

28-30 CUSHMAN STREET



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



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date February 18, 1997
Receipt and Permit number A-00025

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: 30 Cushman Street

OWNER'S NAME: Peter Cabeau ADDRESS: 30-A Cushman Street

OUTLETS: (number of)

Lights _____
Receptacles _____
Switches _____
Plugmold _____ (number of feet)

TOTAL _____

FEES

FIXTURES: (number of)

Incandescent _____
Fluorescent _____ (Do not include strip fluorescent)

TOTAL _____

Strip Fluorescent, in feet _____

SERVICES:

Permanent, total amperes 100
Temporary _____

3.00

METERS: (number of)

1

.50

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 _____ Water Heaters _____
Cook Tops _____ Disposals _____
Wall Ovens _____ Dishwashers _____
Dryers _____ Compactors _____
Fans _____ Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of)

Branch Panels _____
Transformers _____
Air Conditioners _____
Signs _____
Fire/Burglar Alarms _____
Circus, Fairs, etc. _____
Alterations to wires _____
Repairs after fire _____
Heavy Duty, 220v outlets _____
Emergency Lights, battery _____
Emergency Generators _____

INSTALLATION FEE DUE:

3.50

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:

3.50

INSPECTION:

Will be ready on _____, 19____; or Will Call X

CONTRACTOR'S NAME: Roger McCarthy

ADDRESS: 67 Caleb Street

TEL.: 773-2716

MASTER LICENSE NO.: 1317

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

INSPECTOR'S COPY

PROGRESS INSPECTIONS:

CODE
COMPLIANCE
COMPLETED
DATE 6-13-77

DATE:

REMARKS:

AK

ELECTRICAL INSTALLATIONS —
 Permit Number 625
 Location 30 St. Clair Avenue
 Owner Edgar Calbeam
 Date of Permit 2-17-27
 Final Inspection 6-13-27
 By Inspector Knibley
 Permit Application Register Page No. 82

 $\frac{5}{4}$



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Sept. 29, 1959

PERMIT ISSUED

01436

OCT 9 1959

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE:

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

Location 30 Cushman St. Within Fire Limits? yes Dist. No. _____
Owner's name and address Mrs. Beverly Corbeau, 30 Cushman St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address owner Telephone no phone
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building Dwelling No. families 2
Last use Apartment House No. families 3
Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$800.00 Fee \$4.00

General Description of New Work

To change use of dwelling from one family to two family dwelling.
To lower (3) existing ceilings 18 inches each on first floor-2x4 studs.
To provide new tile ceiling in living room on 2nd. floor
To rebuild existing rear steps eliminating winding treads. 8" risers-10" treads.
~~To enclose existing platform 3' wide 3' wide on inside rear of dwelling for second floor~~
~~hallway 2x3 studs covered with sheet rock.~~

(2 exits from second floor.)

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

Permit Issued with Letter 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 _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing Lumber-Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
Kind and thickness of outside sheathing of exterior walls? _____
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? _____

APPROVED: 10/1/59 with letter

Miscellaneous

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

INSPECTION COPY

Signature of owner

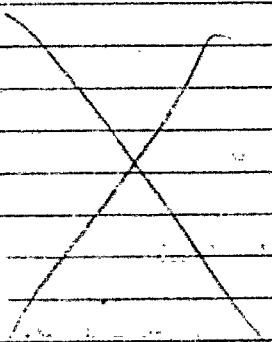
by:

Paul J. Glendon

F.M.

NOTES

10-10-59 Closing
 10-29-59 Planning
 Going in
 11/5/59 - Final report
 O.K. - Allen



Permit No. 59/1436
 Location 30 Chestnut St.
 Owner Mrs. Beverly Chikara
 Date of permit 10/9/59
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 11/5/59 A.L.G.
 Staking Out Notice
 Form Check Notice

10-20
 11-13

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

30 Cushman St.

Issued to Mrs. Beverly Corbeau

Date of Issue November 5, 1959

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. 59-136, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire front building
(nearer street)

APPROVED OCCUPANCY

two family dwelling

Limiting Conditions:

no sleeping or living quarters
above 2nd story
(see owner's statement of 11/4/59)

This certificate supersedes
certificate issued

Approved:

11/5/59
(Date)

Inspector

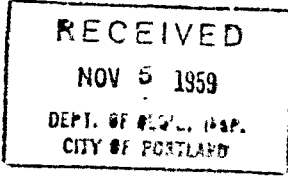
Albert J. Sears
Inspector of Buildings

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.

Permit
with
specimens
at
and
OK

November 4, 1959

Mr. Albert J. Sears
Inspector of Buildings
Portland, Maine



Dear Mr. Sears:

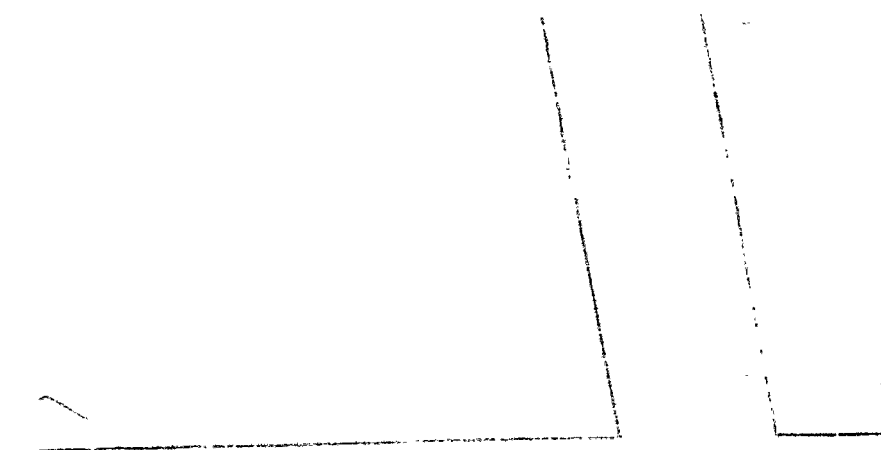
Until a second means of egress
complying in every respect with
Building Code of the City of
Portland has been provided
from the third floor of the
front dwelling house at 30

Cushman Street, to a place of
safety at the ground level,
the finished rooms on the
third floor will not be used
in any way or at any time
for sleeping or other living
quarters.

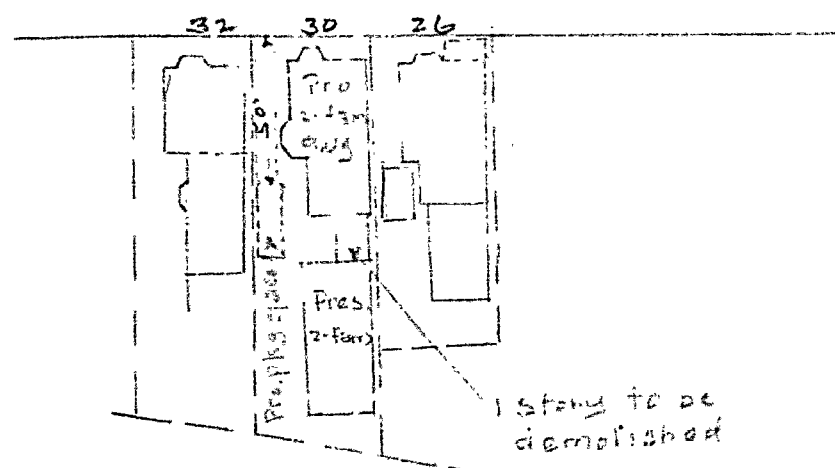
3
as a separate apartment
until the certificate of
occupancy required by the
Building Code has been
issued by the Inspector of
Buildings.

Benjy A. Carbone
30 Cushman Street
Portland, Maine.

2
as owner of the single family
dwelling house on the front
part of the lot at 30
Cushman Street, where a second
apartment is now proposed
on the second floor, thus
making the building a two
family dwelling. I will see
to it that any prospective
buyer or lessee of the
building, is informed of the
above conditions and other
requirements of the Building
Code applying thereto, before
the transaction is closed. I
further agree that the
proposed second floor
apartment will not be used



CUSHMAN ST



Mrs Beverly Corbe
20 Cushman St
10/9/59

AP 30 Cushman St.
Alteration of front section to provide an addition apartment for & by Mrs. Beverly Corbeau

Oct. 9, 1959

Mrs. Beverly Corbeau
30 Cushman Street

Dear Mrs. Corbeau:

In reply to our letter of Oct. 6th, your husband came in yesterday and said that you will now remove the 1-story connection between the front and rear portions of your 3-family apartment house at the above location (thus establishing a 2-family dwelling in the rear and a single family dwelling in the front), that you would like to go ahead to provide the second floor apartment in the front portion (thus making of it a 2-family dwelling house), and that you are prepared to sign a statement of agreement as to the non-use of the third floor finished rooms in the front portion. On this basis he asked for the building permit so that he could get started on the demolition over the approaching weekend.

In our discussion, however, the requirement of the Zoning Ordinance for at least the one parking space referred to in the latter part of our letter of Oct. 6th, did not come up. As explained in that letter, this is a requirement of the Zoning Ordinance, and if there is not room for the one parking space and access to it, your only recourse would be to the Zoning Board of Appeals. We are prevented from issuing a permit to establish the additional apartment, until we have the assurance that the parking space can lawfully be provided. There is no reason why we cannot issue a separate permit for demolition of this middle section, however, but the city could not be committed to issuing the permit for the additional apartment until the matter of parking space is cleared lawfully. Your husband is coming in this afternoon in the hope of getting the permit for the complete work, including the demolition. Though this is Friday, and the time is very short, we will do our best to prepare the way for issuance of the demolition permit only, if the approval of the Health Department (required in the case of demolition) can be secured today. If that approval cannot be secured, the demolition will have to be delayed. If it can be secured, it must be clear in your minds that issuing the permit for the demolition does not assure you that this department can later issue the permit for the additional apartment.

