

491-493 CUMBERLAND AVENUE



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

(COPY)

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 11493 Cumberland Ave.

Date of Issue May 22, 1965

Issued to John C. Cicolo
44 Avon St.

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. 64/722, 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

APPROVED OCCUPANCY
Apartment House.

Two apartments—first floor
Two apartments—second floor
Two apartments—third floor.

Limiting Conditions:

This certificate supersedes
certificate issued:

Approved:

Nelson E. Cartwright
Inspector

Albert J. Sears
Inspector of Buildings

(Date)

Notice: This certificate identifies lawful use of building or premises, and must be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

A.P.- 493 Cumberland Ave.

June 23, 1964

Mr. John O'Toole
44 Avon Street

cc to: Mrs. John O'Toole
Sunset Road, Peana Island

Dear Mr. O'Toole:

Permit to change use of building at the above location to an apartment house and to make alterations as per plans 17 being issued subject to compliance with the following:

1. Stairway containing winding treads will need to have continuous hand rails for the full length of the run of stairs on the side where the treads are widest.
2. The door entering upon the rear stairway at the third floor level is to be omitted. This will still leave an enclosed entry served by a door from each apartment.
3. Before the partition in the living room on each floor is removed it will be necessary to expose the framing and to contact this department to see if the 4x10 inch header proposed is adequate. *A. Scott*
4. There will need to be vestibule latch sets installed on the front and rear entrance doors. The vestibule latch set is so designed that a person inside the building can open the door at all times by turning the usual knob or by pressure on thumb latch even though this door may be locked from the outside.

Very truly yours,

Gerald E. Hayberry
Deputy Building Inspection Director

GEN:im

INTER-OFFICE CORRESPONDENCE

*Receipt for this building
for Mr. G. H. O'Brien*

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

TO: Mr. Albert J. Sears, Building Inspector

DATE: June 22, 1964

FROM: Haswell M. Bruns, District Chief

SUBJECT: Change of use building from lodging house to apartment house
at 493 Cumberland Avenue

This permit meets the approval of this office, providing that the proposed plans are not altered. This building is vacant and locked, making it impossible to inspect. The proposed system of egress appears to be adequate.

RECEIVED
JUN 23 1964
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

491403 Cumberland Ave. ^{14 rooms 14 units} ^{5/19/69} ^{Albany Co}
 Sample of Vis. Lodging House to Guest apt. ^{between}

<p>A - oil - R - G VAC - allowed Bear apt. under fl. ... Sewerage - Reg'd Present existing 12 ft x 4 ft pass. $\frac{16 \text{ in.} \times 4 \text{ ft pass.}}{4}$ New, etc. 1 space/unit 2 spaces req'd for int 5000-5500 ft. 2. 12 ft x 4 ft pass. 2. Area of panels, 1000 sq ft. 3000 sq ft req'd.</p>	<p>between 5500 sq ft</p>
<p>2 special Vis. 203</p>	<p>Special Vis.</p>
<p>Vis. etc. b) o.k. 5' from base ok. c) o.k. ? (d) light of ventilation - ceiling height 90 inches - windows on floor level? - C.H. R. Nightlight for ventilation of panels. Or windows to halls. (e) Method of stairs 24" clear handrails. S. 1/2" gypsum for wall partitions Cellar stairs under other stairs 1/2 in. each from cellar. G. o.k. H. o.k. @ apartment entry</p>	<p>(c) o.k. (d) o.k. (e) o.k. (f) o.k. (g) o.k. (h) o.k. (i) o.k. (j) o.k. (k) o.k. (l) o.k. (m) o.k. (n) o.k. (o) o.k. (p) o.k. (q) o.k. (r) o.k. (s) o.k. (t) o.k. (u) o.k. (v) o.k. (w) o.k. (x) o.k. (y) o.k. (z) o.k.</p>
<p>Condition of gas trapping, dangerous pressure corner of floor, in regards to chimney or furnace details of main floor.</p>	<p>(v) o.k. stairs located other handrails on stairs. R + T of stairs. Landing? (S) G. o.k. H. o.k.</p>

✓ *London Letter at 100, 1000?*

493 Cumberland Ave.

May 20 1964

cc to: Corporation Counsel

Mr. John J. O'Toole
44 Avon Street

Dear Mr. O'Toole:

We are unable to issue a permit to change the use of this building from a low density residential to an apartment house with six apartments as the zoning ordinance applying to the neighborhood 6-7-8 of the zoning ordinance requires 1000 square feet per family or a total area of 6000 square feet. The lot area is 5500 square feet whereas the zoning ordinance requires 6000 square feet.

