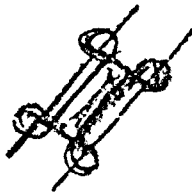


42 CUSHMAN STREET



December 1, 1981

Terry Quincannon
42 Cushman St.
Portland, Me.

Re: 42 Cushman St.

Before your building permit can be processed, it is necessary that you submit a plot plan showing the location of the addition and the distance from all lot lines to the new structure.

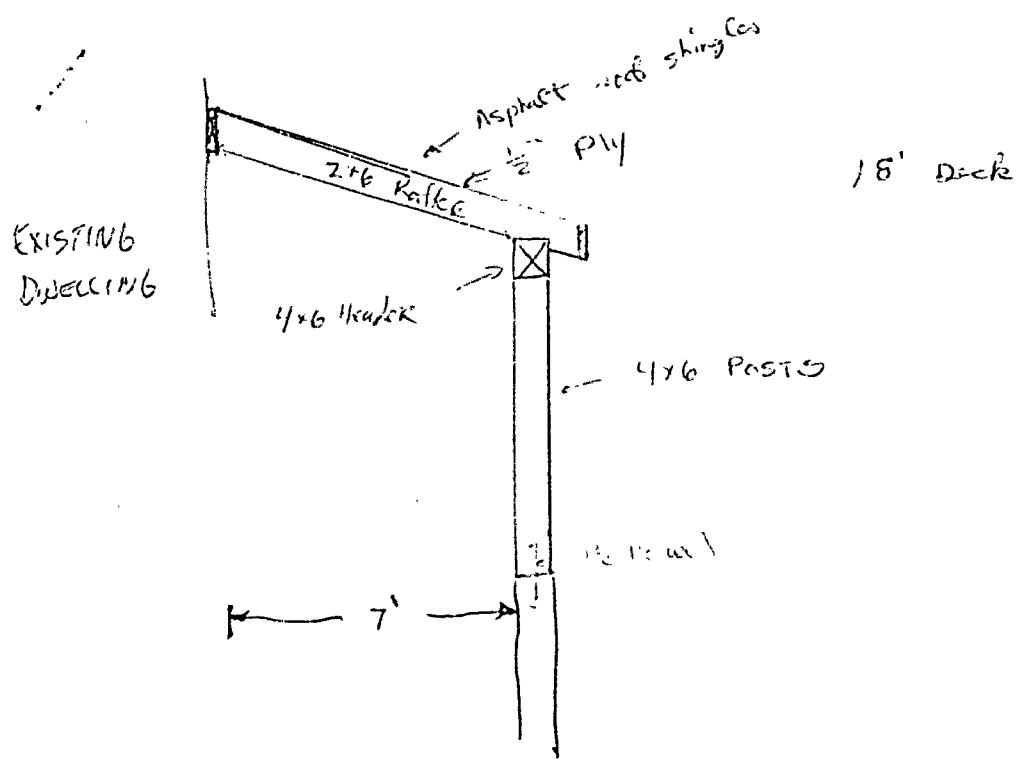
Sincerely,

H. Irving
Code Enforcement Officer

HI:k

JUST ROOF
ON EXISTING FIRE ESCAPE.

42 CUSHMAN ST.



RECEIVED
NOV 24 1981
DEPT. OF BLDG. INSP
CITY OF PORTLAND



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 001300

DEC 8 1981

ZONING LOCATION R-6 PORTLAND, MAINE, Nov. 24, 1981 CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ... 42 Cushman St. Fire District #1 [], #2 []
1. Owner's name and address Terry Quincannon - same Telephone 797-0584
2. Lessee's name and address Telephone
3. Contractor's name and address G. J. Cuffey, Inc. - 5 Lewis St. Westbrook Telephone 254-5423
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling with roof over back entrance No. families 3
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 1,300 Fee \$ 20.00

FIELD INSPECTOR - Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
Dwelling Ext. 234 To construct roof over back entrance
Garage 2 entrances, one on driveway side
Masonry Bldg. and one on rear.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

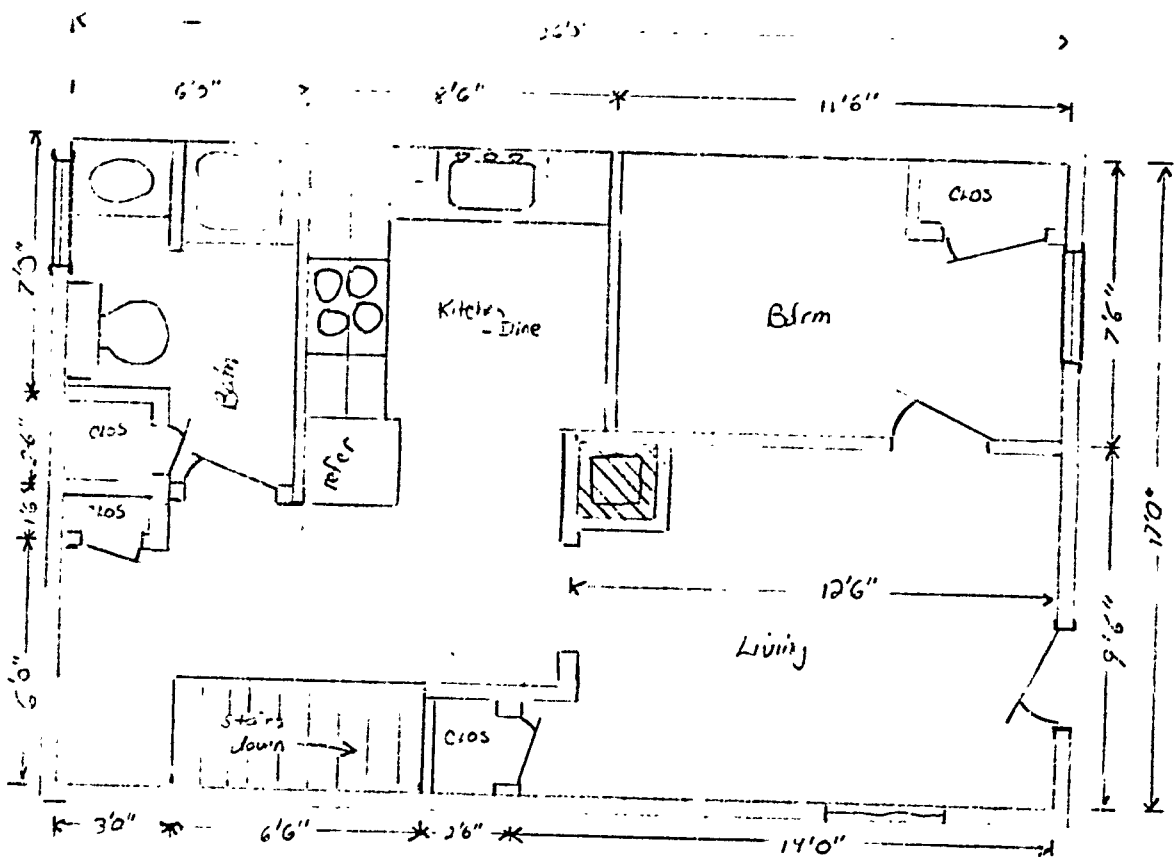
PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?



