

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

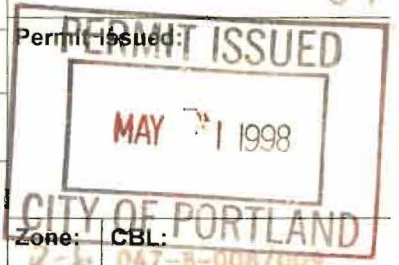
Location of Construction: 487-484 Cumberland Ave		Owner: James, Carolyn & Frederick		Phone: 829-3009		Permit No: 980437	
Owner Address: 299 Tuttle Rd Cumberland Center, ME 04021		Lessee/Buyer's Name:		Phone: 829-3009		Business Name:	
Contractor Name: SAA		Address:		Phone:		Permit Issued: MAY 1 1998 CITY OF PORTLAND Zone: CBL: 047-3-008/009	
Past Use: 16-fam		Proposed Use: Same		COST OF WORK: \$ 1,900.00		PERMIT FEE: \$ 25.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Reconstruct exterior stairways				Signature:		Signature:	
Permit Taken By: Mary Gresik		Date Applied For: 23 October 1997		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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 information may invalidate a building permit and stop all work..

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: <i>Frederick James</i>		ADDRESS:		DATE: 23 October 1997		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: <i>Same</i>						PHONE: 829-3009	



Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

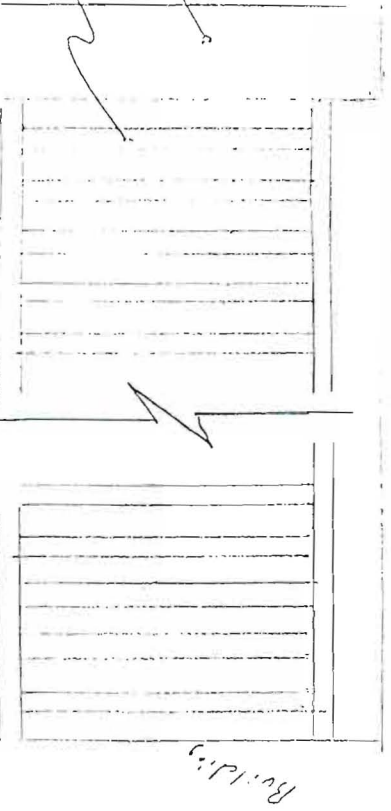
Date: _____

CEO DISTRICT 1

Fred James
289 Tuttle Rd
Cumberland ME,
04021

Cave Molding -
11" Tread
7 5/8"

