

27 GUSEMAN STREET

CHAMPALUXEY

Pat. cut # 92018 - Mak. cut # 92025 - Tail. cut # 92032 - L. cut # 92039



APPLICATION FOR PERMIT

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

ZONING LOCATION PORTLAND, MAINE, Sept. 7, 1977

PERMIT ISSUED

SEP 18 1977

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 27 Cushman St.
1. Owner's name and address Francis X. Joanne Mulhern same
2. Lessee's name and address same
3. Contractor's name and address Building North, Inc., Route 100 Rfd # 1 Telephone 657-3501
4. Architect Specifications Gray, Plans 04039 No. of sheets
Proposed use of building dwelling No. families 1
Last use same No. families
Material stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contract cost \$ 12,000 Fee \$ 48.00

FIELD INSPECTOR - Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234
Permit to make repairs after fire with no structural changes.
Stamp of Special Conditions

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

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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: 26-9677-2 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant William Files Bldg. North, Inc. Phone # same
Type Name of above William Files Bldg. North, Inc. 2 3 4
Other and Address

FIELD INSPECTOR'S COPY

NOTES

9-2-77 made a spot check of the ...
condition of ...
new ...
...

Permit No. 77-10892

Location 27 ...

Owner ...

Date of permit 9-7-77

Approved ...

Large grid area for notes or drawings, consisting of multiple horizontal and vertical lines forming a grid.



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date Sept. 7, 1977
 Receipt and Permit number A03170

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: 27 Cushman St.
 OWNER'S NAME: Francis Mulkern ADDRESS: same

OUTLETS: (number of) 1230
 Lights 31-60 FEES
 Receptacles _____
 Switches _____
 Plugmold _____ (number of feet) 2.00
 TOTAL 5.00

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes _____
 Temporary _____

METERS (number of) _____

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 (total number of kws) _____

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

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circuits, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ... DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ... _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ... _____
 TOTAL AMOUNT DUE: 5.00

INSPECTION:
 Will be ready on 9-7-77, 1977; or Will Call _____

CONTRACTOR'S NAME: Michael Dorr
 ADDRESS: Gray Rod, Cumberland
 TEL.: 829-3382

MASTER LICENSE NO.: 857 SIGNATURE OF CONTRACTOR: Michael Dorr
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

ELECTRICAL INSTALLATIONS -

Permit Number 03170
Location 27 Eastman St.
Owner Francis J. Kern
Date of Permit 9-7-77
Final Inspection 9-8-77
By Inspector Kelly
Permit Application Register Page No. 113

INSPECTIONS: Service _____ by _____
Service called in _____
Closing-in _____ by _____
PROGRESS INSPECTIONS: 9-8-77

CODE
COMPLIANCE
COMPLETED
DATE 9-8-77

DATE: _____ REMARKS:
OK

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 55241
 Issued 10/25/67
 Portland, Maine 10-25-67, 19

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 the City, 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 Mr. [unclear] Tel. [unclear]
 Contractor's Name and Address [unclear] Tel. [unclear]
 Location [unclear] Use of Building [unclear]
 Number of Families / Apartments [unclear] Stores [unclear] Number of Stories [unclear]
 Description of Wiring: New Work Additions [unclear] Alterations [unclear]

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 <input checked="" type="checkbox"/> Underground	No. of Wires <u>3</u> Size <u>[unclear]</u>	Total No. Meters <u>[unclear]</u>
METERS: Relaxed		<input checked="" type="checkbox"/> Added	Volts <u>[unclear]</u> Starter <u>[unclear]</u>	
MOTORS: Number	Phase	H. P.	Amps	Phase
HEATING UNITS: Domestic (Oil)		No. Motors		H.P.
	Commercial (Oil)	No. Motors		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				Signs (No. Units)
Will commence <u>10-25-67</u>	Air Conditioners (No. Units)			
Amount of Fee \$ <u>2.50</u>	Ready to cover in <u>10-25-67</u>	Inspection		<u>19</u>

Signed [Signature]

DO NOT WRITE BELOW THIS LINE

SERVICE		METER		GROUND
VISITS: 1	2	3	4	5
	7	8	9	10
				11
				12

REMARKS:

INSPECTED BY F. A. Herbert (OVER)

LOCATION *Cushman St 27*
 INSPECTION DATE *10/26/67*
 WORK COMPLETED *10/26/67*
 TOTAL NO. INSPECTIONS *1*

REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	
31 to 60 Outlets	(including switches)
Over 60 Outlets, each Outlet	(including switches)
(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	3.00
MOTORS	
Not exceeding 50 H.P.	2.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	3.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	2.00
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. -- Each Unit	4.00
TEMPORARY WORK (Limited to 6 months from date of permit)	.75
Service, Single Phase	1.50
Service, Three Phase	1.00
Wiring, 1 50 Outlets	2.00
Wiring, each additional outlet over 50	1.00
MISCELLANEOUS	
Circuses, Carnivals, Fairs, etc.	.02
ADDITIONS	
Distribution Cabinet or Panel, per unit	10.00
Transformers, per unit	1.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 19, 1946

PERMIT 00240

FEB 19 1946

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 27 Cushman Street Use of Building Dwelling No. Stories 2 New Building
 Existing
 Name and address of owner of appliance Russell Pollard, 27 Cushman Street
 Installer's name and address Community Oil Co., 512 Cumberland Ave. Telephone 2-7481

General Description of Work

To install Oil burning equipment in connection with existing steam heat

OK 2-19-46
WPM

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
 If wood, how protected? Kind of fuel
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
 From top of smoke pipe From front of appliance From sides or back of appliance
 Size of chimney flue Other connections to same flue
 If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Silent Glow Labelled by underwriters' laboratories? Yes
 Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete
 Location of oil storage basement Number and capacity of tanks 1-275 gal.
 If two 275-gallon tanks, will three-way valve be provided?
 Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
 If wood, how protected?
 Minimum distance to wood or combustible material from top of appliance
 From front of appliance From sides and back From top of smoke pipe
 Size of chimney flue Other connections to same flue
 Is hood to be provided? If so, how vented?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

.....

 Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.) Community Oil Co.

APPROVED:

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

Community Oil Co.

Signature of Installer By: *J. H. Edward*

INSPECTION COPY

Permit No. 46/ 240

Location 27 Cushman St

Owner Russell Pollard

Date of issue 2/19/46

Approved [Signature]

NOTES

[Faint handwritten notes on lined paper, including the word "Street" and some illegible markings]

January 18, 1944

Dr. David P. Leighton,
138 State Street,
Portland, Maine

Subject: Illeg. conversion of the former dwelling
at 27 Cushman Street to a lodging house

Dear Dr. Leighton:

Thanks for letting me see Mr. Whelpley's letter on the above. The new owner who wishes to convert the building back to a single family dwelling has been in contact with this office back in November, and was told that under the circumstances the only person we can process against to get the people out was himself, the owner. I suggested that he go to the Rental Bureau which evidently he has done successfully.

As you say in your note this situation is interesting and it taken together with the very large number of buildings which have been similarly converted is both interesting and also exasperating. The worst part of it is that almost all of these buildings have been converted "sub-rosa" from two family dwelling houses and have terrible exit facilities from the standpoint of safety of the occupants. Most of them are much overcrowded because the tenants prefer to be crowded and get by temporarily with the smaller rents rather than move into the new dwelling units which are being provided by the government or under FHA.

I am afraid the city will be held responsible, at least in the public minds, if loss of life should occur due to unsafe exits in some of these buildings. I do not have law enough to handle it outside of a very few cases. The Building Code was drawn with the idea of controlling conversion jobs to lodging houses and apartment houses where physical changes requiring a building permit were necessary; relying on the State law (Chapter 5) enforceable by the fire inspector who in this city is Chief Sanborn) to take care of all other dangerous exit conditions. The statute has proven so confusing in its application and so cumbersome of enforcement that the situation cannot be cared for by that method either.

A change in the State law could hardly be effective before June or July in 1945, so I am recommending that the Building Code be amended to require a bare minimum of safe exit and fire protective features in all lodging and apartment houses, no matter when they were established or when the dangerous conditions are discovered.

Very truly yours,

Inspector of Buildings

WCD/H

Chas. E. L. Whelpley, Area Rent Director
140 High Street
James T. Barlow, City Manager

Mr. Whelpley's letter returned herewith.