3rd Floor

Cushman St

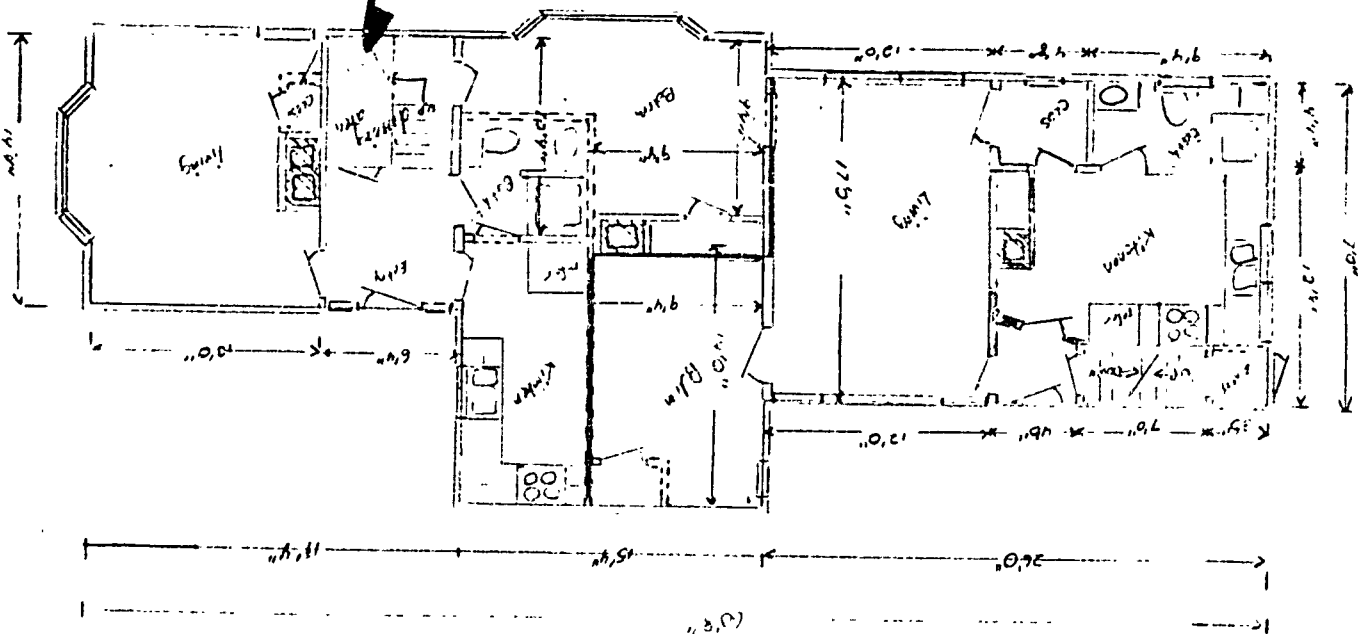
RECEIVED
AUG 15 1980

RECEIVED
AUG 15 1980
DEPT. OF BLDG. INSR.
CITY OF BOSTON

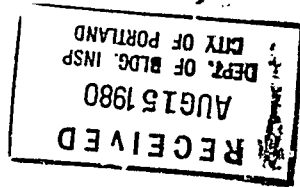
Cushman St Portkay's Apts

Partitions to be const.
existing walls
demolish
Apt. division

1st Floor



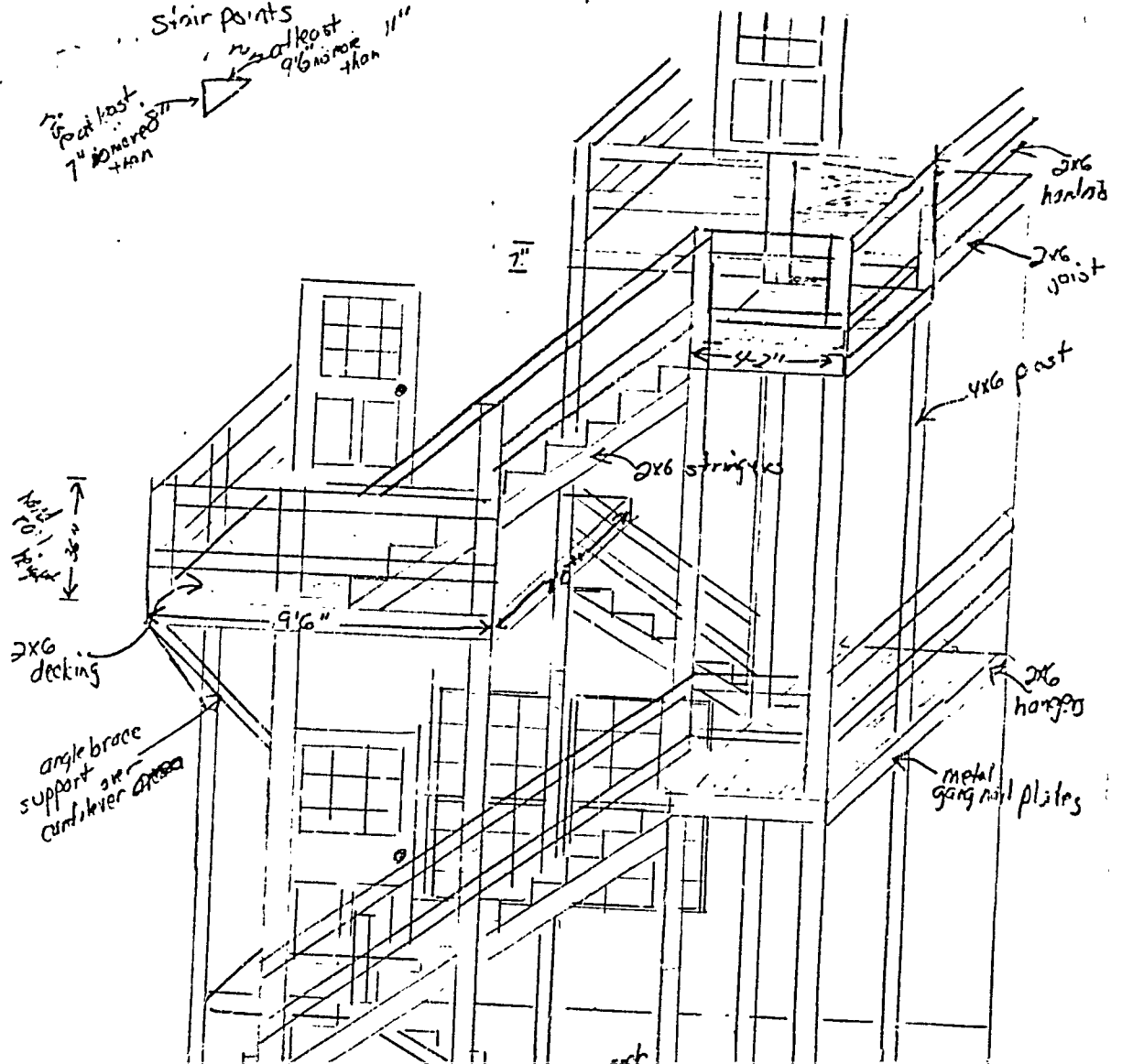
2 Cushman St
Portland, Maine



deck framing

double outside bores (all)
2x6 post notched ground

Stair points
2x6 post 7" more than
2x6 post 9'6" more than 11"





APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 054
 ZONING LOCATION PORTLAND, MAINE, July..7., 1980

PERMIT ISSUED

JAN 22 1981

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 42 Cushman Street Fire District #1 #2

1. Owner's name and address James E. Quincannon Jr. - 113 Abby Lane Telephone 797-0584
 2. Lessee's name and address Telephone
 3. Contractor's name and address James LaRose - 84 Abby Lane Telephone 797-4808
 4. Architect Specifications Plans No. of sheets

Proposed use of building No. families
 Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot
 Estimated contractual cost \$ ~~25,000~~ 25,000 113.50 ~~25.00~~ 25.00 appeal fee
 @ 775-5451 Ext. 234 pd. 7-7-80

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION 25.00 appeal fee
 This application is for: 128.50
 Dwelling
 Garage
 Masonry Bldg.
 Metal Bldg.
 Alterations
 Demolitions
 Change of Use
 Other

Appeal sustained 7-3-81

Change of use from 2 to 4 families with new apartments on 1st floor 3rd floor, 2 on 1st., 1 on second 1 on 3rd. Stamp of Special Conditions alterations to dwelling, porch on 2nd & 3rd of building

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor 2nd 3rd roof

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

NOTES

2-18-81

If appears all the work at
work is completed. No answer at
any of the 4 spots;
Please to make an appointment
to get in.

4-10-81

All completed;

Permit No. 81/54
Location 121 Robinson St.
Owner Donice P. Williams Jr.
Date of Permit 7-7-80
Approved 1-22-81

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

TOWN/CITY CODE 05170 LPI NUMBER 00123 DATE ISSUED 19 8 80 THE TOWN/CITY OF Portland 19981 IC

