

222-225 CUMBERLAND AVENUE

CHAWWELKER

Faint text at the bottom of the page, possibly a date or reference number: "Feb 21 1920"



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Oct. 1, 1980

Portland, Maine,

PERMIT ISSUED

OCT 2 1980

CITY of PORTLAND

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 231 Cumberland Ave. Use of Building multi family No. Stories 3 New Building Existing "
Name and address of owner of appliance David Biron - 147 Brackett St.
Installer's name and address Charles Fortin - 30 Monument St. Telephone 773-1424

General Description of Work

To install forced hot water, complete system, replacement

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? # 2 fuel oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3 ft. all around
From top of smoke pipe From front of appliance
Size of chimney flue 8 x 10 Other connections to same flue no
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Beckett - gun Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/4
Location of oil storage basement Number and capacity of tanks 2-275
Low water shut off yes Make McDonald Miller No
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 550 gal.s

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to 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? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed: 5.00
cost of work 1,600 10.00
APPROVED: 15.00

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Installer

Charles A. Fortin 1997

CS 300

INSPECTION COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

SEP 10 1980

B.O.C.A. TYPE OF CONSTRUCTION 00 24

ZONING LOCATION PORTLAND, MAINE, Sept. 10, 1980

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 223 Cumberland Avenue Fire District #1 [] #2 []
1. Owner's name and address Rhoda Nathanson - 21 Roundabout Lane Telephone 773-6584
2. Lessee's name and address Telephone
3. Contractor's name and address Dennis Winslow - 68 Woodfield Rd. Telephone 772-5311
4. Architect Specifications Plans No. of sheets
Proposed use of building multi-family No. families
Last use same No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 1,150 Fee \$ 10.00

FIELD INSPECTOR-Mr. HUGH MARGE GENERAL DESCRIPTION
This application is for: @ 775-5451
Dwelling Ext. 234 To repair after fire to return to original condition, no structural changes.
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION- PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed?
Others:

Signature of Applicant Dennis Winslow Phone # same
Type Name of above Dennis Winslow 1 [] 2 [] 3 [x] 4 []
Other
and Address

FIELD INSPECTOR'S COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Sept. 5, 1960 19
 Receipt and Permit number A51667

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
 LOCATION OF WORK: 223 Cumberland Ave.
 OWNER'S NAME: Rhoda Nathanson ADDRESS: _____ FEES

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	_____
FIXTURES: (number of)	incandescent _____	Flourescent _____	(not strip) TOTAL _____	_____	_____
	Strip Flourescent _____	ft. _____	_____	_____	_____
SERVICES:	Overhead _____	Underground _____	Temporary _____	TOTAL amperes _____	_____
METEFS: (number of) _____					_____
MOTORS: (number of)					_____
	Fractional _____				_____
	1 HP or over _____				_____
RESIDENTIAL HEATING:					_____
	Oil or Gas (number of units) _____				_____
	Electric (number of rooms) _____				_____
COMMERCIAL OR INDUSTRIAL HEATING:					_____
	Oil or Gas (by a main boiler) _____				_____
	Electric Under 20 kws _____	Over 20 kws _____			_____
APPLIANCES: (number of)					_____
	Ranges _____	Water Heaters _____			_____
	Cook Tops _____	Disposals _____			_____
	Wall Ovens _____	Dishwashers _____			_____
	Dryers _____	Compactors _____			_____
	Fans _____	Other (note) _____			_____
	TOTAL _____				_____
MISCELLANEOUS: (number of)					_____
	Branch Panels _____				_____
	Transformers _____				_____
	Air Conditioners Central Unit _____				_____
	Separate Units (windows) _____				_____
	Signs 20 sq. ft. and under _____				_____
	Over 20 sq. ft. _____				_____
	Swimming Pools Above Ground _____				_____
	In Ground _____				_____
	Fire/Burglar Alarms Residential _____				_____
	Commercial _____				_____
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____				_____
	over 30 amps _____				_____
	Circus, Fairs, etc. _____				_____
	Alterations to wires _____				3.00
	Repairs after fire <input checked="" type="checkbox"/> _____				_____
	Emergency Lights, battery _____				_____
	Emergency Generators _____				3.00
	INSTALLATION FEE DUE: _____				3.00
	DOUBLE FEE DUE: _____				_____
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT					_____
FOR REMOVAL OF A "STOP ORDER" (304-16.b)					3.00
	TOTAL AMOUNT DUE: _____				3.00

INSPECTION: Will be ready on _____, 19__; or Will Call
 CONTRACTOR'S NAME: Maurice Noble
 ADDRESS: RFD #1 So. Windham
 TEL.: 892-9417
 MASTER LICENSE NO.: 02945 SIGNATURE OF CONTRACTOR: Maurice Noble
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. *55756*

Portland, Maine *Sept 1, 1966*

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address *Res. Impact* Tel. _____
 Contractor's Name and Address *Eastern Cable Equip. Co.* Tel. *773-6495*
 Location *255-227 Lomb Ave* Use of Building *Apartment*
 Number of Families *6* Apartments *6* Stores _____ Number of Stories *4*
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires Size
 METERS: Relocated Added Total No. Meters
 MOTORS: Number Phase H.P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors *1* Phase *1* H.P. *1/2*
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)
 APPLIANCES: No. Ranges Watts Brand Feeds (_____ and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence *19* Ready to cover in *19* Inspection *19*
 Amount of Fee \$ *2.00* Signed *Eastern Cable Equip. Co.*
B.T.T.

DO NOT WRITE BELOW THIS LINE

SERVICE	METER		GROUND		
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12

REMARKS:

INSPECTED BY

(OVER)

LOCATION *Comb. Av. 225-227*
 INSPECTION DATE *10/6/66*
 WORK COMPLETED *10/6/66*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEE SCHEDULE FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (Limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 1-50 Outlets		1.00
Wiring, each additional outlet over 50		.02
(Circuits, Conduits, Fairs, etc.)		10.00



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Aug. 3, 1978

PERMIT ISSUED

AUG 3

0 0679

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 225 Cumberland Ave. Fire District #1 [], #2 []
1. Owner's name and address Rhoda Nathanson - 35 Coyle St. Telephone 773-6584
2. Lessee's name and address Telephone
3. Contractor's name and address Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building service shop No. families
Last use store No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 5.00

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451
Dwelling Ext. 234 To cut in a door in place of a window
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [x] 2 [] 3 [] 4 []
Other:

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 Column 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?

