

181 CUMBERLAND AVENUE



SAWYER-LIKE

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



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location

INSPECTION COPY

COMPLAINT NO. 60/9

Date Received January 26, 1960

Location 191 Cumberland Ave., cor. of Boyd St. Use of Building Apartment house
Owner's name and address Richard P. Twomey, R.F.D. #1, Box 346 Telephone _____
Old Orchard Beach, Maine Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address _____ Telephone _____

Description: Lower part of wooden fire escape at the rear is very dangerous both structurally and from the standpoint of persons using the fire escape reaching the ground in safety. Mr. Twomey secured a permit on 9/18/59 to demolish a one story attached garage, the roof of which formed the support of the lower platform and rear run of the fire escape. Even NOTES: then there was no way of reaching the ground from the lower platform. He agreed verbally to temporarily support the fire escape until the garage was demolished and then provide permanent supports ~~xxx~~ for foundation and a suitable drop ladder to comply with Building Code requirements. This has not been done.

- 1/26/60 See order by letter.
- 2/26/60 - Lower platform is now supported by 4x4 which do not look too good. A wooden ladder run from platform to the ground. - Allan
- 3/28/60 - Drop ladder needed & wooden ladder also now. - Allan
- 5/9/60 - Same - Allan
- 6/10/60 - Better - ~~W.D.~~
- 5/18/60 - Drop ladder still needed - Allan
- 6/8/60 - Same work done. Drop ladder still needed - Allan

REGISTERED NO. _____
Value \$ NO Spec. del'y fee \$ _____
Fee \$ 50 Ret. receipt fee \$ _____
Surcharge \$ _____ Ret. del'y fee \$ _____
Postage \$ 4 Airmail Parcel Post
From CITY OF PORTLAND
DEPT OF BLDG
RICHARD P.
RFD - #1
OLD BEACH
POD Form 3500
Sept. 1955
191 Cumberland Ave.

IVERING EMP
The sender how address, where full indemnity delivered actual value (for these services) fee of at least for as the ret'ribed on other side. cost to dupl (in) pay a fee to _____
Domestic value exceed \$1,000 or more mailing. _____
Consult packages _____
If requested in item #1)

Richard Twomey

CS-18-11500-4-500

FU- A.A.D.- 2/26/60

Reg. mail- ret. rec.

Capt. 181 Cumberland Ave., corner of Boyd Street
Dangerous structural and safety condition of fire escape, and order relating thereto

Jan. 26, 1960

Mr. Richard Twomey
RFD 1, Box 346
Old Orchard, Maine

cc to: Fire Chief
cc to: Health Director

Dear Mr. Twomey:

An inspector from this office finds that the lower part of the wooden fire escape at the rear of the building which you are reported to own or control at the above location is exceedingly dangerous, both structurally and from the standpoint of persons compelled to use the fire escape being unable to reach the ground in safety.

As authorized and directed by Sec. 109 of the Building Code (copy enclosed), you are hereby required to have these dangerous conditions fully and permanently corrected on or before Feb. 26, 1960.

On Sept. 18, 1959, you secured a permit to demolish a 1-story frame garage, the roof of which supported the lower landing of the wooden fire escape. At that time you agreed verbally to temporarily support the fire escape during the demolition, and then ~~etc.~~ provide permanent supports and foundations for the fire escape according to the requirements of the Building Code and would provide a drop ladder to the ground. To the contrary, the entire garage has not been demolished yet, much of the roof remaining in place precariously supported by temporary and out-of-plumb penceons, leaving the fire structure in danger of collapse. Furthermore, no drop ladder has been provided, and in case of fire and necessary use of the fire escape on the part of several tenants, other than jumping, there would be no way of reaching the ground from the lower landing of the fire escape.

Very truly yours,

Albert J. Sears
Inspector of Buildings

McGinn

Enclosure of Sec. 109 of Building Code

FU - 5/17/60 AAS

Capt. 181 Cumberland Ave., cor. of Boyd Street
Fire escape.

May 9, 1960

Mr. Richard P. Tuomey
R.F.D. #1, Box 346
Old Orchard Beach, Maine

Dear Mr. Tuomey:

I remember our several conferences about the above fire escape, and it seems to me that you are not finishing the job up according to the arrangement which we had. Now that bad weather is over, there is no apparent reason why this fire escape should not be fixed up in permanent fashion for the safety of your tenants.

Our inspector reports that there is no railing around the lower platform and that no "drop" ladder has been provided. A portable wooden ladder is standing there but no doubt you are aware that this is not considered safe or in compliance with the law.

Bearing in mind that Mr. Sears' order of January 26 required that this situation be cleared up before February 26, will you not proceed at once to get the work all completed, and will you notify Field Inspector Soule of this office (SP. 1-8221, extension 234) when the work is done, so that we may cease to bother you and clear the matter from our records. Let us say before May 17th.