In case these matters can all be adjusted, please write a letter to Albert J. Sears, Inspector of Buildings which will read as follows:

"Until a second means of egress complying in every respect with Building Code of the City of Portland has been provided from the third floor of the front dwelling house at 30 Cushman Street, to a place of safety at the ground level, the finished rooms on the third floor will not be used in any way or at any time for sleeping or other living quarters."

Mrs. Beverly Corbeau

Page 2

Oct. 9, 1959

"As owner of the single family dwelling house on the front part of the lot at 30 Cushman Street, where a second apartment is now proposed on the second floor, thus making the building a two family dwelling, I will see to it that any prospective buyer or lessee of the building, is informed of the above conditions and other requirements of the Building Code applying thereto, before the transaction is closed. I further agree that the proposed second floor apartment will not be used as a separate apartment until the certificate of occupancy required by the Building Code has been issued by the Inspector of Buildings."

It appears that you are sole owner of this property. If that is incorrect, the statement of above should be adjusted accordingly and all owners should sign the statement.

Very truly yours,

Warren McDonald
Acting Deputy Insptr. of Bldgs.

WAC:MM

P.S.

Since this letter was written your husband has come in and indicated that the required parking space will be provided, and has filed a location sketch to that effect. Under these circumstances we are able to issue the permit to him with this letter.

Alteration of front section to provide for an additional apartment for and by
AP 30 Cushman St.
Mrs. Beverly Corbeau

Oct. 6, 1959

Mrs. Beverly Corbeau
30 Cushman Street

Dear Mrs. Corbeau:

Your husband's belated application for a building permit brings to light a complicated, and to you an unfortunate situation, which we will try to explain below and which is doubly unfortunate because your husband, unaware of the requirements for a permit, has proceeded so far with the plan of making a second apartment on the second floor of the front part of this combination building. It is hoped that you will appreciate that we are trying to help you in this situation, but that we are required to apply the Building Code and Zoning Ordinance as safety laws for the good of the community. It is hoped that you will be as patient as we will try to be in working out a solution to the problem.

Examination of the building discloses that the front 2½-story part of the building has been used for a single apartment for many years, the rear 2-story portion has been used for 2 apartments, and the two sections of the building are joined by a one-story part which makes the structure all one building. Under these circumstances instead of the 1-family dwelling which your application indicates as existing, the entire structure is a 3-family apartment house. Your proposal, then, represents a change from a 3-family to a 4-family apartment house which would have two apartments on the second floor and which would have two or three finished rooms (which you do not propose to use for living quarters now) with only one stairway to serve as a means of egress.

When an apartment house is to have more than one apartment on the second floor, the Building Code requirements for fire protection and safety increase greatly, requiring such provisions as fire resistive partitions enclosing the cellar stairs in the cellar with a self-closing fire door at the foot of the stairs, two means of egress by way of inside stairs or outside fire escapes sufficiently separated that one fire or one emergency could not prevent reaching both of them, electric lighting in all public halls controlled by an automatic time switch, and various other features as to window areas in each room, in public halls, and as to steepness, width of stairways, handrails etc. In order for us to tell whether or not your proposal would comply with the Building Code (we are required by law to know this before any building permit can be issued) you would have to prepare architectural floor plans of a portion of both cellars showing the cellar stair protection, and the first and second floor plans at least of the front portion of the building to show compliance with the above requirements. These plans would have to be prepared by someone accustomed to making such plans, who could examine the Building Code for himself and show the required protection.

The only way that this process could be avoided would be if the one-story connection between the front and rear portions of the building were to be removed and the front end of the rear portion and the rear end of the front portion permanently closed and protected from the weather. Thus, we would have in fact at present a 2-family

Mrs. Beverly Corbeau

Page 2

Oct. 6, 1959

dwelling house in the rear and a 1-family dwelling house in the front with the proposal to make a 2-family dwelling house of the front portion.

If this plan were followed, there would still be a problem in connection with the front portion in that there are finished rooms on the third floor with only one stairway (the front stairway) to serve as a means of egress from the third floor to the front door on first floor. You said that you did not mean to use the third floor rooms as living quarters, even sleeping rooms, at present. If the change were made so that you would have two 2-family dwellings on the property, you would have the alternatives of flooring over the single stairway to third floor rooms leaving a 2-foot by 3-foot covered hatchway in the new work to give access to the third floor of front portion, or to sign an agreement, the text of which would be furnished by this office, to preventing the use of the third floor rooms in any way for living or sleeping quarters and to explain this situation to any prospective purchaser before the transaction was closed.

Please reach a conclusion as to what course you will now pursue. If you are still to maintain the building as 1-apartment house, the plans referred to above should be prepared as quickly as possible and should be filed with your altered application for a building permit. If you decide to make two 2-family dwelling houses, you should change your application to include the flooring over of the third floor stairwell or notify us so that the agreement relating to the third floor rooms may be prepared, and to include removal of one-story connection.

It was noted that the rear stairway from second floor of the front portion is practically a winding stairway and very steep. While the present application indicates rebuilding of this rear stairway to provide risers 8 inches high and treads 10 inches wide, you indicated that the change in stairway would have to be deferred for some time. Please bear in mind that if the apartment house status is to remain, the certificate of occupancy from this department (this is required before the new apartment can be occupied in any case) could not be issued until the new stairway had been completed as well as all other provisions to meet the requirements of the Building Code.

It looks very much as though this stairway could not be changed to provide the rise and tread required by the Building Code for an apartment house, without a very extensive change on account of the location of the stairway and the size of the room in the first story in which it would land.

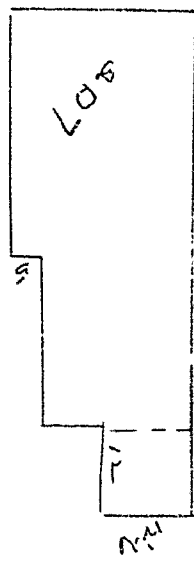
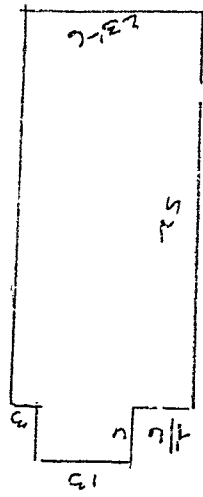
Whether you make two 2-family dwelling houses or continue as a single apartment house with an additional apartment, the Zoning Ordinance requires that you provide at least one parking space no less than 8 feet wide and 18 feet deep on your own lot and easily accessible from Cushman Street. The open spaces on your lot may not allow this arrangement. If they will, the proposed size and location of and access to the parking space should be shown on a location plan to scale, and filed with your application for the permit, regardless of which of the proposals for the building you will follow.

If it is not possible to provide at least one parking space, your only recourse is to ask relief from the Zoning Board of Appeals.

May we hear from you as quickly as possible, and in the meantime please bear in mind that it is not lawful to occupy the second floor of front portion as a separate apartment until all these matters have been cared for and the required certificate of occupancy has been issued from this department.

Very truly yours, Warren McDonald
Acting Deputy Insptr. of Bldgs.

WMC:m



0.01 0.01



H8 RESIDENCE ZONE
 FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 12, 1958

PERMIT ISSUED

00588

MAY 12 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location: 304 Cushman St. Use of Building Dwelling No. Stories 2 ~~New Building~~
Name and address of owner of appliance Mrs. Abby Jones, 30a Congress St. Existing "
Installer's name and address Harris Oil Company, 202 Commercial St. Telephone 2-8304

General Description of Work

To install (2) oil burning equipments in existing steam boilers (conversion).

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Kind of fuel?

Minimum distance to burnable 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

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Winkler-gurtype Labelled by underwriters' laboratories? yes.....
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom.....
Type of floor beneath burner concrete Size of vent pipe 1 1/2".....
Location of oil storage basement Number and capacity of tanks 2-220 gals......
Low water shut off yes Make McDonnell-Miller No. 67.....
Will all tanks be more than five feet from any flame? yes... How many tanks enclosed? none.....
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.50..... (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

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

Harris Oil Company

by:

INSPECTION COPY

612

MAINE PRINTING CO.

5-12-58

72

Permit No.

38/533

Location

312 Cleveland St.

Owner

Mrs. Abby Stines

Date of permit

5/22/58

Approved

5-20-58: 1881

NOTES

1	Excavation	
2	Vent Pipe	
3	Electric Meter	
4	Boiler, etc.	
5	Water	
6	Stack	
7	High Chimney	
8	Roof	
9	Flue	
10	Support	
11	Foundation	
12	Drain	
13	Gas	
14	Oil	
15	Water	
16	Electric	
17	Plumbing	
18	Heating	
19	Cooling	
20	Other	

5-19-58 Unit & Fuel
- 12.57 sec.
D.M.

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Mr. Howard Gordon
30 Cushman Street
Portland, Maine

Loc. 30 & Cushman Street
Loc w/i S E
Bldg 1 Fire 1 Elec 1 Other
Issued September 7, 1955
Expires October 7, 1955.

Dear Sir: August 15, 1955

On August 15, 1955, an examination was made of the premises located at 30 & Cushman Street, Portland, Maine.

Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

* Plumbing

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a) Repair or replace the leaking trap beneath the kitchen sink in the first floor apartment.
- b) Repair or replace the leaking bathtub in the kitchen of the first floor apartment.

* Electrical Equipment

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a) Repair or replace the short circuited fixtures in the bathroom and dining room of the first floor apartment.

