

596-598 CUMBERLAND AVENUE



Full cut # 920R - Half cut # 920R - Third cut # 920SR - Fifth cut # 920SR

(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION #396-358 Cumberland Ave.

Issued to New England Tel. & Tel. Co.  
45 Forest Ave.

Date of Issue December 6 1966

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. \_\_\_\_\_, 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  
Area as shown on plot plan.

APPROVED OCCUPANCY  
Off-street parking for  
thirty-six cars.

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

Nelson F. Cartwright  
(Date) Inspector

J. E. Mayberry  
Inspector of Buildings

CS 147

Not  
own\* Certificate identifies lawful use of building or premises, and ought to be transferred from  
when property changes hands. Copy will be furnished to owner or lessee for one dollar.

A.P.- 396-398 Cumberland Ave.

Oct. 17, 1966

Ralph Romano Jr., Inc.  
55 Frederic Street

cc to: New England Tel. & Tel. Co.  
45 Forest Ave.

Gentlemen:

Permit to construct a parking lot as per plans at the above location is being issued subject to the concrete curb guards being set at least 5 feet from the inside edge of the sidewalk to the impact face of the guard wherever there is no chain link fence between the curb guards and the sidewalk.

Very truly yours,

Gerald A. Hayberry  
Building Inspection Director

Glm:m

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine October 10, 1966

Location 396-398 Cumberland Ave. Zone B-3

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for off-street parking,

as set forth on the attached site plan (made by Alonzo J. Harriman Associates whose address is 292 Court St., Auburn, Maine to show compliance with the Zoning

Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:

Owner (name, address and phone number) New England Tel. & Tel. Co., 45 Forest Ave.

Contractor ~~lessor~~ (name, address and phone number) Ralph Romano, Jr., Inc., 55 Frederic St.

Is proposed use to be accessory to a building or other use on this lot? yes  
If so, what is use of building or other use \_\_\_\_\_

If off-street parking is sought, what is proposed maximum number of vehicles to be parked--passenger cars? 36, commercial vehicles? \_\_\_\_\_

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)? \_\_\_\_\_  
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? \_\_\_\_\_?

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? none

Do you propose to remove or disturb any tree on a public street? none  
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? \_\_\_\_\_

New England Tel. & Tel. Co.

Signature of Owner By: Ralph Romano, Jr.

By E. W. Romano  
(duly authorized thereto)

2.00 Paid

\*\*\*\*\*

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To: Ralph Romano, Jr., Inc.  
55 Frederic Street

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below--notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:

DATE 10/17/66

Herald E. Granberg  
Inspector of Buildings

INSPECTION COPY 12-6-66 Completed



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation  
Portland, Maine, October 10, 1966

PERMIT ISSUED  
01038  
OCT 17 1966

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 396-398 Cumberland Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address New England Tel. & Tel. Co., 45 Forest Ave. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address Ralph Romano, Jr., Inc., 55 Frederic Street Telephone 774-3096  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
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 install 1-10,000 gallon fuel oil tank for private use.

The tank will be buried at least 3' below grade; coated with asphaltum; bears Und. Label

Sent to Fire Dept. 10/10/66  
Re: Fuel Oil Tank 10/14/66

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** Ralph Romano, Jr., Inc.

### 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:

10/14/66 J.R. Benno Tres Chief

### 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

Ralph Romano, Jr., Inc.

CS 301

INSPECTION COPY

Signature of owner BY: T. W. Romano





B3 BUSINESS ZONE

# APPLICATION FOR PERMIT

**PERMIT ISSUED**  
01037  
OCT 17 1966  
CITY OF PORTLAND

Class of Building or Type of Structure \_\_\_\_\_  
Portland, Maine, October 10, 1966

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 396-398 Forest Cumberland Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address New England Tel. & Tel. Co., 45 Forest Ave. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Ralph Romano, Jr., Inc., 55 Frederic St. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ No. families \_\_\_\_\_  
 Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other Buildings on same lot \_\_\_\_\_ Fee \$ 6.00  
 Estimated cost \$ 2,000.

### General Description of New Work

To construct ~~xxx~~ rip-rap" stone wall as per plan

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

### 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? \_\_\_\_\_

### 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 New England Tel. & Tel. Co.  
 Ralph Romano, Jr., Inc.

APPROVED:

H. E. [Signature]  
\_\_\_\_\_  
\_\_\_\_\_

CS 301

INSPECTION COPY

Signature of owner BY: Ralph Romano

P.H.

Permit No. 6611037  
Location 396-398 Cumberland St. N  
Owner Meridian Properties  
Date of permit 12/17/16  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued \_\_\_\_\_  
Staking Ou. Notice \_\_\_\_\_  
Form Check Notice \_\_\_\_\_

NOTES

12-6-16

Large ruled area for notes, divided into two columns by a vertical line.

*Please file  
in O.R.  
EM.*

NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY

45 Forest Avenue  
Portland, Maine  
January 11, 1966

Mr. G. E. Mayberry  
Building Inspection Directory  
City of Portland, Maine

Dear Mr. Mayberry:

Thank you for your letter of January 5, 1966 regarding the use of the lot of land at the rear of our 45-55 Forest Avenue building.

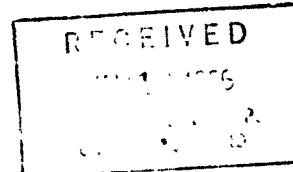
Although it is our intent to use this as a parking lot, the work and plans have not been started. It is expected that we will want to do this during 1966 and I am forwarding the information you sent to me to our Engineering Department so that they can have the site plans properly prepared for submission.

Thank you again for bringing this to my attention.

Very truly yours

*O. K. Hulsey*  
O. K. Hulsey  
Supporting Services Supt.

OKH/d



re: 598 Cumberland Ave.

Jan. 5, 1966

Mr. Oliver W. Hulsey, Supporting Services Superintendent  
New England Tel & Tel Company  
45 Forest Avenue

Dear Mr. Hulsey:

We understand from your application for a building permit under which the building at the above location was demolished that the proposed use of the land at this site is to be for off-street parking.

Although this property is located in a Business 3 Zone where off-street parking is allowable, zoning ordinance requirements as to the construction of this off-street parking lot will need to be met and a Certificate of Occupancy issued before this property can be lawfully used for this purpose.

Enclosed are information sheets explaining the construction requirements and what is needed on the plot plan to be presented when the application for a Certificate of Occupancy is applied for.

Please contact this office for any additional information.

Very truly yours,

Gerald W. Hayberry  
Building Inspection Director

GEH:m

enc.



**APPLICATION FOR PERMIT**

Class of Building or Type of Structure Second Class  
 Portland, Maine, December 10, 1965

**PERMIT ISSUED**

DEC 10 1965

**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 398 Cumberland Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address New England Tel. & Tel., 45 Forest Ave. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address John J. Duane Inc., 600 Southern Artery, Quincy, Mass. Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Last use Existing Lodging House No. families \_\_\_\_\_  
 Material Brick No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 5.00

**General Description of New Work**

To demolish existing 3-story brick building

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

Land to be used for parking

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** John J. Duane Inc.

**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 currying 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:

J. E. Mc.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Miscellaneous**

Will work require disturbing of any tree on a plot? NO  
 Will there be in charge of the above work a person competent to see that the State and City require. \_\_\_\_\_ pertaining thereto are observed? yes

New England Tel. & Tel.  
 John Duane Inc.

CS 301

INSPECTION COPY

Signature of owner BY:

William J. Duane

12-28

Permit No. 65/1357

Location 398 Clement Street Ave

Owner Mrs. E. J. Hill

Date of permit 12/10/65

Notif. closing-in

Lesgn. closing-in

Final Notif.

Final Insgn.

