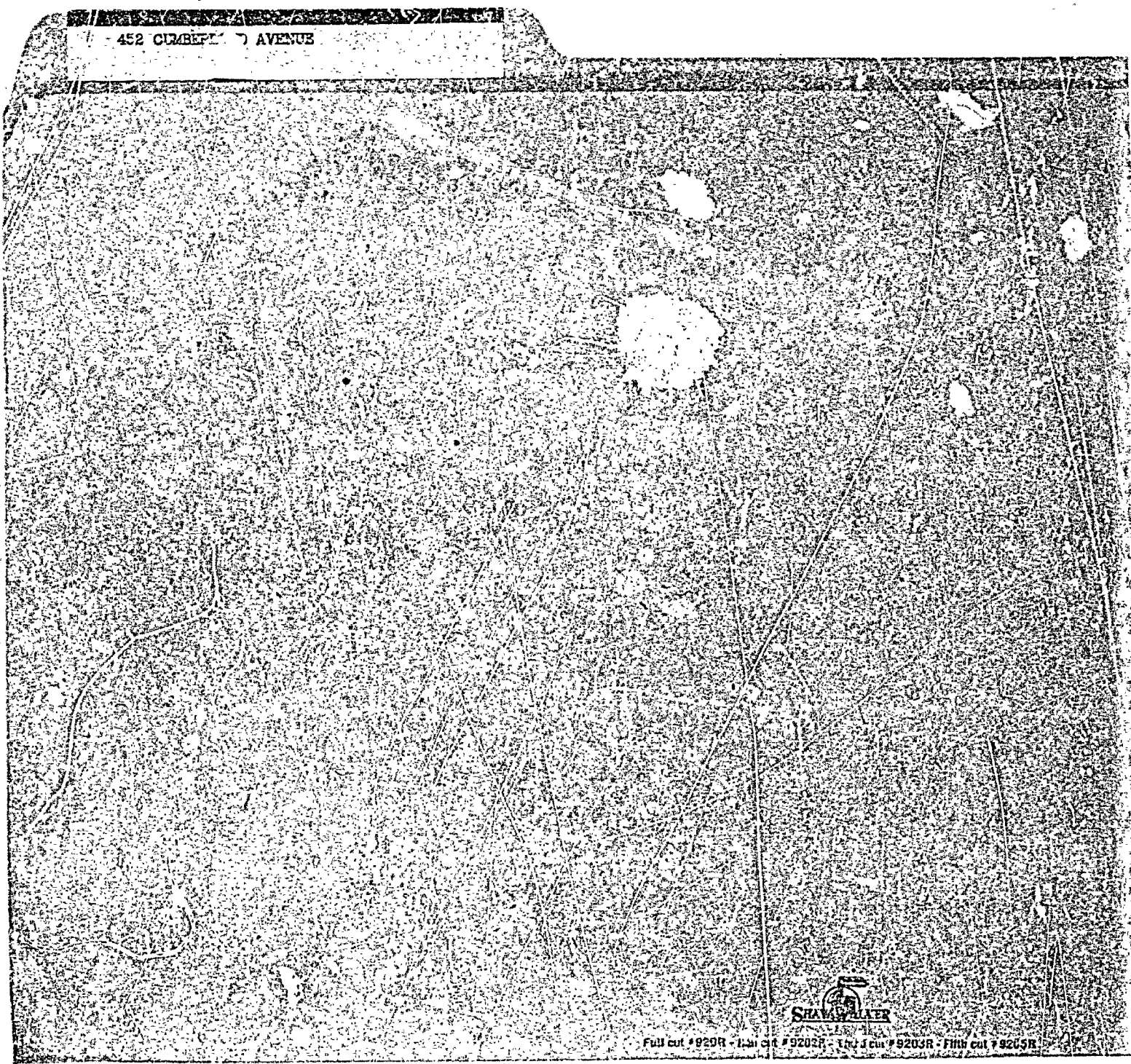


452 CUMBERLAND AVENUE



Full cut #920R - 1st cut #920SR - 2nd cut #920SR - 3rd cut #920SR - 4th cut #920SR

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 461
 Issued 5-10-73
5-10-73

Portland, Maine

To the City Electrician Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address D. Spear Gid Colony Rd. Cape E. Tel.
 Contractor's Name and Address J & J Electric 80 Pinecrest Rd. Tel. 774-2780
 Location 450⁴⁵² Cumberland Ave Use of Building Apt.
 Number of Families Apartments 6 Stores Number of Stories 3
 Description of Wiring: New Work — Additions Alterations —

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets 15 Plugs 20 Light Circuits 3 Plug Circuits 12

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe — Cable Underground No. of Wires Size

METERS: Relocated Added — Total No. Meters 4

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges 3 Watts Brand Feeds (Size and No.) 20 1/2 Cap

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 5-13 1973 Ready to cover in with cable Inspection 19

Amount of Fee \$ 12.25

Signed J Madigan

DO NOT WRITE BELOW THIS LINE

SERVICE — METER GROUND —

VISITS: 1 2 3 4 5 6

7 8 9 10 11 12

REMARKS:

INSPECTED BY Guthrie (OVER)

LOCATION *Cumb Av 450 52*
 INSPECTION DATE *6/5/73*
 WORK COMPLETED *6/5/73*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00

CITY OF PORTLAND, MAINE
Department of Building Inspection

452 Cumberland Avenue

Feb. 1, 1973

C
O
P
Y
Donald H. Spear
40 Old Colony Lane
Cape Elizabeth, Maine

Dear Mr. Spear:

You may consider this letter as a temporary certificate of occupancy for the second and third floors only, until such time as the first floor is ready for occupancy.

When this work has been done please notify this office and we will make a final inspection.

Very truly yours,

E. Samuel Hoffses
Building Inspector

PSH:m

3-22-72
CR-

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 55630
Issued 1-13-72

Portland, Maine 1-13 1972

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address Donald G... Tel.

Contractor's Name and Address J & J Electric... Tel. 774-2780

Location 452 Cumberland Ave Use of Building Apt

Number of Families 3 Apartments 3 Stores Number of Stories

Description of Wiring: New Work Additions Alterations

Change from single to 4 wires

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets 12 Plugs 55 Light Circuits 6 Plug Circuits 16

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires 3 Size 40

METERS: Relocated Added 3 Total No. Meters 4

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (G) No. Motors Phase H.P.

