

475-477 CUMBERLAND AVENUE



First cut # 920R - Second cut # 9202H - Third cut # 9203R - 4th cut # 9203R

City of Portland, Maine
Fire Department

2-14-79

~~Mr. K. E. Murphy~~

~~505 Cottage St.~~

~~South Portland~~

Re: ~~Fire - 1,75 Cumberland Ave.~~

~~Dear Sir:~~

On ~~1-3-79~~ a fire occurred in the building listed above, of which you are reported to be the owner.

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

~~Joseph H. McDonough~~
Chief
Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

The fire was confined to a small portion of the first floor outside wall.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 5-22, 1978
 Receipt and Permit number 12035

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 477 Cumberland Ave.
 OWNER'S NAME: Percy Wallace ADDRESS: same

OUTLETS: (number of)
 Lights _____
 Receptacles _____ FEES
 Switches _____
 Plugmold _____ (number of feet)
 TOTAL _____

FIXTURES: (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes 100 3.00
 Temporary _____

METERS: (number of) 150

MOTORS: (number of)
 Fractional _____
 1/2 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____
 Cook Tops _____
 Wall Ovens _____
 Dryers _____
 Fans _____
 Water Heaters _____
 Disposals _____
 Dishwashers _____
 Compactors _____
 Others (denote) _____
 TOTAL _____

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

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
 TOTAL AMOUNT DUE: 3.50

INSPECTION:
 Will be ready on 5-22, 1978, or Will Call _____

CONTRACTOR'S NAME: Milliken Bros. Inc.
 ADDRESS: 474 Riverside Industrial Park
 TEL.: 797-8375

MASTER LICENSE NO.: On file SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY *[Signature]*

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **1452**

Address: **477 Cumberland Ave.**

Installation For: **one family**

Owner of Bldg: **Lillian Wallace**

Owner's Address: **Jaba**

Plumber: **Rudi the Plumber**

Date: **2-9-78**

NEW REPL **1231 Forest Ave.**

Date Issued **2-9-78**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.

Date

By

App. Final Insp.

Date

By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi-Family
- New Construction
- Remodeling

NEW	REPL		NO	FFE
		SINKS		
	<input checked="" type="checkbox"/>	WAVATORIES	1	2.00
	<input checked="" type="checkbox"/>	TOILETS	1	2.00
	<input checked="" type="checkbox"/>	BATH TOPS	1	2.00
		SHOWERS		
		TUBS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEWING TANKS		
		HOUSE SEWERS		
		ROOF DRAINERS		
		AUTOMATIC WACHERS		
		DISH WACHERS		
		OTHER		
		base fee		3.00
		TOTAL		9.00

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR PERMIT

PERMIT ISSUE
00163
FEB 28 1961

Class of Building or Type of Structure _____

PORTLAND, MAINE, February 22 1961

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 477 Cumberland Ave.

Owner's name and address Lillian Wallace, 477 Cumberland Ave. Telephone _____

Contractor's name and address Tib Roofing Company Inc. 374 Brighton Ave. Telephone _____

Use of building--Present Lodging House Proposed Lodging use

No. of Stories 2 1/2 Style of roof hip Type of present roof covering asphalt

Type and Grade of roofing to be used Asphalt, Class C Und. Lab. No. plies _____

GENERAL DESCRIPTION OF NEW WORK

To cover entire roof.

Tib Roofing Co. Inc.
B. Biggins

Signature of Owner _____

Fee \$ 50

INSPECTION COPY

(11)

BP 48,1785 (Automatic
fire alarm)

per 27, 1948

The Protectowire Company
Hanover, Massachusetts

Gentlemen:

As agreed with your Mr. Osborne, this letter is to in-
form you that we received notification on October 25, 1948 that
the Protectowire automatic fire detection and alarm system in-
stalled at 477 Cumberland Avenue for E. S. & K. M. Smith by
Gill Fire Service Company had been completed and was ready for
inspection.

Very truly yours,

Inspector of Buildings

WKC/D/G

Permit No. 48/1785

Location 417 Cambridge Ave.

Owner G. J. Smith

Date of permit 10/5/48

Notif. closing-in 1/1/49

Insom. closing-in

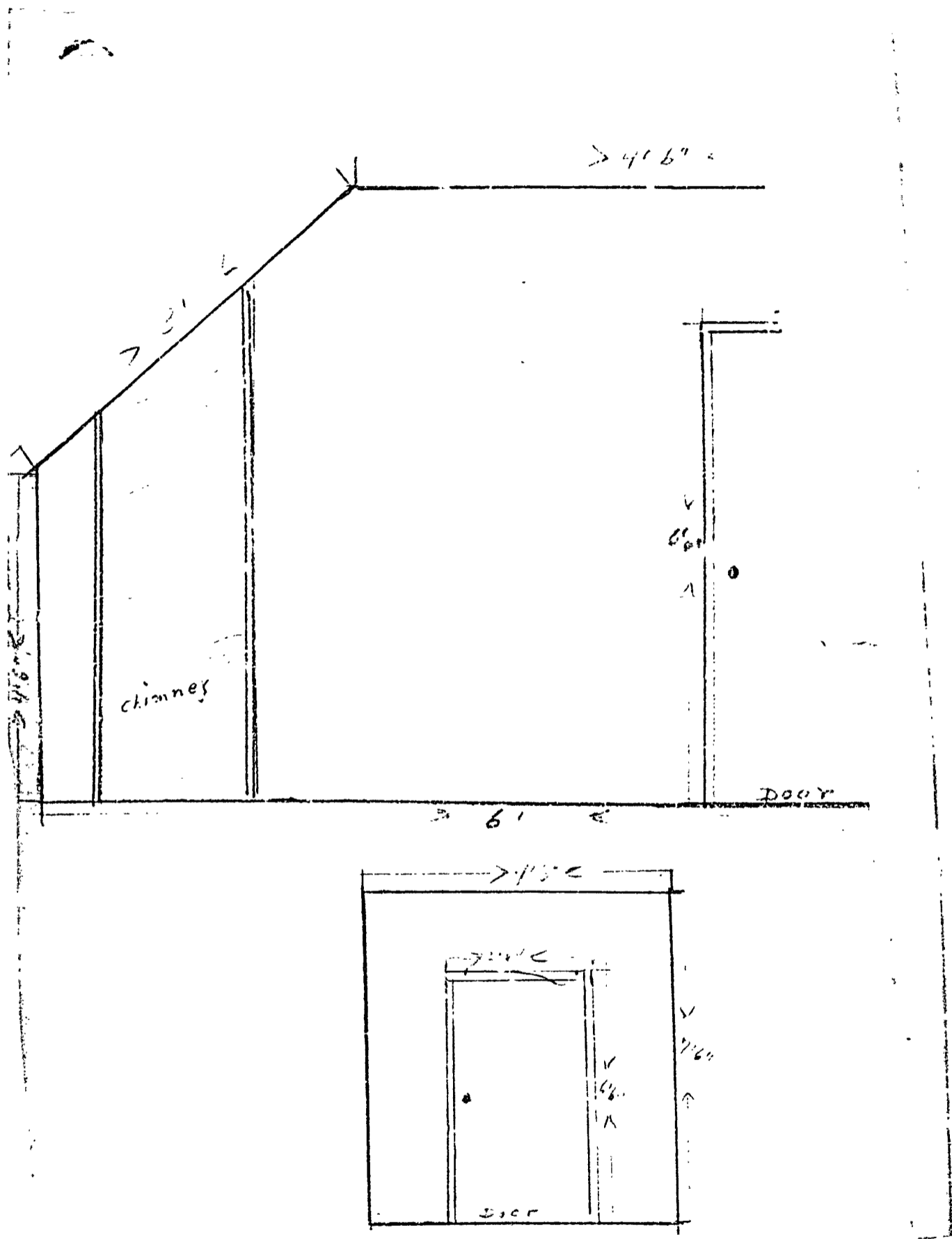
Final Notif.

