

102-104 CUMBERLAND AVENUE



Full cut # 820A • Half cut # 820B • Thin cut # 820C • Fibre cut # 820D



CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
 COMPLAINT

Location:

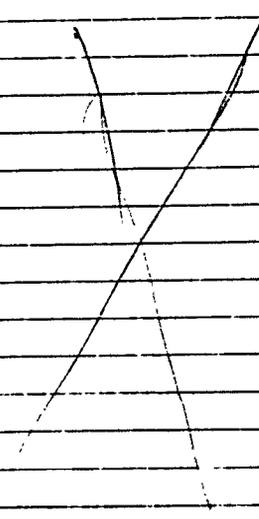
INSPECTION COPY
 COMPLAINT NO. 77/4

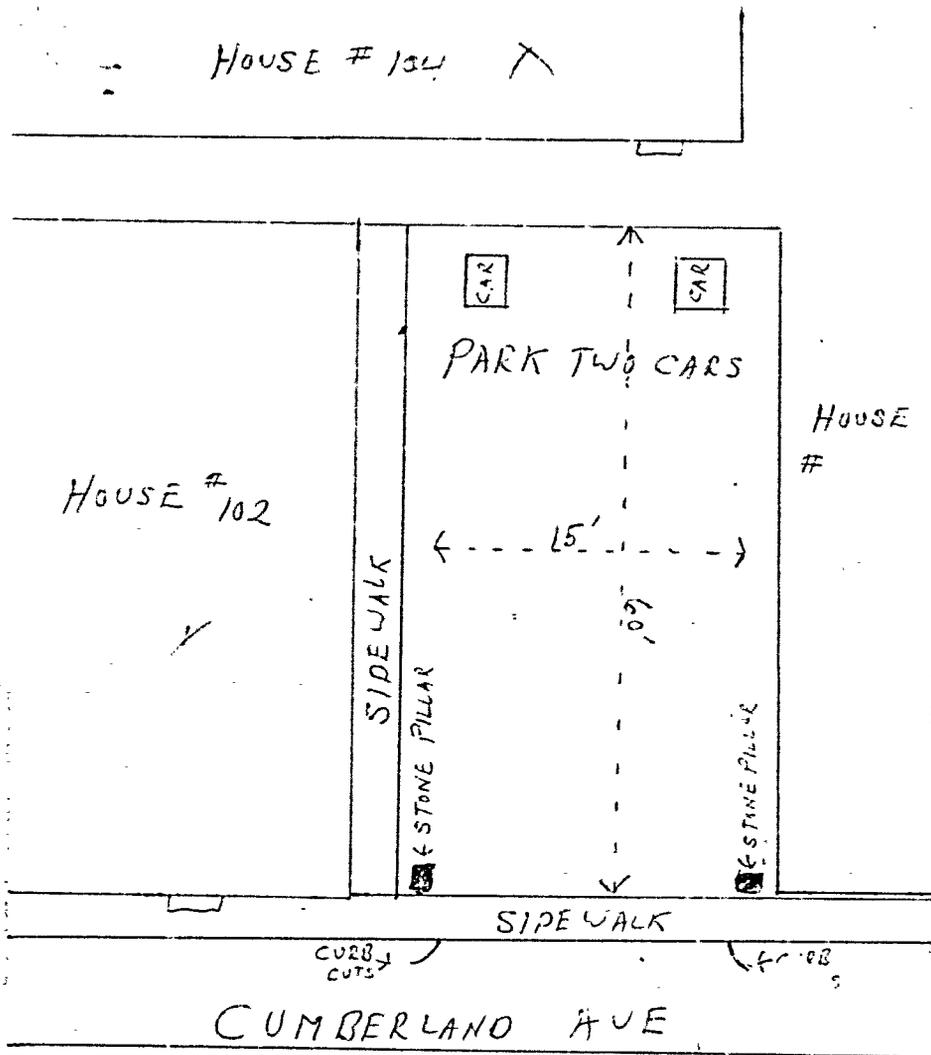
Date Received March 11, 1977

Location 102 Cumberland Ave. Use of Building Apartment house
 Owner's name and address _____ Telephone _____
 Tenant's name and address -above- Telephone _____
 Complainant's name and address _____ Telephone _____

Description: A tenant of the above-named apartment house has complained of junk cars in ~~the~~ the yard, and requested that the cars be removed.

