

48 CUMBERLAND AVENUE



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

*Granted 6/1/61
6/1/40*

DATE: June 1, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Rose A. Swanson

AT 48 Cumberland Avenue

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Binckley	(✓)	()
Ralph L. Young	(✓)	()
XXXXXXXXXXXX Harry M. Schwartz	(✓)	()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

MISCELLANEOUS APPEAL

May 26, 1961

Rose A. Swanson, owner of property at 48 Cumberland Avenue under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of entrance platform 3 feet by 3 feet on right hand side of dwelling at this location. This permit is presently not issuable under the Zoning Ordinance because the platform would be only about 6 feet from the side lot line and thus would be an unlawful encroachment upon the 10 foot side yard required for any new work by Section 7-B-2 in the R-6 Residence Zone in which the property is located.

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

Rose A. Swanson
APPELLANT

DECISION

After public hearing held June 1, 1961, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

Frank J. Huibley
Harry M. [unclear]
Stuart L. [unclear]
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 26, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, June 1, 1961, at 3:30 P.M. to hear the appeal of Rose A. Swanson requesting an exception to the Zoning Ordinance to permit construction of an entrance platform 3 feet by 3 feet on right hand side of the dwelling at 45 Cumberland Avenue.

This permit is presently not issuable because the platform would be only about 6 feet from the side lot line and thus would be an unlawful encroachment upon the 10 foot side yard required for any new work by Section 7-8-2 in the R-6 Residence Zone in which the property is located.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Copies to: Mrs. Mary E. Ward, Mt. Rt. 265, Portland, Maine
Mr. Albert McLain, 141 Congress Street, Portland, Maine
Mrs. Mary E. Devine, 24 Hillside Avenue, Portland, Maine
N. P. Kearney Heirs, 50 Cumberland Avenue, Portland, Maine

May 26, 1961

Mrs. Rose A. Swanson
48 Cumberland Avenue
Portland, Maine

Dear Mrs. Swanson:

June 1, 1961 3:30

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP-48 Cumberland Avenue

May 23, 1961

Frank & Rose A. Swanson
48 Cumberland Avenue

✓ cc to: Corporation Counsel

Dear Mr. & Mrs. Swanson:

Building permit for construction of an entrance platform 3 feet by 3 feet on right hand side of dwelling at the above named location is not issuable under the Zoning Ordinance because the platform would be only about 6 feet from the side lot line and thus would be an unlawful encroachment upon the 10 foot side yard required for any new work by Section 7-B-2 of the Ordinance applying to the R-6 Residence Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 203, City Hall, you should go to file the appeal.

Very truly yours,

AJS/jg

Albert J. Sears
Building Inspection Director

C
O
P
Y



RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 19, 1961

ISSUED
JUN 2 1961

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 48 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Frank Swanson, 48 Cumberland Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address OWNER Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Dwelling No. families 1
 Last use _____ No. families 1
 Material frame No. stories 1 1/2 Hear. _____ Style of roof _____ Roofing _____
 Other buildings on same lot none
 Estimated cost \$ 50. Fee \$.50

General Description of New Work

To demolish existing rear platform and close up door and to construct 3'x3' platform on right side of building and to change existing window to door with glazed panel.
 To remove existing non-bearing wall between two rooms
 To install window approx. 24" high and 30" wide in kitchen.

Permit Issued with Memo

Appeal sustained 6/1/61

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation cedar posts at least 4' below grade Thickness, top _____ bottom _____ cellar _____
 Kind of roof none Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind hemlock used Lumber _____ Dressed or full size? dressed Corner posts _____ Sills 4x6
 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 2x6, 2nd _____, 3rd _____, roof none
 On centers: 1st floor 16", 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor 3', 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

[Signature]
[Signature]
[Signature]

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

CS 301

INSPECTION COPY

Signature of owner

[Signature]

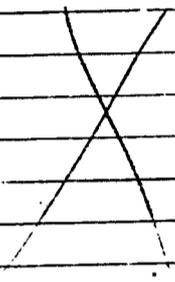
[Signature]

HTT
4/13

Permit No 611/578
Location 480 W. 1st St. Portland, Ore.
Owner Franklin D. ...
Date of permit 8/2/61
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Sinking Out Notice _____
Form Check Notice _____

NOTES

7/10/61 - ... started
8/13/61 - ...
correctly - ...
owner have to correct
instructions. E. S. S.