1 1/2 sq balusters 4" O.C.
Existing Column
Reader



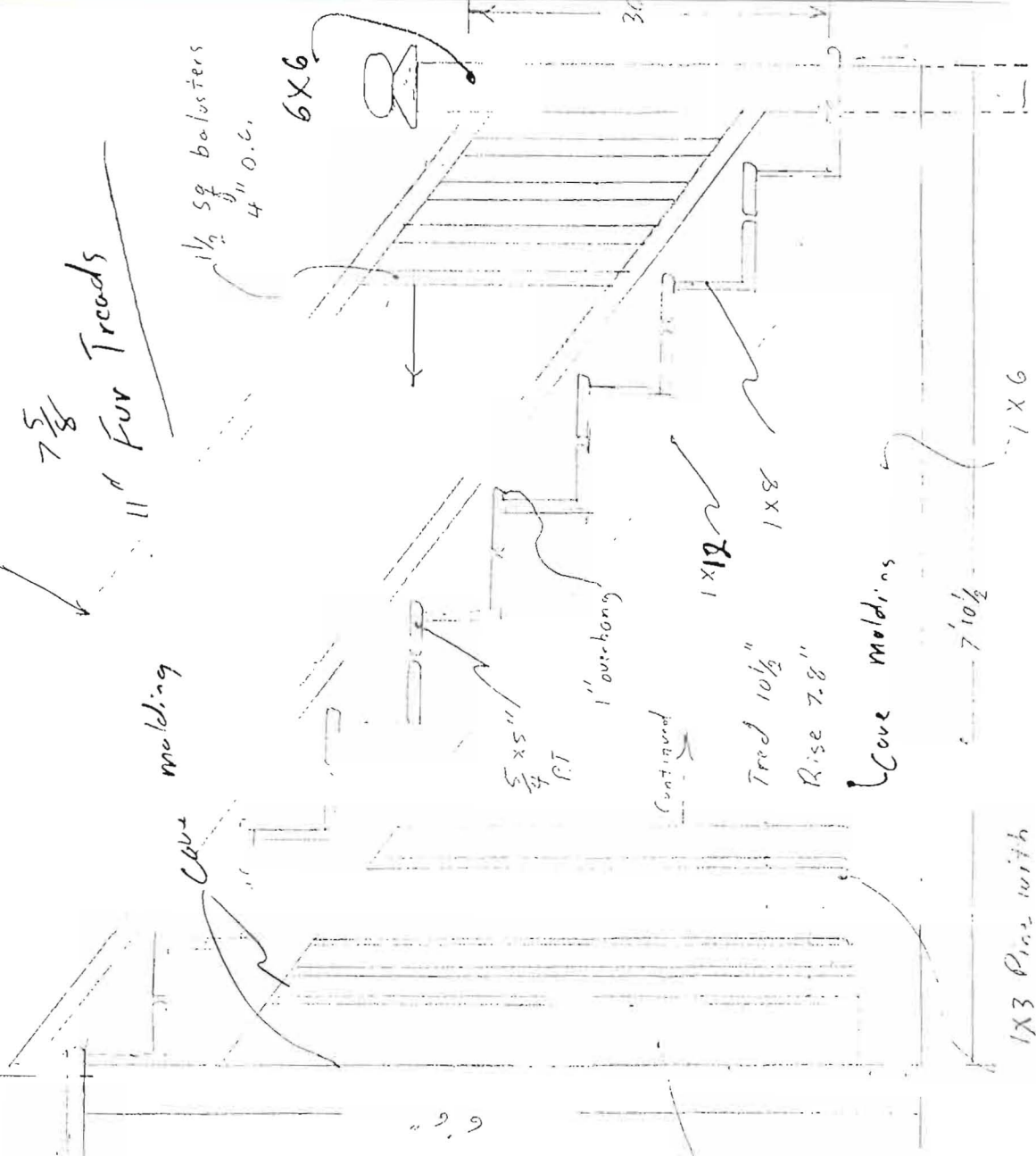
Railing 32" off deck of
482 Cumberland are to
match the height of the
railing of 484 Cumberland
Ave which is not going
to be replaced

Existing Building

PROPOSAL:

- 1) Replace the stairs at
482 and 484 Cumberland Ave
- 2) Replace the Porch
railing at 482
Cumberland Ave.

3 1/2 O.C.



1x3 Pine with
1/2" spacing set
behind the 1x6 trim

3/4 Scale

RPPLST7A

CAMA Real Property System

10/31/97

RPP093

Parcel Id: 047 B 008 001 01/01 Acct: J0231598

09:21

Property Address 484 CUMBERLAND AVE COMMERCIAL

Owner Name1 JAMES CAROLE A & (l, f, i)

Name2 FREDERICK O JR JTS

Address 299 TUTTLE RD

City/State/Zip CUMBERLAND CENTER ME 04021

Building Data: Structure Type 211 Grade C Identical Units 01

Entrance Code 7 Land Use 15 # of Units 10 Class Code A I

Route 70 Zone R6 Nbhd 402 District 12 Traffic 1

Desc 47-B-8-18 CUMBERLAND AVE Utilities 1

CALLED 484 4234 SF Total Sq Ft

Building Other Features Living Area 3,237

Line#	Struct	+/-	Measure1	Measure2	Identical Units
2	RP5		000005	000010	01

Next Screen [] Return []

RPPLST7A CAMA Real Property System 10/31/97

RPP093 Parcel Id: 047 B 009 001 01/01 Acct: J0231698 09:20

Property Address 482 CUMBERLAND AVE COMMERCIAL

Owner Name1 JAMES CAROLE A & (l, f, i)

