

531-535 CUMBERLAND AVENUE



Fold cut # 020R - Half cut # 0302R - Three cut # 0403R - Four cut # 0504R

ALWAYS PREVENT FIRE ALL WAYS

W. M. HOGERTY, JR.  
COMMISSIONER  
HAROLD E. TRAHEY  
DEPUTY COMMISSIONER

CHARLES F. ROGAN  
DIRECTOR  
HARRY B. ROLLINS  
ASSISTANT DIRECTOR



STATE OF MAINE

**Insurance Department**

DIVISION OF STATE FIRE PREVENTION  
AUGUSTA, MAINE 04330

January 28, 1972

Mr. James Ratchford  
531 Cumberland Avenue  
Portland, Maine

Re: Proposed Half-Way House for Paroled Convicts

Dear Sir:

A recent inspection of your property by a Supervising State Fire Inspector revealed the existence of conditions which are in violation of the laws pertaining to fire and structural safety.

Accordingly, the following steps are to be taken to remedy these conditions:

1. A certificate from a licensed Master Electrician to be furnished this office certifying that the wiring complies with the National Electric Code.
2. A metal walk down fire escape 36 inches in the clear to be installed in both wings of the building to provide a second means of escape for second floor roomers.
3. All openings horizontal and vertical within 15 feet of the fire escapes to be equipped with wire glass in metal frames.
4. Fire alarm system to be checked for efficient operation in entire building. Wires have been painted several coats changing the original rating.
5. Boiler room to be enclosed with one hour fire resistant material and air for boiler to be taken directly to the outside.
6. Incinerator room to be enclosed with one hour fire resistant material and air for incinerator to be taken directly from the outside.
7. Cellar stairs to be enclosed with one hour fire resistant material and to have self-closing door at top and bottom.
8. Illuminated exit signs to be provided in all exitways.
9. Emergency lighting to be provided for all required exitways.
10. Gas stoves to be removed from hallways.
11. All storage under stairs to be removed.
12. All exterior exit doors to be rehung to open with traffic and not to open over stairs.
13. All stairways to be enclosed in 1/2-hour fire resistant material and to have self-closing doors at top and bottom. These doors are not to obstruct doors from rooms adjacent to such stairs.

C

O

P

Y

Mr. James Ratchford  
Page 2  
January 28, 1972

- On second floor in right hand wing of building that exits into the  
14. Stairway on the first floor is not to be used as an exit and to be so marked.  
apart floor is used or to be used at a later date, there must be a metal  
15. If down fire escape installed as required in items #2 and #3.

Advise this office within ten days of the action which you propose to take.

By direction of the Insurance Commissioner

*Charles J. Rogan*

Director

WHR/gt  
cc: Fire Chief  
Building Inspector  
Dept. of Mental Health and Corrections

Robert W. Donovan, Asst. Corporation Counsel

December 5, 1957

Warren McDonald, Inspector of Buildings

Dangerous wooden crib wall at the rear of 531 Cumberland Ave.

My concern is great for the possible damage that may be done to persons or property if this dangerous wall at the rear of 531 Cumberland Ave. should collapse. The time in which work can advantageously be done on it before a complete freeze-up and perhaps snow, is very limited. If something is not done this fall and the wall does not collapse before spring, it is more likely to collapse when the frost comes out or during the heavy rains which we sometimes get in the spring. The matter has been before us for such a long time, and we have been so patient with Mr. Hill, that the City would be in a most difficult position should the wall collapse and kill some person.

It is strongly recommended that no further time be lost, and that we do not ask Judge Wernick merely to call Mr. Hill in; but that a warrant be worked out and the Judge be asked to sign it without further ado. If he wants to have a conference before he signs it that, of course, he will arrange. In either case we will have done what we could.

It would be bad enough if the City was found at fault in case of serious injury or death to someone; but much worse, of course, that any damage at all should occur because the matter, which seems to be within the full province of the Building Code, had not been attended to.

WKcD/B

Inspector of Buildings

P. S. Photographs (4) enclosed taken November 22, 1957. These show pretty well the hazard and note the garbage or rubbish can very close to the dangerous wall.

2A



7/11/56

where is best location - W.D.

7/18/56

This is a four family  
Township house. Mr. Hill also owns  
535 Camb. Ave. and there is an even  
family Township house.

Mr. Thurston says lot was filled in  
and wall built so that land could be  
used for parking. He can see only about  
four cars from his house but he  
thinks there may be as many as 10  
on both lots (the 2 houses have 11 apts.)  
P.H.

7/19/56 - Easterly wind is abt 13-16 mph  
including at 3' height of dry stone  
wall at station. Soil will hold in  
some timber rotted. Some stones  
gone out. Dangerous.

7/20/56 - Mr. Hill + his attorney Mr. Crommett met with  
Asst. Corps Counsel Donovan and myself today  
and Mr. Hill agreed to have his engineer work out  
a plan for making the situation safe and  
file application for a permit by July 27, 1956 and  
to get the work actually started by Aug. 3<sup>rd</sup>  
and to follow it through to an early con-  
clusion. W.D.

7/27/56 - Mr. Hill was in and said that he is going to  
to remove all cribwork down to original stone  
retaining wall, repairing that where necessary, a  
sloping earth back at an angle which will be  
stable and grassing it over. Most of this work to  
be made at least by August 3<sup>rd</sup>, removing  
dangerous sections of cribwork first. - A.S.

7/28/56 - Mr. Hill called and said excavator should not  
start work until Monday, Aug. 6<sup>th</sup>.