Very truly yours,

WMC/36

Warren McDonald
Acting Deputy Insp.
of Bldgs.



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Glass
Portland, Maine, Sept. 10, 1959

PERMIT ISSUED

01243
SEP 18 1959

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, or maintain 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: 181 Cumberland Ave.
Owner's name and address: Richard Twomey, R.F.D. 1 Box 346 Old Orchard Beach Me.
Contractor's name and address: owner
Estimated cost \$: Fee \$.50

General Description of New Work

To demolish existing 1-story frame garage. (attached to dwelling.) brick wall there. The fire escape the was resting on roof of building will be temporarily supported in a safe manner, says owner.

No sewer connections in garage.
Land to remain vacant.

Ed Twomey letter sent 9/10/59

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?
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

If a Garage

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

APPROVED:

Signature of owner: Richard P. Twomey

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

Richard Twomey

INSPECTION COPY

Signature of owner

by:

Richard P. Twomey

LOCATION 181 Cumberland Ave.

DATE 1/22/60

PERMIT _____

INQUIRY _____

COMPLAINT _____

AJS:

Unable to reach owner by phone. I went down there and found that the present lower landing of the wood fire escape is about 12 feet above the ground with no way but jumping to reach the ground.

The landing is supported by a few temporary posts which are not plumb or well supported themselves. The structure is too dangerous for anyone to use.

I finally reached Mr. Twomey who said that some fireman had told him that it was all right to leave things that way until warmer weather. When I told him that he was likely to receive an order from you and another from the Chief, he said he would be in with a plan on Monday and apply for a permit.

One can imagine what kind of a plan it will be, and even if we are able to issue a permit on it, it is recommended that a good stiff order be sent to him anyway, and a written notice to the Chief so he can send him an order as to non-compliance with the Safety Ordinance.

wacd

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 1st Commercial Bldg
Loc w/i S W2 1001
Bldg Fire Elec Other
Issued August 27, 1959
Expires September 27, 1959

Mr. Richard Sisson
Fire Point
Searborough, Maine

Womery TU 3-2014

W. J. Sisson

Will you please be so kind as to attach to
the main envelope

Dear Sir:

July 3, 1959

On July 3, 1959 an examination was made of the premises located at 124 Commercial Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action. Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

REPAIRS

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- 1. Replace the broken window in the front wall door and in the dining room of the 3rd floor apt., in the cellar, and in the outside.
- 2. Putty the loose window panes, tighten the loose window sashes throughout the entire 1st floor apt., and 2nd and 3rd floor apts.
- 3. Repair or replace the missing sash cords throughout the entire 2nd floor apt., and 1st floor apt.
- 4. Determine the reason and remedy the condition which now causes the foundation to be cracked under the front bay window of the structure.
- 5. Repair or replace the loose, wavy, broken, or missing clapboards on the structure.
- 6. Repair or replace the missing bricks and joint up the loose joints on the left rear and front sides of the structure.
- 7. Repair or replace the loose, wavy, broken, or missing drain on the rear of the structure.
- 8. Repair or replace the dilapidated and hazardous parts of the outbuilding.
- 9. Repair or replace the balance ladder on the rear fire escape.
- 10. Repair or replace the cracked masonry on the ceiling under the 2nd Floor and in the 1st floor stairway.
- 11. Repair or replace the cracked, loose, or missing plaster on the walls of the kitchen and bath on of the 2nd floor apt. and in the bathroom and bedrooms of the 3rd floor apt.
- 12. Determine the reason and remedy the condition which now causes the kitchen ceiling to show signs of leakage in the 2nd floor apt.
- 13. Repair or replace the cracked, loose, or missing plaster in the parlor of the 1st floor apt.
- 14. Determine the reason and remedy the condition which now causes the dampness in the cellar of the structure.

REPAIRS

(check) have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a. Determine the reason and remedy the condition which now causes the supply lines to leak in the cellar and 2nd floor apt. This should be checked by a licensed plumber.
- b. Determine the reason and remedy the condition which now causes the flush to work improperly in the bathroom of the 1st floor apt.

NECESSARY REPAIRS:

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a. Install convenience outlets in all the rooms where there is an excessive use of extension cords. Particular attention is directed throughout the 1st floor apt. and in the 2nd floor apt. from the dining room to the kitchen.
- b. Repair or replace the defective fixture in the dining room of the 3rd floor apt.
- c. Repair or replace the defective wiring in the parlor of the 1st floor apt.
- d. Determine the reason and remedy the condition which now causes the fuses to blow excessively in the 1st floor apt.

Our inspection reveals that the electrical equipment throughout the entire structure is defective and should be thoroughly checked by a competent licensed electrician.