Name2 FREDERICK O JR JTS

Address 299 TUTTLE RD

City/State/Zip CUMBERLAND CENTER ME 04021

Building Data: Structure Type 211 Grade C Identical Units 01

Entrance Code 0 Land Use 15 # of Units 6 Class Code A I

Route 69 Zone R6 Nbhd 402 District 12 Traffic 1

Desc 47-B-9-19 CUMBERLAND AVE 482 Utilities 1

4398 SF Total Sq Ft

Building Other Features Living Area 2,949

Line#	Struct	+/-	Measure1	Measure2	Identical Units
2	RP5		000005	000010	01

Next Screen [] Return []

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.
	480	Cumberland Ave		OF			2		17	B	9-10	

TAXPAYER ADDRESS AND DESCRIPTION

PATTERSON DANIEL S-ELIZ G-PALMER
D PETERSON & CATHERINE E OR SURV
480 CUMBERLAND AVE CITY

LAND & BLDG CUMBERLAND AVE #480
ASSESSORS PLAN 47-B-9-19
AREA 4398 SQ FT

RECORD OF TAXPAYER			YEAR	BOOK	PAGE
<i>Cook Alice M. et al</i>					
<i>Patterson, Elizabeth H assessed in</i>			1959	2426	358
<i>error 1959, 1960, 1961 - corrected 9/15/61 by</i>					
<i>abating to Patterson, Eli H. & sur. to</i>					
<i>Cook, Alice M. & Elizabeth H Patterson</i>			1961		

PROPERTY FACTORS	
TOPOGRAPHY	IMPROVEMENTS
LEVEL	<input checked="" type="checkbox"/> WATER
HIGH	SEWER
LOW	GAS
ROLLING	ELECTRICITY
SWAMPY	ALL UTILITIES <input checked="" type="checkbox"/>
STREET	
PAVED	<input checked="" type="checkbox"/> IMPROVING
SEMI-IMPROVED	STATIC <input checked="" type="checkbox"/>
DIRT	DECLINING
SIDEWALK	<input checked="" type="checkbox"/>
TILLABLE	PASTURE
WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
27 FT	100 AV	90.00	100	90.00	2430	
53 FT	53 AV	90.00	14	1260	340	
TOTAL VALUE LAND					2770	
TOTAL VALUE BUILDINGS					3000	
TOTAL VALUE LAND AND BUILDINGS					5770	
SQ. FT. TO-FROM CH.			BLK.		LOT	
SQ. FT. TO-FROM CH.			BLK.		LOT	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.		LOT	
SQ. FT. TO-FROM CH.			BLK.		LOT	

LAND VALUE COMPUTATIONS AND SUMMARY						
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						
SQ. FT. TO-FROM CH.			BLK.		LOT	
SQ. FT. TO-FROM CH.			BLK.		LOT	

LAND VALUE COMPUTATIONS AND SUMMARY						
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	1340
YEAR	SALE PRICE	EXPENSE	-660EST
YEAR	U. S. R. S.	NET	680

33
 $24 @ 100\% = 24$ $(R) 153 = 114\%$
 $9 @ 30\% = 3$ $100 = 100\%$
 27 $53 = 14\%$

ASSESSMENT RECORD			INCREASE	DECREASE
1950	LAND	1625		
	BLDGS.	1825		
	TOTAL	3450		
1951	LAND	1650		
	BLDGS.	1800		
	TOTAL	3450		
195	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

