267-269 CUMBERLAND AVENUE

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION #267 Cumberland Ave.

Issued to Emery J. Girouard
42 Lowell St.Westbrook Me.

Date of Issue April 26, 1967

This is to certify that the ~~building,~~ premises, or part thereof, at the above location, built ~~—altered~~ —changed as to use under Building Permit No. ————, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and ~~Building Code of the~~ City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF ~~BUILDING OR~~ PREMISES	APPROVED OCCUPANCY
Area, as shown on plot plan.	Off-street parking for thirteen passenger cars.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
(Date) Inspector

Gerald E. Mayberry
Inspector of Buildings

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

CS 147

AP - 267 Cumberland Ave.

June 28, 1965

Mr. Emery J. Girouard
42 Lowell St.
Westbrook, Maine

Dear Mr. Girouard:

Authorization is hereby given for construction of an off-street parking lot having frontage on Cumberland Avenue on the basis of the plot plan filed with application for certificate of occupancy, but subject to compliance with Zoning Ordinance restrictions as follows:

1. Bumper guards at least 20 inches high are to be provided along Cumberland Avenue lot line or a continuous guard curb, rectangular in cross section, at least six inch- in height and permanently anchored, shall be provided and maintain least five feet from th street line.

2. Where the parking lot abuts residential dwellings on the sides and rear a chain link, picket or sapling fence, not less than 48 inches in height, shall be provided and maintained between such off-street parking and that part of the lot line involved.

Very truly yours,

A. Allan Soule
Inspector

AAS/h

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine May 11, 1965

Location 287 Cumberland Ave. Zone B-2 Business St.

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for Car Lot,

as set forth on the attached site plan (made by Emery J. Girouard whose address is 42 Lowell St. Westbrook Me. to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:

Owner (name, address and phone number) Emery J. Girouard, 42 Lowell St. Westbrook Me.

Lessee (name, address and phone number) " "

Is proposed use to be accessory to a building or other use on this lot? no
If so, what is use of building or other use

If off-street parking is sought, what is proposed maximum number of vehicles to be parked--passenger cars? 13, commercial vehicles? none.

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

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)?

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation?

Signature of Owner Emery J. Girouard

By (duly authorized thereto)

$2.00 paid 5-11-65

* *

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To: Emery J. Girouard
42 Lowell St.
Westbrook Me.

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

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

DATE June 28, 1965

Albert E. Geass
Inspector of Buildings

INSPECTION COPY

4-26-67 Completed

B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
No. [illegible]
JUN 25 [illegible]
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, May 11, 1965

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 267 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Emery J. Girouard, 42 Lowell St. Westbrook Me. Telephone 854-5277

Lessee's name and address _____ Telephone _____

Contractor's name and address not let Telephone _____

Architect _____ Specifications _____ Plans _____ No. of sheets _____

Proposed use of building _____ No. families _____

Last use Apartment House No. families 4

Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost $ _____ Fee $ 5.00

General Description of New Work

To demolish existing 2-story frame apartment building.

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

Land to be used for parking lot.

Eradication Matters Dept. 5-11-65

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:

O.K. - 6/25/65 - GEL.

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

Emery J Girouard

CS 301

INSPECTION COPY *Signature of owner* by: Emery J. Girouard

7M

Permit No. 65/664

Location 267 Cumberland Rd.

Owner Eugene J. Cuiniard

Date of permit 6/28/65

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7-12-65 Not started (JW)

7-2-65 Still closed JW

7-23-65 " " JW

10-11-65 Down to ground.

10-15-65 " " " JW

See new plan

for parking JW

PERMIT NUMBER 9981

Date Issued 4/17/61

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date 5-5-61

By J. P. Welch

APPROVED FINAL INSPECTION

Date

JOSEPH P. WELCH

By

TYPE OF BUILDING

- ☐ COMMERCIAL
- ☐ RESIDENTIAL
  - ☐ SINGLE
  - ☐ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

PERMIT TO INSTALL PLUMBING

Address: 267 Cumberland Avenue

Installation For: Mr. John Thedorakakos

Owner of Bldg.: Mr. John Thedorakakos

Owner's Address: 267 Cumberland Avenue

Plumber: Portland Gas Light Co. Date: 4/17/61

NEW		PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
1		HOT WATER TANKS		
		TANKLESS WATER HEATERS	1	$ 2.00
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
		PLUMBING INSPECTION	1	$ 2.00
			Total	

3

5M 12-53 ☐ PORTLAND HEALTH DEPT.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: 267 Cumberland Ave.

INSPECTION COPY

COMPLAINT NO. 57/21 Date Received 3/26/57

Location 267 Cumberland Ave. Use of Building

Owner's name and address John Theodarkakos, 263 Cumberland Ave. Telephone

Tenant's name and address Telephone

Complainant's name and address Fire Department Telephone

Description: Defective chimney

NOTES: 1957 This is a real chimney hazard that exists at 267 Cumberland Ave. Some bricks are missing from the top either appear to be ready to fall or to the roof. This building exists several floors. The original chimney is [illegible] [illegible] at stairs to [illegible] floor.

4/17/57 - Cited in by letter - WD

To Building Department

REPORT OF FIRE

Date March 26, 1957

Location 267 Cumberland Ave.

