

93-99 CUMBERLAND AVENUE



Full cut • 920R • Hair cut • 9202R • Third cut • 9203R • Fifth cut • 5205R



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date March 23, 1977  
Receipt and Permit number A00117

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 Electric Code and the following specifications:

LOCATION OF WORK: 93 Cumberland Ave  
OWNER'S NAME Unkn. (Dave Roberts Constr.) ADDRESS: (311 County Rd: Gorham) 797-0593

OUTLETS: (number of)

Lights	_____	FEES
Receptacles	_____	
Switches	_____	
Plugmold	_____ (number of feet)	
TOTAL	_____	

FIXTURES: (number of)

Incandescent	_____	
Fluorescent	_____ (Do not include strip fluorescent)	
TOTAL	_____	
Strip Fluorescent, in feet	_____	

SERVICES:

Permanent, total amperes	_____	
Temporary	_____	

METERS: (number of)

MOTORS: (number of)

Fractional	_____	
1 Hr 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 (total number of 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	_____	
Signs	_____	
Fire/Burglar Alarms	_____	
Circus, Fairs, etc.	_____	
Alterations to wires	<u>x</u>	3.00
Repairs after fire	_____	
Heavy Duty, 220v outlets	_____	
Emergency Lights, battery	_____	
Emergency Generators	_____	

INSTALLATION FEE DUE:

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: 3.00  
FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....  
FOR PERFORMING WORK WITHOUT A PERMIT (304-9) .....  
TOTAL AMOUNT DUE: 3.00

INSPECTION:

Will be ready on 3/23/77, 1977; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Young's Electric  
ADDRESS: 1400 Washington Ave  
TEL: 773-5035

MASTER LICENSE NO.: 275  
LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:

Robert E. Young

INSPECTOR'S COPY

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in -

Service called in \_\_\_\_\_  
Closing-in 3-23-87 by Kathy  
SECTION(S)

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

CODE  
COMPLIANCE  
COMPLETED  
01-03-23-72

ELECTRICAL INSTALLATIONS — 117

Permit Number Q30 / 11

Location 43 Cumberland Ave

Owner

Date of Permit 3-23-72

Final

By Inspector Reed, 1919

Permit Application Register Page No. 12



## APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION ..... PORTLAND, MAINE, Feb. 25, 1977.

PERMIT 1370

MAR 1

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 93 Cumberland Avenue ..... Fire District #1  #2   
 1. Owner's name and address Ardella A. Davis; 58 Wilson St. ..... Telephone 773-2571  
 2. Lessee's name and address ..... Telephone .....  
 3. Contractor's name and address Dave Roberts Constr; Gorham ..... Telephone 839-6212  
 4. Architect ..... Specifications ..... Plans ..... No. of sheets .....  
 Proposed use of building dwelling ..... No. families three  
 Last use dwelling ..... No. families two  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
 Other buildings on same lot .....  
 Estimated contractual cost \$ 9,000.00 ..... Fee \$ 36.00

FIELD INSPECTOR—Mr. ..... GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling  Ext. 234

Garage .....  
 Masonry Bldg. .....  
 Metal Bldg. .....  
 Alterations  .....  
 Demolitions .....  
 Change of Use .....  
 Other .....

Change from two-family dwelling to  
 a three-family dwelling, per  
 attached plans.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes ..... Is any electrical work involved in this work? Yes .....  
 Is connection to be made to public sewer? No ..... If not, what is proposed for sewage? .....  
 Has septic tank notice been sent? ..... Form notice sent? .....  
 Height average grade to top of plate ..... Height average grade to highest point of roof .....  
 Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
 Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
 Kind of roof ..... Rise per foot ..... Roof covering .....  
 No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
 Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
 Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....  
 If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

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

### APPROVALS BY:

### DATE

### MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER ..... Will work require disturbing of any tree on a public street? ..

ZONING: .....

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

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

Signature of Applicant *David B. Roberts* Phone # 839-6212

Type Name of above David B. Roberts 1  2  3  4

Other .....  
 and Address .....