12/21/61 HRS REPL HEATING SYS

CONSTRUCTION

FOUNDATION	FLOOR CONST.	PLUMBING
CONCRETE	WOOD JOIST ✓	BATHROOM ✓
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM
BRICK OR STONE	MILL TYPE	WATER CLOSET
PIERS	REIN. CONCRETE	LABATORY
CELLAR AREA FULL	FLOOR FINISH B 1 2 3	KITCHEN SINK
NO. CELLAR		STD. WAT. HEAT ✓
EXTERIOR WALLS		AUTO. WAT. HEAT
CLAPBOARDS ✓	EARTH	ELECT. WAT. SYST.
WIDE SIDING	PINE	LAUNDRY TUBS ✓
DROP SIDING	HARDWOOD ✓	NO PLUMBING
NO SHEATHING	TERRAZZO	TILING
WOOD SHINGLES	TILE	BATH FL. & WCOT.
ASBES. SHINGLES	ATTIC FLR. & STAIRS ✓	TOILET FL. & WCOT.
STUCCO ON FRAME	INTERIOR FINISH B 1 2 3	LIGHTING
STUCCO ON TILE		ELECTRIC ✓
BRICK VENEER		NO LIGHTING
BRICK ON TILE	PINE ✓	NO. OF ROOMS
SOLID BRICK	HARDWOOD ✓	BSMT. 2ND 4
STONE VENEER	PLASTER ✓	1ST 7 3RD 2
CONC. OR CIND. BL.	UNFINISHED ✓	OCCUPANCY
TERRA COTTA	METAL CLG.	SINGLE FAMILY ✓
VITROLITE	RECREAT. ROOM	TWO FAMILY
PLATE GLA'S	FINISHED ATTIC Full ✓	APARTMENT
INSULATION	FIREPLACE 2 ✓	STORE
WEATHERSTRIP	HEATING	THEATRE
ROOFING	PIPELESS FURNACE	HOTEL
ASPH. SHINGLES	HOT AIR FURNACE	OFFICES
WOOD SHINGLES	FORCED AIR FURN.	WAREHOUSE
ASBES. SHINGLES	STEAM 2-62 ✓	COMM. GARAGE
SLATE	HOT WAT. OR VAPOR ✓	GAS STATION
METAL	NO HEATING	ECONOMIC CLASS
COMPOSITION	GAS BURNER	OVER BUILT ✓
ROLL ROOFING	OIL BURNER 2-62 ✓	UNDER BUILT
INSULATION	STOKER	DT. 6/29/59 AR. 5
		LD. 5 PD. BH
		MS. 5 CK. 32

COMPUTATIONS

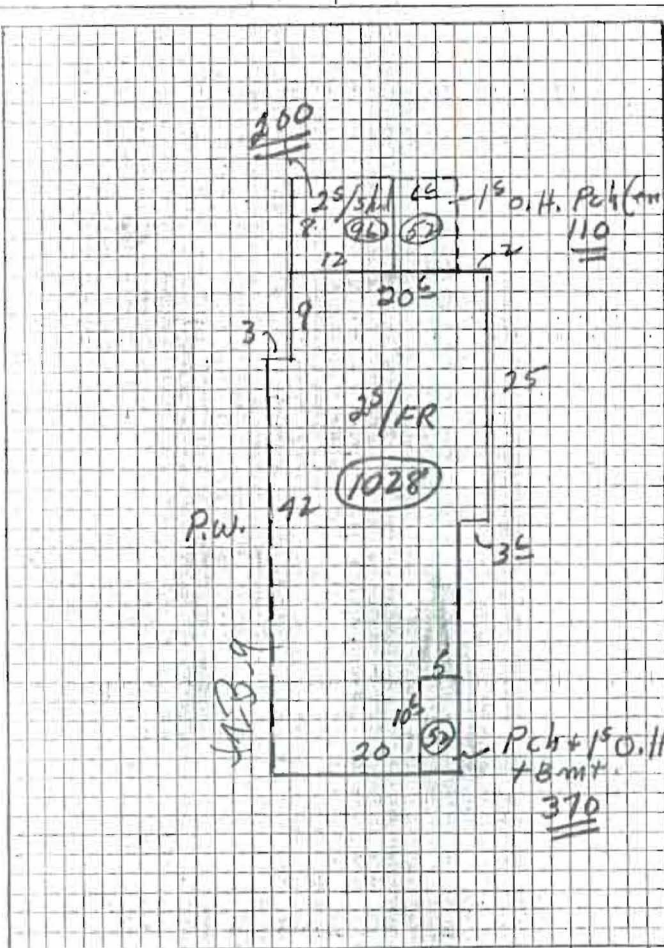
UNIT	1951
1028 S. F.	7030
S. F.	
P.W.	- 280
ADDITIONS	+ 680
1-25/34Y	+ 140
BASEMENT	
WALLS HT	+ 100
ROOF	+ 100
FLOORS	
ATTIC Full	+ 550
FINISH	
FIREPLACE	+ 240
HEATING	+ 250
PLUMBING	
TILING	
TOTAL	8810
FACT. + 5	+ 350
REP. VAL.	9160