Construction Wood

Height (Stories) 2-1/2

Owner John Karkos

Occupant Tenants

Floor of origin Chimney

Cause Defective chimney

Appx. Damage None

Remarks : Top of chimney should be inspected.

Fire Dept. C. P. Johnson

By P.R.

Post Office Department
OFFICIAL BUSINESS

PENALTY FOR PRIVATE USE TO AVOID PAYMENT OF POSTAGE, $300 (GPO)

PORTLAND, MAINE
2 MAY
POSTMARK OF DELIVERING OFFICE
P.M.
1957

Return to Dept. of Building Inspection
(NAME OF SENDER)
Street and Number, or Post Office Box Room 110, City Hall

REGISTERED ARTICLE
54799

INSURED PARCEL

No.

PORTLAND, MAINE

Reg. Mail
Return Receipt

RMT 5/2/57

April 17, 1957

Cmplt. 267 Cumberland Ave.—Chimney dangerous above the roof
and order relating thereto

Mr. John Theofarkakos
263 Cumberland Ave.

Dear Mr. Theofarkakos,

An inspector from this office finds that the rear chimney (nearest Chestnut St.) in the building, which you are reported to own or control at 267 Cumberland Ave., is in a dangerous condition at least above the roof, and part or all of it threatens to fall and do damage to persons or property.

As authorized and directed by Section 109 of the Building Code (copy enclosed) you are hereby required to have this dangerous condition permanently corrected before May 2, 1957.

Our inspector reports that some of the bricks are missing from the top of the chimney, and others appear to be ready to fall. The top of the chimney leans definitely and evidently the entire top should be taken down until sound masonry is found and then rebuilt.

In this process if the masonry of the chimney is found to be sound above the roof and below, then no permit for the work is required. However, if unsound masonry is found below the surface of the roof, a permit is required and your mason should come and apply for it explaining the work which he intends to do.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Enc: Copy of Section 109 of the Building Code of Portland.

HB

PO 8/27/56- AAS

267-269 Cumberland Ave.

August 20, 1956

Mr. John Theodorakos
263 Cumberland Ave.

Dear Mr. Theodorakos:

It is important that you have the small shed in the rear of this property at 267-269 Cumberland Avenue, corner Stone Street completely removed before August 27, 1956, or we shall find it necessary to report to the Corporation Counsel of the city, for whatever action he deems necessary.

While it is quite likely you may not understand what has transpired because of your difficulty with the language, it is hoped that you will get someone to read this letter and explain it to you.

You had the small shed constructed, or did it with your own hands several weeks ago without first securing the required building permit. One of our inspectors found it and told you or someone around the property that all work should be stopped and the matter straightened out as to the permit. Whereupon your wife with a friendly interpreter came to the office. We discussed the matter and found out that location of the shed is contrary to the Zoning Ordinance, and the conclusion was reached that you would remove the building and care for storage of garbage and waste paper, etc. in some other manner, perhaps in metal cans or the burnable material put in cans and an underground garbage container for the garbage.

I noticed this morning that nothing has been done to remove the shed, and that you are probably using it as it was intended, etc.

It should be clear that the shed must be removed and that before the above date notice will be sent.

Very truly yours,

WMcD/H

Inspector of Buildings

PERMIT NUMBER 568

Date Issued Apr. 11, 1955

PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date July 30-1955

By A. P. Hilsell

APPROVED FINAL INSPECTION

Date July 20-55

By A. P. Hilsell

TYPE OF BUILDING

- ☐ COMMERCIAL
- ☒ RESIDENTIAL
  - ☐ SINGLE
  - ☒ MULTI FAMILY
- ☐ NEW CONSTRUCTION
- ☐ REMODELING

PERMIT TO INSTALL PLUMBING

Address: 267 Cumberland Ave.

Installation For:

Owner of Bldg.: John Kakos

Owner's Address: Same

Plumber: C. Matthews

Date: 4-11-55

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS		
1		HOT WATER TANKS		
		TANKLESS WATER HEATERS	1	1.00
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			Total	$1.00

3

5M 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

City of Portland, Maine
Board of Appeals
—ZONING—

Withdrawn 10/14/53

53/89

To the Board of Appeals:

October 6, , 193

Your appellant, John Theodarkakos, who is the owner of property at 267-269 Cumberland Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Building permit to construct concrete block wall about eight feet high to be supported upon concrete foundation along the rear and two side lot lines of the rear yard of the property at 267-269 Cumberland Avenue is not issuable under the Zoning Ordinance because the wall, though intended largely as a fence or barrier, would be a structure and as such would represent an unlawful encroachment upon the rear yard of the apartment house on this same property.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

John Theodarkakos

By Ernest M. White
Appellant His Attorney

After public hearing held on the 16th day of October, 1953,

~~the Board of Appeals finds that an exception is~~

APPELLANT GIVEN LEAVE TO WITHDRAW WITHOUT PREJUDICE.