OFFICE FILE COPY

93 Cumberland Avenue

December 15, 1975

Ardella A. Davis  
58 Wilson Street  
Portland, ME 04101

Dear Mrs. Davis:

Do you intend to have any electrical work done at the above address? When I talked with Mr. Stovall, informing him that permit he obtained was void (because he did not have a license), he said you were going to contact a contractor to do the work. I have not heard anything further about the job.

If any electrical work is performed by an unlicensed person, that person is liable, under state law, to a fine of \$500.00. This is enforced by State Inspectors on any complaints received by their office.

According to the Portland Electrical Ordinance, a permit must be obtained by a master electrician before work is started. Any violation of the Ordinance is subject to a fine of not less than \$50.00 nor more than \$1,000.00.

Very truly yours,

Richard I. Libby  
Chief Elect. Inspector

RIL/mj





APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date Nov. 10, 1975, 19  
Receipt and Permit number A03418

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: 93 Cumberland Ave.  
OWNER'S NAME: Ardella Davis ADDRESS: 92 58 Wilson St

OUTLETS: (number of)

Lights	<u>10</u>	FEES
Receptacles	<u>10</u>	
Switches	<u>      </u>	
Plugmold	<u>      </u> (number of feet)	
TOTAL	<u>      </u>	<u>3.00</u>

FIXTURES: (number of)

Incandescent	<u>10</u>	
Fluorescent	<u>      </u> (Do not include strip fluorescent)	
TOTAL	<u>      </u>	<u>3.00</u>
Strip Fluorescent, in feet	<u>      </u>	<u>      </u>

SERVICES:

Permanent, total amperes	<u>      </u>	<u>      </u>
Temporary	<u>      </u>	<u>      </u>

METERS: (number of)

MOTORS: (number of)

Fractional	<u>      </u>	<u>      </u>
1 HP or over	<u>      </u>	<u>      </u>

RESIDENTIAL HEATING:

Oil or Gas (number of units)	<u>      </u>	<u>      </u>
Electric (number of rooms)	<u>      </u>	<u>      </u>

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	<u>      </u>	<u>      </u>
Oil or Gas (by separate units)	<u>      </u>	<u>      </u>
Electric (total number of kws)	<u>      </u>	<u>      </u>

APPLIANCES: (number of)

Ranges	<u>      </u>	Water Heaters	<u>      </u>
Cook Tops	<u>      </u>	Disposals	<u>      </u>
Wall Ovens	<u>      </u>	Dishwashers	<u>      </u>
Dryers	<u>      </u>	Compactors	<u>      </u>
Fans	<u>      </u>	Others (denote)	<u>      </u>
TOTAL	<u>      </u>		<u>      </u>

MISCELLANEOUS: (number of)

Branch Panels	<u>      </u>	<u>      </u>
Transformers	<u>      </u>	<u>      </u>
Air Conditioners	<u>      </u>	<u>      </u>
Signs	<u>      </u>	<u>      </u>
Fire/Burglar Alarms	<u>      </u>	<u>      </u>
Circuits, Fairs, etc.	<u>      </u>	<u>      </u>
Alterations to wires	<u>      </u>	<u>      </u>
Repairs after fire	<u>      </u>	<u>      </u>
Heavy Duty, 220v outlets	<u>      </u>	<u>      </u>
Emergency Lights, battery	<u>      </u>	<u>      </u>
Emergency Generators	<u>      </u>	<u>      </u>

INSTALLATION FEE DUE: 6.00

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:       

FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....       

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) .....       

TOTAL AMOUNT DUE:       

INSPECTION:

Will be ready on       , 19      ; or Will Call X

CONTRACTOR'S NAME: James Stovall

ADDRESS: 93 Cumberland

TEL: 883-6064

O.K. by Mr. Libby -- per A. Davis

MASTER LICENSE NO.:       

SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.:       