NECESSARY AND IMMEDIATE CONDITIONS:

- a. Accomplish a general clean-up of the yard and cellar by raking and properly disposing of all leaves, fill, litter, and debris.
- b. Provide suitable, sufficient, well-light, tightly covered, metal garbage and rubbish containers to receive the accumulation of garbage and rubbish during the intervals between collections.
- c. Stop the premises of all infestation (rats, roaches). We suggest that you procure the services of a competent pest control operator registered with this department if you are unable to do it yourself.

The above mentioned conditions are in violation of the City Ordinance, NINETEEN SEVENTEEN TWO SEVENTEEN, COVENANT, AGREEMENT TO LOCATE BUILDINGS, GARAGES AND RUBBISH CONTAINERS, and NINETEEN AND TWENTY SEVEN, and must be corrected on or before

RECEIVED
 AUG 28 1955
 DEPT. OF BLDG. INSP.
 CITY OF BOSTON

TO: MR. SEARS, BUILDING INSPECTOR
FROM: GORDON E. MARTIN, HOUSING SUPERVISOR
SUBJECT: 50 SMITH STREET
181 CUMBERLAND AVENUE

22310

RECEIVED
AUG 19 1959
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

~~50 SMITH STREET~~

REAR PORCH SHOULD BE
CHECKED BY THE BUILDING
INSPECTOR.

181 CUMBERLAND AVENUE

THE REAR OUT SHED SHOULD
BE CHECKED BY THE BUILDING
INSPECTOR.

8/13/59 - Mail:-

Please check apt

Owner: Krilov Teravian 1/2
154 W. Lancaster St
(Mrs. Norant Teravian)

H. S. Teravian
Landlord's
tenant

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Dr. Douglas Brown, Health Director
Att: Mr. Martin
FROM: Albert J. Sears, Inspector of Buildings cc to: Chief Johnson
DATE Sept. 10, 1959
SUBJECT: 121 Cumberland Avenue owned by Richard Twomey-- your order of 8/27/59

As requested by Mr. Martin, examination has been made of the structural condition of the attached shed and garage at the rear, the roof of which serves as a support for the wooden fire escape.

Mr. Twomey has filed application for a building permit and intends to demolish garage. This will, of course, remove the supports of the present wooden fire escape. He says he will have a plan made of these supports and seek another permit approved by the Fire Chief for rearranging and supporting the fire escape.

Albert J. Sears
Inspector of Buildings

WMD:trm

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Sept. 10, 1959

Mr. Richard Twomey
R.F. D 1 Box 346
Old Orchard Beach Maine

Dear Sir:

With relation to permit applied for to demolish a building or attached to dwell. portion of building at 181 Cumberland Ave. it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

Albert J. Sears

Albert J. Sears
Inspector of Buildings

AJS/H

Eradication of this portion of building has been completed.

*OK
AJW*



FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 10015
PERMIT

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

OCT 25 1937

Portland, Maine, Oct. 25, 1937

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 181 Cumberland Avenue Use of Building Dwelling

Name and address of owner C.S. O'Rourke, 179 Cumberland Ave. Ward 2

Contractor's name and address Ballard Oil & Equip. Co. of Me. Telephone 2-1991

General Description of Work

To install Oil Burning Equipment - Hot Water

IF HEATER, POWER BOILER OR COOKING DEVICE

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

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

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____

from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner GBO-A1 Sachem Labeled and approved by Underwriters' Laboratories? Yes

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

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

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.)

Signature of contractor BY: [Signature]
Mgr. - Oil Burner Division

INSPECTION COPY

CERTIFICATE OF
REQUIREMENT IS WAIVED
OR CLOSING-IN IS WAIVED

Ward 2 Permit No. 37/1815-

Location 181 Cumberland ave

Owner C. S. O'Rourke

Date of permit 10/25/37

Post Card sent 10/25/37

Notif. for insp. None

Approval Tag issued

Oil Burner Check List (date) 2/4/38

1. Kind of heat Hot Water

2. Label 1226511

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. draft & stat in smoke pipe

