

441-446 CUMBERLAND AVENUE



Fed cut # 920R - Half cut # 9202R - 7/8 cut # 9203R - Fifth cut # 9205R

PERMIT TO INSTALL PLUMBING

Date Issued **April 23, 1974**  
 Portland Plumbing Inspector  
 By: **ERNOLD R GOODWIN**

Address **446 Cumberland Ave.** PERMIT NUMBER **3624**  
 Installation For **9 fam.**  
 Owner of Bldg **Freeman Parter**  
 Owner's Address **Mountain Rd. Pal.**  
 Plumber **William Carr** Date **4-23-74**  
 NEW REPL **Gray Rd. Pal.** NO. **1** FEE

App. First Insp.  
 Date  
 By  
 App. Insp. **APR 24 1974**  
 Date  
 By  
 Type of Bldg.  
 Commercial  
 Residential  
 Single  
 Multi Family  
 New Construction  
 Remodeling

|          |                        |          |             |
|----------|------------------------|----------|-------------|
|          | SINKS                  |          |             |
|          | LAVATORIES             |          |             |
|          | TOILETS                |          |             |
|          | BATH TUBS              |          |             |
|          | SHOWERS                |          |             |
|          | DRAINS FLOOR SURFACE   |          |             |
| <b>1</b> | HOT WATER TANKS        | <b>1</b> | <b>2.00</b> |
|          | TANKLESS WATER HEATERS |          |             |
|          | GARBAGE DISPOSALS      |          |             |
|          | SEPTIC TANKS           |          |             |
|          | HOUSE SEWERS           |          |             |
|          | ROOF LEADERS           |          |             |
|          | AUTOMATIC WASHERS      |          |             |
|          | DISHWASHERS            |          |             |
|          | OTHER                  |          |             |
|          | <b>Base Fee</b>        |          | <b>3.00</b> |
|          | <b>TOTAL</b>           | <b>1</b> | <b>5.00</b> |

Building and Inspection Dept: Plumbing Inspection

INQUIRY BLANK

ZONE "G" + "A"

FIRE DIST. 1

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Date March 16, 1954

Verbal  
By Telephone

LOCATION 444-446 Cumberland Ave OWNER \_\_\_\_\_

MADE BY Christian G. Krueger TEL. 3-5954

ADDRESS 463 Congress Street

PRESENT USE OF BUILDING Lodging + Apts NO. STORIES 2 1/2

LAST USE OF BUILDING Same CLASS CONSTRUCTION Third

REMARKS \_\_\_\_\_

INQUIRY 1-What uses are permitted by the zoning Ordinance at this location?

Answer: - The property is divided diagonally by a zone line between a General Business zone fronting on High Street and an Apartment House zone fronting on Cumberland Ave. Since the lot has more than 30 feet frontage Cumberland Ave. in the "G" zone, the business use may ~~and not~~ <sup>ANSWER</sup> more than 30' into the "A" zone. However, since the lot has frontage only on Cumberland Ave., a business would not be allowable without authorization of the Board of Appeals since the entrance door would of necessity be on Cumberland Ave, which is not the main business street of the "G" zone. Parking would not be allowable unless authorized by the Board of Appeals

DATE OF REPLY 3/16/54 REPLY BY A. J. Sears

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 58750

Issued

Portland, Maine

June 6, 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 Porter, Alfred 446-448 Cumberland av.

Contractor's Name and Address W. Ashby Tel. \_\_\_\_\_

Location \_\_\_\_\_ Use of Building \_\_\_\_\_

Number of Families \_\_\_\_\_ Apartments 6 Stores \_\_\_\_\_ Number of Stories 3

Description of Wiring: New Work  Additions \_\_\_\_\_ Alterations \_\_\_\_\_

4.30 Pipe \_\_\_\_\_ Cable  Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_  
 No. Light Outlets 28 Plugs 58 Light Circuits \_\_\_\_\_ Plug Circuits \_\_\_\_\_

7.00 FIXTURES: No. \_\_\_\_\_ Fluor. or Strip Lighting (No. feet) \_\_\_\_\_  
 SERVICE: Pipe \_\_\_\_\_ Cable  Underground \_\_\_\_\_ No. of Wires 3 Size 4/0

METERS: Relocated 1 Added 6 Total No. Meters 7

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) \_\_\_\_\_

9.00 APPLIANCES: No. Ranges 6 Watts \_\_\_\_\_ Brand Feeds (Size and No.) 4-3  
 Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_

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

Will commence May 14 1972 Ready to cover in will call Inspection \_\_\_\_\_ 19 \_\_\_\_\_

Amount of Fee \$ 20.30

Signed W. Ashby

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

[Signature]  
 (OVER)

LOCATION *Comb Av. 446*  
 INSPECTION DATE *6/28/72*  
 WORK COMPLETED *6/28/72*  
 TOTAL NO. INSPECTIONS *1*

REMARKS:

**FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963**

|   |         |
|---|---------|
| <b>WIRING</b>   |         |
| 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).             |         |
| <b>SERVICES</b>   |         |
| Single Phase  | 2.00    |
| Three Phase   | 4.00    |
| <b>MOTORS</b>   |         |
| Not exceeding 50 H.P.   | 3.00    |
| Over 50 H.P.  | 4.00    |
| <b>HEATING UNITS</b>  |         |
| Domestic (Oil)  | 2.00    |
| Commercial (Oil)  | 4.00    |
| Electric Heat (Each Room)   | .75     |
| <b>APPLIANCES</b>   |         |
| Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit | 1.50    |
| <b>MISCELLANEOUS</b>  |         |
| Temporary Service, Single Phase   | 1.00    |
| Temporary Service, Three Phase  | 2.00    |
| Circuits, Carnivals, Fairs, etc.  | 10.00   |
| Meters, relocate  | 1.00    |
| Distribution Cabinet or Panel, per unit   | 1.00    |
| Transformers, per unit  | 2.00    |
| Air Conditioners, per unit  | 2.00    |

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 1279  
 Issued 4/22/74  
 . 19

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 Freeman Victor 10 Mount Rd. F. Tel. \_\_\_\_\_  
 Contractor's Name and Address Dan Smith Westbrook Tel. 297-4044  
 Location 46 Cumberland Ave. Use of Building apt.  
 Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories 2  
 Description of Wiring: New Work  Additions \_\_\_\_\_ Alterations \_\_\_\_\_

Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Metal Molding \_\_\_\_\_ BX Cable  Plug Molding (No. of feet) \_\_\_\_\_  
 No. Light Outlets \_\_\_\_\_ Plugs \_\_\_\_\_ Light Circuits \_\_\_\_\_ Plug Circuits \_\_\_\_\_  
 FIXTURES: No. \_\_\_\_\_ Fluor. or Strip Lighting (No. feet) \_\_\_\_\_  
 SERVICE: Pipe \_\_\_\_\_ Cable \_\_\_\_\_ Underground \_\_\_\_\_ No. of Wires \_\_\_\_\_ Size (") \_\_\_\_\_  
 METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters \_\_\_\_\_  
 MOTORS: Number \_\_\_\_\_ Phase 1/2 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 \_\_\_\_\_ 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 \_\_\_\_\_ 19 \_\_\_\_\_ Ready to cover in \_\_\_\_\_ 19 \_\_\_\_\_ Inspection \_\_\_\_\_ 19 \_\_\_\_\_  
 Amount of Fee \$ \_\_\_\_\_ Signed Timothy W. Bryant

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 Frank H. [Signature] (OVER)



R6 RESIDENCE ZONING

# APPLICATION FOR PERMIT

PERMIT 135802

Class of Building or Type of Structure

Portland, Maine,

April 10, 1972

1372  
0366

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 446 ~~EDDIE~~ Cumberland Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Freeman Porter, 12 Mountain Rd, Falmouth Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Arnold Rideout, 49 Nevada Ave, Telephone 797-5348  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Last use apt. No. families 6  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 1,500. Fee \$ 6.

### General Description of New Work

To repair after fire changing mansard roof to hip roof using 2x8's roof rafters with double 2 x 10 roof rafters.

