

459-461 CUMBERLAND AVENUE

Handwritten signature



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

Should this be
brought up to code?

Jan 30, 1961

Lets get together & make a final decision!

Re: 461 & 463, Comb the Duplex

16 Units.

15 Kitchens

16 Private Baths

Inspectors Mr. Libby Elec Dept

Mr. Gordon Plum Dept

" Irving Code Enforcement

Mr. Tom Loeffler of Simpson's testing
Co. & appraisal, Rep

F.I. Did not favor I.E. & contract.

Called for an alternate in case needed.

Basement -

Bailers not enclosed?

Ceilings in kitchen missing in several
areas leaving large open areas.

Brick fire wall has holes large that is
in need of repair.

1st fire alarm system is operated
by 12 volt dry cell batteries, all are good
checked system was tested ground etc
non operative:

in stairways (used) to the 3rd flr. back
& front:

2nd floor at open main front of rear!
No emergency lighting.

3rd floor fire door is without a self
closer & is kept open.
No emergency lighting or exit signs
on any level.

Wall lights not working 1-2-3 floors.

I have been told the fire dept
has approved of the means of
egress existing. Open stairwells
& boiler room included? No fire rated walls or doors.

I need to have the fire
dept approval in writing.

Owner wants letter of acceptance
or rejection of the work, if and as of
contract.

Our records show no elec permits were
ever applied for new wpts, never inspected.
Mr. Hiley said we can accept what is in
the responsibility is up to the owner should
any electrical problems occur.

461-463 Cumberland Ave,

1980 single with corners - ^{change use} 1-9-80 ^{ing 5/18/80}

1960 converted from ...

Notice Exits Street

16 plumbing jobs. Permits taken out 1960
16 elec jobs
Change of use -
Fire Dept notified of the exits.

Apr/79 - Services 2.

(If apt's) illegally selling elec - Each apt, must have
its own meter - C.M.P. is the hundred charges for elec - its
illegal sale of elec - not allowed.

Do they have meter! + no meter in room. -

Do they have kitchens -

Billing - 6 fam on each meter by C.M.P. - Jan 25/81
Notified Lt Collins - 1-26-81 to set up appropriate rates
to go through the building.

1977 - 8 Fam's on permit no-0935; To repair @ fire - was suppose
to take out a permit for alterations on 3rd floor; rooms (skofied) -

OK Porter Run Closed in ?

OK Hall Ways ?

Note - 1973 permit 00686

Rm to pt house - 13 done on permit.

Stops on Line!



Sand Hinds

Andrew Scontras

202 Main Street Saco, Maine 04072 (707) 284 5707

April - 78.

June 23, 1978

Mr. Bruce Burden, Vice President
Portland Savings Bank
P. O. Box 1200
Portland, Maine 04104

Dear Mr. Burden:

File → Re: 461 - 463 Cumberland Ave.
Portland, Maine
Skolfield - Hinds

In accordance with your request, I have inspected the above-captioned property for the purpose of estimating its market value in fee simple.

With the exception of two units on the third level which have been renovated because of fire damage around October of 1977, I found the property as a whole to be in a state of deterioration and neglect.

I was unable to inspect two units on the second level but have no reason to believe there would be a significant change in condition.

Upon inquiry with a building inspector at City Hall, Marge Schuckel, who is familiar with the property because of the fire in October of 1977, I was informed that only permits for 12 units have been issued to Mr. Skolfield for this property. This was further confirmed by a second building inspector whose name I neglected to obtain. The city assessor informed me that there are 16 units on his records for tax purposes and was not concerned as to the legality of the matter.

I have been further informed by Mr. Schuckel that the four units on the 3rd level (2 on 461 plus 2 on 463) are in violation of the fire codes as they have only one egress.

For the purpose of this report, I have estimated the market value of the subject property by way of the Mortgage Equity Technique for 12 units and for 16 units.





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 4-17, 19 79
 Receipt and Permit number A23398

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine.

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 461 Cumberland Ave.
 OWNER'S NAME: Andri DeFortie ADDRESS: 666 Allen Ave.

FEE'S

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	_____
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____	_____	_____
	Strip Floures _____	ft. _____	_____	_____	_____
SERVICES:	Overhead <input checked="" type="checkbox"/>	Underground _____	Temporary _____	TOTAL amperes <u>200</u>	<u>3.00</u>
METERS: (number of)	<u>1</u>	_____	_____	_____	<u>.50</u>
MOTORS: (number of)	Fractional _____	_____	_____	_____	_____
	1 HP or over _____	_____	_____	_____	_____
RESIDENTIAL HEATING	Oil or Gas (number of units) _____	_____	_____	_____	_____
	Electric (number of rooms) _____	_____	_____	_____	_____
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____	_____	_____	_____	_____
	Oil or Gas (by separate units) _____	_____	_____	_____	_____
	Electric Under 20 kws _____	Over 20 kws _____	_____	_____	_____
APPLIANCES: (number of)	Ranges _____	Water Heaters _____	_____	_____	_____
	Cook Tops _____	Disposals _____	_____	_____	_____
	Wall Ovens _____	Dishwashers _____	_____	_____	_____
	Dryers _____	Compactors _____	_____	_____	_____
	Fans _____	Others (denote) _____	_____	_____	_____
	TOTAL _____	_____	_____	_____	_____
MISCELLANEOUS: (number of)	Branch Panels _____	_____	_____	_____	_____
	Transformers _____	_____	_____	_____	_____
	Air Conditioners Central Unit _____	_____	_____	_____	_____
	Separate Units (windows) _____	_____	_____	_____	_____
	Signs 20 sq. ft. and under _____	_____	_____	_____	_____
	Over 20 sq. ft. _____	_____	_____	_____	_____
	Swimming Pools Above Ground _____	_____	_____	_____	_____
	In Ground _____	_____	_____	_____	_____
	Fire/Burglar Alarms Residential _____	_____	_____	_____	_____
	Commercial _____	_____	_____	_____	_____
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	_____	_____	_____	_____
	over 30 amps _____	_____	_____	_____	_____
	Circus, Fairs, etc. _____	_____	_____	_____	_____
	Alterations to wires _____	_____	_____	_____	_____
	Repairs after fire _____	_____	_____	_____	_____
	Emergency Lights, battery _____	_____	_____	_____	_____
	Emergency Generators _____	_____	_____	_____	_____
	INSTALLATION FEE DUE: _____	_____	_____	_____	_____
	FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	_____	_____	_____	_____
	FOR REMOVAL OF A "STOP ORDER" (304-16.b) TOTAL AMOUNT DUE: <u>3.50</u>	_____	_____	_____	_____

INSPECTION:
 Will be ready on _____, 19 ____; or Will Call _____
 CONTRACTOR'S NAME: M. W. Levine
 ADDRESS: 655 Washington Ave., Portland, Me.
 TEL: 883-5198
 MASTER LICENSE NO.: 3507 SIGNATURE OF CONTRACTOR: M. W. Levine
 LIMITED LICENSE NO.: _____

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

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **3115**

Date Issued **July 11, 1973**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

Address **461-463 Cumberland Ave**
 Installation For **multiple - 20 families**
 Owner of Bldg: **Donald Scholfield**
 Owner's Address **97 Lincoln St**
 Plumber: **Thomas McDermitt** Date: **July 11, 1973**
Waveransett Rd., Gorham

App. First Insp.
 Date **JUL 12 1973**
 By **ERNOLD R. GOODWIN**
 App. Final Insp.
 Date **JUL 19 1973**
 By **ERNOLD R. GOODWIN**
 CHIEF PLUMBING INSPECTOR

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

NEW	REPL	NO.	FEE
		SINKS	
		LAVATORIES	
		TOILETS	8.00
		BATH TUBS	
		SHOWERS	
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
TOTAL			8.00
TOTAL			8.00

Building and Inspection Services Dept.: Plumbing Inspection

CHIEF PLUMBING INSPECTOR	INSPECTOR	NO.	FEE
		GARBAGE GRINDERS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS (Conn. to house drain)	
TOTAL			\$ 2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT NUMBER 6876 9-24-58 PERMIT TO INSTALL PLUMBING

Date Issued: 9-18-58 Address: 461 Commercial St. N. 222

Installation For: Frank Walden

Owner of Bldg.: 11

Owner's Address: 152 Allen Ave

Plumber: Knight Bros. Co. Date: 9-18-58

APPROVED FIRST INSPECTION

Date: Oct 15 58

By: J. P. Welch

APPROVED FINAL INSPECTION

Date: Apr 15 59

By: J. P. Welch

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS	6	5.30
		LAVATORIES	6	1.80
		TOILETS	6	1.80
		BATH TUBS	6	1.80
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS	3	.30
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			25	11.00
			Total	