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: 016 E 2 #13/78 Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? YES.
Others:

Signature of Applicant Rhoda Nathanson Phone #

Type Name of above Rhoda Nathanson 1 [] 2 [] 3 [] 4 []

Other
and Address

FIELD INSPECTOR'S COPY

NOTES

8-25-75 Not Started work yet

12-5-78 Can't see where work done yet

10-22-78 - Fine - no

1-17-79 Work done - NO change in header - no

Permit No. 75/679

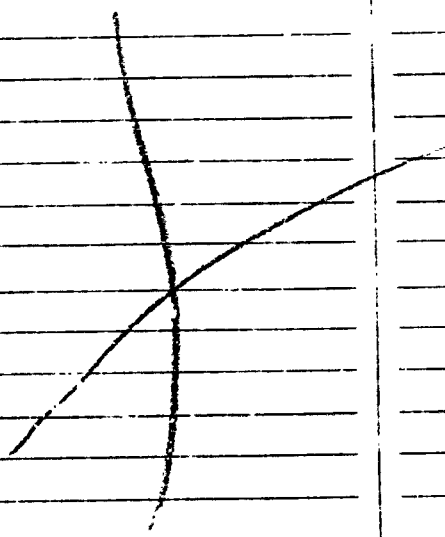
Location 225 Cumberland Ave

Owner Florida National Bank

Date of permit 8-3-78

Approved [Signature]

Contract #



CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

5.5-2a 7/5/66
Granted 7/14/66
66/62

MISCELLANEOUS APPEAL

Jacob Lambert, owner of property at 22-235 Cumberland Ave.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit construction of a 6'x24' rear piazza to serve as a fire escape. This permit is presently not issuable under the zoning Ordinance because this piazza will be only 5 feet from Wilson Street and the side lot line instead of the required 10 feet under Section 7-3-2, 3 of the Ordinance applying to the R-5 Residence Zone in which this property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find 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.

Jacob Lambert
APPELLANT

DECISION

After public hearing held July 14, 1966 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
William G. Hill
W. M. [unclear]
[unclear]

A.P.- 223-225 Cumberland Ave.

July 1, 1966

Mr. Jacob Lamport
1292 Broadway
South Portland

cc to: Corporation Counsel

Dear Mr. Lamport:

Building permit to erect porch about 6'x48' on the rear of the dwelling at the above named location to serve as a fire escape is not issuable under the Zoning Ordinance because this porch will be only 3 feet from Wilmot Street and the side lot line instead of the required 10 feet under Section 7-B-2,3 of the Ordinance applying to the R-5 Residence Zone in which this property is located.

We understand you would like to exercise your appeal rights in this matter. Accordingly you should come to this office at Room 113, City Hall, to file the appeal on forms that are available here.

Very truly yours,

Gerald E. Mayberry
Building Inspection Director

GEN:m

No adjoining
owners involved

July 5, 1966

Mr. Jacob Lempert,
1292 Broadway
South Portland, Maine

Dear Mr. Lempert:

July 14, 1966

DATE: July 14, 1946

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF JACKSONVILLE

AT 221-225 Cumberland Ave.

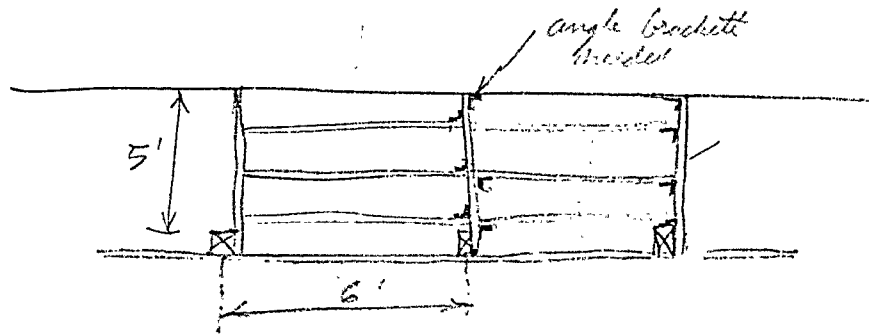
Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

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

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

Record of Hearing



2x6 f.s. @ 5' spac.

$$\frac{1257\# \times 1.90}{5 \times 6} = 58.7\#/\text{sq}'$$

2x6 @ 16" O.C. 6' spac

$$\frac{1047}{1.33 \times 6} = 131\#/\text{sq}'$$

A.P.- 223-225 Cumberland Ave.

July 19, 1966

Mr. Jacob Lamport
1292 Broadway
South Portland, Maine

Dear Mr. Lamport:

Permit to erect porch about 6'x48' on the rear of the apartment house at the above named location is being issued subject to plan received with application and in compliance with Building Code restrictions as follows:

1. Headers to support roof load on a 6' span between intermediate posts and between corner posts and intermediate posts will need to be at least all solid upright members.
2. Corner posts and intermediate posts shall be in one piece or may be lap spliced with splices no less than 18 inches in length.
3. All floor joists will need to rest on nailers.
4. All load-bearing wood members shall be sound and free from rot, large or loose knots, shakes, and other imperfections that would impair their strength.

Very truly yours,

A. Allan Soule
Inspector

AAS:m

A.P.- 223-225 Cumberland Ave.

July 1, 1966

Mr. Jacob Lamport
1292 Broadway
South Portland

cc to: Corporation Counsel

Dear Mr. Lamport:

building permit to erect porch about 6'x46' on the rear of the dwelling at the above named location to serve as a fire escape is not issuable under the Zoning Ordinance because this porch will be only 3 feet from Wilmot Street and the side lot line instead of the required 10 feet under Section 7-B-2,3 of the Ordinance applying to the R-6 Residence Zone in which this property is located.

We understand you would like to exercise your appeal rights in this matter. Accordingly you should come to this office at Room 113, City Hall, to file the appeal on forms that are available here.