Final Insom. 1/1/49

Cert. of Occupancy Issued

NOTES

~~Notes section with horizontal lines, crossed out by a diagonal line.~~



✓ AFS
✓ ESS
✓ RLT
✓ AJS
✓ FH
✓ DJ
✓ ED
✓ BS

AP 477 Cumberland Avenue-1

December 4, 1946

Mr. Roy E. Smith
477 Cumberland Avenue
Portland, Maine

Subject: Application for permit to cover alterations
on third floor of lodging house at 477 Cumberland
Avenue, corner of State Street

Dear Sir:

Your application and sketch do not contain enough information to show compliance with the Building Code as we have not yet established before the Code will allow issuance of the permit.

It is not clear what space is to be now finished off as a kitchenette and what effect, if any, your proposed change will have upon the required means of egress from third floor.

We have a plan of the third floor on the basis of the permit issued to the former owner, Mr. Oliver, and you could come down here and trace off this third floor arrangement and then show on the tracing the particulars of what you propose, if you do not have a copy of this third floor plan which was made by W. O. Armitage, architect.

It becomes evident that the proposed kitchenette or the space proposed for it must adjoin both the bathroom and hall, so I am guessing that it is the small space between the bathroom and the next exit hallway that Mr. Oliver constructed to reach the fire escape.

If this surmise is correct the kitchenette would not meet the requirements of Section 217d of the Building Code in that as far as is shown there would be no outside window and no ventilation device to provide required light and air in the kitchenette.

We should also know how cooking would be done and how required clearances would be maintained from cooking devices and combustible material especially as it appears that this kitchenette is proposed in rather confined quarters.

Very truly yours,

Inspector of Buildings

WXCD/J



(AN APARTMENT HOUSE)
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third

Portland, December 3, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~ERECT~~ alter ~~REPAIR~~ the following building ~~HEREINAFTER~~ in accordance with the laws of the State of Maine, the Building Code or a Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 477 Cumberland Avenue Within Fire Limits? yes Dist. No. 3
 Owner's name and address Loy E. Smith, 477 Cumberland Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Owner Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets _____
 Use of building Rooming house, 10 rooms No. families _____
 Use of building " " 10 rooms No. families _____
 Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot garage
 Estimated cost \$ 10 Fee \$.50

General Description of New Work

To close up door leading from bathroom to kitchen and cut in new door leading from hall to kitchen on third floor. Finish off walls and ceiling of this kitchenette with insulating board. All other rooms finished off. Six rooms on first floor, eight rooms on second floor and two on the third floor using kitchenette in common.

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 _____
 Site 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 _____ Roof covering _____
 No. of chimneys _____ Material of _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Ledger boards? _____ 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:

Signature of owner Roy E. Smith

INSPECTION COPY



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 00085

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 11, 1946

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 477 Cumberland Ave. Use of Building Rooming house No. Stories 3 New Building Existing

Name and address of owner of appliance N. Oliver 477 Cumberland Ave.

Installer's name and address Easternoil 27 Portland St. Telephone 3-6495

General Description of Work

To install Easternoil in place of Silent Glow steam

PERMIT 1-12-46
REQUIREMENT OF CITY
NOTIFICATION BEFORE LATHING
OR CLOSING IN IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE
Is appliance or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel _____

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible 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 OIL BURNER

Name and type of burner Easternoil gun type Labeled and approved by Underwriters' Laboratories? Yes

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) Gravity

Location oil storage cellar No. and capacity of tanks 1-275

Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed? _____

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.)

INSPECTION COPY

Signature of Installer Ann Whitmore

EASTERNOIL & EQUIPMENT CO.

Permit No. 46165

Location 477 Cumberland Ave

Owner Newbury Oliver

Date of Permit 1/12/46

Post Card sent _____

Notif. for insp. _____

Approval Tag issued 2-13-46 Riss

Oil Burner Check List (date)

1. Kind of heat Steam
2. Label
3. Anti-siphon
4. Oil storage
5. Tank Distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
16. _____

NOTES

AP 477 Cumberland Ave.-I
Oil burner

August 23, 1945

Randall & McAllister
84 Commercial Street
Mr. Newbury Oliver
477 Cumberland Avenue

Subject: Building permit to cover installation of oil
burning equipment at 477 Cumberland Avenue

Gentlemen:

When Mr. Riley of Randall & McAllister filed the application for the building permit he was in considerable doubt as to whether or not the fuel oil storage tank could be set as far from the heater as required by the Building Code.

The regulations provide that the minimum distance from such fuel oil tanks to any fire or flame shall be five feet. We deem it correct to measure this distance from the inside of the fire box of a boiler. To satisfy myself about it I have examined the situation in this cellar with Mrs. Oliver, and while I am not fully informed as to what obstacles might arise in locating the tank and its pipe connections, it is my belief that the tank can be installed, setting with the long dimension upright, upon legs to get it above the pipes, and maintain at least the minimum distance of five feet from the inside surface of the fire box of the boiler. In fact it seems as though that dimension may be increased by several inches. The thickness from the inside surface of the fire box to the outside of the insulation appears to be about 2 1/2 inches. Thus, shell of the tank would have to be 57 1/2" from the outside of the insulation.

Nevertheless, the installing company will have to assume the responsibility for maintaining this minimum clearance of five feet and if Mr. Riley wants to feel doubly sure about the matter, I suggest that you have your installation man go up there and chalk out the outline of the oval end-section of tank on the floor under the spot where the tank will actually stand and be connected, placing the tank as far as possible, of course, from the boiler. If it then appears to your installation man that this five foot distance is not established, our inspector will go up there at Randall & McAllister's request to check up to see if there is not some misunderstanding as to the way we take the measurements.

In all of this it must be understood that the 5-foot distance is the one established by the Building Code and is two feet less than the 7-foot distance which the Fire Insurance Underwriters stipulate in their regulations used in applying rates. This has been explained to the owner.

There is a partition beside the boiler, consisting of wooden studs with asbestos lumber on at least one side. While this partition may offer some little protection, it is nothing that we can take into account as regards the minimum distance required between boiler and tank, so it is immaterial whether this partition remains or is removed.

Very truly yours,

Inspector of Buildings

W McD/L

APARTMENT HOUSE ZONE
FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
967

Permit No. _____

AUG 27 1945



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 20, 1945

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 477 Cumberland Avenue Use of Building Lodging House No. Stories 2 New Building
 Existing

Name and address of owner of appliance Newbury Oliver, 477 Cumberland Avenue

Installer's name and address Doddall McAllister, 14 Commercial Street Telephone 3-2941

General Description of Work

PERMIT OF OCCUPANCY
REQUIREMENT IS WAIVED

To install oil burner equipment in connection with steam boiler (Close quarters for
this tank which is to be vertical and oval with 2" thickness out to out toward boiler
IF HEATER, POWER BOILER OR COOKING DEVICE NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel oil

Material of supports of appliance (concrete floor or what kind) concrete floor

Minimum distance to wood or combustible 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 OIL BURNER

Insurance rules require 7 ft. between
fuel oil tank and heater. Building
Code requires 5 ft. We recommend
7 ft. where possible.

Name and type of burner 500 Silent Glow Invader Labeled and approved by Underwriters' Laboratories. Yes

Will operator be always in attendance? no Type of oil feed (gravity or pressure) Gravity

Location oil storage Cellar (heater room, enclosed) and capacity of tanks 1-275 gal

Will all tanks be more than seven feet from any flame? no How many tanks fireproofed? 5

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 Installer by: Doddall McAllister

ORIGINAL

Permit No. 445/967

Location 4.77 Cumberland Ave.

Owner J. J. Jones & Co. Inc.

Date of Permit 8/28/45

Post Card sent

Notif. for insp.

Approval Tag issued 9-5-45 15711

Oil Burner Check List (date)

- 1. Kind of heat Steam
- 2. Label ✓
- 3. Anti-phion ✓
- 4. Oil storage ✓
- 5. Tank Distauce ✓
- 6. Vent Pipe ✓
- 7. Fill Pipe ✓
- 8. Guage ✓
- 9. Rigidity ✓
- 10. Feed safety ✓
- 11. Pipe sizes and material ✓
- 12. Control valve ✓
- 13. Ash pit vent ✓
- 14. Temp. or pressure safety ✓
- 15. Instruction card ✓
- 16.