NOTES: 3/11/77 I could find NO CARS AT THIS PLACE: am.





CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION



R. LOVELL BROWN
DIRECTOR
A. ALLAN SOULE
ASSISTANT DIRECTOR

Re: 104 Cumberland Ave.

October 1, 1971

Mr. Donald Bowdin,
104 Cumberland Ave.

Dear Mr. Bowdin:

It has come to our attention that you are proposing to establish a parking lot for your vehicles at the above address. Please be advised that it is necessary that you apply at this office for a permit before you begin any work on the project. When making application for the permit you should submit a plan drawn to scale or dimensions as shown showing the size of the parking lot, the number of vehicles you intend to park, curb cuts and the type of guard rail, fence or curb guard you intend to use.

Very truly yours,

Earle S. Smith
Plan Examiner II

ESS/c

Re: 104 Cumberland Ave.

October 1, 1971

Mr. Donald Bowdin,
104 Cumberland Ave.

Dear Mr. Bowdin:

It has come to our attention that you are proposing to establish a parking lot for your vehicles at the above address. Please be advised that it is necessary that you apply at this office for a permit before you begin any work on the project. When making application for the permit you should submit a plan drawn to scale or dimensions as shown showing the size of the parking lot, the number of vehicles you intend to park, curb cuts and the type of guard rail, fence or curb guard you intend to use.

Very truly yours,

Earle S. Smith
Plan Examiner II

ESS/c

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1911

Date Issued **11/12/70**
 Portland Plumbing Inspector
 By **ERNOLO R GOODWIN**

App. First Insp.
 Date **11/23/70**
 By **WALTER H WALLACE**
 DEPUTY PLUMBING INSPECTOR

App. Final Insp.
 Date **11/23/70**
 By **WALTER H WALLACE**
 DEPUTY PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

Address L.M. E. Cumberland Ave.		PERMIT NUMBER 1911	
Installation For			
Owner of Bldg Emily H dia		Date 11/23/70	
Owner's Address 1. 104 Wash. Ave.		3rd floor	
Plumber Portland Gas Light Co.		NO FEE	
NEW	REPL		
		SINKS	
		LAVATORIES	
		TOILETS	
		BATH TUBS	
		SHOWERS	
		DRAINS	FLOOR SURFACE
x		HOT WATER TANKS	1 2.00
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL			1 2.00

Building and Inspection Services Dept. Plumbing Inspection

TOTAL **1 2.00**

Building and Inspection Services Dept. Plumbing Inspection

TOTAL **1 2.00**

Building and Inspection Services Dept. Plumbing Inspection

<input type="checkbox"/> MULTI FAMILY	ROOF LEADERS (conn. to house drain)	
<input type="checkbox"/> NEW CONSTRUCTION		
<input type="checkbox"/> REMODELING		
5M 12-53 <input type="checkbox"/> PORTLAND HEALTH DEPT. PLUMBING INSPECTION		Total 2.00

1272

PERMIT TO INSTALL PLUMBING

2nd, Front PERMIT NUMBER 413

Date Issued June 24, 1969
Portland Plumbing Inspector
By ERNOLD R GOODWIN

Address 102 Cumberland Avenue
Installation For Apt. House
Owner of Bldg Mr. and Mrs. John Wento
Owner's Address 102 Cumberland Avenue
Plumber Portland Gas Light Company Date June 24, 1969

App. First Insp.
Date 6/25/69

By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

Date 6/25/69
By WALTER H. WALLACE
DEPUTY PLUMBING INSPECTOR

- Type of Bldg.
- Commercial
 - Residential
 - Single
 - Multi-Family
 - New Construction
 - Remodeling