*No change stayed with the original roof*

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

Arnold Rideout

### 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? \_\_\_\_\_ Forth 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 partition) 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:  
O.K. E.B. 4/10/72

### 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

Freeman Porter

*Freeman Porter*

CS 301

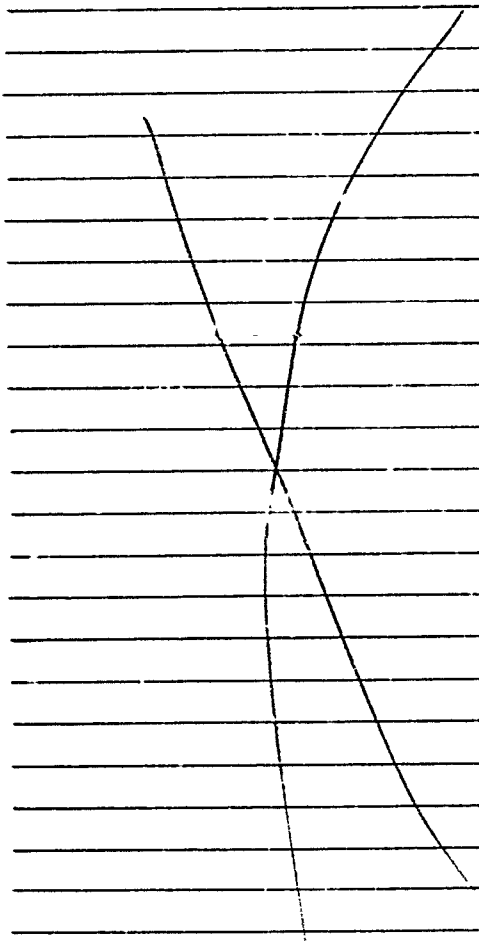
INSPECTION COPY

Signature of owner

NOTES

3/18/72  
 Framing up  
 inside all finished  
 ready to close in.  
 Did not go to  
 high roof - the day of  
 with everything at  
 original prices.

SH



Permit No. 72/0366  
 Location 441 Centerland  
 Owner: The ...  
 Date of permit 4/1/72  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued  
 Scheduling-Notice 2270  
 Form Check Notice



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, May 12, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE *Plan 5/27/48*

PERMIT ISSUED

60350

JUN 1 1948

CITY of PORTLAND

The undersigned hereby applies for a permit to ~~not~~ alter ~~rebuild~~ ~~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 448 Cumberland Avenue Within Fire Limits? yes Dist. No. 1
Owner's name and address Thirza Cushman, 223 High Street Telephone
Lessee's name and address Telephone
Contractor's name and address Albert Keniston, 17 Lussalle Street Telephone
Architect Specifications Plans 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 \$ 100, Inspection NOT COMPLETED Fee \$ .50

General Description of New Work

To relocate existing bathroom on second floor.
To remove existing floor in existing bathroom on second floor opening up stairway from second to first floors (stairway existing now but not used).

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Permit Issued with Letter

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. Thirza Cushman

Details of New Work

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

INSPECTION COPY

Signature of owner Thirza M. Cushman

Permit No. 48/850

Location 44th Street, NYC

Owner Phyllis Cushman

Date of permit 5/1/48

Notif. closing-in

Inspn. closing-in

Final Notif.

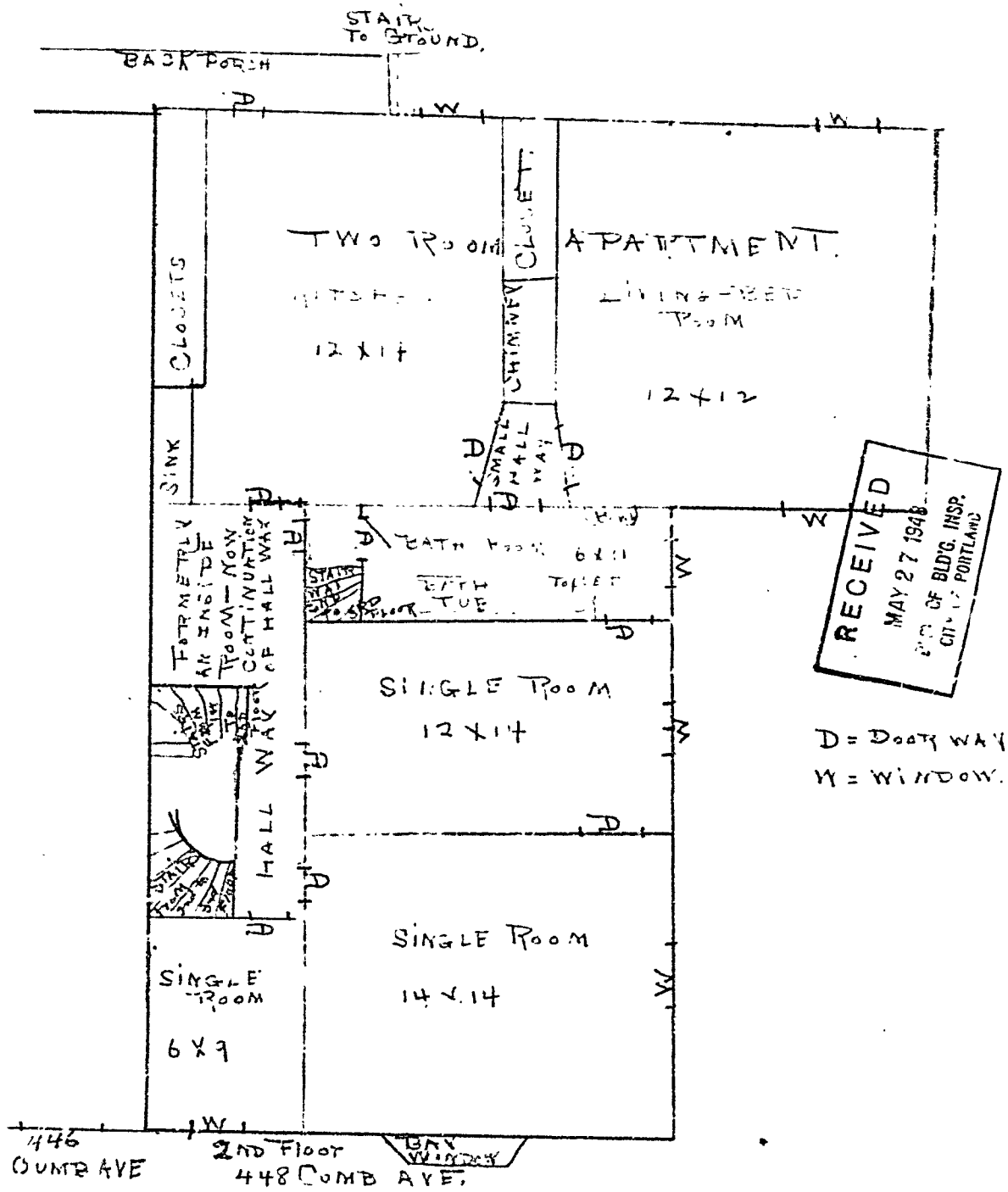
Final Inspn.

Cert. of Occupancy issued 5/1/48  
NOTES

Work started from  
afternoon of 5/1/48  
and new stairway  
started.

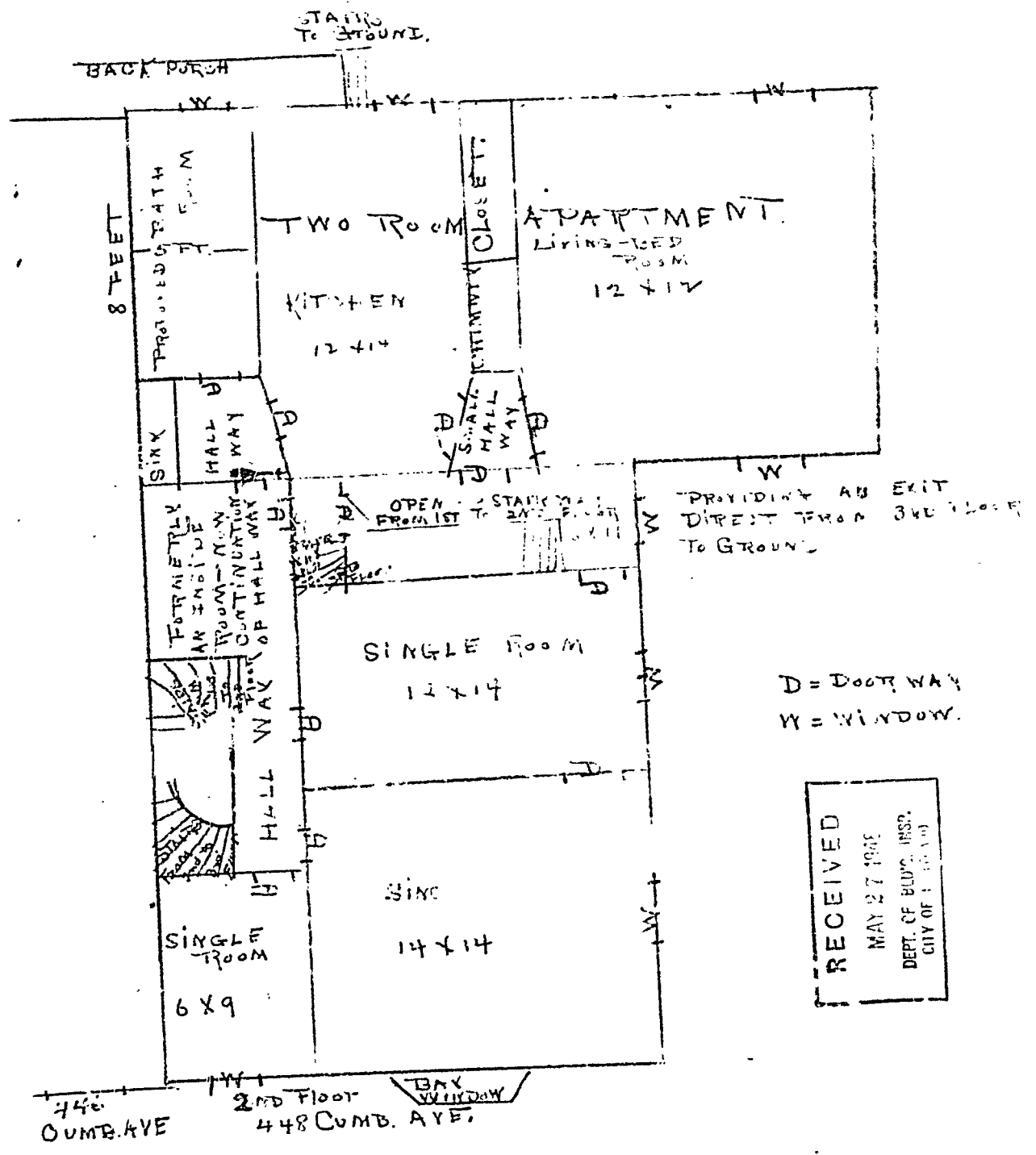
5/1/48  
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5/30/48  
5/31/48

