

13 CUSHMAN STREET



First cut # 920R - Second cut # 9202R - Third cut # 9203R - Fifth cut # 9205R



The Oceanic
AND COTTAGES
KENNEBUNKPORT, MAINE
W. L. MERRILL, PROPRIETOR

File P. 38/1947-I

Walter Merrill
November 25, 1938

Building Inspector Office
City Hall
Portland, Me.

RECEIVED
NOV 30 1938
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Dear Sir:

I have been given to understand you issued
a permit for a two car garage, at 11 Cushman St.

This net net is a great fire hazard but
moreally to the occupants having two bedrooms on
the first floor,

If the garage proves demolished, we had our
experience for a while made is unbearable.

We are in this protest against construction
trust to spray have your cooperation.

Very truly

Walter Merrill

11 Cushman St.

Portland, Me.

December 16, 1938

P.38/1947-1

Mr. Walter W. Merrill,
15 Cushman Street,
Portland, Maine

Dear Sir:

The garage built at 11 Cushman Street was proposed much closer to your building than it has been built when the application for the permit was made. There is no provision in the Building Code or in the Zoning Ordinance which would have prevented him from locating the entrance outside of the garage (usually the drip or the eaves) two feet from the line between your property and his.

The Building Code does provide, however, that all garage permits shall receive the approval of the Chief of the Fire Department before they are issued from this office. In an effort to protect you as far as possible my Inspector and I at different times made several examinations of the situation, called the attention of the Chief of the Fire Department to the closeness to your building and windows, and he directed that the owner change the proposed location of the garage so that it would be as far as possible from the dividing property line (our records show that the garage is approximately 4 feet 8 inches from the property line and a little more from your window). After the location had been changed Chief Sanborn approved the permit and it was issued.

I am sorry, indeed, that the garage is so close to your windows, especially if you suffer from odor and fumes, but we have done everything that we could with the law which we have to work with, and I am sure you will not overlook the fact that one of the fundamental troubles is that your own house is so very close to the dividing property line - a condition that would not ordinarily occur under the present Building Code.

Very truly yours,

WMcD/H

Inspector of Buildings

Rept. 5287C-I

November 5, 1938

Oliver T. Sanborn, Chief
of the Fire Department

Dear Sir:

I have your approval on a building permit to cover construction of a one car garage for P. J. Thornton at the rear of 11 Cushman Street.

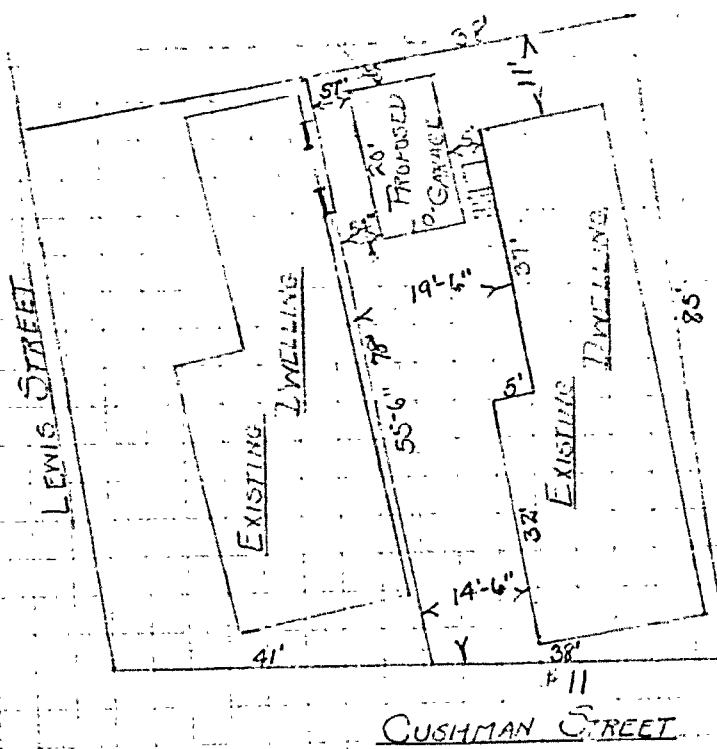
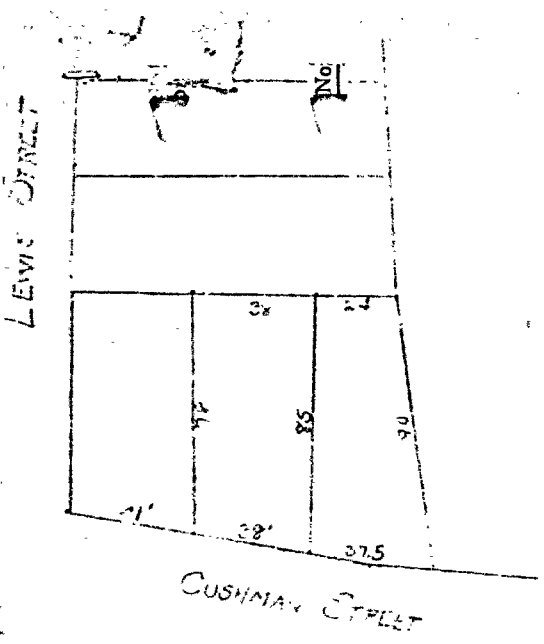
Upon checking the location we find that the wall of this garage would be only 27 inches from two windows in the dwelling house on the adjoining lot.