Robert W. Donovan, Asst. Corporation Counsel

July 2, 1956

Warren McDonald, Inspector of Buildings

Dangerous wooden crib wall at the rear of 531 Cumberland Ave.

Some five years or more ago Mr. Charles L. Hill who owns the property at 531 Cumberland Ave., desiring to fill his lot, which ran off down hill toward Sherman St., and provide more level area for parking motor vehicles. He saw fit to build a rather high crib wall as a retaining wall out of wooden cross ties and that without securing the required building permit therefor.

Last September this office received a complaint from Mr. Norman Thurston, who is a principal officer of the Corporation owning the property at 108 Sherman St. which lies behind the Hill property. He complained that this wall was dangerous, that he had been unable to get the owner to make improvements. Upon examination it appeared to me that the wall was then (Nov. 8, 1955) dangerous. On November 8, an order under Section 109 of the Building Code was sent to Mr. Hill by registered mail and the return receipt was signed for Mr. Hill by Gertrude K. Hill. The order directed that the defective and dangerous condition be permanently corrected before November 30, 1955.

On November 28 Mr. Hill had done nothing and told our inspector that he would have the wall repaired by December 15. On November 29 Mr. Hill had some discussion with our inspector about doing the work piecemeal and the inspector told him to go ahead right a way and get it started. On December 13 no work had been started, and inspections on January 4 and again on March 27 showed no improvement in the condition.

Today I have a copy of a letter from Mr. Thurston to Mr. Hill which makes it clear that the danger still exists.

It is my belief that we should take some action against Mr. Hill at once either by way of application for a warrant for not obeying the order and another for maintaining the dangerous condition; or, at least, if you prefer, by getting Mr. Hill into your office for a conference. I will be on vacation next week so that if we are to get any quick action it ought to be taken this week.

WMD/B

\_\_\_\_\_  
Inspector of Buildings

NORMAN W. THURSTON  
ELECTRICAL ENGINEER (ME. LIC. 40)  
~~XXXXXXXXXXXX~~  
PORTLAND, MAINE  
60 Mollen Street

June 30, 1956.

Mr Charles A. Hill  
551 Cumberland Avenue  
Portland Maine.

Dear Mr Hill:-

I again wish to call to your attention my opinion of the condition of the dry masonry wall topped by wooden ties which on your property and acts as a retaining wall between your property and the property of the Dirigo Engineering Corporation at 108 Sherman Street in Portland Maine.

The masonry wall was and now is, in my opinion, in a very poor and mechanically unstable condition. I am much concerned as to what may happen to property and persons in the event of a collapse which I believe is certain.

When you installed the ties in order to create a parking area on your property you consulted the writer who is President and principal owner of the Dirigo Eng. Corp., you were told at that time that I had no objection to the installation of the ties provided you did a neat and thoroughly safe and solid job. You replied that as a contractor you had built many such walls and had no trouble with any of them.

You do not need to be reminded that after several months that portion of the wood tie wall at the rear of 112 Sherman Street collapsed, and also that the progressive movement of the ties behind the garage at 108 Sherman Street caused the garage to be forced out of line. You finally rebuilt the collapsed portion of the wall and set back or trimmed off the ties which had damaged the garage. You straightened the garage and installed internal braces at your expense. The several inches of clearance which you left behind the garage is now closing so that it has damaged the concrete portion of the rear wall and has moved the wooden portion above it.

This condition and the impending further movement of the ties behind the rear wall of the garage together with the continued vandalism of the neighborhood children and teenagers who have torn off shingles and stamped holes in the roof has led me to request a permit to demolish and remove the garage.

My letter of August 28, 1955 to you which called to your attention the conditions of the wall remains unanswered, nor have any remedial actions been apparent. In that letter I told you that I was concerned lest some of the children of my tenants who play in my yard, as they have a right to do, would be injured or worse if they were there if and when the wall should fall, which might even catapult one or more autos from your property into my yard.

I have asked the advice of the building inspectors office regarding the safety of your wall, which now overhangs my property by several inches, but have had no definite report or results to date.

Mr Hill I am once more calling this matter to your attention, this time by registered mail, and to remind you that you will certainly be held fully responsible for any liability on your part, if due to your apparent negligence, there is any personal injury to any one on my property, or any further property damage.

Copies of this letter are being sent by registered mail to the Office of the Building Inspector of the City Of Portland Maine and to the Agent of my Liability Insurance Company Mr Albert M. Harmon for the Travelers at 402 Forest Ave Portland who have expressed interest in the situation. I am also reserving a copy for the Corporation Attorney representing the Dirigo Engineering Corporation, to be used as he sees fit, should my interests become involved in any future accident or condition.

Respectfully Yours

*Norman W. Thurston*  
Norman W. Thurston President  
Dirigo Engineering Corporation  
60 Mollen St. Portland Maine.

COPY

Form 3911  
Post 7-40

### RETURN RECEIPT

Received from the Postmaster the Returned or Insured Article, the original number of which appears on the face of this Card.

*John A. Smith*  
(Signature or name of addressee)

*John A. Smith*  
(Signature of addressee or agent (should enter addressee's name on line ONE above))

Date of delivery *11-20* 19*53*

POSTMASTER: RETURN ARTICLE TO POST OFFICE

Reg. Mail  
Return Receipt

November 9, 1955

AAS 11/30/55

Czplt.—531 Cumberland Ave.

Mr. Charles L. Hill  
531 Cumberland Ave.

Dear Mr. Hill:

The high wooden crib wall (about 15 feet high) at the rear of the property which you are reported to own or control at 531 Cumberland Ave. is found to be broken, weakened or out of repair so as to be unsafe or dangerous.