SUMMARY OF BUILDINGS

SING FAM. RECON

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
Dwg.	A 25/FR	B	old		F-P	9160	50%	4580	40/3	2750	1650	57
	B											
	C											
	D											
	E											
	F											
	G											

YEAR	1951	1951 TOTAL BLDGS.
TAX VAL.	1650	2750
OLD VAL.		1650
CHANGE		1100



RECORD OF BUILDINGS

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

YEAR 19

YEAR 19

1st + 2nd 1344

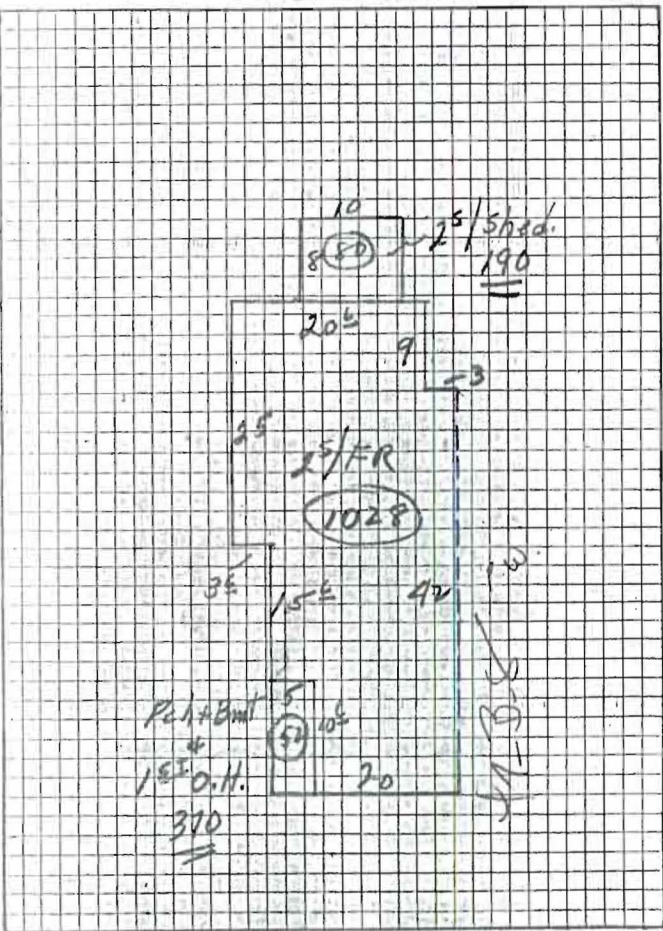
CONSTRUCTION

FOUNDATION		FLOOR CONST.		PLUMBING	
CONCRETE		WOOD JOIST		BATHROOM	2 ✓
CONCRETE BLOCK		STEEL JOIST		TOILET ROOM	✓
BRICK OR STONE	✓	MILL TYPE		WATER CLOSET	✓
PIERS		REIN. CONCRETE		LAVATORY	✓
CELLAR AREA FULL	✓	FLOOR FINISH		KITCHEN SINK	✓
1/4 3/8 1/2			B 1 2 3	STD. WAT. HEAT	✓
NO. CELLAR		CEMENT		AUTO. WAT. HEAT	✓
EXTERIOR WALLS		EARTH		ELECT. WAT. SYST.	✓
CLAPBOARDS	✓	PINE	✓✓	LAUNDRY TUBS	✓
WIDE SIDING		HARDWOOD	✓✓	NO PLUMBING	
DROP SIDING		TERRAZZO		TILING	
NO SHEATHING		TILE		BATH FL. & WCOT.	
WOOD SHINGLES		ATTIC FLR. & STAIRS		TOILET FL. & WCOT.	
ASBES. SHINGLES		INTERIOR FINISH		LIGHTING	
STUCCO ON FRAME			B 1 2 3	ELECTRIC	✓
STUCCO ON TILE		PINE	✓	NO LIGHTING	✓
BRICK VENEER		HARDWOOD	✓	NO. OF ROOMS	
BRICK ON TILE		PLASTER	✓✓	BSMT.	2ND 4
SOLID BRICK		UNFINISHED	✓	1ST 4	3RD 4
STONE VENEER		METAL CLG.		OCCUPANCY	
CONC. OR CIND. BL.		RECREAT. ROOM		SINGLE FAMILY	
TERRA COTTA		FINISHED ATTIC Full		TWO FAMILY	
VITROLITE		FIREPLACE		APARTMENT	2 ✓
PLATE GLASS		HEATING		STORE	
INSULATION		PIPELESS FURNACE		THEATRE	
WEATHERSTRIP		HOT AIR FURNACE		HOTEL	
ROOFING		FORCED AIR FURN.		OFFICES	
ASPH. SHINGLES	✓	STEAM		WAREHOUSE	
WOOD SHINGLES		HOT WAT. OR VAPOR		COMM. GARAGE	
ASBES. SHINGLES		NO HEATING		GAS STATION	
SLATE TILE		ECONOMIC CLASS		OVER BUILT	
METAL		UNDER BUILT		UNDER BUILT	
COMPOSITION		GAS BURNER		D 2/29/54	AR. 5
ROLL ROOFING		OIL BURNER	✓	LD. 5	PD. Bkt
INSULATION		STOKER		MS. 5	CK. 32

heat
lights
gas
Furnished

COMPUTATIONS

UNIT	1951		
1028 S. F.	7036		
S. F.			
P.W.	- 280		
ADDITIONS	+ 560		
1-2/BNY	+ 140		
BASEMENT			
WALLS HT	+ 100		
ROOF			
FLOORS			
Attic Full	+ 550		
FINISH			
FIREPLACE	+ 170		
HEATING	+ 250		
PLUMBING	+ 420		
TILING			
M 5/10/6	+ 700		
TOTAL	9640		
FACT. 45	+ 350		
REP. VAL.	9990		



SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR.