~~It is therefore determined that exception to the Zoning Ordinance may be permitted in this specific case.~~

Edward J. Colley
CHAIRMAN

BOARD OF APPEALS

DATE: OCTOBER 16, 1953

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF JOHN THEODARKAKOS

AT 267-269 CUMBERLAND AVENUE

Public hearing on above appeal was held before the BOARD OF APPEALS

Board of Appeals	VOTE Yes	VOTE No	Municipal Officers
EDWARD T. COLLEY	( )	( )	APPELLANT GIVEN LEAVE TO WITHDRAW WITHOUT PREJUDICE.
ROBERT L. GETCHELL	( )	( )	
HELEN C. FROST	( )	( )	
WILLIAM H. O'BRION	( )	( )	
BEN. B. WILSON	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of Hearing:

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

October 13, 1953

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, October 16, 1953 at 10:30 a. m. Eastern Standard Time to hear the appeal of John Theodarakos requesting exception to the Zoning Ordinance to cover construction of a concrete block wall about eight feet high to be supported upon concrete foundation along the rear and two side lot line of the rear yard of the property at 267-269 Cumberland Avenue.

This permit is presently not issuable under the Zoning Ordinance because the wall, though intended largely as a fence or barrier, would be a structure and as such would represent an unlawful encroachment upon the rear yard of the apartment house on this same property.

If you are interest either for or against this appeal, please be present or be represented at this hearing.

Board of Appeals

Edward T. Colley

Chairman

K

cc: Lester F. Wallace - 500 Baxter Boulevard

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 23, 1953

Ernest M. W te, Esq.
119 Exchange Street
Portland, Maine

Re: Appeal of John Theodarkakos
267-269 Cumberland Ave.

Dear Mr. White:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, October 16, 1953 at 10:30 a. m. Eastern Standard Time to hear the appeal of John Theodarkakos.

Please be presentat this hearing in support of this appeal.

Board of Appeals
Edward T. Colley
Chairman

K

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file 267-269 Cumberland Ave.

FU

CITY OF PORTLAND, MAINE
Department of Building Inspection

October 1, 1953

Copy to: Corporation Counsel

Mr. John Theodarkakos
263 Cumberland Ave.,
Maine State Builders
208 Concord St.

Gentlemen:

Building permit intended to authorize construction of a concrete block wall about eight feet high to be supported upon a concrete foundation along the rear and two side lotlines of the rear yard of the property at 267-269 Cumberland Ave., is not issuable under the Zoning Ordinance, because the wall, though intended largely as a fence or barrier, would be a structure and as such would represent an unlawful encroachment upon the rear yard of the apartment house on the same property.

As I have written you about this situation before at some length, it is assumed that you desire to seek an exception from the Zoning Board of Appeals; so, there is enclosed an outline of the appeal procedure.

If you desire to seek such an exception from the Board of Appeals and desire the Board's consideration at the earliest possible date, it would be well for you to file the appeal in the office of Corporation Counsel before the close of business on Friday, October 9.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Enc: Outline of appeal procedure

COPY

APPLICATION FOR PERMIT

Class of Building or Type of Structure Structure

Portland, Maine, Sept. 24, 1953
supersedes 9/14/53

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 267-269 Cumberland Ave. Within Fire Limits? yes Dist. No.

Owner's name and address John Theodarkakos, 267 Cumberland Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address Maine State Builders, 206 Concord St. Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 1,400. Fee $ 5.00

General Description of New Work

To construct concrete wall 12" inside of lot line as shown on sketch. Wall will be 5' 6" belowground and 18" above ground, to be 16" at the bottom and 12" at the top.
To construct concrete block wall 8' above foundation wall of 8" blocks.

Appeal withdrawn 10/16/53

Permit issued

Appeal withdrawn 10/16/53

11/3/53

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*** Maine State Builders

Details of New Work

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

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

John Theodarkakos

Signature of owner by: Steven Skoolas

INSPECTION COPY

Permit No. 531

Location 267-269 Cumberland Ave

Owner John Theodarkakos

Date of permit / /53

Notif. closing-in

Inspn. closing-in

Final Notif.

