

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

Location of Construction: 7 Cushman St.		Owner: Colleen McGehegan		Phone: 775-6956		Permit No: 970989	
Owner Address: same		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Bruce Tracy		Address:		Phone:		Permit Issued: SEP 15 1997	
Past Use: Single fam dwelling		Proposed Use: same w/reno		COST OF WORK: \$ 2,000.00		PERMIT FEE: \$30.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Porch and deck reno as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: 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"/>	
Permit Taken By: V. Dover		Date Applied For: 9/5/97					

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..

PERMIT ISSUED  
WITH REQUIREMENTS

## 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: Colleen McGehegan ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

## 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: 9/15/97

CEO DISTRICT



**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-871.

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☐ Miscellaneous  
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☐ Approved  
☐ Denied

**Historic Preservation**

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☐ Does Not Require Review  
☒ Requires Review

*See H. P. Committee's conditions attached.*  
 Action:

- ☐ Approved  
☒ Approved with Conditions  
☐ Denied

Date: *9/5/97*

*D.A.*

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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

**3**

*Murson*

**PERMIT ISSUED  
WITH REQUIREMENTS**



LAND USE - ZONING REPORT

ADDRESS: 7 Cushman St DATE: 9/11/97

REASON FOR PERMIT: REPLACE PORCHES/DECKS

BUILDING OWNER: Colleen McGeehegan C-B-L: 56-B-30

PERMIT APPLICANT: owner

APPROVED: with conditions DENIED: \_\_\_\_\_

#4, #5

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
2. The footprint of the existing \_\_\_\_\_ shall not be increased during maintenance reconstruction.
3. All the conditions placed on the original, previously approved, permit issued on \_\_\_\_\_ are still in effect for this amendment.
4. Your present structure <sup>make</sup> is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the <sup>porches & decks</sup> ~~garage~~ in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of \_\_\_\_\_ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.
9. Other requirements of condition \_\_\_\_\_