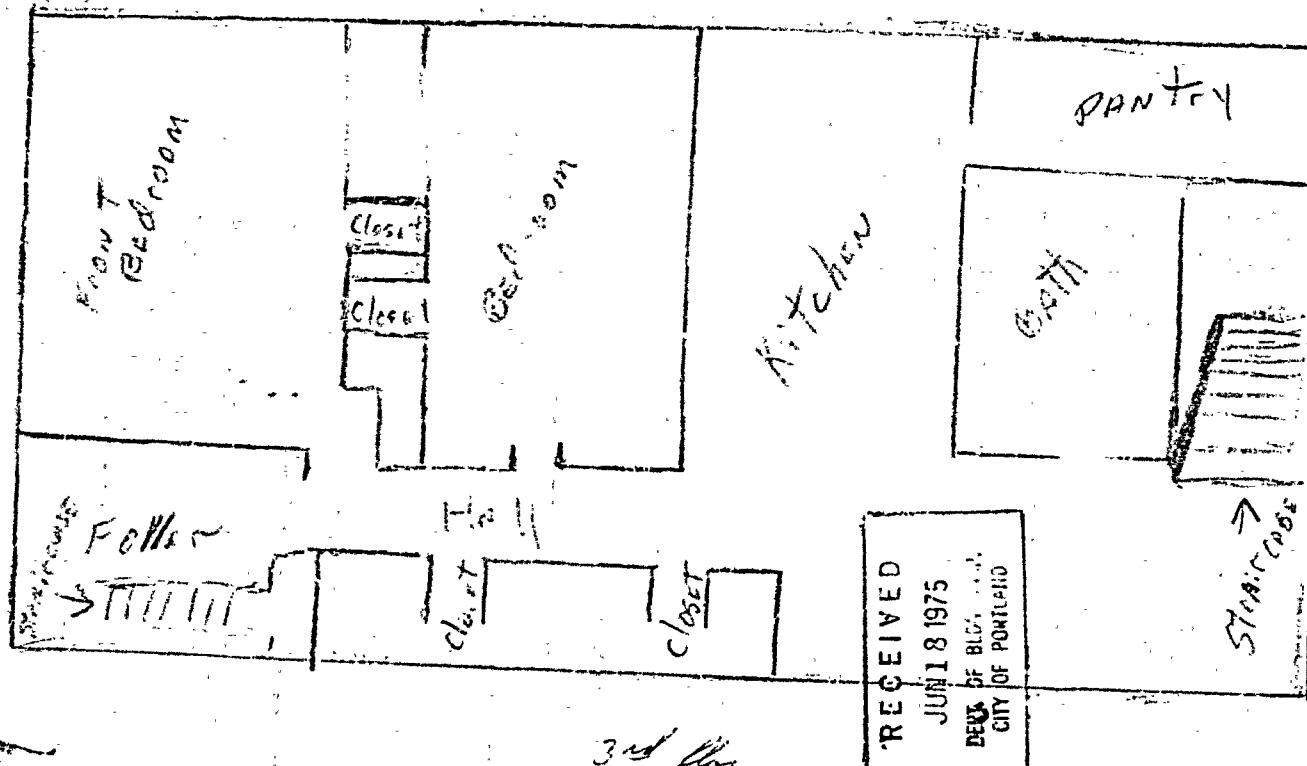
James E. Stovall

INSPECTOR'S COPY

OK

INSPECTIONS: Service _____ by _____		ELECTRICAL INSTALLATIONS —	
Service called in _____		Permit Number	E 3448
Closing-in _____ by _____		Location	93 Cunckleberry Ave
PROGRESS INSPECTIONS: _____ / _____ / _____		Owner	Andrew Davis
CODE COMPLIANCE COMPLETED DATE 11-16-16		Date of Permit	11-10-25
DATE: _____		Final Inspection	_____
REMARKS:		By Inspector	_____
Permit Application Register Page No. 37			

11/16/16  
Within 10 days



August 19, 1975

Mrs. Ardella Davis  
58 Wilson St.  
Portland, Maine

Re: 93 Cumberland Ave.

Dear Mrs. Davis:

Permit to change the use of the existing 2 family apartment house to a three family apartment house with one apartment on each floor is issued herewith subject to the following Building Code requirements.

1. Both front and rear stairs are to be equipped with railings.
2. The hallways are to be well lighted so that a person exiting from the top floor, may by using a switch inside their apartment light their way to the door at the first floor.

As we pointed out to you at the time we made the inspection, it is necessary that you partition off the underside of the stairs so that the boiler room will be completely removed from the stairway area. This is to be done by using 5/8 sheet rock on both sides of a wood stud partition, taped and cemented between the joints.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:k

August 19, 1975

Mrs. Ardella Davis  
58 Wilson St.  
Portland, Maine

Re: 93 Cumberland Ave.