Installer's Name WALDECKER Last Name F.I. M.I. PL Installer Code 2 Certificate of App. Number

Owner James Jungman Address 712 Abby Lane St./Lot Number Street/Road Name Subdivision

(Location where plumbing was done and inspected)

- Certificate of App. Number
1. Owner
 2. Licensed Master Plumber
 3. Licensed Oil Burnerman
 4. Employee of Public Utility
 5. Manufactured Housing Dealer
 6. Manufactured Housing Mechanic
 7. Limited License

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

OWNER'S COPY

Signature of LPI [Signature]
Date Inspected OCT 17 1980

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland **IP**

Town/City Code 05170 LPI Number 00123 Date Issued 19 8 80 License No. 19981

Address of Where Plumbing Is Done 712 Abby Lane St./Lot Number Street/Road Name Subdivision

Name of Owner James Jungman Last Name F.I. M.I. Mailing Address Zip Code

Installer Code 2 PERMIT NUMBER

Type of Construction	1 New	2 Remodeling	3 Addition	4 Remodeling & Addition	5 Replacement of Hot Water Heater	6 Hook-up of Mobile Home	7 Hook-up of Modular Home	8 Other (Specify)
Plumbing To Serve	1 Single (Res)	2 Multi-Fam(Res)	3 Mobile Home	4 Modular Home	5 Commercial School	6 Other (Specify)		
Number of Fixtures or Hook-Ups	Sink(s) <u>3</u>	Toilet(s) <u>3</u>	Bath(s) <u>1</u>	Lavatory(s) <u>3</u>	Shower(s) <u>2</u>	Urinal(s) <u>0</u>		
	Clothes Washer(s) <u>0</u>	Dish Washer(s) <u>0</u>	Hot Water Heater(s) <u>3</u>	Floor Drain(s) <u>0</u>	Hook Up(s) <u>3</u>			

TOWN'S COPY
SEP 9 - 1980

SEP 19 1980
OCT 9 - 1980

IMPORTANT: Note the following conditions
1. This Permit is non-transferable to another person or party.
2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

Fixture Fee 312.00
Hook-Up Fee 00.00
Total Fee 312.00

If Double Fee Check Box

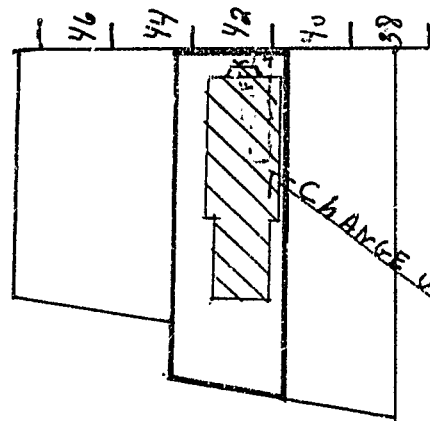
Signature of LPI

Dept. of Human Services
Div. of Health Engineering

42 Cushman Street

EMERY STREET

CUSHMAN STREET



CHANGE USE FROM 2 TO 4 FAMILIES

August 12, 1980

James E. Quincannon Jr.
113 Abby Lane
Portland, Maine

cc to: James Larsee
84 Abby Lane
Portland, Maine

RE: Appeal at 42 Cushman Street.