Memorandum from Department of Building Inspection, Portland, Maine

AP-48 Cumberland Avenue

June 2, 1961

Frank & Rose A. Swanson
48 Cumberland Avenue

Dear Mr. & Mrs. Swanson:

Permit to demolish existing rear platform and close up door and to construct 3'x3' platform on right side of building and to change existing window to door with glazed panel, to remove existing non-bearing wall between two rooms, and to install window approximately 24" high and 30" wide in kitchen is approved subject to any conditions of your recent appeal and the following:

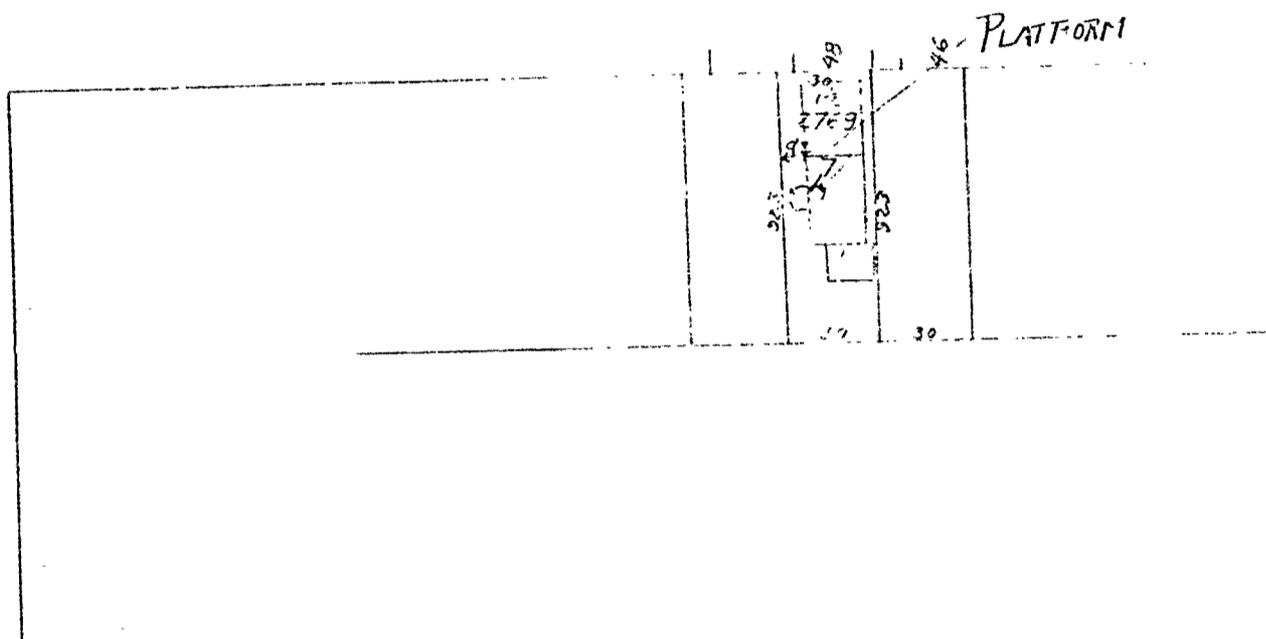
--The 2x6" platform joists are to either rest on the top of the 4x6" sill or are to be notched over 2x3" nailing strips securely spiked or bolted to the sills.

