

389-391 CUMBERLAND AVENUE



SEAL WALKER

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

August 19, 1975

389-401 Cumberland Ave.

L.C. Haraden
1380 Riverside St.
Portland, Maine

c.c. Public Works
c.c. Planning Board

Dear Mr. Haraden:

Permit is issued herewith to establish a parking lot at the above address subject to the following requirements of the Planning Board and the Public Works Department.

The Planning Board has issued this permit "Conditional upon deletion of curbcut on either Cumberland Avenue or Parris Street". If the applicant desires access to more than one street Planning Board approval is required in accordance with section 602.14.J.1.

The Public Works has approved the permit conditionally, also "Upon recommendation that the most easterly curbcut on Cumberland Avenue adjacent to Parris Street" be discontinued.

Very truly yours,

Earle S. Smith, Plan Examiner
Building Inspection Services

ESS:sk

389-401 Cumberland Ave.
2-16 Farris St.
1-21 Mechanic St.

C New England Tel. & Tel. Co.
45 Forest Avenue
Portland, Maine 04101

Gentlemen:

O An inspector from this Department reports that you have approximately 30-35 cars that are being parked on this property at the above named location reportedly owned by you. A Certificate of Occupancy shall be obtained from this Department for the use of land for parking. You will need to submit to this office when requesting this use 4 plot plans showing us the entrances from the streets, all parking spaces (these need to be at least 6' x 18') and bumper guards or curb guards that you may provide. We will also need to know what type of surface this parking lot will have.

P If it is your intention to use this only as a temporary parking lot while work is being done on your lot on the other side Cumberland Avenue then please contact Mr. R. Lovell Brown, Director of Building Inspection Services, to see what steps are necessary to allow temporary parking at this location. This property is located in the B-3 Business Zone and the R-6 Residential Zone.

Y If I can be of any help to you please do not hesitate to call me here at this office in City Hall.

Very truly yours,

A. Allan Soule, Assistant Director
Building Inspection Services

AAS:sk

MAURICE ERSKINE

OIL EQUIPMENT SERVICE

24 BISHOP AVENUE

SOUTH PORTLAND, MAINE

PROPERTY LINE

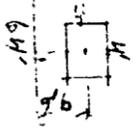
CUMBERLAND AVE
6' 11" 1/2

PROPOSED SIGN INSTALLATION FOR CITIES SERVICE OIL CO.

AT 389 CUMBERLAND AVE, PORTLAND, MAINE

SIGN TO BE 5x5 PLASTIC OUTER EDGE FLUSH WITH INNER EDGE OF SIDE WALK. BASE TO BE FRAMED 5x5 BOTTOM, TAPERING TO 4x4 AT GROUND LEVEL, 4 FT. DEEP

SIGN TO BE ANCHORED WITH 6 1" ANCHOR BOLTS, 4 FT. LONG



ENTRANCE
12' 0"

PARIS

B3 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Sign
Portland, Maine, August 1, 1967

PERMIT ISSUED
AUG 6 1967
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 389 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Leonard and Mary Bushey. Telephone _____
Lessee's name and address Cities Service Oil Company, 17 Main St. So. Portland Telephone _____
Contractor's name and address M.J. Erskine, 24 Bishop Ave. So. Portland Telephone 772-7004
Architect _____ Specifications _____ Plans on file No. of sheets _____
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To erect a detached pole sign 4' square-top
(as per standard plans on file) 5' square bottom-min, of 4' deep (concrete base) 17' high external lighting

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

Details of New Work

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

If a Garage

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

APPROVED:

M. J. Erskine

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

M.J. Erskine

CS 301

INSPECTION COPY

Signature of owner

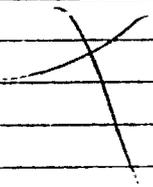
by: Scott Sullivan

SM

Permit No. 67/726
Location 389 W. Lincoln Ave
Owner Walter Dennis Olds
Date of permit 8/1/67
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTE:

9-13-67 Form OK to
pour. Mistail on
ledge + about 4' down
the





APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, March 25, 1960

PERMIT ISSUED

MAR 25 1960

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, install, or use 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 389 Cumberland Ave. Within Fire Limits? Yes Dist. No. _____
 Owner's name and address Community Oil Co. 204 Kennebec St. Telephone 4-3964
Royal Realty Co. 778 C. St. Bagelund, Me. Telephone _____
 Lessee's name and address Community Oil Co. 204 Kennebec St. Telephone 4-3964
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans 50 No. of sheets _____
 Proposed use of building Filling Station No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To remove (2) 1000 gallon gasoline storage tanks (underground).
 To install (2) 1000 " " " " " " in same location for public use.
 Tanks will be buried three feet underground and covered with asphaltum.
 Tanks bears Underwriters label. size of piping from tank to pump 2" vent pipe existing.

SEPTIC Covering Tank and
 any piping APPROVAL of FIRE
 DEPT. Required.

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 Community Oil Co.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof? _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Diameter or mill 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:

Charles F. Johnson
 CHIEF OF FIRE DEPT.

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
 Community Oil Company

INSPECTION COPY

Signature of owner

by: *W. S. W.*

NOTES

4/14/82 No work scheduled

2/13

3. 2. 82 Re-installed 2/13

[Large section of horizontal lines for notes, with a large 'X' drawn across the first few lines.]

Permit No. 101-264

Location 3rd Avenue, 1st Fl.

Owner Commercial Realty

Date of permit 4/28/82

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Furn. Check Notice

MEMORANDUM TO THE DEPARTMENT OF BUILDING INSPECTION, BANGOR, MAINE

March 25, 1961

Community Oil Company

Location: 387 Oyster Lane, Bangor, Me.

Before tanks and piping are covered from view, installer is required to notify the Fire Dept. Headquarters of readiness for inspection and to refrain from covering up until approved by the Fire Dept. Headquarters.

(2)
These tanks of 1000 gallons capacity are required to be of steel or wrought iron no less in thickness than # 10 gauge; and before installation are required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

C-3/1 389-391 Cumberland Ave.

ATM 7/17/53

July 10, 1953

Mr. Jack Clark
389-391 Cumberland Ave.
Mr. C. C. Kregelund
22 Monument Square

Copy to: Oliver T. Sanborn
Chief of the Fire Dept.

Gentlemen:

It appears that an oil drum supported by a wooden stand has been placed beside the parking lot building at 389-391 Cumberland Ave., and connected directly to an oil-fired space heater inside the building.

While no permit is normally required to install the ordinary heater inside the building, to support the drum on a wooden stand without the necessary vent pipe is contrary to state regulation and to Building Code regulation relating to inflammable liquids.

Presumably this is the immediate concern of the tenant, but both tenant and owner of the property are responsible for correcting the condition.

You are hereby required to make the situation safe and in compliance with the regulations before July 17, 1953, as follows:

Support the drum on non-burnable material which may consist of a metal stand supported on and fastened to a reinforced concrete slab no less than four inches thick with the top of the slab at least one inch above the grade of the ground around it; and see to it that the oil supply pipe from drum to the heater inside is of copper tubing or other flexible material to avoid rupture in case of heaving by the frost.

Provide a vent pipe from the drum no less than one and one quarter inches (pipe size) extending into the air beside the building to a safe height and provide a weatherproof hood over the outlet of the pipe of such a character as will not cut down the area required for vent.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/D



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class (metal covered)

Portland, Maine, August 14, 1952

PERMIT ISSUED
01292
AUG 15 1952
CITY OF PORTLAND
M-AT-4

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and occupy~~ ~~and 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 34y Cumberland Avenue Within Fire Limits? yes Dist. No. _____

Owner's name and address Community Oil Co., 204 Kennebec Street Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Charles A. Hill, 531 Cumberland Avenue Telephone 2-4254

Architect _____ Specifications _____ Plans no. _____ No. of sheets _____

Proposed use of building service station No. families _____

Last use _____ " " _____ No. families _____

Material ~~wood~~ metal covered No. stories 1 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 110. Fee \$ 50.

General Description of New Work

To construct new outside brick chimney on rear of building, projecting 1" from building, concrete base, at least 4' below grade, 24" square. Chimney to have outside clean-out door.

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** Charles A. Hill

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? _____

Height average grade to top of plat. _____ 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 circulating heater oil

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? _____

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

Community Oil Co.