Very truly yours,

Gerald F. Hayberry
Building Inspection Director

GER:m

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

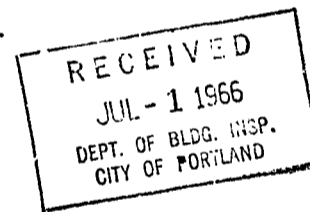
To: Mr. Gerald W. Mayberry, Building Inspector DATE: July 1, 1966
From Samuel Gerber, Captain

SUBJECT: Permit to erect wooden fire escape on rear of building
from fourth floor to ground, as per plan at
223-225 Cumberland Avenue

This permit is approved by this office providing that the fire detection and alarm system is reactivated. At least two more heat detectors must be installed in the cellar below the store and a proper control panel with a test button.

It is understood that the building houses a real estate office and second hand bargain store on the first floor and the three upper floors are to have 2 apartments on each floor.

Samuel Gerber
Samuel Gerber
Captain, Fire Prevention Bureau



223-225 Cumberland Ave

Allan

7/5/66

26-0-910

Oxford St.

Pearl St.

Wilmot St.

Cumberland Ave.



R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Third Class

Class of Building or Type of Structure _____
Portland, Maine, June 27, 1966

PERMIT ISSUED

JUL 19 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 223-225 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Jacob Lamport, 1292 Broadway So. Portland Me. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone 773-6584
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Apts. & Store No. families 6
 Last use _____ " " _____ No. families 6
 Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 5.00
 Estimated cost \$ 1000.00

General Description of New Work

To erect wooden fire escape on rear of building from third floor to ground, as per plan.

APPROVED 7/14/66

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** owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 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? _____
 Will there be in charge of the above work a person who will see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

A.K. 7/19/66 - Allen W. Lester
Joseph R. Demos
CHIEF OF FIRE DEPT.

CS 301

INSPECTION COPY

Signature of owner

by:

Jacob Lamport

Jacob Lamport

2005 215 1.625
1.625

NOTES

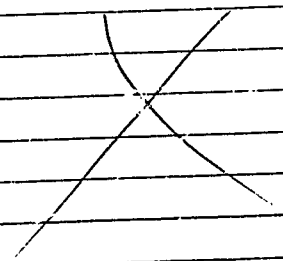
7/11/66 - 7/11/66
 - 6:00 am for final check
 O.K. to close - Notice needed
under stringer - Part of unit
fire escape is needed for unit
to close - OK

8/10/66 - Went over porch
with one inspect to check
how to remove
sections of it to work
with R. [unclear] and to

8/17/66 - Math if now done
line E. 88.

12/2/66 - Conry + I advised
Jacob Lamp to get
anchors for some of the
porch timbers which he
is not close.

It was decided
to let it go if



Permit No. 66/599
 Location 323-225 [unclear] Ave
 Owner [unclear]
 Date of permit 7/14/66
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

A.P.- 223-225 Cumberland Ave.

June 30, 1966

Jacob Lamport
1292 Broadway
South Portland

Dear Mr. Lamport:

We are unable to issue your permit to construct two new wood frame roofs over front entrances at each end of the building at the above named location because they will extend more than 18" over the public sidewalk in which case they would need to be of incombustible material throughout.

If these roofs are 18" or less over the public sidewalk then they may be of combustible material if approved by the Municipal Officers. If this is your desire, then we will need a detailed plan showing the construction of these two roofs.

Very truly yours,

A. Allan Soule
Inspector

AAS:m

R6 RESIDENCE ZONE

APPLICATION FOR PERMIT



Class of Building or Type of Structure _____
Portland, Maine, June 22, 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 223-225 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Jacob Lamport, 1292 Broadway St. Portland Telephone 453-5524
 Lessee's name and address _____ Telephone _____
 Contractor's name and address CHIST Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building apt. Building & Stores No. families 6
 Last use _____ " " " " No. families 6
 Material frame No. stories 4 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 2.00
 Estimated cost \$ 50,000

General Description of New Work

~~To demolish the existing 2 1/2" x 2 1/2" roof over front entrance.~~
 To erect (2) wood frame roofs over front entrances. (same size)
 To be supported on 3" x 10" brackets. 2x4 rafters 16" o.c. 1' span.

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewer? _____
 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 observed? yes

Jacob Lamport

Jacob Lamport

APPROVED: _____

CS 301

INSPECTION COPY

Signature of owner _____

by: _____

Permit No. 661
Location 233 225 (1st & 2nd Sts)
Owner James E. Smith
Date of permit _____
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

Notes section with a large 'X' mark across the top lines.

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 54548

Issued

Portland, Maine Dec 23, 1965

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address J. J. Lamport Tel.

Contractor's Name and Address Cumron Electric Tel.

Location 223 Cumberland Ave Use of Building R20

Number of Families Apartments 6 Stairs Number of Stories

Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)

No. Light Outlets Plugs 7 Light Circuits 6 Plug Circuits 6

FIXTURES: No. Light Switches 30 Floor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.

Commercial (Oil) No. Motors Phase H.P.

Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence Dec 23 1965 Ready to cover in will call Inspection 19.....

Amount of Fee \$ 5.00

Signed Cumron Electric

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND

VISITS: 1 2 3 4 5 6

..... 7 8 9 10 11 12

REMARKS:

*12/23/65
Bl. 173-478-81*

INSPECTED BY F.W. Herben
(OVER)

1965 - 21 month after 1964 - on 12/23 permit issued

LOCATION *Camberland Av. 223*
 INSPECTION DATE *12/23/65*
 WORK COMPLETED *12/23/65*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEE SCHEDULE FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING:		
1 to 30 Outlets	(including switches)	\$ 2.00
31 to 60 Outlets	(including switches)	3.00
Over 60 Outlets, each Outlet	(including switches)	.05
(Each twelve 1/4" or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).		
SERVICES		
Single Phase		2.00
Three Phase		4.00
MOTORS		
Not exceeding 50 H.P.		3.00
Over 50 H.P.		4.00
HEATING UNITS		
Domestic (Oil)		2.00
Commercial (Oil)		4.00
Electric Heat (Each Room)		.75
APPLIANCES		
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit		1.50
TEMPORARY WORK (limited to 6 months from date of permit)		
Service, Single Phase		1.00
Service, Three Phase		2.00
Wiring, 150 Outlets		1.00
Wiring, each additional outlet over 50		.02
Circuits, Carnivals, Fairs, etc.		10.00
MISCELLANEOUS		
Distribution Cabinet or Panel, per unit		1.00
Transformer, per unit		2.00