* Structural Repairs

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a) Determine the reason and remedy the condition which causes the walls in the rear bedroom to be wet.
- b) Repair or replace the loose, cracked or missing plaster on the living room ceiling in the first floor apartment.
- c) Replace the broken window pane in the living room window, and putty the loose window panes in all the windows throughout the first floor apartment.
- d) Replace the broken window pane in the rear hallway window.
- e) Repair or replace the loose, worn, dilapidated and hazardous parts of the outside rear steps and porch.
- f) Repair or replace the loose or missing claspboards on the entire structure.
- g) Replace the broken window panes in the cellar windows.

The above mentioned conditions are in violation of the City Ordinance "Minimum Standards for Continued Occupancy" and must be corrected on or before October 7, 1955.

To: Housing Division, Health Department
From _____

Date _____

This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.

Remarks: _____

Loc. 30 & Cushman Street
Loc w/i S E
Bldg 1 Fire 1 Elec 1 Other
Issued Sept. 7, 1955
Expires Oct. 7, 1955

Signature _____

(Please return to Housing Division of Health Department when corrections have been COMPLETED)

Building Inspection

RECEIVED
SEP 8 1954
DEPT OF BLDG. INSP.
CITY OF PORTLAND



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 6, 1964

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and construct~~ the following building ~~and structure~~ 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 Rear 30 Cushman St. Within Fire Limits? yes Dist. No. _____
Owner's name and address Agnes M. Gordon, 30 Cushman St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Maynard Brown, 30 Cushman St. Telephone 3-8446
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building apartment house No. families 3
Last use _____ " " _____ No. families 3
Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 10. Fee \$.50

General Description of New Work

To remove existing side platform and steps (right hand side of building) 14' x 5'.
To provide steps leading to front door where this platform was removed, 5' wide.
These steps will be under piazza at second floor level. Bottom of steps to be supported with one layer of brick.

Examination today discloses that defects here are not of sufficient importance to justify further negotiations. The charge of \$11.25
It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO Maynard Brown**

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
11/21/74

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 _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
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? _____

APPROVED:

Miscellaneous

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

Agnes M. Gordon

Signature of owner by:

Maynard O. Brown

INSPECTION COPY

NOTES

7/8/54 - Corner post
supporting 2nd floor
of piazza & roof
end of plumb and
supporting post also.
Steps only temporarily
supported on briches
etc. not adjoined cubes
of strangers. Told
Maynard Brown to
fix up both features
properly and make
for another inspection

In the meantime
we must hold
permit

mm

11-19-54 As above
Need's platform with tie
to pizza column & corner
of bldg. with outside steps
TF

Permit No. 541
Location near 30 Madison St.
Owner *Charles M. London*
Date of permit *1/54*
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice



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

INSPECTION COPY

COMPLAINT NO. 54/43

Date Received June 8, 1954

off end Lewis St.

Location Rear 30 Cushman St.

Use of Building

3 family apt tw.

Owner's name and address Agnes M. Gordon, 30 Cushman St. (Howard)

Telephone 3-8446

Tenant's name and address _____

Telephone _____

Complainant's name and address Lawrence Conley, 2nd floor rear

Telephone _____

Description: Unable to use front door at all - a few weeks ago owner tore down piazza and has left all debris right there - no steps from house to ground, and complainant says in case of fire they could not get out.

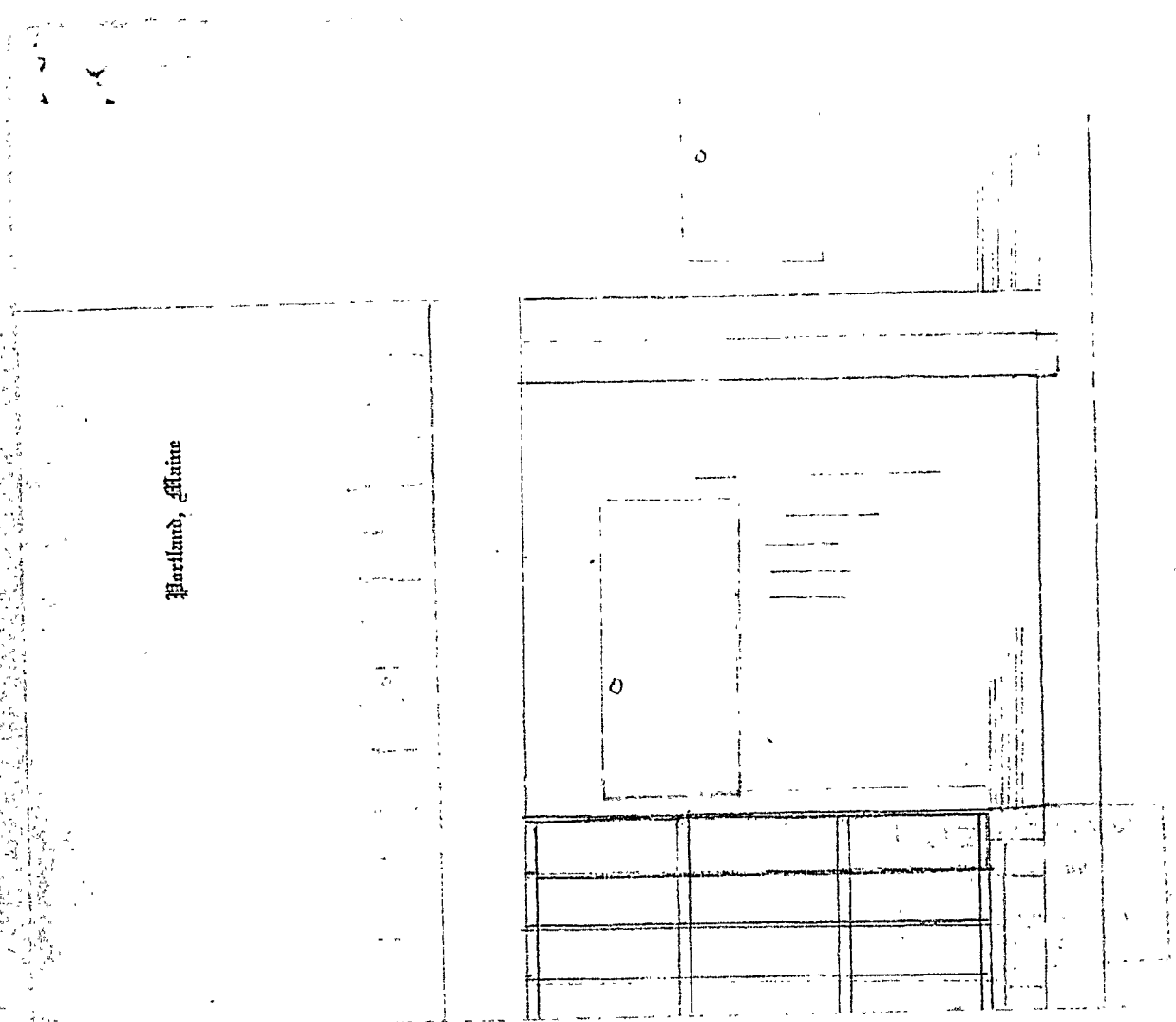
NOTES: 6/30/54 - Mrs. Gordon says her grandson, Maynard B. Gordon who lives there took the piazza down and she will have him or some carpenter come in and file application for permit to include the demolition and reconstruction.

7-1-54 Old piazza torn down. Stairs in place and two young fellows are cleaning up debris.

7/8/54 - Permit applied for 7/6/54 - *WMD* charge off

Location
Rear 30 Cushman St.

HB



Portland, Maine



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 8, 1953

PERMIT ISSUED
01737
OCT 8 1953
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 30 Cushman St. Use of Building dwellings No. Stories 2 New Building
Existing " "
Name and address of owner of appliance Ames L. Gordon, 30 Cushman St.
Installer's name and address Randall S. McAllister, 41 Commercial St. Telephone 3-2941

General Description of Work

To install gravity hot water heating system and oil burning equipment in place of
coal-fired hot water heating system

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 20" From front of appliance over 1' From sides or back of appliance over 3'
Size of chimney flue 12x12 Other connections to same flue kitchen stove
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner TL M Labelled by underwriter's laboratories? yes
Will operator be always in attendance? 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?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

1" vent pipe

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

APPROVED:

OK 10.8.53

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

Randall S. McAllister

Signature of Installer

INSPECTION COPY

[illegible]



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

Application for Permit for Alterations, etc.

To the

INSPECTOR OF BUILDINGS:

Portland June 1, 1925

192

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

Location 30 Cushman Street Ward 7 in fire limits 10
Name of Owner or Lessee H. C. Hutchinson Address 30 Cushman Street
" Contractor George Patterson " 5 Congress Place
" Architect _____
Material of Building is wood Style of Roof pitch Material of Roofing shingle
Size of Building is 50ft feet long; 35ft feet wide. No. of Stories 2
Cellar Wall is constructed of one is _____ inches wide on bottom and butters to _____ inches on top.
Underpinning is brick is _____ inches thick; is _____ feet in height.
Height of Building 10ft Wall, if Brick: 1st _____ 2d _____ 3d _____ 4th _____ 5th _____
What was Building last used for? private garage No. of families? _____
What will Building now be used for? dwelling 2 families

Descrip-
tion of
Present
Bldg.

Detail of Proposed Work

Change garage into dwelling, raise roof so as to make flat tar & gravel
roof, build piazza 8x20 feet one story high, cut in windows & doors,
all to comply with the building ordinance

Estimated Cost \$ 3500.

If Extended On Any Side

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

When Moved, Raised or Built Upon

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

If Any Portion of the External or Party Walls Are Removed

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

Signature of Owner or
Authorized Representative

Address

H. C. Hutchinson
By H. P. Gordon
30 Cushman St.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

28.

FINAL REPORT

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated?.....Dep. No.....of 192.....

Nature of violation to.....

PERMIT GRANTED

June 5, 1923.....192.....

Permit filled out by.....

Permit number.....:

30 Cushman
Location.....

Location.....

Violation removed, when (.....) 192.....

Estimated cost of alterations, etc., \$.....

Inspector of Buildings.

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type Of Fixture
	HOOK-UP: to public sewer is not required and payable by the owner within the city limits.		Hose/Sid / S/Scock		Bathtub (and Shower)
	HOOK-UP: to an existing subsurface sewer main or local system.		Urinal		Sink
	HOOK-UP: to an existing subsurface sewer main or local system.		Drinking Fountain		Wash Basin
	HOOK-UP: to an existing subsurface sewer main or local system.		Refrigerator		Water Closet (Toilet)
	HOOK-UP: to an existing subsurface sewer main or local system.		Water Treatment Softener, Freezer, etc.		Clothes Washer
	HOOK-UP: to an existing subsurface sewer main or local system.		Grease/Oil Separator		Dish Washer
	HOOK-UP: to an existing subsurface sewer main or local system.		Dental Cuspidor		Garbage Disposal
	HOOK-UP: to an existing subsurface sewer main or local system.		Drain		Laundry Tub
	HOOK-UP: to an existing subsurface sewer main or local system.		Other		Water Heater
	HOOK-UP: to an existing subsurface sewer main or local system.		Fixtures (Subtotal)		Fixtures (Subtotal)
	HOOK-UP: to an existing subsurface sewer main or local system.		Hook-Up Fee		Hook-Up Fee
	HOOK-UP: to an existing subsurface sewer main or local system.		Column 2		Column 1

This Application is for <input type="checkbox"/> NEW PLUMBING <input type="checkbox"/> RELOCATED PLUMBING		Type Of Structure To Be Served: <input type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> 2 ACUULAR OR MOBILE HOME <input type="checkbox"/> MULTIPLE FAMILY DWELLING <input type="checkbox"/> OTHER - SPECIFY _____	
PLUMBING TO BE INSTALLED BY: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> J.A. LINNEMAN 3. <input type="checkbox"/> MFG(1) HOUSING DEALER MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER		LICENSE # <u>01545</u>	

[illegible]

PERMIT # 000 R-3-5B CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form

Owner: Donna L. Smith

Address: 100 W. 1st Ave., Portland, ME 04101

LOCATION OF CONSTRUCTION RENOVATION OF EXIST. 2-FAM.

* CONTRACTOR: DAVID J. SMITH SUBCONTRACTORS: _____

ADDRESS: 100 W. 1st Ave., Portland, ME 04101

Est. Construction Cost: _____ Type of Use: RES.

Past Use: same

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Is Proposed Use: 2-Fam. Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Renovation of exist. 2-fam.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units 2 # Of New Dwelling Units 0

Foundations:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other: _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joist Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size: _____ Spacing _____
2. No. windows: _____
3. No. Doors: _____
4. Header Sizes: _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size: _____
7. Insulation Type: _____ Size: _____
8. Sheathing Type: _____ Size: _____
9. Siding Type: _____ Weather Exposure _____
10. Masonry Materials: _____
11. Metal Materials: _____

Interior Walls:

1. Studding Size: _____ Spacing _____
2. Header Size: _____ Span(s) _____
3. Wall Covering Type: _____
4. Fire Wall if required: _____
5. Other Materials: _____

White-Tax Assessor

Yellow-GPCOG

White Tag -CEC

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For Official Use Only

Date: JANUARY 20, 1988 Subdivision: Yes / No _____
 Inside Fire Limits: N/A Name: _____
 Bldg Code: R-3-5B Lot: _____
 Time Limit: _____ Block: _____
 Estimated Cost: \$5,000.00 Permit Expiration: _____
 Value: _____ Ownership: _____ Public _____ Private _____
 Fee: \$50.00

Ceiling:

1. Ceiling Joist Size: _____
2. Ceiling Stopping Size: _____ Spacing _____
3. Type Ceiling: _____
4. Insulation Type: _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size: _____ Span _____
2. Sheathing Type: _____ Size _____
3. Roof Covering Type: _____
4. Other: _____

Chimneys:

Type: _____ Number of Fire Places: _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required: Yes _____ No _____
2. No. of Tubs or Showers: 2
3. No. of Flushes: _____
4. No. of Lavatories: _____
5. No. of Other Fixtures: _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District: R-6 Street Frontage Req.: _____ Provided _____

Review Required:

Required Setbacks: Front _____ Rack _____ Side _____ Side _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____
 Shore and Floodplain Mgmt. _____ Special Exception _____
 Other (Explain): _____
 Date Approved: 01/19/88 W. J. Turner

Permit Received By: Donna L. Smith

Signature of Applicant: Donna L. Smith Date: 1/20/88

Signature of CEO: _____ Date: _____

Inspection Dates: _____

PERMIT ISSUED
WITH LETTER

PERMIT ISSUED
WITH LETTER

57 Mr. Lear

PLOT PLAN

N



FEES (Breakdown From Front)
 Base Fee \$ 100.00
 Subdivision Fee \$
 Site Plan Review Fee \$
 Other Fees \$
 (Explain)
 Late Fee \$

Type	Inspection Record	Date

COMMENTS 2-17-88 Mr. Dick at property of [unclear] [unclear] into the
 [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
 This is a 2-family lot.
 3-7-88 [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
 4-21-88 [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
 the [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
 1-21-88 [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
 1-12-89 [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
 strong [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]
 2-1-89 [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear] [unclear]

Signature of Applicant Marvin P. Calver Date 1/20/88

BUILDING PERMIT REPORT

DATE: 21 Jan 88

ADDRESS: 30 Cushman ST -

REASON FOR PERMIT: MAKE INTERIOR RENOVATIONS

BUILDING OWNER: Portland West Neighborhood Housing Council

CONTRACTOR: S.M.V.T.I.

PERMIT APPLICANT: _____

APPROVED: 1-2-3-4-5-7 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.) 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.
- * 4.) 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 45 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).
- * 5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

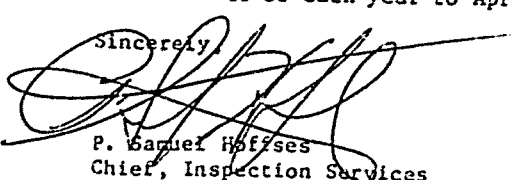
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

- * 7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

- 8.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

Sincerely,


P. Warner Hoffses
Chief, Inspection Services

/ksc
11/9/87

April 23, 1986
Exhibit "A"

Specifications for work at 30 Cushman Street
Portland for Portland West Neighborhood Planning

EXTERIOR

A. Rear Porch

1. Remove the existing wooden steps and dispose.
2. Build new porch with pressure treated lumber on 8" sonotube piers, with 2" X 6" joists and stringer, 5/4 decking, 4" X 4" Posts, 2" X 4" railing with balusters and 2" X 10" treads. Deck size 4' X 8'. Width of steps 4'.

B. Roof and Mansard

1. Strip roof and mansard down to boarding and . . . rose. Approx. 2600 SF.
2. Replace all deteriorated roofers.
3. Repair trim on all mansard windows and install new galvanized metal roofs on 7 windows.
4. Install new lead flashing where rear roof joins main structure, on all chimneys, on all mansard windows and on bay windows.
5. Remove built-up tar from metal apron and gutter. Repair if necessary by pop-riveting metal patch over hole or any weak spot. Apply gutter seal. Apply 2 coats of "Benjamin Moore Retardo". *go 7.23*
Prepare surface with application of paint thinner and wire brushing.
6. Install new strip shingles #235 lbs. per sq. over 15 lbs. felt underlayment and new 8" galvanized dripedge. Approx. 2600 SF.

C. Overhang and Trim

1. Repair soffit and fascia as needed.
2. Replace any missing or deteriorated trim.

D. Masonry

1. Rebuild crown on front chimney and stop point as needed.
2. Rebuild middle chimney from roofline up and install lead flashing. Allowance \$600.00
3. Rebuild rear chimney from roofline up and install lead flashing. Allowance \$500.00.
4. Tuck point foundation by raking joints and wetting work. Joints to concave surface. Approx. 100 SF.

E. Insulation

1. Insulate the entire sidewall area by blowing in "Class I" cellulose fiber insulation, employing the 2-hole method. Degree of flammability under 25 and a density of 3.6. Approx. 3000 SF R= 3.75 per inch.
2. Install cap by blowing in "Class I" cellulose fiber insulation to a thickness of 12" where possible. Degree of flammability under 25 and a density of 2.5. Approx. 1300 SF. Settlement of less than 1-1/2" in open attic areas. R=3.75 per inch.

RECEIVED

JAN 20 1986

DEPT OF BUILDING AND
CITY OF PORTLAND

3. Insulate window pockets.
4. Lift asbestos siding as needed to do work.
5. Do not insulate mansard roof.
6. Provide adequate cross ventilation by installing louvres, roof vents or turbine ventilators to prevent moisture build-up.
Approx. 1 SF per 150 SF of ceiling area without vapor barrier and 1 SF per 300 SF of ceiling area with vapor barrier.
7. Insulate closet 2nd floor rear.

F. Windows

1. Fit all prime windows with vinyl jamb liners. Approx. 32.
2. Replace all broken or cracked glass and all loose and missing putty.
3. Replace any deteriorated sash.
4. Paint 2 coats.

G. Storm Windows

1. Install approx. 32 aluminum combination windows. "Waterville Mainliner" or equal allowance \$60.00 per unit.

H. Doors Front

1. Repair 2 sets of French doors by fitting and replacing hardware as needed. Install weather stripping.

I. Door Rear

1. Install 2'-6" X 6'-8" X 1-3/4" flush metal door. "Ever Strait" or equal complete with lock.

J. Sidewall

1. Replace all broken or cracked asbestos siding on the entire structure.

K. Painting

1. Scrape, putty and paint all trim, windows, doors, porches and sidewall. 1 prime and 1 finish coat.

INTERIOR

Apartment 1st floor

A. Livingroom 15' X 16'

1. Remove door leading to front hall. Frame opening and apply sheetrock 2 sides.
2. Strip wallpaper approx. 240 SF.
3. Patch and paint wall. Approx. 240 SF. 2 coats.
4. Paint ceiling. Approx. 240 SF. 2 coats.
5. Paint trim 2 coats.

B. Diningroom 12' X 16'

1. Cut opening in wall and install one 2'-6" X 6'-8" X 1-3/8" prehung hollow core door.
2. Build approx. 4 LF of 2" X 4" partition. Apply sheetrock 2 sides. Tape, spackle and sand to smooth surface. Install shelf and clothes pole. Paint 2 coats.

3. Strip wallpaper. Approx. 230 SF.
4. Patch and paint wall. Approx. 230 SF. 2 coats.
5. Paint ceiling. Approx. 240 SF. 2 coats.
6. Cut 3'-0" X 6'-8" opening leading to back hall.
7. Paint trim. 2 coats.
8. Repair tiles on floor.

C. Kitchen 11' X 11'

1. Build approx. 11 LF of 2" X 4" partition and apply sheetrock 2 sides. Tape, spackle and sand to smooth surface. Paint 2 coats.
2. Patch and paint wall and ceiling area. Approx. 350 SF.
3. Install approx. 10 SY of "Armstrong" "Vinyl Corlon" flooring with topset cove base.
4. Remove door. Frame opening and apply sheetrock. 2 sides.
5. Install approx. 16 LF of base and wall cabinets with "Formica" countertop. "Merillat Americana" or equal.
6. Paint trim. 2 coats.

D. Rear Ell 1st Floor

1. Remove the existing stairway to 2nd floor and dispose.
2. Remove approx. 70 LF of partition and dispose.
3. Provide headers as needed.
4. Close off rear window. Frame, Insulate and apply sheetrock on inside and boarding and siding on outside.

E. Rear Hall 1st Floor

1. Install stairway to 2nd floor and basement complete with handrails.
2. Install one 2'-6" X 6'-6" X 1-3/4" solid core door at head of cellar stairs.
3. Install 1/2" sheetrock ceiling approx. 120 SF. Tape, spackle and sand to smooth surface. Paint 2 coats.
4. Patch and paint the entire wall area. Approx. 300 SF.
5. Install approx. 18 SY of "Edgecrest Spectrum" carpeting or equal allowance \$15.00 per SY.
6. Paint trim (2 coats).

F. Bedroom Right Rear 9' X 14'

1. Install one 2'-6" X 6'-8" X 1-5/8" hollowcore door.
2. Build one 6' closet with 3'-0" X 6'-8" X 1-3/8" bifold door, shelf and clothes pole.
3. Patch and paint the entire wall area. Approx. 300 SF.
4. Install 1/2" sheetrock ceiling. Approx. 130 SF. Tape, spackle and sand to smooth surface. Paint 2 coats.
5. Install approx. 14 SY of "Edgecrest Spectrum" carpeting or equal. Allowance \$15.00 per SY.
6. Paint trim 2 coats.

G. Bedroom Left Rear 9' X 14'

1. Install one 2'-6" X 6'-8" X 1-3/8" hollowcore door.
2. Build one 6' closet with 2'-6" X 6'-8" X 1-3/8" sliding hollowcore doors, shelf and clothespole.
3. Patch and paint the entire wall area. Approx. 300 SF.
4. Install 1/2" sheetrock ceiling. Approx. 136 SF. Tape spackle and sand to smooth surface. Paint 2 coats.
5. Install approx. 14 SY of "Edgecrest Spectrum" carpeting or equal. Allowance \$15.00 per SY.
6. Paint trim. 2 coats.

I. Rear Hall 2nd floor

1. Remove approx. 32 LF of partition and dispose.
2. Build approx. 8 LF of 2" X 4" partition 16" o.c. and 1/2" sheetrock 2 sides. According to drawings. Tape spackle and sand to smooth surface.
3. Build one 9' closet with 3'0" X 6'8" X 1-3/4" sliding hollowcore doors, shelf and clothes pole.
4. Install 1/2" sheetrock ceiling. Approx. 220 SF. Tape, Spackle and sand to smooth surface. Paint 2 coats.
5. Patch and paint the entire wall area. Approx. 400 SF.
6. Install approx. 16 SY of "Edgecrest Spectrum" carpeting or equal. Allowance \$15.00 per SY.
7. Paint trim 2 coats.

I. Bedroom 11' X 12'

1. Install approx. 15 SY of "Edgecrest Spectrum" carpeting or equal. Allowance \$15.00 per SY.
2. Patch and paint the entire wall and ceiling area in closet. Approx. 250 SF.
3. Paint trim 2 coats.
4. Install one 2'6" X 6'8" X 1-3/8" hollowcore door.

J. Bathroom 7' X 10'

1. Patch and paint the entire wall area. Approx. 250 SF.
2. Patch and paint. Approx. 70 SF, 2 Coats.
3. Paint trim 2 coats.

Apartment 2nd Floor

K. Front Hall

1. Install approx. 140 SF of new 1/2" sheetrock ceiling over existing. Tape, Spackle and sand to smooth surface. Paint 2 coats.
2. Remove wallpaper on 3rd floor. Approx. 300 SF.
3. Install approx. 50 SF of new 1/2" sheetrock. Tape, spackle and sand to smooth surface.
4. Patch and paint the remaining wall and ceiling area. Approx. 1000 SF. Paint 2 coat.
5. Repair handrail as needed.
6. Paint stairway and trim 2 coats.
7. Install linoleum in front entry. Approx. 2 SY.

L. Diningroom 11' X 11'

1. Install two 2'6" X 6'8" X 1-3/8" hollowcore doors.
2. Install approx. 120 SF of new 1/2" sheetrock ceiling. Tape, spackle and sand to smooth surface. Paint 2 coats.
3. Close off 3 door openings by framing and applying sheetrock 2 sides.

3rd floor

M. Bedroom Front 15' X 15'

1. Patch and paint the entire wall and ceiling area. Approx. 550 SF. Paint 2 coats.
2. Install approx. 25 SY of "Edgecrest Spectrum" carpeting or equal.
3. Paint trim

- N. Bedroom Right Rear 12' X 15'
1. Patch and paint the entire wall and ceiling area. Approx. 500 SF. Paint 2 coats.
2. Install approx. 20 SY of "Edgecrest Spectrum" carpeting or equal.
3. Paint trim. 2 coats.
- O. Bedroom Left Rear 11' X 11'
1. Install one 2'6" X 6'8" X 1-3/4" hollowcore door on closet.
2. Install approx. 14 SY of "Edgecrest Spectrum" carpeting or equal.
3. Paint trim 2 coats.
- P. Bathroom Left Rear 7' X 8'
1. Patch and paint the entire wall and ceiling area. Approx. 250 SF. Paint 2 coats.
2. Install approx. 9 SY of "Armstrong" "Vinyl Corlon" flooring with topset cove base.
3. Paint trim 2 coats.
- Q. Plumbing
1. Relocate existing lavatory in 1st floor apartment to new partition.
2. Install one "Elkay" PSR 2522 single bowl ss-steel sink with "American Standard" 4200.023 single lever faucet with spray, in kitchen 1st floor.
3. Install complete bathroom in Apt. 2nd floor consisting of:
1 UR 4031 "New Mercury III" water closet with UR 8085 seat.
1 UR 763924 24" X 18" white vanity with UR 4634 24" vanity top and "Delta" 2520HDF faucet with pop-up drain assembly.
1 UR "Gemini" 2 piece fiberglass tub with "Symmons" 96-2 "Temptrol" mixing valve and Gerber 41812 drain assembly.
Install shut-off valves for all fixtures.
4. Remove radiator in front hall 1st floor and cap lines.
5. Install radiators in bedrooms. 3rd floor rear (2).
6. Remove radiator in hall 3rd floor.
- R. Electric
1. Install new service entrance.
2. Install two new 100 amp services with 20 circuit breaker panel.
3. Provide 2 duplex outlets per room.
4. 3 appliance outlets in kitchen.
5. 1 Range outlet in kitchen.
6. 3 smoke detectors BRK 2769-1 AC-1 or equal. One each floor.
7. Provide one CF on wallswitch in each room. Progress P.3528 or equal. Including closet.
8. Install GFI receptacles one in each bathroom.
9. Install 3 light fixtures on 3-way switches in front hall.
10. Install 1 light fixture one 3-way switches in rear stairway.
11. Relocate thermostat 2nd floor apt.
12. Install light fixture at front and back entrance.
13. Install doorbell system.
14. Install mailboxes.
15. Install one GE JBS03 Range.
16. Install one GE TBF17SB refrigerator.

Applicant: *Portland West Neighborhood Council* Date: *Jan 20, 1988*
Address: *30 Cushman St.*
Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *R-6*
Interior or corner lot -
Use - *Renovations to existing 2 Family*
Sewage Disposal -
Rear Yards -
Side Yards -
Front Yards -
Projections -
Height -
Lot Area - *2880.4*
Building Area -
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -
Site Plan -
Shoreland Zoning -
Flood Plains -

OK for 2 Family



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 6, 1989
Receipt and Permit number 00197

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: 30A Cushman St.

OWNER'S NAME: Portland West Neigh. Plan Coun ADDRESS: Brackett St.

Fees

OUTLETS:

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 _____

FIXTURES: (number of)

Incandescent _____ Fluorescent _____ (not strip) TOTAL _____

Strip Fluorescent _____ ft. _____

SERVICES:

Overhead X Underground _____ Temporary _____ TOTAL amperes 200 .. 3.00

METERS: (number of) 3 1.50

MOTORS: (number of)

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING:

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)

Ranges _____ Water Heaters _____

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: 7.50

INSPECTION:

Will be ready on _____, 19__; or Will Call X

CONTRACTOR'S NAME: Robert R. Collins

ADDRESS: 116 Munjoy South, Portland, ME 04101

TEL.: 04230

MASTER LICENSE NO.: _____ SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.: _____ Robert R. Collins

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

Permit Number 00114

PROGRESS INSPECTIONS: _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____

Permit Number _____
Location 300 Chickamauk St
Owner Garthland Robert J
Date of Permit 4/26/89
Final Inspection 4/26/89
By Inspector Joe T. [unclear]
Permit Application Register Page No. 60

DATE:	REMARKS:
-------	----------

CODE
COMPLIANCE
COMPLETED
DATE 4/20/06



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 30 Cushman Street

Issued to Portland West Neighborhood Planning Council

Date of Issue February 2, 1989

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. 88/042, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy, or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

2 Family

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

2/2/89
(Date)

Inspector

Inspector of Buildings

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.

PERMIT # 000042 R-3-5B CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Portland West Neighborhood Planning Council - 775-6105

Address: 155 Brackett Street, Portland, Maine 04102

LOCATION OF CONSTRUCTION 30 Cushman Street

* CONTRACTOR: SWVI - 799-7303 SUBCONTRACTORS: Ext. 369, Warren
ADDRESS: Fort Rd., So. Portland 04106 Cheever

Est. Construction Cost: 16,000.00 Type of Use: 2- fam.

Past Use: Single

Building Dimensions L W Sq. Ft. # Stories Lot Size

Is Proposed Use: 2- fam. Seasonal Condominium Apartment

Conversion - Explain Renovation of exist. 2- fam.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units 2 # Of New Dwelling Units 0

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date: January 20, 1988 Subdivision: Yes No
Inside Fire Limits: N/A Name: _____
Map Code: R-3-5B Lot: _____
Time Limit: _____ Block: _____
Estimated Cost: 16,000.00 Permit Expiration: _____
Value/Structure: _____ Ownership: _____ Public Private
Fee: 100.00

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes No

Plumbing:

1. Approval of soil test if required Yes No
2. No. of Tubs or Showers 00.001
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District R-6 Street Frontage Req. _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes No Date: _____
Planning Board Approval: Yes No Date: _____
Conditional Use: _____ Variance _____ Site Plan _____
Shore and Floodplain Mgmt. _____ Special Exception _____
Other (Explain) _____
Date Approved 01/20/88 W. J. Tarsanis

Permit Received By Joyce M. Finaldi

Signature of Applicant W. J. Tarsanis Date 2/1/88

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

© Copyright GPCOG 1987

157 MA-lear-v

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 100.00
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Inspection Record		Date	
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

COMMENTS

2-17-88 Met Dick at property. Showed us plan, around into the
 cellar new partitions. Showed us the first floor is being sealed up.
 This is a 2 family house.
 3-23-88 Doing mainly painting today. Also working to get 1 in some areas.
 4-28-88 All framing has been completed. The stairways to
 the cellar & the second floor have been completed.
 1-28-88 Everything complete except 1 window, railing & some steps.
 1-12-89 Some work still left to be done outside. Also masonry, some
 stairs & screens.
 2-1-89 OK for City.

Signature of Applicant

Merwin R. Cheever

Date

1/20/88

BUILDING PERMIT REPORT

DATE: 21 Jan 88

ADDRESS: 30 Cushman ST

REASON FOR PERMIT: MAKE INTERIOR RENOVATIONS

BUILDING OWNER: Portland West Neighborhood Housing Council

CONTRACTOR: S.V.I.

PERMIT APPLICANT

APPROVED: 1-2-3-4-5-7 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.) 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.
- * 4.) 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 unit 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).
- * 5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

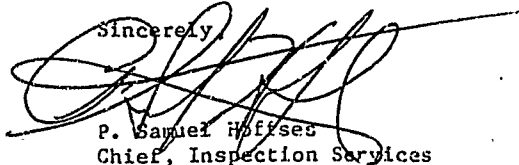
All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protection shall be 1 3/4-inch solid core wood doors or approved equivalent.

- * 7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

- 8.) Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

Sincerely,



P. Samuel Hoffses
Chief, Inspection Services

/ksc
11/9/87

April 23, 1986
Exhibit "A"

Specifications for work at 30 Cushman Street
Portland for Portland West Neighborhood Planning

EXTERIOR

A. Rear Porch

1. Remove the existing wooden steps and dispose.
2. Build new porch with pressure treated lumber on 8" sonotube piers, with 2" X 6" joists and stringer, 5/4 decking, 4" X 4" Posts, 2" X 4" railing with balusters and 2" X 10" treads. Deck size 4' X 8'. Width of steps 4'.

B. Roof and Mansard

1. Strip roof and mansard down to boarding and dispose. Approx. 2600 SF.
2. Replace all deteriorated roofers.
3. Repair trim on all mansard windows and install new galvanized metal roofs on 7 windows.
4. Install new lead flashing where rear roof joins main structure, on all chimneys, on all mansard windows and on bay windows.
5. Remove built-up tar from metal apron and gutter. Repair if necessary by pop-riveting metal patch over hole or any weak spot. Apply gutter seal. Apply 2 coats of "Benjamin Moore Retardo". *go 7.23*
Prepare surface with application of paint thinner and wire brushing.
6. Install new strip shingles #235 lbs. per sq. over 15 lbs. felt underlayment and new 8" galvanized dripedge. Approx. 2600 SF.

C. Overhang and Trim

1. Repair soffit and fascia as needed.
2. Replace any missing or deteriorated trim.

D. Masonry

1. Rebuild crown on front chimney and stop point as needed.
2. Rebuild middle chimney from roofline up and install lead flashing. Allowance \$600.00
3. Rebuild rear chimney from roofline up and install lead flashing. Allowance \$500.00.
4. Tuck point foundation by raking joints and wetting work. Joints to concave surface. Approx. 100 SF.

E. Insulation

1. Insulate the entire sidewall area by blowing in "Class I" cellulose fiber insulation, employing the 2-hole method. Degree of flammability under 25 and a density of 3.6. Approx. 3000 SF R= 3.75 per inch.
2. Install cap by blowing in "Class I" cellulose fiber insulation to a thickness of 12" where possible. Degree of flammability under 25 and a density of 2.5. Approx. 1300 SF. Settlement of less than 1-1/2" in open attic areas. R=3.75 per inch.

RECEIVED

JAN 20 1988

DEPT. OF BUILDING
CITY OF PORTLAND

3. Insulate window pockets.
4. Lift asbestos siding as needed to do work.
5. Do not insulate mansard roof.
6. Provide adequate cross ventilation by installing louvres, roof vents or turbine ventilators to prevent moisture build-up. Approx. 1 SF per 150 SF of ceiling area without vapor barrier and 1 SF per 300 SF of ceiling area with vapor barrier.
7. Insulate closet 2nd floor rear.

F. Windows

1. Fit all prime windows with vinyl jamb liners. Approx. 32.
2. Replace all broken or cracked glass and all loose and missing putty.
3. Replace any deteriorated sash.
4. Paint 2 coats.

G. Stormwindows

1. Install approx. 32 aluminum combination windows. "Waterville Mainliner" or equal allowance \$60.00 per unit.

H. Doors Front

1. Repair 2 sets of French doors by fitting and replacing hardware as needed. Install weather stripping.

I. Door Rear

1. Install 2'6" X 6'8" X 1-3/8" flush metal door. "Ever Strait" or equal complete with lock.

J. Sidewall

1. Replace all broken or cracked asbestos siding on the entire structure.

K. Painting

1. Scrape, putty and paint all trim, windows, doors, porches and sidewall. 1 prime and 1 finish coat.

INTERIOR

Apartment 1st floor

A. Livingroom 15' X 16'

1. Remove door leading to front hall. Frame opening and apply sheetrock 2 sides.
2. Strip wallpaper approx. 240 SF.
3. Patch and paint wall. Approx. 240 SF. 2 coats.
4. Paint ceiling. Approx. 240 SF. 2 coats.
5. Paint trim 2 coats.

B. Diningroom 12' X 16'

1. Cut opening in wall and install one 2'6" X 6'3" X 1-3/8" prehung hollow core door.
2. Build approx. 4 LF of 2" X 4" partition. Apply sheetrock 2 sides. Tape, spackle and sand to smooth surface. Install shelf and clothes pole. Paint 2 coats.

3. Strip wallpaper. Approx. 230 SF.
4. Patch and paint wall. Approx. 230 SF. 2 coats.
5. Paint ceiling. Approx. 240 SF. 2 coats.
6. Cut 3'0" X 6'8" opening leading to back hall.
7. Paint trim. 2 coats.
8. Repair tiles on floor.

C. Kitchen 11' X 11'

1. Build approx. 11 LF of 2" X 4" partition and apply sheetrock 2 sides. Tape, spackle and sand to smooth surface. Paint 2 coats.
2. Patch and paint wall and ceiling area. Approx. 350 SF.
3. Install approx. 10 SY of "Armstrong" "Vinyl Cerlon" flooring with topset cove base.
4. Remove door. Frame opening and apply sheetrock. 2 sides.
5. Install approx. 16 LF of base and wall cabinets with "Formica" countertop. "Merillat Americana" or equal.
6. Paint trim. 2 coats.

D. Rear Ell 1st Floor

1. Remove the existing stairway to 2nd floor and dispose.
2. Remove approx. 70 LF of partition and dispose.
3. Provide headers as needed.
4. Close off rear window. Frame, Insulate and apply sheetrock on inside and boarding and siding on outside.

E. Rear Hall 1st Floor

1. Install stairway to 2nd floor and basement complete with handrails.
2. Install one 2'6" X 6'6" X 1-3/4" solid core door at head of cellar stairs.
3. Install 1/2" sheetrock ceiling approx. 120 SF. Tape, spackle and sand to smooth surface. Paint 2 coats.
4. Patch and paint the entire wall area. Approx. 300 SF.
5. Install approx. 18 SY of "Edgecrest Spectrum" carpeting or equal allowance \$15.00 per SY.
6. Paint trim (2 coats).

F. Bedroom Right Rear 9' X 14'

1. Install one 2'6" X 6'8" X 1-3/8 hollowcore door.
2. Build one 6' closet with 3'0" X 6'8" X 1-3/8" bifold door, shelf and clothes pole.
3. Patch and paint the entire wall area. Approx. 300 SF.
4. Install 1/2 sheetrock ceiling. Approx. 130 SF. Tape, spackle and sand to smooth surface. Paint 2 coats.
5. Install approx. 14 SY of "Edgecrest Spectrum" carpeting or equal. Allowance \$15.00 per SY.
6. Paint trim 2 coats.

G. Bedroom Left Rear 9' X 14'

1. Install one 2'6" X 6'8" X 1-3/8" hollowcore door.
2. Build one 6' closet with 2'6" X 6'8" X 1-3/8" sliding hollowcore doors, shelf and clothespole.
3. Patch and paint the entire wall area. Approx. 300 SF.
4. Install 1/2" sheetrock ceiling. Approx. 136 SF. Tape spackle and sand to smooth surface. Paint 2 coats.
5. Install approx. 14 SY of "Edgecrest Spectrum" carpeting or equal. Allowance \$15.00 per SY.
6. Paint trim. 2 coats.

H. Rear Hall 2nd floor

1. Remove approx. 32 LF of partition and dispose.
2. Build approx. 8 LF of 2" X 4" partition 16" o.c. and 1/2" sheetrock 2 sides. According to drawings. Tape spackle and sand to smooth surface.
3. Build one 9' closet with 3'0" X 6'8" X 1-3/4" sliding hollowcore doors, shelf and clothes pole.
4. Install 1/2" sheetrock ceiling. Approx. 220 SF. Tape, Spackle and sand to smooth surface. Paint 2 coats.
5. Patch and paint the entire wall area. Approx. 400 SF.
6. Install approx. 16 SY of "Edgecrest Spectrum" carpeting or equal. Allowance \$15.00 per SY.
7. Paint trim 2 coats.

I. Bedroom 11' X 12'

1. Install approx. 15 SY of "Edgecrest Spectrum" carpeting or equal. Allowance \$15.00 per SY.
2. Patch and paint the entire wall and ceiling area in closet. Approx. 250 SF.
3. Paint trim 2 coats.
4. Install one 2'6" X 6'8" X 1-3/8" hollowcore door.

J. Bathroom 7' X 10'

1. Patch and paint the entire wall area. Approx. 250 SF.
2. Patch and paint. Approx. 70 SF. 2 Coats.
3. Paint trim 2 coats.

Apartment 2nd Floor

K. Front Hall

1. Install approx. 140 SF of new 1/2" sheetrock ceiling over existing. Tape, Spackle and sand to smooth surface. Paint 2 coats.
2. Remove wallpaper on 3rd floor. Approx. 300 SF.
3. Install approx. 50 SF of new 1/2" sheetrock. Tape, spackle and sand to smooth surface.
4. Patch and paint the remaining wall and ceiling area. Approx. 1000 SF. Paint 2 coat.
5. Repair handrail as needed.
6. Paint stairway and trim 2 coats.
7. Install linoleum in front entry. Approx. 2 SY.

L. Diningroom 11' X 11'

1. Install two 2'6" X 6'8" X 1-3/8" hollowcore doors.
2. Install approx. 120 SF of new 1/2" sheetrock ceiling. Tape, spackle and sand to smooth surface. Paint 2 coats.
3. Close off 3 door openings by framing and applying sheetrock 2 sides.

3rd floor

M. Bedroom Front 15' X 15'

1. Patch and paint the entire wall and ceiling area. Approx. 550 SF. Paint 2 coats.
2. Install approx. 25 SY of "Edgecrest Spectrum" carpeting or equal.
3. Paint trim

N. Bedroom Right Rear 12' X 15'

1. Patch and paint the entire wall and ceiling area. Approx. 500 SF. Paint 2 coats.
2. Install approx. 20 SY of "Edgecrest Spectrum" carpeting or equal.
3. Paint trim. 2 coats.

O. Bedroom Left Rear 11' X 11'

1. Install one 2'6" X 6'8" X 1-3/4" hollowcore door on closet.
2. Install approx. 14 SY of "Edgecrest Spectrum" carpeting or equal.
3. Paint trim 2 coats.

P. Bathroom Left Rear 7' X 8'

1. Patch and paint the entire wall and ceiling area. Approx. 250 SF. Paint 2 coats.
2. Install approx. 9 SY of "Armstrong" "Vinyl Corlon" flooring with topset cove base.
3. Paint trim 2 coats.

Q. Plumbing

1. Relocate existing lavatory in 1st floor apartment to new partition.
2. Install one "Elkay" PSR 2522 single bowl ss-steel sink with "American Standard" 4200.028 single lever faucet with spray, in kitchen 1st floor.
3. Install complete bathroom in Apt. 2nd floor consisting of:
 - 1 UR 4031 "New Mercury III" water closet with UR 8085 seat.
 - 1 UR 763924 24" X 18" white vanity with UR 4634 24" vanity top and "Delta" 2520HDF faucet with pop-up drain assembly.
 - 1 UR "Gemini" 2 piece fiberglass tub with "Symmons" 96-2 "Temptrol" mixing valve and Gerber 41812 drain assembly.Install shut-off valves for all fixtures.
4. Remove radiator in front hall 1st floor and cap lines.
5. Install radiators in bedrooms. 3rd floor rear (2).
6. Remove radiator in hall 3rd floor.

R. Electric

1. Install new service entrance.
2. Install two new 100 amp services with 20 circuit breaker panel.
3. Provide 2 duplex outlets per room.
4. 3 appliance outlets in kitchen.
5. 1 Range outlet in kitchen.
6. 3 smoke detectors BRK 2769-1 AC-1 or equal. One each floor.
7. Provide one CF on wallswitch in each room. Progress P.3528 or equal. Including closet.
8. Install GFI receptacles one in each bathroom.
9. Install 3 light fixtures on 3-way switches in front hall.
10. Install 1 light fixture one 3-way switches in rear stairway.
11. Relocate thermostat 2nd floor apt.
12. Install light fixture at front and back entrance.
13. Install doorbell system.
14. Install mailboxes.
15. Install one GE JBS03 Range.
16. Install one GE T8F17SB refrigerator.

Applicant: *Portland West Neighb Council* Date: *Jan 20, 1988*
Address: *30 Cushman St.*
Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *R-6*
Interior or corner lot -
Use - *Renovations to existing 2 Family*
Sewage Disposal -
Rear Yards -
Side Yards -
Front Yards -
Projections -
Height -
Lot Area - *2880.4*
Building Area -
Area per Family -
Width of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -
Site Plan -
Shoreland Zoning -
Flood Plains -

OK for 2 Family



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 14, 19 88
Receipt and Permit number 22912

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: 30 Cushman Street

OWNER'S NAME: Portland West End Assoc ADDRESS: _____

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL <u>1-30</u>	<u>3.00</u>
FIXTURES: (number of) Incandescent <u>1-10</u> Fluorescent _____ (not strip) TOTAL <u>1-10</u>	<u>3.00</u>
Strip Fluorescent _____ ft.	
SERVICES: Overhead <u>x</u> Underground _____ Temporary _____ TOTAL amperes <u>100</u> ..	<u>3.00</u>
METERS: (number of) <u>1</u>	<u>.50</u>
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) _____ Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____ Oil or Gas (by separate units) _____ Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of) Ranges <u>2</u> _____ Water Heaters _____ Cook Tops _____ Disposals _____ Wall Ovens _____ Dishwashers _____ Dryers _____ Compactors _____ Fans _____ Others (denote) _____ TOTAL <u>2</u>	<u>3.00</u>
MISCELLANEOUS: (number of) Branch Panels <u>1</u>	<u>1.00</u>
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 <u>5</u> _____ Commercial _____	<u>2.00</u>
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ over 30 amps _____ Circus, Fairs, etc. _____ Alterations to wires _____ Repairs after fire _____ Emergency Lights, battery _____ Emergency Generators _____	

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT
FOR REMOVAL OF A "STOP ORDER" (304-16.b)

INSTALLATION FEE DUE:
DOUBLE FEE DUE:

TOTAL AMOUNT DUE:

12.50

INSPECTION:

Will be ready on _____, 19____; or Will Call x

CONTRACTOR'S NAME: MacDonald Bros. Electric

ADDRESS: 14 Thornton Ave. So. Portland 04106

TEL: 774-2570

MASTER LICENSE NO.: 08498

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

INSPECTOR'S COPY — WHITE

912368

Permit # 912368 City of Portland BUILDING PERMIT APPLICATION Fee \$30. Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Portland West Nghd Pln Cns Phone # _____
Address: 155 Brackett St; Ptld, ME 04102
LOCATION OF CONSTRUCTION 30 A Cushman St.
Contractor: Richard Breau Constb. 784-0397
Address: 86 Webster St; Lewiston Phone # ME 04240
Est. Construction Cost: \$1800 Proposed Use: 2-fam w porch
Past Use: 2-fam w porch
of Existing Res. Units _____ # of New Res. Units _____
Building Dimensions L _____ W _____ Total Sq. Ft. _____
Stories: _____ # Bedrooms _____ Lot Size: _____
Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
Explain Conversion Reconstruct porch - 6'x10' appx

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only

Date 2/13/91 Subdivision: _____ Name _____
Inside Fire Limits _____ Lot MAR 4 1991
Bldg Code _____ Ownership: _____
Time Limit _____
Estimated Cost: \$1800

Zoning:

Street Frontage Provided: _____
Provided Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
Special Exception _____
Other (Explain) OK WDA 2-22-91

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Spacing _____ Action: _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____

Chimneys:

Type: _____ Number of Fire Places _____ Date: _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required Yes _____ No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise F. ChaseSignature of Applicant Richard BreauSignature of CEO Richard Breau

Inspection Dates _____

**PERMIT ISSUED
WITH LETTERS**

White-Tax Assessor

Yellow-GPCOG

White Tag -CEO

© Copyright GPCOG 1988

Permit # 912368 City of Portland BUILDING PERMIT APPLICATION Fee 630. Zone Map # Lot#
Please fill out any part which applies to job. Proper plans must accompany form.

White-Tax Assesor Yellow-GPCQG White Tag -CEO

PLOT PLAN



FEES (Breakdown From Front)
 Base Fee \$ 30 -
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type

Inspection Record

Date

_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

*4-1/91 Working started yet now
 10/15/91 Completed - not posted.*

Richard A. Breaux

Date *2/13/91*

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

3/4/91

Richard Breau Const.
86 Webster St.
Lewiston, ME 04240

re: 30 A Cushman St.

Dear Sir:

Your application to reconstruct a porch at 155 Brackett St. has been reviewed, and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

This permit is being issued with the understanding that there will be no increase in the footprint of the building.

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

Sincerely,

Samuel P. Hoffses
Chief of Inspection Services

cc: William Gircux, Zoning Adm.

lec



City of Portland
Department of Planning and Urban Development
Room 211 City Hall, 389 Congress Street
Portland, Maine 04101 207-874-8300

Form 6.1.88

HISTORIC PRESERVATION CERTIFICATE OF APPROPRIATENESS

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

☒ granted a Certificate of Appropriateness, with conditions as indicated.
☐ denied a Certificate of Appropriateness.

Historic Resource Inventory Number: _____ Assessor's Chart/Block/Lot: 56-D-40

Property Address: 30A Cushman Street

Applicant: (name) Richard Breau, Breau Construction
(address) 86 Webster Street
Lewiston, Maine 04240

Proposed Work (continue on back if necessary): Replace rear porch using pressure-treated wood, per staff report dated 2-21-91.

Conditions of Approval (continue on back if necessary): The porch shall be painted within 6 to 12 months. The applicant is encouraged to integrate the color scheme with the rest of the building.

Reasons for Denial (continue on back if necessary): _____

All improvements shall be carried out as shown on the plans and specifications as submitted by the applicant, except as modified to comply with the conditions of approval prescribed above. Changes to the approved plans and specifications and any additional work which may be undertaken must be reviewed and approved by this office prior to construction, alteration or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

3-1-91

Date

Joseph E. Kelly
Director of Planning and Urban Development

.....
Staff Recommendation:

Additional information Requested (date: _____ rec'd: _____)
____ Approve. ☒ Approve w/ conditions. ____ Deny. ____ No Recommendation. Date: 2-21-91
Conditions: Applicant shall paint after 6 months consistent with the painting color scheme found on the building.

Historic Preservation Committee Recommendation/Decision:

Required: ☒ Yes ____ No
____ Approve. ☒ Approve w/ conditions. ____ Deny. Vote: 7-0 (2-27-91)
Conditions: See other side.

Planning Board Decision:

Required: ____ Yes ☒ No
____ Approve. ____ Approve w/ conditions. ____ Deny. Vote: _____
Conditions: _____

City Council Decision (Project of Special Merit):

____ Approve. ____ Approve w/ conditions. ____ Deny. Vote: _____
Conditions:
1. Developer demonstrate binding financial commitments, performance guarantees, penal bond.
2. Developer provide full documentation of the resource, provide suitable monument.
3. Other: _____

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

Billing for Legal
Ads for Agendas

Project Name: 30A Cushman Street
Owner's Name: Richard Breau
Address of Project: 30A Cushman Street
Division/Board: Hist. Dist.
Number of Residential Notices Mailed Out: 12

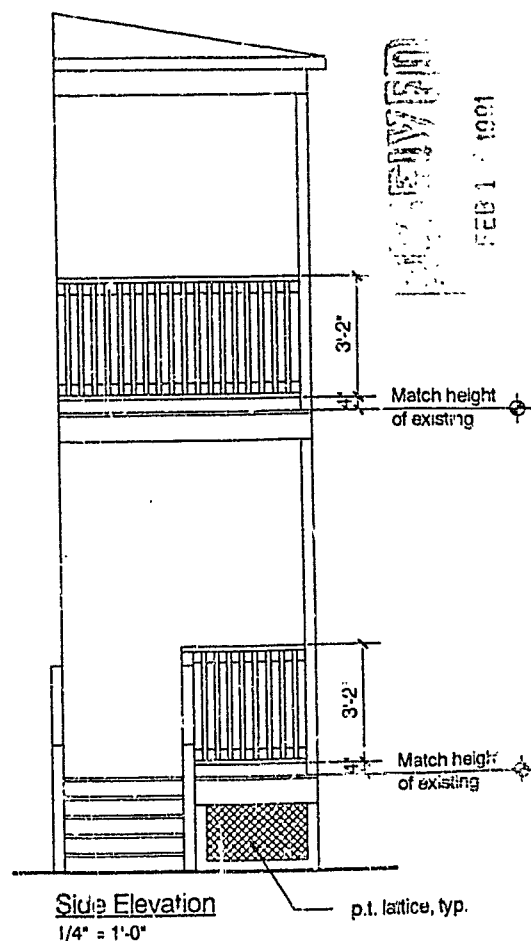
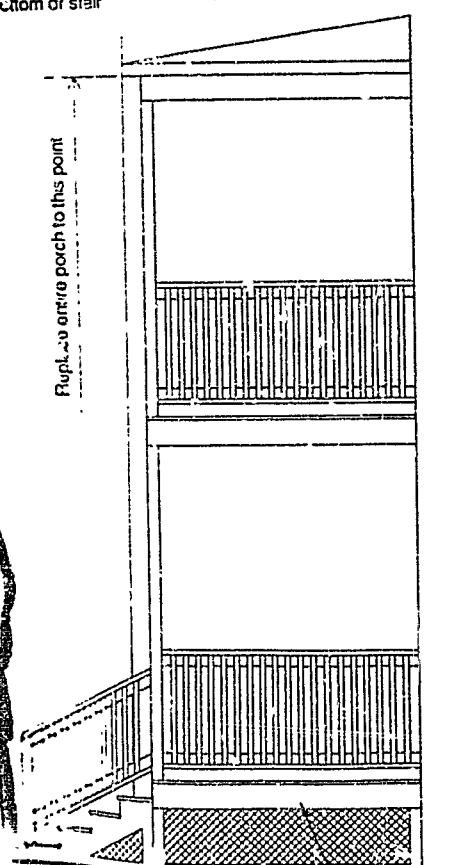
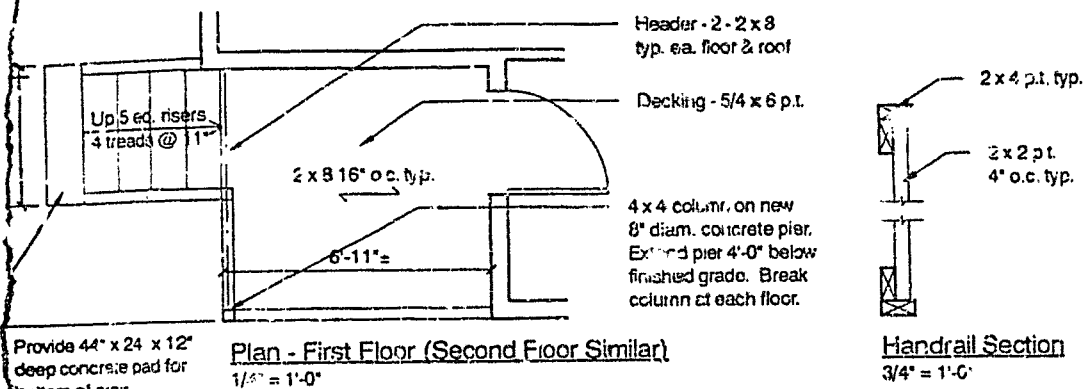
% Amount of Legal Ad: 18.33
.40 x number of notices: 4.80
Total Amount Due: 23.13

Make checks payable to the City of Portland, Attn. D. Marquis, Rm. 315, 389
Congress Street, Portland, Maine 04101.

Bill to: _____

Mailed: _____

30 A Cushman St



RECEIVED
FEB 1 1991

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

S/K-2

Rear Porch at 30A Cushman Street
As noted
12/21/90
Portland West Apartment Repairs

Note:
All deck materials are
to be pressure-treated
southern yellow pine.

Michael R. Charek, Architect
25 Hartley Street
Portland, Maine 04103
(207) 761-0556