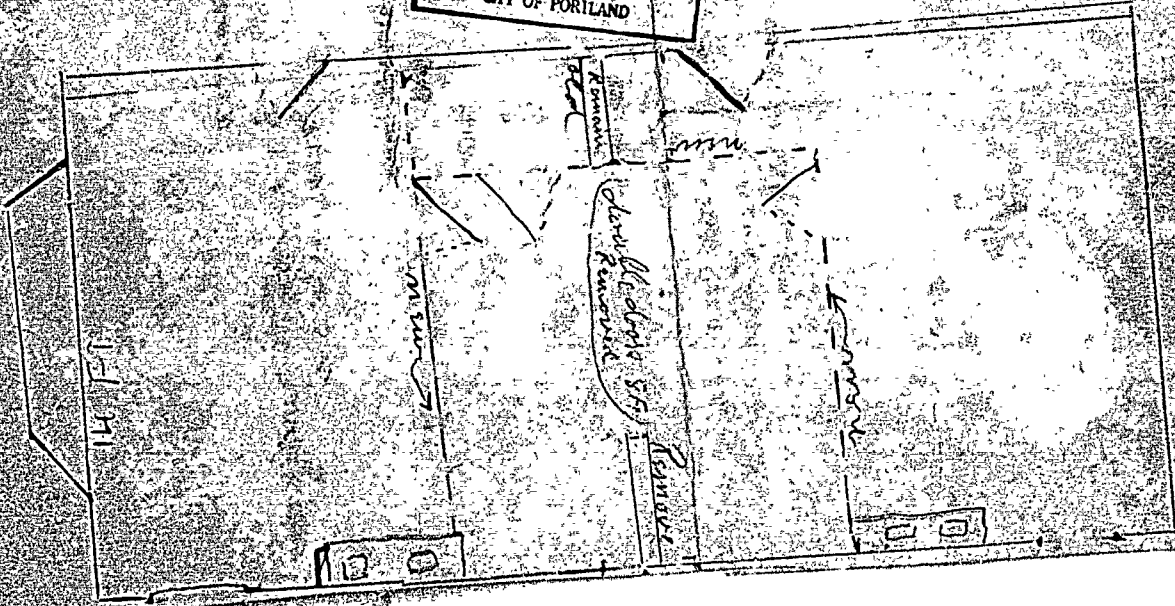
NOTES

Tank set in wood floor.

2/4/38 due to these being no

cellar beneath this tank
in D. through basement floor
O.K. O.K.

RECEIVED
JAN 4 1965
DEPT. OF P.D.C. I.A.S.P.
CITY OF PORTLAND





LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

0017

JAN 5 1935

Class of Building or Type of Structure Third Class

Portland, Maine, January 4, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter insert 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 184 Cumberland Avenue Ward 2 Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address C. S. O'Rourke, 179 Cumberland Ave. Telephone _____
 Contractor's name and address John Conley, 20 Smith St. Telephone 4-4288
 Architect's name and address _____
 Proposed use of building Tenant house No. families 6
 Other buildings on same lot none
 Plans filed as part of this application? yes No. of sheets 1
 Estimated cost \$ 100. Fee \$.80

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Last use tenant house No. families 6

General Description of New Work

To remove 14' non-bearing partition between two existing rooms on first floor, and put in new plaster partitions as shown on plan to make three rooms
 To put in one new window in center rock of these three

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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 _____
 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? _____
 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

C. S. O'Rourke

Signature of owner

John Conley

INSPECTION COPY

Ward 2 Permit No. 35/17
Location 181 Cumberland Ave
Own S. D. Poike
Date of permit 1/5/35
Notif. closing-in _____
Inspn _____
Final Notif. _____
Final Inspn. 1/23/35
Cert. of Occupancy issued None

NOTES

1/5/35 - This appears
to be O.K. - A. J. S.
1/14/35 - Work being
done - A. J. S.

FOR PERMIT



YOU! Location, Ownership and detail must be correct, complete and legible.
 Responsible for complying with law, whether you require permits or not.
 Separate application required for every building.
 Plans must be filed with this application.

READ! Application for Permit for Alterations, etc.

This Application and
 Get All Questions Settled
 BEFORE Commencing Work.
 Failure To Do So
 To the

Portland, Me., ¹⁹MAY 15 1925 19

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Descrip-
 tion of
 Present
 Bldg.

Location 181 Cumberland Avenue Ward 1 in fire-limits? NO
 Name of Owner or Lessee, C S O'Rourke Address 179 Cumberland Ave
 " " Contractor, J J Maloney Co " 270 Middle Street
 " " Architect, "
 Material of Building is wood Style of Roof, Pitch Material of Roofing, asphalt
 Size of Building is feet long; feet wide. No. of Stories,
 Cellar Wall is constructed of is inches wide on bottom and batters to inches on top.
 Underpinning is is inches thick; is feet in height.
 Height of Building Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
 What was Building last used for? private garage 1 car. of Families?
 What will Building now be used for? private garage 2 cars

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Detail of Proposed Work

Enlarge garage door
 all to comply with the building ordinance

 Estimated Cost \$ 10.

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 up 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.....

Address.....

Oliver J. Scudron

C. S. O'Rourke Jr.
 179 Cumberland Ave

1703

✓
181 Cumberland Ave

May 19/25

17. THIS MUST BE OBTAINED BEFORE BEGINNING WORK