NOTES

COPY
This is a temporary certificate issued pending receipt of
forms for final certificate.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CERTIFICATE OF OCCUPANCY

This is to certify that the building at 477 Cumberland Ave
has been altered under Building Permit No. 45/77 has been
finally inspected and may now be occupied for the purpose
of a lodging house.

Date 7/23/45

Inspector of Buildings

Issued to Harbury Oliver

BE 45/377-1

ATH
RMT
PH
AJS
BS

April 10, 1945

Mr. Newbury W. Oliver
477 Cumberland Avenue
Portland, Maine

Subject: Necessary improvements for safety and fire
protection in the lodging house at 477 Cumberland
Avenue, corner of State Street.

Dear Sir:

I have your request for a statement from this department explaining the need for the improvements which you are proposing to make for the information of the Federal Housing Administration in connection with War Production Board controls of construction work. Perhaps this letter will satisfy the situation.

Your lodging house, having been converted to this use from a single family dwelling house before your ownership of the property, requires a few major improvements and other minor ones for the safety of the occupants of the building, as follows:

1. A fire escape is necessary because the occupants on the third floor have only one means of egress at present and because the occupants of the second floor, while there are two stairways from that level at the present time, do not have safe means of egress because the stairways are so located with relation to each other that certain of the tenants on that floor could hardly be able to reach and use any stairway at all if a fire obtained considerable headway in either existing stairway. The proposed fire escape and a small adjustment in front of the building would overcome this hazard.

2. The stairs between the first floor and the cellar require a fire resistive enclosure in the cellar so that a fire having its origin there and remaining undiscovered would not sweep quickly up the cellar stairway and involve the building in its most essential part--the stairways before the occupants could escape from the building. In accordance with Building Code requirements, you are proposing to enclose this cellarway in the cellar with fire resistive partitions and a self-closing fire door at the bottom.

3. The number of rooms in the building are such that a fire resistive enclosure around the heating plant in the cellar is required for safety. To satisfy requirements of the Building Code you are proposing to build fire resistive partitions around the heating plant and fuel storage spaces, provide a self-closing fire door between the heater room and the balance of the cellar and to cover the ceiling of the heater room with fire resistive material.

4. Through no fault of yours, other than that of not finding out the legal rights of the building which you purchased, you are required by law to produce as soon as possible a certificate of occupancy issued by this department giving you the right to continue the lodging house. In order to secure this certificate, you are compelled by the Building Law of the City, thoroughly supported by Enabling Act of State Legislature, to make the above improvements and other minor ones all contained in the Building Code of the City of Portland.

Very truly yours,

Inspector of Buildings

WMCB/S

AP 477 Cumberland Ave.-I

ATH
RMT
PH
AJS
BS

April 11, 1946

477 Cumberland Avenue
Messrs. Newbury H. Oliver Subject: Building permit for alterations in the character
W. O. Armitage of use of the building at 477 Cumberland Avenue
23 Mitchell Road, So. Port Iron single family dwelling house to lodging house
Gentlemen:

Zoning appeal relating to above was sustained in April 4, 1946 subject to full compliance with all terms of the Building Code, and the Building Code appeal was sustained on the same date conditionally, the conditions being full compliance with all terms of the Building Code not involved in the appeal and also that the small window leading to State Street from the livingroom of the basement apartment be made to swing so as to give reasonable size of opening for the use of egress. The building permit therefor is herewith subject to complying with these conditions and subject to the following:

1. Plans, sheet 5 and 6 to be revised—the former to show the small window in the livingroom, the latter to show the ladder at the front porch to be against the front wall of the dwelling, set out enough for the room and extending high enough so that a person on the roof can grasp the rails and step into the ladder with reasonable safety, a gate to be shown in the railing on the porch roof. It would be much better looking in my judgment and not much more expensive if the owner could provide an iron ladder here instead of wood. If the owner prefers the ladder to be set in approximately the position shown, there is no objection if it can be properly supported and if room is allowed between the ladder and the porch so that a person using the ladder can descend on the porch side of the ladder.
2. All three Class C fire doors are to be labored doors with consistent frames and the doors made to fit the openings so that when door is closed there will be a crack no wider than 1/8 inch anywhere around its edge. The fire door allowed by the appeal between boiler room and garage also required the label and also required a liquid door closer or equivalent. See later notes as to possible economies.
3. The pipe columns shown to support 6x12 beams under garage roof which in turn support the new fire escape are required to be specially manufactured structural columns, not second hand pipe and are to be fastened or anchored top and bottom. See later notes about possible economies.
4. Architect should make sure that the light over garage window which will support the post westerly post of the fire escape/strong enough to take the extra load. Probably it is, because the load is not a large one. The two intermediate 4x8 post ought to be tied to the exterior wall of the dwelling house. Perhaps this can be done and still give headroom all around by running ties beneath the runs of stairs where possible. The height of the second floor landing of wooden fire escape will have to be adjusted so that it will not be more than 18 inches below the window sills of rooms 8 and 9 or else the windows similarly adjusted. Care must be used to make these two windows and the window leading to front porch roof operate easily and have them adjusted so that when the bottom half is up an opening at least 28 inches high will be afforded. There should never be any storm windows on these windows.
5. It is to be borne in mind that the present use of the building will not be a legal one until the improvements have been completed, final inspection made and our certificate of occupancy issued. In the pressure of events, since the building is already being used as a lodging house, both owner and contractor are neglecting

Oliver, Armitage ————— 2

April 11, 1945

apply for final inspection and the subsequent issuance of the certificate of occupancy. These circumstances make it necessary to push the improvement work forward without delay and to get the certificate of occupancy issued and above all the safety features provided for the occupants of the building.

6. It runs in my mind that some of the work done by the carpenter without securing a permit around the rear door in first story narrows up the hallway too much and that Mr. Oliver is to have this changed to the situation shown on the plan.

7. As soon as opportunity is afforded, I urge that some openings be made in the exterior walls of the bedroom of the basement apartment large enough so that a person in this bedroom would have a chance to get out through such an opening in case fire should develop in the livingroom to such an extent that the occupant of the bedroom could not open the door from livingroom to bedroom in safety. This work of course would be covered by a separate permit or by amendment to this permit if the work is undertaken soon enough (before the certificate of occupancy is issued).

8. In view of the spirit of cooperation shown by the present owners and the extensive cost of these improvements I venture to make some suggestions as to possible economies which are not required but may prove helpful. The labelled self-closing fire door and liquid door closer necessary between boiler room and garage will cost quite a lot and it occurs to me that the owner might prefer to close this opening with wooden stud partitions covered on both sides with plaster on perforated Gypsum lath and provide a new door in the exterior wall of the boiler room near the coal bin so that ashes and rubbish could be taken out on the State Street sidewalk. This exterior door would not have to be a fire door. Unless there is something which I do not see to prevent perhaps wood columns could be used in the garage instead of manufactured pipe columns. If so, the bottoms of them would have to be raised at least four inches above the garage floor level on masonry footers and be anchored to the footers. Perforated Gypsum lath is specified on new hallway partitions. Plaster is required there on both sides of partitions but ordinary Gypsum lath without perforation may be used which may save some slight economy in lath as well as plaster.

9. Perhaps I can be of assistance to the owner with the War Production Board to get priority for the materials. If so, probably a letter to the owner for him to give to the War Production Board and only to cover those things required for safety, would help.

Very truly yours,

WCD/S

Inspector of Buildings

Dear Mr. Armitage:

The owner is showing an unusual cooperation, and I would like to help him all possible. While I have made no study of the matter, I am wondering if you cannot affect some economy for them in the design of the outside fire escape, perhaps by supporting all of the beams under the garage roof on existing walls even though slight increase in strength of lintels might be necessary; perhaps the second cross beam from State Street could be eliminated all together and the penetration of one post down through the roof by "neavying up" the outside beam at second floor platform level and supporting the intermediate post above upon it. I do not particularly advocate these things but if they can save some money by any such changes or others that perhaps have not occurred to me, it would be well for the suggestions to come from you. If changes are decided upon, revised plans should be filed and application for amendment to the permit now issued.

