

123-125 CUMBERLAND AVENUE



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

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION #123 Cumberland Ave.

Issued to B.E. Edwards  
123 Cumberland Ave.

Date of Issue April 8, 1964

This is to certify that the building, premises, or part thereof, at the above location, ~~was~~ altered  
—changed as to use under Building Permit No. 63/1600, has had final inspection, has been found to conform  
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for  
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Apartment House  
(three families)

Limiting Conditions:

Rooms in third story to be used as a  
part of the second floor apartment  
and are not to be rented as lodging rooms.

This certificate supersedes  
certificate issued

Approved:

*Carle Smith*  
(Date) Inspector

*Albert J. Sears*  
Inspector of Buildings

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

Memorandum from Department of Building Inspection, Portland, Maine

AP 123 Cumberland Ave.

Dec. 5, 1963

Mr. B. E. Edwards  
123 Cumberland Avenue

Dear Mr. Edwards:

Permit to change use of building from a 2-family dwelling to a 3-family apartment house providing new apartment in basement as per plan is being issued subject to compliance with the following Building Code regulations:

1. It is understood that parking is to be provided in the side yard for at least 2 cars. The space required for each car is to be not less than 8 feet wide and 18 feet long located no closer to the street than the front of the house and at least 5 feet from the side lot line.
2. There is also a requirement which was explained to former owner, Mr. William DiSanto in a letter on June 28, 1960, a copy of which is on file at this office, that the rooms on the third floor may be used by members of the family occupying the second floor apartment, but these rooms are not to be rented out to lodgers.

Very truly yours,

Gerald E. Mayberry  
Deputy Building Inspection Director

CS-27

GEN:m



RS RESIDENT

# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, November 27 1963

PERMIT ISSUED  
NOV 28 1963  
\$1600

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 123 Cumberland Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address B.E. Edwards, 123 Cumberland Ave. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Apartment Building No. families 3  
 Last use Dwelling No. families 2  
 Material frame No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 2.00  
 Estimated cost \$ \_\_\_\_\_

### General Description of New Work

To Change Use of building from 2-family dwelling to 3-family apartment house providing new apartment in basement-no alterations.

Permit Issued with Memo

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

### Details of New Work

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

### If a Garage

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

### Miscellaneous

Will work require disturbing of any tree on a public street? 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  
B E Edwards

APPROVED:

B.E. Edwards

CS 301

INSPECTION COPY

Signature of owner

by:

B E Edwards

7M

NOTES

11-24-64 - No work done  
 Home E. L. S.  
 2/4/64 - No work done  
 This - outside soil work  
 done by husband until  
 when work was done  
 E. L. S.  
 4/6/64 - Work on  
 apt. done E. L. S.

X

11/11/64

Permit No. 63/1600  
 Location 1313 Cleveland Ave  
 Owner B. E. Edwards  
 Date of permit 10/5/63  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued 4/8/64  
 Staking Out Notice  
 Padm Check Notice



PERMIT NUMBER 9119

PERMIT TO INSTALL PLUMBING

Address: 123 E. ...

Date: 8/8/60

Installation For:

PORTLAND PLUMBING INSPECTOR

Owner of Bldg: Mrs. Die ...

By: P. Welch

Owner's Address: ...

APPROVED FIRST INSPECTION

Plumber: Edward ... Date: 8-8-60

Date: 8-16-60

PROPOSED INSTALLATIONS

By: JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date: 8-16-60

By: JOSEPH P. WELCH

- TYPE OF BUILDING
[ ] COMMERCIAL
[ ] RESIDENTIAL
[ ] SINGLE
[ ] MULTI FAMILY
[ ] NEW CONSTRUCTION
[ ] REMODELING

Table with columns: NEW, REPL, SINKS, LAVATORIES, TOILETS, BATH TUBS, SHOWERS, DRAINS, HOT WATER TANKS, TANKLESS WATER HEATERS, GARBAGE GRINDERS, SEPTIC TANKS, HOUSE SEWERS, ROOF LEADERS. Includes handwritten numbers 1, 3, 1, 1 and fee 2.00.