Commercial (O) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges 2 Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence Jan 19 Ready to cover in 19 Inspection 1/11/72

Amount of Fee \$ 9.00

Signed Joseph J. Mesfina

DO NOT WRITE BELOW THIS LINE

SERVICE	METER			GROUND		
VOLTS: 1	2	3	4	5	6	
7	8	9	10	11	12	

REMARKS:

INSPECTED BY

(OVER)

452 Cumberland Avenue

Dec. 28, 1971

Donald H. Spear
40 Old Colony Lane
Cape Elizabeth, Maine

Dear Mr. Spear:

Building permit for change of use of this building from a dwelling to three apartments, with alterations, is being issued subject to plans received with the application and in compliance with Zoning Ordinance and Building Code restrictions as follows:

1. There is to be one apartment each on the first, second and third floors. This means that only three kitchens will be in this section of the building.

2. It is necessary that all holes in the plastered ceiling in the basement be patched or removed altogether.

3. As per our conversation on Dec. 3, 1971, when Capt. Gerber and I made an inspection of this building, you was informed that if your plans were approved that the stairway from the first floor to the basement would need to be enclosed for one hour with a fire door at the foot of these stairs. Your appeal for four apartments was denied by the Board of Appeals, therefore, you have only three apartments, one on each floor, and under Section 502.6.3 of the Building Code such an arrangement does not require at this time that you enclose the cellar stairs. I quote in part from this section: "where more than one apartment (or equivalent in sleeping or lodging rooms) are accommodated in any story above the first, all stairways leading from cellar & basement shall be enclosed for one hour." I point this out at this time so that if at any time in the future you are allowed to have more than one apartment on the second and third floor we would enforce this section at that time.

4. The Fire Department requires that your automatic fire alarm system be kept in working order at all times as required under Section 502.10.6.2 of the Building Code. The Fire Department will be checking this system from time to time, if you have any questions about this check with the Fire Prevention Bureau of the Fire Department.

Very truly yours,

AAS:m

A. Allan Soule, Assistant Director



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine,

Dec. 22, 1971

PERMIT ISSUED

DEC 29 1971

1624

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 652 Cumberland Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Ronald H. Spear, 40 Old Colony Lane Cape Eliz. Telephone 799-1293
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ owner Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building 3 apts. No. families _____
 Last use Apt. and Rooming House No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 500. Fee \$3.00

General Description of New Work

To change use from apt. and rooming house to three apts., as per plan, with alterations as per plan
Size of lot 2996 sq. feet

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 C.C. 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? _____

Miscellaneous

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

Ronald H. Spear

APPROVED:

0.5-12/25/71 - Allen W. Little

CS 301

INSPECTION COPY

Signature of owner By _____

NOTES

1-10-72 work at bid
 1-13-72 Third floor bathroom stayed for plan of third floor. *PK*

1-19-72 Work going on per plans *PK*

1-24-72 work going on per plans *PK*

1-31-72 work going on per plans *PK*

2-28-72 work going on *PK*

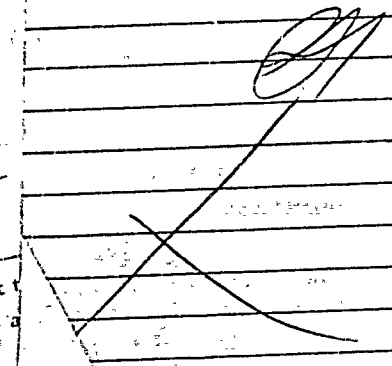
6-28-72 work going on completed *PK*

9-19-72 SAME AS ABOVE. *PK*

10-19-72 SAME.

1-1-73 work completed on third and second floor. *PK*

10-3-73 work completed *PK*



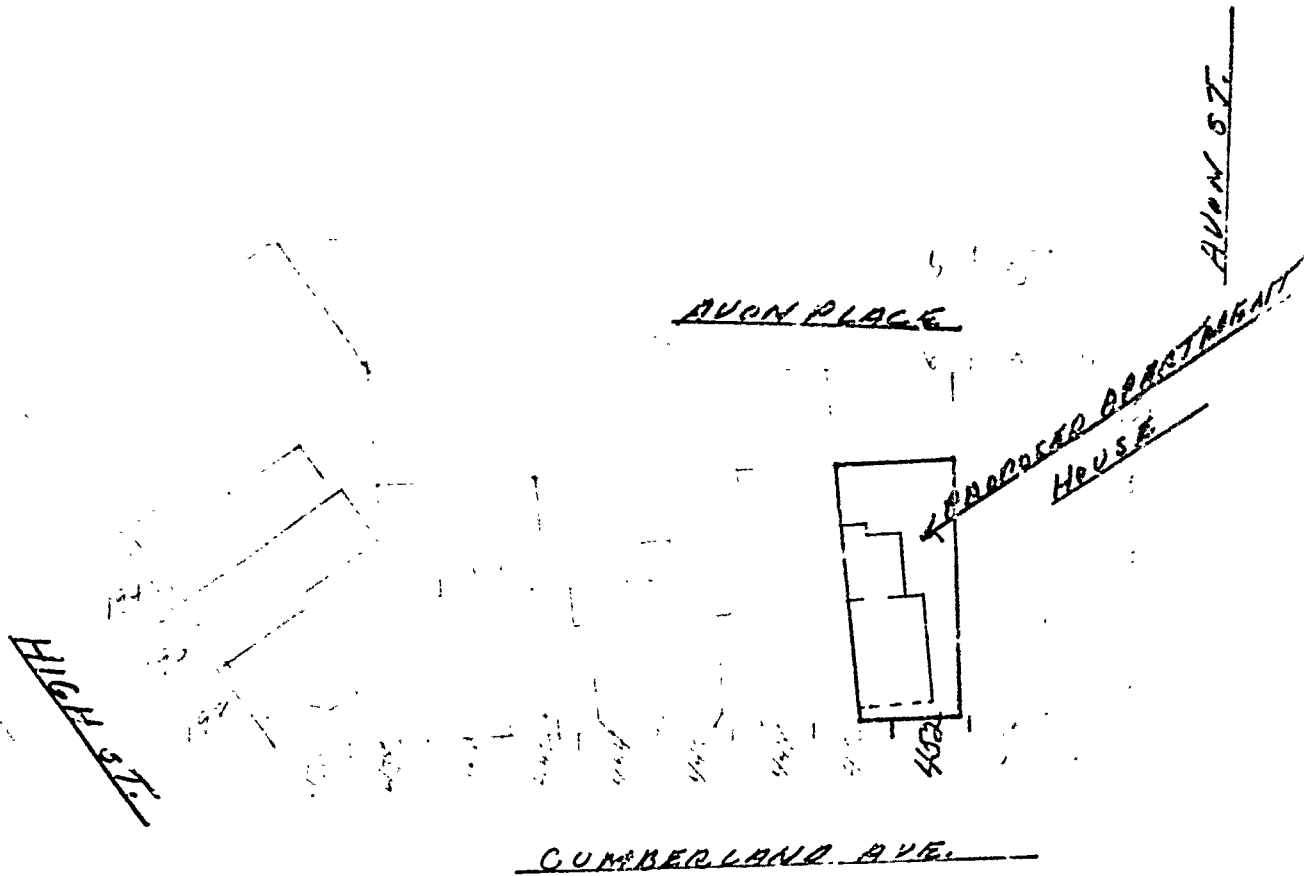
Permit No. 711 1624
 Location 452 Cumberland Ave
 Owner Adam C. H. Brown
 Date of permit 12/29/71
 Notif. closing-in
 Insp. closing-in
 Final Notif.
 Final Inspn. *PK*
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

