

121 CUMBERLAND AVENUE



Full cut # 920R - Half cut # 9232K - Third cut # 9203K - Fifth cut # 9205R

PERMIT TO INSTALL PLUMBING

Auto

13454

PERMIT NUMBER

Date Issued **10-31-63**

PORTLAND PLUMBING INSPECTOR

By **J. P. Welch**

Address **121 Cumberland Avenue**

Installation For: **Richard McCallum**

Owner of Bldg. **Richard McCallum**

Owner's Address: **121 Cumberland Avenue**

Plumber: **C. Matthews**

Date: **10-31-63**

APPROVED FIRST INSPECTION

Date **11-6-63**

By *[Signature]*

APPROVED FINAL INSPECTION

Date

By **JOSEPH A. WELCH**

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELLING

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

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL ▶ \$ 2.00

PERMIT NUMBER 5628

PERMIT TO INSTALL PLUMBING

Address: 121 Cumberland Ave.

Date Issued 9-13-57

Installation For: Mary Mosetto

PORTLAND PLUMBING INSPECTOR

Owner of Bldg.: Same

Owner's Address: Same

By: J. Purich

Plumber: Paul Brem

Date: 9-13-57

APPROVED FIRST INSPECTION

Date: SEPT 18 57

By: J. A. Wild

APPROVED FINAL INSPECTION

Date: SEPT 18 57

By: J. P. Wick

TYPE OF BUILDING

COMMERCIAL

RESIDENTIAL

SINGLE

MULTI FAMILY

NEW CONSTRUCTION

REMODELING

		PROPOSED INSTALLATIONS		NUMBER	FEE
NEW	REPL				
	<input checked="" type="checkbox"/>	SINKS		1	1-
	<input checked="" type="checkbox"/>	LAVATORIES		1	1-
	<input checked="" type="checkbox"/>	TOILETS		1	1-
	<input checked="" type="checkbox"/>	BATH TUBS		1	1-
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	<input checked="" type="checkbox"/>	SEPTIC TANKS			
	<input checked="" type="checkbox"/>	WATER HEATERS	3	1	1-
	<input checked="" type="checkbox"/>	DISHWASHER GRINDERS			
	<input checked="" type="checkbox"/>	SEPTIC TANKS			
	<input checked="" type="checkbox"/>	HOUSE SEWERS			
	<input checked="" type="checkbox"/>	ROOF LEADERS (conn. to house drain)			
				5	5.00

SM 12-53

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 4, 1963

PERMIT ISSUED 01079
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 121 Cumberland Ave. Use of Building two family No Stories 2 1/2 New Building Existing "
Name and address of owner of appliance Richard McCallum, 121 Cumberland Ave.
Installer's name and address Peterson Oil Co., 377 Cumberland Ave. Telephone 773-7209

General Description of Work

To install oil burning equipment and steam boiler in connection to existing steam heating equipment (in place of coal) to heat first floor

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 2'
From top of smoke pipe 18" From front of appliance over 3' From sides or back of appliance over 4'
Size of chimney flue 18" Other connections to same flue no
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 Esso gun type Labeled 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 cement Size of vent pipe 1 1/4"
Location of oil storage basement Number and capacity of tanks 275 gal.
Low water shut off yes Make McDonnell Miller No. 457
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burner

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 smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed: 2.00 (\$2.00 for one heater, etc. \$1.00 additional for each additional heater, etc., in same building at same time)

APPROVED:

W.L. E.S. 9/4/63

Will there be in charge of the above work a person competent to see that the State or City requirements pertaining thereto are observed? yes
Peterson Oil Co.

By: N. Wallace
Signature of Installer

CS 300

INSPECTION COPY

J.M.S.

Permit No. 63/1179
Location 131 W. Belmont Ave
Owner Richard McCallister
Date of permit 9/4/63
Approved [Signature]

NOTES

1. Name of the	
2. Street or High	
3. City or Town	
4. State	
5. Zip Code	
6. Date of Issue	
7. Expiration Date	
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CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 111
Loc w/1 S
Bldg # Fire # Elec # Other
Issued December 10, 1959
Expires January 10, 1960

Mrs. Mary Marotto
111 Commercial Street
Portland, Maine

Dear Sir:

On January 7, 1959 an examination was made of the premises located at 111 Commercial 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 require 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