Dear Mr. Quincannon:

Following is the decision of the Board of Appeals regarding your petition to change use from 2 to 4 families. Please note that your appeal was granted.

However, before your permit can be issued, you must pay the permit fee itself. Make all check payable to City of Portland. If fee has been paid prior to this letter, consider this a matter of formality.

Very truly yours,

Malcolm G. Ward
Bldg. Insp. Supervisor

MGW/t

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is James E. Quincannon, Jr. and he is interested in the property located at 42 Cushman St. as 4 family apt. house. The owner of the property is James E. Quincannon, Jr. and his address is 113 Abby Lane. The property is located in a R-6 zone. The present use of the property is 2 family dwelling.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.7.B.8 of the Ordinance to permit change of use from 2 family dwelling to 4 family apt. house, with 2 apts. on 1st floor 1 on 2nd floor, one on 3rd floor which are not issuable under Zoning Ord. because the area of the lot is only about 3955 sq. ft. rather than the 4000 sq. ft. min. required by Sec.602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Mr. Quincannon, Mr. Rose

and the names and addresses of those appearing in opposition to the application are:

*Notes, Harbor Map, aerial photos,
financial statement by owner*

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (~~could/could not~~) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: _____

By reasons of its age, condition or marketability, the structure (~~can/can not~~)^{2 5} be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons: _____

The existing uses in the immediate vicinity of the subject property (~~are/~~ are not) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: _____

Adequate provision (~~has/has not~~) been made for on-site or off-site parking spaces a number sufficient to meet the requirements of Section 602.14, which requires _____ parking spaces.

If the proposed variance should be granted, it (~~will/will not~~) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling

The foregoing conditions (~~have~~/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of this section, as shown by:

There ^{2 5} (is/is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following:

SPECIFIC RELIEF GRANTED

After a public hearing held on July 31, 1980, the Board of Appeals find that all of the conditions required by the Ordinance (~~do/do not~~) exist with respect to this property and that a variance for dwelling unit conversion should _____ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should _____ be granted in this case.

OPPOSED

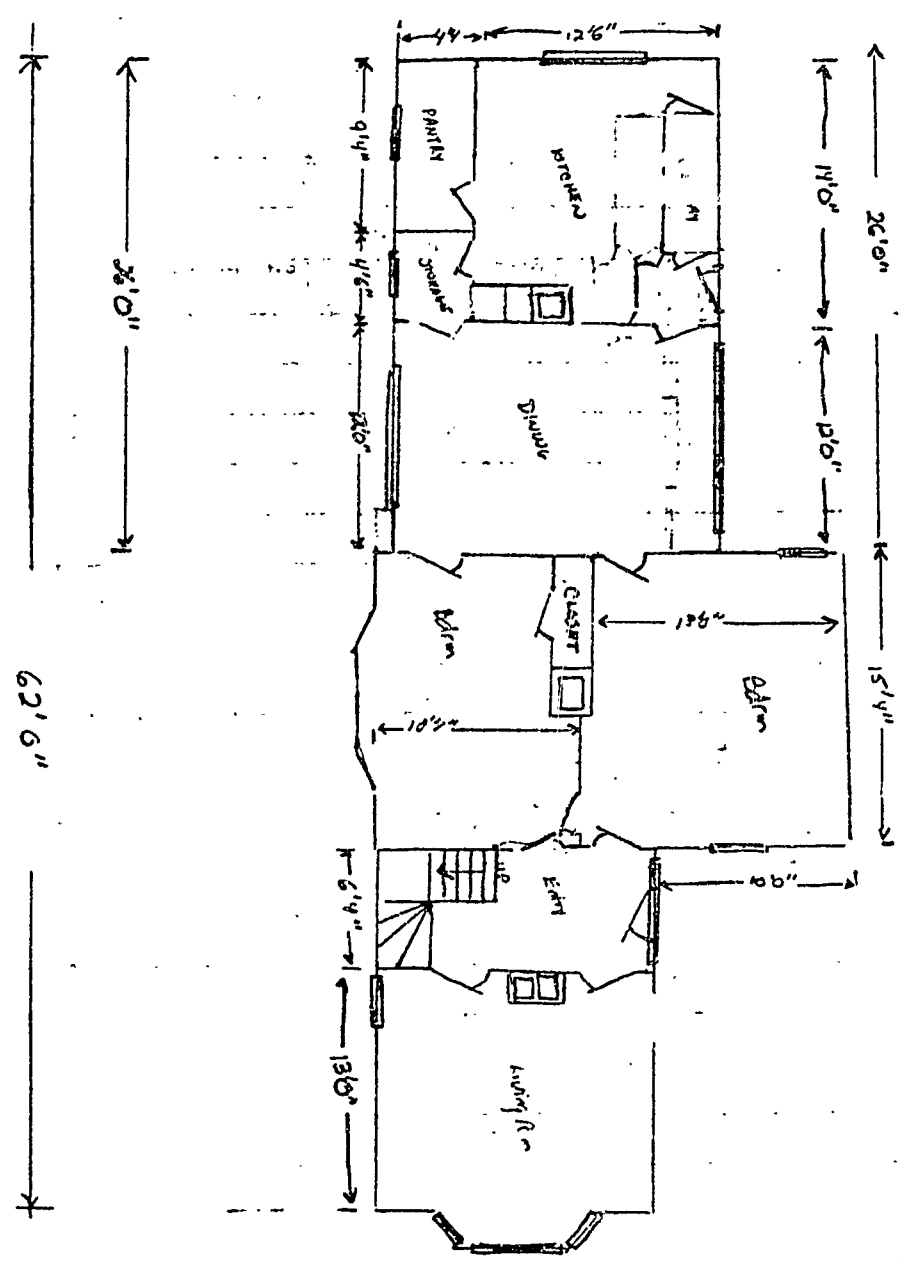
M E Westcott
D. J. [unclear]

