

90 CARLETON STREET



Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Flitt cut # 9205R

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION #88 Carleton St.

Issued to Joseph Cushman  
88 Carleton St.

Date of Issue October 31, 1969

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 69/ 1093, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First Floor

APPROVED OCCUPANCY

Storage & Warehousing.

Limiting Conditions: This use is necessary to existing business at #173 Neal St.

This certificate supersedes certificate issued

Approved:

10/31/69  
(Date)

Inspector

A. Allen

*[Signature]*  
Inspector of Buildings

Note: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

88 - 90 Carlton St.

October 9, 1969

Mr. Joseph Cushman  
90 Carlton St.  
Portland, Maine

Dear Mr. Cushman:

Building permit and a Certificate of Occupancy to change the use of this building at the above named location from storage garage to accessory warehouse to the business on the adjacent lot are not issuable under Section 602.7A of the Zoning Ordinance because the property is located in a R-6 Residential Zone where this use is not allowable.

This location has non-conforming rights under Section 602.17D of the Ordinance which may be appealed.

We understand that you like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in room 113, city hall to file appeal on forms which are available here. A fee of fifteen dollars shall be paid at this office at the time that the appeal is filed.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS/t

CS Rauben Katz  
Competition Council



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine October 8 1969

PERMIT ISSUED

NOV 8 1969 1093

CITY of PORTLAND

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 88 Carleton St. Within Fire Limits? Dist. No.
Owner's name and address Joseph Cushman, 90 Carleton St. Telephone
Lessee's name and address Reuben Katz, d/b/a H J. Katz Co. 173 Neal St. Telephone 773-83743
Contractor's name and address Telephone
Architect Specifications Plans L.C. No. of sheets
Proposed use of building Storage & Warehousing, & Dwelling No. families 1
Last use Storage Carage No. families 1
Material 2nd. cl. No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

fee paid 10-8-69

TO CHANGE USE OF BUILDING FROM "STORAGE GARAGE" TO "STORAGE AND WAREHOUSING" NO ALTERATIONS. (FIRST FLOOR) (accessory use)

This application is preliminary to get settled the question of zoning appeal.

Appeal sustained 10/30/69

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 REUBEN KATZ, 173 Neal St.

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 car 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 for other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

R.L.S. 11/31/69

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Reuben Katz, d/b/a H J Katz Co.

CS 101

INSPECTION COPY

Signature of owner by:

Signature of Reuben Katz

Handwritten initials

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

#15-Pd 19/9/69  
Granted 10/30/69  
69/112

VARIANCE APPEAL

Joseph Cushman, owner of property at 68-90 Carleton Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: changing use of building from storage garage to accessory warehouse to the business on the adjacent lot. This permit is presently not allowable under Section 6C2.7A of the Zoning Ordinance in the R-6 Residential Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Joseph F. Cushman Jr  
APPELLANT

DECISION

After public hearing held October 30, 1969, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance 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.

Franklin G. H. H. H.  
Harry M. Belmont  
John J. Young  
Board of Appeals

DATE: October 30, 1969

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Joseph Cushman

AT 88-90 Carleton Street, Portland, Maine

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley  
Ralph L. Young  
Harry M. Shwartz

VOTE	
YES	NO
(x)	( )
(x)	( )
(x)	( )

Record of Hearing

88 - 90 Carleton St.

October 24, 1969

October 9, 1969

Mr. Joseph Cushman  
90 Carleton Street

Mr. Joseph Cushman Cushman  
90 Carleton St.  
Portland, Maine

Dear Mr. Cushman:

Building permit and a Certificate of Occupancy to change the use of this building at the above named location from storage garage to accessory warehouse to the business on the adjacent lot are not issuable under Section 602.7A of the Zoning Ordinance because the property is located in a B-5 Residential Zone where this use is not allowable.

This location has non-conforming rights under Section 602.17D of the Ordinance which may be appealed.

