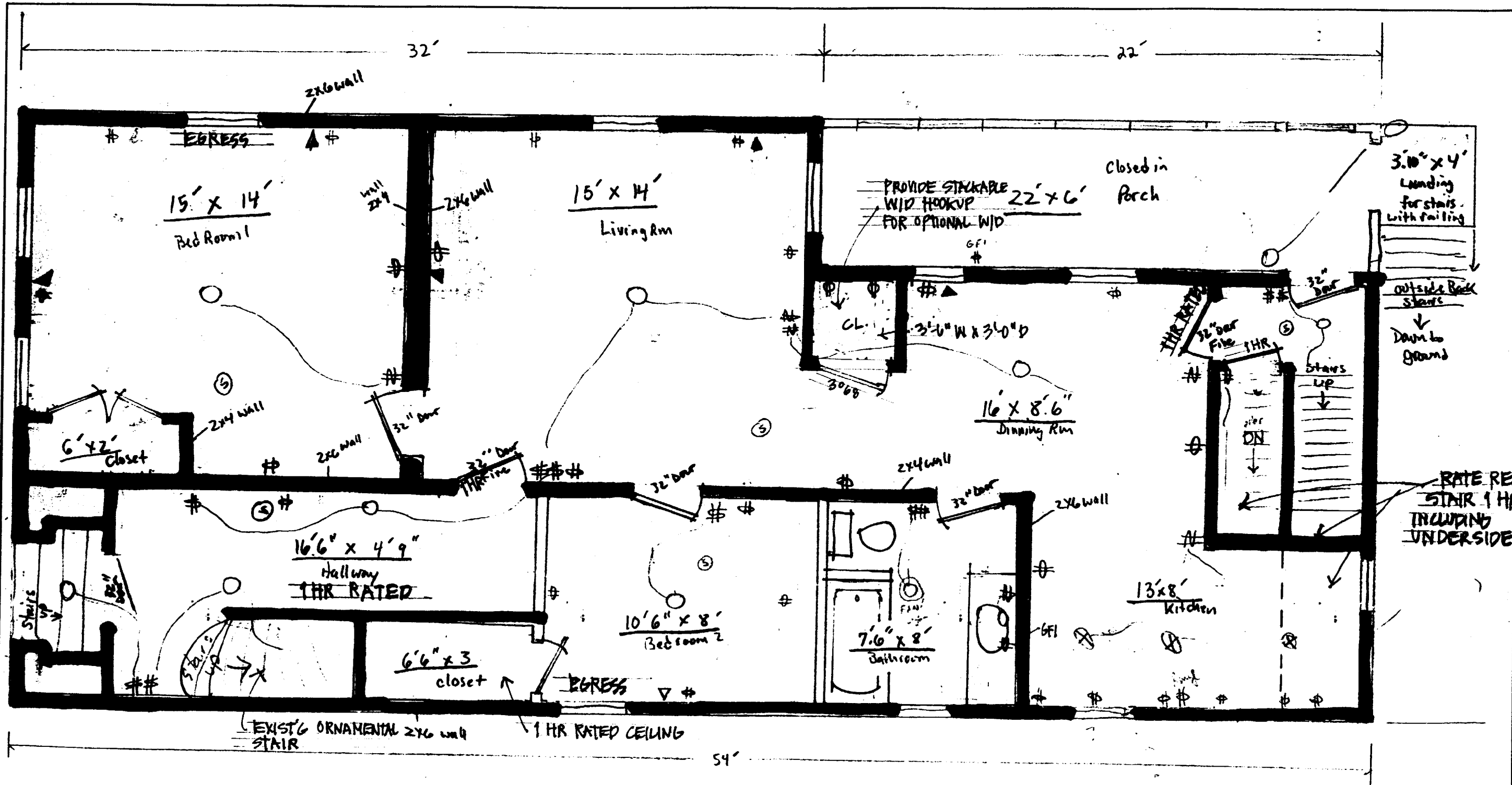
Rear Stair Section

1/4" = 1'-0"

26 Anderson St  
Portland, Maine

JOB: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PRINT: \_\_\_\_\_

A3



**LEGEND**

- = Light
- ⊙ = Smoke Det.
- ▼ = Tel, Data, Coax
- # = outlet
- # = Switch
- ⊙ = FAN/light (Bath)
- ⊗ = Recessed Light
- ▬ = Window (New Vinyl replacement)
- ∞ = Fan/light

