

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

BUILDING DEPARTMENT

## PERMIT

Permit Number: 020743

Please Read  
Application And  
Notes, If Any,  
Attached

*Pennell Homestead Pro. LLC*

This is to certify that ~~Brick House Properties Inc/~~ *Pennell Homestead Pro. LLC* Part Home

has permission to Exterior first, second and third floor demolition including door, balcony, landing, stairs and rebuilding walls.

AT 535 Cumberland Ave 048 E022001

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 laid or closed-in.  
**HEAR 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. *W.M.*

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

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

Other \_\_\_\_\_

Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED

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

Permit No: 02-0743 Issue Date: 8/2002 CBL: 048 E022001

Location of Construction: 535 Cumberland Ave  
Owner Name: MIA & DAVID DODGE Brick House Properties Inc  
Contractor Name: Eckart Horn  
Contractor Address: 46 Clifford St Portland  
Permit Type: Demolitions  
Zone: R-6

Past Use: Multi Family  
Proposed Use: Multi Family / Demo 1st floor door, landing, stairs and rebuild wall. Demo 2nd floor balcony, door, rebuild wall. Demo 3rd floor door and rebuild wall.  
Permit Fee: \$44.00  
Cost of Work: \$2,500.00  
CEO District: 2

Proposed Project Description: Exterior first, second and third floor demolition including doors, balcony, landing, stairs and rebuilding walls.  
FIRE DEPT:  Approved  
INSPECTION: Use Group: P-2 Type: SB  
BOCA 99

Signature: [Handwritten Signature]  
Signature: [Blank]  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: [Blank] Date: [Blank]

Permit Taken By: gg Date Applied For: 07/08/2002 Zoning Approval

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..

<b>Special Zone or Reviews</b> <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"/> Date: 7/22/02	<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: 7/22/02	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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 to D.A 7/22/02 Date: 7/22/02
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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

8/27/02

Completed.

M

Application Number: 2-0743

Department: Zoning

Status: Approved with Conditions

Applicant: Marge Schmuckal

Comments: 535 Cumberland Ave

Approval Date: 07/22/2002

App Date: 07/10/2002

Approved by: Marge Schmuckal

07/22/2002

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This property shall remain a seven (7) family dwelling. Any change of use shall require a separate permit application for review and approval.

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.

ANY exterior work requires a separate review and approval thru Historic Preservation

The removal of any legal, nonconforming structure allows only a one (1) year period in which to replace the same structure, within the same footprint and the same use. Beyond the one (1) year period, all requirements of the current ordinance SHALL be met prior to issuance of a permit.

Approval Date: 07/09/2002

By: gg

Approval Date: 07/22/2002

mes

020743

# All Purpose Building Permit Application for Demolition

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: 535 Cumberland Avenue, Portland, ME 04101

Total Square Footage of Proposed Structure 4,116 sq. ft. (GBA) Square Footage of Lot 6,000 sq. ft.

Tax Assessor's Chart, Block & Lot Chart# 48 Block# E Lot# 22 Owner: Mia and David Dodge Pennell Homestead Properties, LLC Telephone: 207-642-4812

Lessee/Buyer's Name (If Applicable) ----- Applicant name, address & telephone: Mia Dodge P.O. Box 610, Standish, ME 04084 207-642-4812 Cost Of Work: \$ 2500.00 Fee: \$ 44.00

Current use: 3rd floor & 2nd floor vacant, first floor door, landing, stairs 5 To 10 family If the location is currently vacant, what was prior use: 3rd floor & 2nd floor balcony Approximately how long has it been vacant: prior to 4/10/02 when we purchased the building Project description: 3rd floor: remove door, rebuild wall 2nd floor: remove balcony, remove door, rebuild wall 1st floor: remove door, landing, stairs, rebuild wall DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION

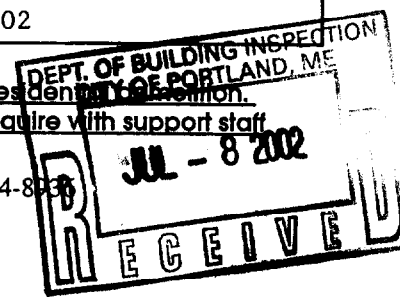
Contractor's name, address & telephone: Eckart Horn Restorations 207-874-7971 46 Clifford Street, Portland, ME 04102 Who should we contact when the permit is ready: Mia Dodge Mailing address: P.O. Box 610, Standish, ME 04084 Phone: 207-642-4812 call

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: C. B. Dodge Date: 7/8/02

This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire with support staff.