33-220-25-1000
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

Please Read Application and Notes, if any, Attached	CITY OF PORTLAND		NO. 220-25-1000
	DEPARTMENT OF BUILDING INSPECTION		
This is to certify that <u>Donald H. Spear</u>		No. _____	
has permission to <u>change from apartment and rooming house to four apartments, as per plan</u>			
at <u>452 Cumberland Ave.</u>		Ward _____	
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings of the application on file in this department.			
Apply to Commissioner of Public Works for street line and grade if nature of work requires such information.	Inspection must be given and written permission procured before this building or part thereof is closed-in, unless waiver of these requirements is indicated in space below.	A certificate of occupancy must be procured by owner before this building or part thereof is occupied, unless waiver of such requirement is indicated in space below.	
Approved _____	Inspector of Buildings _____		

PENALTY FOR REMOVING THIS CARD

DEERING ST.



CUMBERLAND AVE.

452 Cumberland Avenue

Dec. 2, 1971

Donald H. Spear
40 Old Colony Lane
Cape Elizabeth

cc to: Corporation Counsel

Dear Mr. Spear:

Building permit and certificate of occupancy to change the use of building at the above named location from an apartment and rooming house to four apartments is not issuable under the Zoning Ordinance because this property is located in an R-6 Residential Zone where the area of the lot on which the building is located is only about 2,962 sq. feet instead of the minimum of 4,000 sq. feet (1,000 sq. feet per family) required by Section 602.7.B.8.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:m



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

Nov. 22, 1971

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 452 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Donald H. Spear, 40 Old Colony Lane, Cape Elizabeth Telephone 799-1293
 Lessee's name and address _____ Telephone work - 774-6211
 Contractor's name and address X Owner Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Apts - (four) No. families _____
 Last use Apt and rooming house No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To change from apartment and rooming house ^{HOUSE} to four apartments, as per plan with alterations.

Size of lot 2996 square feet (required 4000 sq ft.)

Appeal Denied 12/16/71

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 Corner**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ lining _____ Kind of heat _____ fuel _____
 Framing Lumber - Kind _____ Dress: or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Or 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 _____ 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? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

CS 301

INSPECTION COPY

Signature of owner

Donald H. Spear

452 Cumberland Ave

#5-10 Bd 12/1/71

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

Donald H. Spear, owner of property at 452 Cumberland Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: and certificate of
occupancy to change the use of the building at the above named location from
an apartment and rooming house to four apartments. This permit is presently
not issuable under the Zoning Ordinance because this property is located in
an F-6 Residential Zone where the area of the lot on which the building is
located is only about 2,962 sq. ft. instead of the minimum of 4,000 sq. ft.
(1,000 sq. ft. per family) required by Section 602.7.B.8.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find
that enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent and
purpose of the Ordinance.

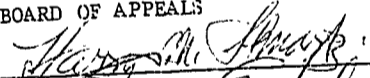

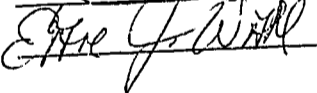

APPELLANT

DECISION

After public hearing held December 16, 1971, the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may not be granted without substantially departing from the intent
and purpose of the Ordinance.

It is, therefore, determined that such permit may not be issued.

BOARD OF APPEALS

452 Cumberland Avenue

Dec. 2, 1971

Donald H. Spear
40 Old Colony Lane
Cape Elizabeth

cc to: Corporation Counsel

Dear Mr. Spear:

Building permit and certificate of occupancy to change the use of building at the above named location from an apartment and rooming house to four apartments is not issuable under the Zoning Ordinance because this property is located in an R-6 Residential Zone where the area of the lot on which the building is located is only about 2,962 sq. feet instead of the minimum of 4,000 sq. feet (1,000 sq. feet per family) required by Section 602.7.B.8.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:m

December 13, 1971

Ronald O. Spear
40 Colony Lane (Old)
Cape Elizabeth, Maine 04107

December 16, 1971

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

December 13, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, December 16, 1971 at 4:00 p.m. to hear the appeal of Donald H. Spear requesting an exception to the Zoning Ordinance to permit and certificate of occupancy to change the use of the building from an apartment and rooming house to four apartments at 452 Cumberland Avenue.

This permit is presently not issuable under the Zoning Ordinance because this property is located in an R-6 Residential Zone where the area of the lot on which the building is located is only about 2,962 sq. ft. instead of the minimum of 4,000 sq. ft. (1,000 sq. ft. per family) required by Section 602.7.B.8.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

cc to: Beatrice B. Orr
454 Cumberland Ave.