As authorized and directed by Section 109 of the Building Code (copy enclosed), you are hereby required to have made before November 30, 1955 such changes, repairs or alterations as are necessary to permanently correct this dangerous condition.

This wall extends along the line of two lots which have frontage at 103 and 112 Sherman St. The part at the rear of 103 Sherman St. has at the bottom a stone wall, laid up dry without mortar to a height of about three foot six inches. This dry wall is not in good condition, threatening to leave the high wooden crib wall above without foundation. A portion of the wooden crib wall at the rear of 103 Sherman is definitely bulging toward Sherman St. and in danger of immediate collapse, especially from the surcharge of the automobiles which are evidently perked on your land at the top of the wall, there being one automobile above this particular spot at time of examination.

The balance of the crib wall is very questionable as to its safety, and if safe now no one can predict how long it will remain so. Should it fall it would likely do damage to persons or property on the land at 112 Sherman St.

As soon as may be convenient will you be good enough to notify this office when this crib wall was built?

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCD/B

Enc: Copy of Section 109 of the Building Code

213

9:11 AM

8/6/56

Mr. Sears:

Mr. Chester Davis called you.

He said he has some work to do for  
Mr. Charles Hill at 531 Cumberland Ave.,  
but is tied up and won't be able to get  
there until Wednesday morning, but would  
surely start then.

CITY OF PORTLAND, MAINE  
LEGAL DEPARTMENT

July 16, 1955

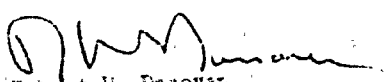
Mr. Charles L. Hill  
531 Cumberland Avenue  
Portland, Maine

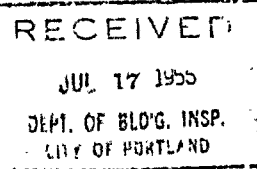
Dear Mr. Hill:

The Inspector of Buildings has turned over to this office for our immediate attention a file on a Building Code violation at 531 Cumberland Avenue. The violation appears to consist of the improper construction of a retaining wall at the rear of your property at the above address.

Rather than bring this matter before the proper court authorities, we would prefer to have you attend a conference in this office to see whether the matter can be settled without further difficulties. I have arranged for Mr. [redacted] to attend a conference on Thursday, July 19th, at 10:00 P.M. Will you be sure to be in this office at that time.

Very truly yours,

  
Robert W. Donovan  
Assistant Corporation Counsel



5-1957. Mrs. Hill says Mr. Willward will have  
a plane in about two days, as soon  
as he receives things he will come in  
and apply for a permit, he also has  
engaged Jordan & Jordan to run some lines  
for him. Definitely will be at least  
two weeks here.

6-7-57. Mrs. Hill says, Jordan & Jordan write to mail  
a copy of the "Lines" they had arranged, to Mr. Hill,  
and to this Dept. today. Mr. Willward  
has been engaged three times about  
the plane he is to furnish Mrs. Hill.

Sumnerland Ave 531

2-26-57. Mr. Hill working here to day.  
He said, as soon as the frost  
was out of the ground he  
will start to remove earth  
down to from foot wall, starting  
away from the house. He  
expects to start the last of March.

3-27-57. No work started. AMB  
4-15-57 No change AMB

4-17-57. Mr. Hill says, work to start  
here - next week. Will take about  
two days. Plans to haul the earth  
back to road to apartment house  
and leave it there until on Grandway.  
Fogel will do the work. AMB

4-25-57. Mr. Hill called, said ul. to changing  
box on Union St. corner, some delay  
starting work for a week or two longer. AMB

5-9-57. Council time to start. Later in the day Mr. M.P.  
talked to Chas. Hill and was told that the council  
had put down. Hill says that a permit  
would be necessary if the retaining  
wall was more than 4ft. high and outside  
of the wall. If less than 4ft. was permitted  
but would have to be designed to be  
safe. AMB

5-16-57 No work started. AMB  
Crew

1-3-57  
5-57  
RMT 3/6/57

Cmplt. 531 Cumberland Ave. Charles Hill

5-9-57. Should have today.  
-Mr. Hill called to Mr. M'D and said should  
have been from Mr. Hill was told, if wall was  
more than 4' a permit was necessary. If  
less than 4' no permit but wall needed to  
be designed to be safe.

5-11-57 - Mr. Hill says Millward  
will have plans in about two days.  
as soon as he receives them he  
will come in and apply for a permit.  
Mr. Hill has also engaged Jordan & Jordan  
to run some lines for him, probably  
be at least two weeks more. RMT

Permitting board of ... of this  
... should  
be on the complete form. I do try to  
get it cleared up without further  
reference to me until plans are  
are rec'd. mm 7-1-57

Robert W. Donovan, Asst. Corporation Counsel

July 19, 1957

Warren McDonald, Inspector of Buildings

No improvement as regards dangerous wooden crib retaining wall at the rear of 531 Cumberland Ave. abutting land of others which fronts on Sherman St.  
—Owner, Charles L. Hill of 531 Cumberland Ave.

On July 20, 1956 in your office Mr. Hill and Attorney Crommett met with you and me relating to this dangerous crib wall concerning which this department had been urging Mr. Hill since the fall of 1955. Mr. Hill agreed to have his designer work out a plan for making the situation safe and to file application for a permit by July 27, 1956 and to get the work actually started by August 3, and to follow it through to an early conclusion.

Since then Mr. Hill has put us off with more or less empty promises, a very little exploratory excavation has been made, after continual prodding he claims to have employed an architect to make his plan for him but no substantial progress has been made.