#	Responsibility of Owner or Agent	Responsibility of Occupant
1	Repair and put in good order all dilapidated and hazardous parts of the structure as follows:	
a.	Repair or replace the cracked, loose, or missing plaster in the front and rear walls of the structure.	
b.	Repair or replace the cracked, loose, or missing plaster in the ceiling of the kitchen, in the bathroom of the 1st floor apt., in the bathroom, living room, and front right bedroom of the 2nd floor apt., and in the rear bedroom of the 3rd floor apt.	
c.	Restrain the pigeon and remove the excrement from the eaves and signs of roosting around the eaves of the structure in the 2nd floor apt.	
2	Maintain a general cleanliness of the structure by removing and properly disposing of all trash, litter, and debris.	
3	Check and have repaired all defective electric equipment and electric wiring throughout the structure.	
a.	Repair or replace the defective lights in the basement of the structure which are not working.	
b.	Repair or replace the defective fixtures in the left bathroom of the 1st floor apt.	
c.	Install cover electric outlets in all the rooms where there is a cover and eliminate all of extension cords. Particular attention is directed to the living room and left bedroom of the 1st floor apt., in the living room and rear bedroom of the 2nd floor apt., and in the rear bedroom of the 3rd floor apt.	
4	Inspection reveals that the wiring is defective through out the entire structure and should be checked by a competent licensed electrician.	
5	The above mentioned conditions are in violation of the City Ordinance, Chapter 10, Section 10-101, and 10-102, and must be corrected on or before January 10, 1960.	

AP 121 Cumberland Avenue-1

March 4, 1948

Mr. K. D. Kittredge
32 Para Hill Road
Cape Elizabeth, Maine
Mrs. I. Foster
121 Cumberland Avenue

Subject: Application for
permit for alterations in
and change of use for dwell-
ing at 121 Cumberland Avenue

Dear Madam & Sir:

We understand that the idea of doing work at the above
address as given in application for a building permit on May
3, 1947 has been abandoned and that the use of the third story
is being continued as formerly. Under these circumstances, if
the receipt for the fee paid at time of making application is
returned to this office within ten days of the receipt of this
letter, the money will be refunded by voucher.

Very truly yours,

Inspector of Buildings

AJS/J

AP 121 Cumberland Ave.,
corner of Cleaves Street-1

May 22, 1947

Mr. K. B. Sittredge
32 Fernhill Road
Cape Elizabeth, Maine
Mrs. J. Foster
121 Cumberland Avenue
Mr. E. S. Hood
193 Middle Street

Subject: Application for building permit to cover
alterations in and change of the 2-family dwell-
ing house at 121 Cumberland Avenue, corner of
Cleaves Street, to a 3-family apartment house

Dear Madam & Gentlemen:

Check of above application and the plans of it against Building Code require-
ments and inspection at the building discloses the deficiencies below. The owner ex-
pressed some doubt as to affording the ability to meet these requirements. If the
owner should decide to proceed, the plans should be revised accordingly and fresh print
filled here together with an increased estimate of cost necessary. If the owner should
decide not to go ahead, this letter may be considered as a necessary refusal to issue
the permit as provided in the Building Code, and, if the receipt for the fee paid to
this office is returned within 30 days of the date of this letter, the fee money will
be refunded by check.

1. Apartment of the 1st floor serving the middle retreat, third floor,
on east side - provision of suitable skylight is necessary because the overall win-
dow area falls short by about 10 percent of the minimum allowance of 1/12 of the floor
area provided in Section 20311.1 of the Building Code in the case of habitations
existing in 1926 to be changed to apartment houses.

2. If electric lights in halls are to be on tenant's meters, lights, circuits
and switches are required to be so arranged that any tenant can illuminate the way from
his quarters to the outside of the building at the ground level by any means of egress
by turning a single switch near the exit door from his quarters--this to be in both
front and rear halls and in the rear hall the lights of the several stairs, controlled
by the several switches would have to extend to illuminate the cellar stairs and the
passageway from the foot of the cellar stairs to the exterior door which is the only
means of egress from the rear of the building at the ground level. An alternate would be
to have all of these stair and hall lights on the owner's meter and controlled by an
automatic time switch to turn the lights on at sunset each night and turn them off at
sunrise the next morning according to the season of the year. The system to be em-
ployed and the location of the lights should be shown on the plan. Reference Section
20303.

3. Should fire travel the front stairs and be undiscovered until it reaches
the third floor, occupants of third floor living room and front bedroom would be cut
off from reaching the rear stairs also, and should fire similarly travel the rear stairs
and reach the third floor without discovery, occupants of two third floor rear bedrooms
and probably the middle bedroom would be cut off from reaching the front stairs--con-
trary to Section 21201.2(a) of the Code. As per allowance in Section 20311(e)(2), this
defect in location of means of egress from third floor could be compensated for by in-
stallation of a standard automatic fire detection and alarm system covering entire base-
ment or cellar. All public and stair halls, all closets off halls or under stairs,
brief standards for such a system being contained in Section 303h.

4. A water closet is required on third floor in a separate toilet room to satisfy
the requirement of reasonable accessibility in Section 20311. The proposal of the third

May 22, 1947

floor tenants having toilet facilities available only by passing through the private quarters of others in first or second story is deemed to be contrary to this Section.