Warren McDonald

AP 477 Cumberland Ave.

ATH
BNT
PH
ADS
BS

March 17, 1945

Mr. Newbury M. Oliver 477 Cumberland Ave.
Mr. William O. Arsitago Subject: Application for permit to cover alterations
23 Mitchell Road, So. Portland house at 477 Cumberland Avenue, corner of State
Street to a lodging house

Gentlemen:
Check of the above against Building Code and Zoning Ordinance requirements reveals the following features in non-compliance. Certain of these features are of certain nature that it may be found difficult if not impossible to make them comply. Appeal rights have been explained to you, and Mr. Oliver has indicated that he desires to file an appeal covering those features to do which works unnecessary hardship and to leave which as they are would not represent substantial departure from the intent and purpose of the law.

You should determine those features upon which you wish to file an appeal, list them to me in writing as soon as possible, whereupon the appeal form with my part of it filled in will be sent to the owner for him to fill in his part and return for filing with the Board of Appeals.

The plans should be revised to show compliance in those features which do not comply and concerning which you do not wish to file an appeal, and fresh prints filed with the application for the permit. Only one of the non-complying features is under the control of the Zoning Ordinance,—the proposed new fire escape having a projection into the required rear yard more than the maximum of four feet allowed by Section 1-F of the Zoning Ordinance. Features in non-compliance with the Building Code or listed below, the references to Sections and Paragraphs at the left being to the text of the Building Code:

- | Sec. | Para. | Description |
|--------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. 203 | d-5.1 & 5.2 | Only one of the outside windows in the basement living room and neither of the windows in the basement bedroom contain the minimum allowable area of 11 square feet for a window required for light and ventilation purposes. The exterior windows in both rooms run far short of the required 10 percent of the floor area of the room. One wall of the basement living room is a greater distance from the nearest required window than 3 times the height of that window head above the floor. |
| 2. 203 | d-5.4 | At both windows in the basement bedroom and at two of the three windows in the basement living room, the ceiling of the room is a less distance above the surface of the ground outside the windows than the 45 inches required in the case of basement living quarters. |
| 3. 203 | d-5.5 | Neither the third floor public hall nor the public and stair halls in second story would have required exterior, operative windows of a sash area of at least six square feet—in fact they would have no exterior windows in them at all. |
| 4. 212 | b-2 | The owner expressed some surprise upon finding out that posts intended to support the new outside fire escape would run down through the attached garage, thus making the former attached garage unusable as a garage. If the work is to be built that way and the former garage cannot be used as a garage, then the proposition is in compliance with this Section of the Building Code. If, however, a change should be made to eliminate the posts down through the garage and the large doors were left opening to State Street, the space would have to be classified as an attached garage and would |

Taken care of by appeal

Taken care of by appeal

Taken care of by appeal

Fire escape to be supported down garden fire escape provided (this will mean under appeal) garden

It would stand as a fire escape

March 17, 1945

have to be separated from the cellar by a wall of at least one hour fire resistance without any door or window openings in it. This separating wall is a brick wall now but there is one doorway and one window between the cellar and the former garage space. This requirement for fire resistive separation could be applied with by removing the door and frame and the window and frame and filling in the openings with studs covered on both sides with plaster on metal lath or on perforated Gypsum lath. If it were decided to support the new fire escape at the garage roof level of course the plans would have to be changed accordingly.

Neither the basement living room nor the basement bedroom have a safe emergency means of egress.

Evidently intended that rooms 6 and 7, second floor, would have emergency means of egress to the roof of entrance porch, but Building Code requires in such a case that the means of egress shall extend to the ground with the allowance that the lowest 10 feet may be a suitable ladder. If the roof of the porch is not more than 10 feet above the ground at the base of the porch, it could be used as a landing and a ladder extended down from there if a railing were provided around the roof and a suitable gate installed in the railing. The door in the new partition at top of stairs to the third floor should be equipped with a liquid door closer containing a fusible element which is so devised that the door may be left wide open without the closer acting except in case of fire when the closer would automatically shut the door.

Window from room numbered 9, second floor, to fire escape platform is not large enough to afford an opening at least 24 inches high as required. This window and any windows provided in the basement for emergency egress, if double hung should afford an opening no less than 24 inches wide and 36 inches high when the lower leaf of sash is way up. If such windows are made to swing, they must afford an opening no less than 24 inches wide and 8 feet high. Handrail is required on both sides of the re-located outside rear steps to the ground.

What amounts to a closet beneath the stairs from basement to first floor will have to be eliminated.

Plaster on perforated Gypsum lath is required on both sides of the new partition at top of stairs, third floor and on both sides of the partitions forming new exit passageway, third floor, where it is possible to plaster both sides of these partitions; also both sides of new partition in rear hall, first story.

Provide one-hour fire-resistive enclosing partitions with self-closing, standard fire resistant door in the enclosure at the foot of the stairs, the door to be made self-closing by means of a liquid door closer. This enclosure may require an adjustment in the electric lighting of the cellar stairs.

A private fire alarm within the building of a type satisfactory to the Chief of the Fire Department is required to give the alarm in case of fire from a central point simultaneously all over the building. It is realized that no present plans contemplate as many as 25 persons being accommodated over night in this building, but the rated capacity of the building according to fire actually exceeds that number.

The use of 2x4 stringers in fire escape on the open above does not work out.

5. 205 a-2
6. 212 a-1.2-1.5

Staircase not shown against wall of house nor attached above nor supported by private handrail

7. 212 a-5
OK - See paragraph #6 of Appendix letter

8. 212 a-6
OK

9. 212 a-5.5
OK

10. 203 F-1
OK - See Appendix letter
Need be only ordinary
11. 203 F-2
OK

12. 205 F-5
Taken care of by Appendix

13.
OK

March 17, 1948

Oliver, Anthony

Either use 6x6 posts for the fire escape or use a satisfactory standard supporting the 4x8's at the floor level on the 6-inch feet of the 4x4's. Quality of wood of any length can be procured. If not, show the location of the pipes and the 16 inches long.

14. Foundation below 1' of floor level below ^{ground level} is required under the lower end of the indicated post steps.

15. Capacity of timber framing to support the dead loads of the new exit passage, partitions and roof should be checked.

Very truly yours,

Inspector of Buildings

McL/A

P.S. Referring to item number 3, since only two lodging rooms without an flag privilege are to be on third floor, the Code does not precisely require exterior windows to serve the public walk, but if either or both rooms were to have no flag facilities, such exterior window would be required. Although the plan does not precisely indicate it, it may be the intention to place the new outside wall door at the third floor level. If so, this over all each area, if more than 5 square feet, would meet the needs.

AP 477 Cumberland Avenue,
corner of State Street
I

ATH
RBT
PH
AJS
ES

March 27, 1945

477 Cumberland Avenue
Messrs. Newbury M. Oliver
W. O. Armitage
23 Mitchell Road
South Portland

Subject: Zoning appeal and Building Code
appeal relating to the building at 477 Cum-
berland Avenue, corner of State Street.

Gentlemen:

Zoning appeal form and Building Code appeal form relating to the above are enclosed with my part of each filled in upon the form--the reasons why the permit cannot be issued. It is necessary to have two appeals because the control of the projection of the outside wooden stairs is a zoning matter while all the other features in question are controlled by the Building Code.

These appeals are supposed to be signed by the actual owner. According to the Assessor's Records the title of the property is in Emily D. Oliver. If that is correct will Mrs. Oliver please sign the forms instead of Mr. Oliver? The hearing on both appeals will come before the Board of Appeals and the Municipal Officers (same personnel for both boards) at eleven o'clock, next Friday morning, March 30. Someone will be expected to be present at that hearing in support of the appeals, and will you be kind enough to accept this letter as notice of the hearing.