Dear Mr. Barlow: I have been trying to find an opportunity to discuss the above problem as to exits in lodging and apartment houses with you; but have refrained because you have been engaged with so highly exasperating problems of late. I have talked the matter over somewhat with Mr. Payson, and I think the situation is "hot". Inasmuch as in certain quarters you are being held personally responsible for even minute actions of the various city departments, I am afraid if we should have a lodging

January 1, 1944

Dr. dan P. Weigton
James E. Larlow, City Manager

house, disaster these unreasonable. Also would hold you responsible for this also.
If you are agreeable will you notify me of this that you can take it over, or, if
you prefer, instruct me to take it up directly with the City Council. I feel that
the matter is important enough that, in event of the building Code is decided
upon, the Building Code Commission be called to order to pass on the same. These
requirements for safety, that the public hearing should be held and enough publicity
given so that the owners of all the buildings affected will know that something is
brewing.

Warren McDonald

COPY

OFFICE OF PUBLIC ADMINISTRATION
Area Rent Office
142 High Street,
Portland 3, Maine

January 6, 1944

Dr. Alan R. Leighton
132 State Street
Portland, Maine

Dear Alan:

In response to your letter of January 5, 1944, I will say that I have gone into this case somewhat in detail and find as follows:

The property at 27 Cushman Street was originally owned by the Portland Savings Bank, who, under date of August 26, 1943, sold to a new owner, namely, R. W. and Louise Rollard. The property had been leased by the Portland Savings Bank to one Gunder D. Rasmussen under a written lease, which had an expiration date of January 1, 1944.

On petition of the new owner, who desired the property for personal occupancy, under date of December 3, 1943 I gave them a certificate, authorizing the removal of tenants at the expiration of a period of three months from the date of the order. In a petition of the new owners, they stated that Rasmussen had somewhat converted the identity of the property, inasmuch as he had cut it up into apartments and had rented to various people. Under both our State Law and U. S. A. Regulation, there does not seem to be any protection whatever against eviction for the sub-tenant, which means that, when Rasmussen's time of occupancy of the building expires, the sub-tenancies expire at the same time.

Communications from this office addressed to Rasmussen have been returned to us with the notation that "man has moved and left no address", so that we are somewhat prone to assume that he has considered his tenancy as ended. The new owners have complied with every feature of our Regulation and are, therefore, entitled to occupation by themselves of their own premises.

Further, I may say that in the petition of the new owners to this office, they made statement that Rasmussen had sub-divided the building into apartments and that they intended to remove such changes, as he had made, and to convert the structure back to a single house for their own use.

After all these words, this simply means that, if Rasmussen is still in possession, your woman has until March 3, 1944 in which to occupy but, if the reverse is in effect, then she may be evicted at any time, but in compliance with State Law.

Yours truly,

(Signed) Lee

W. L. Shelpley
Area Rent Director

nlw/l

Vol. 1

Sheet 51 Sheet 2

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

1. Location Cushman St 27 Date investigation commenced
2. References: Complaints 643-124 Appl. BP Inq. Real Estate Dept.
3. Present Owner and Address Portland Savings Bank, Albert C Hobbs, 477
4. Present Lessee and Address 477 Cong. St
5. Building Permit Record: 35/438 4-10-35 Rep. Fire
- 35/862 - 6-24-35 Rtb

Assessors' Record

6. Survey 1924: Owner Mary E. Kilby No. tenants
- No. rooms 10; Class of Use OWNER
7. Assessors' change record since 1924 4-10-35 To repair after fire to
- Former Condition No. AIT, 6-24-35 Cover entire roof
8. Change of Owners, 1924 to date 1728 Peter Christensen 1929 Allstates Realty Co
- 1932 Portland Savings Bank

9. City Directory Record

1926	<u>Mary Kilby</u>		<u>Same</u>
1927	<u>Same</u>	1937	<u>VACANT</u>
1928	<u>Christian G. Knaglund (Nelson)</u>	1938	<u>VACANT</u>
1929	<u>Same</u>	1939	<u>Gunder N. Rasmussen (Irish)</u>
1930	<u>Same</u>	1940	<u>Robert B. Basbas - (Doris)</u>
1931	<u>Same</u>	1941	<u>Gunder N. Rasmussen (Irish), Pauline Kennedy</u>
1932	<u>Same</u>	1942	<u>Robert Basbas - (Doris), Pauline Kennedy</u>
1933	<u>Same</u>	1943	<u>Clayton Day (Irish), Pauline Kennedy</u>
1934	<u>Same</u>	1944	<u>Gunder N. Rasmussen (Irish), Pauline Kennedy</u>
1935	<u>Same</u>	1945	<u>Socrates G. Basbas (Doris), Pauline Kennedy</u>
			<u>1944 Annie A. Johnson, Mrs. Callahan (Vacant)?</u>

10. Miscellaneous

Conclusions and Action



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

Complaint No. ~~4-124~~

COMPLAINT

INSPECTION COPY

Date received November 6, 1913

Location 27 Cushman Street Use of Building _____
 Owner's name and address Russell E. Pollard, 40 South Street Telephone _____
 (partly to live at 27 Cushman St.)
 Tenant's name and address _____ Telephone _____
 Complainant's name and address Owner Telephone _____

Description: Former single family dwelling converted without permit or certificate of occupancy to combined lodging and apartment house. Mr. Pollard has recently gained title to this property without encumbrance and would like to convert it back to a single family dwelling house for his own use. The Portland Savings Bank has it under lease to Gunder Rasmussen who has sublet to a Mr. Steele of 64 Gray Street. Mr. Pollard wants the building vacated and Frank Preti, his lawyer, has taken the matter up with OPA without reply.

INSPECTION NOT COMPLETED

APARTMENT HOUSE ZONE (C)

Complaint No. C-43-124

Location 29 Washington St

Date Received 10/15/43

Date Disposed of

NOTES Vol-1-Sheet 51-Block 2
1/2 way - floor - room



APPLICATION FOR PERMIT TO REPAIR BUILDING

PERMIT NO. 41038
APR 10 1935

Third Class Building
Portland, Maine, April 10, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 27 Cushman Street Ward 7 Within fire limits? Yes Dist. No. 3

Owner's name and address: Portland Savings Bank, 481 Congress St. Telephone 4-2109

Contractor's name and address: John Swan, 5 Virginia Ave. So. Portland Telephone 4-2109

Use of building _____ Height _____ ft., Gross area _____ sq. ft., Style of roof _____

No. stories _____ Type of present roof covering _____

General Description of New Work

To Repair after fire to former condition. No alteration
(Cause - Unknown)

WOOD SHINGLES - NOT MORE THAN 10% OF AREA OF ROOF

Damage to roof covering

If Roof Covering is to be Repaired or Renewed

When last repaired? _____ Area then repaired _____ sq. ft.

Are repairs or renewal due to damage by fire? yes If so, what area damaged? _____ sq. ft.

Area of roof to be repaired now? NOT MORE THAN 10% OF AREA OF ROOF _____ sq. ft.

Type of roofing to be used wood shingles No. plies _____

Trade name and grade of roof covering to be used _____ Fee \$.50

Estimated cost \$ _____ Signature of owner By John Swan

INSPECTION COPY

41038

Ward 7 Permit No. 35/438

Location 27 Cushman St.

Owner Portland Savings Bank

Date of permit 4/10/35

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 4/11/35. O.K.

Cert. of Occupancy issued None

4/11/35. NOTES
Small area around
skylight, etc.

7970508

PLUMBING APPLICATION

PROPERTY ADDRESS
Town Or Plantation: Portland
Street: 27-29-31 Columbia St
Subdivision Lot: 27-29-31

PROPERTY OWNERS NAME
Last: Holt First: Richard
Applicant Name: Ralph T. Holt
Mailing Address of Owner/Applicant (if Different): 77 Nelson

PORTLAND PERMIT # 1,873 TOWN COPY
Date Permit Issued: 12/16/86 \$ FEE Charged
L.P.I. #
Local Plumbing Inspector Signature: _____

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: _____ Date: _____

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: JAN 15 1987

PERMIT INFORMATION

This Application is for

1. NEW PLUMBING
2. RELOCATED PLUMBING

Type Of Structure To Be Served:

1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER - SPECIFY: _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG'D HOUSING DEALER/MECHANIC
4. PUBLIC UTILITY EMPLOYEE
5. PROPERTY OWNER
LICENSE # 101399

Number	Hook-Ups And Piping Relocation	Column 2		Column 1	
		Number	Type Of Fixture	Number	Type Of Fixture
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock	2	Bathtub (and Shower)
			Floor Drain		Shower (Separate)
			Urinal		Sin.
	HOOK-UP: to an existing subsurface wastewater disposal system		Drinking Fountain	2	Wash Basin
			Indirect Waste	2	Water Closet (Toilet)
			Water Treatment Softener, Filter, etc.		Clothes Washer
	PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
			Dental Cuspidor		Garbage Disposal
			Bidet		Laundry Tub
	Hook-Ups (Subtotal)		Other: _____	1	Water Heater
	Hook-Up Fee		Fixtures (Subtotal) Column 2	17	Fixtures (Subtotal) Column 1
					Fixtures (Subtotal) Column 2
					Total Fixtures
				\$ 21.	Fixture Fee
				\$	Hook-Up Fee
				\$ 21.	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

APPLICATION FOR PERMIT PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE

AUG 29 1966

To the CHIEF 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
1. Owner's name and address Fire District #1 [] #2 []
2. Lessee's name and address Telephone
3. Contractor's name and address Telephone
Proposed use of building No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$50,000...