[unclear]

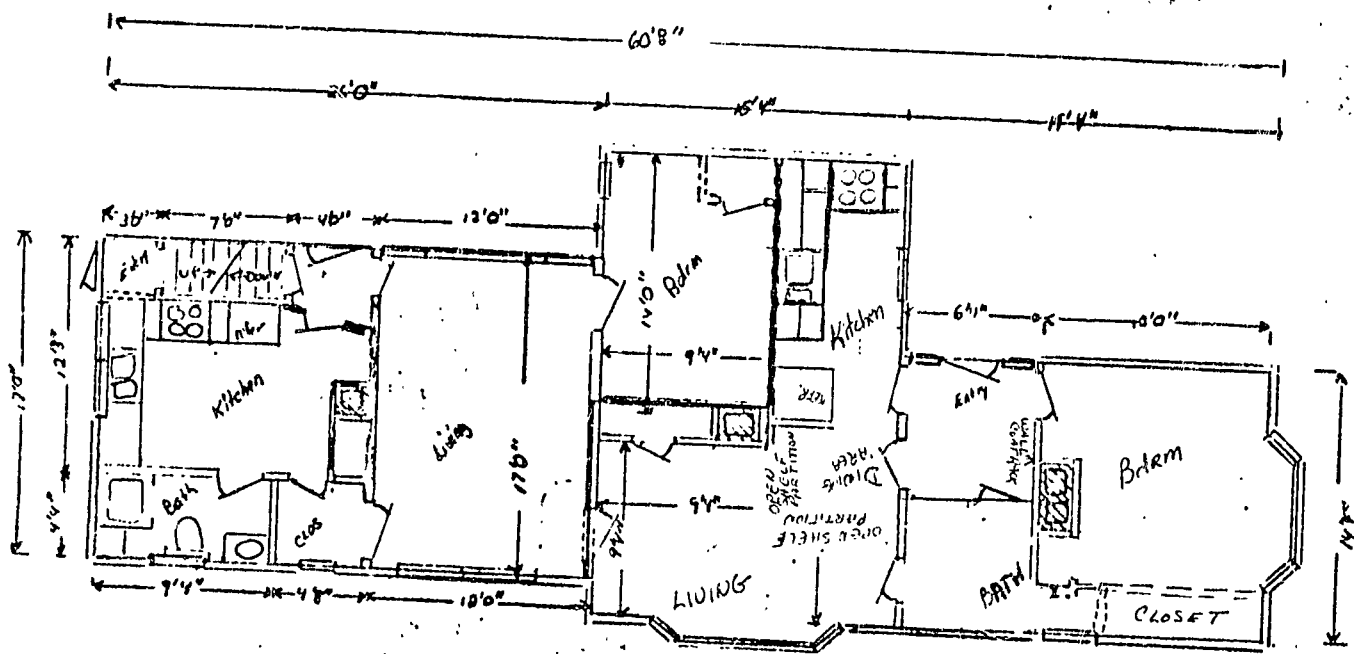
Gene S. Tanager
W. Carl Eskilson

James C. Miller
Thomas [unclear]

1/8"



Ernst



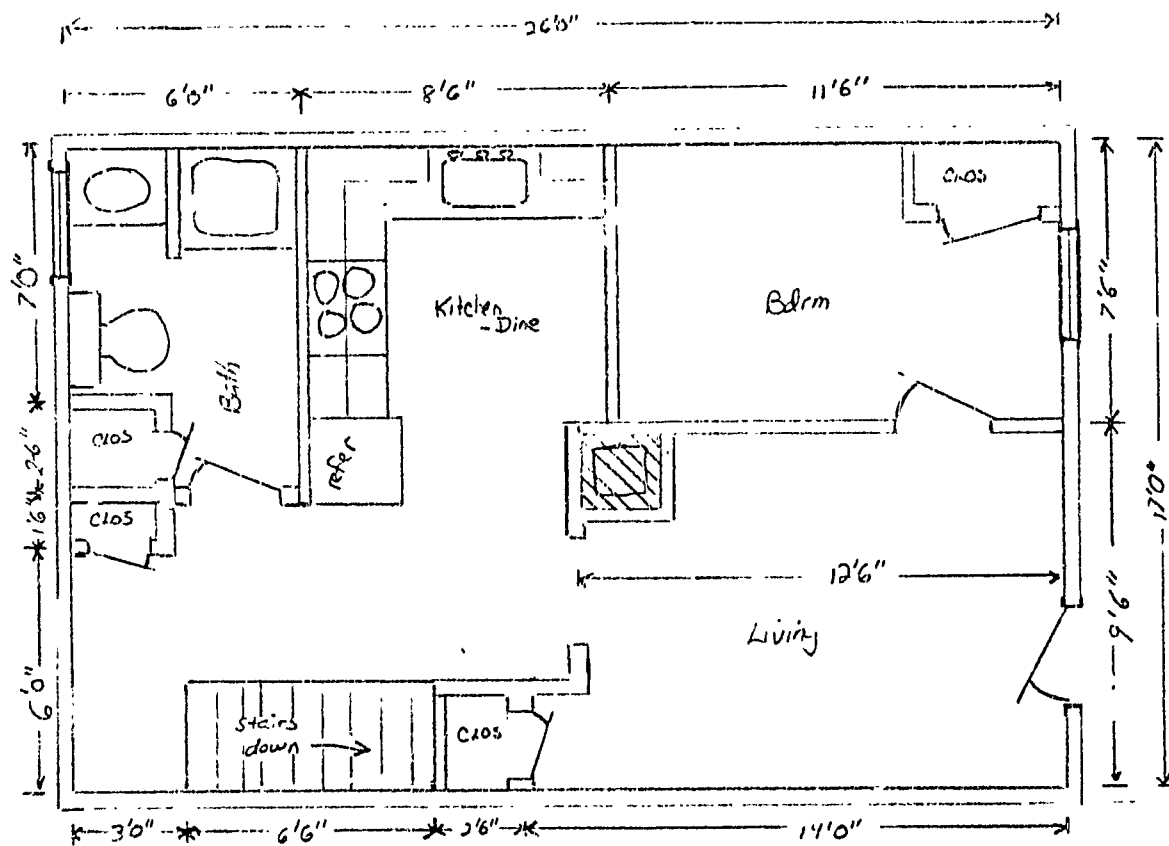
1st Floor

- Partitions to be const.
- ==== existing walls
- ==== demolition
- ==== Apt division

Cushman St Portland, Maine

Proposed

WITH SUGGESTED
REVISIONS



3rd Floor

Cushman St

Proposed

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
Chairman

GAIL D. SNOW
Secretary

W. FAPLE ESKILSON
TIMOTHY E. FLAHERTY
JAMES F. O'MALLEY
THOMAS J. MURPHY
MICHAEL E. WESTORT

All persons interested either for or against this Dwelling Unit Conversion Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 31, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting and directly across a street or alley from the subject property, as required by ordinance.