PERMIT TO INSTALL PLUMBING

15871

Address: 222 & 224 Commercial Street
 Installation For: Wash Room
 Date: JUN 25 1966 PERMIT NUMBER

Owner of Bldg. Name: _____
 Owner's Address: _____
 Plumber: Phoen K. _____ Date: 6/24/66

	New	Rep.		No.	Fee
App. First Insp.	3	2	SINKS	8	31.80
Date: JUN 27 1966	3	2	LAVATORIES	2	7.50
	3	2	TOILETS	2	7.50
	3	2	BATH TUBS	2	7.50
App. Final Insp.	1		SHOWERS		
Date: JUN 27 1966	1		DRAINS	1	.50
	1		HOT WATER TANKS		
	1		TANKLESS WATER HEATERS	1	.50
			GARBAGE GRINDERS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS		
			OTHER		
				TOTALS	2.40

Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

PORTLAND HEALTH DEPT. PLUMBING INSPECTION



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 6, 1965

PERMIT ISSUED

DEC 7 1965

CITY OF PORTLAND

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 223-225 Cumberland Ave. Use of Building Apt.s & Store No. Stories 3 New-Building Existing "
Name and address of owner of appliance Jacob Lamport, 1292 Broadway So, Portland
Installer's name and address H J Katz Company 7A Washington Ave. Telephone

General Description of Work

To install Oil-fired steam heating system in place of stove heat. (this unit is to heat (2) stores and 6 bathrooms on different floors. first floor

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 2'
From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 10x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Burnham-gunt type 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 Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 275 Gals.
Low water shut off yes Make McD-Willer No. 67
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners 275 gal. (presently not in use.)

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to 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? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 12-7-65 [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

H J Katz Company

CS 302

INSPECTION COPY

Signature of Installer by: [Signature]

NOTES

Permit No. 6-511347
 Location 3333 17th Ave. S.E. Atlanta, Ga.
 Owner Jack Simpson
 Date of Permit 12/2/63
 Approver:

NO.	DATE	DESCRIPTION	BY
1	12-2-63	Completed	

12-2-63 Completed

Large section of the page containing horizontal lines for additional notes or a detailed table, currently blank.

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 54486

Issued
Portland, Maine Dec 6, 19

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the Laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address: Sanford & Co Tel.

Contractor's Name and Address: Wells, E. Co Tel.

Location: 23-22 Use of Building

Number of Families: Apartments: Stores: Number of Stories:

Description of Wiring: New Work Additions: Alterations:

Pipe: Cable: Metal Molding: BX Cable: Plug Molding (No. of feet):

No. Light Outlets: Plugs: Light Circuits: Plug Circuits:

FIXTURES: No. Light Switches: Floor. or Strip Lighting (No. feet):

SERVICE: Pipe: Cable: Underground: No. of Wires: Size:

METERS: Relocated: Added: Total No. Meters:

MOTORS: Number: Phase: H. P.: Amps: Volts: Starter:

HEATING UNITS: Domestic (Oil) No. Motors: Phase: H.P.:

Commercial (Oil) No. Motors: Phase: H.P.:

Electric Heat (No. of Rooms): Brand Feeds (Size and No.):

APPLIANCES: No. Ranges: Watts: Extra Cabinets or Panels:

Elec. Heaters: Watts: Signs (No. Units):

Miscellaneous: Watts: Air Conditioners (No. Units):

Transformers: 19 Ready to cover in: 19 Inspection:

Will commence: Amount of Fee \$ 2.00 Signed A. Wells

DO NOT WRITE BELOW THIS LINE

		METER		GROUND	
SERVICE		3	4	5	6
VISITS. 1	2	9	10	11	12
	7	8			

REMARKS:

INSPECTED BY JW Herbert (OVER)

LOCATION *Cambert rd Av 223 35*

INSPECTION DATE *12/6/65*

WORK COMPLETED *12/6/65*

TOTAL NO. INSPECTIONS *1*

REMARKS:

FEE S FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING

1 to 30 Outlets (including switches) \$ 2.00
31 to 60 Outlets (including switches) 3.00
Over 60 Outlets, each Outlet (including switches) .05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).

SERVICES

Single Phase 2.00
Three Phase 4.00

MOTORS

Not exceeding 50 H.P. 3.00
Over 50 H.P. 4.00

HEATING UNITS

Domestic (Oil) 2.00
Commercial (Oil) 4.00
Electric Heat (Each Room) .75

APPLIANCES

Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit 1.50

TEMPORARY WORK (Limited to 6 months from date of permit)

Service, Single Phase 1.00
Service, Three Phase 2.00
Wiring, 150 Outlets 1.00
Wiring, each additional outlet over 50 .02
Circuses, Carnivals, Fairs, etc. 10.00

MISCELLANEOUS

A.P.- 223-225 Cumberland Ave., corner of Wilnot St.

Sept. 3, 1965

Mr. Jacob Lamport
1292 Broadway
South Portland, Maine

Dear Mr. Lamport:

Building permit authorizing use of store space in first story of the building at the above named location for a second hand store is issued herewith. It is understood that this use is to be of a temporary nature until the goods and merchandise in a building recently purchased by you in another location in the City have been sold, and permit is issued on this basis.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: William Bruce Dalton, Planning Director

DATE: July 2, 1965

FROM: Albert J. Sears, Building Inspection Director

SUBJECT: Change of use of store at 223-225 Cumberland Ave.,
corner of Wilmot Street

Jacob Lamport, who has recently bought this building and is renovating it, has moved to the former grocery store space in the first story goods and merchandise from a building on Fore Street, which he also has recently purchased. While some of the merchandise is new, a great deal is second hand. He wishes to use this location to dispose of the merchandise, and only proposes to use the store for this purpose until it has been sold.

The property is located in an R-6 Residence Zone where the grocery store was a lawful non-conforming use, and under the provisions of Section 17-D-3 of the Zoning Ordinance the non-conforming use can only be changed to one allowable in a B-1 Business Zone. We find that a second hand store is an excluded use in a B-1 Zone.