We understand that you like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in room 113, city hall to file appeal on forms which are available here. A fee of fifteen dollars shall be paid at this office at the time that the appeal is filed.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS/t

CC Reuben Katz  
Corporation Counsel

October 24, 1969

Mr. Joseph Cushman  
90 Carlton Street  
Dear Mr. Cushman:

October 30, 1969



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

October 20, 1969

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Thursday, October 30, 1969 at 4:00 p.m. to hear the appeal of Joseph Cushman requesting an exception to the Zoning Ordinance to permit changing the use of the building at 88-90 Carleton Street from storage garage to accessory warehouse to the business on the adjacent lot.

This permit is presently not issuable under the Zoning Ordinance because the proposed use is not allowable in the R-6 Residential Zone in which the property is located.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h



**PERMIT TO INSTALL PLUMBING**

**13270**

PERMIT NUMBER

Date Issued **9-16-63**  
**PORTLAND PLUMBING INSPECTOR**  
 By **J. P. Welch**

Address **88 Carleton Street**  
 Installation For: **Patrick McIntyre**  
 Owner of Bldg **Patrick McIntyre**  
 Owner's Address: **88 Carleton Street**  
 Plumber: **Portland Gas Light Company** Date: **9-16-63**

APPROVED FIRST INSPECTION  
 Date **9-18-63**

APPROVED FINAL INSPECTION  
 Date **9-18-63**

By **JOSEPH P. WELCH**  
 TYPE OF BUILDING  
 COMMERCIAL  
 RESIDENTIAL  
 SINGLE  
 MULTI FAMILY  
 NEW CONSTRUCTION  
 REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	1	\$ 2.00
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ \$ 2.00

3

PERMIT NUMBER 5641

PERMIT TO INSTALL PLUMBING

Date 9-16-57

Address 90 Cassin St.

ORLAND PLUMBING INSPECTOR

Installation For Mr. J. W. Curran

Owner of Bldg. Curran

By J. P. Welch

Owner's Address "

Plumber: Pat. Scott Co. Date: 9-16-57

APPROVED FIRST INSPECTION

Table header: NEW, REP., PROPOSED INSTALLATIONS, NUMBER, FEES

Date P

SINKS

By W. J.

LAVATORIES

APPROVED FINAL INSPECTION

TOILETS

Date 9-16-57

BATH TUBS

By J. P. W.

SICWERS

TYPE OF BUILDING

DRAINS

COMMERCIAL

HOT WATER TANKS 3050 900 10

RESIDENTIAL

TANKLESS WATER HEATERS

SINGLE

GARAGE GRINDERS

MULTI FAMILY

SEPTIC TANKS

NEW CONSTRUCTION

HOUSE SEWERS

REMODELING

ROOF LEADERS (conn. to house drains)

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING COOKING OR POWER EQUIPMENT

Portland, Maine, October 28, 1957

PERMIT ISSUED

01692

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 88 Carleton Street Use of Building Garage - dwelling No. Stories New Building Existing " Name and address of owner of appliance Patrick McIntire, 88 Carleton St. Installer's name and address Scribner & Iverson, 64 Union St. Telephone 2-4675

General Description of Work

To install gravity hot water heating boiler (replacement) coal-fired

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? coal Minimum distance to burnable material, from top of appliance or casing top of furnace 30" From top of smoke pipe 10" with shield From front of appliance Over 4' From sides or back of appliance Over 3' Size of chimney flue 10x12 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Size of vent pipe Location of oil storage Number and capacity of tanks Low water shut off Make No. Will all tanks be more than five feet from any flame? How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Handwritten signature and date 10-28-57

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? YES

Scribner & Iverson

CITY OF PORTLAND PRINTING CO.

INSPECTION COPY

By: Signature of Installer [Handwritten Signature]

Handwritten mark 7H



Location, Ownership and detail must be correct, complete and legible.  
 Separate application required for every building.  
 Plans must be filed with this application.

# Application for Permit for Alterations, etc.

Portland, June 20, 1917 1917

To the INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building:—

Location <sup>88-</sup> 90 Carleton St. Ward, 7 in fire-limits? No  
 Name of Owner or Lessee, George F. West Address 181 Western Promenade  
 " Contractor, G. A. Hanson " 191 Grant St.

Description of Present Bldg.