NEW	REPL		NO.	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
	1	HOT WATER TANKS	1	2.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
TOTAL				2.00

Building and Inspection Services Dept. Plumbing Inspection

TOTAL 1 2.00

Building and Inspection Services Dept. Plumbing Inspection

- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

ROOF LEADERS (conn. to house drain)

SM 12-53 PORTLAND HEALTH DEPT. PLUMBING INSPECTION Total 2.00

PERMIT NUMBER 8829

PERMIT TO INSTALL PLUMBING

Date Issued 5-17-60
PORTLAND PLUMBING INSPECTOR

Address: 1111 1st St NW
Installation For: Bath
Owner of Bldg: J. P. Welch
Owner's Address: 1111 1st St NW
Plumber: J. P. Welch Date: 5-13-60

By: J. P. Welch
APPROVED FIRST INSPECTION

Date: 5/16/60

By: J. P. Welch
APPROVED FINAL INSPECTION

Date: 5/16/60

By: JOSEPH P. WELCH

- TYPE OF BUILDING
- COMMERCIAL
 - RESIDENTIAL
 - SINGLE
 - MULTI FAMILY
 - NEW CONSTRUCTION
 - REMODELING

NEW	REF L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS	3	2.46
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
				Total

SM 12-53

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 2, 1959

PERMIT ISSUED

MAR 3 1959

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 102 Cumberland Ave. Use of Building 3-family apartment house
Name and address of owner of appliance ...
Installer's name and address ... H.J. Katz Company, 7 Washington Ave. Telephone 3-3343

General Description of Work

To install oil burning equipment in connection with gravity hot water heating system (conversion) to heat second and third floors.

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
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?

IF OIL BURNER

Name and type of burner Master-Flame-gun 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" each
Location of oil storage basement Number and capacity of tanks 2-275 gal.
Low water shut off Make (1 tank to be enclosed)
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 1-275 gal.

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

1 tank to be enclosed by walls of 8" concrete block, well bonded to a non-burnable floor and constructed to a level not less than 12" above the tops of the tanks,--space between tanks and enclosure and to top of walls to be completely filled with sand or well tamped earth, and tanks to be coated as for underground tanks.

Amount of fee enclosed? \$2.50 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED 3.2.59 [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

C17 MAINE PRINTING CO.

INSPECTION COPY

Signature of installer by: [Signature]

3-20

Permit No. 57/187
 Location 142 Long Island Ave.
 Owner J. A. ...
 Date of permit 11/27/1919
 Approved [Signature]

NOTES

1	Sept 1919	
2	Sept 1919	
3	Sept 1919	
4	Sept 1919	
5	Sept 1919	
6	Sept 1919	
7	Sept 1919	
8	Sept 1919	
9	Sept 1919	
10	Sept 1919	
11	Sept 1919	
12	Sept 1919	
13	Sept 1919	
14	Sept 1919	
15	Sept 1919	
16	Sept 1919	
17	Sept 1919	
18	Sept 1919	
19	Sept 1919	
20	Sept 1919	

3.17.19 work started

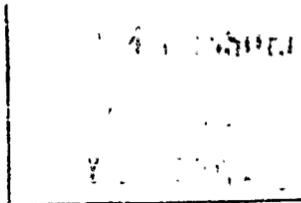
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FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine



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 the State, the Building Code of the City of Portland, and the following specifications:

Location 104 Duane Street Use of Building Office No. Stories 3 New Building Existing
Name and address of owner of appliance John J. ...
Installer's name and address ... Telephone

General Description of Work

To install (2) ... heating system (non-ferrous) ... floors.

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
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?

IF OIL BURNER

Name and type of burner Labeled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of oil storage tanks for furnace burners

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

Tanks to be ... concrete block, well bonded to non-burnable floor
not less than 12" above the tops of the tanks, -space between
tanks an enclosure with top of walls completely filled with sand or well
tamped earth, and tanks to be coated as for underground tanks.