Attached are three photos taken of the situation last February. On July 18 someone in the neighborhood phoned the office to say that nothing had been done and the wall seemed to be getting worse.

My original order sent to Mr. Hill by registered mail was dated November 9, 1955. The return receipt was signed by Gertrude M. Hill with date of delivery November 10, 1955.

The summer is fast passing away with the bad weather of fall and winter close enough so that if this wall is to be fixed, the work should be started at once. Do you not think it is time for us to put the final pressure on this owner?

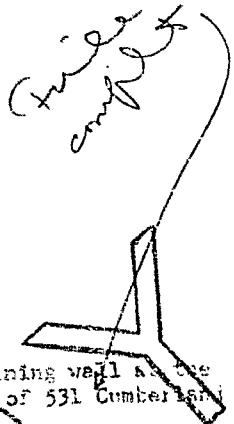
WMcD/B

\_\_\_\_\_  
Inspector of Buildings

9B

CITY OF PORTLAND, MAINE  
LEGAL DEPARTMENT

August 26, 1957



Mr. Charles L. Hill  
531 Cumberland Avenue  
Portland, Maine

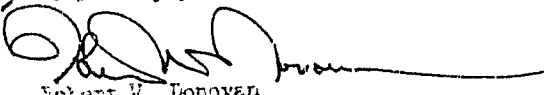
Re: Retaining wall at rear  
of 531 Cumberland Ave.

Dear Mr. Hill:

The Building Inspector has called the attention of this office to the fact that the dangerous wooden crib wall at the above location has not been backfilled. In view of the fact that this matter was called to your attention many months ago, we feel we must insist on prompt compliance with the Building Code.

Will you please call or write this office within the next seven days to let us know what progress is being made.

Very truly yours,

  
Robert W. Donovan  
Assistant Corporation Counsel

RWD:rs

cc: Herbert A. Cronnett, Esq.  
119 Exchange Street  
Portland, Maine

Warren McDonald, Inspector of Buildings

RECEIVED  
AUG 27 1957  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND



Original Permit No. 45/1689  
Amendment No. 1

FEB 16 1946

### AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine February 15, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for an amendment to Permit No. 45/1689 pertaining to the outlining or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location: 531 Cumberland Avenue Within Fire Limits? yes Dist. No. 3  
 Owner's or Lessee's name and address: Charles Hill, 531 Cumberland Avenue  
 Contractor's name and address: \_\_\_\_\_  
 Plans filed as part of this Amendment: yes No. of Sheets: 1  
 Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes  
 Increased cost of work: 300. Additional fee: 1.00  
 Framing Lumber: Kind? \_\_\_\_\_ Dressed or Full Size? \_\_\_\_\_

#### Description of Proposed Work

To close up two existing doors and relocate one door on third floor.  
 To construct four non-bearing partitions to provide new bathroom and alter existing bathroom, as per plan, for third floor. 2x3 studs, 16" O.C., rock lath and plaster.  
 This new work is to provide new apartment on third floor - two apartments in place of one.  
 To cut in new window in kitchen on third floor.

Approved:

Signature of Owner

Chief of Fire Department

Approved:

Inspector of Buildings

Commissioner of Public Works

Original

AT  
RM  
PH  
AJS  
HL  
BS

AP 531 Cumberland Ave.-I

November 26, 1945

Mr. Charles Hill  
531 Cumberland Avenue  
Portland 4, Maine

Subject: Building permit for alterations on second  
floor of apartment house at 531 Cumberland Avenue

Dear Sir:

Presumably the plaster indicated for partitions is to be on non-burnable lath. The three areas of new partitions exposed to public hall are required to have such lath.

I note that a 6-inch by 8-inch air duct is indicated for the two bathrooms. I recommend that you check up with the Plumbing Inspector as to the size of these ventilation ducts for these inside bathrooms. This matter is not now controlled by the Building Code, but it is my impression that the area of ducts shown is not sufficient to satisfy Health regulation requirements.

Very truly yours,

Inspector of Buildings

WCD/S



(A) APARTMENT-HOUSE ZONE  
APPLICATION FOR PERMIT

PERMIT - ISSUED

NOV 26 1945

Class of Building or Type of Structure Third Class

Portland, Maine, November 21, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~demolish~~ ~~by~~ all 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 531 Cumberland Avenue Within Fire Limits? Yes Dist. No. 1B  
 Owner's name and address Charles Hill, 531 Cumberland Ave. Telephone 4254  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Specifications \_\_\_\_\_ Plans Yes No. of sheets 1  
 Architect \_\_\_\_\_ No. families 4  
 Proposed use of building Tenement No. families 3  
 Last use Tenement Roofing \_\_\_\_\_  
 Material frame No. stories 3 Heat steam Style of roof \_\_\_\_\_  
 Other buildings on same lot none Fee \$ 1.00  
 Estimated cost \$ 350.

General Description of New Work

To partition off two new bathrooms on second floor as per plan.  
 Studs 2x4, 16"OC., covered with plaster.  
 To close up three existing doors as per plan.

Permit Issued with Letter

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

Details of New Work

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

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street?  
 Will there be in charge of the above work a person can see that the State and City requirements pertaining to observed? yes

APPROVED:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of owner

*Chas. A. Rice*

INSPECTION COPY





APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Third Class

Permit No. 2000

DEC 27 1940

Portland, Maine, December 27, 1940

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 531 Cumberland Avenue Within Fire Limits? yes Dist. No. 3  
Owner's or lessee's name and address Mrs. Gertrude Hill, 531 Cumberland Ave. Telephone 2-4254  
Contractor's name and address (Chas. Hill) Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed yes No. of sheets \_\_\_\_\_  
Proposed use of building tenement houses No. families 3  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 25. Fee \$ 25

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use tenement house No. families 3

General Description of New Work

To cut in new basement door on westerly side of building (2'8" door) (existing 6x8 sill)

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 a plumbing work involved in this work? \_\_\_\_\_  
Is any electrical work involved in this work? \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ 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 \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

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

Miscellaneous

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

Signature of owner By Mrs. Gertrude Hill  
Chas Hill

INSPECTION COPY

8/20/40





FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1962

steam

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland Maine, June 30, 1937

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 531 Cumberland Ave. Use of Building Residence
Name and address of owner Mrs. Gertrude M. Hill & Miss Clara E. Glynn 531 Cumberland Ave. Ward 6
Contractor's name and address Easternoil, Inc., 133 Marginal Way Telephone 3-6495

General Description of Work

To install Oil Burning Equipment

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? Yes If not, which story Kind of Fuel Oil
Material of supports of heater or equipment (concrete floor or what kind) Concrete
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace,
from top of smoke pipe, from front of heater from sides or back of heater

IF OIL BURNER

Name and type of burner Easternoil A Labeled and approved by Underwriters' Laboratories? Yes
Will operator be always in attendance? No Type of oil feed (gravity or pressure) Pressure
Location oil storage Basement No. and capacity of tanks One 275-gal.
Will all tanks be more than seven feet from any flame? Yes How many tanks fireproofed?
Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor EASTERNOIL INC. By C. Winter, Jr. 7571B

INSPECTION COPY

Ward 6 Permit No. 37/962  
 Location 531 Cumberland Ave  
 Owner Jenkins M. Hill, et al  
 Date of permit 6/30/27  
 Notif. closing-in \_\_\_\_\_  
 Inspn. closing-in \_\_\_\_\_  
 Final Notif. \_\_\_\_\_  
 Final Inspn. 1/14/28 - O.T.  
 Cert. of Occupancy issued \_\_\_\_\_

NOTES

1. Kind of work Plumbing
2. Kind \_\_\_\_\_
3. Ant. syphon
4. Oil storage
5. Tank distance
6. Vent pipe
7. Fill pipe
8. Gauge
9. Rigidity
10. Food safety
11. Pipe size & material
12. Control valve
13. Air to vent
14. Temp. of pipe to air
15. Disinfection ord.
16. \_\_\_\_\_

Please sign

and

SPECIFICATIONS ACCOMPANYING APPLICATION OF CLARA E. GLYNN FOR BUILDING PERMIT  
TO COVER ALTERATIONS IN THE BUILDING AT 531 CUMBERLAND AVENUE

April 7, 1937

1. This specification is to be considered as much a part of the application for the permit as though written on the application form, but failure to mention any requirements of the Building Code herein shall not relieve either contractor or owner from compliance therewith.
2. Every room used for living purposes, except bathrooms, will have sufficient windows, each at least 12 square feet in area, opening directly to legal yards to equal an area 10% of the floor area of such room.
3. The ovens of any new gas ranges and new gas-fired heaters for hot water will be connected to a legal masonry flue or vented to a tile or wrought iron pipe of legal size passing through the roof of the building.
4. There are no winders in the existing front stairs. The proposed stairs from second to third floors will be without winders, will be at least three feet wide in the clear, will have handrail; and there will be no closets whatever beneath any of the stairs in the building. Any such existing closets will be eliminated.
5. All new partitions in public or stair halls will be covered on both sides, all new ceilings in public and stair halls will be covered and the underside of the new stairs will be covered with metal lath and plaster or at least with plaster on some type of base approved by the Inspector of Buildings and eliminating the use of wooden laths.
6. Electric lights will be provided in both front and rear public halls and stair halls on the owners meter adequate to show the way out in case of fire, and these lights will be kept burning from sunset to sunrise each night; or an arrangement of lights and switches will be provided so that each tenant can adequately illuminate their way out of the building by operation of a single switch.
7. This is a single family dwelling house at present and the change is to include making a separate apartment in each story, thus making three apartments in all. Partition changes are to be made in each story so that the arrangement of the apartments will be similar.
8. It is the intention to move a certain portion of the bearing partition in the front of the building on first and second stories and this moving introduces a problem as to the supports of the floor joists above each partition. When the true condition of concealed joists and concealed framing in the existing building is known, adjustments and supports will be provided to adequately support all floors and the roof and all partitions in the building according to the loads assigned by the Building Code and so that no materials will be overloaded according to Building Code standards.
9. Each apartment in the building will be furnished with a private toilet room compartment with a window opening to the outside air at least three square feet in area and not less than one foot in width.
10. Before the building is occupied as contemplated in the application for the permit, the legal certificate of occupancy will be secured from the department of Building Inspection, and notification will be given that department of the readiness of the building for final inspection.

(Owner sign here) Clara E. Glynn

1516  
Glynn - 531 Bunker Hill Ave.

Every room except bathrooms will have single casement windows, each at least 12 sq. ft. in area leading directly to Royal Garden Terrace in an area 10 percent of the floor area of each room.

There will be no range with hood, sink, ~~stove~~ and ~~refrigerator~~ in kitchen. Sink & stove will be connected to a delayed masonry pier or vaulted pipe passing through the roof. There are no windows in the existing front stair and the new front stair from mid to 3rd floor will be with 4 windows, will be at least three feet wide in the clear, and will have handrails and there will be no closets whatever, beneath any of the stairs in the building. Any such existing closets will be eliminated.

Partitions in front of stair halls etc.  
lights in halls  
repair heavy partition  
2nd of 1000

$$12.5 \times (2 \times 40 + 12 + 3 \times 8 \times 17) = 1300 + 408 = 1708$$

$$1708 \times 1.33 + 6.5 \times 45 \times 1.33 = 2070 \times 1.33 = 2660.00$$

2660.00 *leaving 5 pence*

$$2 \times 6 \times 50 = 2450$$

$$2 \times 8 \times 70 = 1120$$

24	
17	2100
178	408
2	312
178	720
<hr/>	
	2560
	6144
<hr/>	
	6400.00
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	704
	125
	520
	1248
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	1500
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	45
	6.5
<hr/>	
	225
	270
<hr/>	
	2925
	1708
<hr/>	
	2000

SPECIFICATIONS ACCOMPANYING APPLICATION OF CLARA E. GLENN FOR BUILDING PERMIT  
TO COVER ALTERATIONS IN THE BUILDING AT 531 CUMBERLAND AVENUE

April 7, 1937

1. This specification is to be considered as such a part of the application for the permit as though written on the application form, but failure to mention any requirements of the building Code herein shall not relieve either contractor or owner from compliance therewith.
2. Every room used for living purposes, except bathrooms, will have sufficient windows, each at least 12 square feet in area, opening directly to legal yards to equal in area 10% of the floor area of such room.
3. The ovens of any new gas ranges and new gas-fired heaters for hot water will be connected to a legal masonry flue or vented to a tile or wrought iron pipe of legal size passing through the roof of the building.
4. There are no winders in the existing front stairs. The proposed stairs from second to third floors will be without winders, will be at least three feet wide in the clear, will have handrail; and there will be no closets whatever beneath any of the stairs in the building. Any such existing closets will be eliminated.
5. All new partitions in public or stair halls will be covered on both sides, all new ceilings in public and stair halls will be covered and the underside of the new stairs will be covered with metal lath and plaster or at least with plaster on some type of base approved by the Inspector of Buildings and eliminating the use of wooden laths.
6. Electric lights will be provided in both front and rear public halls and stair halls on the owners meter adequate to show the way out in case of fire, and these lights will be kept burning from sunset to sunrise each night; or an arrangement of lights and switches will be provided so that each tenant can adequately illuminate their way out of the building by operation of a single switch.
7. This is a single family dwelling house at present and the change is to include making a separate apartment in each story, thus making three apartments in all. Partition changes are to be made in each story so that the arrangement of the apartments will be similar.
8. It is the intention to move a certain portion of the bearing partition in the front of the building in first and second stories and this moving introduces a problem as to the supports of the floor joists above each partition. When the true condition of concealed spaces and concealed framing in the existing building is known, adjustments and supports will be provided to adequately support all floors and the roof and all partitions in the building according to the loads assigned by the Building Code and so that no materials will be overloaded according to Building Code standards.
9. Each apartment in the building will be furnished with a private toilet room compartment with a window opening to the outside air at least three square feet in area and not less than one foot in width.
10. Before the building is occupied as contemplated in the application for the permit, the legal certificate of occupancy will be secured from the department of Building Inspection, and notification will be given that department of the readiness of the building for final inspection.

(Owner sign here) \_\_\_\_\_



APARTMENT HOUSE ZONE

Permit No. 0-100

# APPLICATION FOR PERMIT

APR 9 1957

Class of Building or Type of Structure Third

Portland, Maine, April 8, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 521 Cumberland Ave. Ward 6 Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address Miss Clara E. Glynn 103 Sherman St. Telephone \_\_\_\_\_

Contractor's name and address Charles Hill 103 Sherman St. Telephone 2-4254

Architect's name and address \_\_\_\_\_

Proposed use of building Tenants House No. families 3

Other buildings on same lot none

Plans filed as part of this application? yes No. of sheets 1

Estimated cost \$ 400. Fee \$ .75

### Description of Present Building to be Altered

Material frame No. stories 2 1/2 Heat stove Style of roof pitch Roofing slate

Last use Dwelling house No. families 1

### General Description of New Work

To relocate front stairway from first to second floor and cut a new stairway from second to third floor. To put in two new partitions on first and second floors in place of stair well to make an additional room on each floor. Present rear stairway runs from first to third floors continuous. To build 20' dormer on each side of roof to make rent on third floor. Present third floor 11' x 8' O.C.

Move one bearing partition on first floor over 16"  
Relocate third floor partitions to conform to second floor, 4 rooms and bath  
2+3 floor partitions to conform to 1st floor

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

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories 3 Height average grade to top of plate \_\_\_\_\_  
Height average grade to highest point of roof \_\_\_\_\_

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

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of Roof flat Rise per foot 3" Roof covering asphalt roll class C under, lab.

No. of chimneys present Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6

On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"

Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 12'

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

### If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_

Total number commercial cars to be accommodated \_\_\_\_\_

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

### Miscellaneous

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

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

Signature of owner By Chas Hill

INSPECTION COPY

0-100

Ward 6 Permit No. 37/422

531 Cumberland Ave

Clara E. Glynis

Date 4/9/37

Notif. closing-in 5/3/37 - 11:40 AM

Insp. 5/25/37 - G.T.

Final Notif.

Final Inspn. 1/14/38 - OK

Cert. of Occupancy issued 1/14/38

NOTES

4/14/37 - Work started

A.C.

4/27/37 - Work still

along - A.C.

5/3/37 - Permission given

on red tag to be used

first time on historic

district - A.C.

A.C.

5/14/37 - Permission

given - A.C.

work - A.C.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1687  
OCT 18 1932

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, October 15, 1932

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 551 Cumberland Ave. Use of Building dwelling use  
Name and address of owner Fanning G. Maloney, 551 Cumberland Ave. 2-24/2 Ward 6  
Contractor's name and address Community Oil Co., 512 Cumberland Ave. Telephone 2-7481

General Description of Work

To install Oil Burning Equipment

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel oil  
Material of supports of heater or equipment (concrete floor or what kind) concrete  
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace \_\_\_\_\_  
from top of smoke pipe \_\_\_\_\_, from front of heater \_\_\_\_\_, from side or back of heater \_\_\_\_\_

IF OIL BURNER

Name and type of burner Eastern oil Labeled and approved by Underwriters' Laboratories? yes  
Will operator be always in attendance? \_\_\_\_\_ Type of oil feed (gravity or pressure) pressure  
Location oil storage basement No. and capacity of tanks 1 - 275 gal.  
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? \_\_\_\_\_  
Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)  
Community Oil Co.

INSPECTION COPY

Signature of contractor By Eugene E. Smith

Ward 6 Permit No. 34/1687  
 Location 531 E. Hubbard Ave  
 Owner Jamies G. Maloney  
 Date of permit 10/19/34  
 Notif. closing-in \_\_\_\_\_  
 Inspn. closing-in \_\_\_\_\_  
 Final Notif. \_\_\_\_\_  
 Final Inspn. 12/27/34 O.T. cda  
 Cert. of Occupancy issued Maloney

from section - but 2"  
 above smoke pipe. O.B.  
 11/23/34. Mr Keith will  
 furnish instruction  
 card. Mr Maloney is  
 to have a new smoke  
 pipe put in and pipe  
 covering fixed up  
 close to smoke pipe. O.B.  
 12/13/34. Nothing done.  
 12/14/34. O.B.  
 Mr Maloney will  
 have this pipe within a  
 week, and Mr Keith  
 will provide instruction  
 card. O.B.

NOTES

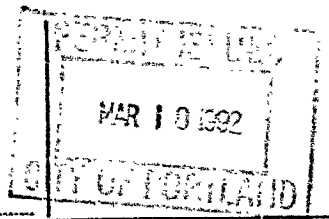
1. Kind of heat Steam
  2. Label ✓
  3. Anti-siphon ✓ Chicago style
  4. Oil storage ✓
  5. Tank distance ✓
  6. Vent pipe ✓
  7. Fill pipe ✓
  8. Gauge ✓
  9. Rigidity ✓ ? Mr Keith will fix
  10. Feed safety ✓
  11. Pipe sizes & material ✓
  12. Control valve \_\_\_\_\_
  13. Ash pit vent \_\_\_\_\_
  14. Temp. or pressure safety \_\_\_\_\_
  15. Instruction card Mr. ✓
  16. \_\_\_\_\_
- 11/23/34. Hole in smoke  
 pipe. Combustible  
 pipe to be removed

923466

FILL IN AND SIGN WITH INK



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT



Portland, Maine, .....

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 531 Cumberland Ave Use of Building 5-500 No. Stories 3 New Building Existing
Name and address of owner of appliance Brick House Properties, Inc. POB 175 Portland 04112
Installer's name and address Eastland Const. 1145 Elm St. Saco, ME 04072 Telephone 282-5576

General Description of Work

To install Boiler Replacement

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? No
If so, how protected? Kind of fuel? #2 Oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 7-8'
From top of smoke pipe 2' From front of appliance 20' From sides or back of appliance 20'
Size of chimney flue 10" x 10" Other connections to same flue No
If gas fired, how vented? n/a Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? Yes

IF OIL BURNER

Name and type of burner Wayne Labelled by underwriters' laboratories? Yes
Will operator be always in attendance? Yes Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Concrete Size of vent pipe 7"
Location of oil storage Basement within 20' Number and capacity of tanks 550 BBL 275 Gal 1 Tank
Low water shut off Yes Make No
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed? 1
Total capacity of any existing storage tanks for furnace burners 275

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

2,800 Cost of Work Brick House Properties
POB 175
35.00 Portland, ME 04112
Amount of fee enclosed?

APPROVED:

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

Robert C. Estelle #2313

CS 306
INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: P. Samuel Hoffses, Chief of Inspection Services  
FROM: Marge Schuckal, Senior Rehab Officer  
SUBJECT: Verification of Legal Number of Units

DATE: 3/27/92

We presently have an application for a Loan/Grant for rehabilitation at:

531 Cumberland Ave  
(ADDRESS)

The Owner is Brick House Properties, Inc.  
(NAME)

The given number of units of the building is 5

Please verify whether the number of units given are legal under the Zoning/Building Ordinance.

YES the number of units are legal

NO the number of units are not presently legal. The present legal number of units is \_\_\_\_\_.

William DH  
SIGNED BY VERIFIER

Zoning Adm.  
TITLE

MS/mlb

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: P. Samuel Hoffses, Chief of Inspection Services  
FROM: Marge Schruckal, Senior Rehab Officer  
SUBJECT: Verification of Legal Number of Units

DATE: 3/27/92

We presently have an application for a Loan/Grant for rehabilitation at:

535 Cumberland Ave  
(ADDRESS)

The Owner is Brick House Properties, Inc  
(NAME)

The given number of units of the building is 7

Please verify whether the number of units given are legal under the Zoning/Building Ordinance.

YES the number of units are legal

NO the number of units are not presently legal. The present legal number of units is \_\_\_\_\_.

William D. H. P.  
SIGNED BY VERIFIER

Zoning Administrator  
TITLE

HS/mlb



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 2/24/92, 19  
 Receipt and Permit number 4814

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: 531 Cumberland Ave  
 OWNER'S NAME: Eastland Devlp ADDRESS: off-site

	FEES
<b>OUTLETS:</b>	
Receptacles <u>10</u> Switches <u>4</u> Plugmold _____ ft. TOTAL <u>14</u> .....	2.80
<b>FIXTURES:</b> (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL .....	
Strip Fluorescent _____ ft. ....	
<b>SERVICES:</b>	
Overhead <input checked="" type="checkbox"/> Underground _____ Temporary _____ TOTAL amperes <u>600</u> ..	15.00
METERS: (number of) <u>6</u> .....	6.00
<b>MOTORS:</b> (number of)	
Fractional _____	
1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) <u>1</u> .....	5.00
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES:</b> (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL .....	
<b>MISCELLANEOUS:</b> (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 _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT .....	INSTALLATION FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-16.a) .....	DOUBLE FEE DUE: _____
	TOTAL AMOUNT DUE: <u>28</u>

**INSPECTION:**  
 Will be ready on \_\_\_\_\_, 19\_\_; or Will Call   
**CONTRACTOR'S NAME:** N & P Elect.  
**ADDRESS:** Box 5009 - Biddeford  
**TEL.:** 284-5233  
**MASTER LICENSE NO.:** R. Boucher #04814  
**LIMITED LICENSE NO.:** \_\_\_\_\_

**SIGNATURE OF CONTRACTOR:**  
R. Boucher 2/24/92

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



CITY OF PORTLAND, MAINE  
MEMORANDUM

*Westworth*

TO: P. Samuel Hoffses, Chief of Inspection Services  
FROM: Marge Schmuckal, Senior Rehab Officer  
SUBJECT: Verification of Legal Number of Units

DATE: *5/31/92*

*48-E-23*

We presently have an application for a Loan/Grant for rehabilitation at:

*531 Cumberland Ave.*  
(ADDRESS)

The Owner is *Pink House Properties, Inc.*  
(NAME)

The given number of units of the building is *5*

Please verify whether the number of units given are legal under the Zoning/Building Ordinance.

YES the number of units are legal

NO the number of units are not presently legal. The present legal number of units is \_\_\_\_\_

*William D. H.*  
SIGNED BY VERRIFIER

*Zoning Administrator*  
TITLE

MS/mlb

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

DECEMBER 27, 1996

**CITY OF PORTLAND**

BRICK HOUSE PROPERTIES INC  
PO BOX 175  
PORTLAND ME 04112

Re: 531 CUMBERLAND AVE  
CBL: 048- - E-023-001-01  
DU: 5

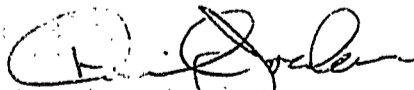
Dear Sir:

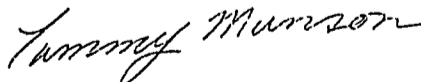
We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

1. INT - 1ST FLR - LOBBY ENTRANCE - 113.50  
THERE IS NO BATTERY IN SMOKE DETECTOR
  2. INT - OVERALL - HALLS, STAIRWAYS 113.30  
LIGHTING IS INOPERATIVE
  3. EXT - FRONT PORCH - FLOOR BOARDS 108.40  
NAIL HOODS ARE POPPING UP
  4. EXT - RIGHT/REAR - 109.40  
THERE IS A DISCARDED REFRIGERATOR
  5. EXT - LEFT DRIVEWAY - 113.40  
QUESTION OF OPERATIVE LIGHT
  6. INT - 3RD FLR - APT #4 - KITCHEN 109.50  
THERE ARE COCKROACHES
  7. INT - 3RD FLR - APT #4 - BATHROOM 111.40  
TOILET IS LOOSE & LEAKS AT BASE - TEN DAYS TO REPAIR
  8. INT - 3RD FLR - APT #4 - BATHROOM 113.50  
LIGHT FIXTURES & SWITCHES ARE BROKEN
  9. INT - 3RD FLR - APT #4 - KITCHEN 113.50  
CEILING LIGHT FIXTURE IS LOOSE
  10. INT - 3RD FLR - REAR STAIRWAY - 116.30  
REMOVE BOXES FROM THE LANDING
  11. INT - 3RD FLR - APT #4 - 108.20  
DOOR IS SPLIT AT THE LATCH & LOCKSET IS LOOSE
  12. INT - 3RD FLR - APT #4 - 112.00  
BATHROOM NEEDS A POWER VENT TO THE EXTERIOR
- PRIORITY VIOLATION: #7

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,

  
David Jordan  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

DECEMBER 27, 1996

**CITY OF PORTLAND**

BRICK HOUSE PROPERTIES INC  
P O BOX 175  
PORTLAND ME 04112

Re: 531 CUMBERLAND AVE  
CBL: 048- - E-023-001-01  
DU: 5

Dear Sir:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations.

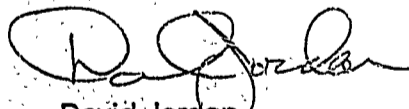
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to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

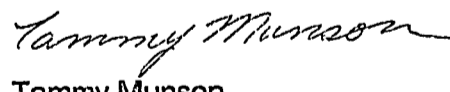
Reinspection of your property will be made in twenty-four (24) hours. Lack of compliance will result in referral of the matter for legal action.

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 less potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,

  
David Jordan  
Code Enforcement Officer

  
Tammy Munson  
Code Enfc. Offr./ Field Supv.