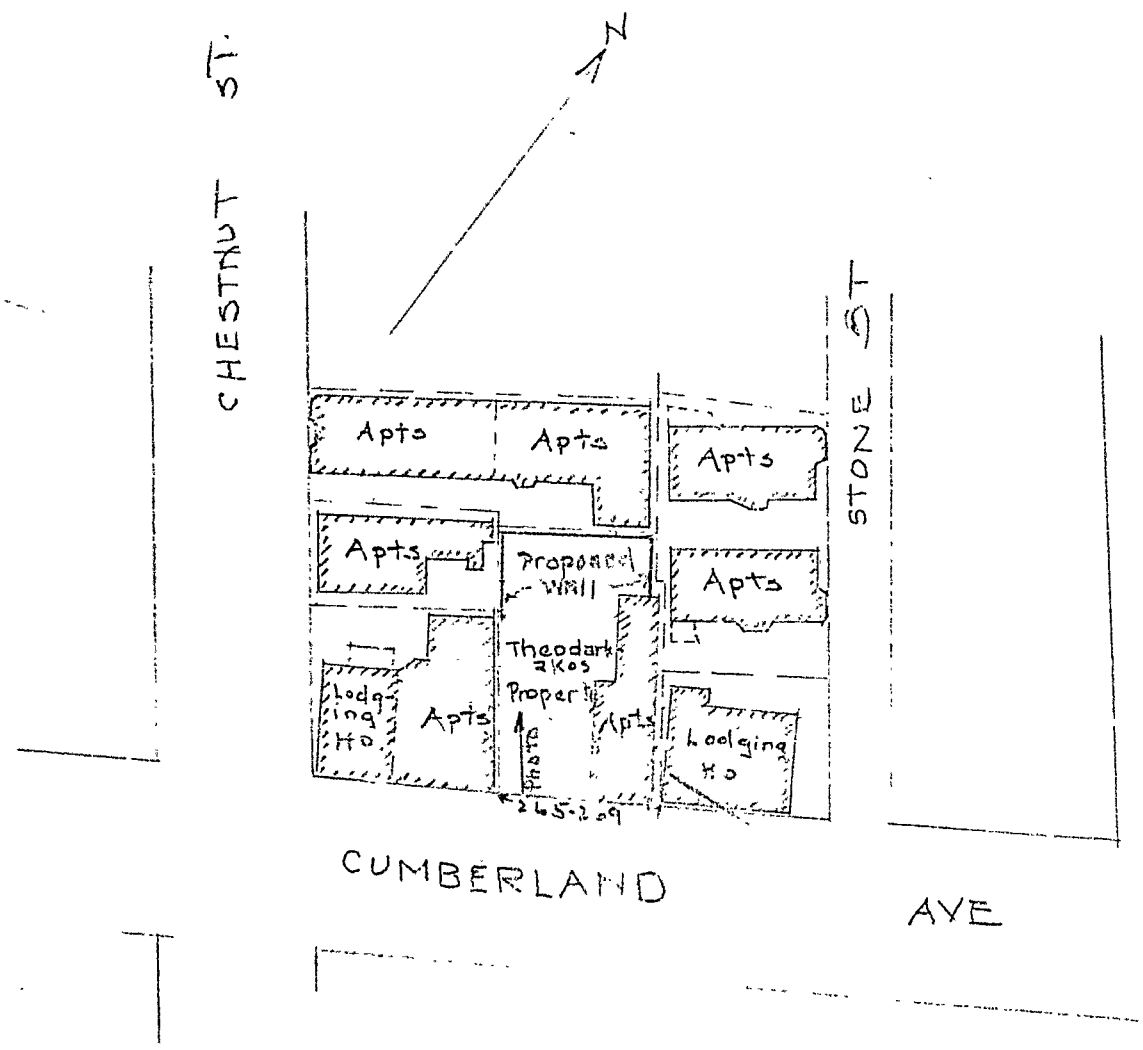
Final Inspn.

Cert. of Occupancy issued

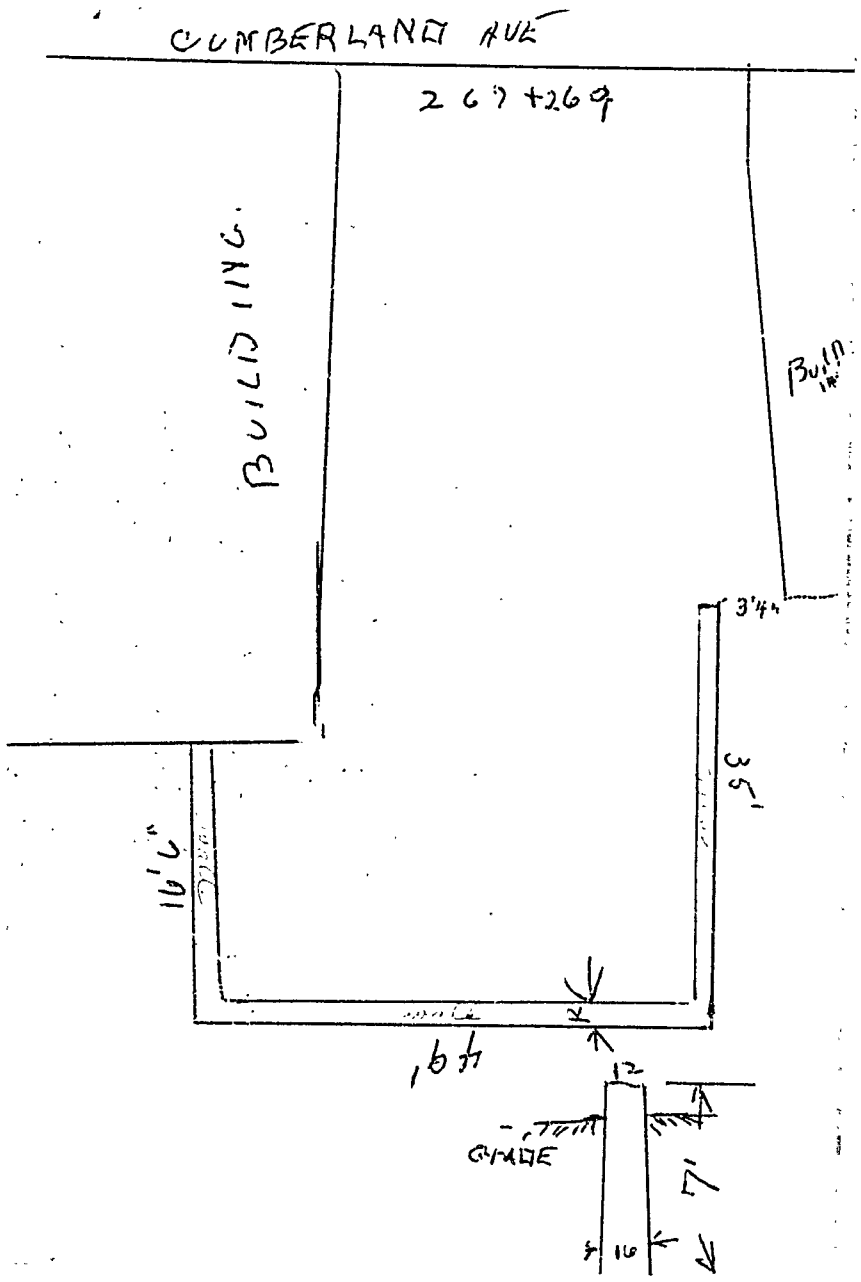
Staking Out Notice

Form Check Notice

NOTES



APREAL OF JOHN.
THEODARKAKOS.
AT
265-269 Cumberland Ave
Scale: 1"=50'
10/16/53.


CUMBERLAND AVE
267+269
BUILDING
Bldg
3'4"
35'
16'6"
46'
12
GRADE
7'
16

Re 267-269 Cumberland Ave.

November 3, 1953

Copies to: Mr. John Theodarkakos
263 Cumberland Ave.
Ernest H. White Esq.
119 Exchange St.

Maine State Builders
208 Concord St.

Gentlemen:-

Mr. Theodarkakos has withdrawn his zoning appeal with relation to construction of a concrete wall on his property at 267-269 Cumberland Ave.

Since we are unable to issue your building permit, if you will return the receipt for the paid fee of $5.00, paid to this office, within 10 days of the date of this letter, your money will be refunded by voucher.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

AP 267-269 Cumberland Ave.

October 1, 1953

Copy to: Corporation Counsel

Mr. John Theodarkakos
263 Cumberland Ave.,
Maine State Builders
208 Concord St.

Gentlemen:

Building permit intended to authorize construction of a concrete block wall about eight feet high to be supported upon a concrete foundation along the rear and two side lotlines of the rear yard of the property at 267-269 Cumberland Ave., is not issuable under the Zoning Ordinance, because the wall, though intended largely as a fence or barrier, would be a structure and as such would represent an unlawful encroachment upon the rear yard of the apartment house on the same property.

As I have written you about this situation before at some length, it is assumed that you desire to seek an exception from the Zoning Board of Appeals; so, there is enclosed an outline of the appeal procedure.

If you desire to seek such an exception from the Board of Appeals and desire the Board's consideration at the earliest possible date, it would be well for you to file the appeal in the office of Corporation Counsel before the close of business on Friday, October 9.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Enc: Outline of appeal procedure

AP 267-269 Cumberland Ave.

September 16, 1953

Mr. John Theodarkakos
263 Cumberland Ave.
Maine State Builders
208 Concord St.

Gentlemen:-

Mr. Steven Skoolias as agent for the owner has applied for a building permit to authorize construction of a concrete foundation wall for a new fence at 267-269 Cumberland Ave., saying that the wall would extend only 18 inches above the ground. Inspection shows that this wall would not be called upon to retain any earth. Unless such a wall is to extend at least four feet above the grade of the ground the Building Code stipulates that no permit shall be required, and no permit is required for construction of the fence.

The location is in Fire District 18, however, and the height of a wooden fence in that Fire District is limited by the Building Code to not more than 10 feet above the ground. Probably you have no intention of building a fence to anything like that height.

Though no permit is to be issued for this work, I presume that you realize your obligations to the owner on adjoining property and your liability should anything go wrong. It is noted that the foundation for the new fence will be very close to the foundation wall of one or more buildings on adjoining lots. It would be well for you to contact these owners and tell them what you intend to do, and then take good care not to cause any damage to that adjoining property.

It is also noted that the ell of the owner's house has questionable foundations in at least one place near where the foundation of the fence will be. While this work is going on those foundations should be made permanently safe and secure.

If Mr. Skoolias will return the receipt for fee paid to this office before September 28, 1953, the fee money will be refunded by voucher.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

P. S. Our permit clerk reports that you had not decided what kind of a fence to build, but was considering a concrete block wall perhaps seven or eight feet high to serve as a fence.

If you should decide on a wall 18 inches above the ground shown on the application, then a permit is necessary not only for the foundation but for the wall. You should, in that case, change your application to show details of the wall above and give estimated cost of both walls.

It is doubtful if such a wall to serve as a fence would be allowable under the Zoning Ordinance because the wall is a <u>structure</u> while the usual fence is not.

You have already started excavating, and if you intend to build the wall as a fence, the owner will have to stop all excavation and notify the next owner by letter what he plans

(See Page 2)

September 16, 1953

to do in detail, and give us a copy of the letter. We are required to verify that the adjoining owner has received such a notice before we can issue that kind of a permit.

APPLICATION FOR PERMIT

00070

Class of Building or Type of Structure Third Class

Portland, Maine, Jan. 10, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish the following building structure 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 267 Cumberland Ave. Within Fire Limits? yes Dist. No.

Owner's name and address John Kakos, 263 Cumberland Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address John Lyden, Mitchell Rd., Cape Eliz. Telephone 3-7803

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Lodging house No. families

Last use " " No. families

Material wood No. stories 2½ Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 200. Fee $ 2.00

General Description of New Work

To construct outside wooden fire escape second floor to ground on left hand side of building as per plan.

Permit Issued with Letter 1/15/53

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

Is connection to be made to public sewer? If not, what is proposed for sewage?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation 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
Chas. E. Gilbert

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

John Kakos

Signature of owner by: John J. R. Lyden

INSPECTION COPY

Permit No. 53/70

Location 947 Cumberland Ave.

Owner John Gallagher

Date of Permit 1/16/53

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy Issued

NOTES

1-23-53 Walkout started. JC

1-31-53 Look OK

2-7-53 Foot started JC

2-13-53 "

2-25-53 " JC

3-10-53 Re-inspect on walkout footing

Built line 2 of front Bay and JC

3/19/53 - Better - VWC

3-30-53 R. Lyden notified, left word for him to call.

Inspector will avoid the use of bitts due to side stud, which is bounded inside over 2" plank or not thick to take the bolt of bitts

Check that through bolt footing area can be seen above as above.

Concrete footing for post to be carried up at least the 6" above grade, notified Mr. Snyder of this JC

4-7-53 Footing has been extended above grade JC

RE 367 Cumberland Ave.

March 19, 1953

Mr. John Lyden
Mitchell Road
Cape Elizabeth
Mr. John Kakos
263 Cumberland Ave.

Location - 367 Cumberland Ave.

Owner - John Kakos

Job - Outside Wooden Fire Escape

Gentlemen:-

Upon inspection of the above job on March 10th, our inspector reports the following omissions or defects:

The through bolts fastening the brackets of the above firescape to the wall have a 2x6 against the baseboard. The location of these bolts in relation to the wall studs is not known and it is doubtful if this construction is such that there is a solid bearing between the inside wall studs and the baseboard. Unless it can be definitely established that these through bolts receive direct bearing on the outside wall, it will be necessary to change them so they do. Also one of these through bolts did not have a washer and nut on it when the inspection was made.

When the above inspection was made, the lower ends of the stair stringers were supported by puncheons about nine feet above grade with no means of reaching the ground except by jumping. In an emergency, persons in the house, not familiar with the situation, would have reason to accept this as a useable means of egress. As can be readily seen, this is a definitely dangerous condition.

It is therefore necessary that this work be reactivated and the above matters corrected and this office notified for inspection before March 30, 1953.

If additional information relative to the above is desired, please phone Inspector Hamilton at 4-1431, extension 234, any week day but Saturday between 8:30 and 9 A. M.

Very truly yours,

Warren McDonald
Inspector of Buildings

Inspector

ACB/C

CITY OF PORTLAND, MAINE

Department of Building Inspection

(date) ~~1/13/53~~

To: Oliver T. Sanborn
Chief of the Fire Department

Location: 267 Cumberland Ave.

From: Warren McDonald
Insptr. of Bldgs.

Subject: Application for permit for improvements at above location, required by order of Chief of Fire Department dated ~~11/19/52~~

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:

Will the proposed arrangement shown on the accompanying plan satisfy the requirements of your order of 11/19/52?

AJS/G

Warren McDonald
Inspector of Buildings

(G) GENERAL BUSINESS ZONE

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

INSPECTION COPY

COMPLAINT

Complaint No. C-41-55

Date received May 15, 1941

Location 257-269 Cumberland Avenue Use of Building Tenement house

Owner's name and address Fred H. Small, Trustee, 67 North Street Telephone

Tenant's name and address Telephone

Complainant's name and address Fire Dept. Telephone

Description: Question as to occupancy and means of egress.

INSPECTION NOT COMPLETED

This is to advise that the (1st floor) landing & mezzanine is locked, at least of sufficient size to allow full passage of persons and practically prevent their use. Recommend that this door be kept open at all times or provided with fire retardant curtains or equivalent means of egress.

The area underneath the mezzanine is questionable as a storage area because it is a small basement. There is a small cellar with a concrete floor and brick ceiling. Mezzanine floor is tight close and filled with the chimney right in the center of it. Top of chimney is about the top of the roof.

Mezz. Smoke Pipe

Ceiling

Floor

The Fire Department has checked this mezzanine and is satisfied with it.

Complaint No. C-41-55

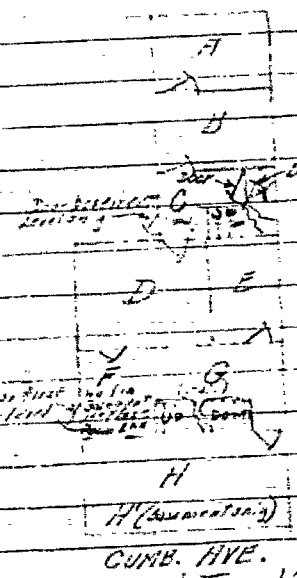
Location 267-269 Cumberland Ave

Date Received 5/15/41

Date Disposed of 5/21/41

NOTES

[illegible] dwelling in 1924
[illegible] in 1926 [illegible]
1941 [illegible]
[illegible]
We have no record of a
structural change of use
[illegible]
Since the three front rooms
[illegible] for each flat
[illegible] there is a two
room apartment [illegible]
flow front making
four rooms each [illegible]
[illegible] the basement
[illegible] in the basement
[illegible] in the
front room first floor
[illegible]
[illegible]



CUMB. AVE.

Basement Typical Floor Plan

Basement Plan Rooms A-B-D-E Hall C-F Rooms [illegible] through rear basement door, [illegible] stairs from F to first floor flat [illegible] Room H used by this family as laundry room with [illegible] front door only [illegible] means of egress.

First Floor Rooms A-B-D-E Hall C-G Hall [illegible] stairways O.K.

Second Floor Rooms A-B-D-E Hall C-G [illegible] fire escape means of egress. Hall C first floor connects rooms front on first floor [illegible] part of

(G) GENERAL BUSINESS ZONE

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

Complaint No. C-41-55

COMPLAINT

INSPECTION COPY

Date received May 15, 1941

Location 267-269 Cumberland Avenue Use of Building Tenement house

Owner's name and address Fred H. Small, Trustee, 67 North Street Telephone

Tenant's name and address Telephone

Complainant's name and address Fire Dept. Telephone

Description: Question as to occupancy and means of egress.

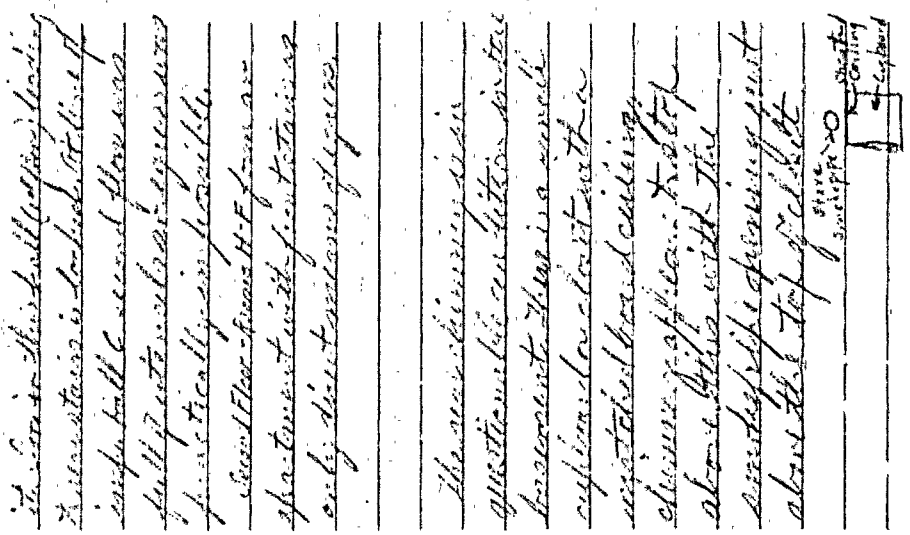
INSPECTION NOT COMPLETED

This is to advise that the building inspector is looking into the question of occupancy and means of egress of the second floor apartments. Apparently there are four families living in the second floor apartment with four families on the first floor. The question is being referred to the corporation counsel for his opinion.

The new division of questionable or illegal dwelling units in the building is a matter for consideration by the corporation counsel.

Attached hereto and entitled "Exhibit A" is a copy of the photographs taken of the premises.

Exhibit A



The Fire Department has requested the corporation counsel to give an opinion.

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

1. Location Cumberland Ave 267-269 Date investigation commenced .....

2. References: Complaints 6-4-50 Appl.BP ..... Inq. .....

3. Present Owner and Address Fred S Small Jr. Dessesser Wash 67 North

4. Present Lessee and Address .....

5. Building Permit Record: 5/6/[illegible] 3/24/49 Dem Shed [illegible] Heat [illegible] 4/6/49 Ext.

Assessors' Record

6. Survey 1924: Owner Gertrude A. Leavitt Maynard E. Hennessy. :No.tenants .....

No. rooms .....; Class of Use Dwelling - Two Family

7. Assessors' change record since 1924 Surf. Reported to have several families

2: Says 3 - Survey shows 2. 6/24/1924 3 door bells. 7-3/41 Phone. Fred S Small Says only 1 Family

8. Change of Owners, 1924 to date Maynard E. Hennessey. 1922 Nelson Development Co

1929 Fred S Small Trustee

9. City Directory Record Mrs. Maude A. Bishop. Lodgh.

1926	Roger E McSweeney (Stella)	1936	Edwin H Bishop
1927	Same Roger E McSweeney (Stella M)	1937	Same
1928	Benjamin W. Burton - (Rose E)	1938	Same
1929	Vacant	1939	Same
1930	Mrs Lottie Norris Mrs. Lottie Norris	1940	Same Mrs. Maud Bishop Lodgh.
1931	Mrs. Eleanor McCrum.	1941	Edwin H Bishop. Frederick L. McKay (Lida)
1932	Mrs Eleanor A. McCrum	1942	Same
1933	Same Mrs Maude A Bishop Lodgh.	1943	Same Mrs. Maude A Bishop. Lodgh
1934	Edwin H Bishop	1944	Edwin H. Bishop. Frederick L McKay
1935	Same	1945	

10. Miscellaneous

Conclusions and Action

FILL IN COMPLETELY AND SIGN WITH INK

Permit No.

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 1 1929

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 267 Cumr ave Use of Building Rooming House

Name and address of owner Fred Small North St

Contractor's name and address N. J. Barker 23 North St Telephone F1026 R W

General Description of Work

To install Steam Boiler

Post Card sent 5/2/29

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story Kind of Fuel Coal

Material of supports of heater or equipment (concrete ~~floor or what kind~~)

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 3 or 4 ft

from top of smoke pipe 4' , from front of heater 3' from sides or back of heater 3'

IF OIL BURNER

Name and type of burner Approved by Underwriters' Laboratories?