We understand that you desire to exercise your appeal rights in this matter and therefore we are certifying this case to the Corporation Counsel's office in Room 208, City Hall where you or your authorized representative will need to go to file your appeal.

Very truly yours,

Gerald E. Hayberry
Deputy Building Inspection Director

JEM:em



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure ... Portland, Maine, May 11, 1964

PERMIT ISSUED 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 493 ... Within Fire Limits? ... Dist. No. ... Owner's name and address ... Telephone ... Lessee's name and address ... Telephone ... Contractor's name and address ... Telephone ... Architect ... Specifications ... Plans Yes ... No. of sheets 2 ... Proposed use of building ... Apartment house ... No. families 6 ... Last use ... Rooming house ... No. families ... Material frame ... No. stories 3 ... Heat ... Style of roof ... Roofing ... Other buildings on same lot ... Estimated cost \$ 6000 ... Fee \$ 12.00

General Description of New Work

To Change Use of building from Lodging house to apartment house To make alterations as per plans - partitions 2x4, 16" O.C., sheetrock 2 apts on 1st floor - 2 apts on 2nd floor and 2 apts on 3rd floor

Permit Issued with Lease

6/17/64 6/23/64

Equal sustained load 4/11/64

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

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes 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

APPROVED:

Handwritten signature of Carl F. Johnson

CHIEF OF FIRE DEPT

CS 301

INSPECTION COPY

Signature of owner

Handwritten signature of John J. Poole

NOTES

12-21-64 To case
 14 x 16" D.F. on 16' 5" beam
 1st & 2nd floors ~~477~~ of
~~on 3rd floor~~ ~~60~~
 3rd floor ceiling hung ~~60~~
 3-7-65 Patching
 4 Framing - 1st floor ~~60~~
 ✓ 4-9-65 Handrails
 Parking spaces
 Rear door frame
 5-28-65 Complete ~~60~~

K

Permit No. 1641 7-2-64
 Location 4955 Cass Street
 Owner John C. Stevie
 Date of permit 4/23/64
 Notif. closing-in
 In pn. closing-in
 Final Notif. 4/23/64
 Final Inspn.
 Cert. of Occupancy issued 5/28/65
 Staking Out Notice
 Form Check Notice

7-7-64

*Granted 6/11/64
64/64*

DATE: June 11, 1964

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF John J. C'Toole

AT 493 Cumberland Avenue

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

Franklin G. Hinckley
Ralph L. Young
Harry M. Schwartz

VOTE	
YES	NO
(x)	()
(x)	()
(x)	()

Record of Hearing

Granted.

No opposition.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

John J. O'Toole, owner of property at 497 Cumberland Avenue under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit changing use of this building from a lodging house to an apartment house with six apartments. This permit is presently not issuable under the Zoning Ordinance because the existing lot area is 5500 square feet whereas Section 7-B-3 of the Zoning Ordinance applying to the Residence 6 Zone which this property is located requires 1000 square feet per family or a total area of 6000 square feet.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

John J. O'Toole
APPELLANT

DECISION

After public hearing held June 11, 1964 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Franklin D. Hill
James M. Stewart
John J. O'Toole

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 8, 1964

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, June 11, 1964, at 4:00 p.m. to hear the appeal of John I. O'Toole requesting an exception to the Zoning Ordinance to permit changing use of building from lodging house to an apartment house with six apartments at 493 Cumberland Avenue.

This permit is presently not issuable under the Zoning Ordinance because the existing lot area is 5500 square feet whereas Section 7-B-8 of the Zoning Ordinance applying to the Residence 6 Zone in which this property is located requires 1000 square feet per family or a total area of 6000 square feet.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

cc: Bernice M. Preston, 499 Cumberland Avenue
Shur Bros., Inc., c/o Barnett I. Shur, 443 Congress Street

June 8, 1964

Mr. John J. O'Toole
44 Avon Street
Portland, Maine

Dear Mr. O'Toole:

June 11, 1964.

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

493 Cumberland Ave.

May 29, 1964

Mr. John J. O'Toole
44 Avon Street

cc to: Corporation Counsel

Dear Mr. O'Toole:

We are unable to issue a permit to change the use of this building from a lodging house to an apartment house with six apartments as the existing lot area is 5500 square feet whereas Sec. 7-B-8 of the Zoning Ordinance applying to the Residence 6-Zone in which this property is located requires 1000 square feet per family or a total area of 6000 square feet.

We understand that you desire to exercise your appeal rights in this matter and therefore we are certifying this case to the Corporation Counsel's office in Room 208, City Hall where you or your authorized representative will need to go to file your appeal.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:EB

C
O
P
Y

LOCATION 493 Cumberland Ave

DATE 4/30/64

PERMIT _____

INQUIRY _____

COMPLAINT _____

A.A.S.:-

Will you please
check to see if a driveway
were to be cut in at
this location if it would
be possible to park at
the side of the building
towards Miller Street
in compliance with
 zoning Ordinance
restrictions and how
many cars could be
parked. Is there any
evidence that they
are parking there now
and if so, if they
have non-conforming
rights. - A.J.J.

They are or have
been parking here recently.

They could park as
many as four cars here

✓ Please put in Allen
for 4/30/64

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Howard F. Mitchell, Division Engineer Public Works Dept. DATE: May 1, 1964
FROM: Albert J. Sears, Bldg. Inspection Director
SUBJECT: Curb cut for off-street parking at 493 Cumberland Avenue

Inspection of the premises at this location indicates that on the side of the building towards Mellen Street there is room for several off-street parking spaces. To comply with Zoning Ordinance restrictions, such parking must be kept at least 5 feet from the side lot line if it is closer than 50 feet to the street line and located no closer to the street line than the average of the setbacks of the buildings on the lots on either side of the one in question.

Albert J. Sears

AJS:m

493 Cumberland Ave.

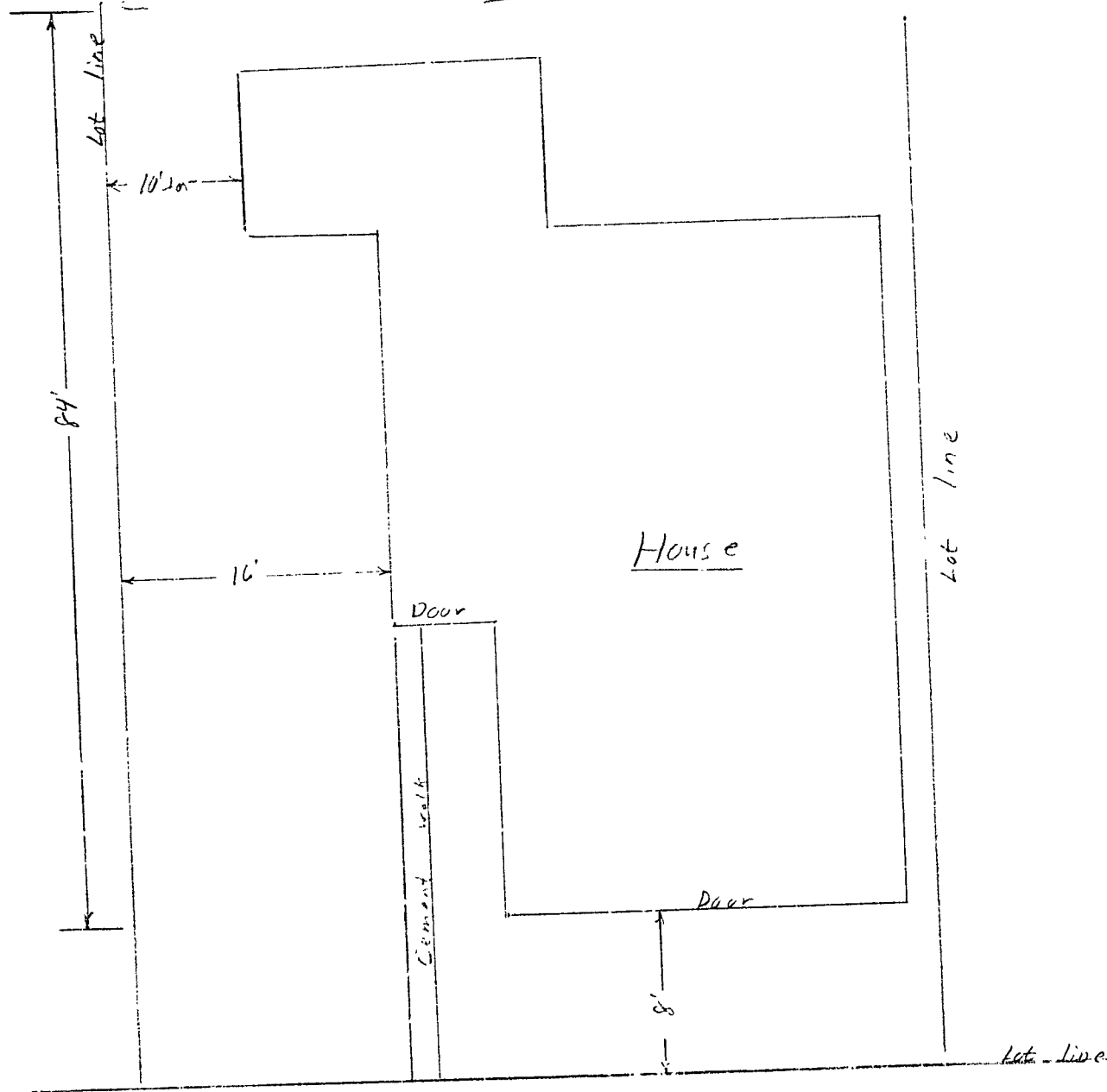
41301611-

Alls.

(48-F-22)

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493 Cumberland Ave 4/30/64 - Allan
(free) Zone - RG



Not to scale

Cumberland Ave.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 13, 1947

PERMIT ISSUED 00254

FEB 13 1947

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 493 Cumberland Avenue Use of Building Rooming house No. Stories 3 New Building Existing "
Name and address of owner of appliance Mrs. Marie Kalloch, 493 Cumberland Avenue
Installer's name and address Na A. Bruns, 235 Franklin Street Telephone 4-4236

General Description of Work

To install oil burning equipment and steam boiler

IF HEATER, OR POWER BOILER

Location of appliance or source of heat cellar Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel oil
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 24"
From top of smoke pipe 20" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 12x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Quiet Heat Labelled by underwriters' laboratories? Yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner Concrete
Location of oil storage cellar Number and capacity of tanks 1-275 gal.
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? Yes How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners? none

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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.)

ID: PK 21447 [Signature]

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 Installer N. A. Bruns

ON COPY

Permit No. 471 254
Location 493 Cumberland Ave
Owner Mrs. Mary Kallack
Date of permit 2/15/47
Approved 3-12-47 T. J. [unclear]

NOTES

- 1. Bill Date
- 2. Vent Pipe
- 3. Kind of Heat Steam
- 4. Details of Work
- 5. Plans & Labels
- 6. Control
- 7. Low
- 8.
- 9.
- 10.
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- 12.
- 13.
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- 15.
- 16.
- 17.
- 18.
- 19.
- 20.

3-12-47 T. J. [unclear]
installer to be used
instructions [unclear]
[unclear]

Range

INQUIRY BLANK

ZONE A
FIRE DIST. B

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE 3/19/45

Verbal
By Telephone

LOCATION 493 Cumberland Ave OWNER _____ TEL. _____
MADE BY Newbury M. Oliver
ADDRESS 477 Cumberland Ave
PRESENT USE OF BUILDING Lodging house NO. OF STORIES _____
CLASS OF CONSTRUCTION _____
REMARKS: _____

INQUIRY: Has a certificate of occupancy been issued for the use of this building as a lodging house.

ANSWER: Our records do not show that any certificate has been issued for this use, which has evidently been established illegally in this building since 1926. See Grand Jurors file at this location.

DATE OF REPLY 3/19/45 REPLY BY A.J.S.

491-493
Rept. 4586D-I

March 25, 1944

Subject: Permit for repair after fire at
433 Cumberland Avenue

Mrs. Eva P. Bliss,
433 Cumberland Avenue,
Lund, Maine

Dear Madam:

Besides the repair after fire the following items of work are necessary even though these defective conditions had nothing to do with the fire:

1. There is a certain intersection of two supporting beams which had partially pulled apart before the fire and the situation has been further weakened by the fire. The original post did not support both beams and adequate measures must now be taken to properly support both of them permanently and to replace the strength dissipated by the fire as well.

2. There was a plastered ceiling in the cellar with many holes in it. A fairly large hole in the vicinity of the fire area is to be entirely replastered. Wherever there are other holes in the ceiling, they must be tightly closed using incombustible material.

3. There is a small hole in the smoke pipe serving the hot water heater and this ought to be permanently closed with non-burnable material.

4. Permanently close with masonry the opening at the bottom of the chimney flue, evidently formerly used as a cleanout, and equip the flue with a cast iron cleanout door and frame at the bottom (bottom of door not to be more than 12 inches above the bottom of the flue in any case).

Your contractor has a copy of this letter with the permit.

Very truly yours,

Inspector of Buildings

WACD/H
CC: Samuel Aceto & Co.
40 Preble Street

Office Note: After the fire Mr. Thurlow examined the building, found it to be a lodging house as follows: 3rd floor - 7 occupants - 5 rooms. One person does cooking on electric stove. Front & rear stairways.
2nd floor - 8 occupants - 5 rooms. One does cooking in 2 rooms, kitchenette.
Front & rear stairways.
1st floor - 3 occupants - 6 rooms. Philip Brusso, part owner, lives in 1st floor. Called Maple Lodge.



PERMIT ISSUED
Permit No. 0217

APPLICATION FOR PERMIT TO REPAIR BUILDING

Class Building

Portland, Maine, March 22, 1914

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 192 Cumberland Avenue Within fire limits? YES Dist. No. 3
 Owner's name and address Wm. F. P. Stone, 100 ... Telephone ...
 Contractor's name and address Samuel A. ... Telephone 2-5061
 Use of building ...
 No. stories 2 Style of roof ... Type of present roof covering ...

General Description of New Work

To Repair after fire to former condition. No alterations
(Cause - rubbish in basement)

If Roof Covering is to be Repaired or Renewed

ENTRANCE OF OCCUPANTS
REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? ... Is any electrical work involved in this work? ...
 Are repairs or renewal due to damage by fire? ... If so, what area damaged? ... sq. ft.
 Area of roof to be repaired now? ... sq. ft.
 Type of roofing to be used ... No. plies ...
 Trade name and grade of roof covering to be used ...
 Estimated cost \$ 200.

Fva E. Blles

Fee \$ 1.00

Signature of owner By Robert D. ...

INSPECTION COPY

43 20

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

Verbal-in-person
By telephone

Date 4/1/42

Location

495 Cumberland Ave.

Made by

Robert A. Thomas, 495 Cumberland Ave.

Inquiry-1

How do these plans compare
with Building Code requirements
for a lodging house?