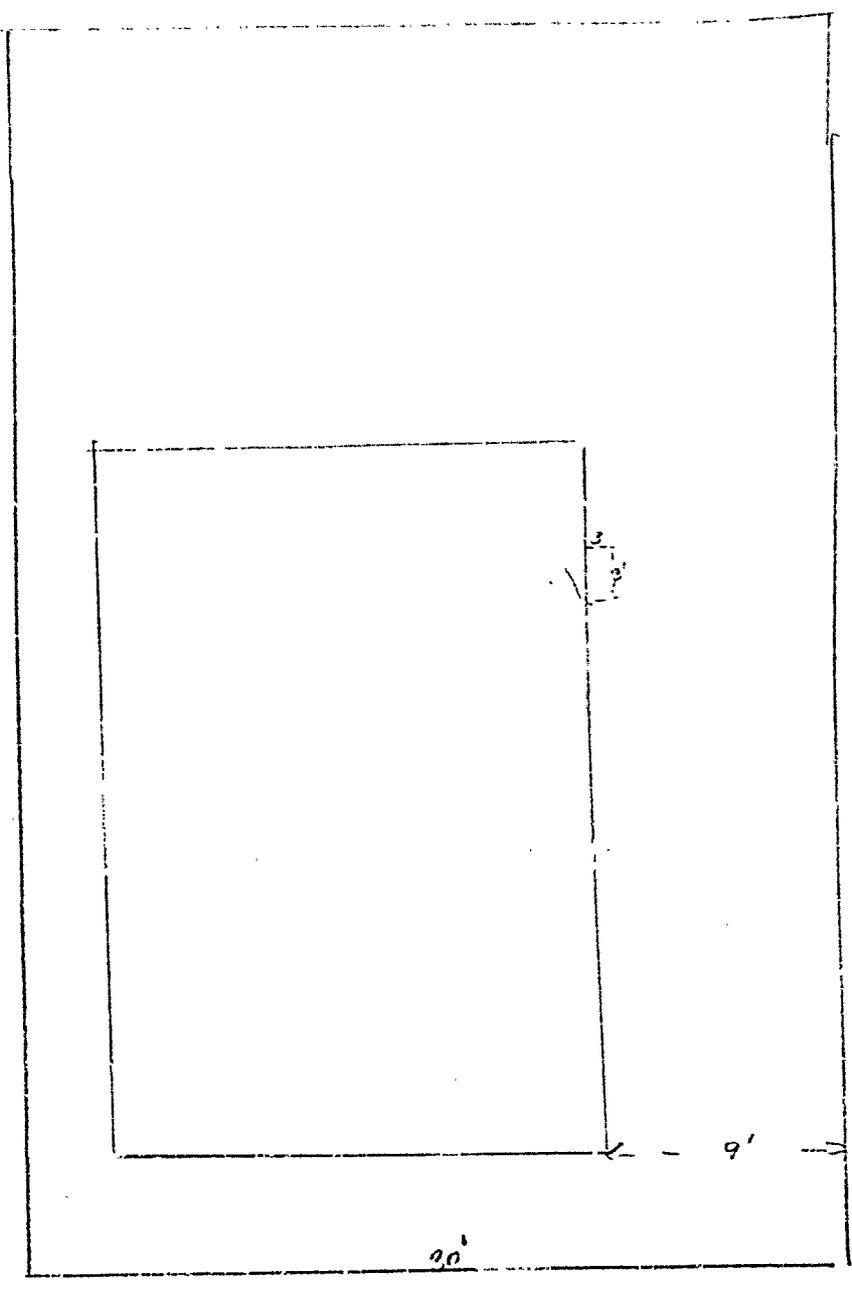
Very truly yours,

GEM/jg

Gerald E. Mayberry
Deputy Building Inspection Director

48 Sandoz East Ave.
13-L-7
Area 2742 sq. ft.





48 Cumberland St.

AP-48 Cumberland Avenue

May 23, 1941

Frank & Rose A. Swanson
48 Cumberland Avenue ec tot Corporation Council

Dear Mr. & Mrs. Swanson:

Building permit for construction of an entrance platform 3 feet by 3 feet on right hand side of dwelling at the above named location is not issuable under the zoning Ordinance because the platform would be only about 6 feet from the side lot line and thus would be an unlawful encroachment upon the 10 foot side yard required for any new work by Section 7-3-2 of the Ordinance applying to the R-6 Residential Zone in which the property is located.

We understand that you would like to exercise your appeal rights concerning this discrepancy. Accordingly we are notifying the case to the Corporation Council, to whose office in Room 203, City Hall, you should go to file the appeal.

Very truly yours,

AJS/jg

Albert J. Sears
Building Inspection Director

Memorandum from Department of Building Inspection, Portland, Maine

AP 48 Cumberland Avenue

May 22, 1961

Mr. Frank Swanson
48 Cumberland Avenue

Dear Mr. Swanson:

We are unable to approve this permit for alterations as listed on your application of May 19, 1961 as the 3 foot wide side platform would be an unlawful encroachment upon the required 10 foot side yard space for this Residence 6 Zone.

If you wish to exercise your appeal rights then please notify this office at once.