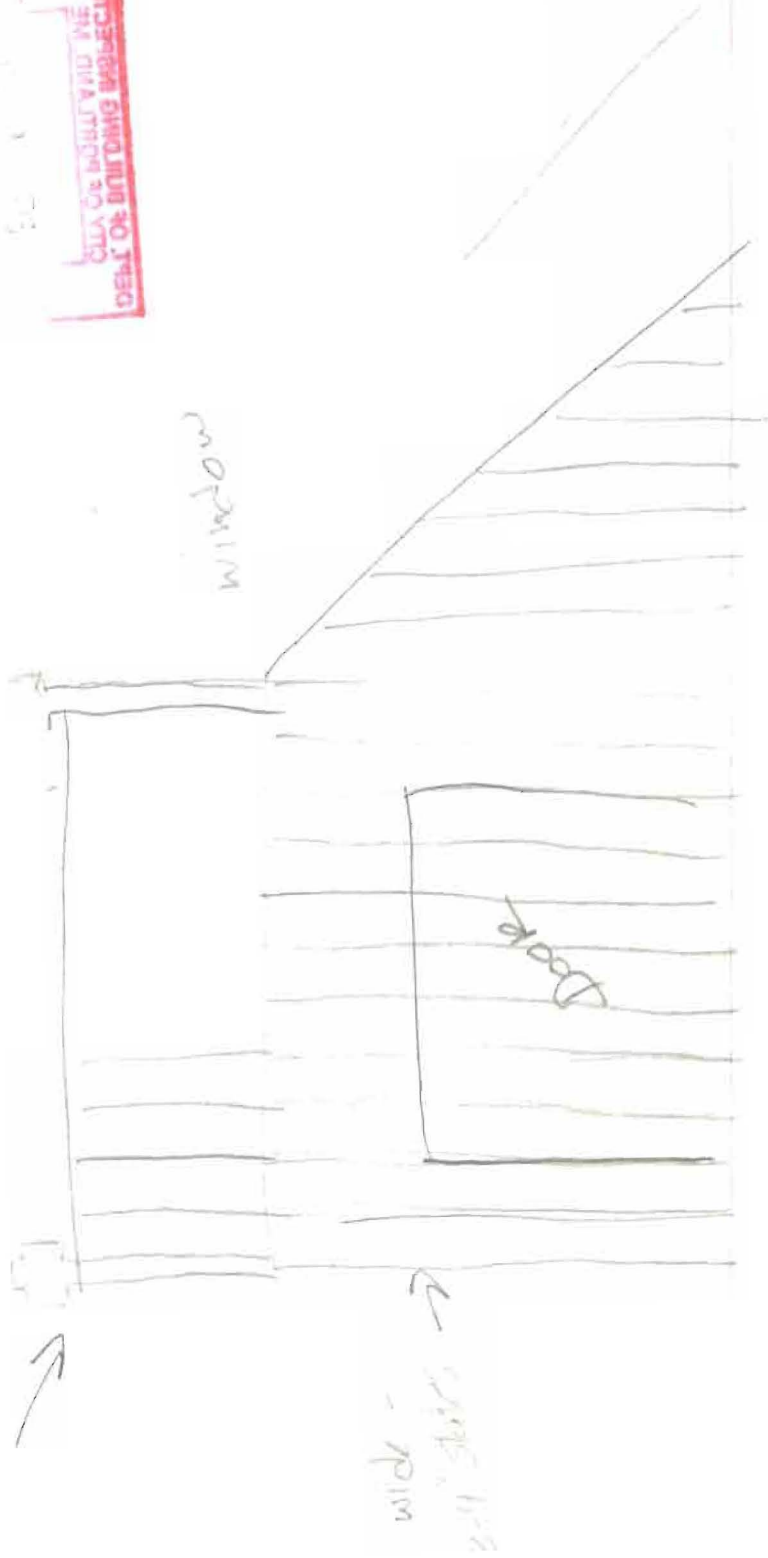
Marge Schmuckal Marge Schmuckal, Zoning Administrator,  
Asst. Chief of Code Enforcement

City Hall  
Room 209  
12th

(P)

4

(side porch, replacing deck)



CITY OF PORTLAND, MAINE  
HISTORIC PRESERVATION COMMITTEE

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

September 5, 1997

Colleen McGeoghegan  
7 Cushman Street  
Portland ME 04102

RE: Front and Side Porch Replacement; 7 Cushman Street

Dear Ms. McGeoghegan:

On September 3, 1997 the City of Portland's Historic Preservation Committee voted 5-0 (Barba, Wroth absent) to approve your application for a Certificate of Appropriateness. The approval is for replacement of the front and side porches at 7 Cushman Street.

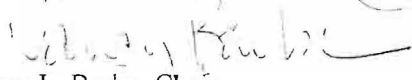
The approval is subject to the following conditions:

1. That the treads (which may be reduced in depth to 11" to accommodate limited space conditions) project slightly beyond the risers and feature a bullnose edge at both the front and side edges.
2. That a scotia molding be installed between the treads and risers.
3. That the balusters be spaced a maximum of 3" apart and be butted into the bottom and top rails.
4. That the handrail be chamfered.
5. That the side porch feature the same detailing as the front porch.

All improvements shall be carried out as shown on the submitted plans and specifications, except as modified to comply with the conditions of approval described above. 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

HISTORIC PRESERVATION COMMITTEE  
CITY OF PORTLAND, MAINE

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PUBLIC HEARING  
7 CUSHMAN STREET

**TO:** Chair Barba and Members of the Historic Preservation Committee

**FROM:** Deborah Andrews, Senior Planner

**DATE:** August 28, 1997

**RE:** September 3, 1997 Agenda Item - New Business

Application For: Certificate of Appropriateness - Front and Side Porch Replacement

Address: 7 Cushman Street

Applicant: Colleen McGeoghegan

Background:

The applicant is requesting approval to replace the existing front and side porches at 7 Cushman Street. The existing porches are not original to the structure, are poorly proportioned and detailed, and in poor condition. The side porch has been extended to create a deck. A copy of the 1924 tax photo of the property has been enclosed for the Committee's reference, although judging from the details of that porch, it is likely that it is not the original.