# PENNELL HOMESTEAD PROPERTIES, LLC

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MIA B. DODGE, MANAGER  
P.O. BOX 610  
ANDISH, ME 04084-0610

OFFICE : 207-642-4812  
FAX : 207-642-2506  
E-MAIL : PENHOME@PREXAR.COM

July 7, 2002

City of Portland  
Department of Inspections  
389 Congress Street  
Portland, ME 04101

RE: All-Purpose Building Permit Application for Demolition  
535 Cumberland Avenue, Portland

To Whom It May Concern:

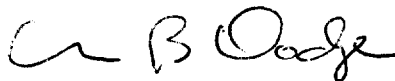
Enclosed is an application for demolition of exterior balconies, landing and staircase at the rear of the above-mentioned apartment building.

- **Third Floor:** Remove exterior door, frame the opening, board over with exterior wood, and side with vinyl siding to match the existing siding. The balcony that used the exterior door was removed before the building was purchased on April 10, 2002.
- **Second Floor:** Remove balcony, remove exterior door, frame the opening, board over with exterior wood, and side with vinyl siding to match the existing siding.
- **First Floor:** Remove exterior door, landing, and staircase, frame the opening, board over with exterior wood, and side with vinyl siding to match the existing siding.

The removal of these structures has been recommended by a building inspector and our insurance company. There are two interior staircases providing egress to all apartments; one inside the front of the building and one inside the back of the building.

Thank you for your consideration of my application.

Sincerely,



Mia B. Dodge

Enclosures



## CITY OF PORTLAND

**The Demolition Call List must be submitted with a Building Permit Application**

**Property location:** 535 Cumberland Avenue **Chart/Block/Lot** 48/E/22  
Portland, ME 04101

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an *approved building permit*. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

### City Approvals

<u>Department</u>	<u>Number</u>	<u>Contact</u>	<u>Date/Who you spoke with</u>
Public Works Sewer	874-8833	Todd Merkel	<u>Does not apply</u>
Public Works Traffic	874-8437	Gary Dobson	<u>Does not apply</u>
(if structure is being moved to another location)			<u>Does not apply</u>
Public Works Sealed Drain Permit	874-8822	Carol Merritt	<u>Does not apply</u>
<b>Historical Preservation</b>	874-8726	Deb Andrews	<u>Deb Andrews 7/8/02</u>
<b>Fire Dispatch</b>	874-8576	Dispatcher on Duty	<u>Dispatcher Devoe 7/8/02</u>

### Utility Approvals

<b>Dig Safe</b>	<b>1-888-344-7233</b>	<b>Customer Service</b>	<u>Jen E. 7/8/02</u>
(must receive 72 hours notice before digging can begin)			
Asbestos	1-207-287-2651	Ed Antz	<u>Does not apply</u>