5. Owner's original proposition for heating third floor was to provide over-size heaters in second floor apartment with registers in third floor so that third floor apartment could be heated by stove in second story. This arrangement, besides being quite a fire hazard, as regards quick travel of any fire which might occur in second story upwards in third floor, does not comply with Section 212b of the Code as to heating more than one apartment by one warm air heating system. If stoves were to be provided to heat the third floor apartment, care would have to be exercised to see to it that the existing chimney flues are not overloaded.

6. Most of the cellar floor is of wood which does not satisfy the provisions of Section 207a of the Building Code: "Floors of tenements and cellars shall be of concrete or equivalent material, to adequately drained, and the floors and walls of such parts water proofed or other arrangements made, as necessary, to keep them reasonably dry." The cellar seemed dry all right but there is the wooden floor.

7. The ceiling over the cellar is of plaster on wooden lath and quite a lot of the plaster has fallen leaving the lath exposed, and there are some holes in the lath also. To avoid fire hazard and provide suitable firestops, it is necessary that this entire ceiling be removed or else the openings in the plaster be tightly stopped with plaster or with non-burnable material.

8. There is considerable question about the adequacy of the framing of the building supports in the cellar end of the first floor. It seems necessary to have enough of the ceiling removed so that the architect can find out what the framing and supports are and then show them on a plan together with any strengthening that may appear necessary.

Very truly yours,

Inspector of Buildings

WKB/c



(A) APARTMENT HOUSE ZON
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 2, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ 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, Maine and specifications, if any, submitted herewith and the following specifications:

Location 121 Cumberland Avenue Within Fire Limits? Yes Dist No. 1B
Owner's name and address Mrs. I. Foster, 121 Cumberland Avenue Telephone
Lessee's name and address Telephone
Contractor's name and address K. B. Kittredge, 32 Farm Hill Rd., Cape Elizabeth Telephone
Architect F. P. Peed, 193 Middle St. Specifications Plans yes No of sheets 1
Proposed use of building Tenement Dwelling No. families 3
Last use No. stories 3 Heat Style of roof Hip Roofing No. families 2
Material frame No. stories 3 Heat Style of roof Hip Roofing No. families 2
Other buildings on same lot
Estimated cost \$ 425. Fee \$ 1.00

General Description of New Work

To change use of building from dwelling to tenement. One apartment on each floor.
To construct front stairway from second to third floors as per plan.
No alterations on third floor - all rooms finished off now.

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

Details of New Work

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

Mrs. I. Foster

Signature of owner By: *K. B. Kittredge*

INSPECTION COPY



APPLICATION FOR PERMIT

Permit No. 6070

Class of Building or Type of Structure Third Class

Portland, Maine, January 28, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 121 Cumberland Avenue Ward 2 Within Fire Limits? Yes Dist. No. 1
 Owner's or Lessee's name and address James Rackleff Estate, W. J. Knowlton Telephone 57 Exchange
 Contractor's name and address J. A. Kilbride, 51 Montreal St. Telephone F 4381 W
 Architect's name and address _____
 Proposed use of building Dwelling house No. families 2
 Other buildings on same lot _____

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Height _____ Style of roof _____ Roofing _____
 Last use dwelling house No. families 2

General Description of New Work

To move partition to enlarge existing pantry on first floor to room 5 1/2' x 10' and use same for bathroom - 5 existing windows for ventilation.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 Is gas fitting involved? _____ Size of service _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of wall? _____ height? _____

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Plans filed as part of this application? no No. sheets _____
 Estimated cost \$ 70. Fee \$.50
 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

James Rackleff Estate

Signature of owner By J. A. Kilbride

INSPECTION COPY

5464

Ward 2 Permit No. 2948
 Location 121 Cumberland Ave
 Owner J. Paul Paillhoff Estate
 Date of permit 1/25/59
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____

NOTES



CITY OF PORTLAND
 Planning and Urban Development Department

MEMORANDUM

To File
 From Marge Schmickel, Zoning Administrator
 Subject: 121 Cumberland Ave - Legal Number of Units
 DATE: October 20, 1995

This office is considering this building at 121 Cumberland Ave a legal 3 unit. I reviewed both the Assessor's records prior to June 5, 1957 (attached) along with our own files. The exact date when the 3rd unit was installed is sketchy and not real clear. It was very near the cut-off date of June 5, 1957. If we have erred, it is in the favor of the owner in this case.