**First Floor Plan**

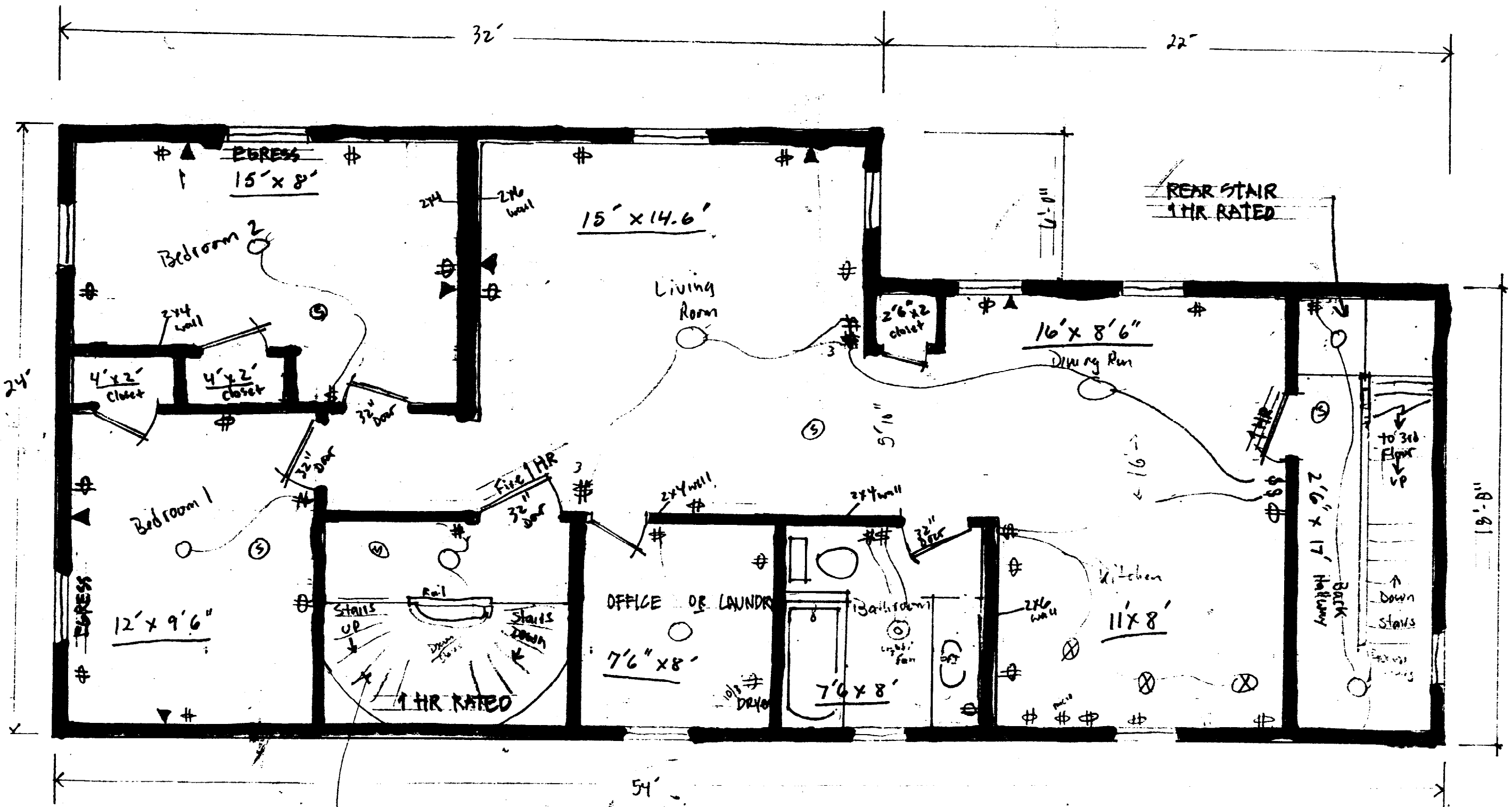
1/4" = 1'-0"