Amount of fee enclosed? \$2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 3.25.19

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

MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer

by: [Signature]

3-20

Permit No. 52/198

Location 16 1/2 Cambridge Street, New York

Owner J. H. B. B. B. B.

Date of permit 3/3/59

Approved J. J. J. J. J.

NOTES

1	Yearly	
2	Kind	
3	Butter	
4	Name	
5	Stock	
6	High	
7	Improve	
8	Printing	
9	Work	
10	Table	
11	Case	
12	Table	
13	Table	
14	Table	
15	Table	
16	Table	

3-17-59 Work started
J. J. J.

Large empty lined area for notes or additional information.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 22, 1956

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 104 102 Cumberland Ave. Use of Building 3-family apartment house No. Stories 3 New Building Existing "
Name and address of owner of appliance John Dante, 102 Cumberland Ave.
Installer's name and address H. J. Katz Co., 7 Washington Ave, Telephone 3-8343

General Description of Work

To install gravity hot water heating 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? coal
Minimum distance to burnable material, from top of appliance or casing top of furnace 30"
From top of smoke pipe 2' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 14x14 Other connections to same flue coal fired furnace
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 Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

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., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Handwritten signature and date 10.22.56

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 Co.

117 100 1M MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by: H. J. Katz Co.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 6100

FEB 12 1941

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 11, 1941

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 101 Cumberland Avenue Use of Building tenement house No. Stories 3 Existing "
Name and address of owner of appliance John J. Dante, 101 Cumberland Avenue
Installer's name and address Harris Oil Co., 17 Main St. So. Portland Telephone 2-8304

General Description of Work

To install Oil Burning Equipment in connection hot water heat (forced)

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story Kind of Fuel Oil
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace,
from top of smoke pipe from front of appliance from sides or back of appliance
Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner Harris Labeled and approved by Underwriters' Laboratories? yes
Will operator be always in attendance? Type of oil feed (gravity or pressure) gravity
Location oil storage basement No. and capacity of tanks 1 - 275 gal.
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed?

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.)
Signature of Installer By Dan & Arthur Harris Oil Co. 4830

INSPECTION COPY

Permit No. 41/160

Location 104 Cumberland Ave

Owner John F. Danie

Date of Permit 2/12/41

Post Card sent _____

Notif. for insp. None

Approval 2/13/41. C.H.G.

Oil Burner Check List (date) 2/14/41

1. Kind of heat H.W. (Ford H.W.)

2. Label ✓

3. Anti-siphon ✓

4. Oil storage ✓

5. Tank distance ✓

6. Vent Pipe ✓

7. Fill Pipe ✓

8. Gauge ✓

9. Rigidity ✓

10. Feed safety ✓

11. Pipe sizes and material ✓

12. Control valve ✓

13. Ash pit vent ✓

14. Temp. or pressure safety ✓

15. Instruction card ✓

16. Draft & stat in am. Ref. pipe

NOTES

G.D.H. Pls see of C-36-
233 can be discharged
mm 2/12/41



C M F

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 4, 1989

Jack Donovan
104 Cumberland Avenue
Portland, ME 04101

Re: 104 Cumberland Ave. 13-M-4
Apt. #2

Dear Mr. Donovan:

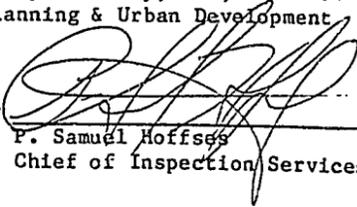
We recently received a complaint and an inspection was made by Code Enforcement Officer Joseph Torres of the property owned by you at 104 Cumberland Ave., Apt. #2, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

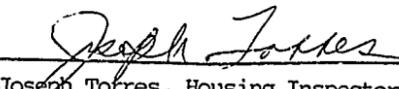
1. INTERIOR 2ND. FLOOR, APT. #2 - Kitchen - roach infestation. 109-5
2. " " " - living room - roach infestation. 109-5
3. " " " - bedroom - roach infestation. 109-5
4. " " " - bathroom - inadequately lighted. 113
5. " " " - kitchen light - inadequately lighted. 113
6. " " " - kitchen light switch - not code switch. 113