I have made no mention in the Building Code appeal of the matter of the size of the opening reported by the double hung window in bedroom number 9, as it seems to me from Mr. Armitage's letter that you will certainly be able to make this present window open far enough to provide an actual opening no less than 28 inches high. As I remember these double hung sashes, the bottom sash of all of them leading to the fire escapes did not open wide readily. They should of course all be adjusted and made operative so that they will open up to such a position as to give an opening no less than 28 inches high.

Neither have I mentioned the means of egress from the front of second story because of the notations that the grade of the ground will be raised at the foot of the ladder so that it will be more than 10 feet below the surface of the porch roof. In this connection it will be necessary to place the vertical ladder against the house in such a position that it will be possible to lean it against the porch so that a person can easily open the gate and climb up the ladder. This ladder will of course extend up high enough to give a normal height from porch roof and the rounds will be set out far enough from the wall of the building to afford the room.

Since the date of public hearing is so close at hand, will you be kind enough to get the signed appeal form back to this office as quickly as possible. The original of both forms is to be signed and returned and there is a copy of each for the Olivers and a copy of each for Mr. Armitage.

Very truly yours,

Inspector of Buildings

Enclosure
WMO/L

Little at least of a family dwelling +
 conversion of a building house
 for Nanbury St. Oliver.

Sept 203

Sec 2.2

a.	Apts	Per	Area
cellar	1-3	0	4
1st	1-2	3	9
2nd	0	5	10
3rd	0	2	4
Total	2	10	27

3/0 No. attached in conversion of D.

OK C MC

OK d

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

OK

3/12/4
 427 Cumberland
 Ave.

area 2 and 3
 2771 324
 36x29=1044 1204

58.5

11.7

4.3
 2.2

2.58
 8.6
 11.18

? 1-1 No. measure of space
 ? 2-2 No. measure of space

2-1-2-a 2nd set for
 basement offt. needed
 see 2-6-17, not done
 here no 2 well separated
 ramp out

210 2-2

477 Campbell
Cm 2 3/4

Section 203 (cont'd)	Section 212 (cont'd)
<p>X F-1 - Plaster on pt both walls of new 3rd floor exit passage (both sides when possible) - same both sides near stairhall partition 2nd floor + both sides on hall partition 1st floor</p> <p>X F-2 - Provide 1 hr. enclosure cell stair enclosure.</p> <p>X F-5 - Fire alarm offd by Chief F.A.</p> <p>ok g ok h ok i</p>	<p>X 2-12-0 (cont'd)</p> <p>Provide legend door down into 3rd floor door on new door in partition between stair hall 3rd floor 2-3-Width 1' - window required for exit of 2nd floor opening 21" wide 6:00" high of 3' 2" or 2' 6" x 36" high if purging</p> <p>X 2-5 - hardware on both sides relocate rear steps</p> <p>ok g ok h ok i</p>

General structural etc 2x4 on 11' span = 237.

1.25 x 11 x 45 = 866. 2 x 4 string not enough.

either use 6 x 6 posts for fire escape or aluminum rods.

string method of supporting + x 6 on 6' face - also

locations of 2x4 on 11' span.

stair hall for fire escape + new steps.

connect 2x4 to 11' span to hold partition in place.

10 x 5 x 45 = 1350
4 x 6 on 6' span = 2316
495
1775
2270
3465
495
495
5445

WILLIAM O. ARMITAGE - ARCHITECT

South Portland, Maine

March 21, 1945

Phone 3-0958

Mr. Warren McDonald
Inspector of Buildings
Portland, Maine

Re: Alteration at 475 Cumberland Ave., Portland, Me.
For: Mr. & Mrs. Newbury W. Oliver.

Dear Sir;

In accordance with your letter of March 17, 1945; new plans are attached showing compliance with the main non-conforming features and the following is a list of those on which Mr. Oliver would like to file an appeal.

1. To leave the basement bedroom and living room windows as they are on account of grade and the expense of cutting new openings in the masonry foundation to install additional windows to conform would be prohibitive.
2. The basement ceiling being less than 45" above the ground outside can not be very well changed but would like to continue using the rooms for present purposes.
3. The third floor hall door will have 6 sq. ft. of glass area but it would be impossible to install an outside window in the second floor hall without eliminating a room, a light is kept burning in this hall day and night.
4. All features of the garage can be complied with except the door from the boiler room to the garage shown as a self-closing class "C" fire door, if this opening were to be closed there would be no means of taking ashes or rubbish from the basement.
5. Would like to use the present double hung window in the basement living room as a means of egress although the opening is only 30" x 24" to save the expense of cutting in a larger opening or installing a swinging sash.
6. The double hung window in the bedroom #C is the same size as the other second floor windows 2' 7 5/8" x 5' 1" which gives an opening 30" x 28" when half open. The shade installation and sash lock now cause it to open only 30" x 26", so this can be overcome.
7. Mr. & Mrs. Oliver do not feel they can afford to install a fire alarm system at this time and as they do not accommodate 25 persons would like to appeal.

Very truly yours,

William O. Armitage

RECEIVED

MAR 26 1945

DEPT. OF ELE. WOP.

WOA/a



APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure third class

Permit No. 277

APR 11 1945

Portland, Maine, March 8, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 477 Cumberland Ave. Within Fire Limits? Yes Dist. No. 3
 Owner's or Lessee's name and address Newbury M. Oliver, 477 Cumb. Ave. Telephone _____
 Contractor's name and address Not let Telephone _____
 Architect M. O. Armitage Plans filed Yes No. of sheets 5
new plans 3/26/45
 Proposed use of building Lodging House No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 1500. Fee \$ 3.75.

Description of Present Building to be Altered

Material frame _____ No. stories 3 1/2 Heat steam Style of roof hip Roofing asphalt roofing
 Last use lodging house Dwelling No. families 1

Change Use of building from single family dwelling to Lodging House

Enclose boiler room with 2x4 studs, 16" O.C., perforated gypsum and plaster and ceiling to be perforated gypsum; metal lath and plaster - Two Class C fire doors to be provided in openings.

First Floor:
 To partition off new bathroom 5 1/2' x 10' - 2x4, 16" O.C., lath and plaster both sides Vestibule locksets to be provided on front and rear doors as per plan

Second Floor:
 To cut in new door from "Room #5" to rear stairs to provide better exit.

Third Floor:
 To provide 8' partition to separate hall from stairway.
 To construct 5' dormer on west side of roof; to construct 10' dormer on rear of building with door leading to new fire escape; construct fire escape from third floor to ground as per plan

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? yes Sent to Fire Dept. 3/8/45
 Is any electrical work involved in this work? yes Height average grade to top of plate Send from Fire Dept. 3/9/45
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-10" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

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

If a Garage

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

Miscellaneous

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

Signature of owner William O. Armitage Newbury M. Oliver

ORIGINAL

At 477 Cumberland Ave.

ATH
RSP
RMT
PH
AJS
ES

February 2, 1915

Messrs. Harburg Oliver
Donald Tash

Subject: Application for building permit to
make alterations in the building at 477
Cumberland Avenue

Gentlemen:

Delay in giving you an answer on the application for the building permit filed by Mr. Tash on January 17 is occasioned by questions of the legal and safe use of the building as a lodging house.

On April 21, 1914 we notified Mr. Oliver by letter of this question of use and suggested that she employ a competent architect to make plans of the building as it then existed, to examine the existing arrangements, compare them with the requirements of the Building Code for safety and fire prevention, then make plans to show required improvements—then get the work underway having applied for and secured a building permit not only to cover the physical changes needed but to represent a building permit for change of use.

Nothing has transpired since that time until the application by Mr. Tash.

The records indicate that some time since 1908 the building was being converted from a single family residence (the Foster home) to a lodging house.

It would be well for the Olivers to follow my suggestion of last spring at once and have plans of the building^{made} and make an attempt to provide all of the features required by law and this without waiting for our preliminary inspection incident to Mr. Tash's application.

It is only fair to remind you that if you are operating this lodging house without the safety and fire prevention features required by law, you are answerable even though you were not the parties to and the actual conversion.