Thinking that perhaps you were not aware of this condition when your approval was given, I am calling it to your attention. With this information will you please advise whether or not you still want the permit to be issued with your approval on it.

Very truly yours,

WCD/H

Inspector of Buildings

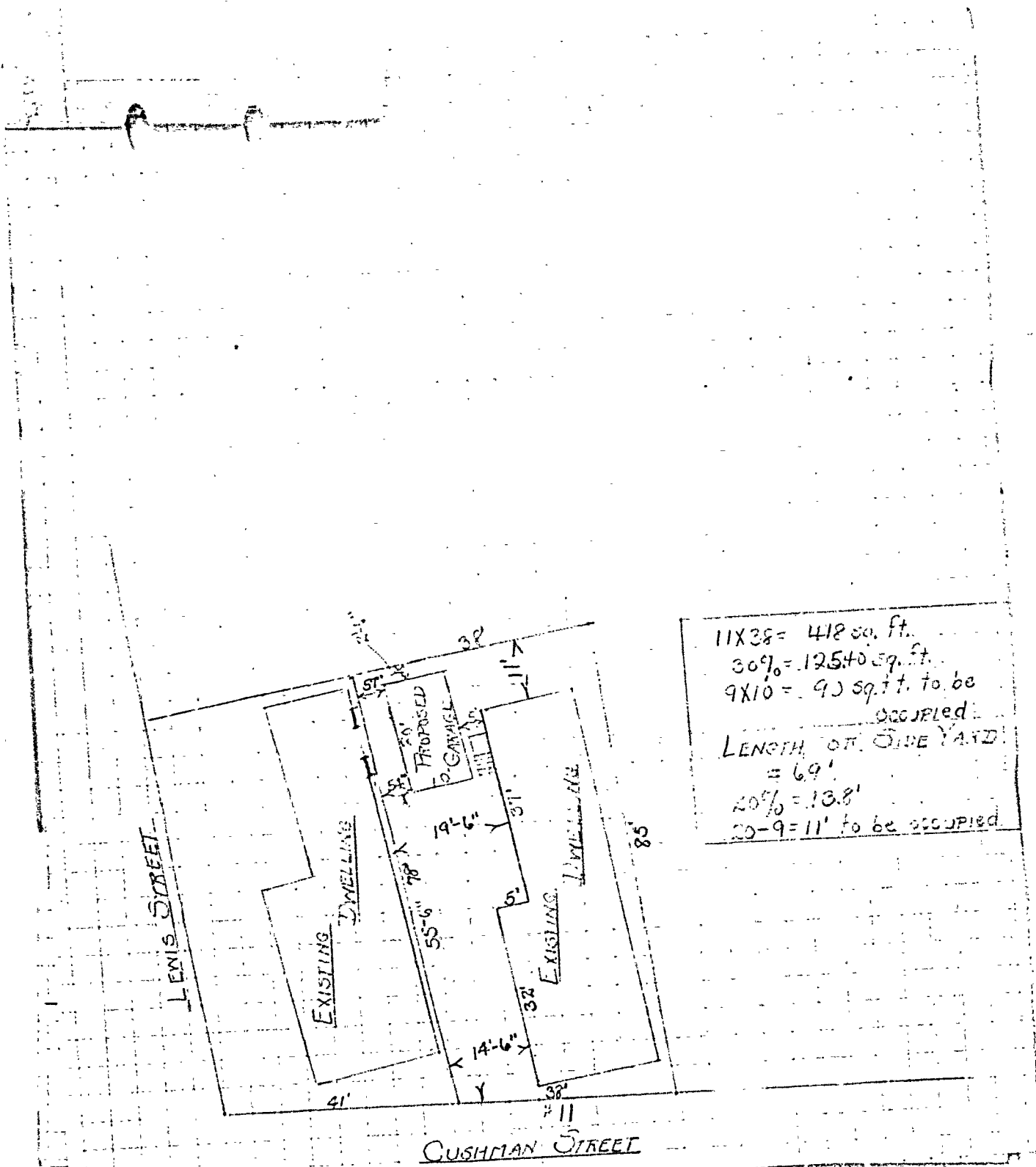


$11 \times 38 = 418 \text{ sq. ft.}$
 $30\% = 125.40 \text{ sq. ft.}$
 $9 \times 10 = 90 \text{ sq. ft. to be occupied}$
 LENGTH OF SIDE YARD
 $= 69'$
 $20\% = 13.8'$
 $30 - 9 = 11' \text{ to be occupied}$

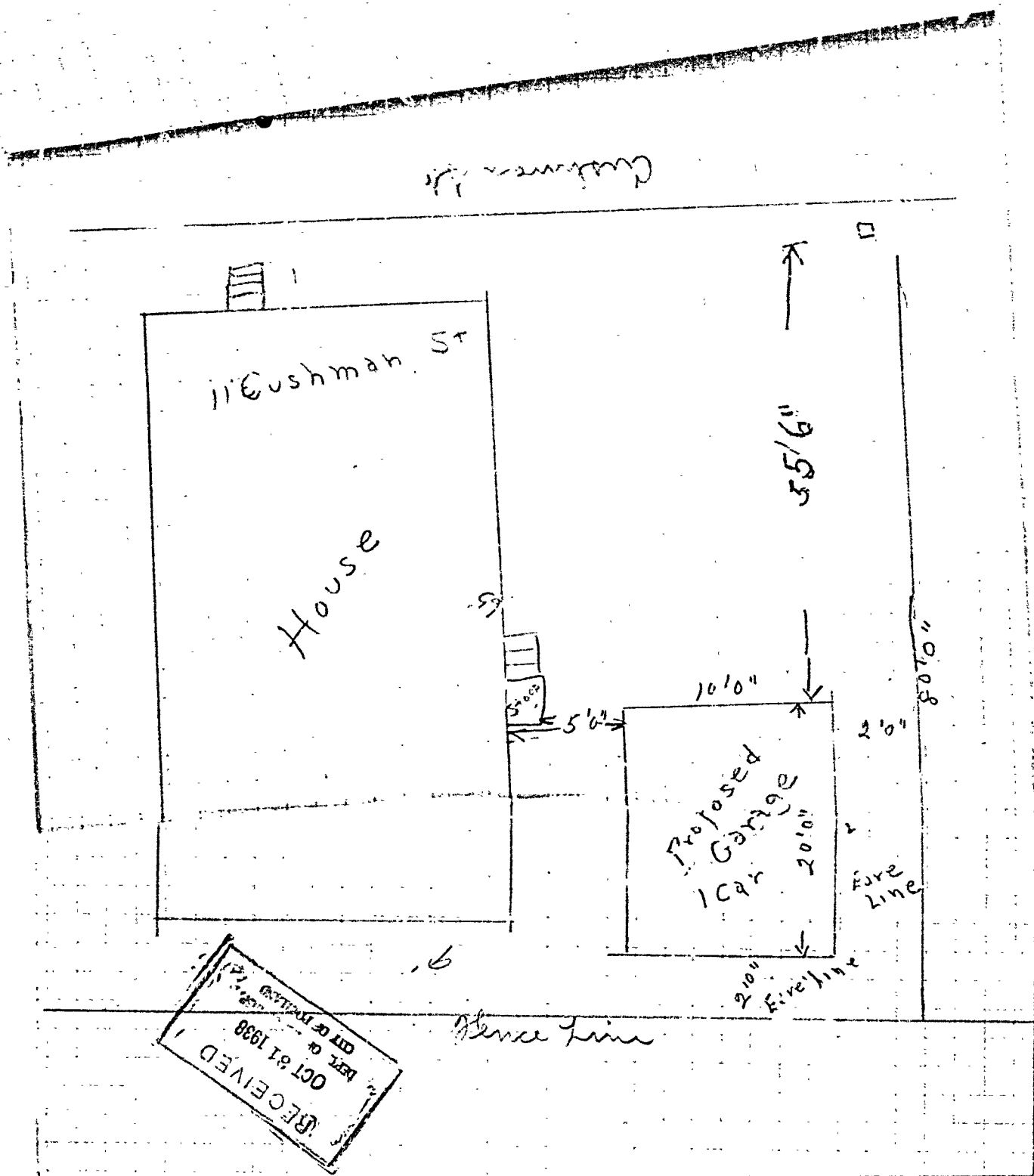
Joists and rafters: 1st floor: dirt, 2nd _____, 3rd _____, roof: 2x1
 On centers: 1st floor: _____, 2nd _____, 3rd _____, roof: 18"
 Maximum span: 1st floor: _____, 2nd _____, 3rd _____, roof: _____
 If one story building with masonry walls, thickness of walls? _____ height? _____
If a Garage
 No. cars now accommodated on same lot none, to be accommodated 1
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no
Miscellaneous
 Will above work require removal or disturbing of any shade 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

Signature of owner: John Conley
 INSPECTION COPY Oliver P. ...
 CHIEF OF FIRE DEPT.

33879



Joists and rafters: 1st floor dirt, 2nd _____, 3rd _____, roof 2x1
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____ height?
 If one story building with masonry walls, thickness of walls? _____
 If a Garage
 No. cars now accommodated on same lot none to be accommodated _____
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no
 Miscellaneous
 Will above work require removal or disturbing of any shade 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 P. J. Thorn
 INSPECTION COPY Oliver Signature of owner By John Conley
 CHIEF OF THE DEPT.



Studs (outside walls and partitions) span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor dirt, 2nd _____, 3rd _____, roof 2x

On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"

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 none to be accommodated _____

Total number commercial cars to be accommodated none

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade 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

P. J. Thornton

INSPECTION COPY John Conley Signature of owner By John Conley

CITY OF BOSTON

APPLICATION FOR BUILDING PERMIT

Garage
 111 Oakwood Str.
 Date 10/1/32
 P. J. Thornton

2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? *Yes*
3. Is the outline of the proposed work not staked out on the ground? *Yes*. If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? *Yes*
4. What is to be maximum projection or overhang of eaves or drip? *3 inches*
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches, and other projections? *Yes*
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, positions and details of the proposed building? *Yes*
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application or in the location plan and application must be submitted to this office before the same are made? *Yes*

John Conley

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.

Details of New Work

Size, front 10' depth 20' No. stories 1 Height average grade to top of plate 2'
 Height average grade to highest point of roof 12'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation cedar posts Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof pitch Rise per foot 6" Roof covering Asphalt roofing Class C End Job
 No. of chimneys 20 Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber—Kind knock Dressed or Full Size? dressed
 Corner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor dirt, 2nd _____, 3rd _____, roof 2x1
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 18"
 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 none, to be accommodated 1
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade 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
 P. J. Thornton

INSPECTION COPY *John Conley* Signature of owner John Conley

APPLICATION FOR PERMIT

Permit No. _____

Building or Type of Structure _____

Portland, Maine, October 21, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 11 Cushman Street (13) Within fire Limits: yes Dist. No. 3
 Owner's or lessee's name and address P. J. Thornton, 11 Cushman Street Telephone _____
 Contractor's name and address John Conley, 21 Sheridan Street Telephone 4-4988
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building family dwelling No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 200. Fee \$.75

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

To erect one car frame garage 10' x 20'

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.

Details of New Work

Size, front 10' depth 20' No. stories 1 Height average grade to top of plate 8'
 Height average grade to highest point of roof 12'
 To be erected on solid or filled land? solid earth or rock? earth
 Material of foundation concrete posts Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof pitch Rise per foot 6" Roof covering asphalt roofing Class C Ind. Lab.
 No. of chimneys no Material of chimneys _____ of lining _____
 Kind of heat no Type of fuel _____ Is gas fitting involved? _____
 Framing Lumber—Kind hemlock Dressed or Full Size? dressed
 Corner posts 4x4 Sills 4x6 Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor ditto, 2nd _____, 3rd _____, roof 2x4
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
 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 none, to be accommodated 1
 Total number commercial cars to be accommodated none
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade 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
 P. J. Thornton

Signature of owner by John Conley

INSPECTION COPY



APPLICATION FOR PERMIT **PERMIT ISSUED**

Class of Building or Type of Structure _____

SEP 4 1937

Portland, Maine, September 4, 1937.

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 11 Cushman Street (13) Ward 7 Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Daniel A. Jenkins, 869 Broadway So. Portland Telephone _____

Contractor's name and address Fred Reeves, So. Portland Telephone _____

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building _____ No. families _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____

Last use 2 car garage No. families _____

General Description of New Work

To demolish building 18' x 18'

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Department of Public works? Yes

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.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____

Height average grade to highest point of roof _____

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

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ of covering _____

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

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

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

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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 _____

Total number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will above work require removal or disturbing of any shade 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

Signature of owner Daniel A. Jenkins

INSPECTION COPY

1837

Ward 7 Permit No. 371390

Location 11 Columbus St

Owner Daniel C. Jenkins

Date of permit 9/4/37

Notif. closing in

Inspection closing in

Final Notif.

Final In spn. 9/13/37 OBL

Cert. of Occupancy issued [Signature]

NOTES

[Large area with a large 'X' drawn over it, indicating no notes were recorded.]

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

Verbal in person
By telephone

Date

5/8/33

Location

11 Cushman St. (Owner, Anna Rosen 1930)

Made by

Mr. Madore (Anna Rosen Owner)

Inquiry-1

May 20' dome be built on one side of roof and 12' dome built on the other side, making additional apartment or three in all.

3

Answer-1

1. Talked with Mrs. Rosen, owner - told her she apparently had too little room on north side of house to let her - also explained appeal rights - Mr. Madore's son also called up and explained situation to him.

Reply by

W.M.D.

Dear Code Enforcement Officers;

January 7, 1986

The work that is being done at 11 Cashman Street, Portland, ME. is in accordance with specifications from the Rehabilitation Office, Portland, ME.

The nature of the work is to repair, or, remove and replace the stairs and landings in the building. The bulkhead is to provide access to the basement.

The garage has been removed & driveway paved. The yard in that area has been excavated & regraded with topsoil.

The rear stairs & deck will be free standing of the building. The front stairs will be removed and replaced.

If I can be of any help, please call.