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before August 14, 1989.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By 
F. Samuel Hoffses
Chief of Inspection Services


Joseph Torres, Housing Inspector

jmr

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 8/4 Complaint 5 year Fire Inspector's Name Joe Jones Dist. BRENDA TROTT

Property Address: 104-CUMBERLAND AV. #2 C-B-L: 13-M-4 Legal Units: Exist. Units: Stories: 3

Owner or Agent JACK DONOVAN Stand. Ist: N.O.H.C. L.O.D. X
Address 104-CUMBERLAND AVE. PORT 04101

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
1		1	2	2	Kitchen	ROACH INFESTATION	109-5
2					Living Room	ROACH INFESTATION	109-5
3					Bedroom	ROACH INFESTATION	109-5
4					Bathroom	INADEQUATELY LIGHTED	113
5					Kitchen light	INADEQUATELY LIGHTED	113
6					Kitchen light switch	Not Code Switch	113

10 days
now cont



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

August 4, 1989

OK
8-16-89
aa
A. H.
c M.F.

Jack Donovan
104 Cumberland Avenue
Portland, ME 04101

874-9073

Re: 104 Cumberland Ave. 13-M-4
Apt. #2

Dear Mr. Donovan:

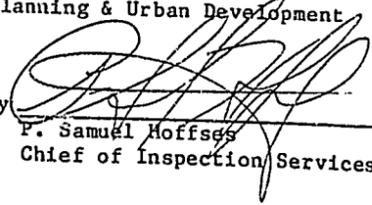
We recently received a complaint and an inspection was made by Code Enforcement Officer Joseph Torres of the property owned by you at 104 Cumberland Ave., Apt. #2, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

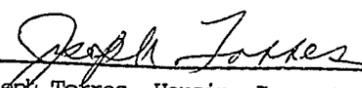
- 1. ✓ INTERIOR 2ND. FLOOR, APT. #2 - Kitchen - roach infestation. ~~109-5~~
- 2. ✓ " " " - living room - roach infestation. ~~109-5~~
- 3. ✓ " " " - bedroom - roach infestation. ~~109-5~~
- 4. ✓ " " " - bathroom - inadequately lighted. ~~113~~
- 5. ✓ " " " - kitchen light - inadequately lighted. ~~113~~
- 6. ✓ " " " - kitchen light switch - not code switch. ~~113~~

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before August 14, 1989.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,
Joseph E. Gray, Jr., Director of
Planning & Urban Development

By 
P. Samuel Hoffses
Chief of Inspection Services


Joseph Torres, Housing Inspector
jmu

REINSPECTION RECOMMENDATIONS

LOCATION 104 Comb. Ave.

PROJECT CE

INSPECTOR Adelstein

OWNER Jack Donovan

NOTICE OF HOUSING CONDITIONS		HEARING NOTICE		FINAL NOTICE	
Issued	Expired	Issued	Expires	Issued	Expired
<u>8-4-89</u>	<u>8-14-89</u>				

A reinspection was made of the above premises and I recommend the following action:

DATE	
	ALL VIOLATIONS HAVE BEEN CORRECTED Send "CERTIFICATE OF COMPLIANCE" _____ "POSTING RELEASE" _____
	SATISFACTORY Rehabilitation in Progress Time Extended To: _____ Time Extended To: _____ Time Extended To: _____
	UNSATISFACTORY Progress Send "HEARING NOTICE" _____ "FINAL NOTICE" _____
	"NOTICE TO VACATE" POST Entire _____ POST Dwelling Units _____
	UNSATISFACTORY Progress "LEGAL ACTION" To be Taken _____
<u>8-16-89</u>	INSPECTOR'S REMARKS: <u>RE/AD - LDC</u>
	INSTRUCTIONS TO INSPECTOR: _____