Marge Schmickel
 10/20/95



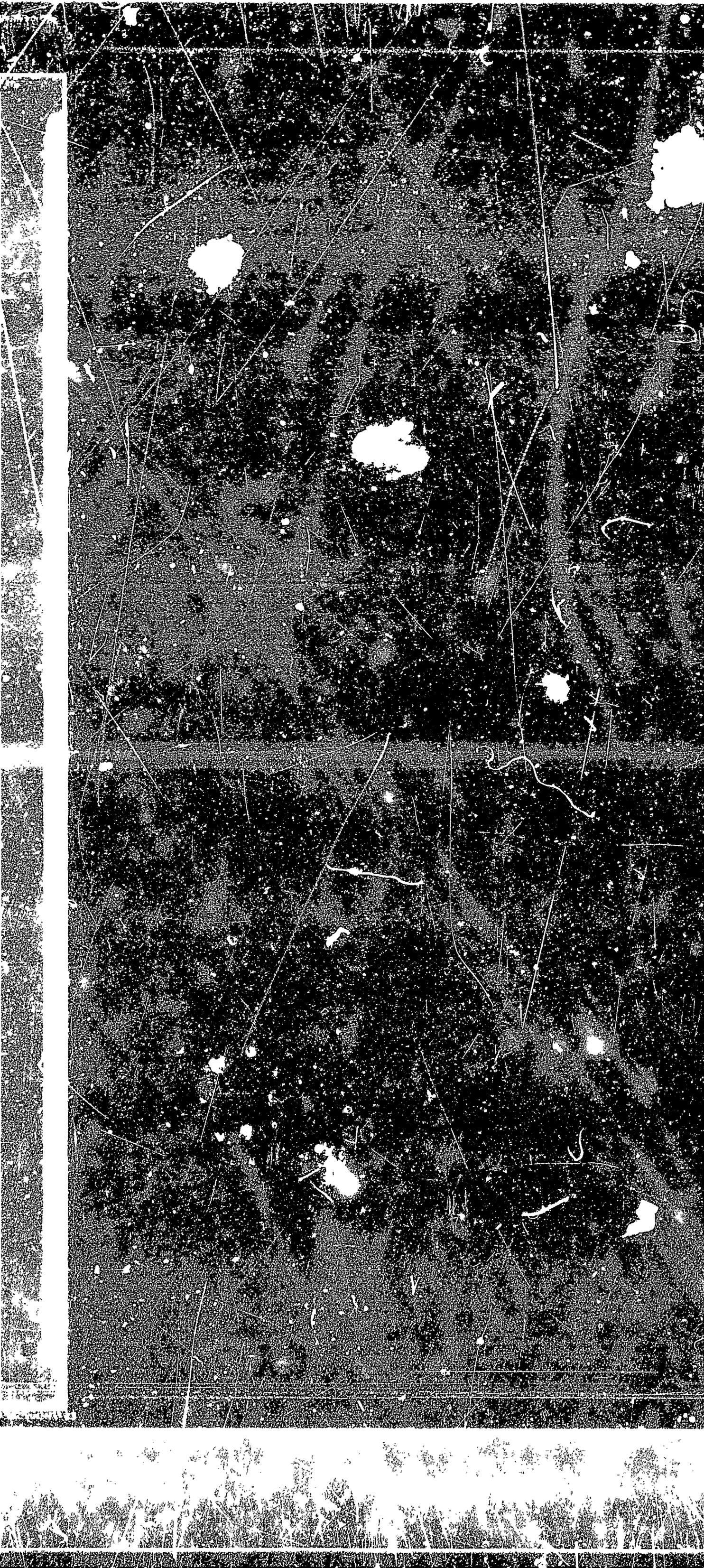
CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: File
From: MARGE Schmuckel, Zoning Administrator
Subject: 121 Cumberland Ave. - Legal Number of units
DATE: October 20, 1995

This office is considering this building AT 121 CUMBERLAND AVE. A legal 3 unit. I reviewed both the assessor's records prior to June 5, 1957 (attached) along with our own files. The exact date when the 3rd unit was installed is sketchy and not real clear. It was very near the cut-off date of June 5, 1957. If we have erred, it is in the favor of the owner in this case.

Marge Schmuckel
10/20/95



CITY OF PORTLAND, MAINE
MEMORANDUM

DATE: 2/28/96
CBL: 13-D-17

TO: Marge Schmuckal, Zoning Administrator
FROM: Community Development Office
SUBJECT: Verification of Legal Number of Units

We presently have an application for Loan/Grant for rehabilitation at:

121 Cumberland Ave
(ADDRESS)

The Owner is Donald Samette (Bought from FEMA)
(NAME) Tax: la

The given number of units of the building is 3

Please verify whether the number of units given are legal under the Land Use Code.

YES the number of units are legal
 NO the number of units are not presently legal.
The present number of units is _____
 Property is a single family dwelling

Assessor's
1957 CARD
Shows 3 units
being assessed

R-6 Zone
1,896^{sq}

Marge Schmuckal
SIGNED BY VERIFIER

Zoning Administrator
TITLE