FIELD INSPECTOR—Mr. @ 775-5451
Appeal Fees \$
Base Fee 75.00
Late Fee 25.00
TOTAL \$ 200.00

Change of use from 1 to 3 families
new apt. at 27 from 1 to 2 with new
3rd floor, 29 from 2 to 3 with
new on 3rd floor 31 is from 2 to 3
with new on 3rd floor, alterations
Stamp of Special Conditions

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

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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ...
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Phone #
Type Name of above 1 [x] 2 [] 3 [] 4 []
Other
and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

Date: August 12, 1936

Mr. Richard Hurbert
31 Cushman Street
Portland, ME 04102

Subject: 27, 29 & 31 Cushman Street

Dear Mr. Hurbert:

A recent inspection at the above named address of which you are listed the present owner, showed that alterations have been completed, or are in the process of being completed, that require building permits from the City of Portland as defined in the 1984 BOCA Building Code and/or Portland Municipal Code.

It is therefore necessary for you to come to City Hall, 30 Congress Street, Room 317, to file an application for these required permits. This must be done within five (5) days of receipt of this letter. Failure to abide by this request could result in court action and a fine of up to \$50 to \$1,000 per day for each day this violation exists.

I look forward to your cooperation.

Yours truly,

[Signature of P. Sawyer Morris]

P. Sawyer Morris
Chief of Inspection Services

Code Enforcement Officer Merlin Leary (5)

jmr



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 5/7/86, 19
Receipt and Permit number D 25763

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: 27 Cushman St.
OWNER'S NAME: Richard Hurbert ADDRESS: same

Form with various sections: OUTLETS, FIXTURES, SERVICES, METERS, MOTORS, RESIDENTIAL HEATING, COMMERCIAL OR INDUSTRIAL HEATING, APPLIANCES, MISCELLANEOUS, and FEE DUE sections.

INSPECTION: Will be ready on 2 floors new, 19; or Will Call most of first floor existing
CONTRACTOR'S NAME: Tom Maiorano
ADDRESS: 98 Portland, St. Portland 04102
TEL: 774-3572
MASTER LICENSE NO.: 4485 SIGNATURE OF CONTRACTOR:
LIMITED LICENSE NO.:

INSPECTOR'S COPY - WHITE
OFFICE COPY - CANARY
CONTRACTOR'S COPY - GREEN

ELECTRICAL INSTALLATIONS

Date August 11, 19 87
Receipt and Permit number 22206

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: 27-29 Cushman Street

OWNER'S NAME: Richard Hurlbert ADDRESS: same

FEES

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

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

SERVICES: Overhead Underground _____ Temporary _____ TOTAL amperes 600 .. 6.00

METERS: (number of) 5 3.00

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

RESIDENTIAL HEATING: Oil o. 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 _____
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 _____

INSTALLATION FEE DUE: _____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)
TOTAL AMOUNT DUE: 9.00

INSPECTION: Will be ready on now _____, 19__; or Will Call _____

CONTRACTOR'S NAME: Maiorano Elec
ADDRESS: 98 Portland St
TEL.: 774-3572

MASTER LICENSE NO.: 04485 SIGNATURE OF CONTRACTOR: *Susan J. Devine for Thomas Maiorano*
LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, December 1, 1987

PERMIT ISSUED

DEC 3 1987

City of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 37/1253 pertaining to the building or structure comprised in the original application 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 27-29-31 Cushman Street Within Fire Limits? Dist. No.
 Owner's name and address Richard Harlow - 31 Cushman Street, P.O. Box Telephone 774-0953
 Lessee's name and address 5452 Station A 04101 Telephone
 Contractor's name and address Owner Telephone
 Architect Plans filed No. of sheets
 Proposed use of building 8 family condominiums No. families
 Last use No. families
 Increased cost of work 30,000 Additional fee 150.00

Description of Proposed Work

to do additional work as per letter attached

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
 Framing lumber—Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size 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

Approved:

Signature of Owner *[Signature]*

Approved: Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

5

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

APPROVALS BY: _____ DATE _____
 BUILDING INSPECTION - PLAN EXAMINER _____
 ZONING: _____
 C.E.O. _____
 FIRE DEPT. _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
 Will work require disturbing of any tree on a public street?
 MISCELLANEOUS _____

XV. RESIDENTIAL BUILDINGS ONLY: _____
 # NEW DWELLING UNITS WITH: _____
 # EXISTING DWELLING UNITS WITH: _____
 # NEW DWELLINGS: _____
 # EXISTING DWELLINGS: _____
 TOTAL RESIDENTIAL UNITS: _____
 # NEW DWELLINGS: _____
 # EXISTING DWELLINGS: _____
 TOTAL RESIDENTIAL UNITS: _____

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XIII. EST. CONSTRUCTION COST: _____
 XIV. GR. SQ. FT. OF LOT: _____
 BUILDING _____
 XII. OWNERSHIP: PUBLIC _____ PRIVATE _____
 XI. PAST USE: _____
 X. PROPOSED USE: _____
 CODE _____
 If other, explain _____
 Condominium _____
 Apartment _____

VIII. OFFICE USE: _____
 TAX MAP # _____
 LOT # _____
 VALUE/STRUCTURE _____
 PERMIT EXPIRATION _____
 NAME _____
 LOT _____
 BLOCK _____
 X. NEW OR PHASED SUBDIVISION REFERENCE _____
 1. WATER SUPPLY: public _____ private _____
 2. SEWER: public _____ private _____ type _____
 3. HEAT: type _____ fuel _____
 4. FOUNDATION: type _____ footing thickness _____
 5. ROOF: type _____ pitch _____ covering load _____
 6. PLUMBING: _____
 SPRINKLER SYSTEM? yes no
 7. ELECTRICAL: _____
 service entrance size _____
 # smoke detectors _____
 8. CHIMNEY: # flues _____ material _____ # fireplaces _____
 9. FRAMING: floor joists _____ ceiling joists _____ rafters _____ wall studs _____ size _____ max. on center _____
 10. If 1-story building w/masonry walls: _____
 wall thickness _____ height _____
 11. BEDROOM WINDOWS: _____
 height _____ width _____ sill height _____ egress window? yes no

VII. DETAILS OF WORK _____
 VI. FEES: _____
 \$175.00 base fee
 other fees _____
 subdivision fee _____
 site plan review fee _____
 TOTAL \$175.00
 V. REVIEW REQUIRED: _____
 site plan _____
 subdivision _____
 variance _____
 other _____
 floodplain mgmt _____
 shore _____
 enclosed _____
 outdoors _____
 IV. ZONE _____
 street frontage _____
 zoning board approval: no yes date _____
 setbacks: front _____ back _____ side _____
 Planning board approval: no yes date _____
 III. BUILDING DIMENSIONS: _____
 length _____ width _____ square footage _____ height _____ # stories _____

VOID - See original dated 9/15/87 # 1268

II. DESCRIPTION OF WORK: _____
 to convert seven apartments to seven condos
 1. Is this a legally recorded lot? yes _____ no _____
 Address: _____
 2. Lessee's name _____ Tel. _____
 Address _____
 3. Contractor's name _____ Tel. _____
 Address _____
 1. Owner name: Richard Bryant Huribert Tel. 774-0953
 Address: 31 Cushman Street Box 5452 Sta. A 04101
 Location/address of construction: 27-29-31 Cushman Street
 I. GENERAL INFORMATION: _____
 PERMIT # _____
 PORTLAND BUILDING PERMIT APPLICATION DATE 8/12/87

PERMIT # _____ PORTLAND BUILDING PERMIT APPLICATION DATE 8/22/07

I. GENERAL INFORMATION
 Location: address of construction 27-29-31 Sherman Street
 Owner name: Pleasant Branch, Portland
 Tel: 775-0053
 Address: 31 Sherman Street Box 5452 City, A 04101
 2. Owner's name _____
 Address _____
 3. Contractor's name _____
 Address _____
 Tel: _____
 4. Is this a legally recorded lot? Yes _____ No _____

II. DESCRIPTION OF WORK:

VOID - See original dated 9/15/07 # 1268

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____
 Street frontage _____
 Zoning board approval: Yes No date _____
 Setbacks: front _____ back _____ side _____
V. REVIEW REQUIRED: V.C. force _____
 V.C. distance _____
 V.C. other _____
 V.C. location _____
 V.C. other _____
 Number of off-street parking spaces: _____
 Enclosed _____
 Outdoors _____