I have contacted all the necessary companies and departments as indicated above

Signature B. O. [Signature] Date: 7/8/02



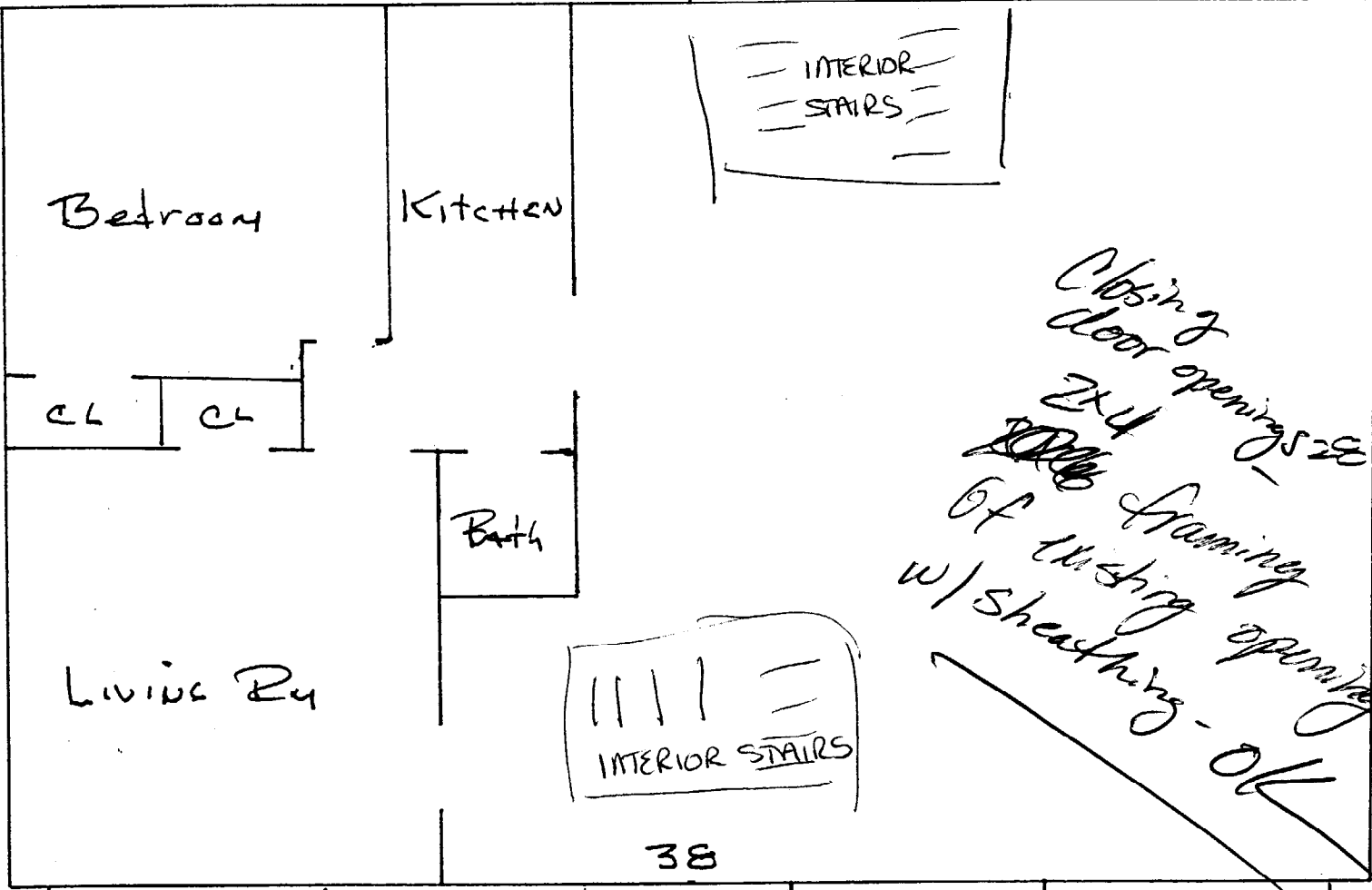
**535 CUMBERLAND AVENUE FRONT AND REAR BUILDING ELEVATIONS**





DEMOLITION PROJECT  
3 ST. CFP

INTERIOR  
STAIRS



4 1st Bay  
12

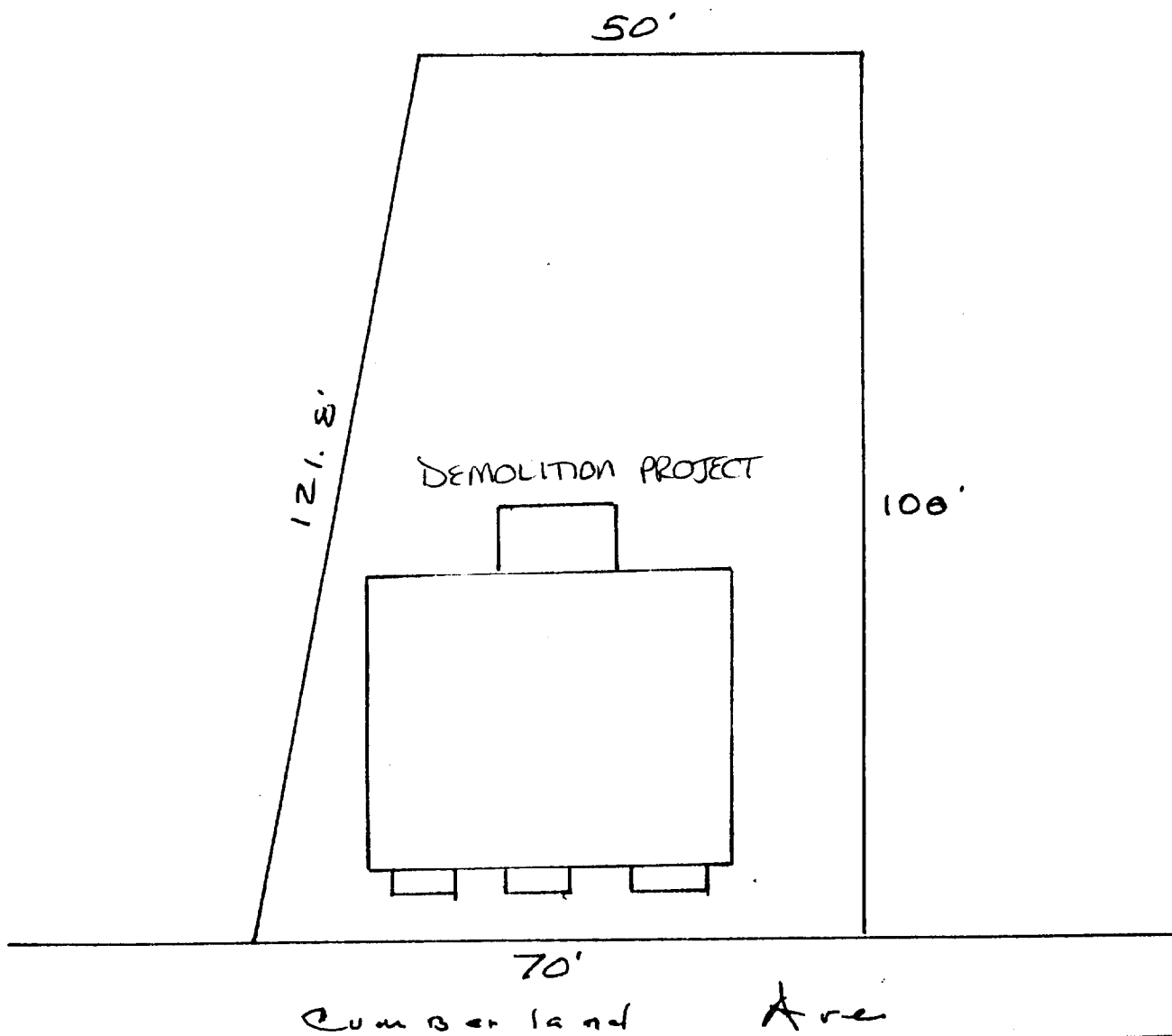
4 Stoop  
8

4 1st Bay  
12

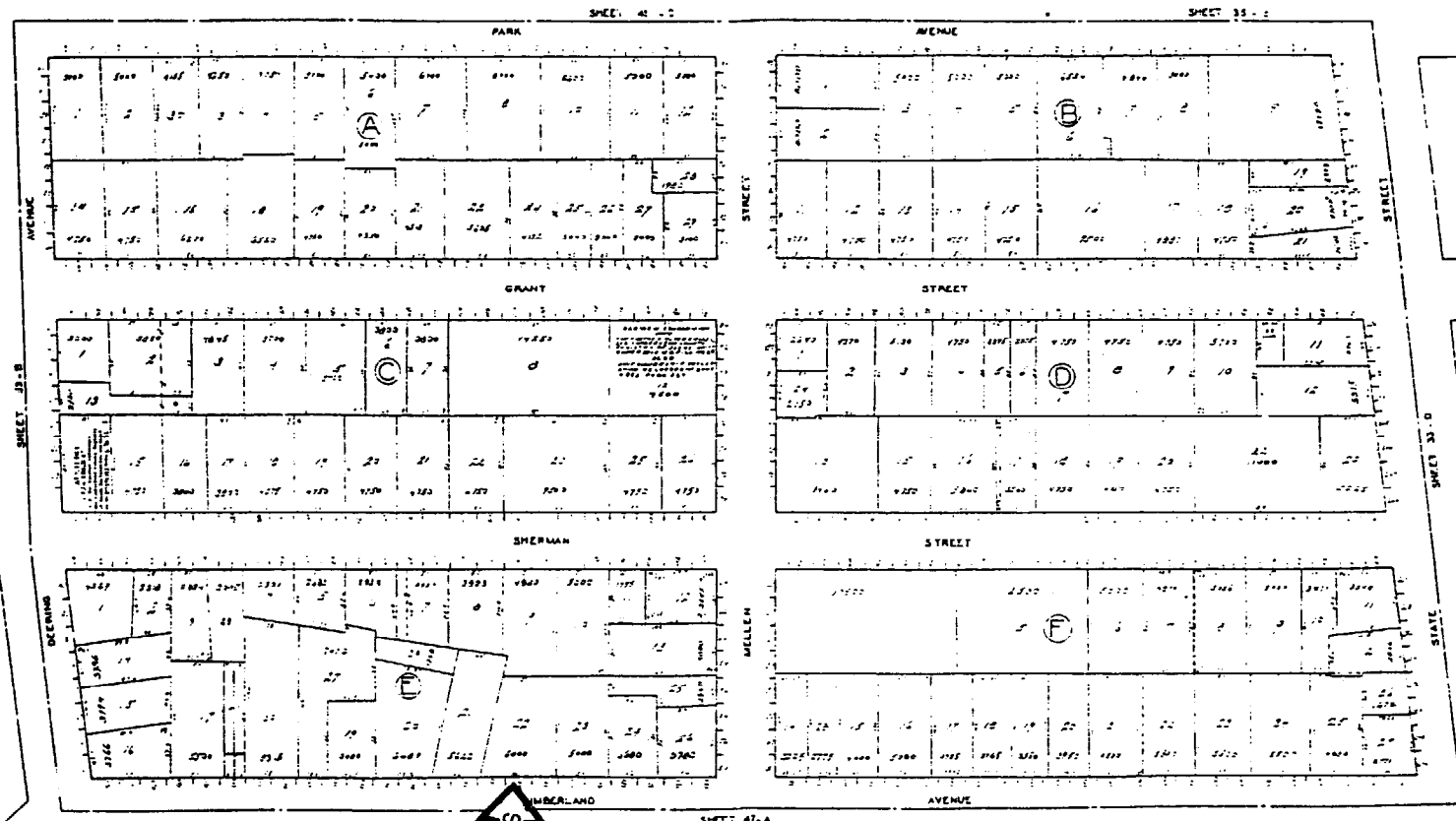
*Closing door openings  
2x4 Framing  
of existing openings  
w/ sheathing - OK*

BUILDING SKETCH

# SITE SKETCH



ASSESSOR'S MAP



CITY OF PORTLAND  
ASSESSOR'S MAP  
SCALE 1" = 40'

ASSESSOR'S PROPERTY RECORD CARD

BUILDING OTHER FEATURES - ATTACHED IMPROVEMENTS										APARTMENT DATA									
NO	LINE	STR. CODE	FLAT	MEASUREMENT 1	MEASUREMENT 2	IDENT UNITS	COST	% GOOD	YD	LINE	STR. CODE	FLAT	MEASUREMENT 1	MEASUREMENT 2	IDENT UNITS	COST	% GOOD	YD	
01	2	RP5		6	11	01				605									
	2	RP5		4	8	01				606									
	3	RP7		6	11	02				607									
										608									

INTERIOR - EXTERIOR DATA										TOTAL OTHER FEATURES & ATTACHED IMPROVEMENTS										
SEC NO	LEVELS FROM TO	DIMENSIONS SIZE PERIM.	USE TYPE	WL HT	EXT WLS	CONS TYPE	NO	INTER FINISH	PTNS	HTG	AC	PLBG	SPRINK	SF RATE	PHYS COND	FUNC UTIL FACT	AGE FACT	UNADJUSTED RCN	% GOOD	UNADJUSTED RCN
1	B1   B1	284   37	091	06	00	1	521	200	2	0	0	2	0	0	3	3				
2	B1   B1	352   111	007	08	00	1	522	200	2	2	0	2	0	0	3	3				
3	01   01	1136   144	008	08	02	1	523	200	2	2	0	2	0	0	3	3				
4	02   02	1064   132	009	08	02	1	524	200	2	2	0	2	0	0	3	3				
5	02   02	1064   132	009	08	02	1	525	200	2	2	0	2	0	0	3	3				
6							526													
7							527													
8							528													