AS AT PRESENT.



A. D. KENISTON  
17-22nd St.

PROPOSED CHANGE



A.D. KENISTON  
17 Laurel St.

AP 446 Cumberland Avenue-I

June 1, 1948

Mrs. Thirza M. Cushman  
223 High Street  
Portland, Maine

Subject: Permit for relocating bathroom  
and opening up stairway in second  
story of building at 446 Cumberland  
Avenue

Dear Madam:

The permit for the above work is issued herewith subject  
to the following:

1. Since the matter of exits in this building is controlled by the Safety Law, which is enforced by the Fire Department, it would be well to check with that department to see if this change in exits is going to meet with their approval, if that has not already been done.

2. Adequate electric lighting must be provided for the new stair hall and, unless existing, a handrail provided on one side of the stairs to be opened up.

Very truly yours,

Inspector of Buildings

AJS/J

CC: Mr. Albert D. Keniston  
17 Lassel Street

①

Alterations to Living House  
416-418 Canal St.  
Living Room, window 203, High St. Tel. - 2-0729.  
Albert Kessinger, cont. 17 Russell St. " 1-4147 Me.

Report of inspection of work under permit 45/1452 and of  
proposed work in application filed Oct. 31, '17.

Work called for in application - There does not appear to be anything  
wrong with proposed work, in fact, it will greatly  
improve the present conditions.  
The window front room 3rd floor will probably give the  
required sash area of 72 sq. ft. floor areas. Sec. 203, 2nd H.  
The party going over this with me was not certain of  
the location of the rear hall windows, 2nd floor. This  
was the 416 side, very dark, with no light in at this  
time. Windows here will be a definite improvement.

Work covered by permit 45/1452<sup>not done</sup> - The hall partition (418 side)  
has not been built. Persons in front of house have to pass  
through rear apartment to reach rear stairs.

Misc - It seems to me there are several questionable  
features as regards safety conditions. But, upon my first  
pass 3. 1st floor of Oct. 10, '15, I did not go in to the rear.

# APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, March 29, 1947

MAR 31 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 15/1452 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 444-446 Cumberland Avenue Within Fire Limits? yes Dist. No. 1  
 Owner's name and address Thirza Cushman, 223 High Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Albert Keniston, 17 Lassalle Street Telephone 4-6829  
 Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Lodging House No. families \_\_\_\_\_  
 Increased cost of work \_\_\_\_\_ Additional fee .25

## Description of Proposed Work

To change contractors as per above.  
 Copy of original application to be mailed with this amendment.

## 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 \_\_\_\_\_ of lining \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Approved: \_\_\_\_\_  
 Signature of Owner By: Thirza Cushman  
Albert Keniston  
 Approved: 3/31/47 WMD  
 Inspector of Building

INSPECTION COPY

Form 3500-S -  
 Receipt for Registered Article No. \_\_\_\_\_  
 Fee paid \_\_\_\_\_ cents. Class postage 3444 Postmaster per \_\_\_\_\_  
 Declared value \_\_\_\_\_ Surchargo paid, \$ \_\_\_\_\_  
 Return Receipt fee \_\_\_\_\_ Spl. Del'y fee \_\_\_\_\_  
 Delivery restricted to addressee: \_\_\_\_\_  
 In person \_\_\_\_\_ or order \_\_\_\_\_ Fee paid \_\_\_\_\_  
 Accepting employee will place his initials in space \_\_\_\_\_  
 Indicating restricted delivery. \_\_\_\_\_

The sender should write the name of the addressee on back hereof as an identification. Preserve and submit this receipt in case of inquiry or application for indemnity. Preserve  
 Registry Fee and Indemnity. Domestic registry fee ranges from 20 cents for indemnity not  
 exceeding \$5 up to \$1.25 for indemnity not exceeding \$1,000. Consult postmaster as to  
 the specific domestic registry fee and surcharge and as to the registry fee chargeable on registered  
 parcel-post packages for foreign countries. Fees on domestic registered C. O. D. mail range from  
 25 cents to \$1.25. Indemnity claims must be filed within 1 year (C. O. D. 6 months) from date  
 of mailing.

POSTMARK  
 07-16-1943-2 070

Date of delivery \_\_\_\_\_

ATH  
RMT  
PH  
AJS  
HL  
BS

AP 444-446 Cumberland Ave.

October 23, 1945

Mr. J. R. Kneeland  
290 Brackett Street  
Mrs. Thirza Cushman  
225 High Street

Subject: Building permit to cover alterations, including fire escape in the lodging house at 444-446 Cumberland Avenue.

Dear Sirs: Madam:

The permit having been approved by the Chief of the Fire Department, it is issued herewith to the contractor, subject to the following provisions of the Building Code relating thereto:

1. Both sides of the new partitions to form the passageway to the fire escape in rear of second story are required to be plastered on non-burnable lath because this represents a public hall in a lodging house. (Reference Section 3022 of the Building Code relating to lodging houses). The application says merely Gypsum wallboard on both sides.

2. Cellar stairway on westerly side to be enclosed in the cellar requires plaster on metal lath or on perforated Gypsum lath on both sides of enclosing partitions. Fire door at the foot of the stairs is required to be made self-closing by means of a liquid door closer. This door and frame are not required to carry the label of the Underwriters' Laboratories but may be constructed as provided in Section 3024 of the Building Code. Such a door may be made locally and thus afford some saving. The door should fit the opening tightly so that between it and the metal covered frame and the floor there will in no case be an opening wider than  $\frac{1}{4}$  of an inch when the door is in the closed position.

3. No information has been given as to the framing, supports, foundations or pitch of the proposed outside stairway to be used for a fire escape. A detailed plan of this stairway showing all essential features is to be filed here and approved as complying with Building Code requirements before work on the new stairway is started.

Very truly yours,

Inspector of Buildings

RACD/S

cc: *Ally S. Kaminista*  
*172 Waverley St.*  
*3/31/47*



October 10, 1945

The door in the brick wall in the cellar to be set in a structural metal frame, door in first story being allowed to be set in a wooden frame completely covered with metal so as to exclude air.

3. There is involved the question of safe means of egress from the upper floors of the building on both sides which, since this is an established lodging and tenement house, comes under the jurisdiction of the Chief of the Fire Department under State law, rather than under the Building Code. Because the means of egress from second and third floors on the easterly side of the building are questionable as to their safety and adequacy, and because the existing means of egress from second and third floors on the westerly side are clearly not sufficient for safety, in case you should decide to go ahead on the above basis of providing the enclosures for cellar stairs and the standard fire doors, the approval of the Chief of the Fire Department will be necessary upon the permit before it is issued. Therefore, if you decide to go ahead on the above basis, I recommend that you ask the Chief of the Fire Department to go over the means of egress situation and tell you what will be necessary for correction of them, so that you may incorporate changes that he directs in your application for the permit and thus secure his approval on the permit.