Very truly yours,

Gerald E. Mayberry
Deputy Inspector of Buildings

GEM:m

CS-27



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 5, 1958

PERMIT ISSUED NOV 5 1958 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 48 Cumberland Ave. Use of Building Dwelling No. Stories 1 1/2 New Building Existing Name and address of owner of appliance Frank Swanson, 48 Cumberland Ave. Installer's name and address Smith Burner Service, 665 E. Bridge St. Westbrook, Me 2-0729

General Description of Work

To install Oil-fired forced warm air heating system (furnace is replacement) oil burning equipment (conversion from coal-fired)

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none If so, how protected? Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace 4" with shield From top of smoke pipe 18" From front of appliance over 4" From sides or back of appliance over 3" Size of chimney flue 10x10 Other connections to same flue none If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? Yes

IF OIL BURNER

Name and type of burner Homart-gunt type product of Sear-Roebuck (Heil unit) Labeled by underwriters' laboratories? Yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom Type of floor beneath burner concrete Size of vent pipe 1 1/4" Location of oil storage basement Number and capacity of tanks 1-275 gal. Low water shut off Make No Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Height of Legs, if any Skirting at bottom of appliance? Distance to combustible material from top of appliance? From front of appliance From sides and back From top of smoke pipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? Forced or gravity? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED [Signature]

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 Smith Burner Service

C17 MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by: [Signature]

FM

NOTES

11-14 C-1

Permit No. 58/1572
Location 48 Rumbold Ave
Owner Frank Plummer
Date of permit 11/5/58
Approved [Signature]

1	Vertical Clearance	4' 11"
2	Horizontal Clearance	4' 11"
3	Clearance over Power Lines	4' 11"
4	Clearance over Telephone Lines	4' 11"
5	Clearance over Gas Lines	4' 11"
6	Clearance over Sewer Lines	4' 11"
7	Clearance over Water Lines	4' 11"
8	Clearance over Storm Sewer Lines	4' 11"
9	Clearance over Electric Lines	4' 11"
10	Clearance over Telephone Lines	4' 11"
11	Clearance over Gas Lines	4' 11"
12	Clearance over Sewer Lines	4' 11"
13	Clearance over Water Lines	4' 11"
14	Clearance over Storm Sewer Lines	4' 11"
15	Clearance over Electric Lines	4' 11"
16	Clearance over Telephone Lines	4' 11"
17	Clearance over Gas Lines	4' 11"
18	Clearance over Sewer Lines	4' 11"
19	Clearance over Water Lines	4' 11"
20	Clearance over Storm Sewer Lines	4' 11"

11-10-58. Installed
Stair.

W/TH

11-14-58. Electrical
work. Plummer
told him to put a
shield over the
plenum.

W/TH

11-20-58. Talked to
installer this A.M.
at the maintenance
in plenum is 10"
at the top of
the plenum is
back and fitting.
He is to talk to
the saw to-day
and see what
will happen to the
plenum.

W/TH

11-21-58. Installed to
lower plenum foot
space. Set up in
two inch clearance.

W/TH



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT NUMBER
01073
JUL 6 1950
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, July 5, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~or~~ ~~demolish~~ ~~or~~ ~~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 48 Cumberland Avenue Within Fire Limits? _____ Dist. No. _____
Owner's name and address Frank & Rose A. Swanson, 18 Cumberland Avenue Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Omer Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Dwelling No. families 1
Last use _____ " _____ No. families 1
Material frame _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 25 Fee \$ 50

General Description of New Work

To demolish one story barn or shed attached to the house ~~xxx~~ which is approximately 25 1/2' x 27 1/2' on rear of 2-story one family dwelling. End wall is to be shingled.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

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

If a Garage

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

PROVED:

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

Frank & Rose Swanson

INSPECTION COPY

Signature of owner by: Roma Spiller

8-11

Permit No. 50/1078

Location 48 Cumberland Ave.

Owner Frank & Grace R. Summers

Date of permit 7/6/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5-27-53

Cert. of Occupancy issue 1

NOTES

Large ruled area for notes, consisting of approximately 40 horizontal lines.



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT ISSUED
Permit No. 1001
OCT 4 1943

Portland, Maine, October 2, 1943

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect or 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 48 Cumberland Avenue Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address Emile LaPierre 48 Cumberland Ave. Telephone 2-2119
Contractor's name and address George Bartlett, Augusta Maine Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building dwelling house No. families 1
Other buildings on same lot _____
Estimated cost \$ 300. Fee \$ 1.00

Description of Present Building to be Altered

Memorandum from Department of Building Inspection, Portland, Maine

48 Cumberland Avenue--New concrete foundation under dwelling house of Emile C. LaPierre--

October 4, 1943

To Owner: Understood that foundation is necessary at once to maintain building and prevent water from running underneath it. The first floor framing of the building is not good, and we cannot give permit to include the excavation of making a cellar until you have told us just how you intend to make the first floor framing and supports permanently safe.