SM 12-53

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total 1 2.00



PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 9119

Address: 123 Portland Ave

Date Issued: 8/8/60  
PORTLAND PLUMBING INSPECTOR

Installer on For:  
Owner of Bldg: Mrs. Di Wanto

By: J. Welch  
APPROVED FIRST INSPECTION

Owner's Address: Juniper St.  
Plumber: E. W. Carland Date: 8-8-60

Date: Sept 16-60  
By: JOSEPH P. WELCH  
APPROVED FINAL INSPECTION

NEW REPAIR PROJECTED INSTALLATIONS NUMBER FEE

Date: Sept 16-60  
By: JOSEPH P. WELCH

SINKS  
LAVATORIES  
TOILETS  
BATH TUBS 1 2.00  
SHOWERS

TYPE OF BUILDING

DRAINS  
HOT WATER TANKS 3  
TANKLESS WATER HEATERS

- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTIFAMILY
- NEW CONSTRUCTION
- REMODELLING

GARBAGE GRINDERS  
SEPTIC TANKS  
HOUSE SEWERS  
ROOF LEADERS (conn. to house drain)

SM 12 53

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION

Total 1 2.00

REC  
1967 MAR

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 9094

Address: 123 Cumberland Avenue

Date Issued: 8-2-60

Installation For: Mr. Di Santo

By: J. P. Welch

Owner of Bldg: Mr. Di Santo

APPROVED FIRST INSPECTION

Owner's Address: Jordan Street

Plumber: E. J. Carland Date: 8-2-

Date: 5-1-60

By: [Signature]

APPROVED FINAL INSPECTION

Date: Sept 12 1960

By: [Signature]

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

NEW	REP. I.	PROPOSED INSTALLATIONS	NUMBER
		SINKS	2
		LAVATORIES	1
		TOILETS	1
		BATH TUBS	
		SHOWERS	
		DRAINS	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	3
		GARBAGE GRINDERS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS (conn. to house drain)	
			5-91
			Total



PERMITS DIVISION

### APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine June 22, 1960

PERMIT ISSUED  
JUN 30 1960  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 123 Cumberland Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Conceita DiSanto, 79 Jordan St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address William DiSanto, 79 Jordan St. Telephone 2-9218  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans Y No. of sheets 1  
 Proposed use of building Dwelling No. families 2  
 Last use \_\_\_\_\_ No. families 2  
 Material frame \_\_\_\_\_ No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 2200.00 Fee \$ 5.00

#### General Description of New Work

To make alterations to first, second and third floors as per plan.  
Partitions to be 2x4 studs 16" o.c. covered with wallboard

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. PERMIT TO BE ISSUED TO \_\_\_\_\_ contractor

#### Details of New Work

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

#### If a Garage

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

APPROVED:

J. E. M. 6/30 see letters

#### 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  
William DiSanto

by: William DiSanto

Signature of owner

INSPECTION COPY

7-90



123 Cumberland Avenue

September 23, 1960

Mr. William DiSanto  
79 Jordan Street

Dear Mr. DiSanto:

Upon inspection of the above job on September 22, 1960,  
the following defect was found:

—Handrail needed on front stairs on the side  
where landing treads are the widest.

It is important that correction of this condition be  
made before October 12, 1960, and notification be given this  
office of readiness for another inspection.

If additional information relative to the above is de-  
sired, please phone Inspector A. Allan Soule at 4-3221, exten-  
sion 234, any week day but Saturday between 8:00 and 9:00 A.M.

Very truly yours,

AAS/jg

A. Allan Soule  
Field Inspector

AP-123 Cumberland Ave.

June 30, 1960

Mr. William DiSanto  
79 Jordan Street

cc to: Mrs. Concetta DiSanto  
79 Jordan Street

Dear Mr. DiSanto:

Permit is issued to make alterations at the above location subject to the following conditions:

1. Renting of rooms on the third floor not to be permitted as stated in letter of June 28, 1960.
2. New stairway from second to third floor to have landing in front room instead of rear room as originally planned.
3. Size of windows on third floor to be not less in area than 3 feet by 5 feet.