PORT CITY ARCHITECTURE  
 65 NEWBURY STREET  
 PORTLAND, ME 04101  
 207.781.8000  
 info@portcityarch.com

26 Anderson St  
 Portland, Maine

JOB: \_\_\_\_\_  
 PRINT: \_\_\_\_\_  
**A4**





**26 Anderson St  
 Portland, Maine**

JOB: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PRINT: \_\_\_\_\_



PORT CITY ARCHITECTURE

65 NEWBURY STREET  
PORTLAND, ME 04101  
207.781.9000  
fax: 781.2010  
info@portcityarch.com

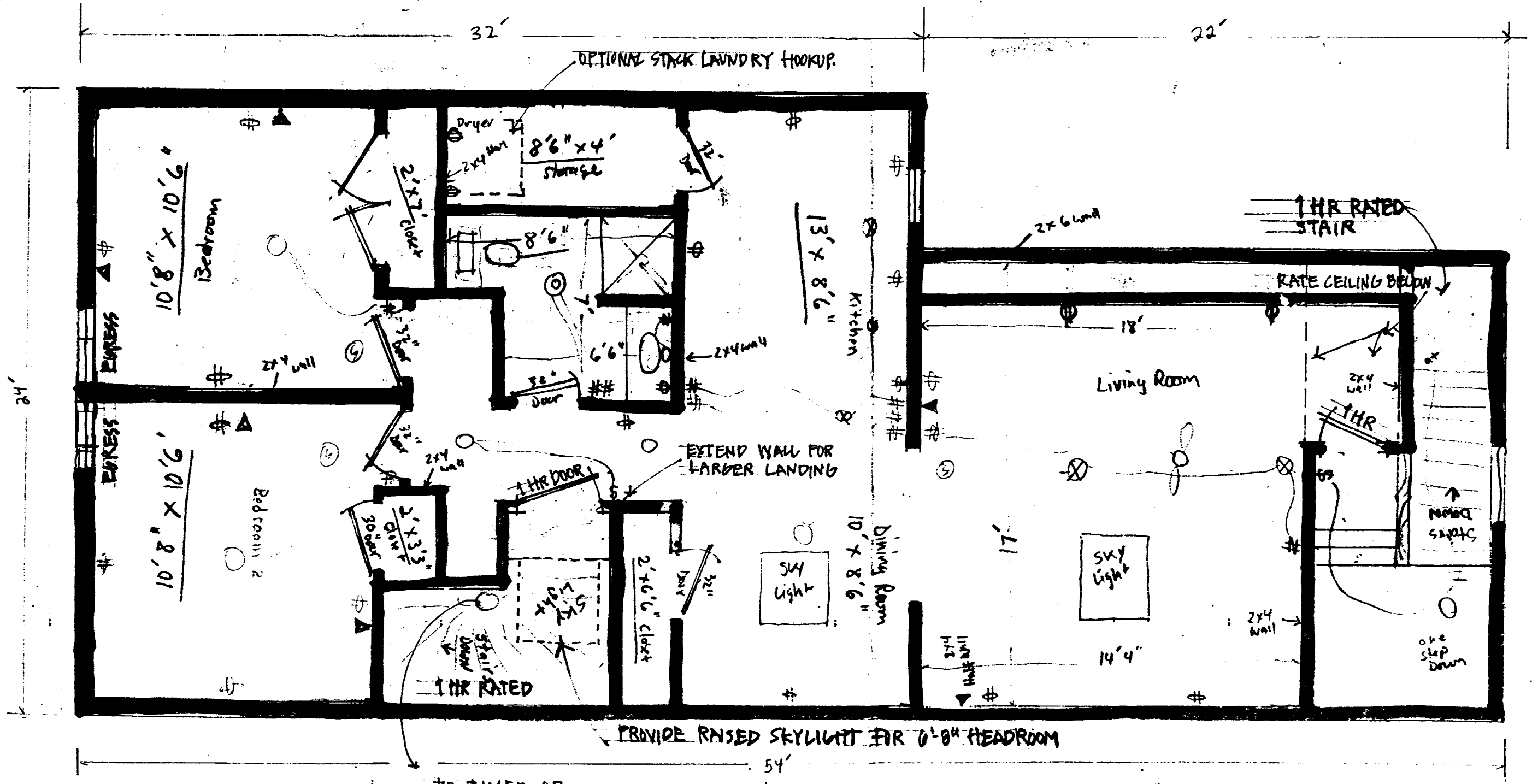
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WITHOUT THE WRITTEN  
CONSENT OF PORT CITY  
ARCHITECTURE, P.A.