James E. Quincannon, Jr., owner of property at 42 Cushman St. under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit:
Change of use of the two family dwelling at the above named location to a four family apartment house with two apts. on the first floor, one on the second floor and one on the third floor, are not issuable under the Zoning Ordinance because the area of the lot on which this bldg. is located, is only about 3,955 sq. ft. rather than the 4000 sq. ft. min. (1000 sq. ft. per family) required by Sec. 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24.C(3)(b)(2) of the Zoning Ordinance have been met.

Gail Snow Zayac
Secretary

Deborah & Mark Fuller - 29 Adelbert St.
Patrick R. Viola, Jr. - 48 Hodgins St.
Sharon L. Boulter - 81 Spruce St.
Helen & John McDonough - 77 Spruce St.
Benjamin & Esther H. Levine - 75
Alberta H. McCain - 75

901
7-7-80

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

~~James E. Quincannon, Jr.~~, owner of property at 42 Cushman St.
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of use of the 2 family dwelling at the above named location to a 4 family apt. house, with 2 apts on the 1st floor, one on the 2nd floor and one on the 3rd floor which are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 3,955 sq. ft. rather than the 4,000 sq. ft. minimum (1000 sq. ft. per family) required by Sec. 602.7.B.8 of the ordinance applying to the R-6 Residential Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(2) of the Zoning Ordinance have been met. (See reverse hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

James E. Quincannon, Jr.
APPELLANT

602.24 C(3)(b)(2) Variance for Dwelling Unit Conversions.

- (a) The subject property consists of a structure which by reason of its size or the size of the lot on which it is located could legally accommodate more dwelling units than are permitted in the residential zone where it is located.
- (b) By reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located.
- (c) The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property.
- (d) Adequate provision has been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply with all other provisions of this ordinance and all other codes or ordinances of the City or meets the requirements for a variance of those provisions.
- (e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity.
- (f) None of the foregoing conditions have been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors in title, or any user of the property in order to bring the subject property within the standards of this section and no alternative available to the owner other than a variance to permit an increase in the permitted number of dwelling units would suffice to permit the economic use and maintenance of the subject property.

42 Cushman St.

July 8, 1980

James E. Quincannon, Jr.
113 Abby Lane
Portland, Maine

c.c. James LaRose
84 Abby Lane
Portland, Me.

Building permit and certificate of occupancy to change the use of the two family dwelling at the above named location to a four family apartment house, with two apartments on the first floor, one on the second floor and one on the third floor, are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 3,955 sq. ft. rather than the 4000 sq. ft. minimum (1000 sq. ft. per family required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office, room 317 City Hall to file the appeal on forms which are available here. A fee of \$25. for a Dwelling Unit Conversion Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Sec. 602.24.C.3.b.2.

Yours truly,

Malcolm G. Ward
Building Inspection Supervisor

PERMITS TO INSTALL PLUMBING

App: 42 Cushman St. PERMIT NUMBER 3990

Date: January 15, 1975

By: SPENCER F. GOODWIN
Portland Plumbing Inspector

Contractor: James E. Quincannon
Address: same
Phone: 1-15-75
City: Portland, Mo.

App. First Insp.

Date:
By:

App. 2nd Insp.

Date:
By:

Type of Bid

- Commercial
- Residential
- Single
- Multi-Family
- New Construction
- Remodeling

	SEWER		
	WATERWORKS		
	TOILETS		
1	BATH TUBS	1	2.00
	SHOWERS		
	STAIN FLOOR SURFACE		
	HOT WATER TANKS		
	TANKLESS WATER HEATERS		
	WASHER DISPOSALS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	FLOOR DRAINAGE		
	AUTOMATIC WASHERS		
	DISHWASHERS		
	OTHER		
	Base Fee		3.00
	TOTAL	1	5.00

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54941
 Issued 6/16/46

Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address _____ Tel. _____
 Contractor's Name and Address _____ Tel. _____
 Location _____ Use of Building _____
 Number of Families / Apartments Stores Number of Stories _____
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires Size _____
 METERS: Relocated Added Total No. Meters _____
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 7/9 1946 Ready to cover in 19 _____ Inspection _____ 19 _____
 Amount of Fee \$ 20.00

Signed E. S. [Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE	<input checked="" type="checkbox"/>	METER		GROUND	<input checked="" type="checkbox"/>
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12
REMARKS:					

LOCATION *C. Thomas 7 42*

INSPECTION DATE *7/2/63*

WORK COMPLETED

TOTAL NO. INSPECTIONS

REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets (including switches) \$ 2.00
31 to 60 Outlets (including switches) 3.00
Over 60 Outlets, each Outlet (including switches) .05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00
Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00
Over 50 H.P. 4.00

ILLUMINATING UNITS

Domestic (Oil) 2.00
Commercial (Oil) 4.00
Electric Heat (Each Room) .75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. - Each Unit 1.50

TEMPORARY WORK (limited to 6 months from date of permit)

Service, Single Phase 1.00
Service, Three Phase 2.00
Wiring, 1-50 Outlets 1.00
Wiring, each additional outlet over 50 .02
Circuses, Carnivals, Fairs, etc. 10.00

MISCELLANEOUS

Distribution Cabinet or Panel per unit 1.00



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, December 29, 1949

02199

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 12 Washburn Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address James Quincannon, 12 Washburn Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Dwelling No. families 2
 Last use _____ No. families 1
 Material Frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot xxx
 Estimated cost \$ 50 Fee \$ 50

General Description of New Work

To change from single family dwelling to 2-family dwelling--1 family in first story and one family in second story without physical changes except to floor over the stair well at attic floor level.