Very truly yours,

Inspector of Buildings

WCB/S



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 277

Class of Building or Type of Structure Third Class

Portland, Maine, January 27, 1945

I, the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 177 Cumberland Ave. Within Fire Limits? yes Dist. No. 1B
Owner's or Lessee's name and address Newbury Oliver, 177 Cumberland Ave. Telephone _____
Contractor's name and address Donald Tash, 905 Forest Ave. Telephone 2-6605
Architect _____ Plans filed no No. of sheets _____
Proposed use of building Lodging House No. families 26/45
Other buildings on same lot _____
Estimated cost \$ 50. Fee \$ 50.

Description of Present Building to be Altered

Material Frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Last use Lodging House No. families _____

General Description of New Work

To construct non-bearing partition 10'4" to divide one large room into two rooms, thus providing new bathroom - no additional apartment. First floor.
Studs 2x3, 16" O.C., sheetrock, both sides first floor
To cut in new doorway between living room and entrance hall, ~~XXXXXXXXXXXX~~

CERTIFICATE OF OCCUPANCY
APR 11 1945

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? yes
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? _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Signature of owner By: Donald C. Tash
Newbury Oliver

Original



City of Portland, Maine

Sustained
4/2/45

Chairman Libby
Mrs. H. C. Frost
Fred H. Cabbi
George A. Harrison
Herman B. Libby

Board of Appeals
Appeal to the Municipal Office to Change the Decision of the
Inspector of Buildings Relating to the Property Owned
by Mrs. Emily D. Oliver at 477 Cumberland Avenue, corner of
State Street

9, 1945

Board of Appeals
To the Municipal Office

Your appellant, Mrs. Emily D. Oliver

who is the owner of property at 477 Cumberland Avenue, corner of State St.

Board of Appeals
respectfully petitions the Municipal Office of the City of Portland to change the decision of
the Inspector of Buildings relating to the property, as provided by Section 13, Paragraph c,
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case
involves unnecessary hardship and because relief may be granted without substantially der-
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings, to issue a permit to include
construction of an outside wooden stairway to serve as a fire escape from
second and third floors because the proposed stairway would project into
the required rear yard of the building about five feet instead of the mini-
mum of four feet allowed by the Ordinance in the Apartment House Zone where
the property is located.

The reasons for the appeal are as follows: That the proposed stairway
for fire escape is not required by the Ordinance and that the proposed
stairway is an lot line.

Signature and Name



City of Portland, Maine

*Sustained
conditional
4/2/48*

Chairman Libby _____
Mrs. H. C. Frost _____
Fred H. Jabbi _____
George A. Harrison _____
Herman B. Libby _____

Appeal to the Municipal Officers to Change the Decision of

Inspector of Buildings Relating to the Property Owned

by Mrs. Emily D. Oliver at 477 Cumberland Avenue, corner of
State Street

March 19, 1948

To the Municipal Officers:

Your appellant, Mrs. Emily D. Oliver

who is the owner of property at 477 Cumberland Avenue, corner of State St.

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 243, Paragraph 2 of the Building Code on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Building Code

The decision of the Inspector of Buildings under a building permit to make certain alterations and convert this building, first used as a single family house, to a lodging house because bedrooms and living room of basement apartment would have sufficient outside window area, would not have their egress of light to ground level outside of required windows, living room would have one wall too far from the nearest window and bedroom and living room would not have a lawful emergency means of egress, because the second floor stair and public hall would have no exterior windows in it; because the door proposed in the fire resistive wall between attached garage and basement; and because no inside fire alarm system is contemplated where required since rated capacity of persons accommodated over night as designated by the Building Code would exceed 25.

The reasons for the appeal are as follows:
1. Full Capacity of building is 25, but the fire department requires installation of fire alarm system.

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

April 2, 1948

ORDERED,

That the appeal under the Building Ordinance of Mrs. Emily L. Oliver at 477 Cumberland Avenue, corner of State Street, relating to conversion of the single family dwelling house thereto to a lodging house with features of light and air, fire protection and means of egress in non-compliance with the terms of the Ordinance applying thereto, be sustained conditionally and that the building permit be issued subject to full compliance with all terms of the Ordinance not involved in this appeal and subject to the condition that a certain window opening from livingroom of basement apartment upon State Street which constituted the only emergency means of egress from the basement apartment, shall be changed to swing and to afford an opening for egress no less than two feet wide and three feet high.

BECAUSE enforcement of the precise terms of the Ordinance as to certain features in this specific case involved unnecessary hardship; and desirable relief may be given without substantially departing from the intent and purpose of the Ordinance in that the minor requirements for light and air, fire protection and means of egress provided a variance under this order would not interfere with the health, safety or welfare of the occupants of the building.

PUBLIC HEARING ON THE APPEAL UNDER THE ZONING ORDINANCE OF EMILY D. OLIVER AT
477 CUMBERLAND AVENUE, CORNER OF STATE STREET

March 30, 1945

A public hearing before the Board of Appeals was held today. Present were Chairman Libby, Mrs. H. C. Frost, Messrs. Gabbi, Harrison, and Herman B. Libby, City Manager James E. Barlow, and Inspector of Buildings, Warren McDonald.

Mr. and Mrs. Oliver and their architect, William O. Armitage, appeared in support of the appeal.

Mr. Oliver said that his proposed location of the fire escape was the only place they could put it, and upon a question from the Chairman, the Inspector of Buildings said that there would be plenty of room between this proposed fire escape and the building on the next lot for fire protection and light and air requirements.

Warren McDonald

PUBLIC HEARING UPON BUILDING CODE APPEAL OF MRS. EMILY D. OLIVER AT 477 CUMBERLAND AVENUE, CORNER OF STATE STREET

March 30, 1945

A public hearing on the above appeal was held before the Board of Municipal Officers today. Present were Chairman Libby, Mrs. H. C. Frost, Messrs. Gabbi, Harrison, and Herman B. Libby, City Manager James. E. Barlow, and Inspector of Buildings, Warren McDonald.

Mr. and Mrs. Oliver and William Ol Armitage, architect, appeared in support of the appeal. Mr. Oliver said that from the estimates that they had that the improvements required by the Building Code would run to over \$2,000 and that they would like to avoid as many of the smaller requirements as possible. He said that they wanted the rear fire escape anyway and had planned to put it on two years ago, but they were told that the War Production Board would not let them have the material. Mr. Oliver said also that they wanted to enclose the heater room in the basement because their own apartment is there and they would like the heating apparatus, fuel, etc., separated from their own apartment.

Warren McDonald

(A) APARTMENT HOUSE ZONE

RECORD OF PLUMBING PERMIT

DATE *Jan. 29, 1945*

Location *477 Cumberland Ave.*

Owner *Newbury Clinic*

Plumber *O. Reuben & Co.*

~~New Building~~ Old Building

How is building occupied? *Rooming house*

How many families? Number of Stores?

Present Use of Building? *Rooming house* Proposed Use *Rooming house*

NATURE OF WORK

- Closets
- Lavatories
- Bath Tubs
- Sinks
- Laundry Trays
- Conductors
- Foot Baths
- Slop Hoppers
- Cuspidors
- Soda Fountains
- Ice Boxes
- Urinals
- Shower Baths
- Drinking Fountains
- Stall Drains
- Butler Sinks
- Dish Washers
- Washing Machines
- Soil Pipe Extended Through Roof
- Drains
- Cellar Drains
- Roof Drains
- Cement Drain Removed
- Vaults & Ceaspoils Done Away With

Basement

Stories

1 1 1

Remarks:

Location 477 Grand Ave

Date 4/24/44

Permit _____
Inquiry _____
Complaint _____

R.M.T.

See page 1
about above
page 101

Chm use. W.M.T.
7-22-44

3rd floor. 1 EXIT to second floor.
3 occupants. 2 rooms + bath.

2nd Floor. 1 EXIT. Westerly side
down to street level. 1 EXIT to
center stairway to front
entrance. 5 rooms and bath.
8 occupants. One room has
electric plate.