Location oil storage No. and capacity of tanks

Will all tanks be more than seven feet from any flame? 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 contractor N. J. Barker

9100

PERMIT ISSUED
No. 2602
MAY 2 1929

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, May 1, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 267 Cumberland Avenue Ward 4 Within Fire Limits? Yes Dist. No. 1

Owner's or ~~Lessee's~~ name and address Fred Small Forth St. Telephone _____

Contractor's name and address H. J. Baker, 23 North St. Telephone F 1036

Architect's name and address _____

Proposed use of building _____ No. families _____

Other buildings on same lot _____

Description of Present Building to be Altered

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____

Last use _____ No. families _____

General Description of New Work

To install steam boiler

Minimum distance from top of smoke pipe to woodwork or ceiling above 5 or 4'
Minimum distance from smoke pipe to any other woodwork 3'
Minimum distance from top of heater to the woodwork or ceiling above 3' or 4'

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness,, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat steam Type of fuel coal Distance, heater to chimney _____

If oil burner, name and model _____

Capacity and location of oil tanks _____

Is gas fitting involved? _____ Size of service _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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 _____

Total 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 above work require removal or disturbing of any shade tree on a public street? no

Plans filed as part of this application? no No. sheets _____

Estimated cost $ _____ Fee $ 1.00

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

Signature of owner _____

INSPECTION COPY

Ward 4 Permit No. 29/692

Location 267 Cumberland Ave

Owner Fred Small

Date of permit 5/2/29

N... closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5/23/29 ...

Cert. of Occupancy issued

NOTES

Getting ready for cement base 5/3/29 ...

Heater in place but smoke pipe not connected should contractor clearance as required by law smoke pipe entering not cut 5/9/29 ...

13' 7" Coal Bin

Talked with Mr Buker Coal Bin is to be removed 5/25/29 ...

PERMIT Permit No. 0347

MAR 26 1929

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 26, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location ~~Near 267 Cumberland Avenue~~ Ward 4 Within Fire Limits? Yes Dist. No. 1

Owner's ~~or Lessee's~~ name and address Fred H. Small, 67 North St. Telephone F 8903

Contractor's name and address Harry McKay, 217 Cumberland ave. Telephone

Architect's name and address

Proposed use of building Dwelling house No. families 1

Other buildings on same lot

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use dwelling house No. families 1

General Description of New Work

To demolish shed attached to ell of dwelling house, 15 x 8

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Details of New Work

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness,, top bottom

Material of underpinning Height Thickness

Kind of roof Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Distance, heater to chimney

If oil burner, name and model

Capacity and location of oil tanks

Is gas fitting involved? Size of service

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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

Total 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 above work require removal or disturbing of any shade tree on a public street? no

Plans filed as part of this application? no No. sheets

Estimated cost $ Fee $ .50

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

Signature of owner Fred H. Small

INSPECTION COPY

751

Ward 4 Permit No. 29/347

Location Rear 267 Cumberland Ave

Owner Fred H. Small

Date of permit 3/26/29

Notif. closing-in

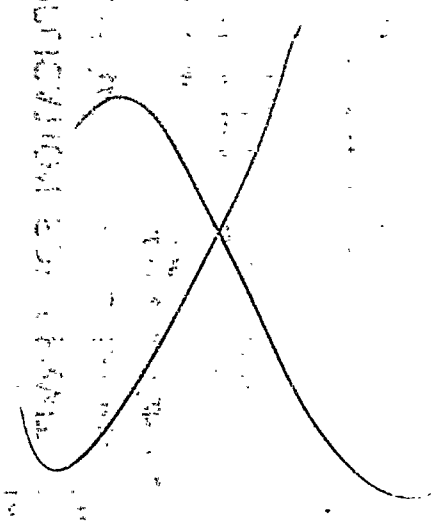
Inspn. closing-in

Final Notif.

Final Inspn. 4/1/29 [illegible]

Cert. of Occupancy issued

NOTES



Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

APPLICATION FOR PERMIT TO BUILD
A PRIVATE GARAGE

Portland, Me., May 10,1922 *19*

TO THE

INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:-

Location 269 Cumberland Avenue Fire Districts yes Ward 3

Name of owner is? Nina Stowell Address 176 Pearl Street

Name of mechanic is? Thomas Skinner Co Address 97 Center Street

Proposes occupancy of building (purpose)? SteelPrivate garage for one

cars only, and no space to be let.

Not nearer than two feet from any lot line, will not obstruct windows of adjoining property.

A Pyrene fire extinguisher to be kept in garage.

Size of building, No. of feet front? 10ft ; No. of feet rear? 10ft ; No. of feet deep? 18ft

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be? concrete

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? steel

Will there be a chimney? no Will the flues be lined? No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? no

If so, state the particulars

Estimated Cost,

$ 220.

Signature of owner or authorized representative, Thomas Skinner Co

Address, 95 97 Center St.

269 Cumberland Ave

No. 6619

APPLICATION FOR

PRIVATE GARAGE

LOCATION

No. 269 Cumberland Avenue

WARD 3

PERMIT GRANTED

May 10, 1922 192