Material of Building is brick Style of Roof, flat Material of Roofing, tar & gravel  
 Size of Building is 78' 8" feet long; 38 feet wide. No. of Stories, two  
 Cellar Wall is constructed of stone is 20 inches wide on bottom and batters to 18 inches on top.  
 Underpinning is brick is 12 inches thick; is feet in height.  
 Height of Building, 24 ft. Wall, if Brick; 1st, 14 ft. 2d, 9 ft. 3d, 4th, 5th,  
 What was Building last used for? private garage No. of Families?  
 What will Building now be used for? private garage Estimated Cost, \$3500.00

### DETAIL OF PROPOSED WORK

Take partitions out of first story and move the elevator from the first story; change stairways and finish off rooms in second story with stairs on exterior.

Alterations to comply with the Building Ordinance

### IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?  
 No. of Stories high? ; Style of Roof? ; Material of Roofing?  
 Of what material will the Extension be built Foundation?  
 If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.  
 How will the extension be occupied? How connected with Main Building?

### WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? Proposed Foundations  
 No. of feet high from level of ground to highest part of Roof to be?  
 How many feet will the External Walls be increased in height? Party Walls

### IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.  
 Size of the opening? How protected?  
 How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative *Geo F West By G A Hanson*

Address

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

# ELECTRICAL PERMIT City of Portland, Me.



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 City of Portland Electrical Ordinance,  
National Electrical code and the following specification

Date 29 Sept 95

LOCATION: 88 Carleton St

Permit # 7765

OWNER Paige Burnham ADDRESS \_\_\_\_\_

				TOTAL EACH FEE			
OUTLETS	Receptacles	Switches		3	20	.60	
	(number of)						
	incandescent	fluorescent				.20	
	fluorescent strip					20	
SERVICES	Overhead		TTL AMPS TO	800	200	15.00	15.00
	Underground			800		15.00	
TEMPORARY SERV.	Overhead		AMPS OVER	800	200	25.00	
	Underground			900		25.00	
METERS	(number of)			3	1.00	3.00	
MOTORS	(number of)					2.00	
RESID/COM	Electric units					1.00	
HEATING	oil/gas units					5.00	
APPLIANCES	Ranges	Cook Tops	Wall Ovens			2.00	
	Water heaters	Fans	Dryers			2.00	
Disposals	Dishwasher	Compactors	Others (denote)			2.00	
MISC. (number of)	Air Cond/win					3.00	
	Air Cond/cent					10.00	
	Signs					5.00	
	Pools					10.00	
	Alarms/res					5.00	
	Alarms/com					15.00	
	Heavy Duty					2.00	
	Outlets						
	Circus/Carr.v					25.00	
	Alterations					5.00	
	Fire Repairs					15.00	
	E Lights					1.00	
	E Generators					20.00	
	Panels					4.00	
	TRANSFER	0-25 Kva					5.00
25-200 Kva						8.00	
Over 200 Kva						10.00	
				TOTAL AMOUNT DUE			
				MINIMUM FEE			
				25.00			
				25.00			

INSPECTION: Will be ready \_\_\_\_\_ or will call xxxx

CONTRACTORS NAME T.A. Napolitano

ADDRESS P.O. Box 2301

TELEPHONE 799-0538

MASTER LICENSE NO. 7765

LIMITED LICENSE No. \_\_\_\_\_

SIGNATURE OF CONTRACTOR T.A. Napolitano





88-90 Carleton Street 55-342

LONGE-SQ. I



SHAW-WALKER

3503-10

CERTIFICATE

OF

COMPLIANCE

CITY OF PORTLAND  
Health Department - Housing Division  
Tel. 774-8221 Ext. 226

December 30, 1971

Mr. Joseph H. Cushman  
88 Carleton Street  
Portland, Maine 04102

Re: Premises located at 88-90 Carleton Street, Portland, Maine

Dear Mr. Cushman:

A re-inspection of the premises noted above was made on December 27, 1971  
by Housing Inspector Oliver, of the Health Department.

This is to certify that you have complied with our request to correct the violations  
of the Municipal Codes relating to housing conditions described in our "Notice of  
Housing Conditions" dated October 27, 1971.

Thank you for your cooperation and your efforts to help us maintain decent, safe and  
sanitary housing for all Portland residents.

Very truly yours,

Arthur A. Hughson, CPH, MPH  
Health Director

By Lyle D. Royce  
Chief of Housing Inspections

Inspector Anthony J. Oliver

/99

NOTICE OF HOUSING CONDITIONS

DU 0

CITY OF PORTLAND  
Health Department - Housing Division  
Tel. 774-8221 - Ext. 226

Location: **88-90 Carleton Street**  
Project: **Bongfellow Square**  
Issued: **10/27/71**  
Expires: **12/27/71**

Mr. Joseph H. Cushman  
88 Carleton Street  
Portland, Maine 04102

Dear Mr. Cushman:

An examination was made of the premises at 88-90 Carleton Street  
Portland, Maine, by Housing  
Inspector Oliver. Violations of Municipal Codes relating to hous-  
ing conditions were found as described in detail below.

In accordance with provisions of the above mentioned Codes, you are request-  
ed to correct these defects on or before December 27, 1971. You may  
contact this office to arrange a satisfactory repair schedule if you are unable  
to make such repairs within the specified time. We will assume the repairs to be  
in progress if we do not hear from you within ten days from this date and, on  
reinspection within the time set forth above, will anticipate that the premises  
have been brought into compliance with Code Standards.

Your cooperation will help this Department in its goal to maintain all Port-  
land residents in decent, safe and sanitary housing.

Very truly yours,

Arthur A. Hughson, CPH MPH  
Health Director

Inspector Oliver

By: W. J. Hayes  
Chief of Housing Inspections

- | EXISTING VIOLATIONS OF CHAPTER 307 - "MINIMUM STANDARDS FOR HOUSING" -  | Section(s)                                      |
|---|---|
| <del>1. Repair or replace the cracked boiler of the furnace in the cellar at 88<br/>Carleton Street.</del>                      | <del>9(a) *</del><br><del>3(a) *</del>          |
| <del>2. Repair or replace the broken trunks of the cellar of 88 Carleton Street.<br/>Second Floor Apartment - 88 Carleton</del> | <del>3(a) *</del>                               |
| <del>3. Determine the reason and remedy the condition which causes the windows to<br/>be loose in the kitchen.</del>            | <del>12/27/71 9(a) *</del><br><del>3(a) *</del> |
| <del>4. Repair or replace the loose tiles on the walls in the bathroom.</del>   | <del>3(a) *</del>                               |
| <del>5. Putty the loose window panes in the windows in the rear bedroom.</del>  | <del>3(a) *</del>                               |
| <del>6. Repair or replace the broken plaster on the ceiling of the front bedroom.<br/>Apartment - 90 Carleton</del>             | <del>3(b) *</del>                               |
| <del>7. Correct the condition at the fixture that causes a cross connection in the<br/>bathtub of the bathroom.</del>           | <del>6(d) *</del>                               |

\* FIRST PRIORITY IS TO BE GIVEN TO ITEMS NUMBERED 1 and 2 WHEN MAKING YOUR  
REPAIRS AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS  
OF THIS STRUCTURE.

Idn:1971

REINSPECTION RECOMMENDATIONS

LOCATION 88-90 Carleton St

INSPECTOR QJO

Project Longa fellow

Owner Joseph H. Cushman

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expired	Issued	Expired
10-27-71	12-27-71				

A reinspection was made of the above premises and I recommend the following action:

Date	Inspector	Remarks
12-27-71	QJO	ALL VIOLATIONS HAVE BEEN CORRECTED <input checked="" type="checkbox"/> Send "CERTIFICATE OF COMPLIANCE" <input checked="" type="checkbox"/> "POSTING RELEASE" <input type="checkbox"/> SATISFACTORY Rehabilitation In Progress Time Extended To _____ Time Extended To _____ Time Extended To _____ UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____ "NOTICE TO VACATE" _____ POST Entire _____ POST Dwelling Units _____ UNSATISFACTORY Progress Request "LEGAL ACTION" Be Taken _____
11/1/71	QJO	INSPECTOR'S REMARKS: <u>Owner contacted and requested to go through program. Now in rehab.</u>
12/27/71	QJO	<u>Owner did work on own.</u>
		INSTRUCTIONS TO INSPECTOR: _____