VI. FEES:
 Base fee \$175.00
 Subdivision fee _____
 Site plan review fee _____
 TOTAL \$175.00

VII. DETAILS OF WORK
 1. WATER SUPPLY: public private
 2. SEWER: public private
 3. HEAT type fuel _____
 4. FOUNDATION: type _____
 5. ROOF: type _____ pitch _____
 6. PLUMBING: _____
 7. SPRINKLER SYSTEM: Yes No
 8. CHIMNEY: # flues _____ # material _____
 9. FRAMING: floor joists _____
 ceiling joists _____
 studs _____
 size _____
 mark on center _____
 10. # 1-story building w/masonry walls _____
 wall thickness _____
 height _____
 11. BEDROOM WINDOWS _____
 height _____
 width _____
 egress window? Yes No

VIII. OFFICE USE:
 TAX MAP # _____
 LOT # _____
 VALUE/STRUCTURE _____
 PERMIT EXPIRATION _____
IX. PROPOSED USE: 103 - 7 condos
XI. PAST USE: _____
XII. OWNERS: PUBLIC PRIVATE

XIII. EST. CONSTRUCTION COST: _____
XIV. GR. SQ. FT. OF LOT: _____
XV. RESIDENTIAL BUILDINGS ONLY:
 # NEW DWELLING UNITS WITH: 1 BDRM _____ 2 BDRM _____ 3 BDRM _____
 # EXISTING DWELLING UNITS WITH: _____
XVI. # RESIDENTIAL UNITS: # NEW DWELLINGS _____ # EXISTING DWELLINGS _____
TOTAL RESIDENTIAL UNITS: _____

APPROVALS BY: DATE _____
 BUILDING INSPECTION PL. # EX. NUMBER _____
 ZONING _____
 C.E.D. _____
 FIRE FEES _____
 Separate permits are required by the installers and subcontractors of heating, plumbing, electrical, and mechanicals.

MISCELLANEOUS:
 Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

APPLICANT: _____
 SIGNATURE OF APPLICANT: _____
 PHONE # 774-0955
 TYPE NAME OF ABOVE: _____

DATE: _____
 DISTRICT NO. _____
 WHITE-GPCOG Green-Applicant Ver.-W-Assessor Print-Office File Gold-Field Inspector

White-GPOG Green - Applicant Yellow-Assessor Pink-Office File Gold - Field Inspector

XVII. SIGNATURE OF APPLICANT <i>[Signature]</i> PHONE # 774-0953	TYPE NAME OF ABOVE RESIDENTIAL BUILDING	DISTRICT NO.
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NOTE TO APPLICANT: Separate permits are required by the raters and subcontractors of heating, plumbing, electrical, and mechanicals.

APPROVALS BY: DATE BUILDING INSPECTION - PLAN EXAMINER ZONING: C.E.O. FIRE DEPT.	Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
---	---

XV. RESIDENTIAL BUILDINGS ONLY: BEDROOMS: 1 BDRM, 2 BDRMS, 3 BDRMS # NEW DWELLING UNITS WITH: 1 BDRM, 2 BDRMS, 3 BDRMS # EXISTING DWELLING UNITS WITH:	XVI. # RESIDENTIAL UNITS: # NEW DWELLINGS # EXISTING DWELLINGS TOTAL RESIDENTIAL UNITS
---	---

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XIII. EST. CONSTRUCTION COST:	XIV. GR. SQ. FT. OF LOT BUILDING
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XII. OWNERSHIP: PUBLIC <input checked="" type="checkbox"/> PRIVATE <input checked="" type="checkbox"/>	XI. PAST USE:
X. PROPOSED USE: 105 - CONDO	CODE: <input checked="" type="checkbox"/> other, explain

VII. OFFICE USE: TAX MAP #	LOT #	VALUE/STRUCTURE	PERMIT EXPIRATION
1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type	3. HEAT: type fuel	4. FOUNDATION: type thickness footing
5. ROOF: type pitch covering load	6. PLUMBING: SPRINKLER SYSTEM? <input type="checkbox"/> yes <input type="checkbox"/> no	7. ELECTRICAL: service entrance size # smoke detectors	8. CHIMNEY: # flues material # replaces
9. FRAMING: floor joists ceiling joists studs	10. 1-1 story building w/masonry walls height width	11. BEDROOM WINDOWS: height width sill height egress window? <input type="checkbox"/> yes <input type="checkbox"/> no	12. NEW OR PHASED SUBDIVISION REFERENCE:

VII. DETAILS OF WORK

VI. FEES: base fee \$175.00 other fees lot fee TOTAL \$175.00 site plan review fee

V. REVIEW REQUIRED: variance setback from front back side side zoning board approval yes no date planning board approval yes no date number of off-street parking spaces: enclosed outdoors

IV. ZONE: street frontage side side zoning board approval yes no date setback from front back side side zoning board approval yes no date planning board approval yes no date number of off-street parking spaces: enclosed outdoors

III. BUILDING DIMENSIONS: length width square footage height # stories

II. GENERAL INFORMATION

1. Owner's name: Richard Bryant Whitcomb Tel: 774-0953
 Location/address of construction: 27-29-31 Ocean Street
 2. Lessee's name: Address: Tel:
 3. Doctor's name: Address: Tel:

PERMIT # PORTLAND BUILDING PERMIT APPLICATION DATE 8/12/87

VOID - See original dated 9/15/87 # 1268

to convert seven apartments to seven condos

PERMIT # _____ PORTLAND BUILDING PERMIT APPLICATION DATE 8/12/87

I. GENERAL INFORMATION
 Location/address of construction 27-29-31 Cushman Street
 1. Owner's name Richard Irving Hubbert Tel. 774-3953
 Address 31 Cushman Street, Box 5452, Sta. A 04101
 2. Lessee's name _____ Tel. _____
 Address _____
 3. Contractor's name _____ Tel. _____
 Address _____
 4. Is this a legally recorded lot? yes _____ no _____

II. DESCRIPTION OF WORK:
to convert seven apartments to seven condos

VOID
 9/10/87 # 1267

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____
 IV. ZONE _____ Street frontage _____ Zoning board approval no yes date _____
 Setbacks: front _____ back _____ side _____ Planning board approval no yes date _____
 V. REVIEW REQUIRED: variance _____ other _____ Number of off-street parking spaces:
 site plan _____ subdivision _____ shore _____ floodplain mgmt _____ enclosed _____ outdoors _____
 VI. FEES:
 base fee \$175.00 other fees _____
 subdivision fee _____ late fee _____
 site plan review fee _____ TOTAL \$175.00

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detector _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ max. on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	
3. HEAT: type _____ fuel _____	10. If 1-story building w/masonry walls: wall thickness _____ height _____	11. BEDROOM WINDOWS: height _____ width _____ sill height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: SPINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE: TAX MAP # _____ LOT # _____ VALUE/STRUCTURE _____ PERMIT EXPIRATION _____

IX. NEW OR PHASED SUBDIVISION REFERENCE: Name _____ Lot _____ Block _____

CODE _____ If other, explain _____ Seasonal _____ Condominium _____ Apartment _____
 X. PROPOSED USE: 105 - 7 condos
 XI. PAST USE: _____
 XII. OWNERSHIP: PUBLIC _____ PRIVATE _____
 XIII. EST. CONSTRUCTION COST: _____ XIV. GR. SQ. FT. OF LOT BUILDING: _____

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY: # NEW DWELLING UNITS WITH: 1 BDRM _____ 2 BDRMS _____ 3 BDRMS _____ # EXISTING DWELLING UNITS WITH: _____	XVI. # RESIDENTIAL UNITS: # NEW DWELLINGS _____ # EXISTING DWELLINGS _____ TOTAL RESIDENTIAL UNITS _____
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APPROVALS BY: DATE _____

BUILDING INSPECTION - PLAN EXAMINER _____
 ZONING: _____
 C.E.O. _____
 FIRE DEPT. _____

MISCELLANEOUS
 Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

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

District No. _____ XVII. SIGNATURE OF APPLICANT Richard Irving Hubbert PHONE # 774-3953
 TYPE NAME OF ABOVE Richard Irving Hubbert **PERMIT ISSUED**
WITH LETTER

White-GPCOG Green-Applicant Yellow-Assessor Pink-Inspector Gold-Field Inspector

PERMIT # **PORTLAND BUILDING PERMIT APPLICATION** DATE 05/2/87

I. GENERAL INFORMATION
 Location/address of construction 7-35-31 Oregon Street
 1. Owner's name Richard Bryant Lambert Tel.
 Address 11 1/2 North 20th Street, Portland, Ore. 97203
 2. Lessee's name Tel.
 Address
 3. Contractor's name Tel.
 Address
 4. Is this a legally recorded lot? yes no

II. DESCRIPTION OF WORK:
to convert seven apartments to seven condos

III. BUILDING DIMENSIONS: length width square footage height #stories
IV. ZONE Street frontage Zoning board approval no yes date
 Setbacks: front back side side Planning board approval no yes date
V. REVIEW REQUIRED: variance other Number of off-street parking spaces:
 site plan subdivision share floodplain mgmt enclosed outdoors
VI. FEES:
 base fee \$175.00 other fees
 subdivision fee late fee
 site plan review fee TOTAL \$175.00

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size <u> </u> # smoke detectors <u> </u>	8. CHIMNEY: # flues <u> </u> # fireplaces <u> </u>
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type <u> </u>	9. FRAMING: floor joists <u> </u> size <u> </u> max. on center <u> </u> ceiling joists <u> </u> rafters <u> </u> studs <u> </u> wall studs <u> </u>	
3. HEAT: type <u> </u> fuel <u> </u>	10. # 1-story building w/masonry walls: wall thickness <u> </u> height <u> </u>	11. BEDROOM WINDOWS: height <u> </u> width <u> </u> sill height <u> </u> egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4. FOUNDATION: type <u> </u> thickness <u> </u> footing <u> </u>		
5. ROOF: type <u> </u> pitch <u> </u> covering <u> </u> load <u> </u>		
6. PLUMBING: SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE: TAX MAP LOT # VALUE STRUCTURE PERMIT/EXEMPTION
IX. NEW OR PHASED SUBDIVISION REFERENCE: Name Lot Block
X. CODE: if other, explain Seasonal Condominium Apartment
XI. PROPOSED USE: 105 - 7 condos
XII. PAST USE:
XIII. OWNERSHIP: PUBLIC PRIVATE
XIV. GR. SQ. FT. OF LOT BUILDING:

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY: # NEW DWELLING UNITS WITH: # EXISTING DWELLING UNITS WITH: 1 BDRM <u> </u> 2 BDRMS <u> </u> 3 BDRMS <u> </u>	XVI. # RESIDENTIAL UNITS: # NEW DWELLINGS <u> </u> # EXISTING DWELLINGS <u> </u> TOTAL RESIDENTIAL UNITS <u> </u>
---	--

APPROVALS BY: DATE
 BUILDING INSPECTION - PLAN EXAMINER
 ZONING
 C.E.O.
 FIRE DEPT.

MISCELLANEOUS
 Will work require disturbing of any tree on a public street?
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

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

District No. 5 XVII. SIGNATURE OF APPLICANT Richard Bryant Lambert PHONE # 706-0173
 TYPE NAME OF ABOVE Richard Bryant Lambert 1 2 3 4

White-GPCOG Green-Applicant Yellow-Assessor Pink-Office File Gold-Field Inspector

11111 200-1

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 27-29-31 CUSHMAN ST. Assessor's chart: _____
PORTLAND Block: _____
Lot: _____

Name of Owner: RICHARD BRYANT HURLBERT

Address: 31 CUSHMAN ST. / BOX 5452 STA. A. PORTLAND 04101

Telephone No.: 207-774-0953

Name of Project: WILLIAM KILBY BLOCK CONDOMINIUMS

No. of Units to be Converted: SEVEN

No. of Units applying for: SEVEN

No. of Units in Structure SEVEN

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds

Approved By INSPECTION SERVICES USE ONLY

Zoning _____ Date: _____

No. of units approved (circle) and date

Fire Dept: 1 2 3 4 5 6 7 8 9 10

others

Plumbing: 1 2 3 4 5 6 7 8 9 10

others

All modern plumbing installed by the contractor 8/20/01

Elec: 1 2 3 4 5 6 7 8 9 10

others

(7)

Bldg. & Housing: 1 2 3 4 5 6 7 8 9 10

others

C. of O.: 1 2 3 4 5 6 7 8 9 10

others

Comments:

To: Chief of Inspection Services
Portland, Maine

From: Richard B. Hurlbert, Property Owner
27 1/2-31 Cushman Street
Portland, Maine

Re: Condominium Conversion Permit
Part II

1. In 1986 we applied for and received a building permit on the above property to renovate and change from five to eight units. We now plan to market the units as condominiums. They have been unoccupied since we took ownership and are currently unoccupied.
2. N/A
3. N/A
4. N/A
5. N/A
6. N/A
8. N/A

Survey, plat and floor plans are available for your inspection and will be filed with the city.

We also understand that the waiting period can be waived in this circumstance. Please notify us of any additional fees or requirements we may have under the condominium act.

Thank you for your attention to this application.
Enclosed is a check for \$175 for seven units.

Very truly yours,

Richard B. Hurlbert
Richard B. Hurlbert

CONDOMINIUM CONVERSION APPLICATION
PART II

CCCB COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
yes no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no
6. Have relocation referrals and assistance been provided to tenants on demand?
yes no

7
 8. For each converted rental unit supply the following information on last tenants prior to conversions

	Unit Number:	1	2	3	4	5	6	7	8	9
a) Length of occupancy.....										
b) Age of head of household.....										
c) Number of children.....										
d) Number of persons ages 60 or over.....										
e) Will tenant purchase unit? (Yes/No)....										
f) If not, was (or will) relocation payment (be) made? (Yes/No).....										
g) If moving, check destination below:										
i) Same neighborhood.....										
ii) Elsewhere in Portland.....										
iii) Out of Portland.....										
iv) Unknown.....										

APPLICANT SIGNATURE:

Richard B. Elliott

DATE:

August 7, 1987

Applicant: *Richard Harbert*
Address: *27-31 Cushman St.*
Assessors No.: *56-A-17, 16, and 15*

Date: *Oct 1, 1987*

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - *R-6 Residence*

Interior or corner lot - *Corner of Lewis St.*

Use - *Conversion from 8 apts to 7 condos*

Sewage Disposal - *City*

Rear Yards - *10'* *20' required (grandfathered)*

Side Yards - *12' and 28'*

Front Yards - *6'* *10' required (grandfathered)*

Projections -

Height - *3 story*

Lot Area - ~~*8882 #*~~ *8585 #*

Building Area - ~~*8585*~~ *William Kilby Block (Existing)*

Area per Family - *1,000 #*

Width of Lot - *94'*

Lot Frontage - *95'*

Off-street Parking - *O.K.*

Loading Bays - *NA*

Floor Plans received
10/1/87 M.D.T.

Site Plan -

Shoreland Zoning -

Flood Plains -

BUILDING PERMIT REPORT

DATE: OCT. 2/87
ADDRESS: 27-29-31 Cbishman Street
REASON FOR PERMIT: change of use from 3 apt to 5-7
condos
BUILDING OWNER: Richard Hurlbert
CONTRACTOR: 11
PERMIT APPLICANT 11
APPROVED: * 1 thru 6 ~~DENIED~~

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) 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.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- 5.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 27 Cushman Street

Date of Issue May 26, 1987

Issued to: Richard Harlibert

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. 86/1123, 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.

APPROVED OCCUPANCY

PORTION OF BUILDING OR PREMISES

2 family

Entire

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

5/26/87 *Melvin Seary*
Inspector

(Date)

[Signature]
Inspector of Building

Notice: 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.

D. S. 20
83 June

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 27 Cushman Street

Date of Issue May 26, 1937

Issued to Richard Marlbert

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. 96/1123, 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.

APPROVED OCCUPANCY

PORTION OF BUILDING OR PREMISES

2 Family

entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved

(Date)

Inspector

Inspector of Building

Notice: 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.

I. GENERAL INFORMATION
 Location/address of construction 27-29-31 Cushman Street
 1. Owner's name Richard Burdick Tel. 774-0953
 Address 31 Cushman Street P.O. Box 452 Station A 04101
 2. Lessee's name _____ Tel. _____
 Address _____
 3. Contractor's name Orner Tel. _____
 Address _____
 4. Is this a legally recorded lot? yes _____ no _____

OCT 5 1987
 City of Portland

II. DESCRIPTION OF WORK:
change of use from 6 apartments to 7 condos

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____
 IV. ZONE R-6 Street frontage _____ Zoning board approval: no yes date _____
 Setbacks: front _____ back _____ side _____ side _____ Planning board approval: no yes date _____
 V. REVIEW REQUIRED: variance _____ other _____ Number of off-street parking spaces: _____
 site plan _____ subdivision _____ shore _____ floodplain mgmt _____ enclosed _____ outdoors _____
 VI. FEES: base fee _____ other fees change of use \$25.00
 subdivision fee _____ late fee _____
 site plan review fee _____ TOTAL _____

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detectors _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ max. on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	
3. HEAT: type _____ fuel _____	10. If 1-story building w/masonry walls: wall thickness _____ height _____	11. BEDROOM WINDOWS: height _____ width _____ sill height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: SPRINKLER SYSTEM? - yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE: TAX MAP _____ LOT # _____ VALUE/STRUCTURE _____ PERMIT EXPIRATION _____
 CODE _____ If other, explain _____
 X. PROPOSED USE: 105-7 condos
 XI. PAST USE: 6 A-B apartments
 XII. OWNERSHIP: PUBLIC _____ PRIVATE _____
 XIII. EST. CONSTRUCTION COST: _____
 XIV. GR. SQ. FT. OF LOT BUILDING _____
 Seasonal _____ Condominium _____ Apartment _____

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY: # NEW DWELLING UNITS WITH: _____ # EXISTING DWELLING UNITS WITH: _____	BEDROOMS: 1: BDRM _____ 2: BDRMS _____ 3: BDRMS _____	XVI. # RESIDENTIAL UNITS: # NEW DWELLINGS _____ # EXISTING DWELLINGS _____ TOTAL RESIDENTIAL UNITS _____
--	---	--

APPROVALS BY: _____ DATE _____
 BUILDING INSPECTION - PLAN EXAMINER _____
 ZONING: A. K. Taylor - Oct 4, 1987
 C.E.O. _____
 FIRE DEPT. _____
 MISCELLANEOUS: Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

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

District No. _____
 XVII. SIGNATURE OF APPLICANT Richard Burdick PHONE # _____
 TYPE NAME OF ABOVE Richard Burdick
 White - GPCOG Green - Applicant Yellow - Assessor Pink - Office

PERMIT ISSUED
WITH LETTER

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 27-29-31 CUSHMAN ST. Assessor's chart: _____
PORTLAND Block: _____
Lot: _____

Name of Owner: RICHARD BYRANT HURLBERT

Address: 31 CUSHMAN ST. / BOX 5482 STA. A. PORTLAND 04101

Telephone No.: 207-774-0953

Name of Project: WILLIAM KILBY BLOCK CONDOMINIUMS

No. of Units to be Converted: SEVEN

No. of Units applying for: SEVEN

No. of Units in Structure SEVEN

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds

Approved By INSPECTION SERVICES USE ONLY

Zoning _____ Date: _____

No. of units approved (circle) and date

	1	2	3	4	5	6	7	8	9	10
Fire Dept:	1									
others										
Plumbing:	1									
others										
Elec:	1									
others										
Bldg. & Housing:	1									
others										
C. of O :	1									
others										

Comments: The remaining units need fire doors + boiler spunkles or enclose

MARK FOR YOUR FILE

APPLICATION FOR
CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I

To the Chief of Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project: 27-29-31 CUSHMAN ST. PORTLAND
Assessor's chart: _____
Block: _____
Lot: _____

Name of Owner: RICHARD BRYANT HURLBERT
Address: 31 CUSHMAN ST. / BOX 5452 STR. A. PORTLAND 04101
Telephone No.: 207-774-0953

Name of Project: WILLIAM KILBY BLOCK CONDOMINIUMS
No. of Units to be Converted: SEVEN
No. of Units applying for: SEVEN
No. of Units in Structure SEVEN

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds

Approved By INSPECTION SERVICES USE ONLY

Zoning _____ Date: _____

No. of units approved (circle) and date

Fire Dept:	1	2	3	4	5	6	7	8	9	1
others										
Plumbing:	1	2	3	4	5	6	7	8	9	1
others							7			
Elec:	1	2	3	4	5	6	7	8	9	1
others										
Bldg. & Housing	1	2	3	4	5	6	7	8	9	1
others										
C. of O :	1	2	3	4	5	6	7	8	9	1
others										
Comments:										

*This whole section has just had
been new Bludy throughout
8/12/82*



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

27-29-31 Cushman Street

September 17, 1987

Mr. Richard Hurlbert
31 Cushman Street
P.O. Box 5452, Station A
Portland, ME 04101

Dear Mr. Hurlbert:

This is in further reference to your application for a building permit to convert eight (8) apartments at 27-31 Cushman Street to 7 condominiums.

We need to have a completed application for conversion of apartments to condominiums and floor plans for each of the condominium units. In addition, if the apartments are occupied, 120 days notice is required to be sent to each tenant to give them ample time in which to relocate or purchase their unit.

The first is to file a Declaration of Condominium at the County of Registry of Deeds. Then the application for conversion can be filed in this office with floor plans for each unit. The units will be inspected to insure that they meet all of the codes and ordinances of the city, and the Articles of Condominium or by-laws for rights and obligations of the future owners are furnished for review by the Corporation Counsel.

When each unit is found to be complete and in accordance with occupancy requirements, then a Certificate of Occupancy for the conversion to condominiums will be issued.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief of Inspection Services
Merle Leary, Code Enforcement Officer

WJT:lab

CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

October 2, 1987

Re: 27-29-31 Cushman Street, Portland, Maine

Richard Hurlbert
P.O. Box 5452 Station A
Portland, Maine 04101

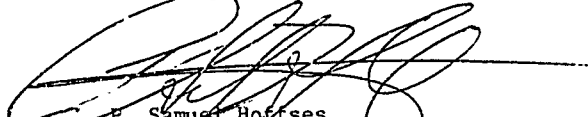
Dear Sir:

Your application to change the use from 8 apartments to 7 condominium dwelling units has been reviewed and a permit is herewith issued subject to the following requirement(s):

Please read and implement items 1 thru 6 of the attached work sheet.

If you have any questions regarding these requirement(s), please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el

Enclosure



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

27-29-31 Cushman Street

September 17, 1987

Mr. Richard Hurlbert
31 Cushman Street
P.O. Box 5452, Station A
Portland, ME 04101

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We need to have a completed application for conversion of apartments to condominiums and floor plans for each of the condominium units. In addition, if the apartments are occupied, 120 days notice is required to be sent to each tenant to give them ample time in which to relocate or purchase their unit.

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Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief of Inspection Services
Merle Leary, Code Enforcement Officer

WJT:lab

Richard B. Hurlbert
Station A, P.O. Box 5452
Portland, ME 04101

Mr. P. Samuel Hoffses
Chief
Inspection Services Division
City of Portland
389 Congress Street
Portland, Maine 04101

5

INSPECTION COPY
FILE COPY

Inspector of Buildings
Signature of Owner
Approved

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
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders 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
Approved:

Details of New Work

to do additional work as per letter attached
See attached letter dated Dec. 1, 87

Description of Proposed Work

Increased cost of work 30,000 Additional fee 150.00
Last use
Proposed use of building 8 Family condominiums
Architect Plans filed No. of sheets
Contractor's name and address Owner
Telephone
Lessee's name and address 5452 Station L, 04101 Telephone
Owner's name and address Richard Hurbert - 24 Cushman Street, P.O. Box 774-0953 Telephone
Location 27-29-31 Cushman Street Within Fire Limits? Dist. No.
The undersigned hereby applies for amendment to Permit No. 87/1268 pertaining to the building or structure comprised in the original application 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:

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE



Portland, Maine, December 1, 1987

Amendment No. 1

APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED

DEC 3 1987

CITY OF PORTLAND

December 1, 1987

Mr. P. Samuel Hoffses
Chief
Inspection Services Division
City of Portland
389 Congress Street
Portland, Maine 04101

Dear Mr. Hoffses:

Please accept this letter as requested to amend my Building Inspection Permit issued Oct. 5, 1987 as follows:

<u>Bldg.</u>	<u>As Issued</u>	<u>Proposed Amendment</u>
#27	1 Unit	3 Units
#29	3 Units	3 Units
#31	<u>3 Units</u>	<u>2 Units</u>
Total	7	8

The physical changes to be made in addition to those previously approved as follows:

#27 (B) Basement - 3 new steam boilers; 1 additional
275 gallon oil tank (total of 2);
2 storage areas

(1) First Floor - Fire door directly to left as you enter unit;
Wall to close off hallway just beyond stairs @
corner of bathroom; removal of partition wall
between cellar access and bath; close access from
kitchen to cellar & seal wall @ top cellar stairs.

(2) 2nd Floor - Fire doors to immediate left and right @ top of
stairwell; move entrance to master bedroom around
corner; remove entranceways to rear bedrooms - remove
dividing wall between two rooms halfway across, replace
window with patio door to 2nd floor fire escape. Remove
tub from middle bath and replace with washing machine.

(3) 3rd Floor - Add dormer off bedroom; install patio door to fire
escape.

#29 (B) Basement - Add one oil storage tank.

(1) 1st Floor - Replace front door to unit 29-1 with fire door
#29-1

RECEIVED

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

Mr. P. Samuel Hoffses

Page 2

- #31 (B) Basement - Add one steam boiler and one oil tank, install tub sink.
- (1) 1st Floor - Install fire doors on front and rear of unit 31-1; remove partition wall between kitchen and porch, new kitchen.
 - (2) 2nd Floor - Fire doors front and rear; deck off kitchen and dining room; access door from dining room to deck.
 - (3) 3rd Floor - Add bath, deck in rear over 2nd floor kitchen access door to deck, fire escape.

These changes include some which are in process as well as changes not contemplated in the immediate future. However in all cases we will comply with city building codes.

Enclosed is a draft of the Mylar which is currently on file with the City of Portland. We are amending the Mylar with the changes penned on this copy. This together with the revised condominium documents will be submitted to the city forthwith. Please let us know if you need further information from us.

Thanks again for your help in straightening out the communication difficulties that existed.

Sincerely,

Richard B. Hurlbert

Richard B. Hurlbert
William Kilby Block
Owner - Developer

RECEIVED

DEC 1 1987

DEPT OF BUILDING INSPECTION
CITY OF PORTLAND

MR. SAMUEL HOFFES

BUILDING INSPECTOR

CITY OF PORTLAND

PORTLAND, ME.

RECEIVED

AUG 18 1986

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

DEAR MR. HOFFES

ENCLOSED IS AN APPLICATION FOR
CHANGE OF USE, FLOOR PLANS, PROPOSED
CHANGES AND PLOT PLAN FOR BUILDINGS
LOCATED @ 27 - 29 AND 31 CUSHMAN
ST.

RECENTLY WE HAD A VISIT FROM
MR. MARION LEAHY OF YOUR DEPARTMENT
WHO ADVISED US OF THE NECESSITY OF
HAVING A BUILDING PERMIT TO CONTINUE
THE RENOVATION PROJECT.

BRIEFLY THE BACKGROUND ON THE PROJECT
TO DATE

① 27 CUSHMAN ST. - PURCHASED IN
DECEMBER 1985 FROM A R.E. BROKER WHO
HELD HIMSELF OUT TO BE A LICENSED
CONTRACTOR. WORK BEGAN IN FEBRUARY 1986
ON RENOVATION. NO STRUCTURAL CHANGES
HAVE BEEN MADE. HOWEVER WALLS WERE
REPLACED, WOOD WORK REFURISHED AND THE
INTERIOR OF THE HOME HAS BEEN FINISHED

ELECTRICAL - WORK DONE BY MATO KAWA
ELEC. AND - HAS BEEN INSPECTED
BY CITY

② PLUMBING - WORK DONE BY RALPH
BLAKE & CO. - HAS BEEN INSPECTED
BY CITY

PROJECT - 75% COMPLETE

③ 29 CUSHMAN ST. - PURCHASED MAY 29, 1986
ELECTRICAL - MATO KAWA - CITY HAS INSPECTED

GOODWIN

PROPOSED CHANGES - FLOOR PLAN

#27 - ① IN THE SECOND FLOOR HALLWAY THERE WILL BE ONE OPENING CLOSED WITH AN ACCESS TO BEDROOM MOVED APPROX. FOUR FEET

② AN ADDITIONAL ENTRANCE WAY AND FRONT DOOR WILL BE ADDED IN 2ND FLOOR HALLWAY

③ AN EGRESS FROM THE WINDOW IN THE REAR OF THE BLDG. WILL BE ADDED

#29 ① SECOND FLOOR - OPENING TO FRONT BEDROOM CLOSED AND MOVED AROUND CORNER

② AN EGRESS FROM THE BUILDING REAR WINDOW WILL BE ADDED

#31 ① 2ND FLOOR - CLOSE ACCESS TO LIVING ROOM AND GUESTROOM FROM HALL. ADD DOORWAY ~~TO~~ TO HALL. ADD NEW ACC

② 3RD FLOOR - ADD BATHROOM

③ ADD EGRESS FROM REAR WINDOW OF BUILDING

PROPOSED CHANGES UNITS

① #27 ONE TO TWO

② #29 TWO TO THREE

③ #31 TWO TO THREE

② CONT.

PROJECT - NO ~~PROFESSIONAL~~ ~~CHANGES~~
~~TO~~ DEMOLITION HAS BEEN COMPLETED.

③ 31 CUSHMAN ST - NO WORK
HAS BEEN STARTED

WE APOLOGIZE FOR ANY INCONVENIENCE
AS REGARDS WORK DONE ON #27
CUSHMAN ST. IT WAS DONE SO OUT
OF IGNORANCE NOT ^{WITH} INTENT TO DISOBEY
THE REGULATIONS OF THE BUILDING
DEPARTMENT ^{REGULATIONS IN} A CITY OF PORTLAND.
OUR ESTIMATED COST OF THE
PROJECT TO COMPLETION IS \$50,000.

Very Truly Yours
Dick Humbert
RICHARD B. HUMBERT
OWNER - DEVELOPER

RECEIVED
AUG 18 1988

DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND



DEPARTMENT OF PLANNING

September 1, 1961

Mr. Richard
31 Cushman
P.O. Box
Portland, Oregon

Dear Mr. Richard:

This is to advise you that the City is converting the property to a residential use.

We need your cooperation if the City is to insure that each owner has their own separate unit.

The first step is to file this office with the Planning Commission and the City Council.

When each unit is ready for occupancy, you will be required to provide a separate entrance.