4. Front window to remain unchanged.

5. Handrails to be placed the full length on one side of all stairs. On winding stairs the handrail is to be placed on the side where winding treads are widest. *This #5 is correct*

6. Wallboard for covering new partitions to be 1/2-inch sheetrock.

*Not winding but  
skirt - min. tread width  
1/2" of rail where used  
8 1/2" + Does not serve  
purpose*

Very truly yours

Gerald E. Mayberry  
Deputy Inspector of Buildings

GEM:m

AP-123 Cumberland Avenue

June 28, 1960

Mr. William DiSanto  
79 Jordan Street

cc to: Mrs. Concetta DiSanto  
79 Jordan Street

Dear Mr. DiSanto:

Examination of plans filed with application for permit for alterations to dwelling at the above named location discloses a number of questions about which more information is needed before a permit can be issued. These are as follows:

1. It is our understanding that the rooms in the third story are to be a part of the second floor apartment. These would have to be used by that members of the family occupying the apartment so that there would be access for all persons involved to all of the rooms for purposes of egress. Renting of any of these rooms to lodgers would not be permissible.  
*Owner agrees not to have rented rooms on third floor.*
2. While the providing of the second stairway from second to third floor would technically provide two means of egress, the situation is such, with an open stairway leading upward from the second floor kitchen and a connecting doorway between the kitchen and the room in which new stairway lands, that a fire starting in the kitchen would likely make both stairways unusable by the occupants of the third floor rooms. Such an arrangement does not meet Building Code requirements.  
*Owner to run stairs into front room instead of rear as shown and finished on plan.*
3. What is size to be of new windows in third story rooms? While not controlled by the Building Code in a two family dwelling, the Housing Code, which also governs the building, requires window area of not less than one-twelfth of the floor area of each room.  
*See Building Code in R.R.*
4. What is header to be for new window opening in front room in second story? *Present window not to be changed. W.R.D.*
5. A hand rail is required on at least one side of all stairways and where winding treads occur full length of the stairs on the side on which winding treads occur.
6. What is height of risers and width of treads of existing stairs? *See plan.*
7. What type of wallboard is to be used for covering of new partitions? *See plan.*

Very truly yours,

Albert J. Sears  
Inspector of Buildings

AJS/jg



13-D-16



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, August 24, 1955

HOUSE ZONE

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 123 Cumberland Ave. Within Fire Limits? yes Dist. No. 3  
 Owner's name and address Emelio Clemente, 123 Cumberland Ave. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ owner \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no. \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Architect \_\_\_\_\_ No. families 3  
 Proposed use of building Dwelling No. families 2  
 Last use \_\_\_\_\_ Roofing \_\_\_\_\_  
 Material frame No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_  
 Other building on same lot \_\_\_\_\_ Fee \$ 2.00  
 Estimated cost \$ 300.

### General Description of New Work

To change use from 2-family dwelling to 3-family dwelling -  
 1- apt. in basement; 1-apt. on first floor and 1-apt. on second floor.  
 no finished rooms on third floor, ~~3~~ new apt. to be on second floor.  
 To cut in new 8' wide archway between two rooms, second floor. 4x4 header - non-bearing partition.

*1/4/56 - Mrs Clemente called to-day and said they are abandoning use of basement apartment, thus leaving only 1 apt in 1st story and 1 apt in 2nd story. Being already cut in, so decided not to issue permit. It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.*

### Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? \_\_\_\_\_  
 Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Size \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_  
 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 \_\_\_\_\_ height? \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_

### If a Garage

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

### Miscellaneous

Will work require disturbing of any tree on a public street? 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 Emelio Clemente  
 C16-254-1M-Marks

INSPECTION COPY



December 30, 1955

AP--123 Cumberland Avenue

Mr. Emilio A. Clemente  
123 Cumberland Avenue

Dear Mr. Clemente:

Examination has been made of your application for a belated permit for increasing the number of apartments in the building at the above location. By equipping a room in the second story as a kitchen, including cooking equipment, you have established an apartment in that story, which with the existing apartment in the basement and that in the first story makes a total of three apartments in the building.