This stair well at attic floor level is to be floored over with the strength equivalent to the rest of attic floor and xxx a covered hatchway provided 2' x 3'.

Permit Issued with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO James Quincannon

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

2/28

Permit No. 49/2199

Location 121 Cedarhurst St

Owner James J. Sullivan

Date of Permit 12/31/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

NOTES

~~2/6/50 - work not started T.H.
3/1/50~~

At 12 Custom Street-1

December 31, 1917

Mr. James Quincannon
12 Custom Street
Northam, Maine

Dear Mr. Quincannon:

Subject: Building permit for change of use of single family dwelling house at 12 Custom Street to establish 2-family dwelling house with one apartment on first floor and one apartment on second floor and without living quarters on third floor

When a single family dwelling house is to be changed to two families and finished rooms exist or are proposed above the second story, the Building Code requires the same type of means of egress from the third floor living quarters as required in the case of an apartment house or lodging house—two well separated means of egress from third floor.

It is understood there is one finished room on the third floor which could be used for living quarters, and only one stairway from third floor at present.

The Building Code, therefore, gives you the alternatives of providing a second stairway or equivalent means of egress from the third floor, or of giving up the use of any part of the third floor for living quarters and flooring over the present stair well at that level.

From our conversation I understand that you desire the second alternative, and this permit includes flooring over the stair well at third floor level with strength equivalent to that of the balance of the attic floor. You are of course permitted, as a matter of fact you are required, to provide in this flooring—over a covered hatchway at least 2' x 3', but no larger than that, to afford access to the third floor in case of need.

Before the building may lawfully be used for a two family dwelling house, a certificate of occupancy is required from this department. When you have completed flooring over the stair well, it is your duty to notify this office of readiness for final inspection, whereupon, if everything is found in order, the certificate of occupancy authorizing the use for a 2-family dwelling house will be issued.

As a matter of cooperation with you and with the Electrical Department of the City, when the number of apartments in a building are increased, it is almost always necessary under the electrical regulations to provide a separate electric meter for each apartment, and if you do not have that in mind, I suggest that you have your licensed electrician consult Electrical Inspector Cole at the Electrical Building on Federal Street so that all may be in order in this connection.

Very truly yours,



INSPECTION COPY

(A) APARTMENT HOUSE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-11-120

COMPLAINT

Location 13 Cushman Street

Date received October 27, 1971

Owner's name and address Hilda Marion O'Donnell

Use of Building _____

Tenant's name and address _____

Cushman St

Telephone _____

Complainant's name and address Dept. of Health & Welfare

Telephone _____

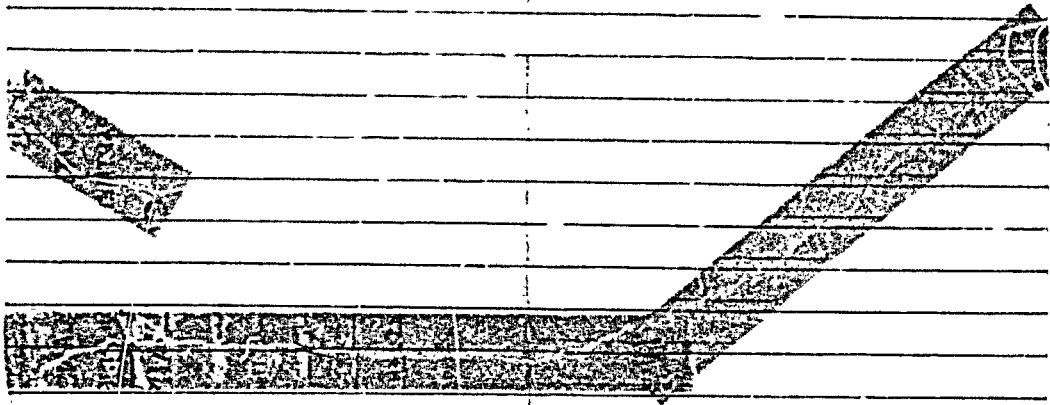
Description: Contemplate licensing as a lodging place

Telephone _____

INSPECTION NOT COMPLETED

Complaint No. C-41-120
Location 42 Cushman St.
Date Received 10/27/41.
Date Disposed of

NOTES



SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location CUSHMAN ST. 42 Date investigation commenced _____
2. References: Complaints C-47120 Appl. BP _____ Inq. _____
3. Present Owner and Address Hilda M. O'Donnell - 42 Cushman St.
4. Present Lessee and Address _____
5. Building Permit Record: _____

Assessors' Record

6. Survey 1924: Owner LEON M. Fobes, Est. : No. tenants _____
No. rooms 10; Class of Use Single
7. Assessors' change record since 1924 4-15-40 Wall Shingles
Year (1941) 8-17-38 2 Lav
8. Change of Owners, 1924 to date Leon M. Fobes Est, 1931 Leon M. Fobes Hrs.
1932 ANNE B. Fobes, 1939 Hilda Marion O'Donnell.

9. City Directory Record

1926	<u>Mrs ANNIE Fobes</u> <u>Theodore Fobes - Melcher - Ruth B.</u>	1936	<u>Same.</u>
1927	<u>Same</u>	1937	<u>VACANT</u>
1928	<u>Melcher Fobes Theodore Fobes - (Ruth)</u> <u>Mrs. ANNIE B. Fobes.</u>	1938	<u>VACANT</u>
1929	<u>Same</u>	1939	<u>Mrs. Gladys M. Witherly</u>
1930	<u>Same</u>	1940	<u>Same</u>
1931	<u>Same</u> <u>Melcher Fobes</u>	1941	<u>Mrs. Gladys M. Witherly</u>
1932	<u>Theodore " (Ruth)</u>	1942	<u>Same</u>
1933	<u>Same</u>	1943	<u>Hilda M. O'Donnell</u> <u>Mrs. EUNICE Cariton. Marguerite Ornsby</u>
1934	<u>Same</u>	1944	<u>Same</u>

JOCK EARNEST
COMMISSIONER OF HEALTH AND WELFARE



ROSCOE L. MITCHELL, M. D.
DIRECTOR OF HEALTH

DEPARTMENT OF HEALTH AND WELFARE
BUREAU OF HEALTH
STATE HOUSE, AUGUSTA

October 23, 1941

*miss w
pls make
confidential about
all these applications
Benton place license
as a building
inspector*

Mr. Warren McDonald
Inspector of Buildings
Portland, Maine

Dear Sir:

We have just received requests for information concerning
lodging place licenses from the following:

396
Mr. A.I. Passman, 398 Cumberland Avenue, Portland, *Robert Blain, Currier*
Mary T. Gagnon, 115 Oxford Street, Portland *465 Currier*
Mrs. Gladys Witherly, 42 Cushman Street, Portland *49 Beckett St*

This report is forwarded for your information.