Regarding the front porch replacement, the Committee will note that the existing stairs are accessed from the side and that the landing extends the full width of the doorway and its surround combined. This creates an excessively wide porch which is not proportionate to this modestly scaled structure. The applicant proposes to replace these stairs with a straight set of stairs and has been advised by a contractor that there is sufficient room between the front facade and the sidewalk to run them straight down. The Committee will note from the submitted drawing that the balusters and front posts are similar in design to those approved for other structures of this period in the neighborhood.

Regarding the side porch, it should be noted that the bay window on the west elevation will partially obscure the side stairs. As proposed, the existing extended deck with screening will be removed and a narrower stair will replace it. The applicant has submitted a photograph of a rear stair on another building in the neighborhood to illustrate how her proposed stair will be generally configured--that is, with an extended landing and steps running along the side wall towards the rear of the building. Staff was not able to reach the applicant to confirm whether the baluster and post details would be the same as those proposed for the front porch. The Committee will want to clarify this issue.

Staff Comments:

While the submitted porch design appears to be generally compatible with the structure, perhaps a few modifications or clarification regarding some details is in order. For example, it is not clear from the drawing whether the handrail will be flat or chamfered. Also, the Committee has typically required that the front edge of steps extend slightly beyond the risers and be shaped and that a scotia molding be installed at the transition between the two. The Committee also might wish to clarify where the front railings will connect to the building.

Attachments:

1. Application
2. 1924 tax photo
3. Current photos
4. Proposed design for replacement porches





**HISTORIC PRESERVATION**  
**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

Pursuant to review under the City of Portland's Historic Preservation Ordinance (Chapter 14, Article IX of the Portland City Code), application is hereby made for a Certificate of Appropriateness for the following work on the specified historic property:

Property Name and Address:

Applicant

Name: Colleen McGeoghegan Telephone 775-6956

Company, if applicable: \_\_\_\_\_

Address: 7 Cushman St  
Portland ME 04102

Property Owner, if different

Name: \_\_\_\_\_ Telephone \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Architect (if any): \_\_\_\_\_

Contractor or Builder (if any): in process of obtaining bids on work

Local Designation:

\_\_\_\_ Landmark      ☒ Within Historic District      \_\_\_\_\_ Historic Landscape District

Colleen McGeoghegan \_\_\_\_\_  
Applicant's Signature      Owner's Signature (if different)

\*\*

Note: No application fee is required. Applicant is responsible for costs of sending notices and placement of legal ad. Such costs shall be paid prior to issuance of Certificate/Building Permit or upon denial

## I. DESCRIPTION OF PROJECT

Describe in a separate paragraph each type of proposed exterior architectural alteration, such as window replacement, roof replacement, porch alteration, repointing of masonry, or new addition/construction. Briefly describe the feature or materials affected by the work and give the approximate date that it was constructed, if known. Describe in detail the proposed work and how it will impact the existing feature. Use as many items as necessary to cover all aspects of the project. If more space is needed, continue on a separate page. Reference work items to accompanying drawings or photographs.

① Front porch - propose to remove what is currently there and replace it with a smaller, simpler stairway (see ~~photographs~~ <sup>plan</sup>) #1 - marked on back of photos

② Side porch - replace it with a similar porch + stairway ~~minus~~ minus the deck, see photographs of nearby porch with configuration similar to that proposed for this location. #2 on back. The stairs to the porch are marked with an arrow on the photo.

Utility Dep. ....

Dep. ....

Per cent.