This apparently is another case where, under the provisions of the last paragraph of Section 24-C of the Ordinance, the Board of Appeals is given the power to grant a variance appeal involving an existing non-conforming use, but only after report and recommendation by the Planning Board has been received. Will you please place this matter before that body for action?

Incidentally, on the strength of the action taken by the Planning Board at a recent meeting at which I happened to be present involving an appeal concerning a change of use at 173-175 and Rear 175 Neal Street, I have set up an appeal hearing on it for next Thursday, July 29th. As far as I can determine we have not yet received a letter to the Appeal Board confirming this action. I would appreciate having one to present to the Appeal Board at this meeting.

AJS/h

Copy to Planning Board and Appeal Board

A.P.- 223-225 Cumberland Ave., corner of Wilmot St.

August 6, 1965

Mr. Jacob Lamport
1292 Broadway
So. Portland

cc to: Corporation Counsel

Dear Mr. Lamport:

Building permit and certificate of occupancy for changing use of portion of first story of building at the above named location from a grocery store to a second hand store are not issuable under the Zoning Ordinance because the property is located in an R-6 Residence Zone where the grocery store was a non-conforming use, the new use not being allowable under the provisions of Section 17-D-3 of the Ordinance because it is an excluded use in a B-1 Business Zone.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you should come to this office to file the appeal on forms that are available here.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, July 22, 1965

PERMIT ISSUED
SEP 3 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 223-225 Cumberland Ave. Within Fire Limits? Dist. No.
Owner's name and address Jacob Lamport, 1292 Broadway, So. Portland Telephone
Lessee's name and address Telephone
Contractor's name and address Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Apartments and store No. families 6
Last use " No. families 26
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To change use of existing grocery store to second hand store (clothing, appliances, etc)

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, and will pay legal fee.

Permit Issued with Letter

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
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:
with letter by AGJ

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

CS 301

INSPECTION COPY

Signature of owner

Jacob Lamport

P.H.

Hold.

Permit No. 657/908

Location 223.225 Cumberland Ave.

Owner Forest Stephens

Date of permit 9/3/65

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

Notes section with a large handwritten 'X' across the top lines.

#15. pd 8/9/65
granted 9/2/65
65/92

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Wilmot St.

Jacob Lamport, owner of property at 223-225 Cumberland Ave., corner
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: changing use of portion of first story of building from a grocery store to a second hand store. This permit is presently not issuable because the property is located in an R-6 Residence Zone where the grocery store was a non-conforming use, the new use not being allowable under the provisions of Section 17-D-3 of the Ordinance because it is an excluded use in a B-1 Business Zone.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Jacob Lamport
APPELLANT

DECISION

After public hearing held September 2, 1965, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

[Signature]
[Signature]
[Signature]
BOARD OF APPEALS

1.7.
H.H.
T.H.
A.A.S.
E.S.
M.S.

A.P. - 223-225 Cumberland Ave., corner of Filmo St.

August 6, 1965

Mr. Jacob Lampert
1292 Broadway
So. Portland

cc to: Corporation Counsel

Dear Mr. Lampert:

Building permit and certificate of occupancy for changing use of portion of first story of building at the above named location from a grocery store to a second hand store are not issuable under the Zoning Ordinance because the property is located in an R-6 Residence Zone where the grocery store was a non-conforming use, the new use not being allowable under the provisions of Section 17-9-3 of the Ordinance because it is an excluded use in a B-1 Business Zone.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you should come to this office to file the appeal on forms that are available here.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 30, 1965

Mr. Jacob Lamport
125 1/2 Broadway
So. Portland, Maine

Dear Mr. Lamport:

The Board of Appeals will hold a public hearing
in the Council Chamber at City Hall, Portland, Maine
on Thursday, September 2, 1965 at 4.00 P.M.
to hear your appeal under the Zoning Ordinance.

Please be present or represented at this hearing
in support of this appeal.

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Albert J. Sears, Building Inspection Director DATE: August 12, 1965
FROM: Wm. Bruce Dalton, Planning Director
SUBJECT: Recommendation of the City Planning Board to the Board of Appeals—
223-225 Cumberland Avenue

At the regular meeting of the City Planning Board held on Friday morning, August 6, 1965, the Board voted to recommend to the Board of Appeals that the variance sought by Jacob Lamport be granted for a period of one year. Such action will permit him to sell second-hand goods only as a temporary use of the premises.

As you may recall, it was mentioned that the building is located at the Street-line and Cumberland Avenue might have to be widened. The appearance of the building and its proximity to the site selected for Public Housing for the Elderly were also considered. The Board indicated that the variance should be granted only if assurance could be given that such use of the premises would be confined to a one year period.

Wm. Bruce Dalton

Wm. Bruce Dalton

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

August 23, 1965

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, September 2, 1965, at 4:00 p.m. to hear the appeal of Jacob Lamport requesting an exception to the Zoning Ordinance to permit changing use of portion of first story of building at 223-225 Cumberland Ave., corner Wilmot Street from a grocery store to a second hand store.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-6 Residence Zone where the grocery store was a non-conforming use, the new use not being allowable under the provisions of Section 17-D-3 of the Ordinance because it is an excluded use in a B-1 Business Zone.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

h

September 2, 1965

Mr. Jacob Lamport,
1292 Broadway
South Portland, Maine

Dear Mr. Lamport:

Enclosed please find copy of the decision of the Board of Appeals relating to your request to change use of portion of first story of building at 223-225 Cumberland Ave., corner Wilmot Street from grocery store to a second hand store.

It will be noted that this appeal was granted.

Very truly yours,

Robert W. Donovan
Assistant Corporation Counsel

h
Enclosure (1)



R6 RESIDENCE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: 223-225 Cumberland Ave.