Charles A. Hill

Signature of owner by: _____



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 24, 1952

PERMIT ISSUED

AUG 4 1952

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ ^{move} ~~repair~~ ~~improve~~ ~~alter~~ 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 329-331 Cumberland Avenue Will in Fire Limits? yes Dist. No.
Owner's name and address John Clark, 456 Cumberland Telephone
Lessee's name and address Telephone
Contractor's name and address Charles Hill, 531 Cumberland Avenue Telephone 2-4254
Architect Specifications Plans yes No. of sheets 1
Proposed use of building service station office No. families
Last use No. families
Material wood No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$.50

General Description of New Work

To move 1-story metal covered office building 12' x 17' 6" from 420-442 Cumberland Avenue to the above location.

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 Charles Hill

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?
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 post at least 4" below grade Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys none 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?

APPROVED:
[Signature lines]

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

John Clark:

[Signature of Charles A. Hill]

Signature of owner by:

INSPECTION COPY

NOTES

1-12

Permit No. 521 / 205

Location 389-391 (Lumberland Ave.)

Owner John Clark

Date of permit 8 / 4 / 52

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

7-9-53. ~~Chimney completed. Actual~~
~~installation on fourth frame about~~
~~relative grade. OK~~
1-9-53. Building moved locate
OK. See record map. Limit about
old location. OK

56-4"

124-0"

Memorandum from Department of Building Inspection, Portland, Maine

389-397 Cumberland Avenue—To move 1-story metal covered building from 420-422
Cumberland Avenue to the above location for John Clark
by Charles Hill— August 4, 1952

Building permit for moving the metal covered office building 12' x 17'-6"
from 420-422 Cumberland Avenue to the lot at 389-397 Cumberland Avenue is issued
herewith subject to the condition that the use of the metal smokepipe projecting
through the wall of the building for venting of an oil burning heater is to be
discontinued and that if the same heater or one similar is to be used again, a
masonry chimney will be provided into which the heater may be vented. An amend-
ment to this permit is required to cover the construction of any such chimney.

AJS/B

CC: Mr. John Clark
465 Cumberland Avenue

(Signed) Warren McDonald
Inspector of Buildings

CITY OF PORTLAND, MAINE
BUILDING INSPECTOR

To: George H. May,
Commissioner of Public Works

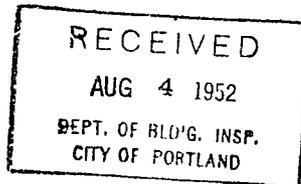
FROM: Warren McDonald
Inspector of Buildings

July 24, 1952

SUBJECT: Moving building from 420 Cumberland Ave. to 389-391
Cumberland Avenue

We have application for permit to move 1-story metal-covered office building 12' x 17' 2" x 3' - 0" as above.

We are checking the proposition against Zoning Ordinance and Building Code and will delay issuance of the permit until we hear from you that the permit for moving through the streets is cleared sufficiently. When that point is reached, will you be kind enough to write "OK to issue building permit" on the bottom of this memorandum and return.



Warren McDonald
Inspector of Buildings

RECEIVED
JUL 24 1952
G. H. M.

MR. UONES
6.8.

RECEIVED
JUL 24 52
DEPT. OF PUBLIC WORKS
CITY OF PORTLAND, ME.

OK to issue permit
T. C. Jones

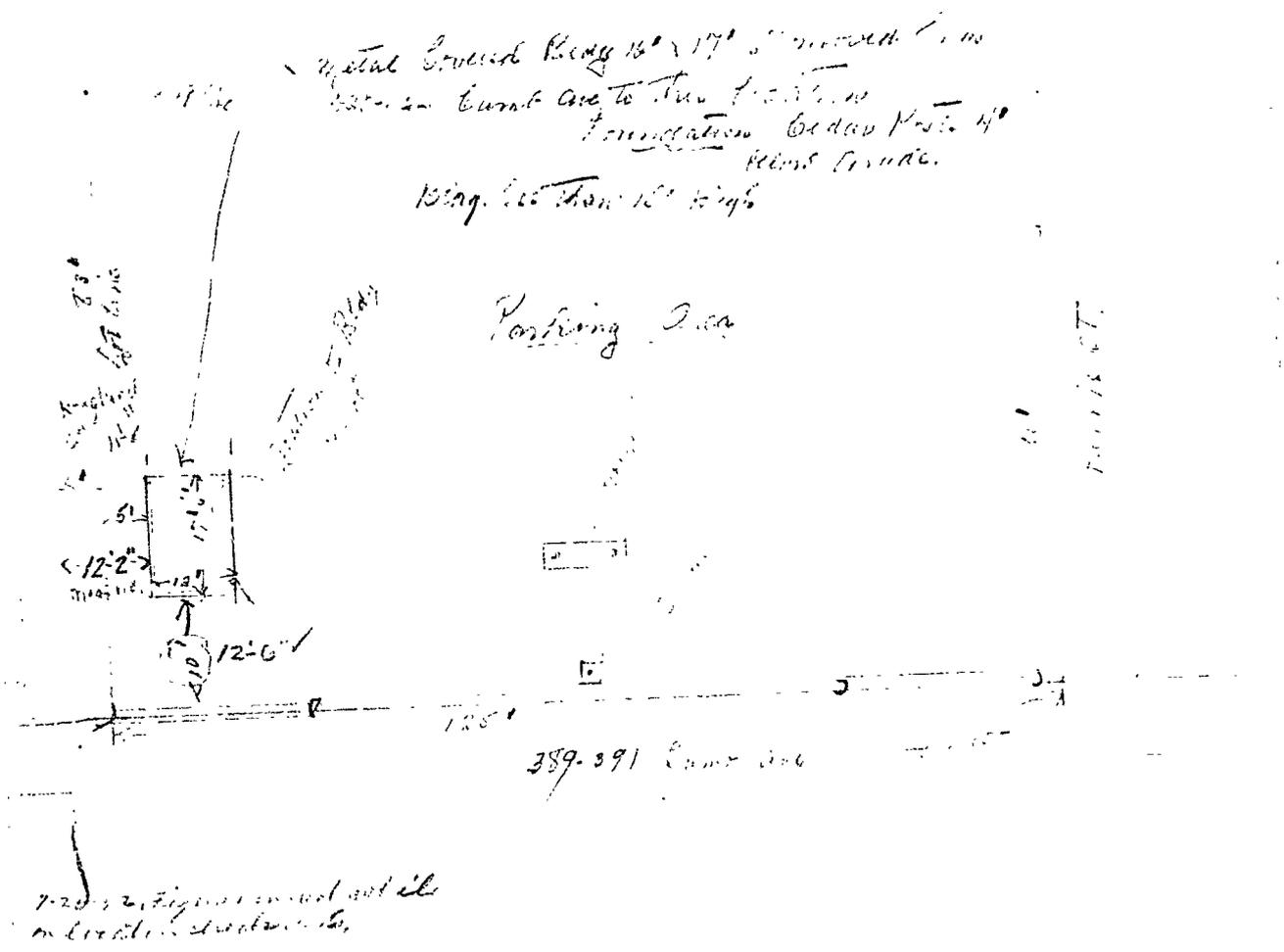
STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for moving office building Date 7/24/52
at 389-391 Cumberland Avenue

1. In whose name is the title of the property now recorded? John Clark
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
3. Is the outline of the proposed work now staked out upon the ground? yes
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? 11"
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

Charles A. Office

4x6 Under through center 6' span



389⁹¹ Cumberland Ave.

FINAL REPORT

192

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

Law been violated? Doc. No. of 192

Nature of violation:

Violation removed, when? 192

Estimated cost of alterations, etc., \$

Inspector of Buildings.

PERMIT GRANTED

April 11, 1923

Permit filled out by

Permit number

Location 389 Cumberland Ave

1923
APR 11 1923

WORK

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

BACK BAY TOWER ASSOCIATES
401 CUMBERLAND AVE
PORTLAND ME 04101

Re: 389 CUMBERLAND AVE
CBL: 036- - I-037-001-01
DU: 99

Dear Sir:

The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above-referred property.

Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code. We did, however, note the following items that could cause future problems:

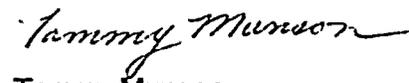
1. EXT - GARAGE - 111.40
CEILING HAS LEAKING DRAIN PIPES

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc.Offc./ Field Supv.