Very truly yours,

[Signature]
Elmer W. Campbell, D.P.H., Director,
Division of Sanitary Engineering.

*Robert Blain, Currier
465 Currier
49 Beckett St
Miss M. O'Donnell*



APPLICATION FOR PERMIT

PERMIT
Permit No. _____

SEP 14 1927

Class of Building or Type of Structure Third Class

Portland, Maine, September 14, 1927

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ install the following ~~building structure~~ equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 42 Cashman Street Ward 7 Within Fire Limits? Yes Dist. No. 3

Owner's ~~or Lessee's~~ name and address Theodore B. Forbes, 42 Cashman St. Telephone _____

Contractor's name and address Portland Gas Light Co. Telephone _____

Architect's name and address _____

Proposed use of building Dwelling house No. families 1

Other buildings on same lot none

Description of Present Building to be Altered

Material Wood No. stories 2 Heat Warm air Style of roof _____ Roofing _____

Last use Dwelling house No. families 1

General Description of New Work

To install gas fired furnace

NO. OF FLOORS OR LEVELS
OR CLOSURES IS WAIVED
CERT. OF INSPECTION
REQUIREMENT IS WAIVED.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Roof covering _____

No. of chimneys 10 Material of chimneys _____ of lining _____

Kind of heat Warm air Type of fuel Gas Distance, heater to chimney 6'

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? _____ Size of service _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Ward 7 Permit No. 27/1664 ^H
Location 42 Cushman St.
Owner Theodore B. Johns
Date of permit Sept 14/27
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 11/14/27 23/6
Cert. of Occupancy issued _____

NOTES

*Columbian Gas Co.
Check
Gas Co. to put in
Asbestos shield.*



250

✓
42 Cushman

Oct 1/25

APPROX. 1925



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filmed

Date March 16, 19 83
 Receipt and Permit number B09648

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 42 Cushman St.
 OWNER'S NAME: James Quineannon ADDRESS: 11 Abby Lane

OUTLETS:					
Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>1-30</u>	✓	FEEES 3.00
FIXTURES: (number of)					
Incandescent <u>x</u>	Flourescent _____	(not strip) TOTAL <u>1-10</u>		✓	3.00
Strip Flourescent _____	ft. _____				
SERVICES:					
Overhead <u>x</u>	Underground _____	Temporary _____	TOTAL amperes <u>200</u>	✓	3.00
METERS: (number of) <u>1</u>					.50
MOTORS: (number of)					
Fractional _____					
1 HP or over _____					
RESIDENTIAL HEATING:					
Oil or Gas (number of units) _____					
Electric (number of rooms) <u>5</u>				✓	5.00
COMMERCIAL OR INDUSTRIAL HEATING:					
Oil or Gas (by a main boiler) _____					
Oil or Gas (by separate units) _____					
Electric Under 20 kws _____	Over 20 kws _____				
APPLIANCES: (number of)					
Ranges _____	Water Heaters _____				
Cook Tops _____	Disposals _____				
Wall Ovens _____	Dishwashers _____				
Dryers _____	Compactors _____				
Fans _____	Others (denote) _____				
TOTAL _____					
MISCELLANEOUS: (number of)					
Branch Panels _____					
Transformers _____					
Air Conditioners Central Unit _____					
Separate Units (windows) _____					
Signs 20 sq. ft. and under _____					
Over 20 sq. ft. _____					
Swimming Pools Above Ground _____					
In Ground _____					
Fire/Burglar Alarms Residential _____					
Commercial _____					
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____					
over 30 amps _____					
Circus, Fairs, etc. _____					
Alterations to wires _____					
Repairs after fire _____					
Emergency Lights, battery _____					
Emergency Generators _____					

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE:
 FOR REMOVAL OF A "STOP WORKER" (304-16.b) DOUBLE FEE DUE:



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filmed

Date March 16, 19 83
Receipt and Permit number B09648

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 42 Cushman St.
OWNER'S NAME: James Quineannon ADDRESS: 11 Abby Lane

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30	3.00
FIXTURES: (number of) Incandescent <u>x</u> Fluorescent _____ (not strip) TOTAL 1-10	3.00
Strip Fluorescent _____ ft.	
SERVICES: Overhead <u>x</u> Underground _____ Temporary _____ TOTAL amperes <u>200</u>	3.00
METERS: (number of) <u>1</u>50
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of uni.) _____ Electric (number of rooms) <u>5</u>	5.00
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____ Oil or Gas (by separate units) _____ Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date May 20, 19 85
Receipt and Permit number 00242

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 42 Cushman Street
OWNER'S NAME: Joe Bernath ADDRESS: same

OUTLETS:
Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of)
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
Strip Fluorescent _____ ft. _____

SERVICES:
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ .50

METERS: (number of) 1

MOTORS: (number of)
Fractional _____
1 HP or over _____

RESIDENTIAL HEATING:
Oil or Gas (number of units) _____
Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
Oil or Gas (by a main boiler) _____
Oil or Gas (by separate units) _____
Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)
Ranges _____ Water Heaters 1
Cook Tops _____ Disposals _____
Wall Ovens _____ Dishwashers _____
Dryers 1 Compactors _____
Fans _____ Others (denote) _____
TOTAL 2 3.00

MISCELLANEOUS: (number of)
Branch Panels 1 1.00
Transformers _____
Air Conditioners Central Unit _____
Separate Units (windows) _____

Signs 20 sq. ft. and under _____
Over 20 sq. ft. _____

Swimming Pools Above Ground _____
In Ground _____

Fire/Burglar Alarms Residential _____
Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
over 30 amps _____