3

Answer-1

2

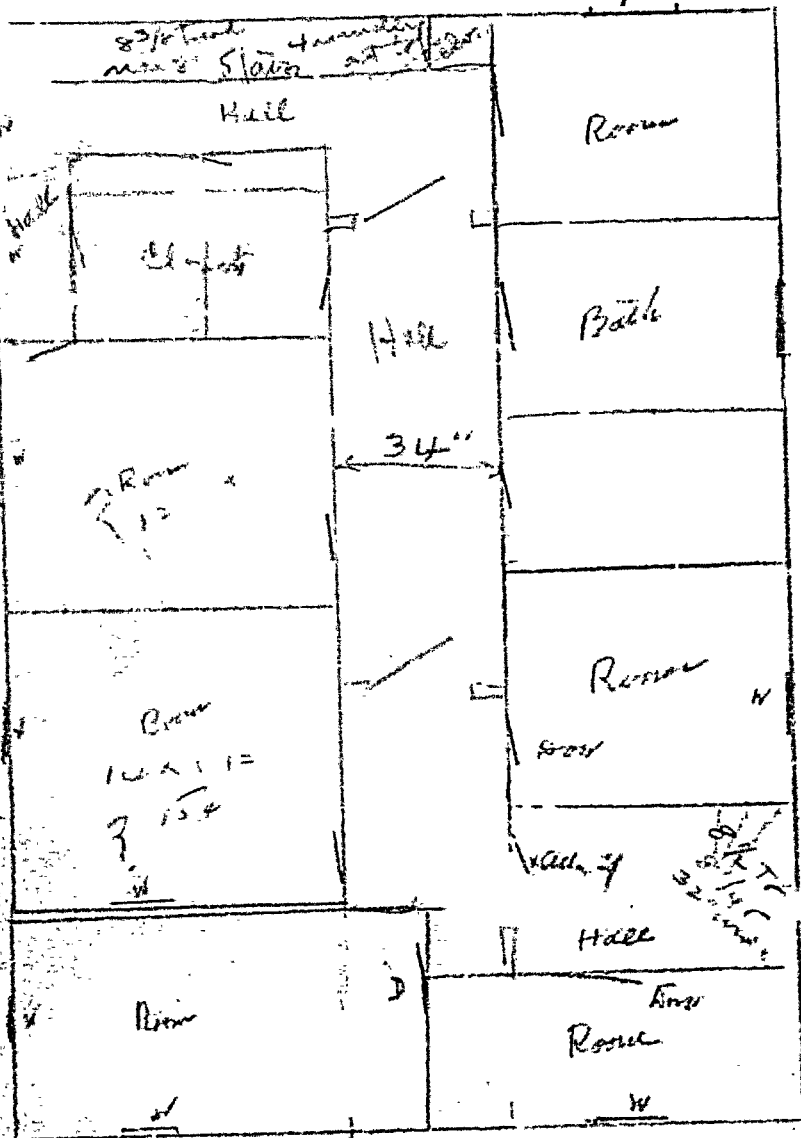
3

Reply by

M-1401

ROBERT S. THOMES
BOX 442
PORTLAND, MAINE

3rd floor ceilings 9 feet



ROBERT S. THOMES
PORTLAND, MAINE

493 Cumberland St.

Feb. 31, 1942

Building Inspector
Portland, Maine.

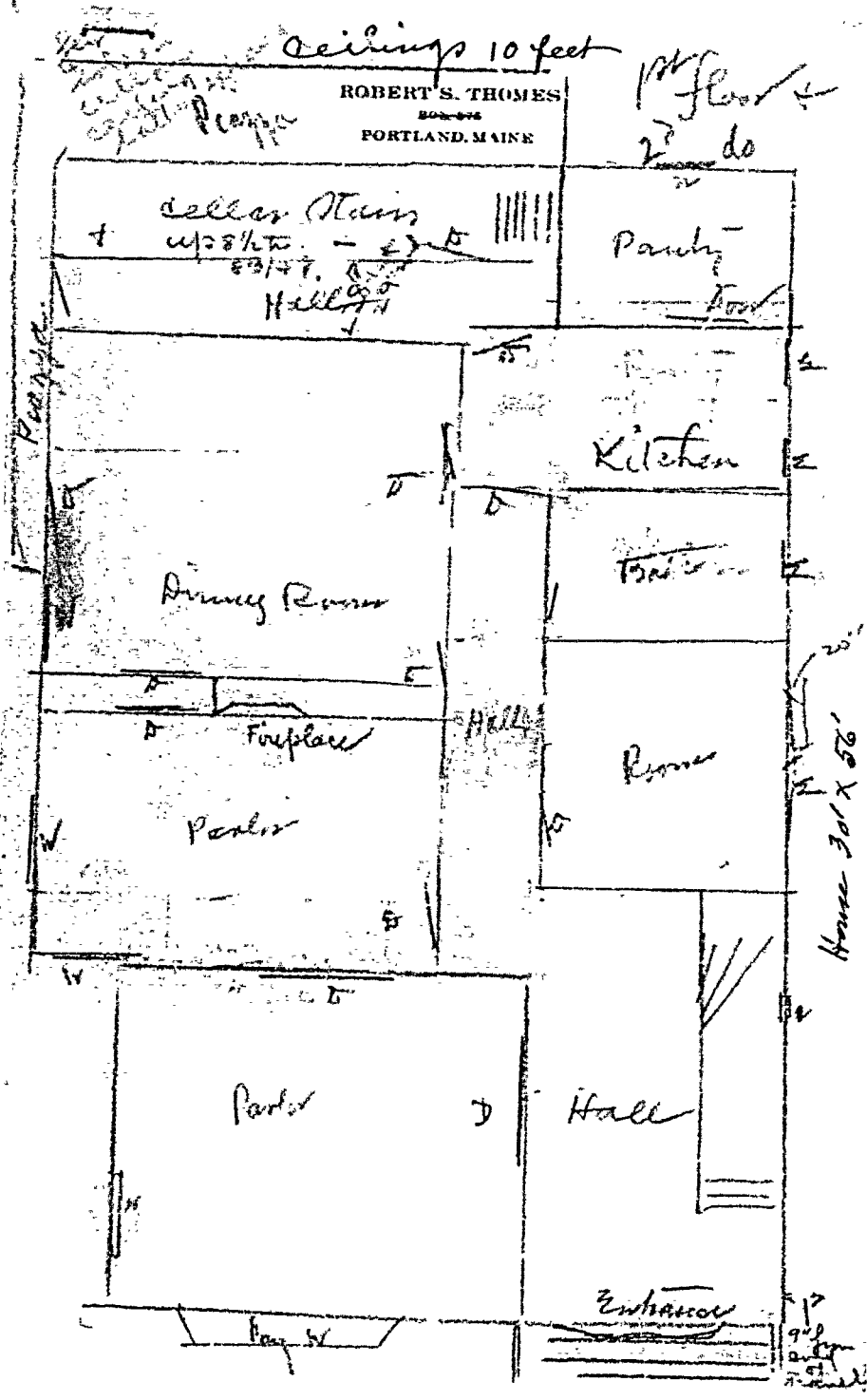
Dear Sir

Enclosed are rough sketches of 1, 2, & 3 floors. Basement is under whole house, whole ceiling plastered (8 feet to ceiling). Land lot 50' x 100' - Nearest building (brick) east side 22'. Front stairs from side walk to 3rd floor. Back stairs from basement to 3rd floor. All stairways wide.

I am requested to send these sketches and ask what other information you require for an apartment or rooming house proposition.

Very truly
R. S. Thomes





<p>... All the time to make lodging of a furnished house for P. ...</p>	<p>493 Cumberland Ave.</p>
<p>Private family ...</p>	

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

A

Handwritten initials

RECORD OF INQUIRY

Verbal or person
By telephone

Date 3/30/42

Location 493 Cumberland Ave

Made by Peter B. Thomas, 493 Cumberland Ave 2-9807

Inquiry 1 Can this dwelling be used for lodging house (letting 16 rooms)

Answer 1 Told him use in this case was possible

but this change would require plans of each floor to scale, and quite a bit of other information, but he thinks it is possible for you place to come up and look it over. I suggest you go to the place for sale for this use.

Referred this to him and he told me he will examine it to see if it requires any work 3/30/42

Rep. by *[Signature]*