Cert. of Occupancy issued

Sinking Out Notice

Form Check Notice

NOTES

1-9-66 Completed  
*(initials)*

*[Handwritten signature]*



(G) GENERAL BUSINESS ZONE  
CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT NO. C-50-84

COMPLAINT

INSPECTION COPY

Date Received August 1, 1950

Location 396-398 Cumberland Ave. Legal Use of Building Lodging House

Owner's name and address Abraham I. Passman, 21 Sherman St. Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address Martin Lacey, 3rd floor tenant Telephone \_\_\_\_\_

Description: Only 1 bathroom for 6 families on 3rd floor and perhaps rest of building the same. Cooking in all rooms with electric plates - no water in rooms.

11/18/50 1st floor = 1 apt. and 5 single rooms  
with 2 hot plates  
2nd floor = 2 apt. and 4 single rooms  
with 2 hot plates  
3rd floor = 4 single rooms - 2 apt. of  
1 room with kitchen hot plate Rmt.

INSPECTION NOT COMPLETED

GENERAL BUSINESS ZONE

Complaint No. 50/84

Location 396-398 Cumberland Ave.

Date Received 8/1/50

Date Disposed of

NOTES

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES  
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location Cumberland Ave 396-398 Date investigation commenced \_\_\_\_\_
2. References: Complaints C-41-118 Appl. BP \_\_\_\_\_ Inq. \_\_\_\_\_
3. Present Owner and Address Abraham I. Passerman, 21 Sherman
4. Present Lessee and Address \_\_\_\_\_
5. Building Permit Record: Nothing on cards

Assessors' Record

6. Survey 1924: Owner Patrick Ward : No. tenants \_\_\_\_\_  
No. rooms \_\_\_\_\_; Class of Use DWELLING - THREE FAMILIES - APARTMENT
7. Assessors' change record since 1924 Nothing on assess. card

8. Change of Owners, 1924 to date 1926 Patrick Ward - Est 1927 William W. Edward Ward

1929 William W. Ward - 1940 Robert Braun Cons - 1942 Abraham I. Passerman

9. City Directory Record		Mrs. Helen M. Whipple, Lodgth
1926	JENNIE BEATTIE JESSIE M. FRASER William H. Wright	Brock W. Good
1927	JENNIE BEATTIE Mrs. FRANCES E. Mc DONALD - Lodgth Lillian MacDONALD	Mrs. Minnie E. Howard
1928	JENNIE BEATTIE - Mrs. FRANCES E. Mc DONALD, Lodgth Fred W. Duvall (Cartel) Fred W. June F. Mrs. ALMA F. Good - Lodgth	Same
1929	Brock W. Good	Mrs. Nellie Harding Brock W. Good, Mrs. Minnie E. Howard
1930	Same	Same
1931	Same	Charles H. McGrath - Brock Good 4-3675 Mrs. Minnie E. Howard
1932	Same	The Avery - Lodgth Charles D. Ballard (Mary)
1933	Same	The Avery Rooms - Lodgth
1934	Same Mrs. ALMA F. Good - Lodgth Mrs. Helen M. Whipple, Lodgth	Same
1935	Mrs. Hazel Shaw - Brock W. Good	

10. Miscellaneous

P. It says Rent Brackets  
brackets registered  
since 1942

Conclusions and Action

11/16/50  
Mrs. Brock had lodging house here and then  
late in 1941 or early 1942 she sold out to  
Passerman and he let rooms for light food

helping



(G) GENERAL BUSINESS ZONE  
**APPLICATION FOR PERMIT**

Class of Building or Type of Structure Second Class

Portland, Maine, March 25, 1947

00540  
 MAR 31 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~demolish~~ ~~and~~ all 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 398 Cumberland Avenue Within Fire Limits? yes Dist. No. 4  
 Owner's name and address A. L. Passmen, 21 Sherman Street Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Paul J. Guimond, 402 Cumberland Ave. Telephone no. \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Transient Lodging No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material brick No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 500. Fee \$ 1.00

**General Description of New Work**

To erect non-tearing partition in existing bedroom on second and third floors, and to remove non-bearing partition; to close up opening as per plan. Partition to be 2x3, 16" O.C., metal lath and plaster or perforated gypsum lath and plaster for hall partitions. Same work to be done on second and third floors.  
 To cut in 2'8" opening between bedroom and kitchenette.  
 As per Fire Department Orders.

CERTIFICATE OF OCCUPANCY  
 REQUIREMENT IS WAIVED

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

**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 \_\_\_\_\_ 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 3 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

INSPECTION COPY

Signature of owner A. L. Passmen

Permit No. 47/ 25 46  
Location 398 Cumb. Ave  
Owner A. D. Pascoe  
Date of permit 3/5/47  
Notif. closing-in 4/22/47 (9:00)  
Inspn. closing-in 4/22/47 2nd floor, etc.  
4/28/47 3rd floor, etc.  
Final Notif.  
Final Inspn. 4/28/47  
Cert. of Occupancy issued

NOTES

~~4/8/47 sink in kitchen  
OK  
4/10/47  
4/22/47 Permit to allow  
second floor to be  
5/6/47 Work called for  
has been done. An  
approved certificate  
pending on 2nd + 3rd floors  
(originally in kitchen, now  
in hall) will be issued  
if and new hall  
(new) will be lighted  
OK~~

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE  
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT 398 Cumberland Ave IN PORTLAND, MAINE

A. I. PASSMAN, being the owner of the

premises at 398 Cumberland Ave in Portland, Maine hereby gives  
consent to the erection of a certain sign owned by The Curry Rooms  
projecting over the public sidewalk from said premises as described in  
application to the Inspector of Buildings of Portland, Maine for a permit  
to cover erection of said sign;

And in consideration of the issuance of said permit \_\_\_\_\_

A. I. Passman, owner of said premises, in event said sign  
shall cease to serve the purpose for which it was erected or shall become  
dangerous and in event the owner of said sign shall fail to remove said sign  
or make it permanently safe in case the sign still serves the purpose for  
which it was erected, hereby agrees for himself or itself, for his heirs, its  
successors, and his or its assigns, to completely remove said sign within  
ten days of notice from said Inspector of Buildings that said sign is in  
such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this  
consent and agreement this April 30 day of \_\_\_\_\_, 1945

W. B. McLaughlin  
Witness

A. I. Passman  
Owner

RECEIVED  
MAY 8 - 1945  
DEPT. OF PERMITS  
CITY OF PORTLAND

PERMIT ISSUED

(G) GENERAL BUSINESS ZONE



APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

MAY 11 1945

Portland, Maine, May 8, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 398 Cumberland Avenue Within Fire Limits? Yes Dist. No. 15
Owner of building to which sign is to be attached A. T. Passman
Name and address of owner of sign A. T. Passman (The Avery)
Contractor's name and address United Neon Display, 71 Elm Street Telephone 2-0695
When does contractor's bond expire? January 1946

Information Concerning Building

No. stories 3 Material of wall to which sign is to be attached brick CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Details of Sign and Connections

Electric? yes Vertical dimension after erection 3'6" Horizontal 5'
Weight 90 lbs., Will there be any hollow spaces? yes Any rigid frame? yes
Material of frame angle iron No. advertising faces 2, material metal
No. rigid connections 2 Are they fastened directly to frame of sign? yes
No. through bolts none, Size, Location, top or bottom
No. guys 2, material angle iron - cable, Size 1 1/2 x 1 1/2 x 3/16" - 1/2"
Minimum clear height above sidewalk or street 11'
Maximum projection into street 5'

Signature of contractor By: W.B. McLaughlin United Neon Display Fee \$ 1.00
ORIGINAL

Permit No. 45/413

Location 398 Cumberland Ave.

Owner A. J. Cannon

Date of permit 5/9/45

Sign Contractor

Final In. W. H. O. Co.

NOTES

*[The following section of the document is heavily obscured by a large, dark, diagonal scribble or stamp, rendering the text illegible.]*