This permit includes a foundation only, therefore, and before proceeding with any excavation other than that necessary for the foundation you must apply for another permit to cover the excavation for the cellar, extending of the supports of the interior of the building downwards, etc. at which time a blueprint of a plan made by a competent man will be necessary to show the existing condition of the first floor framing and interior supports and how in detail they are to be fixed.

(Signed) Warren McDonald
Inspector of Buildings

Details of New Work

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? solid earth or rock? earth
Material of foundation concrete Thickness, top 10" bottom 12" cellar yes
Material of underpinning " to sill 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 existing wood posts - iron columns Size 4" Max. on centers 8'
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 Emile C. LaPierre

INSPECTION COPY



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 1061

Class of Building or Type of Structure Class

OCT 4 1913

Portland, Maine, October 2, 1913

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 Building Code of the City of Portland, plans and specifications, if any, submitted herewith

General Description of New Work

To provide concrete foundation in place of existing posts

overly ag's.

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.

NOTIFICATION BY OWNER OR CONTRACTOR IN THE NAME OF THE CITY OF PORTLAND, MAINE

CERTIFICATE OF THE INSPECTOR OF BUILDINGS

Details of New Work

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? solid earth or rock? earth

Material of foundation concrete Thickness, top 10" bottom 12" cellar yes
sill at least 6" above grade

Material of underpinning _____ " to sill 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 lumbe Kind _____ Dressed or full size? _____

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

Material columns under girders existing wood posts - iron columns Size 4" Max. on centers 2'
added if possible to obtain

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 Emile C. LaPierre

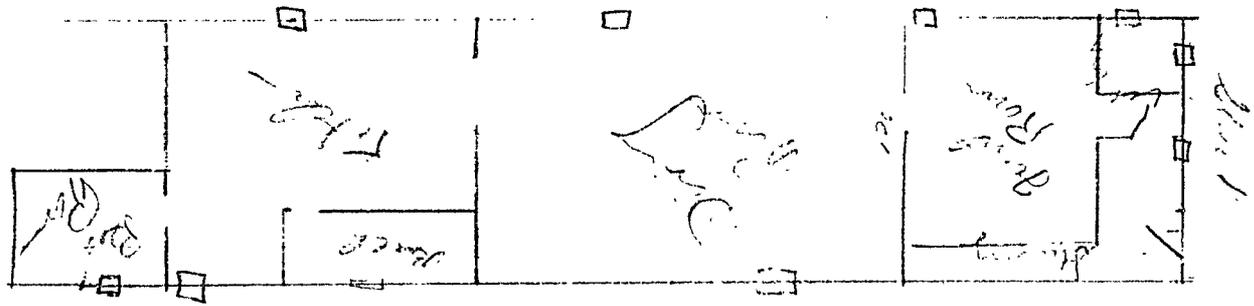
INSPECTION COPY

Warren McDonald
Inspector of Buildings

Dear Sir:

Having a full understanding of the application of
FEDERAL WAR PRODUCTION BOARD CONSERVATION ORDER L -41 to the
construction work which I propose at 48 Cumberland Avenue
in the City of Portland, I DESIRE THAT YOU ISSUE THE
BUILDING PERMIT to cover that work.

RECEIVED
JAN 11 1943
DEPT. OF BLDG. Insp.
CITY OF PORTLAND



Rept. 2772D-I

January 19, 1942

Mr. Emile C. LaPierre,
West Scarborough, Maine

Subject: Application for building permit
to cover alterations in the first story
of the bldg. at 48 Cumb. Avenue to make
apt. in 1st story which with the existing
apt. in 2nd story would constitute a two-
family dwelling

Dear Sir:

It will be necessary for you to furnish a framing plan of the first floor of this building showing all supporting members with their spacing, sizes, and span lengths and the location of foundation posts supporting the floor and the building; also the precise location of the proposed partitions in the first story to make the new rent and indication of what material is to be used to cover the partitions, and what, if any, strengthening you propose in the first floor framing to support these partitions. Also, a framing plan of the second floor showing what method you propose to take to make this floor stronger. Our inspector reports that as far as he can see the second floor is 6x6 on about 21 inches centers and on a span of 15 feet, that the proposed partitions in the first story will not relieve or strengthen this second floor framing to any degree. It should be clearly shown on this second floor framing plan where the bearing partition is that supports the second floor joists on a 15 foot span and how that bearing partition is supported down to the ground.