Restrictions of the Building Code applying to one and two family houses are rather limited, but a building housing three or more apartments, designated as an apartment or tenement house, is regulated as to safety features to a much greater extent than are one and two family dwellings. Therefore, if you are to maintain three apartments in the building, there are several requirements for apartment houses relating principally to means of egress and hall lighting with which it is necessary that compliance be provided.

We understand that at present the basement apartment is being used only for storage and has not been used for living quarters since you have owned the building. If you were to abandon the use of the basement as an apartment by removing therefrom all cooking facilities, the building could still be classed as a two family house and none of the special requirements for apartment houses would apply. However, if the basement is to be used for living quarters, certain requirements must be met.

We shall expect to hear from you by January 16, 1956 whether you will abandon use of the basement apartment as indicated above or whether you will proceed to place the building in conformity with requirements for apartment house use. In case you decide to follow the latter course we will let you know just what it is necessary to do to comply with these requirements.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/G

1/4/56 - Mrs. Clemente called to-day and said that they are abandoning any use of basement apartment  
AJS



APARTMENT HOUSE ZONE  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION  
**COMPLAINT**

Location:  
123 Cumberland Ave.

INSPECTION COPY

COMPLAINT NO. 55/86 Date Received July 29, 1955

Location 123 Cumberland Ave. Use of Building 1-family dwelling  
 Owner's name and address Emilia A. Clemente, 123 Cumberland Ave. Telephone \_\_\_\_\_  
 Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Complainant's name and address Office Telephone \_\_\_\_\_

Description: Changing single family dwelling to 3-family apartment house by providing apartment in basement and one on second floor.

NOTES: Please let complainant know any developments. BS

8/1/55 - Basement apartment consists of kitchen, 2 bedrooms & bath. one entrance (grade) at rear of building.

2nd floor - kitchen - parts of bedroom & bath -  
works being done by owner.

The basement apt looks as though it had been done some years ago.

To the owners with the no more work was to be done, and was for completion.

1/13/55 - See note on inspection copy of application for which permit was not issued.

P. S. S.

OB-1046-2.00  
RM



FILL IN AND SIGN WITH INK

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

Portland, Maine, October 25, 1950

RECEIVED  
OCT 25 1950  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 123 Cumberland Ave. Use of Building Dwelling No. Stories 2 ~~New Building~~ Existing  
Name and address of owner of appliance Harry E. Wilson, 123 Cumberland Ave., Portland, Maine  
Installer's name and address Ballard Oil & Equipment Co., Portland, Me. Telephone 2-1991

#### General Description of Work

To install one fully automatic oil burner under steam boiler.

#### IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance  
If wood, how protected? Kind of fuel  
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 gas fired, how vented? Rated maximum demand per hour

#### IF OIL BURNER

Name and type of burner Hayward AG Labelled by underwriters' laboratories? Yes  
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Bottom  
Type of floor beneath burner Cement  
Location of oil storage Basement Number and capacity of tanks 1 - 275  
If two 275-gallon tanks, will three-way valve be provided?  
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed? No  
Total capacity of any existing storage tanks for furnace burners None

#### IF COOKING APPLIANCE

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

#### MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

This burner replaces old Super Burner

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

APPROVED  
OK 10 27 50. [Signature]

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 Installer Ballard Oil & Equipment Co.

[Signature]





# APPLICATION FOR PERMIT

Permit No. 1233

Class of Building or Type of Structure Third Class

OCT 16 1927

Portland, Maine, October 10, 1927

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 123 Cumberland Avenue Ward 5 Within Fire Limits? Yes Dist. No. 1  
 Owner's ~~or Lessee's~~ name and address Virgil Wilson, 123 Cumberland Ave. Telephone \_\_\_\_\_  
 Contractor's name and address Ballard Oil & Equipment Co., 124 High St. Telephone 22072  
 Architect's name and address \_\_\_\_\_  
 Proposed use of building Dwelling house No. families 1  
 Other buildings on same lot Barn

### Description of Present Building to be Altered

Material Wood No. stories 2 1/2 Heat Steam Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Last use Dwelling house No. families 1