26 Anderson St  
Portland, Maine

JOB:

PRINT

A6



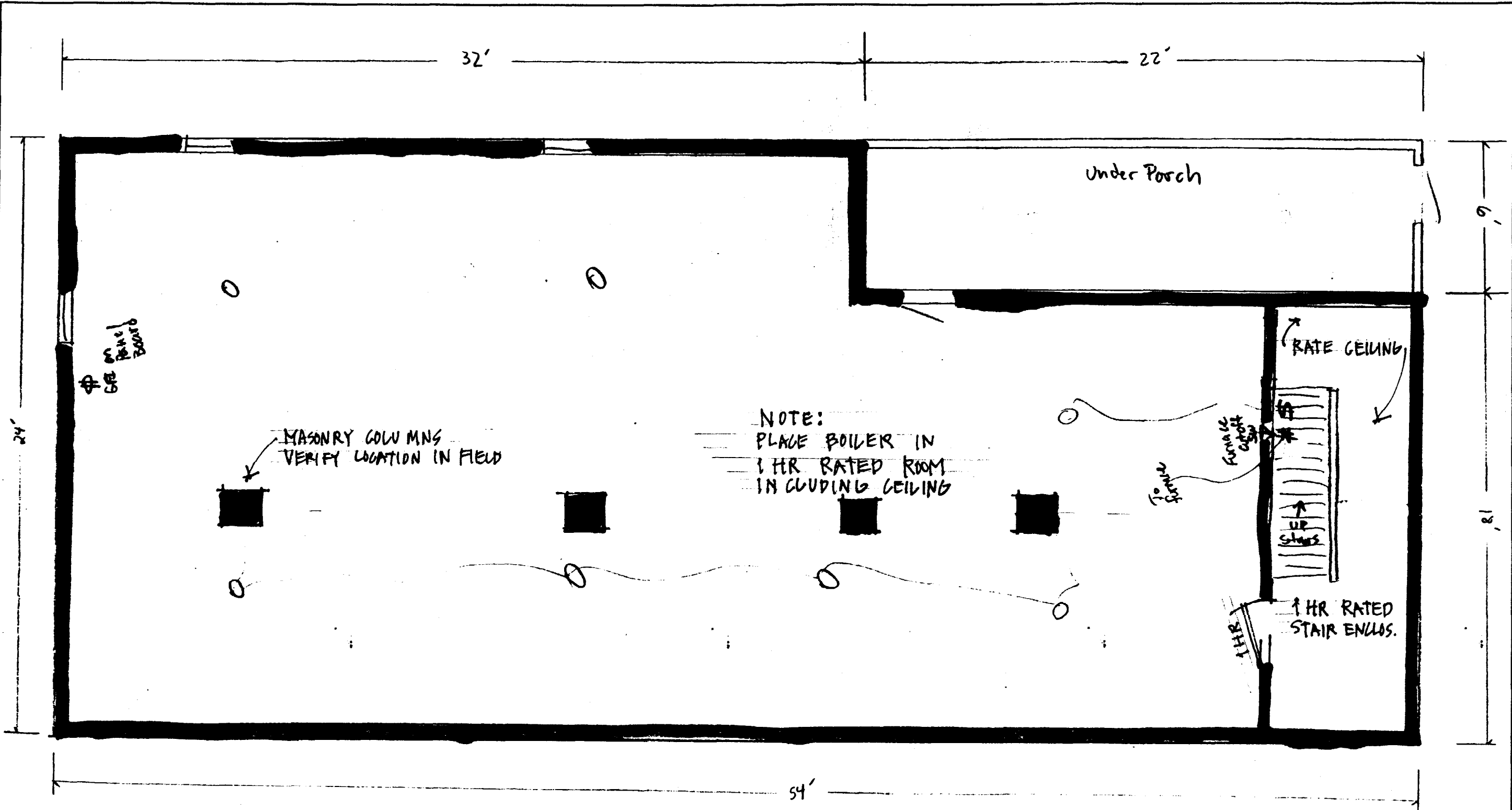
Third Floor Plan

1/4" = 1'-0"



PORT CITY  
ARCHITECTURE  
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ARCHITECTURE P.A.