INSPECTION COPY

COMPLAINT NO. 58/59

Date Received September 15, 1959

Location 223-225 Cumberland Ave. Use of Building Tenement
 Owner's name and address Michael S. Satina, 60 Elm St. Telephone _____
 Tenant's name and address _____ Telephone _____
 Complainant's name and address Office (AAC) Telephone _____
 Description: Porches and stairs on rear of building are in very dangerous condition. PH

NOTES: 2/1/59 - These porches are wooden fire escapes. The 4th floor platform has no bolts to hold off holdups it up. Steps from this platform run down to a platform at the 2nd story level. These steps & platform are dangerous. At the 3rd floor there is another small platform with another set of stairs leading down to the 2nd floor platform. These stairs are all loose & just hanging. All of this is very dangerous. Some of the main beams have been cut by the demolition of the building on Seaboard St. Allen
 9/25/59 - Letter to owner (A.S.) FU - A.J.S. - 10-3-59
 10/16/59 - Fire escape still half repaired. Exit from 4th floor, still dangerous - No safe ceilings on 2nd floor in the rear both sides - Ceiling 2nd floor not good, but not dangerous - 11th floor S.H. - Allen
 10/16/59 - Letter to owner (A.S.)
 10/23/59 - Mount has been done to the fire escape since the 16th of this month - Allen
 11/6/59 - Work on fire escape completed - Allen
 11/9/59 - Ceilings need to be fixed on 2nd floor - Allen
 2/9/60 - A.A.S. reports ceilings have been fixed - Allen

AJS 10/3/59

Reg. Mail
Ret. Rec.

Cplt. 59/59-223-15 Numberland Avenue

Sept. 23, 1959

Michael Martina Avolones
68 E. Street

cc to: Fire Department
cc to: Peter J. Rogers Esq.
192 14th Street

Dear Mr. Martina Avolones:

It has been brought to the attention of this department that the wooden fire escape on the rear of the building at the above named location, of which you are reported to be the owners, is in such dangerous structural condition as to make it unsafe for use by occupants of the building should an emergency arise. This condition leaves the occupants without an emergency means of egress required by law and also constitutes a hazard to life and limb should one of them attempt to use it inadvertently.

As authorized and directed by Section 109-a of the Building Code of the City of Portland (copy enclosed herewith), you are hereby required to have made before October 3, 1959 such repairs and alterations as are necessary to correct this dangerous condition. Condition of this structure is such as to practically require its removal and rebuilding, such work requiring a permit from this department. However, nothing in this order is to be taken as preventing the taking of immediate steps without a permit to make safe temporarily all parts of the structure which are immediately dangerous. It is also suggested that you notify the tenants of the upper stories of the building of this dangerous condition and warn against use of the structure at least until temporary repairs are made.

Failure to comply with this order will make it necessary for me to report the matter to the Corporation Counsel for whatever legal action he may deem advisable. It should be borne in mind that should anyone be injured in using this structure, particularly in case of an emergency, through failure on your part to maintain it in a safe structural condition it is possible that you can be held criminally liable for such injury.

Very truly yours,

Albert W. Sears
Inspector of Buildings

AJS:R

Appt. 59/59 223-225 Cumberland Ave.

October 16, 1959

Michael & Catina Mavodones
68 Elm Street

Dear Mr. & Mrs. Mavodones:

An inspector from this department reports that the plastered ceilings in several rooms at rear of second story in building at the above named location are badly cracked, with portions of them already having fallen. This constitutes a dangerous condition which is liable to cause injury to the occupants of the premises. This letter is notice to you that under Section 109a of the Building Code you are hereby required to have all such ceilings repaired, replaced or otherwise made safe without delay. It is suggested that you have other ceilings in the building carefully inspected to make sure that all of them are in a safe condition.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/JB

DELIVERING EMPLOYEE Deliver ONLY to addressee Show where delivered

Received from the Postmaster the Registered or Insured Article, the number of which appears on the face of this return receipt.

1 Michael Maradonas
(Signature of name of addressee)

2 _____
(Signature of addressee's agent—Agent should enter addressee's name on line ONE above)

Date of delivery 7/26 1959

FORM 3811
Rev. 4-54

U. S. GOVERNMENT PRINTING OFFICE 16-13431-3

PORTLAND SEP 2 1959

REGISTRY 2-AK

Postage \$ 50

del'y fee \$

Reg. fee \$ 10

Ins. fee \$

From Al Postmaster By [Signature]

[Signature]

Michael Maradonas

[Signature]

FD-36 (Rev. 1-25-58)

223-2500000-1



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, January 29, 1952

PERMIT ISSUED
00306
APR 2 1952
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~repair~~ ~~and~~ ~~maintain~~ ~~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 223 Cumberland Avenue Within Fire Limits? yes Dist. No. _____
Owner's name and address A. Lazarovich, 53 St. Lawrence Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address John Lydon, Mitchell Road, Cape Elizabeth Telephone 3-7803
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Stores and apartment house No. families 6
Last use _____ " " " " No. families 6
Material wood No. stories 4 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 300 Fee \$ 2.00

General Description of New Work

~~To demolish one story shed on rear of building.~~
~~To provide extension of platform of existing wood fire escape in place of roof of structure to be removed and to install metal drop ladder to ground from side of new platform.~~

To demolish one story shed on rear of building.
To provide extension of platform of existing wood fire escape in place of roof of structure to be removed and to install metal drop ladder to ground from side of new platform.

*Chief order 4/11/47
copy required*

State of Maine D. 3/31/52
Pay of Fees 4/1/52
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WILSON

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 Lydon

Permit issued with Letter

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ 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:

with letter by AGS
[Signature]
[Signature]
[Signature]

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

A. Lazarovich

ON COPY

Signature of owner by: *[Signature]*

AP 223 Cumberland Avenue

April 2, 1952

Mr. John Lydon
Mitchell Road
Cape Elizabeth, Maine

Copy to: Mr. A. Lazarovitch
53 St. Lawrence Street

Dear Mr. Lydon:

Building permit for removal of existing shed on the rear of the building at 223 Cumberland Avenue, corner of Vilmot Street, and for extension of existing fire escape platform over part of area occupied by shed, with an iron drop ladder to the ground from the new platform, is issued herewith subject to the conditions listed below. If for any reason you are not able or are unwilling to provide the construction indicated or if you do not understand what is meant, no work is to be started and the permit is to be returned to this office for adjustment. Conditions under which the permit is issued are as follows:

1. It is understood that the extension of the platform is to be about 5' wide by 14' long and that 4x6 sills set with the 6" dimension upright are to be provided at each end and on the long side of the addition. Floor timbers are to be 4x4, spaced not over 24" on centers, running the short way of the platform, resting on top of the 4x6 sill, and properly supported on the wall of the building. On top of these floor timbers 2" planking running the long way of the platform is to be provided. Because the 4x6 sill on a 14' span will not figure out, an additional supporting post is to be provided at the center of the span.
2. The concrete piers supporting the three 4x6 posts on which the platform is to be carried are required to extend at least 4' below grade and 6" above. Piers are also required to be not less than 8" square at the top and 10" square at the bottom. Metal pins or dowels over which the wood posts can be set for anchorage will need to be provided.
3. The metal drop ladder is required to be not less than 18" wide with rungs spaced not over 12" apart. It is to be hinged at the top to adequate "eye" bolts extending through the 4x6 sill.
4. All of the new work is to be painted with at least two coats of paint suitable for exterior work with all places of contact of the new work with the existing building adequately "flushed" in a permanent fashion.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

CITY OF PORTLAND, MAINE

Department of Building Inspection

(date) March 31, 1952

To: Oliver T. Sanborn
Chief of the Fire Department

From: Warren McDonald
Insptr. of Bldgs.

Location: 223 Cumberland Avenue
Owner A. Lazarovich
Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated 4/10/47

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

In order to overcome the difficulties involving the existing fire escape on the rear of this building, they now plan to remove entirely the one story shed at the rear of the building on roof of which the fire escape now lands. The platform of the existing fire escape is to be extended far enough to support the bottom of the stairway from the third story in place of the roof to be removed and to provide a landing from which a metal drop ladder will lead to the ground on land of the owner of the building. Are you able to approve this arrangement?

AJS/B

Warren McDonald
Inspector of Buildings

Ret. file
with file
C-171

AP 223 Cumberland Avenue,
Corner of Milnot Street-I

January 30, 1952

Mr. John J. A. Lydon
Mitchell Road
Cape Elizabeth, Maine

Copies to: Mr. A. Lazarevitch
53 St. Lawrence Street
Chief of the Fire Department

Dear Mr. Lydon:

We are unable to issue a permit for erection of a drop ladder of wooden construction from the roof of a one story shed to the ground at the rear of the tenement house at 223 Cumberland Avenue, corner of Milnot Street, for the following reasons:

1. As near as we have been able to determine from available records, the proposed ladder would project over and rest in the lowered position on land not under the same ownership as that of the building involved. This being the case, we have no authority to issue a permit for the proposed construction.

2. The use of wood in any part of an outside fire escape in place of metal is allowable under the Building Code only if the construction can be approved from the standpoint of structural strength and practicability of safe maintenance. This we are unable to do as far as the construction which you have proposed is concerned. The use of wood in construction of a drop ladder is unacceptable in any case and the arrangement of the pulley and weight for operation of the ladder as shown is also unacceptable.

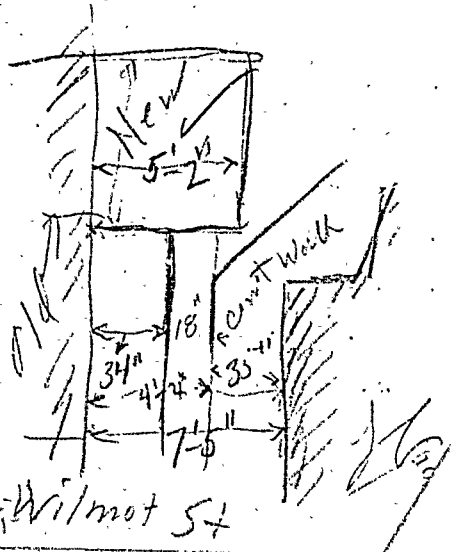
Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