Sincerely,

James F. O'Neil, RLA
work no. 77-7044

ZONING

R-10 ZONE

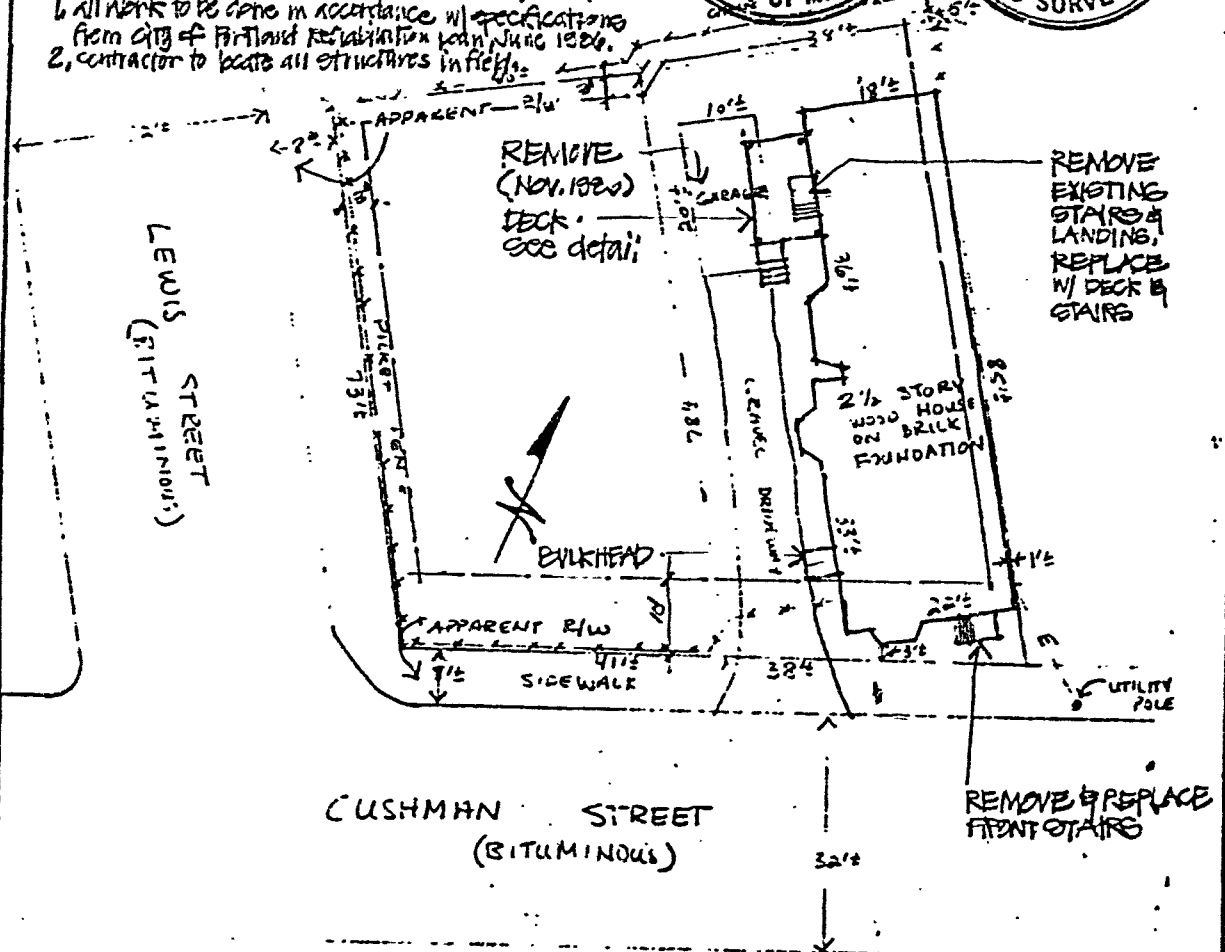
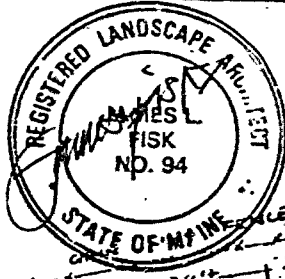
SETBACKS :

FRONT	10'
REAR	20'
Principal Accessory	3'
SIDE	10'
Accessory	3'

NOTES.

- All work to be done in accordance w/ specifications from City of Portland Rehabilitation Plan, June 1986.
- Contractor to locate all structures in field.

11-13 CUSHMAN STREET No. 513-47
 PORTLAND, MAINE



This is not a boundary survey. This plan is based strictly on information provided by others and does not take into consideration any conditions which obutting descriptions may contain. This plan was not made from an instrument survey. The cartographers are for mortgage purposes only. The plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

**REAR DECK & STAIRS;
 BULKHEAD PLAN**

JAMES FISK RESIDENCE
 11 CUSHMAN ST.
 PORTLAND, ME.

Date 1-22-85 Scale 1" = 20'
 DESIGNER: JAMES FISK
 CONTRACTOR: JOHN WAZZEL
 R.P. TITCOMB ASSOCIATES, INC. Falmouth, Maine Drawn by H.B.