Sound Value, \$

Land 1234.56

Front

Alley

Front

Depth

ft

IMPUTATION

Area

Multiplier

Coefficient

Year : Unit

Coefficient

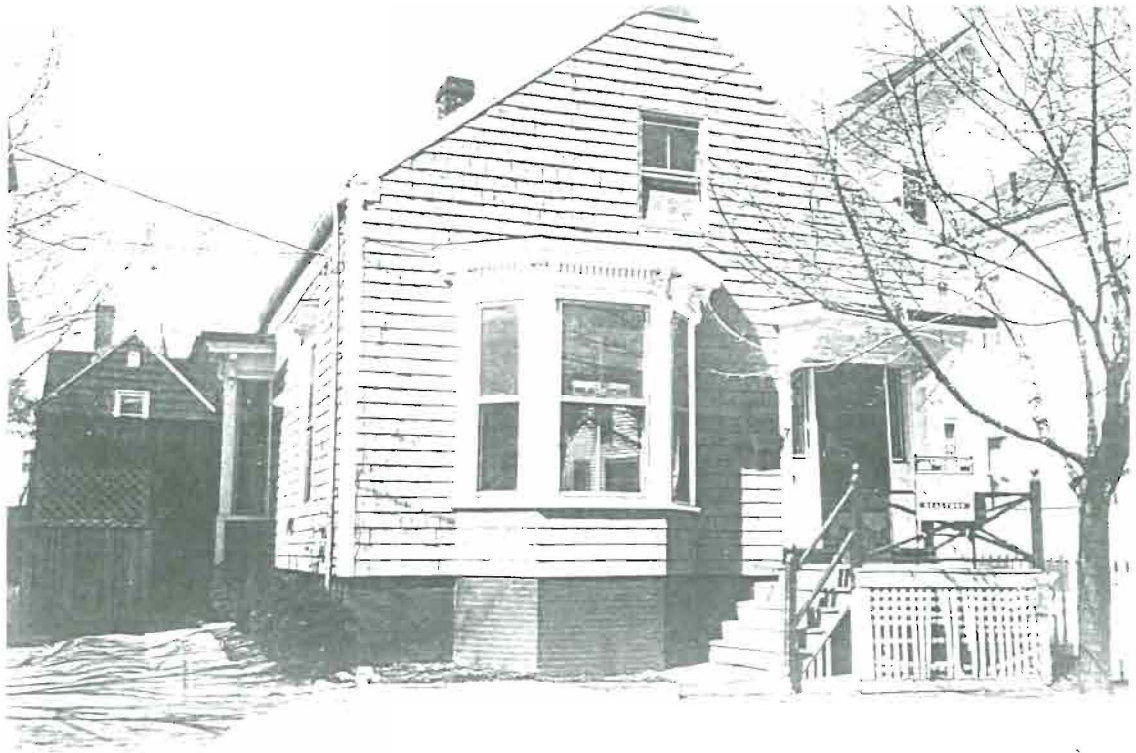
Land Value

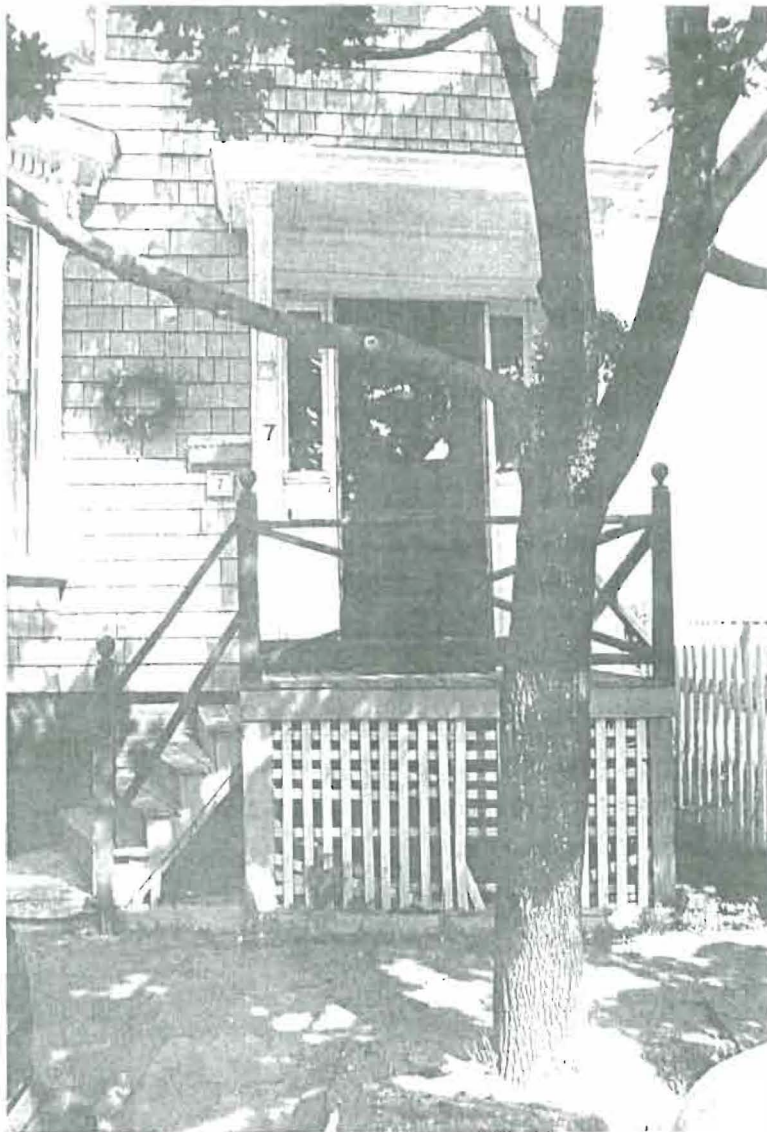
19



Surveyed by .....

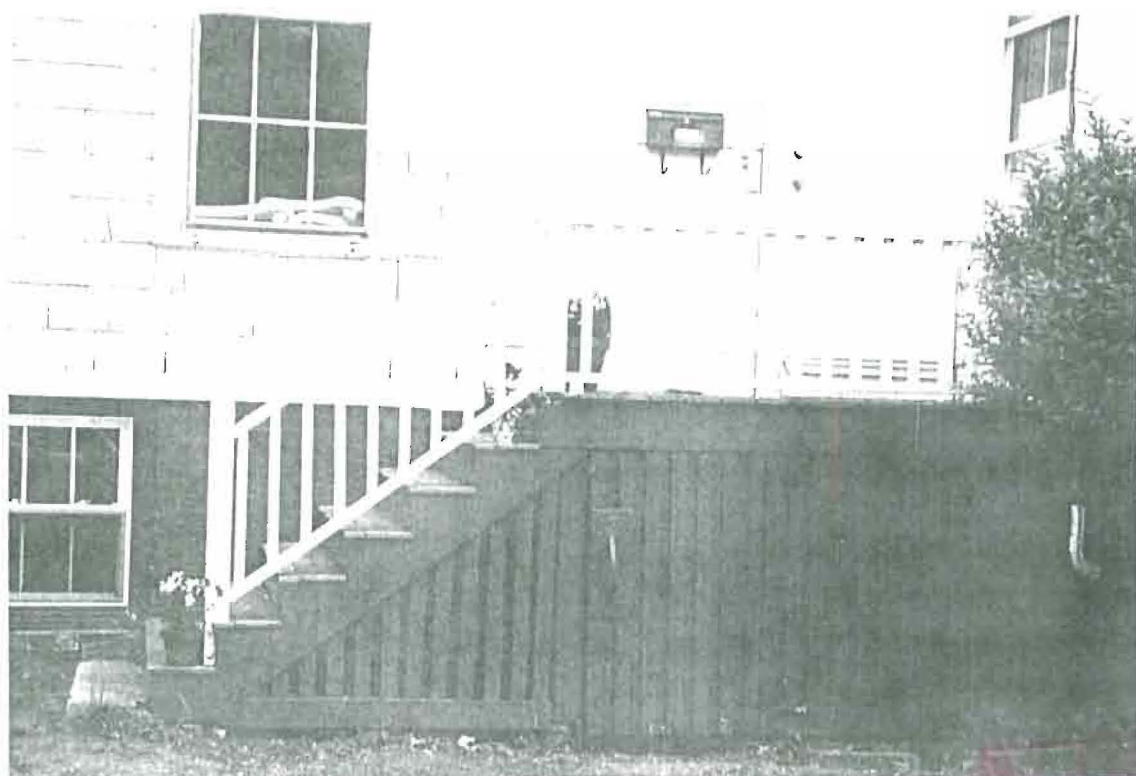
(Remarks on other Side)





CLOSE UP OF FRONT PORCH  
(no close up of existing side porch.)





SIDE PORCH ON NEARBY BUILDING - ILLUSTRATES  
PROPOSED CONFIGURATION OF NEW SIDE WALKS



**Bruce Tracy**  
**General Carpentry & Repairs**  
**11 Colonial Road**  
**Portland, Me 04102**  
**761~9606**



August 6, 1997

**Job Estimate Form**

**Job Estimate Number:** 1064

**Job Estimate for:** Colleen McGeoghegan  
7 Cushman Street  
Portland, Me 04102  
775-6956

**Location:** Same

**Description of Services:** Remove existing porch & stairs install new stairs.

- Dismantle porch & stairs
- Build new stairs only from entrance to sidewalk
- Pressure treated stair stringers
- 5/4 " Pine Treads approximate tread depth of 14"
- Custom Pine trim boards on sides and posts
- Custom post & handrail system w/ 2" X 2" fir balusters
- Stair sides trimmed with 1" X 3" - 1" X 6" - 1" X 8"
- Repair entrance sill to a stationary position
- Prime one coat & paint one coat clients color choice

<b>Estimated Cost:</b>	Material costs	\$ 740.00
	Labor charges	<u>530.00</u>
	Totals	\$1270.00

**Comments:** Enclosed drawing is not to scale, for design purposes and estimated sizes only. All dimensions are nominal. A down payment of one half of the estimated costs is due before work can be started. Estimated time of completion of project is four days, barring any complications. Unforeseen problems will be brought to clients attention and an addendum will be added to this estimate.

*Thank You!*

Property Inspection Services, Interior Repairs & Painting, Decks, Garages

## BUILDING PERMIT REPORT

DATE: 12 Sept. 97 ADDRESS: 7 Cushman St.  
REASON FOR PERMIT: replace porches/decks  
BUILDING OWNER: Colleen McGehegan  
CONTRACTOR: Bruce Tracy  
PERMIT APPLICANT: Owner APPROVAL: \*1/2 \*8x10 DENIED  
USE GROUP R-3 1<sup>st</sup> BOCA 1996 CONSTRUCTION TYPE 5/3

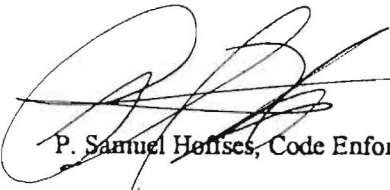
### CONDITION(S) OF APPROVAL

- \* 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- ✓ 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- ✓ 8. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
9. Headroom in habitable space is a minimum of 7'6".
- ✓ 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements



In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall be maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
22. **Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".**
23. **The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.**
24. **This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.**
25. **Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.**
26. **All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.**
27. **All requirements must be met before a final Certificate of Occupancy is issued.**
28. **All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).**
29. **Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).**
- \* 30. *Please read and implement attached Land-Use Zoning report items. (#4 & #5)*
31. *See attached Historic Preservation requirements.*
32. \_\_\_\_\_
33. \_\_\_\_\_
34. \_\_\_\_\_

  
P. Samuel Hennes, Code Enforcement

cc: Lt. McDougall, PFD

Marge Schunuckal

*D. Anderson*