Basement Plan

1/4" = 1'-0"

26 Anderson St  
Portland, Maine

JOB:

FRONT

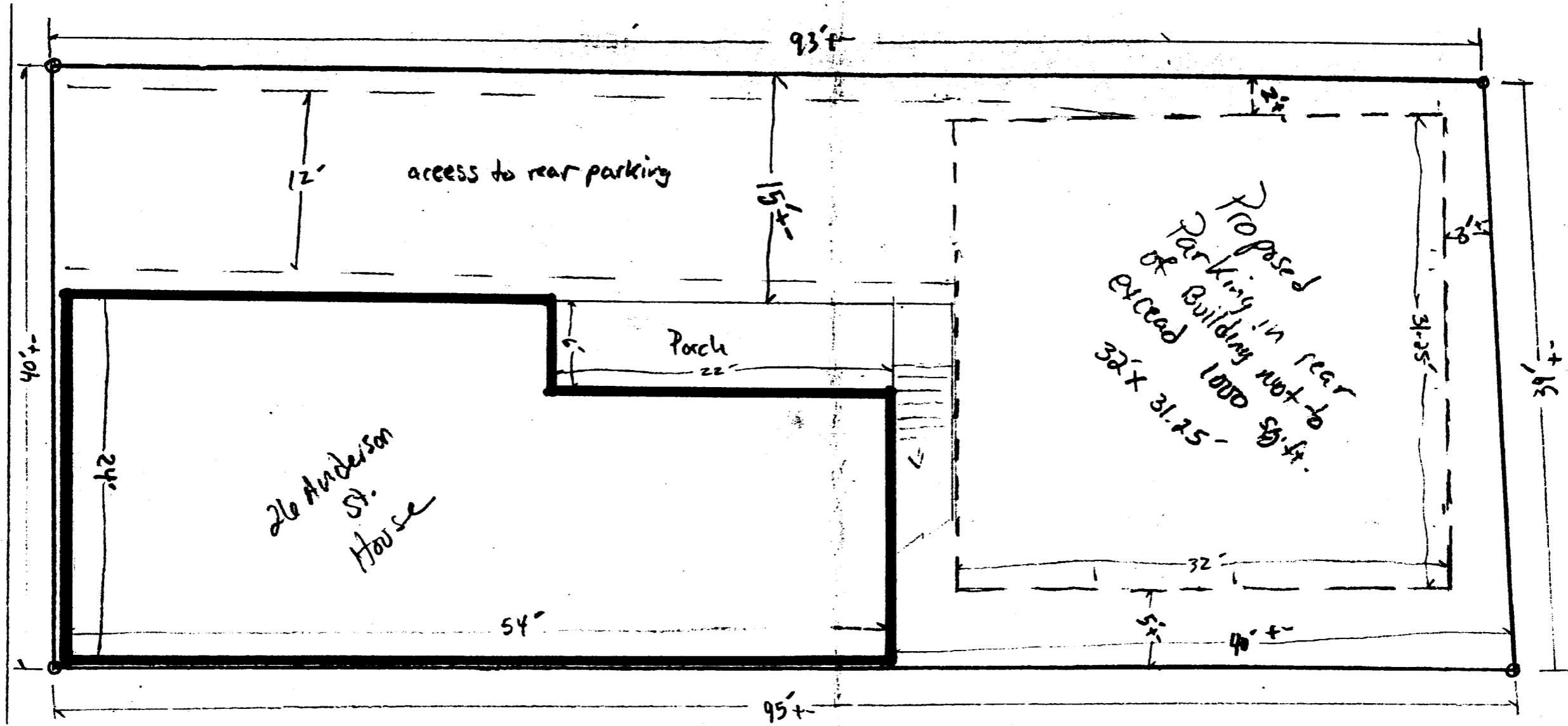
A7



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7/15/12  
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ANDERSON STREET



Site Plan

1/8" = 1'-0"

26 Anderson St  
Portland, Maine

JOB:

PRINT

A8