SM 12-53 PORTLAND HEALTH DEPT. PLUMBING INSPECTION

CHIEF PLUMBING INSPECTOR

By: [Signature]

TYPE OF BUILDING

COMMERCIAL

RESIDENTIAL

SINGLE

MULTI FAMILY

NEW CONSTRUCTION

REMODELING

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (Conn. to house drain)		
			TOTAL	\$ 2.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT NUMBER 3567

PERMIT TO INSTALL PLUMBING

Date Issued: 6-5-54
PORTLAND PLUMBING INSPECTOR

Address: 461 Commercial Ave.
Installation For: apt. 3

By: J.P. Welch
APPROVED FIRST INSPECTION

Owner of Bldg.: James Anderson
Owner's Address: 461 Commercial Ave.
Plumber: Paolo Rossi Date: 6-5-54

Date: June 6, 56
By: J.P. Welch
APPROVED FINAL INSPECTION

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS	1	1.12
		HOT WATER TANKS	3	
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house)		
				1.12

5M 12-53
APPROVED FINAL INSPECTION

PORTLAND HEALTH DEPT. PLUMBING INSPECTION
Total

Date: JOSEPH P. WELCH
CHIEF PLUMBING INSPECTOR

TYPE OF BUILDING	PROPOSED INSTALLATIONS	NUMBER	FEE
	HOT WATER TANKS		
	TANKLESS WATER HEATERS		
	GARBAGE GRINDERS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	ROOF LEADERS (Conn. to house drain)		

By: TYPE OF BUILDING
 COMMERCIAL
 RESIDENTIAL
 SINGLE
 MULTI FAMILY
 NEW CONSTRUCTION
 REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION
TOTAL \$ 2.00

PERMIT TO INSTALL PLUMBING

13615 PERMIT NUMBER

Date Issued: 1-21-64
PORTLAND PLUMBING INSPECTOR
J. P. Welch

Address: 461 Cumberland Avenue
Installation For: Mrs. Irene B. Adams
Owner of Bldg.: Mrs. Irene B. Adams
Owner's Address: Same
Plumber: Wilbur F. Lunt Date: 1-21-64

By: APPROVED FIRST INSPECTION
Date: 1-29-64
By: [Signature]
APPROVED FINAL INSPECTION
Date: [Signature]

CHIEF PLUMBING INSPECTOR
JOSEPH P. WELCH

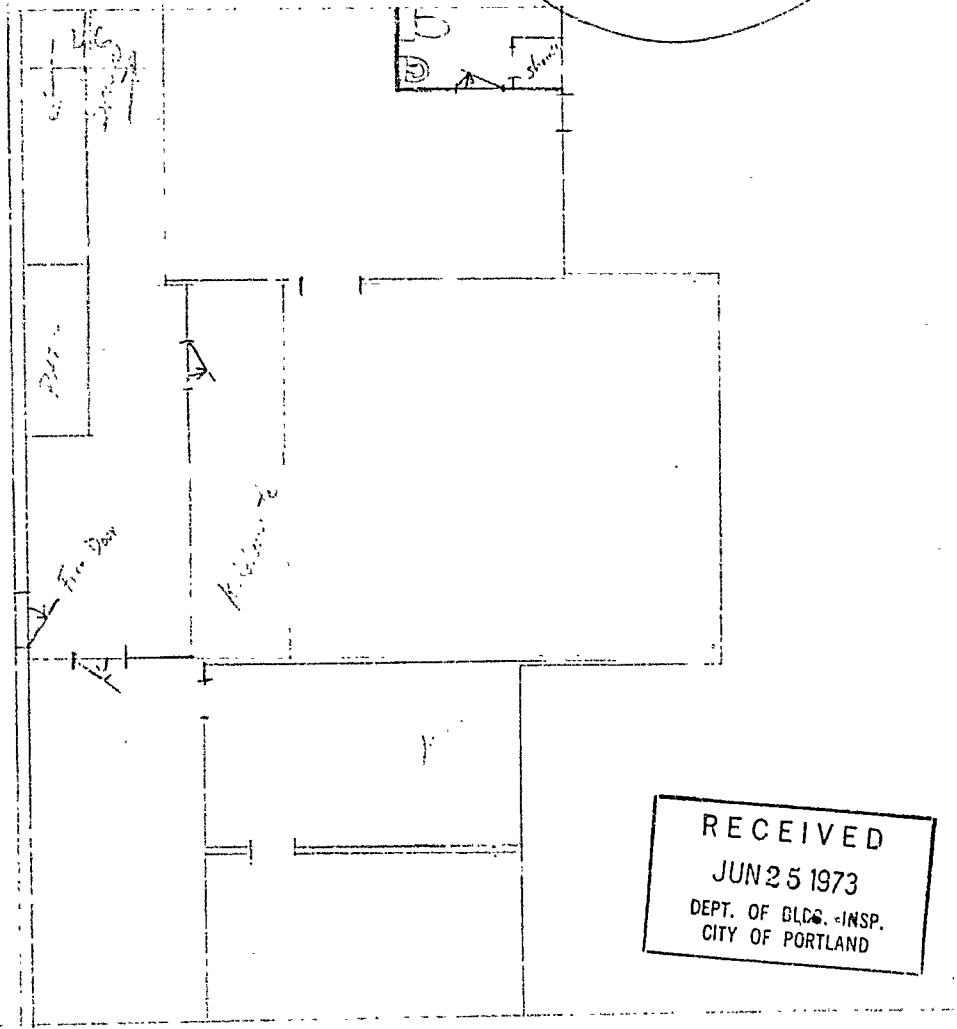
- TYPE OF BUILDING
- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

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

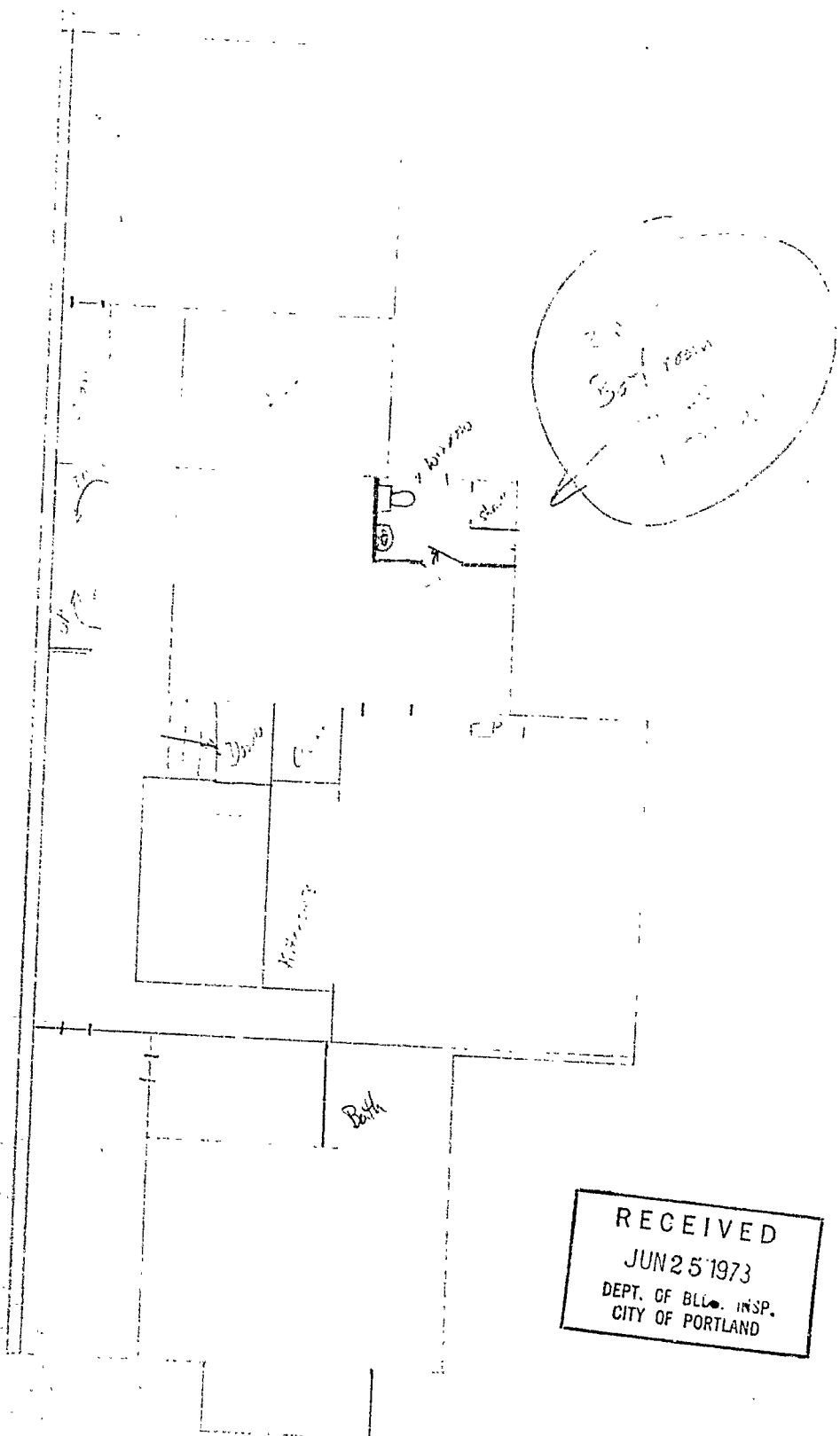
PORTLAND HEALTH DEPT. PLUMBING INSPECTION

461-463 Cambrian Ave

3-Piece
3 1/2 room
to be
installed
vented



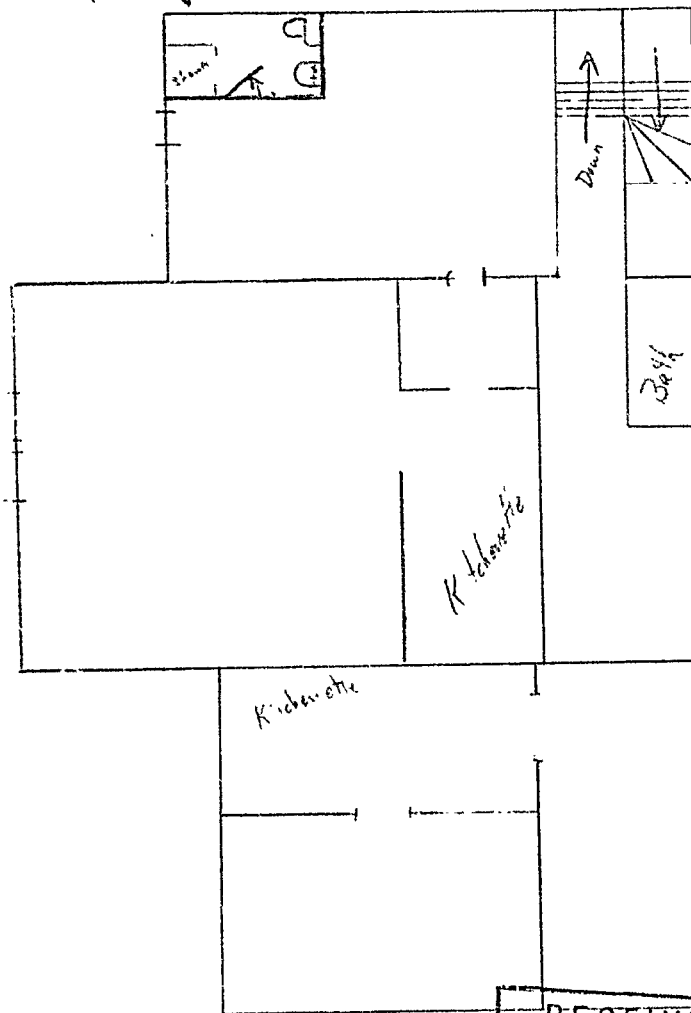
3rd Floor 461 Camb. Ave



RECEIVED
JUN 25 1973
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

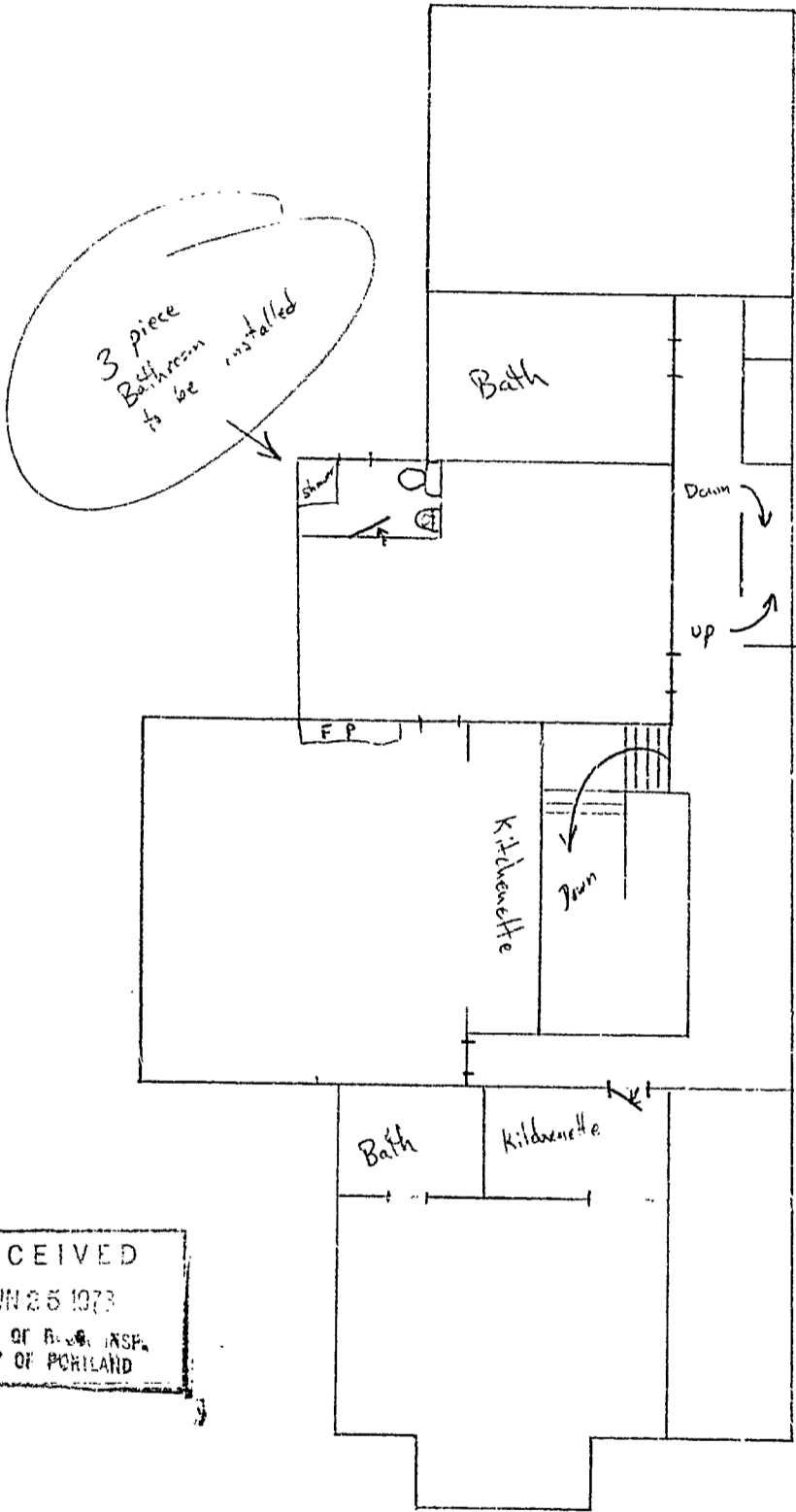
2nd Floor 441 Camb. Ave.

3. Piece to be
Bathrooms to be
installed and vented



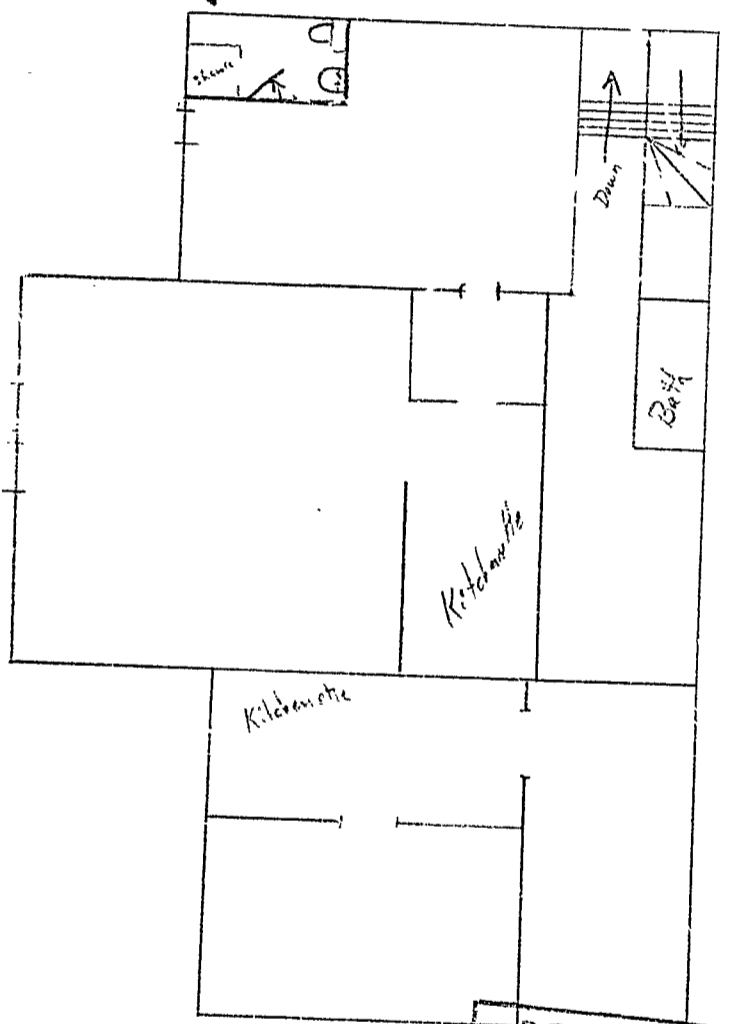
3rd floor 463

Camb. Ave



2nd Floor 463 Camb. Ave.

3. Piece to be
Bathroom to be
installed and sealed



RECEIVED
JUN 25 1973
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

3rd floor 463

Cumb. Ave



RS RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, June 25, 1973

PERMIT ISSUED

JUN 26 1973

00686

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 461-463 Cumberland Avenue Within Fire Limits? Dist. No.
Owner's name and address Donald Skolfield, 9 W. Commonwealth Drive Telephone
Lessee's name and address Telephone
Contractor's name and address owners Telephone
Architect Specifications Plans yes No. of sheets 4
Proposed use of building receding and apt. house No. families 13
Last use " No. families 13
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 500. Fee \$ 3.00

General Description of New Work

To partition off rooms for 4 bathrooms - two on second and two on third floors (non bearing partitions) 2x4 - 16" o. c. to use sheetrock To be vented according to plumbing code

(as per Health Dept. of City of Portland)

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 noise 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:

W. E. B. 6/26/73

Miscellaneous

Will work require disturbing of any tree on a public street?
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
Donald Skolfield

CS 301

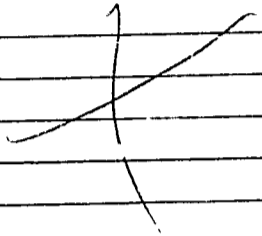
INSPECTION COPY

Signature of owner By: Donald Skolfield

NOTES

6-28-73
Not started

7-18-73 Plumbing
roughed in



Nelson

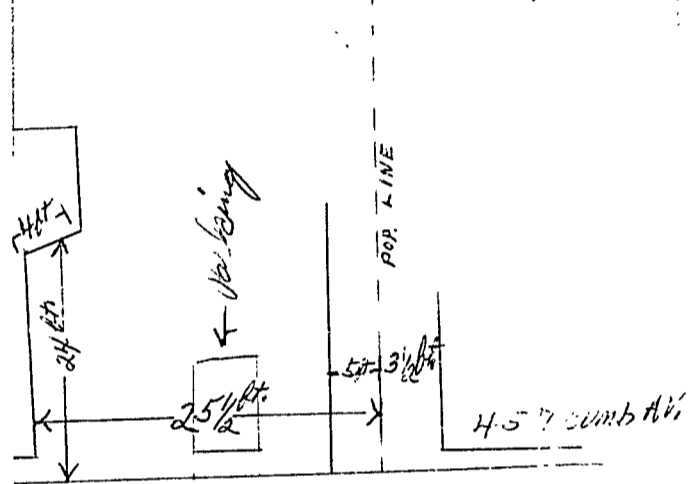
Permit No. 731 686
 Location 461-1113 Cumberland Ave
 Owner Ronald Shalquist
 Date of permit 6/26/73
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

From the desk of —
A. Allan Soule

File -
461

Cumberland Ave

Public Works, lot Mr. Philip Mullin



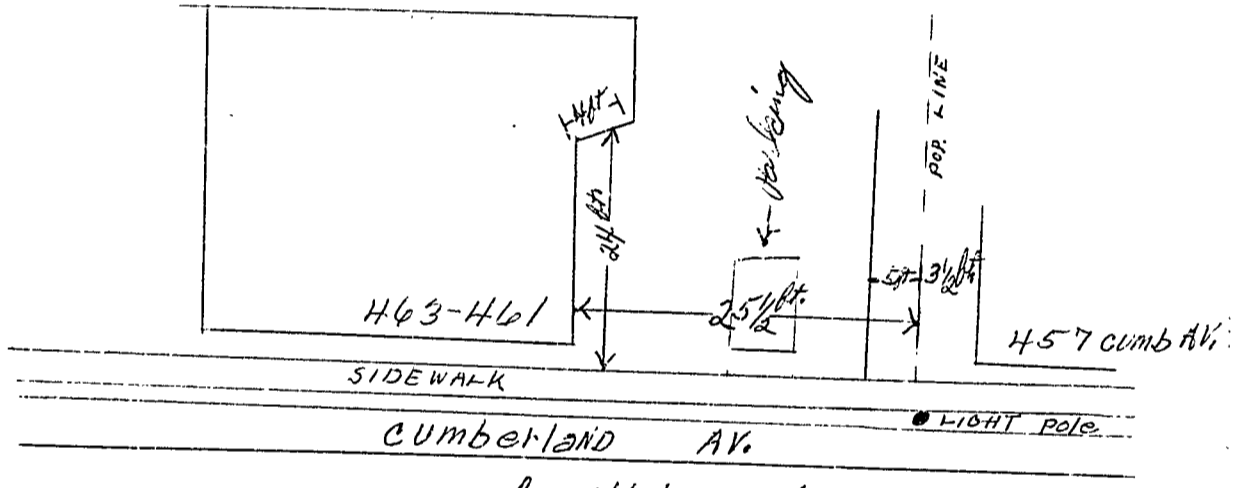
LAND AV.

2. 461 Cumb. av.,

next to Woodland owners.

H. Soule

for Public Works for Mr. Phillip Mullin



Driveway for H61 Cumb, av,

Ernest B. Woodard owner

This was sent to Public Works
for the address 2125171-

Allen

RECEIVED

MAR 24 1971

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc 461 & 463 Cumberland Av
Loc w/i S VS B311
Bldg: Fire Elect Other
Issued October 15, 1958
Expires November 15, 1958

Irma Adams
461 Cumberland Ave.
Portland, Maine

Dear Sir: On September 8, 1958 an examination was made of the premises located at 461 & 463 Cumberland Ave.

Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action. Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

##	Responsibility of Owner or Agent	** Responsibility of Occupant
1	<u>STRUCTURAL REPAIRS</u> 461 Cumberland Ave.	
	Repair and put in good condition all exterior parts of the structure as follows:	
a.	Repair or replace the rotted down spongs at 461.	
2	<u>STRUCTURAL REPAIRS</u> 463 Cumberland Ave.	
a.	Repair or replace the rotted down spongs at 463.	
b.	Repair or replace the broken cellar windows.	
c.	Repair or replace the broken boards on the basement stairs at 463.	
3	<u>ELECTRICAL EQUIPMENT</u>	
	Check and put in good condition all electric equipment and electric wiring throughout the structure. Particular attention is directed to the following:	
a.	Repair or replace the missing pull chains in the 3rd floor rear, at 463.	

The above mentioned conditions are in violation of the City Ordinances, MINIMUM STANDARDS FOR CONTINUED OCCUPANCY AND LIQUIDITY TO VACATE BUILDINGS and must be corrected on or before November 15, 1958

May 7, 1957

Mr. Sam Serota
125 Morning St.
Miss Irene Adams
463 Cumberland Ave.

Location - 461 Cumberland Ave.
Owner - Miss Irene Adams
Job - Repair after fire

Dear Miss Adams and Mr. Serota:-

Upon inspection of the above job on May 2, 1957, the following conditions were found:

Liquid door closer needed on the fire door in the collar stairway.

Handrails needed on both sides of rear stairway from first to second floor.

See paragraphs number 4 and 5 in our letter to you of December 7, 1956.

It is important that correction of these conditions be made before May 23, 1957, and notification be given this office of readiness for another inspection.

If additional information relative to the above is desired, please phone Inspector Soule at 4-1431, extension 234, any week day but Saturday, between 8:00 and 8:30 A. M.

Very truly yours,

A. Allan Soule
Field Inspector

AAS/G

December 7, 1956

28 - 451 Cumberland Avenue

Mr. Sam Serota
125 Morning Street

Copies to: Miss Irene Adams
453 Cumberland Ave.
Mr. H. A. Sylvester
76 May Street

Dear Mr. Serota:-

Amendment #1 to Permit 156/1965 covering alterations in former lodging house at the above location to provide six apartments there is issued herewith on the basis of revised plans filed at this office Dec. 6, 1956, but subject to the following conditions:-

1. Permit is issued on the basis of the use of rooms as indicated on the plans for a total of not more than six apartments and with no separate living rooms.
2. Vents serving kitchenettes are not to be connected to those serving bathrooms and any vent serving more than one such room is to have a cross sectional area equal to the area of a vent serving a single room multiplied by the number of rooms which are to be served.
3. A separate permit issuable only to the actual installer is required for work on installation of the automatic fire detection and alarm system.
4. Fire door on collar stairway enclosure is to be set in a metal covered frame and equipped with a liquid door closer. A light is to be installed in the enclosure.
5. Handrails are to be provided on at least one side of all stairs where there are none existing, and where there are winding treads a rail is to be provided full length on the side where greatest width of treads occurs.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

December 5, 1964

163 Cumberland Avenue

Copies for: Mrs. Irene Adams
163 Cumberland Ave.
Mr. H. S. Sylvester
26 Bay Street
Fire Department

Mr. Sam Sorota
125 Morning Street

Dear Mr. Sorota:-

Examination of plans filed with application for Amendment #1 to Permit 156/1965 covering alterations to lodging house to provide a number of apartments therein discloses variances from and questions as to compliance with Building Code requirements as listed below. Before the amendment can be issued it is necessary that revised plans indicating compliance be furnished for checking and approval. Details in question are as follows:-

1. Use of each room and apartment of which it is to be a part needs to be indicated on the plans. If there are to be any separate lodging rooms, they should be so indicated, bearing in mind that two lodging rooms must be counted as the equivalent of an apartment and that if there are to be more than six apartments or equivalent, the heater in basement including fuel storage spaces must be enclosed with partitions and ceiling of one-hour fire resistance. Since six apartments are indicated on the plans, even one additional lodging room would make it necessary to enclose the heater.

2. Wherever unvented inside kitchenettes are to be in alcoves depending upon windows in adjoining room for light and ventilation, the opening in partition between alcove and room is required to occupy at least 60% of the separating partition; the inside wall of alcove is required to be no more than three times the height of the window head above the floor away from that window; and area of window must be equal to at least one-tenth of the combined floor area of room and alcove.

3. New windows having an area equal to at least one-tenth of the floor area of rooms are required for front rooms in third story.

4. All public halls and stair halls are required to be equipped with lighting on the center's meter controlled by a time switch so as to be burning continuously throughout the hours of darkness.

5. Arrangement of means of egress is acceptable only if the automatic fire detection and alarm system existing in the building at the time of the recent fire is replaced and alterations acceptable to the fire department made in connection therewith.

6. The cellar stairs are required to be enclosed between collar and first floor with partitions of one-hour fire resistance and with a self-closing standard fire-resistant door and frame or a class "B" labelled fire door on opening to entrance.

Mr. Sam Verota - - - - - 12

December 4, 1956

closure. This needs to be shown on plans.

7. Framing of new outside platforms, size of concrete piers, and indication that all such foundations are to extend not less than 4 feet instead of 3 feet below grade needs to be shown on plans.

8. Rooms to be used with any single apartment should have interconnecting doors between rooms.

9. Wherever inside kitchenettes are to be vented by gravity ducts through the roof of building, such ducts are required to have a minimum cross sectional area of 50 square inches for each kitchenette so vented.

10. All inside bathrooms are required to be vented in accordance with requirements of the City Plumbing Code enforced by the Plumbing Inspector.

11. Handrails, where not now existing, are required on at least one side of all stairways and where there are winding treads in the stairs are required full length on the side where the greatest width of treads occurs.

12. New means of providing reflected light in public halls by means of transoms over or glass panels in entrance doors to rooms or by fixed windows in hall partitions is required.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AMS/3



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, Nov. 26, 1956

PERMIT ISSUED
DEC 7 1956
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/1965 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 461 Cumberland Ave. Within Fire Limits? YES Dist. No.
Owner's name and address Miss Irene Adams, 463 Cumberland Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Sam Serota, 125 Morning St. Telephone 265165
Architect Plans filed yes No. of sheets 3
Proposed use of building Apartment house No. families 6
Last use Lodging house No. families
Increased cost of work 1,000. Additional fee 50.

Description of Proposed Work

To change use of lodging house to 6-family apartment house and make alterations as per plans.

Permit Issued with Letter

Amendment to be issued to contractor
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: with letter by [Signature]
INSPECTION COPY CHIEF OF FIRE DEPT C-10-154-5C-Mark

Signature of Owner by: Irene Adams
Permit Issued with Letter
Approved: [Signature] Inspector of Buildings

November 9, 1936

AP - 461 Cumberland Avenue

Mr. Sam Serota
125 Morning Street

Copies to Miss Irene Adams
463 Cumberland Ave.
H. H. Flaherty
Capt. Fire Department

Dear Mr. Serota:-

Permit for repair after fire without alterations in building at above location is issued herewith subject to the following conditions:-

1. The automatic alarm system installed throughout cellar and in all public halls and stairhalls is to be replaced. A separate permit issuable only to the actual installer is required for this installation.
2. In accordance with Section 903 of the Building Code applying to existing buildings and enforced by Chief of the Fire Department, that department has specified that all lights in public halls both front and rear shall be placed on a single circuit on the owner's meter and controlled by an automatic time switch so as to be burning throughout the hours of darkness. The permit is issued on the condition that this will be done.
3. The Fire Department may have some requirements in regard to the means of egress from the rear of the building. Should this involve alterations to existing partitions or construction of new ones, such work is to be covered by an amendment to this permit before it is started.
4. Notification is to be given this department for inspection before any lath or wall board is applied to walls, partitions or ceilings.
5. All openings in plastered ceiling in cellar where wood laths are exposed are to be made tight with plaster or some other acceptable incombustible material.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G



APARTMENT HOUSE CODE APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, November 2, 1956

PERMIT ISSUED

01955
NOV 5 1956

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 461 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Miss Irene Adams, 2 463 Cumberland Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Sam Serota, 125 Forning St. Telephone 3-5105
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Lodging house No. families _____
Last use _____ No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 4000. Fee \$ 5.00

General Description of New Work

To repair after fire to former condition without alterations and without change of use but if conditions in the areas of repair are found to be dangerously sub-standard of Building Code requirements, both Building Department and owner will be notified immediately.

Cause - unknown

Search issued with Letter

Floors and ceiling to be replaced - stairways to be replaced
Roof to be reframed - 3x10 rafters, 16" O.C., 13' span - ~~fl~~ gambrel roof
tar and gravel on flat portion of roof and pitched roof with slate ~~string~~ shingles to be repaired.

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**

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) 2x4-10" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

with letter by AJG

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

Miss Irene Adams

Signature of owner

By:

Sam Serota

ACTION COPY

11/20/56 - 11/21/57

NOTES

Permit No. 56/1965
 Location 461 Cambridge Ave
 Owner - Queen Adams
 Date of permit 11/5/56
 Noft. closing-in
 Inspn. closing-in 1/21/57
 Final Noft.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Noftic
 Form Check Notice

Round replacement of fire alarm system -
 All lights in the hall to be in working order -
 Repair of pipes for water supply -
 All pipes in ceiling shall be kept
 11/20/56 - 11/21/57 - Allen

6 apartments. We must be
 kitchen rooms -
 Water from kitchen outside
 separate from other water -
 The kitchen bathroom vented
 into the air -
 metal frame - liquid in silver -
 Vignette enclosure -

5/12/57 - Fire alarm in ceiling
 needs repaired. See notes.
 Hand in needed on rear stair
 way from 2nd floor on
 stairs with the water to reach.
 Allen

12/26/56 - Gold man. ducts should
 be 2.5" diameter
 on the 2nd floor after the
 the plumbing has been inspected -
 Allen

5/17/57 - Location by
 Q. Adams -
 5/11/57 - Hand in, signed
 down since still needed -
 Allen
 5/29/57 - All things done
 under this permit -
 Allen

1/9/57 - Call G.T. to check
 2nd floor and report to
 plumbing inspection - Allen

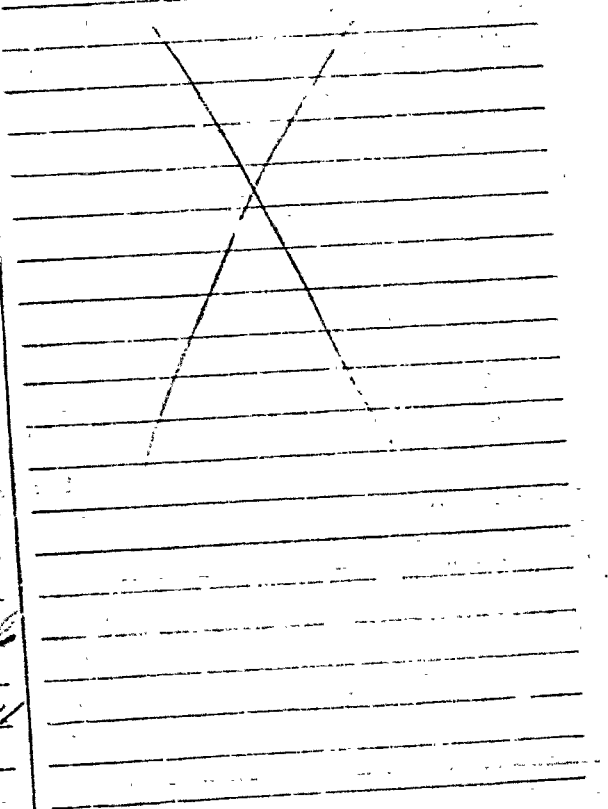
1/21/57 - Call G.T. to check on 1st
 floor and report to plumbing
 electrical inspection. All pipes
 to be inspected and
 the final - Allen

1/30/57 - Call G.T. to check on
 2nd floor plumbing and
 the final - Allen

2/27/57 - About the same -
 Allen

3/21/57 - Fire alarm -
 stairs needs liquid in
 alarm - Opening ceiling in
 ceiling to install light -
 for the 2nd floor -
 needed in rear stairs -
 1st to 2nd floor in the wall with
 stairs to reach - Allen

3/21/57 - Call G.T. to check on
 2nd floor plumbing and
 the final - Allen



April 25, 1957

AP 461 Cumberland Ave.—Installation of automatic fire alarm system

Mr. Arnold L. Geller
Geller Electric Co.
39 Chamberlain Ave.
Mrs. Irene Adams
461 Cumberland Ave.

Copy to Chief of the Fire Dept.

Dear Mrs. Adams and Mr. Geller,

Building permit for installation of the fire alarm system at the above location is issued to Mr. Geller, herewith, but subject to conditions contained in memorandum sent to each of you herewith and subject also to the following conditions. If these conditions are not understood, or, if you are unable or unwilling to comply with them, it is important that you do not start the installation but contact this office immediately with more information to show compliance with the regulations.

1. Chief Johnson, Chief of the Fire Department, whose approval is required upon such a permit before it is issued, has approved the permit subject to the conditions: "that if more gongs are needed after installation is completed, they will be added."; and "It is difficult to determine the number and the arrangement of gongs in advance of the installation. However, if a gong is needed on the 2nd floor, it must be added."

2. It is noted that the same gongs in use before the fire in the building are to be reused. These gongs are to be thoroughly tested and any damage caused at the time of the fire or by water made good so that the gongs will be as reliable as when new. Any additional gongs required by the Fire Department must bear the approval of Underwriters' Laboratories, Inc. or some comparable agency.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCB/B

Enclosure to Mr. Geller: Copy of application and permit card
" " Mrs. Adams: Copy of memo relating to fire alarm systems

INCIDENTAL CORRESPONDENCE

C. P. Johnson
CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

To: Mr. Warren McDonald, Inspector of Bldgs Date: April 24, 1957
FROM C. P. Johnson, Chief of Department
SUBJECT: Fire Alarm System at 461 Cumberland Ave.

Application for installation of fire alarm system at 461 Cumberland Ave. is approved, providing that if more gongs are needed after installation is completed, they will be added.

It is difficult to determine the number and the arrangement of gongs in advance of the installation. However, if a gong is needed on the 2nd floor, it must be added.

C. P. Johnson

Carl P. Johnson, Chief of the Fire Dept.

April 23, 1957

Warren McDonald, Inspector of buildings

Application for permit to re-install the automatic fire alarm system at 461 Cumberland Ave. following a fire of some months ago.

I believe this is the building where the fire alarm apparently worked alright but a lodger, whose room was very close to one of the alarm gongs, lost his life.

Perhaps investigation is warranted to find out whether or not there were enough gongs and whether they were located correctly, and whether some steps should be taken to head-off another unfortunate occurrence.

Since the original installation around 1948, we have begun to check up on the size, number and location of the gongs and what make the gongs are, insisting that the gongs be listed as approved by Underwriters' Laboratories or some other competent agency like the University of Maine. Since this was and is to be a Protectowire system, in all probability the Protectowire gongs were used and these are approved by Underwriters' Laboratories. However, there is also the question as to whether or not the gongs may have been damaged by the fire. Note that the application indicates that the installer proposes to use the same gongs as before.

WMcD/B

Inspector of Buildings

Attachment: Application for permit and permit card.

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE
461 Cumberland Ave.--Installation of automatic fire alarm for Irene Adams by
Geller Electric Co., installers

When such a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

(Signed) WARREN MCCHAMLD
INSPECTOR OF BUILDINGS

461 Cumberland Ave.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, April 22, 1957

RECEIVED
COUNCIL
APR 25 1957

A-A-A-5

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 461 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Irene Adams, 461 Cumberland Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Geller Electric Co., 39 Chamberlain Ave. Telephone 2-3641
 Architect _____ Specifications _____ Plans 20 No. of sheets _____
 Proposed use of building Apartments No. families _____
 Last use _____ No. families _____
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ 20000.00 Fee \$ 2.00

General Description of New Work

To install automatic fire alarm using Protectowire lines of fire-detecting wire (made by the Protectowire Co) not more than 15' apart nor more than 7'6" from any wall or partition extending to ceiling; to cover entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garage, if any,--gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year, installed in substantial cabinet of no less than 14 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degree F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing bells & gongs frequently. Alarm silencing switch, is thrown to "silent" position when alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if

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** if system gets out of order.

1-10" gong and 1-6" gong - one on first and one on third floor -- (same gongs used in previous Details of New Work system before fire)

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

Permit Issued with _____

If a Garage

Permit Issued with Letters

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:

Carl F. Johnson
 CHIEF OF FIRE DEPT.

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

Geller Electric Co.

Signature of owner

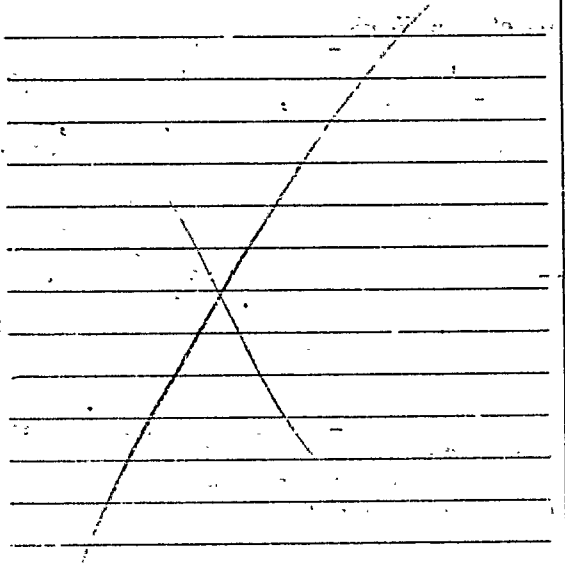
By:

Arnold J. Selley

INSPECTION COPY

NOTES

5/2/57 - All O.K. except in
 floor in front stairwell - call
 5/3/57 - I tried to get someone from
 Sutton Electric Co. to get the
 job done this week
 for them to call on Monday.
 5/13/57 - Mr. Bell called &
 he said he would fix
 the situation in front stairwell
 & the call. All.
 5/14/57 - All O.K. - All.



Permit No. 57/524
 Location 441 Cumberland St.
 Owner James Chapman
 Date of permit 4/25/57
 Notif. closing-in
 Inspn. closing-in
 Final Notif. 5/2/57
 Final Inspn. 5/14/57
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Dec. 30, 1956

PERMIT POSTED

DEC 7 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/1965 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 461 Cumberland Ave. Within Fire Limits? yes Dist. No.
 Owner's name and address Miss Irene Adams, 463 Cumberland Ave. Telephone
 Lessee's name and address Telephone
 Contractor's name and address Sam Serota, 125 Morning St. Telephone 395105
 Architect Plans filed yes No. of sheets 3
 Proposed use of building Apartment house No. families 6
 Last use Lodging house No. families
 Increased cost of work 1,000. Additional fee .50

Description of Proposed Work

To change use of lodging house to 6-family apartment house and make alterations as per plans.

Amendment to be issued to contractor 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:

Signature of Owner by: Irene Adams

Approved: Inspector of Buildings

FILE COPY

C-10-154-5C-Marks



(A) APARTMENT HOUSE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, Feb. 10, 1954

PERMIT ISSUED

20134754

CITY of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect or repair or demolish~~ install the following buildings ~~structure or structures~~ 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 161 Cumberland Ave. Within Fire Limits? no Dist. No. _____
 Owner's name and address Irene Adams, 161 Cumberland Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Charles Fessenden, 161 Cumberland Ave. Telephone 5-0313
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building apartment and lodging house No. families _____
 Last use _____ " " " " No. families _____
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1.0. Fee \$ 50.

General Description of New Work

To cut in door in brick dividing wall at third floor level.

2/11/54
Rec'd from Tax Dept 2/15/54

3/13/47 - discontinuance of express in 3rd floor and alarm system 1947

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 Charles Fessenden

Details of New Work

Permit issued with Letter

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:

with letter by ALS
Wm. W. [Signature]

Miscellaneous

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

Irene Adams

Signature of owner by:

Charles E. Fessenden

INSPECTION COPY

NOTES

2/24/54 - Work not done C. S. S.
3/5/54 - Doorway cut
Trench 6 - D to not
Ruhf. C. S. S.
3/15/54 - Work done
C. S. S.

X

Permit No. 5441103
Location 461 Cambridge Ave
Owner James Adams
Date of permit 2/16/54
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 3/15/54
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

543 5/2

AP 461 Cumberland Ave.

February 16, 1954

Mrs. Irene Adams
461 Cumberland Ave.
Mr. Charles Fessenden
461 Cumberland Ave.

Copy to: Chief of Fire Dept.

Dear Madam and Sir:-

Building permit for cutting in a new doorway in the dividing wall in third story between two sections of the building at 461-463 Cumberland Ave. is issued herewith. The Fire Department in approving the permit has established the following conditions:-

1. The door to be hung in the opening is to have a solid wood core at least 1 3/8 inches in thickness covered completely with sheet metal with the joints in the metal lapped and locked and covering all nail heads.
2. The wood frame in which the door is hung is also to be completely covered with sheet metal.
3. There is to be no lock of any nature installed on this door and it is to be equipped with a liquid closer to keep it shut at all times except when someone is passing through the opening.

The permit is issued on the basis that compliance is to be provided with all of these conditions.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

2-13-54

Grene Adams has agreed to
provide a Metal Clad Fire Door,
also to cover the frame to
which door is to be hung
with sheet metal.

No lock on this Fire Door,
to be closed with Liquid
door closer.

Capt. P. W. Stokely

CITY OF PORTLAND, MAINE
Department of Building Inspection

(date) February 11, 1954

To: Oliver T. Sanborn
Chief of the Fire Department

Location: 461 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 3/13/47

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

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

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

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

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

1. If the work contemplated will completely satisfy the order.

2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

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

Remarks relating to this particular job:

WILL THIS WORK SATISFY THE REQUIREMENTS OF YOUR ORDER OF 3/13/47?

IS NOT A FIRE DOOR REQUIRED ON THIS NEW OPENING AND SHOULD IT NOT BE SELF-CLOSING?

WILL A WOOD FRAME METAL COVERED BE SATISFACTORY?

AJS/G

Warren McDonald
Inspector of Buildings

BI 110

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

Installation of Automatic Fire Detection and Alarm System for

To Owner & Installer:

Presumably this system is being installed under the recent "Safety" Ordinance which is administered by the Chief of the Fire Department. If you have not already done so, I recommend that you consult Fire Department Headquarters as to the areas required to be covered by the detection part of the system, as this office does not know the situation fully at the building and for what reason the system is being installed. Under the new ordinance, as in situations controlled by the Building Code, 3 different arrangements for coverage by detection system are involved:

(1) Where there are two means of egress and the fire alarm system is required to compensate for unsafe relative location of them, areas to be covered by detection system are: Entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garages.

(2) In special cases where only one stairway or means of egress is allowed from second floors more than 13 feet above ground or from any third floor, and the fire alarm system is required to compensate for the emission of the second means of egress, areas required to be covered by the detection system include all of those in (1) and in addition to these areas, all rooms finished or unfinished.

(3) All nursing or convalescent homes or homes for the aged or for children which have wooden frame interior require automatic fire detection and alarm systems with detection system covering all of the areas in (1) and in addition all kitchens.

Application has been made out and the permit is issued to cover situation #1. If you should find out from Fire Headquarters that the situation is other than #1 and that coverage of detection system is different than that called for in the permit, the installer should file application for amendment to the permit giving the correct situation and coverage for detection system. When system is completed, installer should notify this office for inspection.

(Signed) WARREN McDONALD
INSPECTOR OF BUILDINGS

CC: Mrs. Dawn M. McBelian
York Electrical Co.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, July 28, 1947

PERMIT ISSUED
01823

JUL 29 1947

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 11 Cumberland Avenue Within Fire Limits? YES Dist. No. 3
 Owner's name and address Dagny M. McLellan Telephone _____
Mrs. Dagny McLellan, 161 Cumberland Ave.
 Lessee's name and address _____ Telephone _____
 Contractor's name and address York Electrical Co., 222 Middle Street Telephone _____
 Architect _____ Specifications _____ Plans no No of sheets _____
 Proposed use of building Lodging House No. families _____
 Last use _____ No. families _____
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install automatic fire alarm using Protectowire lines of fire-detecting wire (made by The Protectowire Co.) not more than 15' apart nor more than 7'6" from any wall or partition extending to ceiling; to cover entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garage, if any; gongs of such tone, strength of signal, dry batteries and location as to arouse all persons for whose protection intended--current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year, installed in substantial cabinet of no less than 14 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing entire system frequently. Alarm silencing switch, if provided, will be so arranged that alarm will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order.

PER ORDER OF FIRE DEPT.

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.

Details of New Work

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber--Kind _____ Dressed or mill size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

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

Dagny McLellan
York Electrical Co.

Signature of owner By: H. S. Mulliken

APPROVED:

INSPECTION COPY

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Loc: 41-43 Cumberland St

PROPERTY OWNERS NAME

Last: John Escobedo First: 11

Applicant Name: John Escobedo

Mailing Address of Owner/Applicant (If Different): RFD # 3 Box 51

PORTLAND PERMIT # 3,250 TOWN COPY

Date Permit Issued: 12/29/88 \$ 172.00 FEE Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 11213

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 12/29/88

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: 1/4-1989

PERMIT INFORMATION

This Application is for:

1. NEW PLUMBING

2. RELOCATED PLUMBING

1983

Type Of Structure To Be Served:

1. SINGLE FAMILY DWELLING

2. MOBILE HOME OR MOBILE HOME

3. MULTIPLE FAMILY DWELLING

4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER

2. OIL BURNERMAN

3. MFG'D. HOUSING DEALER/MECHANIC

4. PUBLIC UTILITY EMPLOYEE

5. PROPERTY OWNER

LICENSE # _____

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal		Sink
		Drinking Fountain		Wash Basin
		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Grease/Oil Separator		Dish Washer
		Dental Cuspidor	1/2	Garbage Disposal
		Bidet		Laundry Tub
Number of Hook-Ups & Relocations	Other: _____			Water Heater
Hook-Up & Relocation Fee \$ _____	Fixtures (Subtotal) Column 2			Fixtures (Subtotal) Column 1
	Fixtures (Subtotal) Column 2			Fixtures (Subtotal) Column 2
	Total Fixtures			Fixture Fee
	Total Fixtures		\$ 47.	Hook-Up & Relocation Fee
Total Fixtures			Permit Fee (Total)	
Total Fixtures		\$ 72.		

TOWN COPY



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

NOTICE OF HOUSING CONDITIONS

DU: 16
CHART-BLOCK-LOT - 48-F-16 36-F-18419
LOCATION: 461-463 Cumberland Avenue

DISTRICT: 6 (PARKSIDE)
ISSUED: November 9, 1989
EXPIRES: January 9, 1990

Edward Jenkins
c/o Peter Adams Management
215 State Street
Portland, ME 04101

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 461-463 Cumberland Avenue by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before January 9, 1990. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

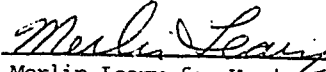
Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
F. Samuel Hoffses
Chief of Inspection Services


Merlin Leary for Kevin Carroll (6)
Code Enforcement Officer

Attachments

jmr

389 CONGRESS STREET " PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

HOUSING INSPECTION REPORT

OWNER: Edward Jenkins

LOCATION: 461-463 Cumberland Ave. 48-F-16 36F-18419

CODE ENFORCEMENT OFFICER: Merlin Leary for Kevin Carroll (6)

HOUSING CONDITIONS DATED: November 9, 1989 EXPIRES: January 9, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

SEC. (S)

461 CUMBERLAND AVENUE

- | | |
|---|-------|
| 1. INTERIOR CELLAR FLUE - excessive soot. | 114-2 |
| * 2. INTERIOR SECOND FLOOR - FRONT HALL CEILING - broken plaster. | 108-2 |
| 3. INTERIOR THIRD FLOOR - FRONT HALL - storing furniture, appliances, etc. | 116-2 |
| 4. INTERIOR FIRST FLOOR, APT. #2 - LIVING ROOM WINDOW - missing counterbalance cords. | 108-3 |
| * 5. INTERIOR FIRST FLOOR, APT. #3 - LIVING ROOM CEILINGS - broken plaster. | 108-2 |
| * 6. INTERIOR FIRST FLOOR, APT. #3 - BATHROOM CEILING - inoperative light. | 113-5 |
| * 7. INTERIOR FIRST FLOOR, APT. #3 - BATHROOM WINDOW - broken glass. | 108-3 |
| 8. INTERIOR FIRST FLOOR, APT. #3 - LIVING ROOM WINDOWS - missing storm & screen. | 108-3 |
| 9. INTERIOR SECOND FLOOR, APT. #2 - LIVING ROOM WINDOWS - missing storm & screen. | 108-3 |
| 10. INTERIOR SECOND FLOOR, APT. #6 - LIVING ROOM WINDOW - missing counterbalance cords. | 108-3 |

463 CUMBERLAND AVENUE

- | | |
|--|-------|
| 11. INTERIOR FIRST FLOOR, APT. #2 - LIVING ROOM & BEDROOM - missing storm & screen. | 108-3 |
| 12. INTERIOR FIRST FLOOR, APT. #2 - LIVING ROOM WINDOW - missing counterbalance cords. | 108-3 |
| * 13. INTERIOR FIRST FLOOR, APT. #3 - LIVING ROOM WINDOW - missing storm & screen. | 108-3 |
| * 14. INTERIOR SECOND FLOOR, APT. #4 - LIVING ROOM WALL - BROKEN PLASTER. | 108-3 |
| 15. INTERIOR THIRD FLOOR, APT. #6 - LIVING ROOM WALL - broken plaster. | 108-2 |

*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THE STRUCTURE.

Parkside Project

CITY OF PORTLAND
INSPECTION SERVICES DIVISION - HOUSING INSPECTION SCHEDULE

Insp. Date: 11-7-89 Complaint 5 year Fire Inspector's Name Leary / Carroll Dist. 6

Property Address: 461-463 Cumberland C-B-L: 48-F-16 Legal Units: 16 Exist. Units: Stories: 3

Owner or Agent Address: Edward Jenkins / Peter Edzinski Stand. 1st: N.O.H.C. X L.O.D. Portland, ME 04101

Violation No.	Ext.	Int.	Fl.	Apt.	LOCATION	VIOLATION DESCRIPTION	CODE
					461 Cumberland		
1		X			Cellar Flue	Excessive Soot	114-2
* 2		X	2		Front Hall Ceiling	Broken Plaster	10F-2
3		X	3		Front Hall	Storing furniture, appliances etc	116-2
4		X	1	#2	Living Room Wl	Missing Counterbalance Cords	10F-3
* 5		X	1	#3	Living Room Ceiling	Broken Plaster	10F-2
* 6		X	1	#3	Bathroom Ceiling	Improper Light	113-5
* 7		X	1	#3	Bathroom Window	Broken Glass	10F-3
8		X	1	#3	Living Room Wl	Missing Storm & Screen	10F-3
9		X	2	#2	" " "	" " "	10F-3
10		X	2	#6	" " "	" " "	10F-3
11		X	1	#2	463 Cumberland Living Room Wl	Missing Counterbalance Cords	10F-3
12		X	1	#2	Living Room Wl	Missing Storm & Screen	10F-3
* 13		X	1	#3	" " "	Missing Counterbalance Cords	10F-3
* 14		X	2	#4	Living Room Wl	Missing Storm & Screen	10F-3
15		X	3	#6	" " "	Broken Plaster	10F-2
					" " "	" " "	10F-2



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-3451 574-5300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

Date: November 7, 1989

Mr. Peter Adams
215 State Street
Portland, ME 04101

Re: Smoke Detectors

Dear

During a recent inspection of the property owned by you at _____
461-463 Cumberland Avenue, it was noted that smoke detectors
were missing/inoperable in some locations.


25 MRSA 2464 requires that approved smoke detectors be installed in each
apartment in the immediate vicinity of the bedrooms. When actuated, the
detector shall provide an alarm suitable to warn the occupants within the
individual unit. Failure to comply with this statute may result in a fine
of up to \$500 for each violation.

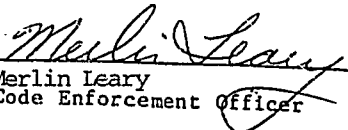
Re-inspection of your property will be made in ten (10) days. Lack of
compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are
intended to assist you. Recommendations are a result of conditions observed
at the time of our visits. They do not necessarily include every possible
loss potential code violation, or exception to good practice.

Sincerely yours,

Joseph E. Gray, Jr., Director
Planning & Urban Development

By: 
P. Samuel Hoffses
Chief of Inspection Services


Merlin Leary
Code Enforcement Officer

jmr

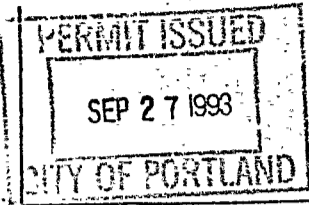
080875

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, 9/23/93



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 461 Cumberland Ave Use of Building m/fam No. Stories New Building Existing Name and address of owner of appliance Malrose Assoc - Ptld Installer's name and address Mayo's Pl & Htg 77A-7849 Telephone 158 St. John St - Ptld, ME 04102

General Description of Work

To install replacement steam boiler

IF HEATER, OR POWER BOILER

Location of appliance cellar Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? #2 fuel oil Minimum distance to burnable material, from top of appliance or casing top of furnace 10 ft From top of smoke pipe 2 ft From front of appliance 5 ft From sides or back of appliance 10 ft Size of chimney flue 12" x 12" Other connections to same flue no If gas fired, how vented? Rated maximum demand per hour 200,000 btu 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' list? 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

RMX Mayo Curlew master plumber #1568

Amount of fee enclosed? \$15

APPROVED: [Signature area]

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

CS 307

Signature of Installer

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

5 MARLAND WING