Lionel J. Lavigne
6 Avon Place

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Beatrice B Orr
452 Cumberland Ave.
Portland, Maine

June 27, 1963

With relation to permit applied for to demolish a building ^(metal garage) or portion of building at 452 Cumberland Ave. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Albert J. Sears

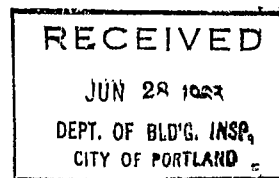
Albert J. Sears
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

Donald Cook

6-27-63



R6 RESIDENCE ZONE

PERMIT ISSUED

00715

JUN 28 1963

CITY OF PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure metal garage
Portland, Maine, June 27, 1963

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 452 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Beatrice B. Orr, 454 Cumberland Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Leroy N. Jensen, 1 Avon Place Telephone 2-8794
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use 1-car metal garage No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot duplex Fee \$ 2.00
 Estimated cost \$ 25.00

General Description of New Work

To demolish existing metal 1-car garage
to use land for parking car on

Graduation letter sent - 6-27-63

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 contractor**

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 _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

Leroy Jensen

APPROVED:

O.R. - 6/28/63 - agj

CS 301

INSPECTION COPY

Signature of owner By: _____

Leroy N. Jensen

7 Mar

Permit No. 613/7

Location 452 Lewis & 1st Ave

Owner Beatrice B. Owen

Date of permit 6/28/63

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7-1-63 *Wane* *RP*

Large ruled area for handwritten notes, containing a large handwritten 'X'.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 22, 1957

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 454 Cumberland Ave. Use of Building Dwelling No. Stories 3 New Building Existing " Name and address of owner of appliance Beatrice B Orr, 452 Cumberland Ave. Installer's name and address Easternoil & Equipment Co. 27 Portland St. Telephone 3-6495

General Description of Work

To install Oil burner in existing steam boiler (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 Easternoil-guntype 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 concrete Size of vent pipe 1 1/2" Location of oil storage basement Number and capacity of tanks 1-275 gal. Low water shut off yes Make Watts No. 894 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 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., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 10.22.57

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes Easternoil & Equipment Co.

C17 MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by: B F Filler

Fm.



APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, May 29, 1952

PERMIT ISSUED JUN 4 1952 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following 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 450-452 Cumberland Avenue Within Fire Limits? yes Dist. No.
Owner's name and address Miss Beatrice B. Orr, 454 Cumberland Avenue Telephone
Lessee's name and address Telephone
Contractor's name and address Ralph T. Barto, 235 York Street Telephone
Architect Specifications Plans no No. of sheets
Proposed use of building Apartment house No. families
Last use Brick No. families
Material wood No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 1.00

General Description of New Work

To install automatic fire alarm using Protectowire lines of fire-detecting wire (made by the Protectowire Co.) not more than 15' apart nor more than 7' 6" from any wall or partition extending to ceiling, to cover entire basement or cellar and sub-cellar, if any, all public and stair halls all closets off halls or under stairs, all hazardous rooms and attached garage if any,--gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year, installed in substantial cabinet of no less than 14 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and locked not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing entire system frequently. Alarm silencing switch, if provided, will be so arranged that alarm will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order.

2-UD6 Protectowire to be installed on each side of duplex, one on first floor and one on second floor of each half of building. Four in all.
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 Ralph T. Barto

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?
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 Permit issued with Memo
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:

Signature of inspector: Oliver J. Tenbrunsel

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

Miss Beatrice B. Orr

Signature of owner by: Ralph T. Barto

INSPECTION COPY

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE
45-152 Commercial Avenue—11th Floor—11th Street—11th Street—11th Street

When such a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

WMCD/H

cc: Mr. G. J. ...
452 Commercial Avenue

(Signed) WARREN McDONALD
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspector

(date) June 2, 1952

To: Oliver T. Sanborn
Chief of the Fire Department

From: Warren McDonald
Insptr. of Bldgs.

Location: 450-452 Cumberland Avenue
Owner: Miss Beatrice B. Orr
Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated 4/1/52

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

Together with other matters please consider the number, arrangement and size of egresses. The Protecto-Rite egresses indicated are listed as approved by Underwriters' Laboratories.

W McD/B

Warren McDonald
Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, June 13, 1917

PERMIT ISSUED
01471
JUN 16 1917

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~repair~~ ~~rebuild~~ 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 ~~of~~ ~~the~~ ~~same~~ submitted herewith and the following specifications:

Location 454 Cumberland Avenue Within Fire Limits? yes Dist. No. 3 J
 Owner's name and address Matrice Orr, 154 Cumberland Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address L. V. Cleveland Co., 441 Congress Street Telephone _____
 Architect _____ Specifications _____ Plans 22 No of sheets _____
 Proposed use of building Lodging House No. families _____
 Last use _____ No. families _____
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install automatic fire alarm using Protectowire lines of fire-detecting wire (made by The Protectowire Co.) not more than 15' apart nor more than 7'6" from any wall or partition extending to ceiling; to cover entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garage, if any; alarm gongs, distinctive in tone, in such strength of signal, number and location as to arouse all persons for whose protection intended--current supplied by dry batteries of capacity to ring all gongs simultaneously at full signal strength and to operate system for at least one year from installation of batteries. Batteries installed in substantial cabinet of no less than 14-gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch, located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees. Switch will be provided in battery cabinet arranged to shut off gongs in case of false alarm. System will have suitable button or switch so arranged and conveniently located to permit testing the system at frequent intervals. Installer will give full instructions to owner or operator of system as to proper operation of system and whom to secure for servicing if system gets out of order.

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 issued with memo

Details of New Work

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ 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 an 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

L. V. Cleveland Co.

L. V. Cleveland Co.
R. O. [Signature]

Signature of owner

INSPECTION COPY

Permit No. 47/1411
Location 157 Cumberland Ave
Owner Beatrice Orr
Date of permit 6/18/47
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued

NOTES
12-13-47 T.M.S. Co.
Does not show
to install fire
alarm system.
She will take the
impression the
fire alarm is
sufficient.
T.M.S.