STRUCTURE TYPE CODES	USE TYPE CODES	INTERIOR / EXTERIOR CODES
11 - Apart. Garden 12 - Apartment H.R. 14 - Hotel/Motel, H.R. 15 - Hotel/Motel, L.R. 17 - Restaurant 18 - Fast Food 19 - Auto Dealer, F.S. 20 - Ser. Station (full) 21 - Ser. Station (partial) 22 - Parking Gar/Deck 23 - Reg. Shop, Mkt. 24 - Crty. Shop, Can. 25 - Neigh. Shop, Can.	011 - Apartment 012 - Hotel 021 - Motel 025 - Dwelling Conv. Office 026 - Dwelling Conv. Sales 031 - Restaurant 032 - Dept. Store 033 - Disc. Store/Mkt. 034 - Retail Store 043 - Manufacturing 044 - Light Mfg. 045 - Warehouse 052 - Medical Cen.	00 - None 01 - Brick or Stone 02 - Frame 03 - Conc. Block 04 - Brick & C.B. 05 - Tile 06 - Masonry & Frame 07 - Mt., Light 08 - Mt., Sandwch 09 - Conc. Load Bearing 10 - Conc. Non-Load Bearing 11 - Glass 12 - Glass & Masonry 13 - Enclosure HEATING SYSTEM 0 - None 1 - Hot Air 2 - Hot Water/Steam 3 - Unit Heaters 4 - Electric 5 - Heat Pump 6 - Solar AIR CONDITION 0 - None 1 - Central 2 - Unit SPRINKLER 0 - None 1 - Wet 2 - Dry 3 - Other CONSTRUCTION TYPES 1 - Wood Joist (wd. & steel) 2 - Fire resistant (steel frame) 3 - Fireproof (insul. conc. frame) 4 - Light Steel PARTITIONS 0 - None 1 - Below Normal 2 - Normal 3 - Above Normal PLBG/WATER 0 - None 1 - Minimum 2 - Adequate 3 - Good 4 - Full PHYSICAL CONDITION 1 - Poor 2 - Fair 3 - Normal 4 - Good 5 - Renovitated FUNCTIONAL UTILITY 0 - None 1 - Poor 2 - Fair 3 - Normal 4 - Good YARD & SECONDARY BUILDING STRUCTURE CODES PA1 - Paving, Asph. Parking PA2 - Paving, Serv. Station PC1 - Paving, Conc. Parking (average) PC2 - Paving, Conc. Heavy Duty AP1 - Fence, Chainlink RR1 - Railroad Trackage CP5 - Canopy Only CP7 - Canopy, Serv. Sta. (economy) CP8 - Canopy, Serv. Sta. (average) CP9 - Canopy, Serv. Sta. (good)

YARD IMPROVEMENTS AND/OR SECONDARY BUILDINGS									
STR. CODE	FLAT	DIMENSIONS SIZE	IDENT UNITS	PHYS COND	FUNC. UTIL	YR BLT	% GD	RCN	RCNLD
1									
2									
3									
4									
5									
6									
TOTAL									

BUILDING OTHER FEATURES / ATTACHED IMPROVEMENTS - STRUCTURE CODES			
EL1 - Elev. Elect. Freight	LD1 - Log. Dock, St. or Conc.	DL1 - Dock Level Floors	SF1 - Store Front, Wd. Frame
EL2 - Elev. Elect. Pass.	LD2 - Log. Dock, Wood	DD1 - D H Doors, Wd or Mt	SF2 - Store Front, Av. Mt.
EL3 - Elev. Hyd. Freight	LD3 - Log. Dock, Intar.	DD2 - D H Doors, Railing St.	SF3 - Store Front, Elabrase
EL4 - Elev. Hyd. Pass.	LD4 - Truck or Train Well, Intar.	EE1 - Enclose Entry	MS1 - Miscellaneous Structure

0 TOTAL OTHER IMPROVEMENTS

FROM - TO

TOTAL COST MODIFIER R.C.N.L.D.

BSMT PERIM = 148  
UNFIN BSMT = 284 ÷ 25% = 39 PERIM  
FV BSMT = 352 ÷ 75% = 111 PERIM

**DEMOLITION PROJECT**

PHYSICAL CONDITION

FUNCTIONAL UTILITY

YARD & SECONDARY BUILDING STRUCTURE CODES

ASSESSOR'S PROPERTY RECORD CARD

CHART	LETTER	BLOCK	LOT	UNIT NO.	CARD NUMBER	NUMBER	STREET NAME	CLASS	STREET CODE	STREET NO.	LAND USE	ROUTE
45		E	422	211	11071	315	CHAMBERLAND AVE	41	0445	0535	15	25

OWNER'S MAILING ADDRESS  
 DOMENICO ROY W E  
 LINEAL JTS  
 54 PARK AVI  
 PORTLAND ME 04241

SALES DATA			
NO	FA	TYPE	AMOUNT
100	2292		
101			
102			

LEGAL DESCRIPTION  
 40-E-22  
 CHAMBERLAND AVE #35-530  
 6000SF

LIVING UNITS	ZONE	NC	NEIGHBORHOOD	PARTIAL	ACCOUNT NO.	FRAME NUMBER	PLANNING DISTRICT
007	R6	[ ]	4021		93733		12

TYPE	VALIDITY CODES
1 Land	B Valid Sale
2 Land and Buildings	A Relative Sale
3 Building	C Intra Corporation
	D Changed After Sale Assmt
	E Total From Government
	F Transfer of Conveyance
	G Partial Sale of Assessed Unit
	H Court Order Decree
	I Bankruptcy Proceedings
	J Undivided Interest
	K To or From Non Profit Organization
	L Repossession Sale of Foreclosed Property
	M Zoning Change
	N Other

LAND DATA & COMPUTATIONS									
# NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	ACTUAL UNIT PRICE	DEPTH FACTOR	EFFECTIVE UNIT PRICE	INFLUENCE FACTOR	LAND VALUE
LOT	L							[ ] %	
1 Regular Lot	L							[ ] %	
2 Apartment Site	L							[ ] %	
SQUARE FEET	S	5000			100			[ ] %	
1 Primary Site	S							[ ] %	
2 Secondary Site	S							[ ] %	
3 Undeveloped	S							[ ] %	
4 Residual	S							[ ] %	
5 Waterfront	S							[ ] %	
ACREAGE	A							[ ] %	
1 Primary Site	A							[ ] %	
2 Secondary Site	A							[ ] %	
3 Undeveloped	A							[ ] %	
4 Marshland	A							[ ] %	
5 Waterfront	A							[ ] %	
# TOTAL	S								

ENTRANCE CODES	INFO CODES
1 Entrance and Signature Gained	1 Owner
2 Entrance Gained	2 Tenant
3 Not Applicable Unimproved Parcel	3 Other
4 Entrance and Information Refused	
5 Entrance Refused Information at Cost	
6 Entrance Unoccupied	
7 Estimates for Miscellaneous Reasons See Memorandum	
8 Occupant Not at Home	

SIGNATURE BY OWNER OR AGENT BELOW INDICATES DATA ON THIS FORM WAS COLLECTED IN YOUR PRESENCE IT DOES NOT MEAN THAT YOU HAVE VERIFIED THE INFORMATION HEREON

SIGNATURE: *Anthony J. ...*  
 DATE INSPECTED: 032190  
 COLLECTOR: MLD

PROPERTY FACTORS								VALUE SUMMARY		PREVIOUS ASSESSMENT	
TOPOGRAPHY	411	UTILITIES	421	STREET/ROAD	431	TRAFFIC		LAND	BUILDING	LAND	BUILDING
EL	1	ALL PUBLIC	1	PAVED	1	LIGHT	1			10600	
IVE STREET	2	PUBLIC WATER	2	SEMI-IMPROVED	2	MEDIUM	2			43110	
OW STREET	3	PUBLIC SEWER	3	UNPAVED	3	HEAVY	3			61710	
LING	4	GAS	4	PROPOSED	4	NONE	4				
EP	5	WELL	5	CURB & GUTTER	5						
	6	SEPTIC	6	SIDEWALK	6						
MPY	7	NONE	7	ALLEY	7						
GE	8		8	NONE	8						

951	LAND VALUE	REASON	DATE	REVIEWER
961	MARKET REVIEW TOTAL VALUE	R	MONTH DAY YEAR	REVIEWER
971	EXEMPT VALUE	REASON	DATE	



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

July 5 2002

Received from Rennell Homebased Properties

Location of Work 535 Cumberland Ave

Cost of Construction \$ 2,500.00

Permit Fee \$ 44.00

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other Demolition

CBL: 048 E 022

Check #: 1027 Total Collected \$ 44.00

### THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

*Staff*

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy