

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Ann Machado, Acting Zoning Administrator

December 8, 2014

Camden National Bank
c/o Bernstein Shur
100 Middle Street
PO Box 9729
Portland, ME 04104-5029

Re: 367 Cumberland Avenue - Parkside Properties LLC – 033-J-010 – the “Property” - B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone.

To Whom It May Concern:

The Property is located within a B-3 Downtown Business Zone with a Downtown Entertainment Overlay Zone. The most current information in our files is a building permit and certificate of occupancy from 1950 that states the use as a four family apartment house with one apartment in the basement, two apartments on the first floor and one apartment on the second floor. The 1955 Portland Street Directory shows four residential dwelling units. The Assessor's pre-1957 card also shows the use to be four residential units. Therefore, I have determined that the current legal use of the Property is four residential dwelling units.

I am not aware of any pending or threatened violations against the Property.

If you have any questions regarding this matter, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Acting Zoning Administrator
amachado@portlandmaine.gov
207.874.8709



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, May 17, 1950

PERMIT ISSUED
JUN 1 1950
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 50/656 pertaining to the building or structure comprised in the original application 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 367 Cumberland Ave. Within Fire Limits? yes Dist. No. 1B
Owner's name and address E. N. Cunningham Co., 363 Cumberland Ave. Telephone.....
Lessee's name and address Telephone.....
Contractor's name and address Burnham-McLellan, 52 Marginal Way Telephone.....
Architect..... Plans filed yes No. of sheets 1
Proposed use of building Apartments No. families 4
Last use Dwelling No. families.....
Increased cost of work 6000 Additional fee \$ 5.00

Description of Proposed Work

To provide four apartments in building with alterations as per plan.

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.....
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

Approved:

Permit

Issued with Letter

E. E. Cunningham Co.
Burnham-McLellan

Signature of Owner Philip M. Burnham

Approved: 6/1/50 [Signature]

COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to W. H. Cunningham Company

Date of Issue September 13, 1930

This is to certify that the building, premises, or part thereof, indicated below, and built or altered—changed as to use at 367 Cumberland Avenue under Building Permit No. 567656, 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, limited or otherwise, as indicated below:

PORTION OF BUILDING OR PREMISES
Entire Building

APPROVED OCCUPANCY
4-family apartment house
Basement—one apartment
First Floor—two apartments
Second Floor—one apartment

Limiting Conditions:

This certificate supersedes
certificate issued 2/50

Edw. De Witt

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and cannot be transferred from one building to another, or from one person to another.

Left Right
 203 Mrs Leura Langley lodgh and h
 44-8837
 206 Roy's Barber Shop
 207 Cumberland Avenue Apartments
 John H Bona
 Albert J Currier
 Wallace G Mills
 Virginia P Carlton
 Fred L MacKay
 208 Alphonso Nizza @ Δ3-2876
 210 NEAL COURT begins
 Frank H Tabbutt @ Δ3-8279
 212 QUINCY STREET ends
 Mrs Clara E Hennessy lodgh
 Richard E Gurney
 John Ferracci
 Harold E Stilphen
 213 Mrs Anna Hill lodgh and h
 215 Vacant
 216 Jewish Synagogue Temple An-
 shei Sfaard
 220 Cope Realty Co Δ4-8013
 222 Nick's Market Δ3-9323
 223 Victory Market Δ2-9242
 223½ Claude S Palmer apt 1
 Carroll McMillan apt 2
 Mrs Florence L Weeman apt 3
 Mrs Rhoda J Verrill apt 4
 Mrs Ruby O'Brien apt 5
 Mrs Mary J Lawler apt 6
 224 WILMOT STREET crosses
 225 Storehouse for Victory Market
 Mrs Alice H Merriman @
 Δ2-6376
 227 Philip R Merriman Δ2-6376
 Constantine G Litrocapes @
 Δ5-1496
 Frank Thorndike
 228 Dorothy E Modes Δ2-6681
 David Korytno Δ2-6681
 Lucien J Levasseur
 OUMBERLAND TERRACE be-
 gins
 220 Herbert C Ayer lodgh and h
 231 Benjamin R Crowley apt 1
 Δ1-6468
 Carl Peterson apt 2
 Lannah F Dalrymple apt 3
 Helen G Huber apt 4
 Mrs Mildred A Weeks apt 5
 235 John Saribekian lodgh and h
 Δ4-9755
 Vacant
 236 PEARL STREET crosses
 238 Northeast Radio & TV Service
 Δ4-1895
 239a Dania Bldg
 Mrs Caroline H Hansen drsmkr
 and h
 Danish Building Assn
 Scandinavian American Benefit
 Assn Hall
 Frederick Standwarts
 240 Walter B Grant jnr and h
 Morris Hall used furn & clothing
 Leland J Redin
 Mrs Constance Burgess apt 2
 Lester Jones apt 3
 Mrs Marian Kent apt 4
 Charles Gillette apt 5
 Ronald A Gladu apt 6
 241 Thomas Levine tailor Δ3-8318
 242 Lewis J Leighton apt 7
 Mrs Yvonne H Haycock apt 9
 Carroll Payne apt 10
 Mrs Dorothy Thompson apt 11
 Arthur White apt 23
 243 First Assembly of God Church-
 Δ3-2612
 244 Bertram Swallow apt 12
 Chester Nason apt 14
 Mrs Mildred Walker apt 15
 Robert Bazinet apt 16
 Mrs Mabel Morse apt 17
 Mrs Alma Townsend apt 18
 Mrs Florence Digging apt 19
 Frederick I Buckley apt 21
 Frederick Chadwick apt 22
 246 Morris Hall storage
 247 Mrs Elizabeth Marshall lodgh
 and h
 Mary L Smith lodgh and h
 249 Frank French
 Vacant
 250 CHAPEL STREET crosses
 251 Mrs Agnes Olsen lodgh and h
 Δ2-6195
 Mrs Letitia Smith
 William Grocer
 Antonio Marotto
 Harold Grosser
 Bradley Thomas
 253 Eldridge Harriman
 MYRTLE STREET crosses
 Vacant store
 256 Lena F Wormell
 258 Mrs Josephine H Farr Δ3-1940
 259 STONE STREET begins
 Horace V Jonah lodgh and h
 Δ3-1606

Left Right
 Herbert L Berry lumber dir
 Δ3-3101
 263 John Theodorakos lodgh and h
 apt 8
 Alphe J Oakes apt 2 Δ4-8018
 Mrs Nellie Morin apt 5
 L W Cushman apt 6
 Mrs Romona Davis apt 10
 Clifton Felt apt 13
 William Grainger apt 14
 Pierre Pinette apt 15
 264 Manuel F Falledo Δ4-7024
 Mrs Laura B Falledo lodgh
 Δ4-7024
 267 Ronald Grindle apt 1
 Vacant apt 2
 Vacant apt 3-5
 Vacant apt 6
 270 Bob Dante ser sta Δ2-9109
 271 Vacant
 271a Mrs Grace Beardsley
 272 CHESTNUT STREET crosses
 273 Mrs Romeine Legere lodgh and
 Δ5-1624
 Martin Legere @ Δ3-9046
 Henry Bushey
 277 Portland Boy's Club Assn
 Δ3-5181
 284 Portland High School Δ2-1253
 Portland Evening School
 285 Nick's Lunch Δ2-9397
 285a Watch Shop (The) Δ4-7652
 Patrick Chabe
 287 Otis H Greenlaw
 Ernest M Chapman
 289 Mrs Annie R Dill lodgh and h
 Morton T Dill
 Millet's Beauty Parlor Δ3-9391
 Leona M Mitchell
 Mrs Lilla Lannon
 Clara B Beaulieu
 Ralph E Walling
 Burton Bracy (basement)
 291 Earl D Cushman
 John N Wilmot
 291a Warner's Restaurant Δ3-9249
 293 CEDAR STREET begins
 295 Ansel B Higgins apts and h
 apt 1 Δ3-0333
 Mrs Edith Christian apt 2
 Mrs Ada Billings apt 3
 Catherine M Moulton apt 4
 Arthur Fuesel apt 5
 Marguerite C Larson apt 6
 Glennis Hatt apt 7
 Mrs Ivernia S Dougherty apt 8
 Mrs Florence L Scott apt 9
 299 Elmwood House apts
 Mrs Alice Young
 Fred A Martin
 William Taylor
 William Brown
 301 Elmwood House apts
 Merle J McDevitt lodgh and h
 apt 1
 Oscar Kilpatrick (basement)
 Ted Harmon (basement)
 Mrs Alice Thibodeau apt 2
 Mrs Maude Marshall apt 3
 Howard Brown apt 5
 Russell Perry apt 6
 Vacant apt 7
 Vacant apt 8
 Alton Moore apt 9
 Carleton Thurston apt 10
 307 Universal Laundry inc Δ3-0206
 310 ELM STREET crosses
 311 Service Tire Corp office
 Mac's Cash Market
 313 Vacant
 315 Service Oil Co Inc Δ2-9213
 318 Service Tire Corp Δ2-6525
 319 George H St Laurent barber
 Rushmont M Fournier
 Mrs Elizabeth E Foster
 Owen K Small
 Olin C Small
 321 Marino J Vescero restr
 329 PREBLE STREET crosses
 331 Preble Chapel (Unitarian)
 Pride Training School Δ4-2204
 337 Christy's Restaurant
 337½ Vacant barber shop
 338 The Allen Storage Warehouse Co
 Inc Δ2-4523
 North American Van Lines Inc
 Δ2-4523
 341 Jewish Community Center
 Δ2-1939
 Jewish Community Center Work-
 shop
 Jewish Federation of Portland
 (The)
 345 Central Maine Power Co (stor-
 age)
 348 Casco Bank & Trust Co Drive-In
 Cooper Footwear Co
 349 BROWN STREET ends
 352 Reliable Furniture Co Δ2-1961

Left Right
 357 Phyllis P Corbeau lodgh and r
 Δ5-1536
 Joseph H Corbeau Δ5-1536
 358 William Haley parking lot
 359 ALDER STREET begins
 F & P Candy Co whol Δ2-5061
 361 John H Forster apts and h
 Lucy Smith apt 1
 Irma Winchell apt 2
 Dawn Haycock apt 3
 John Pereria apt 4
 Mrs Elizabeth Hatcher apt 5
 Mrs Barbara Finimore apt 6
 Christine O'Daniel apt 7
 Robert Howard apt 8
 Edward Morrisette apt 9
 Ralph Millar apt 10
 362 Harold S Humphreys Electrical
 Works elec contr Δ4-4211
 363 E N Cunningham Co plmbrs
 Δ3-9871
 Mrs Bernice I Kerwin
 (rear) Mrs Leta H Davis
 364 Frederic F Breenne sign pntr
 Jensen & Rosenblad Co pntrs
 Δ2-1623
 The Parlin Candy Co mfrs
 Δ4-0871
 365 D Ernest Quinn Δ4-8057
 367 Viola R Witham
 Violet M Collamore Δ2-8077
 Sophia Calder Δ2-8077
 367b Mavis Libby
 369 CASCO STREET ends
 369 Joseph H Rees Δ2-4462
 No return
 371 Geneva M Talbot lodgh and h
 Frederick J Talbot Δ2-9894
 372 Demolished
 373 HANOVER STREET begins
 374 Leon E Allen
 Louis A Darling Δ3-0920
 Harold DeOrsay
 Stanley Raymond
 George Latham
 George B Woodbury
 Richard Dobson
 Edward L Gilbert
 Dudley Steward
 377 Peterson Oil Co range and fuel
 oil Δ3-7209
 Harold C Aldrich
 Edith G Dingley
 379 J Bradbury Minott @ Δ4-3079
 William B Rose Δ2-2749
 Mrs Lillian A Smyth Δ4-5180
 (rear) Jesse J Lee Δ4-2473
 381 Mrs Ida A Minott @
 Arthur J Libby
 382 John P McCosh used clothing
 Roy P Le Grow
 384 Radiant Glassheat of Portland
 heating eng Δ3-3858
 Mrs Pearl Cobb
 Ward C Sherwood
 George S Caswell
 385 The Maryland Apts
 Lillian Field apt 1
 Mrs Gertrude Anderson apt 2
 JoAnna Anderson apt 3
 Mrs Beatrice Alling apt 4
 Elizabeth A Gubbins apt 5
 Walter E Seekins apt 6
 Grace M Hosmar apt 7
 Beulah M DeOrsay apt 8
 Lillian Anderson apt 9
 Harold Cote apt 10
 Harry M Pettengill apt 11
 Δ2-3919
 Joseph Silverman apt 12
 Harry Carvel Co Inc Δ2-7444
 389 Jack's Service Station Δ2-9178
 390 PARRIS STREET begins
 Cumberland Avenue Market
 Δ3-7776
 Mrs Victoria Nicholas Δ3-7776
 390b Alfred L Lyndes
 390c Anderson's Shoe Repair
 393 No return
 394 OAK STREET ends
 395 Vacant
 398 The Avery Rooms lodgh
 Δ3-9239
 George W Wright Δ3-9239
 Andrew Munroe
 Charles DePopulous
 Keene Doughty
 Mrs Josie Kasik
 399 Mrs Hattie R Bayliss @ Δ3-6030
 Frank T Lugas
 401 Mrs Edith E Goan
 Mrs Hattie W Thomas lodgh and
 h Δ3-6634
 405 MECHANIC STREET begins
 407 The Lynden apts
 Lynden Realty Ins Δ5-1090
 Lilla Porther apt 1
 Charles W Barrett apt 2 Δ3-1853
 Sylvia Strout apt 3

TWENTY-TWO
 MONUMENT SQUARE
 PORTLAND 3, MAINE

COMPLETE INSURANCE PROTECTION FOR INDUSTRY AND INDIVIDUALS

Charles J. Jordan & Co.

EST. 1908



REAL ESTATE ASSESSMENT RECORD - CITY OF PORTLAND, MAINE

LAND NOS. 367	STREET Cumberland Ave.	BLDG. NO. 367	DEVELOPMENT NO.	AREA	DIST. A	ZONE	CHART 33	BLOCK J	LOT 10	CURR 500
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TAXPAYER ADDRESS AND DESCRIPTION COSTELLO MARY 367 CUMBERLAND AVE. CITY LAND & BLDG. CUMBERLAND AVE. #367 ASSESSORS PLAN 33-J-10 AREA 2072 SQ. FT.	RECORD OF TAXPAYER <i>Scrimshaw E. N. & Co.</i>
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LAND VALUE COMPUTATIONS AND SUMMARY				LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	YEAR 1951	FRONTAGE	DEPTH	UNIT PRICE	YEAR 19
32	67	1300	3490	32	67	109	3490
TOTAL VALUE LAND				TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS				TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS				TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.				SQ. FT. TO-FROM CH.			

LAND VALUE COMPUTATIONS AND SUMMARY				LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	YEAR 1951	FRONTAGE	DEPTH	UNIT PRICE	YEAR 19
TOTAL VALUE LAND				TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS				TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS				TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.				SQ. FT. TO-FROM CH.			

LAND VALUE COMPUTATIONS AND SUMMARY				LAND VALUE COMPUTATIONS AND SUMMARY			
FRONTAGE	DEPTH	UNIT PRICE	YEAR 1951	FRONTAGE	DEPTH	UNIT PRICE	YEAR 19
TOTAL VALUE LAND				TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS				TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND AND BUILDINGS				TOTAL VALUE LAND AND BUILDINGS			
SQ. FT. TO-FROM CH.				SQ. FT. TO-FROM CH.			

YEAR ORIG. COST RENTAL
 YEAR SALE PRICE EXPENSE
 YEAR U. S. R. S. NET

34
 300 100% = 30
 40 60% = 24
 32

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A--EXCELLENT; B--GOOD; C--AVERAGE; D--CHEAP; E--VERY CHEAP

YEAR 19

YEAR 19

UNDER REPAIR: INTERIORS GIVEN BY A WORKMAN ON THE JOB.

CONSTRUCTION

FOUNDATION

CONCRETE
CONCRETE BLOCK
BRICK OR STONE
PIERS
CELLAR AREA FULL
1/4
NO. CELLAR
EXTERIOR WALLS
CLAPBOARDS
WIDE SIDING
DROP SIDING
NO BREATHING
WOOD SHINGLES
ASBES. SHINGLES
STUCCO ON FRAME
STUCCO ON TILE
BRICK VENEER
BRICK ON TILE
SOLID BRICK
STONE VENEER
CONG. OR CIND. BL.
M.S. BRICK
TERRA COTTA
VITROLITE
PLATE GLASS
INSULATION
WEATHERSTRIP

FLOOR CONST.

WOOD JOIST
STEEL JOIST
MILL TYPE
REIN. CONCRETE
FLOOR FINISH
B 1 2 3
CEMENT
EARTH
PINE
HARDWOOD
TERRAZZO
TILE
ATTIC FLR. & STAIRS
INTERIOR FINISH
B 1 2 3
PINE
HARDWOOD
PLASTER
UNFINISHED
METAL CLG.
RECREAT. ROOM
FINISHED ATTIC
FIREPLACE
HEATING
PIPELESS FURNACE
HOT AIR FURNACE
FORCED AIR FURN.
STEAM
HOT WAT. OR VAPOR
NO HEATING
GAS BURNER
OIL BURNER
STOKER

PLUMBING

BATHROOM
TOILET ROOM
WATER CLOSET
LAVATORY
KITCHEN SINK
STD. WAT. HEAT
AUTO. WAT. HEAT
ELECT. WAT. SYST.
LAUNDRY TUBS
NO PLUMBING
TILING
BATH FL. & WCOT.
TOILET FL. & WCOT.
LIGHTING
ELECTRIC
NO LIGHTING
NO. OF ROOMS
B1 2 3
1ST
2ND
3RD
OCCUPANCY
SINGLE FAMILY
TWO FAMILY
APARTMENT
STORE
THEATRE
HOTEL
OFFICES
WAREHOUSE
COMM. GARAGE
GAS STATION
ECONOMIC CLASS
OVER BUILT
UNDER BUILT
DT. 11/16/50 AR. CS
LD. 7 PD. 22

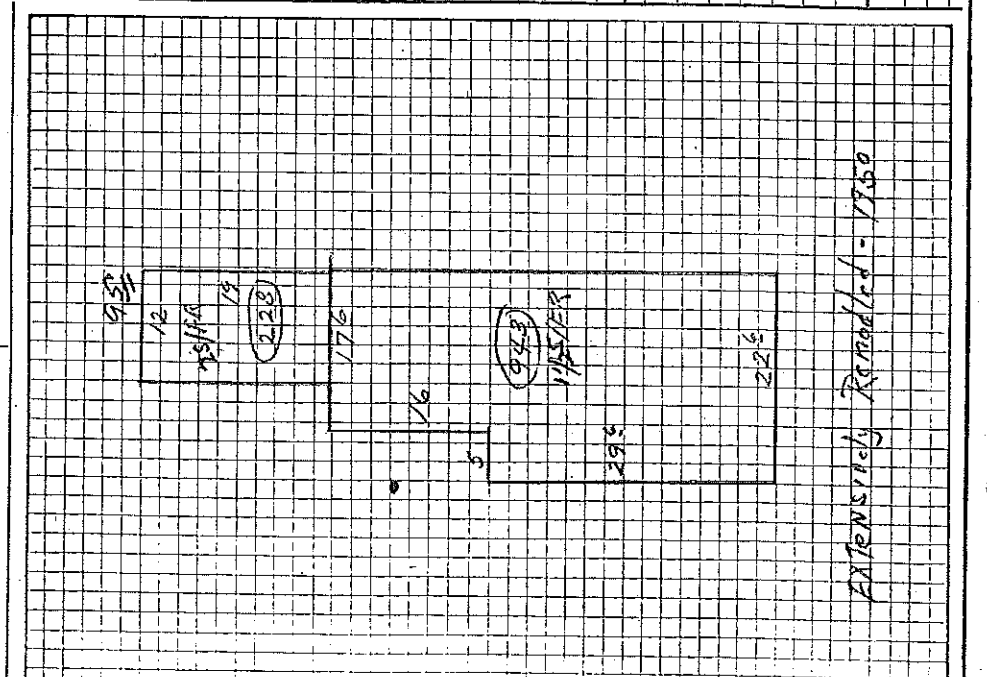
COMPUTATIONS

UNIT

1951
943 S. F.
4610
S. F.
ADDITIONS
+ 950
FINISHED BASEMENT
+ 480
WALLS/HAF
+ 350
ROOF
FIRE ESCAPE
+ 200
FLOORS
ATTIC
FINISH
11/2 BAY
+ 80
FIREPLACE
HEATING
+ 220
PLUMBING
+ 1050
TILING
M.F. 157 + 690
TOTAL
8530
FACT - 10
- 460
REP. VAL.
8070

SUMMARY OF BUILDINGS

Table with columns: OCCY, TYPE, GR, AGE, REMOD., COND., REP. VAL., P. D., PHY. VAL., F. D., SOUND VAL., TAX VAL. Includes entries for 'Dwg' and '11/2 BAY'.



EXTENSIVELY REMODELED - 1950

1951 TOTAL BLDGS. 3110

Summary statistics table with columns: YEAR, TAX VAL., OLD VAL., CHANGE, and rows for years 1919, 1920, 1921, 1922, 1923.

BERNSTEIN SHUR

COUNSELORS AT LAW

207-774-1200 main
207-774-1127 facsimile
bernsteinshur.com

100 Middle Street
PO Box 9729
Portland, ME 04104-5029

B-3
Dunkin Entertainment Overlay Zone

Tabatha J. Berube
Paralegal
207 228-7377 direct
tberube@bernsteinshur.com

November 14, 2014

Ann Machado
Zoning Administrator
Planning & Urban Development
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RECEIVED

NOV 18 2014

Re: Parkside Properties, LLC
367 Cumberland Avenue, Portland, Maine
33-J-10

Dept. of Building Inspections
City of Portland Maine

Dear Ann:

Please issue a letter to Camden National Bank c/o Bernstein Shur confirming what zone the building and improvements located at the above property are located in and that the entire building is in compliance with all applicable Municipal zoning and land-use codes, regulations and ordinances, that there currently are no pending or threatened violations against it and also please attach all copies of Certificates of Occupancy that have been issued along with any other filings.

Enclosed please find our check in the amount of \$150 to cover the fee related to issuing this letter. Thank you very much for your assistance in this matter. Please call me if you have any questions.

Sincerely yours,


Tabatha J. Berube

cc: Hawley R. Strait, Esq.

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE OF FEES

Application No: 0000-2090	Applicant: PARKSIDE PROPERTIES LLC
Project Name: 367 CUMBERLAND AVE	Location: 367 CUMBERLAND AVE
CBL: 033 J010001	Application Type: Determination Letter
Invoice Date: 11/19/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance	\$0.00
-------------------------	---------------

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 033 J010001
Bill To: PARKSIDE PROPERTIES LLC
 PO BOX 10250
 PORTLAND, ME 04104

Application No: 0000-2090
Invoice Date: 11/19/2014
Invoice No: 47324
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/792/Permit-Status>
[Click Here to Pay On Line](#)