Not done

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

Installation of Automatic Fire Detection and Alarm System for

To Owner & Installer:

Presumably this system is being installed under the recent "Safety" Ordinance which is administered by the Chief of the Fire Department. If you have not already done so, I recommend that you consult Fire Department Headquarters as to the areas required to be covered by the detection part of the system, as this office does not know the situation fully at the building and for what reason the system is being installed. Under the new ordinance, as in situations controlled by the Building Code, 3 different arrangements for coverage by detection system are involved:

(1) Where there are two means of egress and the fire alarm system is required to compensate for unsafe relative location of them, areas to be covered by detection system are: Entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garages.

(2) In special cases where only one stairway or means of egress is allowed from second floors more than 13 feet above ground or from any third floor, and the fire alarm system is required to compensate for the emission of the second means of egress, areas required to be covered by the detection system include all of those in (1) and in addition to these areas, all rooms finished or unfinished.

(3) All nursing or convalescent homes or homes for the aged or for children which have wooden frame interior require automatic fire detection and alarm systems with detection system covering all of the areas in (1) and in addition all kitchens.

Application has been made out and the permit is issued to cover situation #/ If you should find out from Fire Headquarters that the situation is other than #/ and that coverage of detection system is different than that called for in the permit, the installer should file application for amendment to the permit giving the correct situation and coverage for detection system. When system is completed, installer should notify this office for inspection.

(Sign d) WARREN McDONALD
INSPECTOR OF BUILDINGS

CC: L. W. Cleveland Co.
Beatrice Orr

1000-1000-1000-1000

May 10, 1947

Mr. Charles W. Hill
501 Lombard Avenue
Miss [Name] Hill
Lombard Avenue
Mr. [Name] Hill
70 [Street]

Subject: Amendment to building permit for alterations
at 501-1000 Lombard Avenue

Dear Mr. Hill:

Amendment as filed has been changed to include making two small corners instead of one large one, and is issued subject to the following:

1. Foundation piers to be set at ground level, no less than 10x10 at bottom of pier, posts to be anchored to piers by metal dowels or equivalent. Similar pier to be provided at foot of lower run of stairs to extend no less than 1' below ground level. Foundation and master post to extend long enough, wide enough and high enough to run bottom step and support stringers well above the ground.
2. All splices in corner posts to be 12" long—lap splices—end to occur just above the floor level. If over members or equivalent to be used where timber beams are supported on masonry beams. Other trusses are all indicated to be 7" and these are to be secured with nails to floor.
3. Existing masonry gable ends to be retained on roof of 2-story ell so that present eaves or gables indicate to existing in the gables.
4. New exterior indicated to be covered with asbestos and glass, but exterior trim, cornice and other places where not so, to be added to be galvanized metal. Plan does not show what kind of trim or 2-story walls in the rear, and indication of vertical covering below second floor of stairs is not indicated. If this means an enclosure or space above second floor, corner posts, etc., then these walls should be shown and retained and the exterior to be covered with galvanized metal or equivalent.
5. Existing landing aprons at foot of rear exterior stairs just above first floor are to be replaced by a platform at same level as lower floor or piazza with steps down to first story, kitchen, but it is not clear how kitchen is to be separated for privacy from public stair hall. A window shown over the exterior doors in rear brick wall.
6. Attention is again called to the requirement that new partitions in exterior walls of new corners are to be covered on the inside with plaster or non-burnable lath because they are public walls.
7. Other should also note that proposed automatic fire alarm system requires a separate contract with fire department which is to be applied for by and is issuable only to a licensed installer.

Very truly yours,

Inspector of Buildings

WJG/S

CC: Oliver T. Santorn, Chief
of the Fire Department

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, May 5, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 477698 pertaining to the building or structure comprised in the original application in accordance with the laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 450 Cumberland Avenue Within Fire Limits? Yes Dist. No. 2
 Owner's name and address Miss Beatrice Orr, 454 Cumberland Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Charles Hill, 531 Cumberland Ave. Telephone 2-4254
 Architect _____ Plans filed yes No. of sheets 2
 Proposed use of building Lodging No. families _____
 Increased cost of work 200. Additional fee .25

Description of Proposed Work

To construct outside wooden fire escape as per revised plans filed today.

Permit Issued with Letter

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum spar: 1st floor _____, 2nd _____, 3rd _____, roof _____

Approved: _____

Miss Beatrice Orr

Signature of Owner _____

By: Charles Hill
 Permit Issued with Letter

Approved: _____

Inspector of Buildings.

INSPECTION COPY

450-452 Cumberland Ave.-1

April 15, 1947

Mr. Charles A. Hill
531 Cumberland Avenue
Miss Beatrice Orr
454 Cumberland Avenue
Mr. Fred J. Wicklander
50 Noble Street

Subject: Building permit for a part of the alteration
work at 450-452 Cumberland Avenue contemplated in
application for permit

Dear Messrs. & Gentlemen:

As the result of a conference at the building between the owner, Mr. Hill and myself, a limited building permit enclosing the steps and platform intended to serve the first story, is issued subject to the following:

1. All work of the new dormer, except window sash, otherwise exposed in the open air, to be covered with metal or equivalent noncombustible material (allowable to use asbestos (not asphalt, shingles on side walls, but cornice and trim will have to be covered with metal).

2. In the absence of any framing details of the new dormer or ceiling the statement that the rafters will be 2x6, 16" from center to center, on spans of 16', contractor should bear in mind that double headers and double rafters in present roof will have to be provided adequate to take care of the situation so that difficulties may not arise when closing-in inspection is made. These 2x6 rafters, even though 16" from center to center, do not work out strong enough if they are to be called upon to help support the ceiling.

3. The wall running through the center of the building and dividing the two sides of the building is to be extended outwards and upwards to the face and the roof of the new dormer so that there will be a solid barrier between the two sides of the building at third floor level instead of the opening for passing from one side to the other as shown on the plan.

4. The walkway and railings on the second story roof of the rear end are to be extended to give access to the walkway through the window in the new dormer on the easterly side of the dividing wall. Both of these new openings in the dormer to give access to the roof may be windows, provided they are double-hung and will afford an opening at least 23 inches high when the bottom half of the sash is way up and provided the sill of the window will not be more than 18" above the walkway.

5. The third floor plan shows new short partitions with self-closing doors in them evidently to act as a barrier for fire or smoke travelling the stairs. Now that automatic fire detection and alarm system is to be provided in the building at the direction of the Fire Department under the "Safety" Ordinance, I suggest that you consult Chief Sanborn to see if these may not be omitted and thus some expense saved.

6. All new partition work in connection with the new dormers is required to be finished with plaster on non-burnable lath, on both sides where the partitions are interior and on the inside where the partitions or walls are exterior, and new ceilings should be of the same material. This because this new dormer forms extensions of a public hallway. There will be no objection to eliminating the doors leading to new dormer (these are now closet doors) and even widening this opening so that the windows in the new dormer may be of service for daylight and ventilation in the third floor public halls.

Err, Mill, islander ----- 2

December 9, 1945

brick wall, and the automatic fire alarm throughout the cellar and the halls above, thus avoiding the expense of the dormer and outside stairway now proposed. To be sure the cutting of the fire door opening in the dividing wall would also require under the building code that the cellar stairs and the heating apparatus in the cellar be enclosed in fire resistive material (one-hour fire resistance).

If the owner is not interested in this proposition and wants to go ahead with the dormer and the outside stairway anyway, realizing that require data for an automatic fire alarm will probably be effective, and the architect will show on the plans the additional information noted in the check list, the permit for this new construction work will be put in line for issuance.

Very truly yours,

Inspector of Buildings

WRG/2

Enclosure to each addressee: Check list against requirements of Building Code

CC: Oliver T. Somborn, Chief
of the Fire Department

CITY OF PORTLAND.....DEPT. OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

December 9, 1946

Job Location 450-452 Cumberland Avenue Owner Miss Beatrice Orr

Contractor Mr. Charles A. Hill Architect Mr. Fred C. Weislander

We are unable to issue permit for the above work because Section 106B of the Building Code requires that applicant must show on application and plans compliance with Building Code and Zoning Ordinance before a building permit is issued, and application and plans of this job do not show compliance with the law as indicated below. References at left are to sections of Building Code where applicable. If plan maker disagrees with statements below, he should book a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

1. Zoning Law. No location of the proposed stairway with relation to the rear lot line appears. Required rear yard in Apartment House Zone where the property is located is either 20 feet or 25 percent of the depth of the lot, whichever figure is less. The new outside stairway is permitted under allowances for encroachment if it would not exceed a projection of four feet into the required depth of rear yard.

2. Sec. 20312 & 13. No fire resistive enclosure of cellar stairs or of heating plants in the cellar are shown.

3. Sec. 212cl.2(a). If any opening at all is cut in the unbroken central fire wall, thus increasing the hazard to the occupants on both sides of the wall, the proposed arrangement would not satisfy this requirement of the Building Code because should fire attain such headway on either side of the wall, traveling the stairs, as to reach the third floor before the occupants of the third floor were aroused, they would hardly be able to pass by the head of the stairs and reach the outside fire escape.

Under Sec. 20316(3) a standard automatic fire detection and alarm system could be supplied to compensate for this defect in location of means of egress, and the detection part of such system would have to cover the entire cellar, all public and stair halls above the cellar and all closets beneath stairs or off halls. If such an alarm system were provided, the closing partitions and self-closing doors at the top of third floor stairs would not be required.

If no opening were made in the dividing fire wall and fire escape balcony extended to serve both sides of the dividing wall at third floor level, the question of requirement of automatic fire alarm would be up to the Chief of the Fire Department. If the enclosure at top of third floor stairs is carried through, obviously the glass panels in the doors should be of fire glass and the self-closing devices should be liquid door closers.

4. Sec. 20311. Doorways to be filled in in public halls as shown on the plan require plaster on non-burnable lath on both sides of the opening.

5. In General. No detail shown of construction of stairs, catwalk on roof, foundation under outside stairway, relative arrangements of balcony outside exit door at third floor, size of door, etc.

If catwalk would be any appreciable distance above the second story roof, a rail would be necessary on both sides of it.

Inspector of Buildings

WmC/S

Original to: Fred C. Weislander, 98 Froble Street

CC: Mr. Charles A. Hill, 557 Cumberland Ave. & Beatrice Orr, 454 Cumberland Ave.

ATH
VSS
BMT
PH
AJS
Y HL
BS

450-452 Cumberland Ave.

July 2, 1946

Miss Beatrice Orr
454 Cumberland Avenue
Mr. Charles Hill
331 Cumberland Avenue

Subject: Application for building permit to cover
cutting in new doorway in otherwise unperced
dividing brick wall of the duplex lodging house
at 450-452 Cumberland Avenue, the doorway being
proposed at third floor level

Dear Madam & Sir:

I find out from Miss Orr that this duplex building has been used on both sides
as a lodging house since 1926 and before, but heretofore it has been under separate
ownership. Now she has both sides of the building and plans to rent out each side
to a separate operator.

The purpose of the new doorway is to furnish emergency means of egress from
each side of the building to the existing stairway from third to second floor on the
other side, but because the two sides of the party wall are to be controlled by
separate parties, locks or bolts are planned upon the door with some glass panel ar-
rangement to be broken in case of emergency, but Sec. 2104.4 provides that required
means of egress shall lead to outside exit doors without intervening private quarters,
and Sec. 403b of the Building Code provides that no exit door or other opening intended
as a means of egress shall be locked, barred, or bolted unless such locks, bars or
bolts can be operated without special knowledge merely by turning a knob, by pressing
against a lever or by pushing against a bar or plate. Thus a door with such locks upon
it could not be counted as a means of egress under the Building Code.

That an emergency means of egress from the third floor of each side of the build-
ing is necessary is obvious, and the Chief of the Fire Department who, under State Law,
has jurisdiction over such existing buildings will no doubt direct that such an emer-
gency means of egress be provided as soon as he is aware of the situation. If either
side of this building had not been used as a lodging house in 1926 and before, then
the Building Code would have full jurisdiction.

On account of the relative arrangement of rooms (three bedrooms) and the existing
stairs on third floor (an outside fire escape would be of little value unless at the same time
the building were equipped with an automatic fire alarm so that persons on the third
floor would be apprised of any fire that developed before it got large enough to in-
volve the third floor in such a way that they could not reach the fire escape. The
reason for this is that the existing stairway is at the rear of the third floor and
any fire escape provided would normally be on the rear wall so that persons in either
of the three bedrooms on either side of the building would have to pass the existing
inside stairs to reach the fire escape--thus the importance of knowing that a fire is
taking place before the stairs to third floor become involved.

In event arrangement could be made where the proposed door on third floor could
be without any locks of any kind, an automatic fire alarm would still probably be
needed. Chief Sanborn is receiving a copy of this letter and the owner will doubtless
hear from him as to required means of egress from the third floor.

While the Building Code has little jurisdiction over this building until addi-
tional work or changes are to be made, the mere cutting of a new doorway in the other-
wise unperced wall undoubtedly increases the possibility of fire on one side passing
to the other side and thus increases the hazard. Sec. 201d of the Building Code pre-

July 2, 1946

Orr, Bill -----

vide: in such a case that the building or part thereof involved shall be made to comply with the requirements of the Code for the conditions of increased hazard which would exist after the change.

It is my belief that cutting in this doorway would increase the hazard in such a way that the following requirements of the Building Code would apply: Enclose all stairs between first floor and cellar in the cellar with partitions having a rating of one-hour fire resistance and provide self-closing standard fire resistance door in each enclosure at the foot of the stairs as per Sec. 205f2 of the Building Code.

Since the total number of rooms in the building could be such as to be equivalent to more than six apartments (as I recall the data told to me over the phone by Miss Orr), Sec. 202f2 would require that the heating plants in the cellar be enclosed in fire resistance heater rooms with self-closing or automatic-fire doors on every opening, fire doors to be Class C (labeled) and partitions and ceilings to be one-hour fire resistance--usually plaster on metal lath or perforated Gypsum lath on both sides of partitions and on the ceilings.

Because of lack of adequate separation of the two means of egress which would exist on third floor (one by existing inside stairs on either side of dividing wall, and the other by passage through the dividing wall through the new doorway to the inside stairs on the other side of the wall) contrary to Sec. 212el.2(a), a standard automatic fire alarm would be required with detection system covering the entire cellar on both sides of the dividing wall and all public and stair halls up through the building.

Under Sec. 212el, electric lights in all stair halls and public halls, adequate to show the way out of the building, be provided on the order of the owner of the building and with an automatic time switch so that the lights would be turned on automatically at sunset each night and turn off at sunrise the next morning, the switch to be set according to the season of the year.

In event you did not cut in the doorway on third floor level the Building Code would not apply, but it is certain that the Chief of the Fire Department would require a second means of egress from the third floor of each side of the building. Such a fire escape could be a single one accessible from both sides of the building, if that satisfies the requirements of the Chief of the Fire Department, and the construction of it would have to be covered by a building permit from this office. Perhaps dormer windows of some type on the rear of the roof would be necessary to give adequate access to such a fire escape.

We shall hold the application for the permit by Mr. Mill awaiting instructions from either him or you as to just what will be done.

Very truly yours,

Inspector of Buildings

SMC/S

CC: Mr. Fred C. Weislander
38 Probble Street

Oliver T. Sanborn, Chief
of the Fire Department



(A) APARTMENT HOUSE, ETC.
APPLICATION FOR PERMIT

Class of Building or Type of Structure. Second Class

Portland, Maine, December 3, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. *new plan 4/8/47*

The undersigned hereby applies for a permit to ~~erect~~ alter ~~and~~ 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 450-452 Cumberland Avenue Within Fire Limits? yes Dist. No. 1
Owner's name and address Miss Beatrice Orr, 454 Cumberland Avenue Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Charles Sill, 531 1/2 Cumberland Avenue Telephone 2-4254
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Dwelling Lodging house No. families 2
Last use _____ No. families 2
Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 700 Fee \$ 2.00

General Description of New Work

To construct dormer window and construct outside wooden firescape from third floor to ground, rear of building, as per plan.

*2 x 6 in / 0' of - on = 628
10 x 1.33 x 45 = 600*

Fire Dept. Order

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
Permit Issued with Letters

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 work involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof pitch-shed Rise per foot 2 1/2" Roof covering asphalt roofing Class C Und. Lab.
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind hemlock Dressed or full size? dressed
Corner posts 4x4 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 2x6
On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16"
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 10'
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

Miss Beatrice Orr
Charles Sill

Signature of owner—By: _____

SECTION COPY

Permit No. 461
Location 450-452 Cumis. St.
Owner Miss Beatrice Oss
Date of permit 12/ 146
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued

NOTES

*Open for fire main
to close in down
outside stairs will
along N.E.*



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, June 18, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter repair or 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 450-452 Cumberland Avenue Within Fire Limits? yes Dist. No. 1

Owner's name and address Miss Beatrice Orr, 454 Cumberland Avenue Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Charles Hill, 531 Cumberland Avenue Telephone 2-4254

Architect _____ Specifications _____ Plans yes No. of sheets 1

Proposed use of building lodging house No. families _____

Last use _____ No. families _____

Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____ Fee \$ 1.00

Estimated cost \$ 150.

General Description of New Work

To cut in door in brick wall, dividing duplex house, three floor. 4x4 angle iron Ordinary door with glass panel.

448-450 owned by Beatrice B. Orr since 1942
assessor's number 4607
former owner Sherry
452-46-13-2 owned by Wilson H. 6/18/46
452 on 6/19/46

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED
CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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 work involved in this work? _____ Is any electrical work involved in this work? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

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

APPROVED *Oliver T. Jacobson*
 CHIEF OF FIRE DEPT.

Signature of owner Miss Beatrice Orr
Chas. A. Hill
 By:

INSPECTION COPY



Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

APPLICATION FOR PERMIT TO BUILD A PRIVATE GARAGE

Portland, Me., April 15, 1924 19

To THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:—

Location 452 Cumberland Ave Fire Districts YES Ward 5

Name of owner is? Wilson E Barber Address 452 Cumberland Ave

Name of mechanic is? not let Address

Proposes occupaney of building (purpose)? steel Private garage for NO cars only, and no space to be let.

Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.

A Pyrene fire extinguisher to be kept in garage.

Size of building, No. of feet front? 10ft; No. of feet rear? 10ft; No. of feet deep? 18ft

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be? G.I.P.G.F.

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? steel

Will there be a chimney? NO Will the flues be lined? No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? NO

If so, state the particulars

.....

.....

.....

.....

Estimated Cost,

\$ 180.

Signature of owner or authorized representative,

W E Barber

Address,

452 Cumberland Ave

452 Cumberland Ave

No. 5732

APPLICATION FOR
PRIVATE GARAGE

LOCATION
No. 452 Cumberland Ave

WARD 5

PERMIT GRANTED

Apr 15, 1924 102

452 Cumberland



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

February 6, 1986

RE: 452 Cumberland Avenue

Mr. Jack Sprague
257 State St.
Portland, Maine 04102

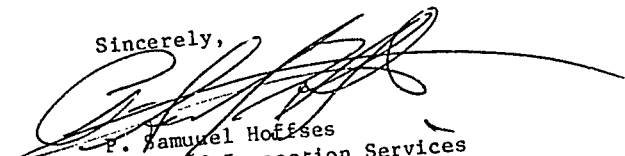
Dear Sir:

In review of your building permit issued to you on January 30, 1986 #000080, it has been determined that the information given doesn't reflect the work being done on the occupancy of 452 Cumberland Avenue.

Please come to this office at your earliest convenience but no later than February 12th, 1986, to review and discuss this problem.

Find attached, a copy of your building permit application.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

PSH/el

Enclosure

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

000080

JAN 30 1986

B.O.C.A. TYPE OF CONSTRUCTION

R-6

PORTLAND, MAINE Jan. 23, 1986

City of Portland

ZONING LOCATION

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 25x 452 Cumberland Avenue - basement apt Fire District #1 #2
1. Owner's name and address Jack Sprague - 257 State St. Telephone 761-2784
2. Lessee's name and address
3. Contractor's name and address

Proposed use of building single family with home occupation No. of sheets
Last use single family No. families
Material No. stories Heat Style of roof Roofing

Other buildings on same lot
Estimated contractual cost \$ 3,000

FIELD INSPECTOR - Mr. @ 775-5451

Appeal Fees \$
Base Fee \$ 35.00
ch of use \$ 25.00
Late Fee
TOTAL \$ 60.00

Change of use from single family apt to single family apt with home occupation as general office, alterations. (Draftsman)

Stamp of Special Conditions

Send permit to Box 8184 04104

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? ...yes... Is any electrical work involved in this work? ...yes...
Is connection to be made to public sewer? ...existing... 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 ...solid or filled land? ...earth or rock?
Material of foundation ...No. stories ...Thickness, top ...bottom ...cellar...
Kind of roof ...Rise per foot ...Roof covering ...Kind of heat ...fuel...
No. of chimneys ...Material of chimneys ...of lining ...Sills...
Framing Lumber—Kind ...Dressed or full size? ...Corner posts ...Max. on centers...
Size Girder ...Column under girders ...Size ...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 ...height?
If one story building with masonry walls thickness of walls?

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?

MISCELLANEOUS

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

APPROVALS BY:
BUILDING INSPECTION—PLAN EXAMINER
ZONING: O.R. H.J. 1/23/86
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant
Type Name of above Jack Sprague
Phone # same
Other 2 3 4
and Address

FIELD INSPECTOR'S COPY [Signature] [3] Taylor
APPLICANT'S COPY
OFFICE FILE COPY

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

JAN 30 1966

B.O.C.A. TYPE OF CONSTRUCTION

0080
Jan. 23, 1966

ZONING LOCATION PORTLAND, MAINE

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 25x 452 Cumberland Avenue - basement apt Fire District #1 #2
Telephone 761-1784

1. Owner's name and address Jack Sprague - 257 State St. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Telephone

Proposed use of building single family with home occupation No. of sheets
Last use single family No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot 3,000 Appeal Fees \$
Estimated contractual cost \$

FIELD INSPECTOR - Mr. @ 775-5451
Base Fee \$ 35.00
Ch of use 25.00
Late Fee
TOTAL \$ 60.00

Change of use from single family apt to single family apt with home occupation as ~~business~~ business office, alterations. DRAFTSMAN

Stamp of Special Conditions

Send permit to Box 8184 04104

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes
Is connection to be made to public sewer? existing
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

MISCELLANEOUS

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

Signature of Applicant Jack Sprague Phone # same
Type Name of above xx 2 3 4
Other and Address

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



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

452 Cumberland Avenue

The Peoples Heritage Bank
481 Congress Street
Portland, Maine 04101

Attention: Mortgage Department

Gentlemen:

Records in this office show that the building located at 452 Cumberland Avenue is authorized as a three unit apartment house, and has been recognized as such since December 29, 1971.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Bert MacIsaac, Code Enforcement Officer



RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT NO. 131113

DEC 29 1971

1624

CITY OF PORTLAND

Class of Building or Type of Structure

Perkins, Alaska

Dec. 22, 1971

TO THE INSPECTOR OF BUILDINGS, PORTLAND, OREGON

The undersigned hereby applies for a permit to erect, repair, alter, or demolish the following building structure... in accordance with the Laws of the State of Oregon, the Building Code and Licensing Ordinance of the City of Portland, Oregon and applicable rules and regulations and the following specifications:

Location: 452 Cumberland Avenue Within Fire Limits? Yes Dist. No.
Owner's name and address: RONALD H. SPEAR, 40 Old Colony Lane Cape Side Telephone: 759-1297
Lessee's name and address: Telephone: 774-6211
Contractor's name and address: ENDAF Telephone:
Architect: Specifications: Plans: No. of sheets:
Proposed use of building: 3 apts. No. families:
Last use: Apt. and Rooming House No. families:
Material: No. stories: Heat: Style of roof: Roofing:
Other buildings on same lot:
Estimated cost \$: 500. Fee \$3.00

General Description of New Work

To change use from apt. and rooming house to three apts., as per plan, with alterations as per plan
Size of lot 2996 sq. feet

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts S
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
than minor repairs to cars habitually stored in the proposed building?