

151 CUMBERLAND AVENUE



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

DUPLEX
149 CUMM. AVE.
4 UNITS AS OF
4/53
1513 UNITS AS OF
4/57 AS PER
ASSESSORS M.G.C.,
RECORDS 1/28/83

(COPY)

CS MAINE PRINTING CO., PORTLAND

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 151 Cumberland Ave.

Date of Issue Dec. 27, 1956

Issued to Jacob Lamport

This is to certify that the building, premises, or part thereof, at the above location, ~~built~~—altered—changed as to use under Building Permit No. 44702, 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

Limiting Conditions: No living quarters in basement area in first story. Cellar to be used for storage in connection with apartments in building

This certificate supersedes certificate issued

Approved:

12/26/56
(Date)

J. Allen
Inspector

W. W. ...
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.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, September 5, 1956

PERMIT ISSUED

SEP 5 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/598 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 151 Cumberland Ave. Within Fire Limits? yes Dist. No. Telephone 3/6584
Owner's name and address Jacob Lamport, 1292 Broadway, So. Portland Telephone
Lessee's name and address Contractor's name and address owner Telephone
Architect Plans filed No. of sheets
Proposed use of building dwelling house No. families
Last use " " No. families
Increased cost of work Additional fee .50

Description of Proposed Work

To omit building of new chimney
To erect partitions for 3 closets as shown in green on plans

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
Framing lumber—Kind Dressed or full size? 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

Approved: 016-915757-095

Signature of Owner By: Jacob Lamport

INSPECTION COPY

C-10-34-3C-Marks

Approved: 8/5/56 Inspector of Buildings

May 9, 1956

AP 151 Cumberland Avenue

Mr. Jacob Lamport
1292 Broadway
So. Portland, Maine

Dear Mr. Lamport:

Building permit for alterations in first and second stories of former single family dwelling at the above location to provide apartments for two families, one in each story, is issued herewith based on plan filed with application for permit, but subject to the following conditions:

1. There are to be no living quarters in cellar or basement. This area may be used for storage in connection with the apartments in the building, but not otherwise.
2. The third story or attic is to be used in no way for living quarters.
3. Each of new rooms to be provided by sub-division of existing room at front of second story is to have a minimum dimension of not less than seven feet.
4. Check is to be made with Plumbing Inspector to determine the required size of vents for new inside bathrooms.
5. It is understood that apartments are to be heated by stoves. All existing openings in chimneys are to be sealed tightly with masonry and all openings which are to remain in use and are not already so equipped are to be provided with 12-inch safety thimbles.
6. Existing chimneys are to be provided with cast iron cleanout doors at the bottom of the flues and each flue thoroughly cleaned out.
7. Front chimney is to be topped out above the roof.
8. None of new partition work, including that around new chimney, is to be closed from view until inspected by this department and authorization to do so has been given on a green tag left at the job.
9. A certificate of occupancy for new use of the building is to be secured from this department before either of the new apartments is put into use.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/S

205
201

May 7, 1956

AP - 151 Cumberland Avenue

Owner-Contractor--Jacob Lampert
1292 Broadway
South Portland

Examination of plan filed with application for permit for changing use of single family dwelling at the above location to an apartment house for three families and inspection of the building disclose variances from Building Code requirements as listed below. Before a permit can be issued it is necessary that information be furnished by revised plans to show compliance with Code requirements. Details in question are as follows:-

- ✓ --while the application indicates that three apartments are planned, plans furnished show only arrangements of first and second floors. Where is the third apartment to be located.
- ✓ --use of third story rooms for living quarters is not permissible because level of the third floor is more than 30 feet above the grade of the ground at the rear of the building, contrary to Sect. 203c1.
- ✓ --use of basement rooms for living quarters is not permissible because the ceiling of these rooms is less than three feet 9 inches above the grade of the ground at the front of the building, contrary to Sect. 203d5.4.
- ✓ --since level of first floor is more than six feet above the grade of the ground at the rear of the building, a second means of egress is required from the rear of the first floor apartment, as specified by Sect. 203c1.
- ✓ --lighting in public halls is required in accordance with Sect. 203e3.
- ✓ --handrails are required full length of stairs on side where greatest width of winding treads occurs, as indicated by Sect. 203j-1(e)(1).
- ✓ --how is building to be heated?
- ✓ --there is not a concrete floor in basement in accordance with requirement of Sect. 203i2.
- ✓ --it is noted that plan indicates a new room only 6 feet 3 inches wide to be partitioned off in second story. While no minimum dimension of rooms is set by the Building Code, this feature is controlled by the Housing Ordinance, which is enforced by the Health Department and sets a minimum of seven feet. Any arrangement of rooms will need to comply with the requirements of this Ordinance.
- ✓ --all chimneys must be provided with cast iron cleanout doors and be thoroughly cleaned out. Any openings to be left must be provided with 12-inch diameter safety thimbles if not already so equipped. Front chimney needs to be topped out above roof.

Most of the above requirements dealing with specific sections of the Building Code would not apply if you were to have only two instead of three apartments in the building. Should you decide to proceed thusly, application for permit should be changed accordingly. We will proceed to check it on this basis.

Very truly yours,
Deputy Inspector of Buildings

AJS/G



APARTMENT HOUSE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 1, 1956

003

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ the following building ~~structure~~ ~~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 151 Cumberland Ave. Within Fire Limits? yes Dist. No.
Owner's name and address Jacob Lamport, 129 1/2 Broadway, So. Portland Telephone 3-6584
Lessee's name and address Telephone
Contractor's name and address OWNER Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building dwelling ~~apartment~~ house No. families 2
Last use Dwelling house No. families 1
Material wood No. stories 2 1/2 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ 700. Fee \$ 4.00

General Description of New Work

To change some doors and construct non-bearing partitions to form bath rooms on each floor as per plan. 2x4 studs, 16" on centers, covered with sheetrock on both sides.
To change single family dwelling house to 2-family dwelling ~~apartment~~ house.

Permit Issued with Letters

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 Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys 1 Material of chimneys BRICK of lining TILE Kind of heat STOVE 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 at 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:
with letter by J.J.S.
[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

Signature of owner Jacob S. Lamport

INSPECTION COPY

C16-254-1M-Marks

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 151 CORNER LINE AVENUE
Loc w/i S. 12 1663
Bldg. Fire Elec. Other
Issued July 28, 1960
Expires August 29, 1960

Mr. Jacob Langport
1292 Broadway
South Portland, Maine

Dear Sir:

On July 27, 1960 an examination was made of the premises located at 151 Corner Line Avenue, South 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, Spruce 4-8221, extension 226. Kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Douglas H. Brown, M. D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

GENERAL

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

- a. Repair or replace the loose, worn, broken, or missing parts of the outside rear porch.
- b. Repair or replace the broken gutter over the front porch.
- c. Putty the loose window panes, tighten the loose window sashes in the kitchen and middle bedrooms of the 3rd floor apt.

PLUMBING

Check and have repaired all defective plumbing and plumbing fixtures throughout the structure.

- a. Install a private bath or shower within each apartment or install a private bath or shower conveniently located within the structure that may be shared by not more than four apartments, providing that the occupants who must share do not have to pass through another dwelling unit in order to gain access to the bath or shower. Particular attention is directed to the lowest apartment.

REQUIREMENTS OF HEALTH DEPARTMENT

- a. Provide suitable, ~~substantial~~, water-tight, tightly covered metal garbage and rubbish containers to receive the accumulation of garbage and rubbish during the intervals between collections.

The above mentioned conditions are in violation of the City Ordinances, MINIMUM REQUIREMENTS FOR COMPLETED GROUP HOUSING, CHAPTER 10, PART 1, SUBCHAPTER 1, AND CHAPTER 10, PART 1, SUBCHAPTER 2, AND MUST BE CORRECTED ON OR BEFORE AUGUST 29, 1960.



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, Oregon, 1920* '91

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

Location *151 Cumberland Avenue* Ward, *5* in fire-limits? *no*
 Name of Owner or Lessee, *J. M. Boyle* Address *151 Cumberland Ave*
 " " Contractor, *Boyle* " "
 " " Architect, " "

Description of Present Bldg.

Material of Building is *wood* Style of Roof, *pitch* Material of Roofing, *shingle*
 Size of Building is *10ft* feet long; *10ft* feet wide. No. of Stories, *1*
 Cellar Wall is constructed of *posts* is inches wide on bottom and battens to inches on top.
 Underpinning is is inches thick; is feet in height.
 Height of Building, *12ft* Wall, if Brick; 1st, 2d, 3d, 4th, 5th,
 What was Building last used for? *shed* No. of Families? ..
 What will Building now be used for? *garage*

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

DETAIL OF PROPOSED WORK

to demolish building to comply with the building ordinance

Estimated Cost \$, *15.*

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 may 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 *John M. Boyle*
 Address *151 Cumberland Ave*

151 Cumberland Ave

FINAL REPORT

191

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? ... Doc. No. ... of 191

Nature of violation? ...

PERMIT GRANTED

June 4, 1955 191

Permit filed out by:

Permit number

Location 151 Cumberland Ave

Violation removed, when? 191

Estimated cost of alterations, etc., \$

Inspector of Buildings



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 TO BUILD (3D CLASS BUILDING)

Portland, Me., June 2, 1920 19

TO THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build according to the following Specifications:—

Location 151 Cumberland Ave Wd. 2
 Name of owner is? J. E. Boyle address 151 Cumberland Ave
 Name of mechanic is? Other
 Name of architect is? _____
 Proposed occupancy of building (purpose)? _____
 If a dwelling or tenement house, for how many families? _____
 Are there to be stories in lower story? _____ No. _____
 Size of lot, No. of feet front? _____; No. of feet rear? _____; No. of feet deep? _____
 Size of building, No. of feet front? 10.75; No. of feet rear? 10.75; No. of feet deep? 12.50
 No. of stories, front? 1 rear? _____
 No. of feet in height from the mean grade of street to the highest part of the roof? 12.50
 Distance from lot lines, front? _____ feet; side? _____ feet; side? _____ feet; rear? _____ feet
 Firestop to be used? _____
 Will the building be erected on solid or filled land? _____
 Will the foundation be laid on earth, rock or piles? _____
 If on piles, No. of rows? _____ distance or centres? _____ length of? _____
 Diameter, top of? _____ diameter, bottom of? _____
 Size of posts? _____
 " girts? _____
 " floor timbers? 1st floor _____ 2d _____ 3d _____ 4th _____
 O. C. " " " " _____
 Span " " " " _____
 Braces, how put in? _____
 Building, how framed? _____
 Material of foundation? _____ thickness of? _____ laid with mortar? _____
 Underpinning, material of? _____ of? _____ thickness of? _____
 Will the roof be flat, pitch, mansard, or? _____ Material of roofing? asphalt
 Will the building be heated by steam, _____ grates? _____ Will the flues be lined? _____
 Will the building conform to the requirements of law? _____
 No. of brick walls? _____ and where placed? _____
 Means of egress? _____

PERMIT MUST BE RECEIVED BEFORE BEGINNING WORK.

Plans must be submitted in duplicate, one set to be filed with the department and the duplicate set thereof (bearing the approval of the Inspector of Buildings) shall be kept on the work and exhibited on demand.

If the building is to be occupied as a Tenement House, give the following particulars:

What is the height of cellar or basement? _____
 What will be the clear height of first story? _____ second? _____ third? _____
 State what means of egress is to be provided? _____
 _____ Scuttle and stepladder to roof? _____

Estimated Cost,

\$ 60.

Signature of owner or authorized representative,

John M. Boyle

Address,

151 Cumberland Ave

Plans submitted? _____

Received by? _____

151 Cumberland Ave. ^{A.D.S.}
191

No. 5753

**APPLICATION FOR
PERMIT TO BUILD 3d CLASS BUILDING**

LOCATION
No. 151 Cumberland Ave

Ward 2

Inspector

CONDITIONS

PERMIT GRANTED

June 4, 1920 191

Permit filled out by _____

Permit number _____

Plan number _____

FINAL REPORT

_____ 191

Has the work been completed in accordance with
this application and plans filed and approved?

Law been violated? _____

Nature of violation? _____

Violation removed when? _____ 191

Estimated cost of building, etc., \$ _____

Building Inspector

APPROVAL OF PLANS

Supervisor of Plans