In this connection the arrangement of rear rooms and apartments on second floor, both sides of the building, makes the outside rear stairway, referred to as defective above, of little use as a means of egress to any but the occupants of these rear rooms and apartments on second floor, since all other occupants in the building would have to batter their way through these private quarters in the rear of second story, which might be locked up, in order to reach the outside stairway in the rear.

Very truly yours,

Inspector of Buildings

WJH/S

(A) APARTMENT HOUSE ZONE  
 LIMITED BUSINESS ZONE  
**APPLICATION FOR PERMIT**

1452



Class of Building or Type of Structure Third Class

Portland, Maine, September 27, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. New information 10/20/45

The undersigned hereby applies for a permit to ~~erect~~ alter ~~reconstruct~~ ~~demolish~~ ~~repair~~ ~~maintain~~ ~~improve~~ ~~change~~ 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: **Permit issued with Letter**

Location 246 Cumberland Avenue Within Fire Limits? Yes Dist. No. 1

Owner's name and address Thirza Cushman, 223 High Street Telephone \_\_\_\_\_

Lessee's name and address J. R. Sneeland, 280 Brackett St. Telephone 3-7747

Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_

Proposed use of building Lodging House No. families \_\_\_\_\_

Last use \_\_\_\_\_ " " No. families \_\_\_\_\_

Material brick No. stories 3 Heat hot air steam Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ ~~2000.~~ 400. Fee \$ .50 add. 1000 add.

**General Description of New Work**

- To cut in 2'6" opening in 8" brick wall dividing two cellars -
- To provide metal-clad Class C fire door (self-closing) in opening, metal frame.
- To cut in door ~~between~~ in dividing partition, first floor, so as to give access to both sides of building.
- To partition off hall on second floor, (446 side) westerly side.
- To demolish existing two story ell on westerly side and construct platform 3'x12' at second floor level with fire escape to ground. Fire escape to be 3' wide with hand-rail one side.
- Studs 2x3, 16" O.C. covered with sheetrock both sides.
- To ~~excise~~ stairway to basement on easterly side.
- To enclose basement stairway on westerly side with metal lath and plaster or ~~gypsum~~ gypsum - studs 2x3, 16" O.C. To provide standard fire door at foot of stairs.

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

**Details of New Work**

Is any plumbing work involved in this work? no Is any electrical work involved in this work? no

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 the etc are observed? yes **Thirza Cushman**

APPROVED: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of owner By: J. R. Sneeland

INSPECTION COPY



(A) APARTMENT HOUSE ZONE  
(G) GENERAL BUSINESS ZONE  
**APPLICATION FOR PERMIT**



Class of Building or Type of Structure Third Class  
Portland, Maine, October 31, 1947

02995  
NOV 5 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ ~~repair~~ ~~maintain~~ the following building ~~structure~~ ~~repair~~ ~~work~~ 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 446-448 Cumberland Avenue Within Fire Limits? yes Dist. No. 1  
Owner's name and address Thirza Cushman, 223 High Street Telephone 2-0729  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Albert Keniston, 17 Leselle Street Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No of sheets \_\_\_\_\_  
Proposed use of building Lodging house No. families \_\_\_\_\_  
Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
Material wood No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot none Fee \$ 1.00  
Estimated cost \$ 180

**General Description of New Work**

To cut in new window in front room third floor (446 side).  
To cut in new windows (two) in both rear hallways third floor.

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. PERMIT TO BE ISSUED TO Albert Keniston

**Details of New Work**

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

By [Signature] C.T.N.

Signature of owner

Thirza M. Cushman

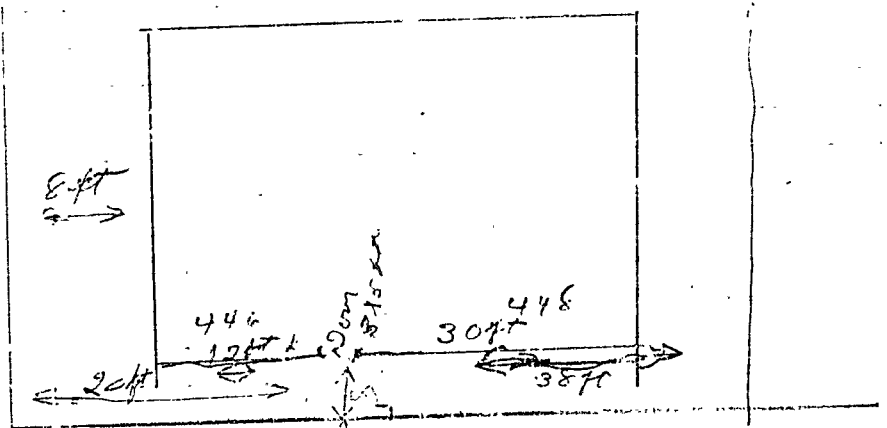
INSPECTION COPY

B

Permit No. 47/2998  
Location 446-448 Comb. Ave  
Owner Theresa Cushman  
Date of permit 11/5/47  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. 11/7/48  
Cert. of Occupancy issued now

NOTES

~~11/10/47 - Roll in  
in room cut in  
Bill  
11/19/47 - Windows  
Rolls not yet cut  
in E.P.~~



Side Walk & Paved Edge



(A) APARTMENT HOUSE  
**APPLICATION FOR PERMIT**

PERMIT NUMBER  
 01573  
 JUN 28 1937

Class of Building or Type of Structure Third  
 Portland, Maine, June 28, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ 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 446-448 Cumberland Avenue Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Thirza Cushman, 223 High Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Albert Keniston, 17 Lesalle Street Telephone 4-6829  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building Apartment house No. families 10  
 Last use \_\_\_\_\_

Memorandum from Department of Building Inspection, Portland, Maine  
446-448 Cumberland Avenue Provision for grade entrance door to cellar for Mrs.  
 Thirza Cushman by Albert Keniston, builder—7/2/37

To Owner & Builders:

Application shows no indication of any arisway with walls and steps or of any bulkhead. So the permit is issued on the basis that the doorway and door is to be provided in the front wall between the present grade of ground and the sill of the building without other features of any kind on the outside of the building.

If such features on the outside as indicated above are contemplated, the work should not be started and full information should be filed here so that we may be sure of compliance with the Building Code as regards these other features, and also with regard to the Zoning Law as to closeness to the public sidewalk.

WCM/S  
 CC: Mrs. Thirza Cushman  
 223 High Street

(Signed) Warren McDonald  
 Inspector of Buildings

REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus and 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 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 \_\_\_\_\_  
 Or 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 cutting 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  
 Permit issued with Memo

Thirza Cushman

Signature of owner by: Albert Keniston

APPROVED:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

INSPECTION COPY



C-4-88-1  
10/1/43-I  
12/10/43-I  
10/1/43-I

Nov. 10, 1943

Subject: Application for building permit to cover alterations at 444-446 (aliases 448-448) Cumberland Ave; and removal of rear outside stairway with securing building permit.

Mrs. Thirza A. Cushman,  
225 High Street,  
Portland, Maine

Dear Madam:

A month ago James Br. S. applied for a building permit to cover removal of a two-story frame shed at the rear of the above building and building in place location a two-story piazza with a stairway leading to the ground. At the time of application Mr. H. G. Jones was notified that we would need full details as to plans of both proposed stairway and piazza before the matter could be checked against Building Code requirements and the permit issued if found to comply with those requirements. No plan was forthcoming and we telephoned the builder to furnish it; but still no plan has been filed.

For these reasons and other reasons set forth in another letter to you of this date, I am unable to issue this permit. Upon examination of the building, however, we find that there was a rear stairway serving the rear rooms on both sides of the rear of this building, but apparently a part of it has been removed, or at least it is gone, so that the rooms in the rear of the second floor are now deprived of this necessary exit.

I have no doubt that the rear area is in poor structural condition and that the stairs were similarly in poor structural condition; but while we are unable to issue the permit as to the legal and safe use of the building, and whether a permit can be issued for the proposed rear piazza and new stairs; it is necessary that you proceed to have these rear stairs replaced in at least a temporary fashion, but undoubtedly safe so that the occupants of the building when they would serve in case of fire may have as much opportunity for exit as before. No permit is needed to replace these stairs and make them temporarily safe or to have the same temporarily safe if it is not so now. I do not want you to misunderstand, however, and it must be clear to you that that is the only work that is allowable without a permit and that you are not allowed to carry on the work of removal of the two-story shed and building the piazza and new stairway until you have a permit actually in your possession and posted upon the premises.

James Br. S. are receiving a copy of this letter.

Very truly yours,

Inspector of Buildings

RMCD/H

CC: James Br. S.  
35 Hammond Street

C-43-63-I  
Capt. 533 L-1  
12/10/43-T  
Mag. 411

November 10, 1943

Mrs. Inessa Cushman,  
223 High Street,  
Fortland, Maine

Subject: Use of both sides of the building at  
223-225 Cumberland Ave. as lodging or apart-  
ment house without safe exits, without fire  
protection as required by law; and cutting in  
certain doorways between the two sides of the  
building without a building permit.