1st floor. 5 rooms. 6 occupants. One
room has electric plate.

Basement occupies basement apt. EXIT
to first floor and another thru
bedroom to garage. Window on
south side has been cut in. (over)

Permit had been
applied for, but
work has been
done before the
permit was issued.
See letter of April
1st 1944 - T.M.S.

P.S. Fire exit signs
are posted in hall
ways. and some
hall way lights are on
24 hrs.

Miss Foster tells me, that
when William Foster lived
at 4-17 Gungah Ave. it was
a single house, and belonged
to his father. Mr. Foster was
out of town when I called
by Miss Foster.

File: Inquiry at 477 Cumberland Avenue

February 5, 1945

Mr. Oliver came in this morning and brought some rough sketches of the three floors above the cellar and he gave me the information shown on the schedule of first, second and third floors which I made while he was here on February 5, this schedule showing above the cellar a total of six apartments, five lodging rooms and a total theoretical capacity of 25 persons. In addition Mr. Oliver said that there is a five room apartment in the basement occupied by himself and his wife.

We talked over the safety arrangements, and I called his attention to the fact that there is only one stairway from the third floor, and that while there are two stairways from the second floor, the occupants of the three front rooms on second floor would be unable to reach the rear stairs at all probability if fire were traveling the front stairs. I told him that on the basis of the capacity of the building at least two of the things that he would have to do would be to enclose the heater, smoke pipe and fuel storage bases with one hour fire resistance and enclose the cellar stairs in the cellar with similar fire resistance.

He said that he had been in touch with one architect who said that they could not touch the job for at least two weeks, and he asked how long a time he would have to make the necessary improvements. I reminded him that no one could give him any time at all to continue this illegal and under the standards of the Building Code unsafe use of the building; that all I knew he could do is to proceed as fast as he can and in the meantime take every precaution to prevent an emergency such as a fire from arising and to take steps, if possible, to install at least an improvised fire alarm system which would give the alarm in second and third stories before a fire would quite start in cellar or the first story and reach such proportions as to prevent the occupants of the upper stories leaving the building by the existing stairways. He left the office to press the matter as fast as possible.

Warren McDonald

WMCD/L

477 Cumberland ave. 7/5/45

First floor

Room #1 - apt. - electric plate, man and wife - sink

Room #2 - apt. - electric plate, man and wife - sink

Room #3 - same as #1 + 2

Room #4 + 4A - 2 room apt. - electric plate + sink - two persons - present of electrical is to

be used for bath + use balance of #4 with 4A for

one lodger without cooking.

Summary - 3 1-room apt accom. 6 persons + 1 2-room acc. 2 persons - total this col of flats - 9

Second Floor

Room #5 - 1 lodger - no working - no sink

Room #6 - 1 lodger - no cooking - a lavatory

Room #7 - 2 persons - elec plate + no running water

Room #8 - 2 persons - cooking (elec plate) no running water

Room #9 - 1 lodger - no cooking - no running water

one bath room.

Summary 2nd floor - 2 1-room apt - 3 Lodging rooms - total col. 10 persons

Third Floor

Room #10 - 3 lodgers - no cooking - no water

" #11 - 1 lodger - no " " no water

one bathroom
one large furnished closed without window
one large unfurnished attic room
one hall

Summary 3rd floor apt accom. = 4 persons

Total Summary - 1st 4 2nd 2 3rd 2 = 8 (total)

1st	4	0	4
2nd	2	2	4
3rd	2	2	4
			10
			25

Mr. Oliver says there is 1 - Iron apt
no fasciment secured by
luna c.

FW

INQUIRY BLANK

ZONE A

FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

DATE 2/5/45

LOCATION 477 Cumberland Ave OWNER Ms. Newbury Obrien

MADE BY Newbury Obrien TEL. _____

ADDRESS 477 Cumberland Ave

PRESENT USE OF BUILDING Apartment & Lodging (illegal change)

CLASS OF CONSTRUCTION 3 - B class. NO. OF STORIES 2 1/2

REMARKS: This violation of long standing comes to a head
- at application for permit to make changes 1/27/45
- Mr. Obrien brought in rough sketches and we reviewed
them on 2/5/45.

INQUIRY: What is needed to be done to make
this one safe & legal?

ANSWER: See memo of 2/5/45

DATE OF REPLY 2/5/45 REPLY BY [Signature]

Rept. 4475D-I

April 21, 1944

Mrs. Emily D. Oliver,
477 Cumberland Avenue,
Portland, Maine

Subject: Application for building permit to
cut in new basement window in the front
wall of the building at 477 Cumberland Ave.
and question of legal and safe use of the
building.

Dear Madam:

I am compelled to withhold a building permit to cut in new window in the front wall of the basement of the above building, applied for by W. L. Vassar, because of a question of legal use of the building as a lodging house and as to whether or not provisions for safety of the occupants have been made as required by law. These questions will be investigated as promptly as possible and issuance of the permit will be predicated upon the results of the examination.

On the face of the records that we can find here the building was a single or two family dwelling house - not a lodging house - up to about 1934. That is true then the building must have been converted from the class of dwelling house use to the class of lodging house use since 1926. Since 1926 it has been a requirement of law that such a change was not allowable unless a building permit and a certificate of occupancy was secured from this department to cover the new use. No permit for such a change has been applied for and of course no certificate of occupancy has been issued.

I realize that you have acquired this property within the last year or two, and that probably when you bought it the building was in use as a lodging or apartment house.

Under these circumstances you cannot be called responsible for the change of use, as someone else evidently made the change before your ownership. You are responsible, however, if it is found that the building having been changed to a lodging house without meeting legal requirements, is being maintained and used without features of fire prevention and safety of means of egress as required by law.

This question, as to use of the building was brought to the attention of the owner from whom you bought in 1941 in a letter which also notified the former owner of the requirements for securing a permit before such conversions have been made, this on the occasion of issuing a permit to install a new heater in the building.

As soon as time is afforded we will look the building over to see if the building is short of legal requirements as to safety and fire prevention. In the meantime unless you can establish beyond doubt that this building was being used in 1926 and habitually since that year for a lodging house, you had better employ a competent architect to make plans of the building as it now exists, to examine the existing arrangements and compare them with requirements of the Building Code for safety and fire prevention, etc., and then make plans showing any improvements that may be required by the law.

Very truly yours,

WMcD/H

CC: William L. Vassar, 35 Sheridan St.

Inspector of Buildings



(A) APARTMENT HOUSE PERMIT
APPLICATION FOR PERMIT
 Class of Building or Type of Structure Third Class Permit No. _____

Portland, Maine, April 14, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 177 Cumberland Avenue Within Fire Limits? yes Dist. No. 3
 Owner's or Lessee's name and address N. M. Oliver, 177 Cumberland Avenue Telephone _____
 Contractor's name and address W. L. Tappan, 95 Sheridan St. Telephone 3-7996
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building Lodging house No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 25. Fee \$.25

Description of Present Building to be Altered

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

General Description of New Work

To cut in new window in basement, front wall

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

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining are observed? yes
 Signature of owner By N. M. Oliver
William L. Tappan

INSPECTION COPY

Permit No. 44)
 Location 477 Cumberland
 Owner M. M. Plives
 Date of permit 4/1/44
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued

NOTES

Approved
4/2/44

UNITED STATES GOVERNMENT

No.	Date	Description	Inspector	Remarks
1	4/1/44	Permit issued	M. M. Plives	
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SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location Cumberland Ave 47-477 Date investigation commenced _____
2. References: Complaints C-41-16 Appl. BP _____ Inq. _____
3. Present Owner and Address Newbury Morse & Emily Davis Oliver ^{47 Cumberland Ave.}
4. Present Lessee and Address _____
5. Building Permit Record: 12/16/16 ALL (1619) 10/1/36 R&E (2043) 12/21/40 AIT
4/1/72 8/18/41 Re. Boiler