Sincerely,

Warren J. Warren
Warren J. Warren
Zoning Administrator

cc: P. Merrett

WJT:lab

27-29-31
120' Plan
79' →
81,600 SQ. FT.
10,000 SQ. FT.
CUSHMAN ST.
DUNCAN - HUNTERBOLD

INTERCOM

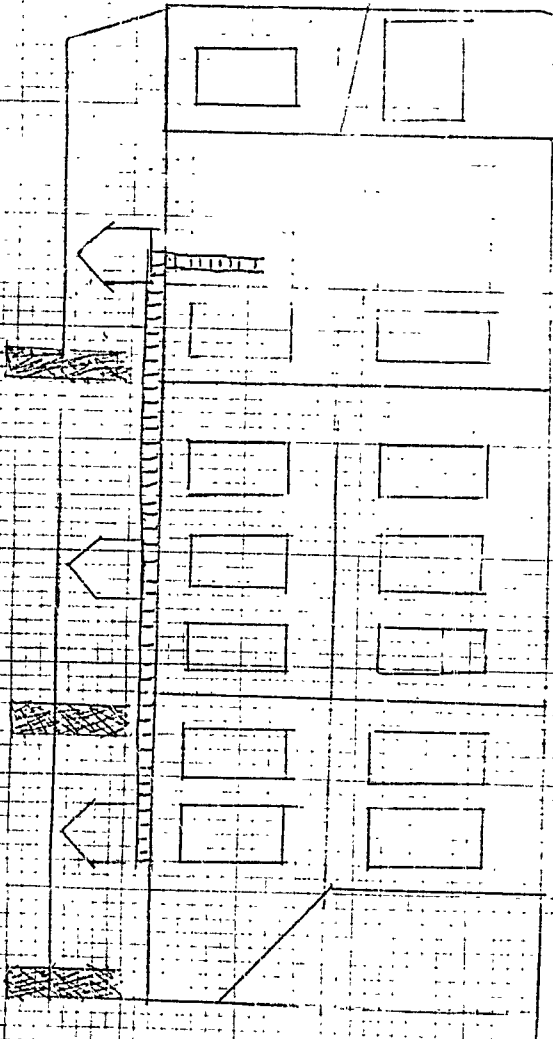
Owner - Hunter

Remain of Building

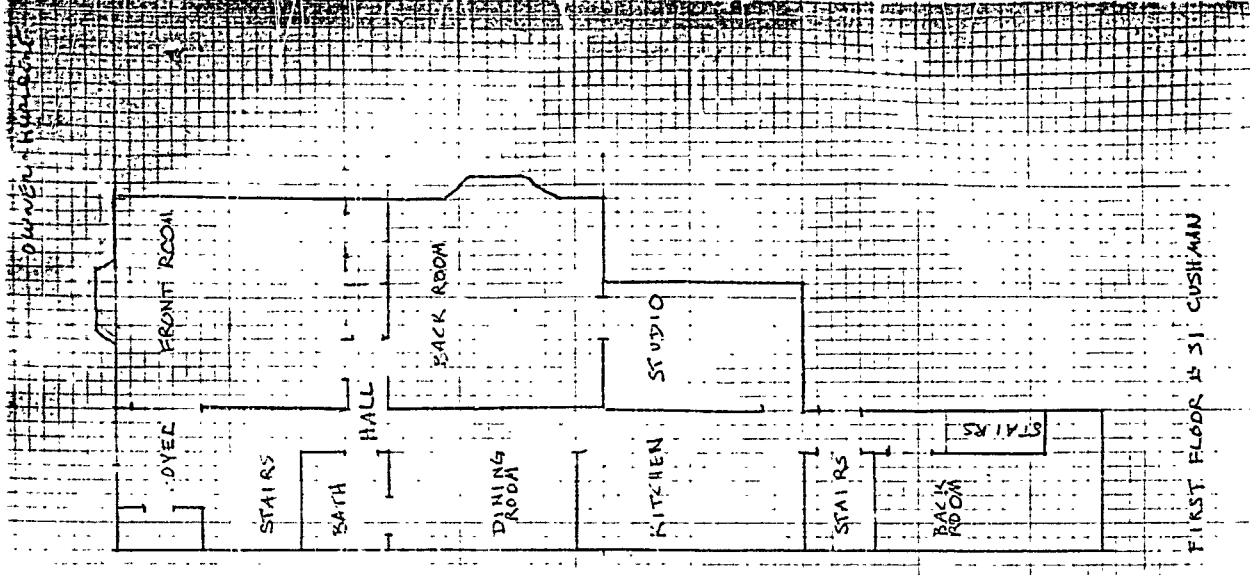
#17

#29

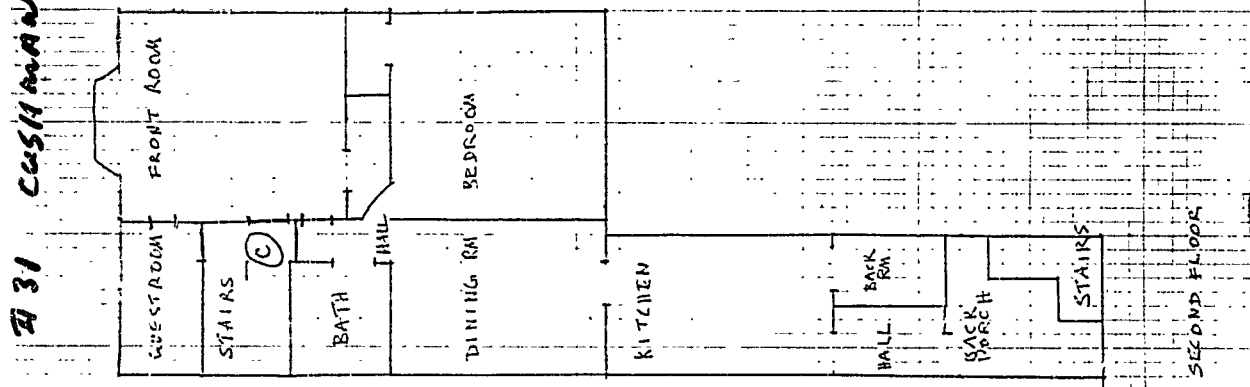
#31



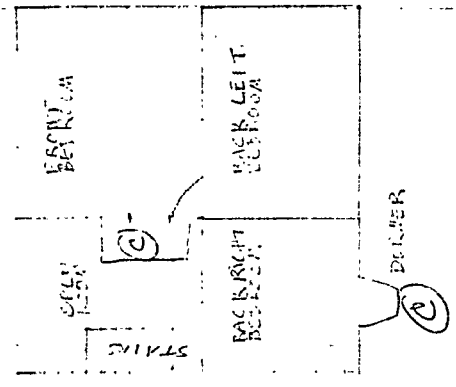
A 31 CUSHMAN



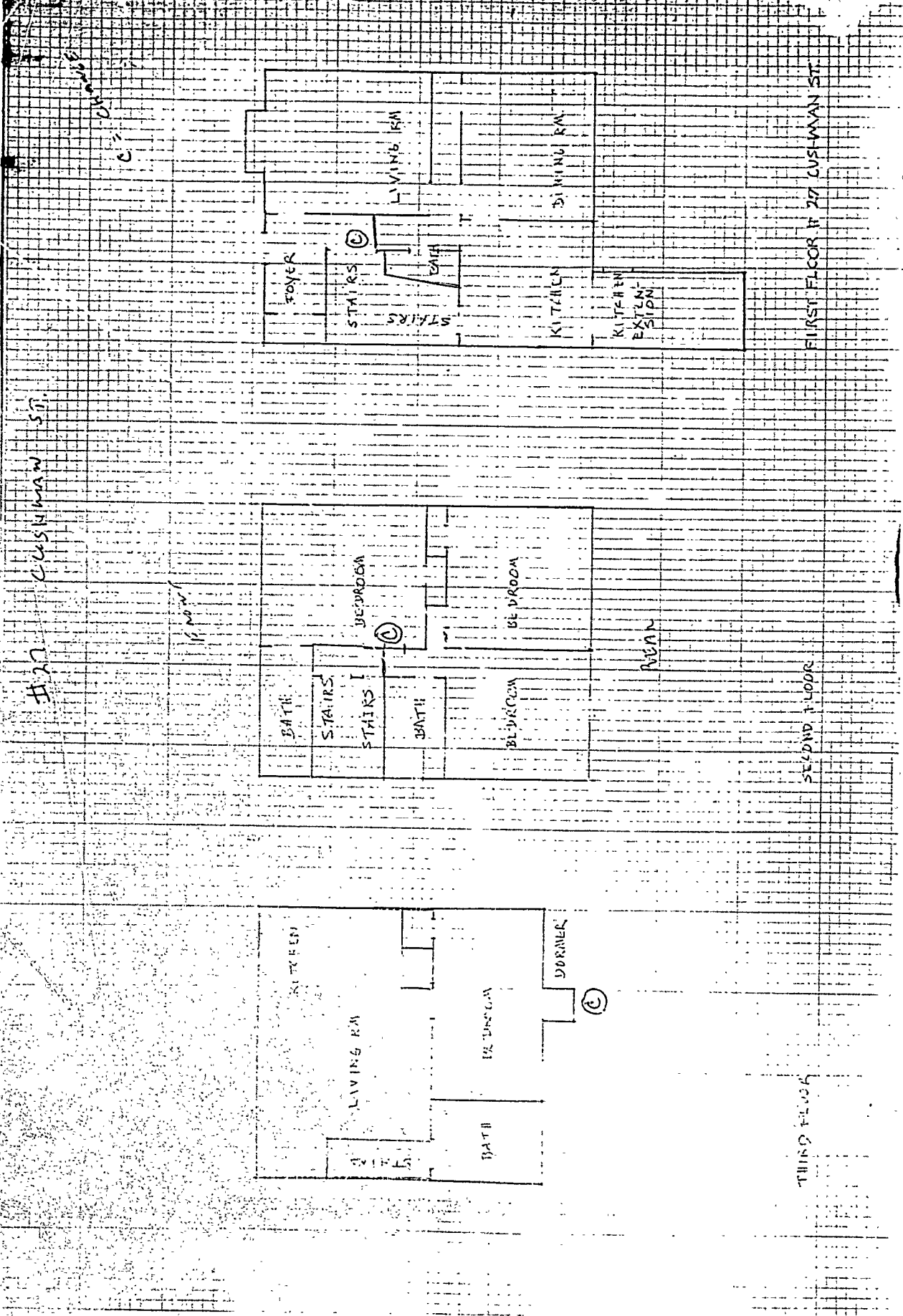
FIRST FLOOR AS CUSHMAN



SECOND FLOOR



THIRD FLOOR



December 1, 1987

Mr. Merle Leary
Building Inspections
City Hall
Portland, Maine 04101

Dear Mr. Leary:

We are ordering today a fire rated door to replace the front door of Unit 29-1. This fire rated door will be installed within two days of delivery to building site. You will be notified upon installation.

Sincerely,

Richard Hurlbert

Richard Hurlbert
Owner - Developer
William Kilby Elock

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: David Lourie, Corporation Counsel

FROM: Warren J. Turner, Zoning Enforcement Inspector

DATE:
October 20, 1987

SUBJECT: William Kilby Condominiums on 27-31 Cushman Street

Enclosed are copies of the Declaration, By-Laws and relating documents for the William Kilby Block Condominiums at 27-31 Cushman Street by Mr. Richard B. Hurlbert, Owner. These documents have been prepared for review by Mr. Gary Vogel, Attorney of Richardson & Troubh's firm, at 465 Congress Street.

In addition, we have received floor plans for these condominiums. which are to be reviewed by the field inspector for that area, Mr. Merlin Leary. On September 23, 1987, Mr. Hurlbert wrote that there were no tenant considerations necessary.

Please review the enclosed documents and advise us as soon as they meet with your approval.

Enclosure: Declaration
By-Laws
Copies of Relating Correspondence

cc: P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer