

248-250 CUMBERLAND AVENUE



Full cut # 920R Half cut # 9202R Thin cut # 9203R Film cut # 9205R

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 248-250 Cumberland Ave. cor. Chapel St.

Issued to Union Mutual Life Ins. Company

Date of Issue July 16, 1958

This is to certify that the ~~building~~ premises, or part thereof, at the above location, ~~has been~~
—changed as to use ~~under Building Permit No. 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000~~ 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

All of lots (Assessors Nos.) No. 27 E1, E5, and E7, and part of No. 27-E2 and 36

APPROVED OCCUPANCY

Auto parking, but not to include more than three commercial vehicles at any one time.

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

7/16/58 *A. Allen*
(Date) Inspector

W. A. ...
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.

UNION MUTUAL FOUNDED 1843
Life Insurance Company ... Portland, MAINE



August 26, 1957 B2 BUSINESS ZONE

To be considered as Application
for Cert. of Occ. at
240-246 Cumberland
Ave Cor. Pearl St

Mr. Warren McDonald
Inspector of Buildings
City of Portland, Maine
City Hall
Portland, Maine

Dear Warren:

Your letter of August 12 addressed to Colin C. Hampton and Benjamin Wrecking Company has been turned over to me. As you are undoubtedly aware the property involved (240-246 Cumberland Avenue and 27 Chapel Street) is now owned by the Union Mutual. Benjamin Wrecking holds a contract to demolish the buildings after which it is our intention to use the land for parking lot and perhaps filling station purposes.

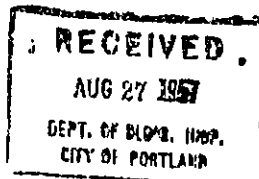
The above information also applies to 126-128 Pearl Street and with the exception of contract to demolish to 243-250 Cumberland Avenue.

Sincerely,

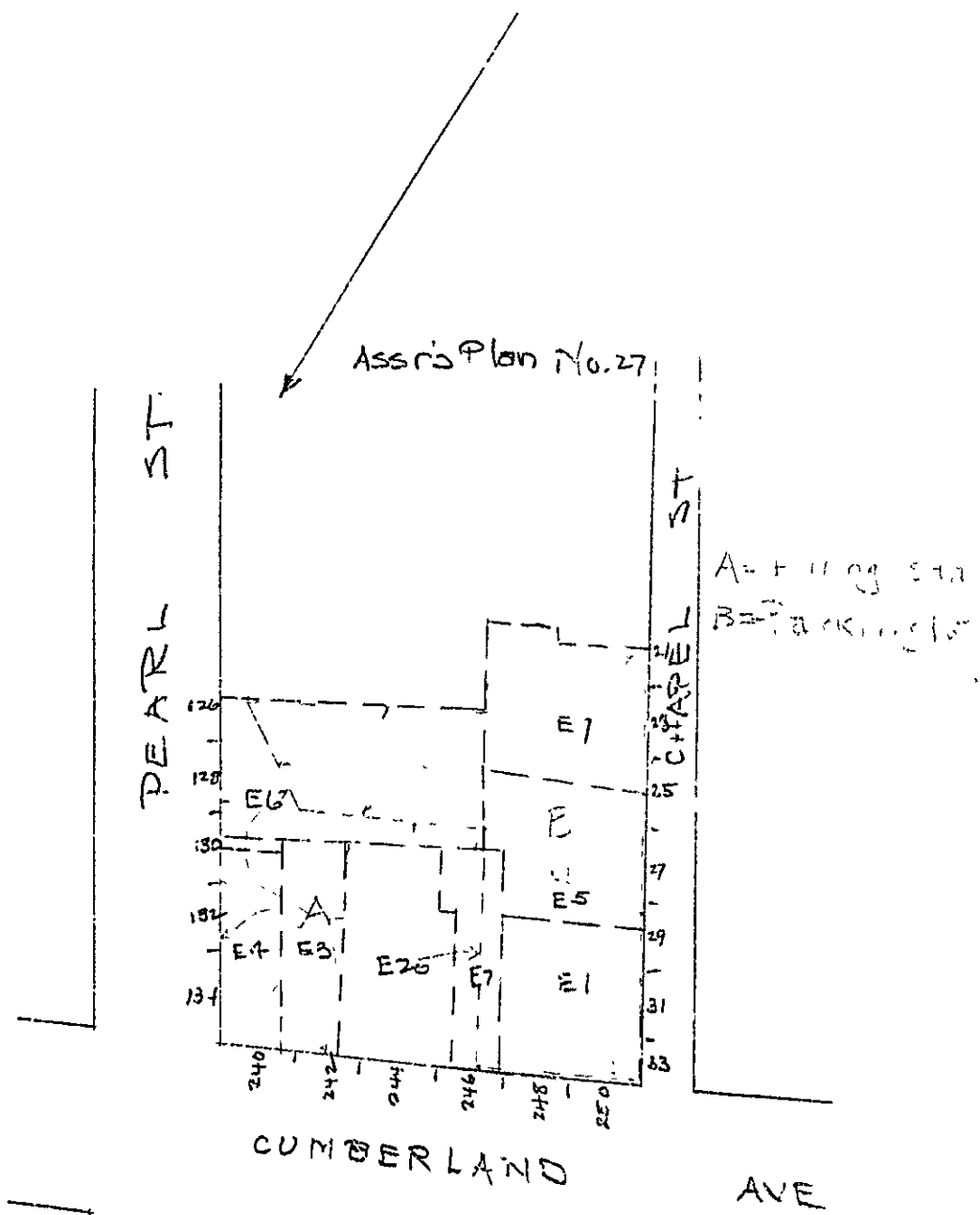
Carleton G. Lane
Vice President

CGL:BAW

cert. issued 7/16/57
LMP



A
D
O
C



UNION MUTUAL PROPERTY
240-250 Cumberland Ave.
126-134 Pearl St 1 1/2 50'
21-33 Chapel St WMD 7/10/72

PC - 7/15/58 McE

APCO-240-246 Cumberland Avenue, corner of
Pearl Street

June 27, 1958

Mr. Carleton O. Lane, Vice Pres.
Union Mutual Life Insurance Co.
400 Congress Street

cc to: Dept. of Public Works
Att. Mr. Howard Mitchell

Dear Carl:

With reference to your letter of August 26, 1957 relating to the then proposed parking lot at the above location, through some oversight, although your assistant was over here and talked with me about it many months ago, we never received a final application for a certificate of occupancy for the parking lot and consequently we received no site plan of the parking area showing each parking space, driveways and maneuvering space, paving, fences, approaches over public sidewalk, etc.--the site plan being a requirement of Section 21 of the Zoning Ordinance.

Our Field Inspector reports that the lot is in good order and appearance and in compliance with all the requirements except for the failure of filing the site plan and actually securing the certificate of occupancy required under the Zoning Ordinance, from this department.

We can accept your letter of August 26, 1957 as the application for the certificate of occupancy. Will you be good enough to put the preparation of the site plan in line for completion and filing here. Before the plan is filed here as a blueprint with all of the information on it printed from the original, a copy should be taken to the Traffic Engineer Connor and his written approval upon the location, with arrangements of the approaches over the public sidewalk both on Pearl Street and from Cumberland Avenue.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcE/JS



2-BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class
Portland, Maine, Sept. 30, 1957

PERMIT (10000)
01481
SEPT 30 1957

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 218 Cumberland Ave. Within Fire Limits? Dist. No.
Owner's name and address Union Mutual Life Ins. Co., 400 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address Benjamin Wrecking Co., 12 Parris St. Telephone 3-3585
Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use Dwelling House No. families
Material brick No. stories 2 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ Fee \$ 1.00

General Description of New Work

To demolish 3-story brick dwelling house

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Dept. of Public works of the City of Portland
YES.

Land for future use unknown to applicant.

Evacuation letter sent 9/30/57

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 sewerage?
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 length No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Ridge roof 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:

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

Union Mutual Life Insurance Co.
Benjamin Wrecking Co.

INSPECTION COPY

Signature of owner by:

Benjamin Wrecking Co.

F.M.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Sept. 30, 1957

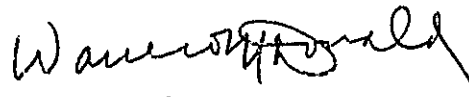
Mr. Norman Winch
Health Dept.

With relation to permit applied for to demolish a building or portion of building at 248 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.

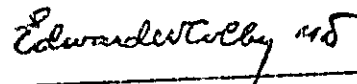
Very truly yours,



Inspector of Buildings

WMD/H

Eradication of this building has been completed.



Health Director

Date 9/30/57



UNION MUTUAL LIFE INSURANCE COMPANY, PORTLAND, MAINE

August 26, 1957

Mr. Warren McDonald
Inspector of Buildings
City of Portland, Maine
City Hall
Portland, Maine

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Sincerely,

Carleton G. Lane
Vice President

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