### General Description of New Work

To install Oil Burner

CERTIFICATE OF COMPLETION  
REQUIREMENTS MET  
BY BALLARD OIL & EQUIPMENT CO.  
ON OCTOBER 15 1927

### Details of New Work

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys no Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat Steam Type of fuel Oil Distance, heater to chimney 6' 4"  
 If oil burner, name and model Ballard Super  
 Capacity and location of oil tanks 1 275 gal. tank in basement 8' from heater  
 Is gas fitting involved? \_\_\_\_\_ Size of service \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On center: 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  
 Plans filed as part of this application? no No. sheets \_\_\_\_\_  
 Estimated cost \$ 495. Fee \$ .75  
 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

Virgil Wilson

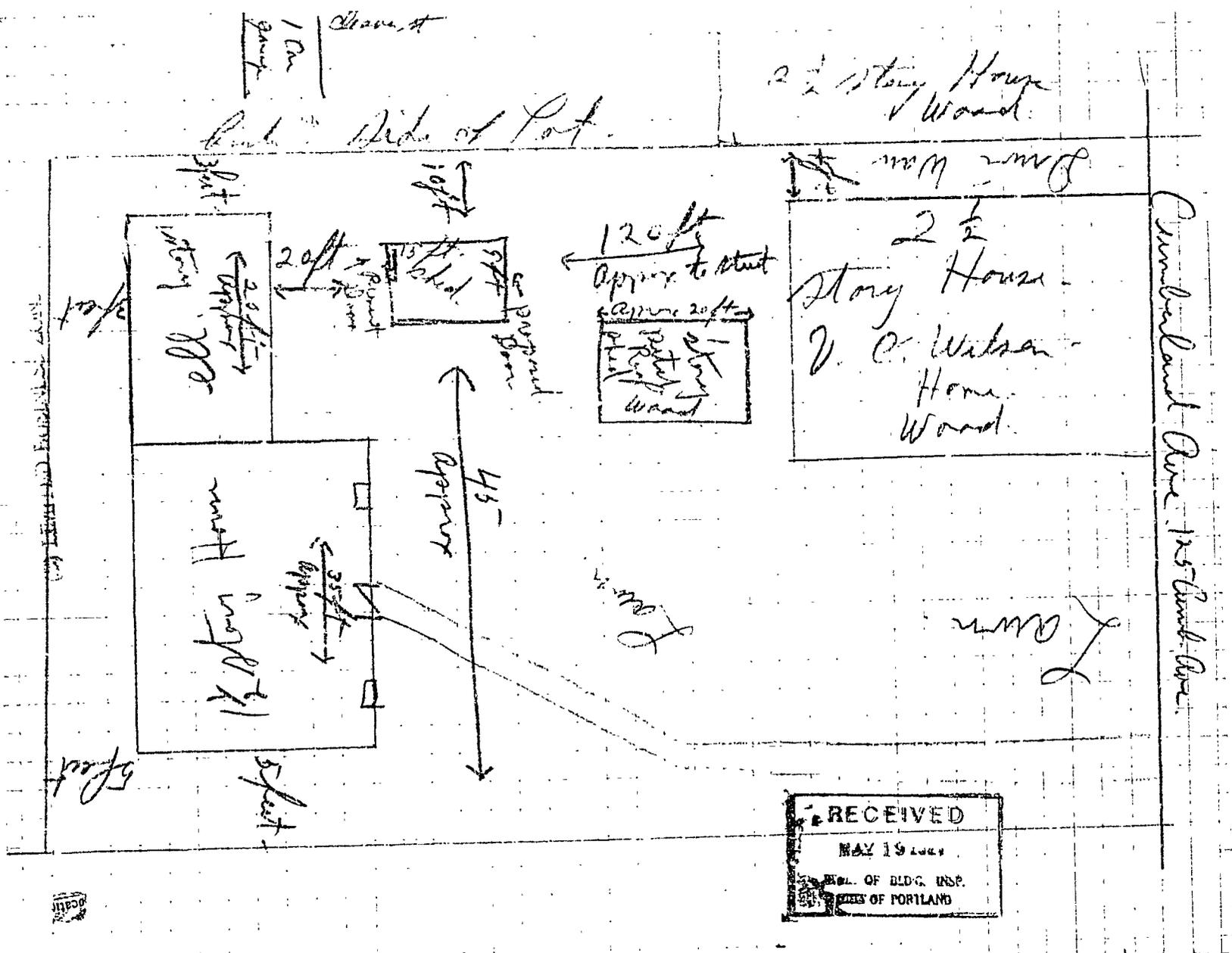
Signature of owner

INSPECTION COPY

By

4930





111500



BY LIMITED BUSINESS ZONE

Permit No. 0672

APPLICATION FOR PERMIT

Class of Building or Type of Structure 3rd

PERMIT ISSUED

Portland, Maine, May 19/27

MAY 23 1927

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 125 G Portland - yards Ward 2 Within Fire Limits? Yes Dist. No. 1
Owner's or ~~lessee's~~ name and address Virgil Wilson, 38 Exchange Street Telephone
Contractor's name and address owner Telephone
Architect's name and address none
Proposed use of building private garage 1 car No. families
Other buildings on same lot dwelling house

Description of Present Building to be Altered

Material wood No. stories 1 Heat Style of roof pitch Roofing asphalt
Last use shed No. families

General Description of New Work

Out in large doors

NOTICE OF OCCUPANCY
NOTICE OF OCCUPANCY
NOTIFICATION OF OPEN EATING
OR DRINKING ESTABLISHMENT

Details of New Work

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

If a Garage

No. cars now accommodated on same lot none, to be accommodated 1
Total number commercial cars to be accommodated none