Dwg	A 2 1/2 FR	B	Old		F-P	9990	50%	5600	10/6	3000	1800	5
	B											
	C											
	D											
	E											
	F											
	G											

YEAR	1951	1951 TOTAL BLDGS.	
TAX VAL.	1800	19	19
OLD VAL.	1800	19	19
CHANGE		19	19

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

Nancy L. Barba, Chair
Susan Wroth, Vice Chair
Camillo Breggia
Edward Hobler
Robert Parker
Rick Romano
Steve Sewall

September 19, 1997

Fred James
299 Tuttle Road
Cumberland ME 04021

RE: Stair and Porch Railing Replacement - 482-484 Cumberland Avenue

Dear Mr. James:

On September 17, 1997 the City of Portland's Historic Preservation Committee voted 4-0-1 (Sewall absent; Romano abstaining) to approve your application for a Certificate of Appropriateness as amended by the applicant to respond to Committee concerns.. The approval is for installation of replacement stairs at 482 and 484 Cumberland Avenue and for replacement of the porch balustrade at 482 Cumberland Avenue.

As you will recall, you agreed to make the following modifications to the application as originally submitted:

1. That the treads measure at least 11" deep; be constructed in fir, and feature a bullose edge at the front and side edges;
2. That a cove or scotia molding be installed between the overhanging treads and risers;
3. That the handrail be beveled;
4. That the top ends of the stair railings meet the top edge of the porch post trim plates;
5. That the stair posts be 6" x 6" and feature a turned finial on top.
6. That the stair and porch balusters either be 4" on center (if 2" balusters are installed); or, alternatively, feature 1 3/4" spaces between balusters.
7. That the skirt board immediately underneath the stairs measure 1" x 12".
8. If a waiver in code requirements cannot be gained to reduce the height of the new rails, an additional rail at the new height should be installed above the existing porch rail at 484 Cumberland Avenue.

All improvements shall be carried out as shown on the submitted plans and specifications. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, conditions are encountered which prevent completing the approved work or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Nancy L. Barba, Chair
Historic Preservation Committee

cc: Approval Letter File
Deborah Andrews, Senior Planner (2 copies)