Dear Madam:

You are using both sides of this duplex (side by side) dwelling house for lodging house or apartment house without having safe exits as required by the Building Law of the city for your tenants and without the fire protection required by the law for the safety of your tenants.

You have also seen fit to have certain doorways cut in the central wall dividing the two sides of the building, one in the brick wall in the cellar, and one between the front halls in the first story; this work having been done without first securing a permit as required by law. This particular work has substantially increased the hazard to the safety of the occupants of both sides of the building, should a fire develop in the cellar or in the first story on either side of the building.

It is necessary that you at once have both of these doorways permanently closed up so that the places in the wall where they are will be as fire resistive as it was before this work was commenced, this to be done not later than December 9, 1943. It will mean removing the door and frame in the cellar and laying the brick wall back up again in mortar and in the first story hall it will mean removing the door frame and trim, filling the studs back in again and plastering both sides on non-burnable lath. This work having been done without a permit requires no building permit to make the wall as fire resistive as before.

I do not and cannot authorize you to continue this use of the building since there has been no building permit issued from this department to change the use from a duplex dwelling house to a lodging and apartment house, nor any certificate of occupancy authorizing this present use; and certain safe exits and fire protection as required by law have not been provided; and I believe you to be personally responsible for this illegal and unsafe use as long as it continues. The proposal to remove the rear shed and construct two-story open piazza in the rear with open stairway to the ground would not improve the exit facilities for most of the occupants; and it is my belief that you will find yourself unable to provide safe exits for all of the occupants without rearrangement of the groupings and occupancies of the various rooms on second and third floor. To arrive at a legal and safe arrangement of both sides of the building, preparatory to filing application for a building permit to cover the change of use and to cover the physical changes necessary to satisfy the requirements of the law; you will have to employ a competent architect, have him make a clear and complete set of plans of the building the way it is and is being used now, showing all important features, then make another plan showing the arrangement which you propose to comply with the Building Law for such a lodging house or apartment house as you evidently propose.

Vrs. Thirza B. Cushman -----

November 19, 1945

The requirements for lodging houses and apartment houses are found in Section 203 and all of the Building Code; and this is what you are to take your plans should work out the proposed arrangement and show it in the plans therefor by consulting the Building Code for yourself and introducing such changes as are necessary to satisfy all of the requirements of the law. But the plans as the building now is and as being used and the plans of what you propose are to be filed here as blueprints with all of the information as they printed from the original.

If all of this is not commenced forthwith and worked speedily through to a complete solution of the problem, you will force me to proceed against you as directed by the Building Code in case of violation of it.

Very truly yours,

WCB/1

Inspector of Buildings



APARTMENT HOUSE ZONING

APPLICATION FOR PERMIT

Permit No. \_\_\_\_\_

Class of Building or Type of Structure Third Class

Portland, Maine, October 28, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter amend 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 444-445 Cumberland Avenue Within Fire Limits? yes Dist. No. 1  
Owner's or lessee's name and address Thirza Cushman, 223 High Street Telephone \_\_\_\_\_  
Contractor's name and address Oakes Bros. 35 Hazard Street Telephone 3529  
Architect \_\_\_\_\_ Plans filed yes No. of sheets 1  
Proposed use of building Lodging House No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 200. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 3 Heat steam Kind of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use Lodging House No. families \_\_\_\_\_

General Description of New Work

To remove two story frame shed 10' x 16' on rear of building and  
To build in same location a two story open piazza 7' x 16' with stairway (open)  
2-2x6 - 8' span

The corner posts and intermediate posts are to be no less than 2x6 nominal dimensions, or equivalent, and these posts are each to be made one continuous length or to be spliced at the floor levels. All splices are to be lapped splices at least eighteen inches and in no case will a post be set on top of the floor below it. Where the piazza is fastened to the building the weather boarding will be removed and the timbers of the piazza fastened directly to the frame of the building

*So far as*

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

REGULATION RELATIVE LATHING OR CLOSING IN IN THE INTERIOR. CERTIFICATE OF CALCULATION REQUIREMENT IS WAIVED

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 \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
To be erected on solid or filled land? solid earth or rock? earth and ledge  
Material of foundation concrete piers at \_\_\_\_\_ Thickness 6x8 bottom 10x10 cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof shed Rise per foot 6" Roof covering Asphalt roofing Class C Und. Lab.  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing lumber—Kind fir hemlock Dressed or full size? dressed  
Corner posts 6x6 Sills 6x6 Girt or ledger board \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-15" 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 2x6, 2nd 2x6, 3rd \_\_\_\_\_, roof 2x6  
On centers: 1st floor 16", 2nd 16", 3rd \_\_\_\_\_, roof 2'  
Maximum span: 1st floor 7', 2nd 7', 3rd \_\_\_\_\_, roof \_\_\_\_\_

If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

Signature of owner Thirza Cushman  
Oakes Bros.  
By Walter G. Waine

INSPECTION COPY



12-7-43

120 Pleasant St.

Talked to Miss Frances Bigelow  
 today, who records 446 in her  
 Miss Bigelow lived in first floor and  
 visited second floor tenant  
 on this floor until 1942  
 in the third floor. But he  
 looking. Said he frame  
 about a year and a half  
 ago. which would be about  
 June 1942. 12/11/43  
 we refer to 446 as 444

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

Directory 446

1. Location 774 ... Date investigation commenced 11-13-43
2. References: Complaints C-37-25 Appl. BP 16-28-43 Inq. ...
3. Present Owner and Address THIRZA CUSHMAN - 223 High Street
4. Present Lessee and Address ...
5. Building Permit Record: 30/1545-7/23/33 2B 31/1729-7/11/31 Post

Assessors' Record

Original filed not available  
for 1924 Survey

6. Survey 1924: Owner Katie B. Doyle No. tenants ?
- No. rooms ?; Class of Use Two ...
7. Assessors' change record since 1924 ...

8. Change of Owners, 1924 to date 1924-1934 KATIE B. DOYLE; 1934 to 1942  
FRANCES M. BIGELOW; 1942 THIRZA M. CUSHMAN.

9. City Directory Record

|  |   |
|--|---|
| 1926 <u>WAYLAND BIGELOW</u>                        | 1936 <u>MRS. ELLA G. WORTHING</u>                 |
| <u>ELLA M. WORTHING</u>                            | <u>ALBERT J. BENNETT - MRS. AGNES L. HANNISAN</u> |
| 1927 <u>FRANCES M. BIGELOW</u>                     | 1937 <u>E. OMER BERRY</u>                         |
| <u>MRS. ELLA M. WORTHING</u>                       | <u>ALBERT J. BENNETT - MRS. AGNES L. HANNISAN</u> |
| 1928 <u>FRANCES M. BIGELOW</u>                     | 1938 <u>MRS. EMMA T. LEMIEUX</u>                  |
| <u>MRS. ELLA M. WORTHING</u>                       | <u>ALBERT J. BENNETT</u>                          |
| 1929 <u>MRS. ELLA G. WORTHING</u>                  | 1939 <u>CHARLES B. BIER</u>                       |
| <u>FRANCES M. BIGELOW; ELLA G. WORTHING</u>        |   |
| 1930 <u>EDNICE E. WORTHING; GLADYS E. WORTHING</u> | 1940 <u>MRS. ELLA M. WALKER, 1041 Moh</u>         |
| 1931 <u>FRANCES M. BIGELOW</u>                     | 1941 <u>VACANT</u>                                |
| <u>LENA KELLEY</u>                                 | <u>RALPH E. WARTON</u> <u>WILLIAM J. MALONE</u>   |
| 1932 <u>FRANCES M. BIGELOW</u>                     | 1942 <u>HOWARD R. MITCHELL</u>                    |
| <u>LENA KELLEY</u>                                 |   |
| 1933 <u>FRANCES M. BIGELOW</u>                     | 1943 <u>VACANT</u>                                |
| <u>LENA E. KELLEY</u>                              |   |
| 1934 <u>FRANCES M. BIGELOW</u>                     | 1944 <u>...</u>                                   |
| 1935 <u>BURKE I. WHITE</u>                         | 1945 <u>...</u>                                   |

10. Miscellaneous

Edna E. Worthing 13 Burnfield

File also in ...

Conclusions and Action

Inspection Date

Date: 7/8/50

11. Occupancy data on above date:

|           | *No. Rooms | Lodging Rooms<br>No. & No. Occ. | Apartments<br>No. Rms & Occ. | Total<br>Occupants |
|-----------|------------|---------------------------------|------------------------------|--------------------|
| Basement  |            |                                 |                              |                    |
| 1st Floor |            |                                 |                              | 3                  |
| 2nd Floor |            |                                 |                              | 5                  |
| 3rd Floor |            |                                 |                              | 8                  |
| 4th Floor |            |                                 |                              |                    |
| 5th Floor |            |                                 |                              |                    |

\*Not including toilet or bath or hallways

Grand Total Occupants

12. Exit Data:

|                          | Inside Stairways | Outside Stairways |
|--------------------------|------------------|-------------------|
| Basement to 1st or grade | 1                | 2                 |
| 4th to 3rd               |                  |                   |
| 3rd to 2nd               | 2                |                   |
| 2nd to 1st               | 2                |                   |
| 1st to grade             |                  | 1                 |

Which, if any, of above are accessible only by passing through private quarters of others

Which of above, if any, are of little value because of location with respect to rooms or each other

Which of above, if any, are unusually steep or narrow, have excessive winders or other important defects

13. Fire Protection Data: No. stairs between cellar and first floor . . . . . Which, if any, are enclosed with fire resistive enclosures

Which of above stairs, if any, have closets beneath any part of them

14. Misc. Inspn. Notes  
Handwritten notes describing inspection findings, including mentions of fire protection and stairway conditions.



On third floor front and rear stairs from 3rd to second; but two rooms abreast in ... very rear of each side would be cut off ... reaching front stairs if fire were brave in rear stairs. Occupants of these 2 rear rooms on west side if they used rear stairs 3rd to 2nd would have to go through to front stairs at 2nd or through rooms of others at rear of 2nd to reach either former stairs outside now demolished or proposed outside stairs. This is because some time, evidently before Cushman ownership, a through hole was built at second floor ceiling off stair well in rear from second to first. Front two rooms on each side of 3rd probably could not get by front stairs to reach rear if fire were travelling front. ~~XXXXXXXXXXXXXXXXXXXX~~

Second Floor

Situation of two rooms abreast east side similar to 3rd. On west side all occupants except of those of 2 rear rooms abreast have only one exit via front stairs unless they could pass through one of 2 rear rooms to outside stairs.

Mrs. Cushman is amenable for cutting in doorway (no door) (note this no door) in central dividing partition between two sides of bldg. - first story front. Also for cutting in doorway in brick dividing wall in cellar - wooden door and no lintel. No permit in either case. Thus a fire developing in either side of cellar or first story would likely involve both sides of house quickly.

There is a ... license ... private room of first floor tenant.

Lic 7194

Structural  
(Secretary - records)

Lic 1575-10784

to maintain a lodging place  
in full under June 1943

Sept 1942  
JB

F.P. June 30 1943

Thirza M. Cushman  
is hereby authorized

446-448 Cumberland Ave

Roscoe Mitchell III

Lic. 4809

Lic is to certify

Thirza M. Cushman

LODGING PLACE

in full under June 1944 -

14 July 1943  
AG

F.P. June 30 1944

is hereby authorized

City of Parkland

446-448 Cumberland Ave

Roscoe Mitchell III

C-43-63

MATH  
PH  
JJS  
HL  
BS

October 10, 1945

Oliver T. Sanborn, Chief  
of the Fire Department

Subject: Safety of means of egress in the duplex  
lodging and tenement house at 444-446 Cumberland  
Avenue (numbered on the building 446-448),  
owned by Mrs. Thirza Cushman

Dear Chief Sanborn:

Upon examination of the above building in connection with application for a permit to cut two openings in a central dividing wall which I am not able to issue until the owner has agreed to certain improvements as to fire protection in the cellar, I find that the means of egress on both sides of this building, but especially on the westerly side are very questionable as to their safety and adequacy.

There are two stairways from the third floor to the second floor on both sides of the building, but on the westerly side occupants of third floor and the front part of the second floor have only the front stairs to reach the outside door.

In the rear of second floor both sides are private rooms and apartments which may have access to an outside wooden stairway in the rear which is in a dangerous condition and which I have ordered the owner to fix, but on the easterly side the occupants of these rooms in the rear of the rear inside stairs to first story would be cut off from the front stairs should fire be travelling the rear inside stairs.

Very truly yours,

Inspector of Buildings

mlw/s

*File  
with  
copy*

HARRY O. PAGE  
COMMISSIONER OF HEALTH AND WELFARE



STATE OF MAINE  
DEPARTMENT OF HEALTH AND WELFARE  
AUGUSTA

December 2, 1943

Mr. Warren McDonald  
Inspector of Buildings  
Department of Building Inspection  
Portland, Maine

RECEIVED  
DEC 4 1943  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

Your Ref: C-43-63-I

Dear Mr. McDonald:

This is to acknowledge and reply to your letter of November 29 reporting an unsafe duplex lodging house at 444-446 (called 446-448) Cumberland Avenue, Portland, which displays license No. 4809 from the Department of Health and Welfare.

We were pleased to get the report of your findings and a copy of your letter is being referred to Dr. Roscoe L. Mitchell, Director of the Bureau of Health, who will have an inspector make a prompt visit to this dwelling and take such action as is necessary.

Sincerely yours,

*Harry O. Page*  
Harry O. Page  
Commissioner

HOP/hsf

2016  
RHS  
77

C-43-67-1

November 23, 1943

Harry Page, Commissioner  
Department Health & Welfare  
State House,  
Augusta, Maine

Subject: Duplex Lodging House at 444-446  
(called 446-448) Cumberland Avenue in  
Portland, owned and operated by Thirza  
M. Cushman

Dear Mr. Page:

The lodging house indicated above is not considered safe as regards exits for the occupants of second and third floors, and as regards fire protection in the cellar to prevent a fire developing there spreading quickly up through the building.

This formerly was a duplex house with one or two apartments on each side of an unperced central dividing wall, running from cellar floor to the roof. Within a few years it has been converted to a lodging house on both sides of the dividing wall and the present owner has seen fit to cut two openings in this dividing wall (one in the cellar and one in the first story front hall) without bothering to secure a building permit therefor, thus increasing the hazard to the occupants of both sides of the building materially in case a fire should develop in either side of the cellar or first story.

These matters are called to your attention because the operator holds lodging house license No. 4899 from the Department of Health and Welfare, expiring June 30, 1944.

Very truly yours,

Inspector of Buildings

WMC/D/R

C-12-35-I  
Dept. 5395A-I  
12/13/35-T  
Reg. Mail

November 13, 1935

Mrs. Thirza M. Cushman,  
223 High Street,  
Portland, Maine

Subject: Application for building permit to  
cover alterations at 446-448 (called 446-448)  
Cumberland Ave; and removal of rear outside  
stairway without securing building permit.

Dear Madam:

A month ago Oakes Bros. applied for a building permit to cover removal of a two-story frame shed at the rear of the above building and building in same location a two-story piazza with a stairway in it leading to the ground. At the time of application Mr. W. G. Oakes was notified that we would need full details as to plans of both proposed stairway and piazza before the matter could be checked against Building Code requirements and the permit issued if found to comply with these requirements. No plan was forthcoming and we telephoned the builder to furnish it; but still no plan has been filed.

For those reasons and other reasons set forth in another letter to you of this date, I am unable to issue this permit. Upon examination of the building, however, we find that there was a rear stairway serving the rear rooms on both sides of the rear of this building, but apparently a part of it has been removed, or at least it is gone, so that the rooms in the rear of the second floor are now deprived of this necessary exit.

I have no doubt that the rear shed is in poor structural condition and that the stairs were similarly in poor structural condition; but while we are clearing up the matter as to the legal and safe use of the building, and whether or not a permit can be issued for the proposed rear piazza and new stairs; it is necessary that you proceed at once to have these rear stairs replaced in at least temporary fashion, but undoubtedly safe so that the occupants of the building whom they would serve in case of fire may have as much opportunity for exit as before. No permit is needed to replace these stairs and make them temporarily safe or to make the shed temporarily safe if it is not so now. I do not want you to misunderstand, however, and it must be clear to you that that is the only work that is allowable without a permit and that you are not allowed to carry on the work of removal of the two-story shed and building the piazza and new stairway until you have a permit actually in your possession and posted upon the premises.

Oakes Bros. are receiving a copy of this letter.

Very truly yours,

Inspector of Buildings

Wich/H

CC: Oakes Bros.  
35 Hammond Street

C-47-63-I  
Capt. W. B. I.  
12/10/43-T  
Reg. Mail

November 10, 1943

Mrs. Charles L. Cushman,  
223 Main Street,  
Portland, Maine

Subject: Use of both sides of the building at  
444-445 Cumberland Ave. as lodging or apart-  
ment house without safe exits, without fire  
protection as required by law; and cutting in  
certain doorways between the two sides of the  
building without a building permit.

Dear Madam:

You are using both sides of this duplex (side by side) dwelling house for lodging house or apartment house without having safe exits as required by the Building Law of the city for your tenants and without the fire protection required by the law for the safety of your tenants.

You have also seen fit to have certain doorways cut in the central wall dividing the two sides of the building, one in the brick wall in the cellar, and one between the front halls in the first story; this work having been done without first securing a permit as required by law. This particular work has sub-  
stantially increased the hazard to the safety of the occupants of both sides of the building, should a fire develop in the cellar or in the first story on either side of the building.

It is necessary that you at once have both of these doorways permanently closed up so that the places in the wall where they are will be as fire resistive as it was before this work was commenced, this to be done not later than December 9, 1943. It will mean removing the door and frame in the cellar and laying the brick wall back up again in mortar and in the first story hall it will mean remov-  
ing the door frame and trim, filling the studs back in again and plastering both sides on non-burnable lath. This work having been done without a permit requires no building permit to make the wall as fire resistive as before.

I do not and cannot authorize you to continue this use of the building since there has been no building permit issued from this department to change the use from a duplex dwelling house to a lodging and apartment house, nor any certificate of occupancy authorizing this present use; and certain safe exits and fire protection as required by law have not been provided; and I believe you to be personally responsible for this illegal and unsafe use as long as it con-  
tinues. The proposal to remove the rear shed and construct two-story open piazza in the rear with open stairway to the ground would not improve the exit facilities for most of the occupants; and it is my belief that you will find yourself unable to provide safe exits for all of the occupants without rearrangement of the groupings and occupancies of the various rooms on second and third floor. To arrive at a legal and safe arrangement of both sides of the building, preparatory to filing application for a building permit to cover the change of use and to cover the physical changes necessary to satisfy the requirements of the law; you will have to employ a competent architect, have him make a clear and complete set of plans of the building the way it is and is being used now, showing all important features, then make another plan showing the arrangement which you propose to comply with the Building Law for such a lodging house or apartment house as you evidently propose.

Mrs. Thirza M. Cushman ————2 |

November 29, 1945

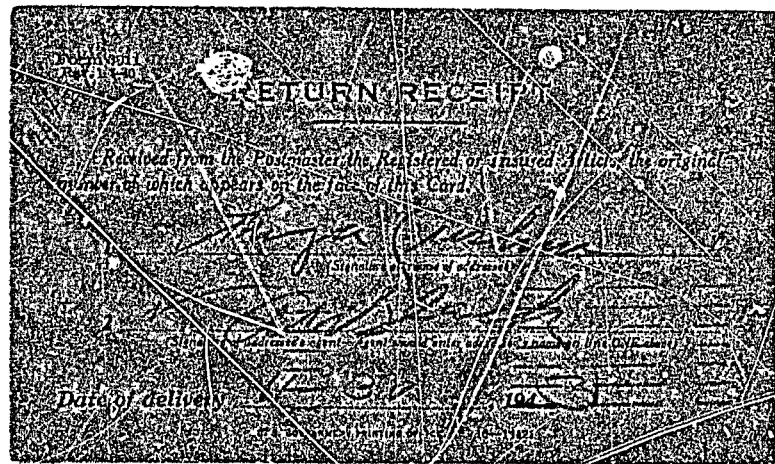
The requirements for lodging houses and apartment houses may be found in Section 205 and 212 of the Building Code; and the one whom you employ to make your plans should work out the proposed arrangement and show it on the plans therefor by consulting the Building Code for himself and introducing such changes as are necessary to satisfy all of the requirements of the law. Both the plans as the building now is and as being used and the plans of what you propose are to be filed here as blueprints with all of the information on them printed from the original.

If all of this is not commenced forthwith and worked speedily through to a complete solution of the problem, you will force me to proceed against you as directed by the Building Code in case of violation of it.

Very truly yours,

WACD/H

Inspector of buildings



Form 382 (Rev. Jan. 21, 1935)

Receipt for Registered Article No. 61533 (POSTMARK OF 113-63)

Registered at the Post Office indicated in the Postmark

Fee paid 15 cents Class postage 2

Declared value 2.00 Surcharge paid, \$ \_\_\_\_\_

Return Receipt fee ? Spl. Del'y fee \_\_\_\_\_

Delivery restricted to addressee: \_\_\_\_\_

In person \_\_\_\_\_ or order \_\_\_\_\_ Fee paid \_\_\_\_\_

Accepting employee will place his initials in space indicating restricted delivery.

POSTMASTER, per N (MAILING OFFICE)

The sender should write the name of the addressee on back here as an identification. Preserve and submit this receipt in case of inquiry or application for indemnity.

Registry Fee and Indemnity.—Domestic registry fee ranges from 15 cents for indemnity not exceeding \$5, up to \$1 for indemnity not exceeding \$1,000. The fee on domestic registered matter without intrinsic value and for which indemnity is not paid is 10 cents. Consult postmaster as to the specific domestic registry fee and surcharges and as to the registry fee chargeable on registered parcel-post packages for foreign countries. Fee on domestic registered C. O. D. mail ranges from 25 cents to \$1.20. Indemnity claims must be filed within one year (C. O. D. six months) from date of mailing.

16-30205



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

Complaint No. C-43-63

COMPLAINT

INSPECTION COPY

Date received June 21, 1943

Location 444 Cumberland Avenue (called 446) Use of Building Lodging House  
 Owner's name and address Thirza Cushman, 222-225 High Street Telephone \_\_\_\_\_  
 Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Complainant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

**Description:** Front steps and porch falling down - dangerous condition  
 11/18/43 - Duplex building converted from one or two families on either side of dividing wall to rooming and apartment house on both sides. Thirza M. Cushman appears in Assessors' records as the owner for first time in 1942, this is the 444 side (numbered 446); she is given as the owner of 446 side (numbered 448) for first time in 1943. It is evident that after the Cushman ownership of both sides, a doorway was cut in the first story between the front halls without any door in it, and another doorway cut in the dividing brick wall in the collar, and a door provided but no lintel; both of these operations having been done without securing a building permit.

Complaint No. C-43-63

Location 444 Cumberland Ave

Date Received 446 6/21/43

Date Disposed of 11/4/47

NOTES

12/30/43 Referring T 2

Letter 18 Nov. 29-43.

Complaint 100 as of above.

This work has been

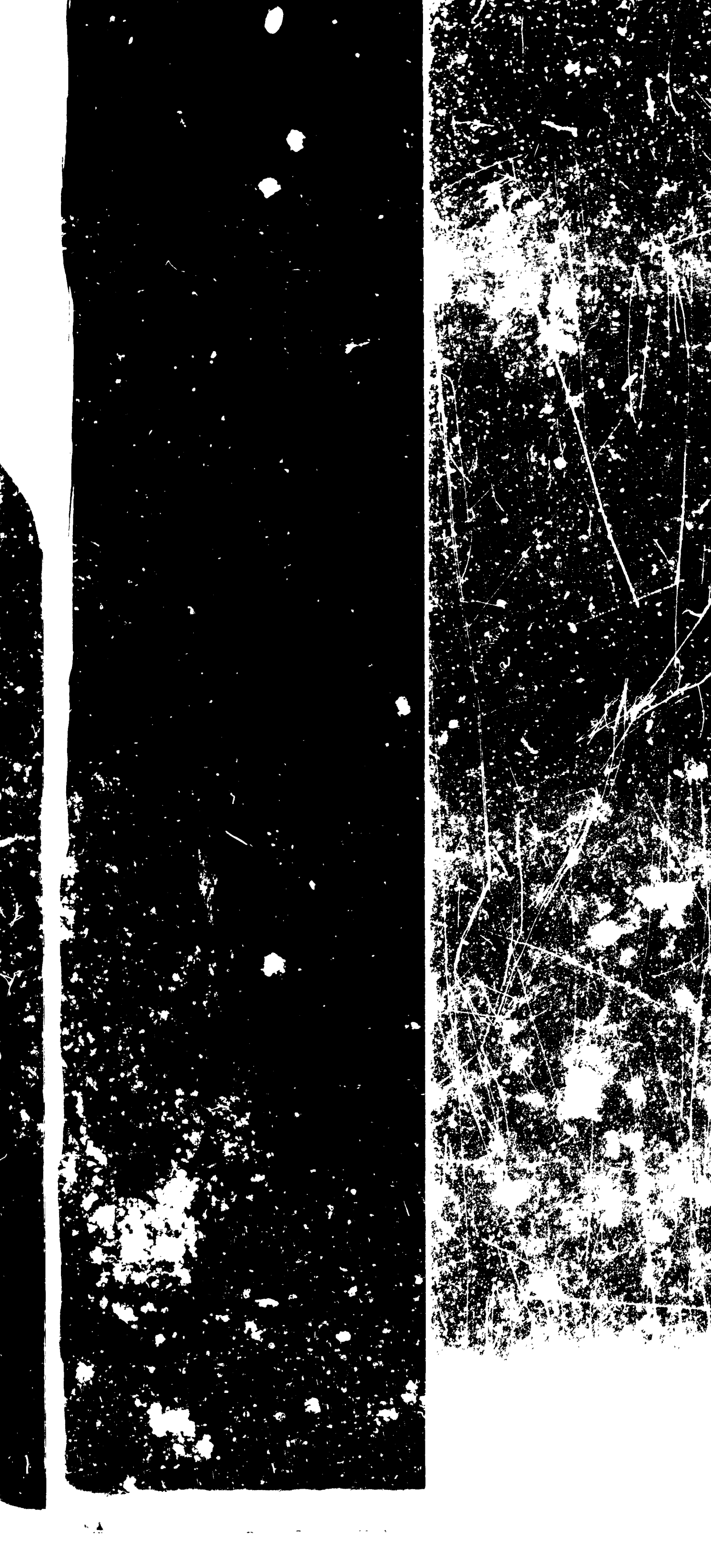
Completed according to

specifications in letter.

Outside stairs, Brick wall in

cellar. Replacing <sup>that part of</sup> partitions in

1st floor. Pini.



Ward 5 Permit No. 31/1101

Location 446 Cumberland Ave

Owner Frances Bigelow

Date of permit 6/22/31

Notif. closing-in \_\_\_\_\_

Inspn. closing-in \_\_\_\_\_

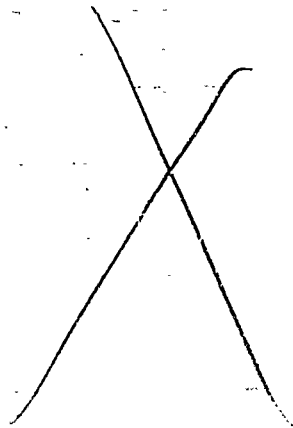
Final Notif. 6/29/31 - 1:35 P.M.

Final Inspn. 6/30/31 - 2 A.M.

Cert. of Occupancy issued None

NOTES

6/30/31 - Insulation  
O.K. - ajs



FILL IN COMPLETELY AND SIGN WITH INK

Permit No. \_\_\_\_\_



### APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, \_\_\_\_\_

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 446 Cumberland Avenue Use of Building apartment

Name and address of owner Miss Helen M. Clark

Contractor's name and address Ballard Heating & Air Conditioning Co., 114 Telephone 10018

#### General Description of Work

To install oil burning heater

#### IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story \_\_\_\_\_ Kind of Fuel Oil

Material of supports of heater or equipment (concrete floor or what kind) Concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, \_\_\_\_\_  
from top of smoke pipe \_\_\_\_\_, from front of heater \_\_\_\_\_ from sides or back of heater \_\_\_\_\_

#### IF OIL BURNER

Name and type of burner 4 pilot Ballard Approved by Underwriters' Laboratories? Yes

Location oil storage Basement No. and capacity of tanks 1 - 270 gallon

Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? None

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

Signature of contractor Ballard Heating & Air Conditioning Co.

HF1401

*P.C. sent  
7/29/30*



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED  
1365  
JUL 29

Permit No. \_\_\_\_\_

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 29, 1930

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 446 Cumberland Avenue Use of Building dwelling house  
Name and address of owner Frances Bigelow, 446 Cumberland Ave. Ward 6  
Contractor's name and address Ballard Oil & Equipment Co., 124 High St. Telephone F 6223

General Description of Work

To install Oil Burner

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel oil  
Material of supports of heater or equipment (concrete floor or what kind) concrete  
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, \_\_\_\_\_  
from top of smoke pipe \_\_\_\_\_, from front of heater \_\_\_\_\_ from sides or back of heater \_\_\_\_\_

IF OIL BURNER

Name and type of burner #4 Quiet Ballard Approved by Underwriters' Laboratories? no  
Location oil storage basement No. and capacity of tanks 1 - 275 gallon  
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? none  
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

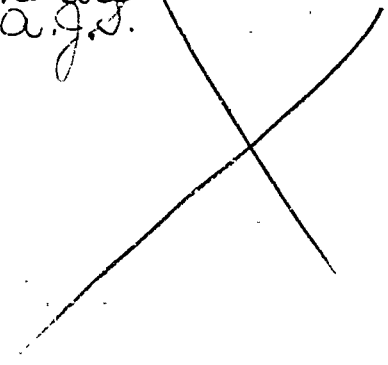
Signature of contractor \_\_\_\_\_

INSPECTION COPY

2557A

Ward 6 Permit No. 30/1565  
Location 446 Cumberland Ave.  
Owner James Bigelow  
Date of permit 7/29/30  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final notif. 10/8/30  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_

NOTES

9/24/30 - Mr. Brown  
A.G.  
Try to make it  
Sat. C. n. on Tues at 2 P. M.  
10/4/30 - Top of resin  
voice pipe needs fasten  
ing. Unable to find  
underwriter label. A.G.  
10/4/30 - Mr. Hacker says  
he will locate the  
A.G.  


50.

Y.M.M. (11) APARTMENT HOUSE ZONE



### APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation  
Portland, Maine, Sept. 18, 1951

PERMIT ISSUED  
01839  
SEP 26 1951  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect, alter, repair, or demolish~~ install the following ~~building or 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 446-448 Cumberland Avenue Within Fire Limits? YES Dist. No. \_\_\_\_\_  
Owner's name and address Mrs. Thirza M. Cushman, 223 High Street Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Theodore Edwards, 45 Angell Ave., So. Portland Telephone 3-0367  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
Proposed use of building apartment house No. families \_\_\_\_\_  
Last use \_\_\_\_\_ " " \_\_\_\_\_ 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~~ 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 than 1/4 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and 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--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 systems gets out of order.

4-6" UD-6 Protectowire gongs to be installed in first and third floor halls, two on each side of house.

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 Theodore Edwards**

*Check for fire alarm*  
*and for fire alarm*  
Details of New Work 9/21/51  
9/25/51

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:  
  
Theodore Edwards  
Signature of contractor

#### 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. Thirza M. Cushman

Signature of owner by: Theodore Edwards

DITION COPY

NOTES

929.51 Hall Way  
Plan #446. Detected in  
room to be left undisturbed  
to 1741

Close under stairs #446  
not covered

Must floor back hall  
#446. Steps to be  
extended to not more than 7 1/2 ft

Traces in food & 3<sup>rd</sup> floor. Not located as per  
application. Spoke to Chief and asked  
if timing of location was all right. Chief  
said yes and I to inspect Monday 10-1-51

10-1-51, Chief Man & I made inspection  
to day. Location of traps OK. Tested  
Y. Pest

|                           |                            |
|---------------------------|----------------------------|
| Permit No.                | 51/1839                    |
| Location                  | 446-448 Cumberland Ave     |
| Owner                     | Ms. Margaret M. Cumberland |
| Date of permit            | 9/26/51                    |
| Notif. closing-in         |                            |
| Inspn. closing-in         |                            |
| Final Notif.              |                            |
| Final Inspn.              | 10-1-51                    |
| Cert. of Occupancy issued |                            |

10-3-51

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE  
440-110 St. ...  
... ..

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  
City of Portland, Maine  
23 ... Street

(Signed) WARREN McDONALD  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

To: Oliver T. Sanborn  
Chief of the Fire Department

From: Warren McDonald  
Insptr. of Bldgs.

(date) September 21, 1951

Location: 446-448 Cumberland Avenue  
Owner: Mrs. Thelma M. Hussey  
Subject: Application for permit for  
improvements at above location,  
required by order of Chief of Fire  
Department dated March 27, 1947

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:

Along with the rest please give consideration to size, number and location of alarm bells.

Warren McDonald  
Inspector of Buildings



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION

446-448 Cumberland Avenue  
Date of Issue May 31, 1985

Issued to Donald Skolfield

This is to certify that the building, premises, or part thereof, at the above location, built--altered--changed as to use under Building Permit No. , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Limiting Conditions: Entire

12 unit apartment building

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Constance A. Porter  
12 Mountain Road  
Falmouth, Maine 04105

May 31, 1985

I purchased the building located at  
446-448 Cumberland Ave on July 1, 1963.  
The building was purchased from  
Cunna Spellman as a 12 unit  
apartment building and has operated  
as such since that time.

Constance A. Porter

Signature witnessed  
by me - May 31 - 1985

James W. Moore  
Notary

9/17/77

MY COMMISSION EXPIRES  
OCTOBER 19, 1988

Micro-Film.