Assessors' Record

6. Survey 1924: Owner None available (E. B. Foster) : No. tenants _____
No. rooms _____; Class of Use Single

7. Assessors' change record since 1924 12-1-26 COVER ROOF 12-21-40 Cut in Two
New basement windows, one in south wall one in east wall. 1942 Relocate existing boiler

8. Change of Owners, 1924 to date 1926 Eliz. B. Foster, Adelaide F. Hall, Anna M. Foster, INT)

1928 Elizabeth B. Foster (all), 1934 Herbert B. Thomas Foster, 1935 Lena Wheat

9. City Directory Record Newbury Morse & Emily Davis Oliver
Mrs. E. B. Foster
James H. Hall (Harriet M)

1926		1936	Edward Wheat (Lena)
1927	Mrs. Elizabeth B. Foster	1937	Same
1928	Mrs. E. Foster. William Q. Foster (Jessie L.)	1938	Same
1929	Mrs. Elizabeth B. Foster	1939	The Wheat Rest, Lodgh Edward Wheat
1930	Same	1940	Same
1931	Same	1941	Same
1932	Same	1942	Same
1933	Same	1943	Newbury M. Oliver, Lodgh + h e
1934	Vacant	1944	
1935	Mrs. Emma E. M. Vane	1945	

10. Miscellaneous

Conclusions and Action

Dept. C-11-10-1
Portland, Maine

August 13, 1941

Mr. Edward Booth,
477 Cumberland Avenue,
Portland, Maine

Dear Mr. Booth:

I am issuing a permit to Hezar & Lombard Company to cover relocation of an existing steam boiler in the cellar of your building at 477 Cumberland Avenue.

It appears that the side or back of the boiler in its new location could be only 18" from combustibles (I believe a wooden coal bin). This is somewhat less than the usual distance provided under the Building Code, but if our inspector considers the insulation on the boiler adequate when he makes the inspection, perhaps it will be all right. If not, however, it will be necessary to change the coal bin so that no part of it will be closer than two feet to the boiler and all parts of it closer than three feet will have to be covered with material, of course, that part of the coal bin, which may be a small part, may be that of non-combustible material.

This permit for heating equipment is issued without prejudice as to any changes that may be required in the building on account of its use. I was inclined to think that this building has been converted from a one or two family dwelling house to a rooming house or tenement house without a permit for the conversion having been secured from this department as required by law.

It will be obvious to you, of course, that the Building Code requires more fire protection, better means of egress and several other protective devices in a rooming or tenement house which are not required for other one or two family dwelling houses.

In an effort to get this situation cleared up, will you be kind enough to tell me, irrespective of the date when you bought the property, when the building was converted from its former use to the present use?

Very truly yours,

Inspector of Buildings

MMcL/H
CC: Hezar & Lombard
437 Fore Street



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1129

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, August 14, 1949

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 477 Cumberland Avenue Use of Building Tenement No. Stor. 3 New Building Existing "
Name and address of owner of appliance Edward Heat, 477 Cumberland Avenue
Installer's name and address Kezar & Lombard Co, 497 Fore Street Telephone 3-7146

General Description of Work

To install relocate existing steam boiler

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story Kind of Fuel coal
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 40"
from top of smoke pipe 20" from front of appliance 4" from sides or back of appliance 18"
Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?
Will operator be always in attendance? Type of oil feed (gravity or pressure)
Location oil storage No. and capacity of tanks
Will all tanks be more than seven feet from any flame? How many tanks fireproofed?

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.)

INSPECTION COPY

Signature of Installer By: Kezar & Lombard Co.

157

Permit No. 41/1172
Location 477 Cumberland Ave
Owner Edward Wheat
Date of Permit 8/18/41

Post Card sent _____
Notif. for insph. _____
Approval Tag issued _____

- Camp C-41-16*
- Oil Burner Check List (date) _____
1. Kind of heat _____
 2. Label _____
 3. Anti-siphon _____
 4. Oil storage _____
 5. Tank distance _____
 6. Vent Pipe _____
 7. Fill Pipe _____
 8. Gauge _____
 9. Rigidity _____
 10. Feed safety _____
 11. Pipe sizes and material _____
 12. Control valve _____
 13. Ash pit vent _____
 14. Temp. or pressure safety _____
 15. Instruction card _____
 16. _____

NOTES

8/21/41. *Edward Wheat*



APARTMENT HOUSE 2013
APPLICATION FOR PERMIT

PERMIT 1571

Permit No. 2013
DEC 21 1940

Class of Building or Type of Structure Third Class

Portland, Maine, December 21, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 477 Cumberland Avenue Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address Mrs. Edward Wheat 477 Cumberland Ave. Telephone _____

Contractor's name and address Howard H. Small, Edwin St., Co. Portland Telephone 3-8217

Architect _____ Plans filed _____ No. of sheets _____

Proposed use of building Rooming House No. families _____

Other buildings on same lot _____

Estimated cost \$ 50. Fec \$.50

Description of Present Building to be Altered

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

Last use Rooming House No. families _____

General Description of New Work

To cut in two new basement windows, one in south wall the other in the east wall, for additional light and ventilation

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

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Framing lumber—Kind _____ Dressed or full size? _____

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

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

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

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

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

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____

Total number commercial cars to be accommodated _____

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

Miscellaneous

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

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

Signature of owner Mrs. Edward Wheat
By Howard H. Small

INSPECTION COPY



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

Application for Permit for Alterations, etc.

To the Portland, January sixth, 1916
 INSPECTOR OF BUILDINGS:

477 The undersigned applies for a permit to alter the following-described building:—
 Location, Cumberland & State St. Ward, _____ In fire-limits? _____
 Name of Owner or Lessee, Dr. B. B. Foster Address, Do.
 " " Contractor, N. E. Redlon Co. " 80 Union
 " " Architect, _____ " _____
 Descrip- " " Material of Building is Wood Style of Roof, pitch Material of Roofing, shingles
 tion of Size of Building is 41 feet long; 30 feet wide. No. of Stories, 1 1/2
 Present Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
 Bldg. Underpinning is brick is _____ inches thick; is 8 feet in height.
 Height of Building, 30 Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
 What was Building last used for? Residence No. of Families? one
 Building to be occupied for _____ Estimated Cost, \$ 550

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

DETAIL OF PROPOSED WORK

Build addition, piazza on top

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? 24; No. of feet wide? 16; No. of feet high above sidewalk? 9
 No. of Stories high? one; Style of Roof? flat; Material of Roofing? T.G.
 Of what material will the Extension be built? Brick Foundation? stone
 If of Brick, what will be the thickness of External Walls? 8 inches; and Party Walls _____ inches.
 How will the Extension be occupied? addition How connected with Main Building? door

WHEN MOVED, RAISED OR BUILT UPON

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

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

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

Signature of Owner or
 Authorized Representative

N. E. Redlon Co.
N. E. C.
80 Union St.

Address

Permit # 930204 City of Portland BUILDING PERMIT APPLICATION Fee 30.00 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Fred James Phone # 629-3008
 Address: 299 Tuttle Rd Cumberland, ME 04021
 LOCATION OF CONSTRUCTION 477 Cumberland Ave
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: Rooming House w/Rebuilt Zoning: _____
 Past Use: Rooming House Fire Escape _____
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion Rebuilt existing Fire Escape (Not to exceed original footprint)

For Official Use Only
 Date February 1, 1993 Subdivision: MAR 24 1993
 Inside Fire Limits _____ Name _____
 Bldg Code _____ Lot _____
 Time Limit _____ Ownership: _____ Publi: _____
 Estimated Cost _____ Private _____

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

Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other _____ (Explain) _____

Foundation: 048-F-027
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

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

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

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

HISTORIC PRESERVATION

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

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 Chimneys:
 Type: _____ Number of Fire Places _____
 Heating:
 Type of Heat: _____
 Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
 Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____
 Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Mary Greshk
 Signature of Applicant _____ Date Feb 1, 1993
PERMIT ISSUED WITH LETTER
ISSUED WITH LETTER
 CONTINUED TO REVERSE SIDE [5] MA. WING
 White - Tax Assessor Ivory Tag - CEO