See
Post-
script

Apparently the second floor rent consists of a living room, kitchen and toilet one behind the other with the living room in front the kitchen next and the toilet next. If I have the right understanding from the inspector's description the kitchen has no outside windows of its own in it. At least one good size operative window should be provided in this kitchen and that window should open on a strip of your own land no less than five feet wide.

Now that you are intending to make a separate apartment in the first story and the condition of the second floor framing has been brought to my attention, it is necessary that I know that the entire building is stout enough to be reasonably close to Building Code standards for strength. The arrangement of second floor framing joists, if I have it correctly, is only about half strong enough.

This office is a very busy place and we are unable to sit down and go over the proposition with you in detail, much as we would like to do so. It will be necessary for you to set this information down on paper to a definite scale, then file the plan here for checking and keeping an exact copy yourself so that you will know what you have told us, especially as regards any strengthening proposed. If you are unable to make this plan yourself, it will doubtless be necessary for you to employ someone to do it.

Judging from the atlas which we have (that may not be correct) the easterly side of your building is practically on your property line. If that is the case I am not allowed to issue a permit involving making living quarters in the first story if the rooms in the new rent have to depend for light and air only upon operative windows in the wall close to the property line. I judge that the small rectangles indicated on your sketch represent windows. If that is the case you may be all right in this particular since the front room, dining room and kitchen each appears to have a window on the westerly side of the house. The small room in the rear marked "bedroom", however, apparently has only one window and that in the easterly

Mr. Emile C. LaPierre 2

January 29, 1945

side wall. Probably if the easterly wall is too close to the line to allow its use for required windows for ventilation, you can manage to provide other windows opening on sufficiently wide spaces on your own land to take care of the situation.

If it is the intent to use the small room or shed attached to the building for a garage, then fire protection is required on the garage side of the partition separating the garage from the house as called for in Section 202-b-2 of the Building Code.

Very truly yours,

WMD/H

Inspector of Buildings

P.S. I find that there is a window in the kitchen but no window or vent in toilet which was required but not provided under previous permit. It must be provided now.



APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure _____

land, Maine _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter or modify 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 12 Carleton Avenue Within Fire Limits? YES Dist. No. 3
 Owner's or Lessee's name and address Earl Lapierre West Scarborough Telephone 2-2149
 Contractor's name and address Owner Telephone _____
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building dwelling house No. families 2
 Other buildings on same lot _____
 Estimated cost \$ 200. Fee \$ 1.00

Description of Present Building to be Altered

Material wood No. stories 1 1/2 Heat stove Style of roof pitch Roofing asphalt
 Last use Ice Cream Mfg. and dwelling No. families 1

General Description of New Work

To remove existing non-bearing office partitions in front of building, and divide first floor into four rooms and bath - 2x4 studs 16" OC, plaster board

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? no Height average grade to top of plate _____
 Size, front _____ dept' _____ 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? yes 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 Emile C. Lapierre

INSPECTION COPY

Permit No. 431
 Location 48 Cumberland St.
 Owner Emil LaPiere
 Date of permit 11/1/43
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 11/1/43

NOTES

The nature of appearance of this building gives evidence that it was originally a dwelling built about 1922, more storage and ice cream manufacture as the established was in Sept 1932 there was an appeal to permit manufacture of ice cream instead of storage for which it was then used, stating that 10 years before it was used for ice cream manufacture the appeal was sustained and permit 33/1461 issued in Sept 1941 permit 41/1791 was issued for minor alterations

second floor thereof came into their hands. The first floor is building's used to be family probably O.K. for storage as sign says but we must see this although it will be application for change on the first floor. The wall between the first floor and second floor is made of a 3" concrete slab over its entire area. There is an iron door in the area which is small which appeared as if it had been used at least still a double door of the could be used for garage. was over for more than one this, of course, would mean family and although we have in control, the second floor is from situation from under the circumstances what little could be used. I believe we should have second floor is 3x6 or 21' wide, a place giving first floor 15' span and prepared for framing joists and arrange floor partitions will not meet if joists beneath it. Also second floor framing since it is a separate system.

$$\frac{35 \times 18 \times 11 \times 12}{150} = 19800 \times 5 = 99000$$

$$\frac{12 \times 175}{150} = 140$$

$$\frac{20 \times 2625}{2625} = 30 \text{ second floor}$$

This second floor is living room and kitchen and toilet, these rooms are in line and only light and air is an operative window in each end (gable ends) 75' pitch of