4-17-52,

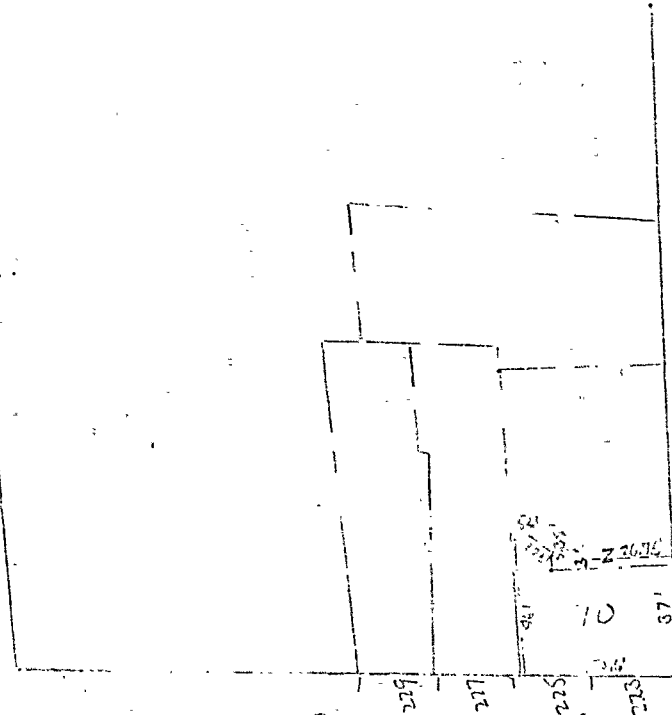
Friedman
2-2063



Wilmot St

15" Cumberland Ave

PEARL STREET



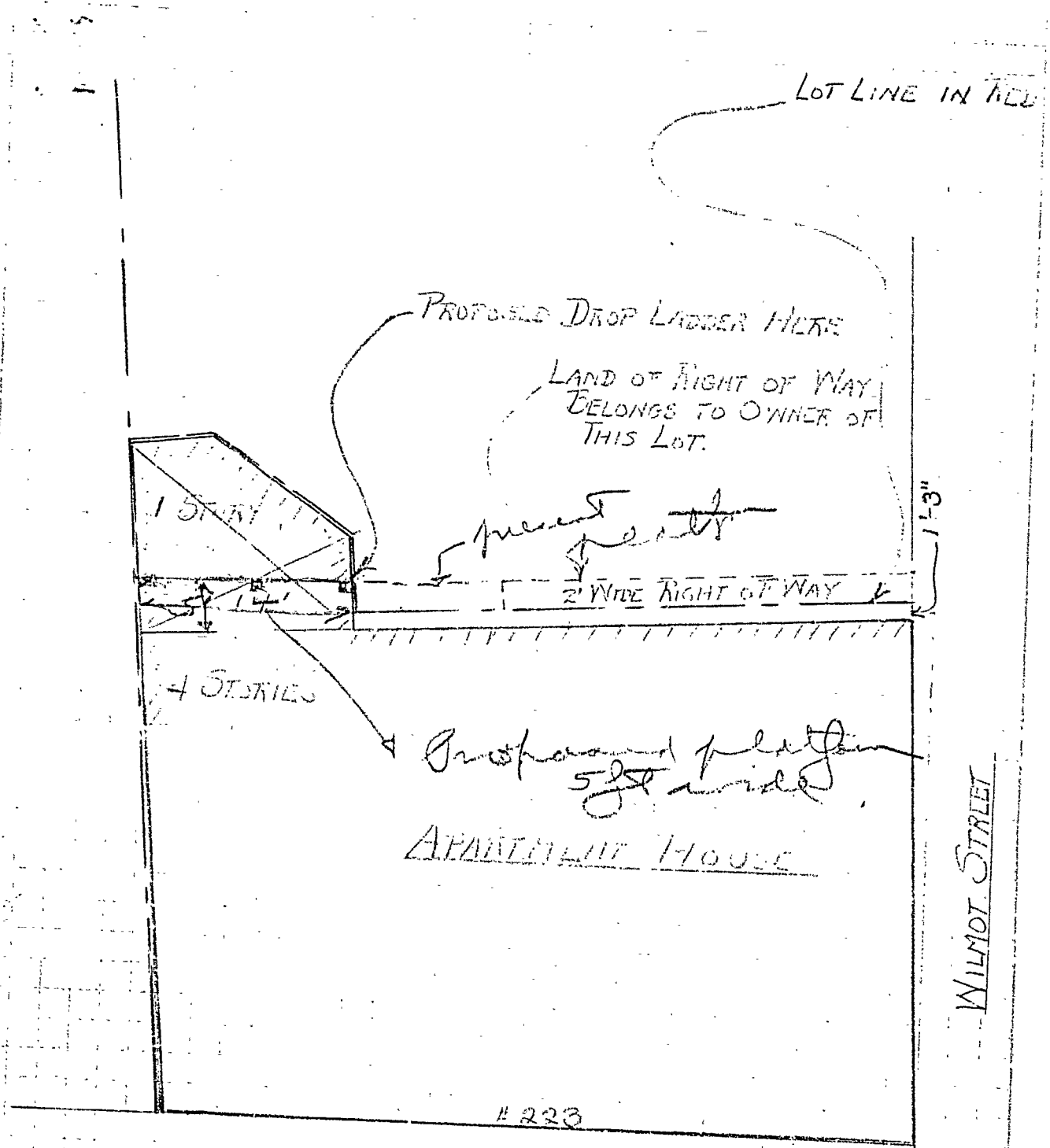
CUMBERLAND AVE

WILMOT STREET

26-0-10

Main Bldg
36.6' on Wilmot
50.2' on Cumberland

15"



LOT LINE IN FIELD

PROPOSED DROP LADDER HOLE

LAND OF RIGHT OF WAY
BELONGS TO OWNER OF
THIS LOT.

15 FT

present well

2' WIDE RIGHT OF WAY

13'

4 STORIES

Proposed platform
5ft wide

APARTMENT HOUSE

WILMOT STREET

1223

CUMBERLAND AVENUE



(A) APARTMENT HOUSE ZONING APPLICATION FOR PERMIT

Class of Building or Type of Structure ... Third Class Portland, Maine, July 23, 1951

PERMIT ISSUED JUL 31 1951 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, repair, or alter and install the following buildings, structures, 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 225 1/2 Cumberland Avenue Within Fire Limits? yes Dist. No. Owner's name and address A. Lazarovich, 57 St. Lawrence St., Telephone Lessee's name and address Contractor's name and address W. Lazarovich, 21 Temple Street Telephone 3-9376 Architect Specifications Plans no. No. of sheets Proposed use of building Store and apartment house No. families 6 Last use Material wood No. stories 4 Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ Fee \$ 1.00

General Description of New Work

To install automatic fire alarm using spot fire lowecator (made by Fire Devices) not more than 30' apart nor more than 15' at right angles to any wall or partition extending to ceiling, to cover entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets of halls or under stairs, all hazardous rooms and attached garage, if any, store space in first story--gangs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--current by dry batteries of capacity to run all gangs simultaneously at full signal strength, to operate system for at least 24 hours, installed in substantial cabinet of no less than 14 gauge steel or well-seasoned wood at least 3/4" thick with lined door and catch and located at not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing entire system frequently. Alarm silencing switch, if provided, will be so arranged that alarm will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order. 3-6" Edwards gangs, UL listing 561 to be located in center of halls, second, third and fourth halls.

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 A. Lazarovich 7/25/51 7/30/51

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work? Height average grade to top of plate Height average grade to highest point of roof Size, front depth No. stories solid or filled land? earth or rock? Material of foundation Thickness, top bottom cellar Material of underpinning Height Thickness Kind of roof Rise per foot Roof covering No. of chimneys Material of chimneys of lining 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?

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 A. Lazarovich

APPROVED: [Signature]

INSPECTION COPY

Signature of owner BY: W. M. Lazarovich

NOTES

16-57 - installation nearly
 completed. The ~~insp~~
 Lehighville 18 put in
 on the thermostat in
 the room and made the
 thermostat ~~insp~~ regular
 instructions than gave me
 when completed for a
 final inspection.

Permit No. 51/1392
 Location 22 3/4 Cumberland Ave.
 Owner C. S. S. S. S.
 Date of permit 7/31/51
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. 4 22-72-7114
 Cert. of Occupancy issued _____

1-255521

CITY OF PORTLAND, MAINE

Department of Building Inspection

To: Oliver T. Sanborn
Chief of the Fire Department

(date) July 25, 1947

From: Warren McDonald
Inspr. of Bldgs.

Location: 223 Cumberland Avenue
owner, A. Lazarovich
Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated 4/10/47

While our two departments have done a good job of coordination under the Safety Ordinance--yours issuing the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

For your consideration, especially the number, size and location of egresses and any special places where thermostat coverage is required.

Warren McDonald
Inspector of Buildings