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Plans filed as part of this application? yes No. sheets 1
Estimated cost \$ 10. Fee \$ .25
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 INSPECTION COPY

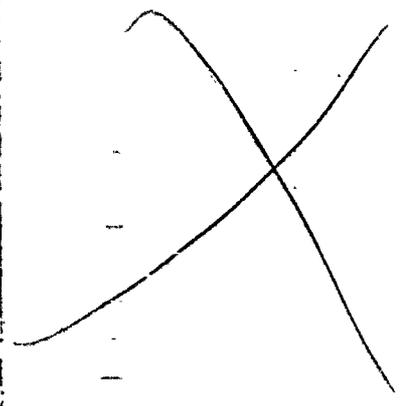
Signature of owner

Handwritten signature and title: CHIEF OF FIRE DEPT.

3575

Ward 2 Permit No. 211622 H  
L. 125 Cumberland Ave  
Owner: Wesley Wilson  
Permit May 23/27  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. 9/21/27  
Cert. of Occupancy issued \_\_\_\_\_

NOTES



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

## Application for Permit for Alterations, etc.

To the INSPECTOR OF BUILDINGS, Portland, October 30, 1923 192

The undersigned applies for a permit to alter the following described building--  
 Location **125 Cumberland Avenue** Ward. **2** in fire-limits? **no**  
 Name of Owner or ~~lessor~~ **V C Wilson** Address **125 Cumberland Ave**  
 " Contractor, **James Jackson** " **4 Abbott Street**  
 " Architect

**Description of Present Bldg.**

Material of Building is **wood** Style of Roof, **pitch** Material of Roofing, **shingle**  
 Size of Building is **27ft** feet long; **15ft** feet wide. No. of Stories, **1 1/2**  
 Cellar Wall is constructed of **stone** is inches wide on bottom and batters to inches on top.  
 Underpinning is **brick** is inches thick; is feet in height.  
 Height of Building **20ft** Wall, if Brick: 1st, 2d, 3d, 4th, 5th.  
 What was Building last used for? **dwelling** No. of Families? **1**  
 What will Building now be used for? **dwelling (one family)**

### DETAIL OF PROPOSED WORK

**Build dormer window on roof, repair foundation all to comply with the building ordinance**

Estimated Cost \$ **200.**

### IF EXTENDED ON ANY SIDE

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

### WHEN MOVED, RAISED OR BUILT UPON

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

### 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

*V. C. Wilson*  
 Address **125 Cumberland Ave.**

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