Dear Mrs. Davis:

Permit to change the use of the existing 2 family apartment house to a three family apartment house with one apartment on each floor is issued herewith subject to the following Building Code requirements.

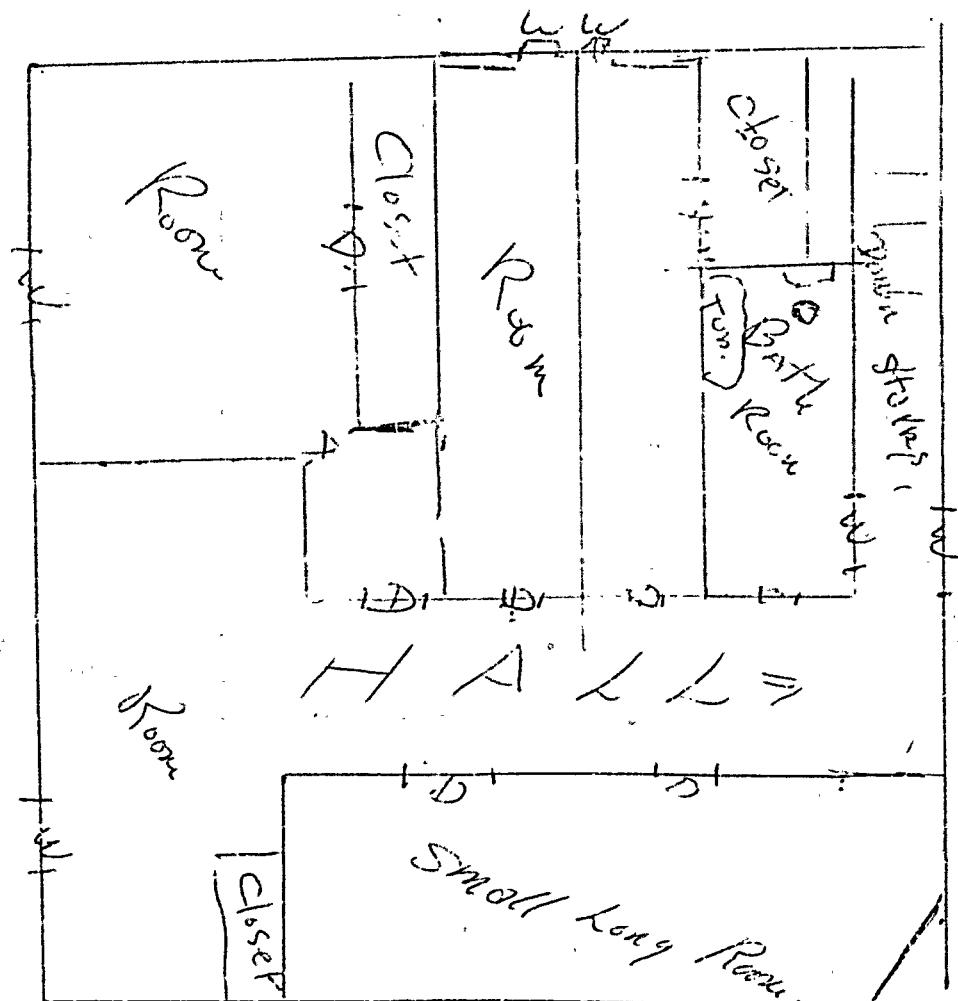
1. Both front and rear stairs are to be equipped with railings.
2. The hallways are to be well lighted so that a person exiting from the top floor may by using a switch inside their apartment light their way to the door at the first floor.

As we pointed out to you at the time we made the inspection, it is necessary that you partition off the undersides of the stairs so that the boiler room will be completely removed from the stairway area. This is to be done by using 5/8 except rock on both sides of a wood stud partition tapered and cambered between the joints.

Very truly yours

Earle S. Smith  
Plan Examiner

ESS:k



3<sup>rd</sup> year  
- 1990

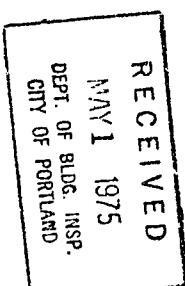
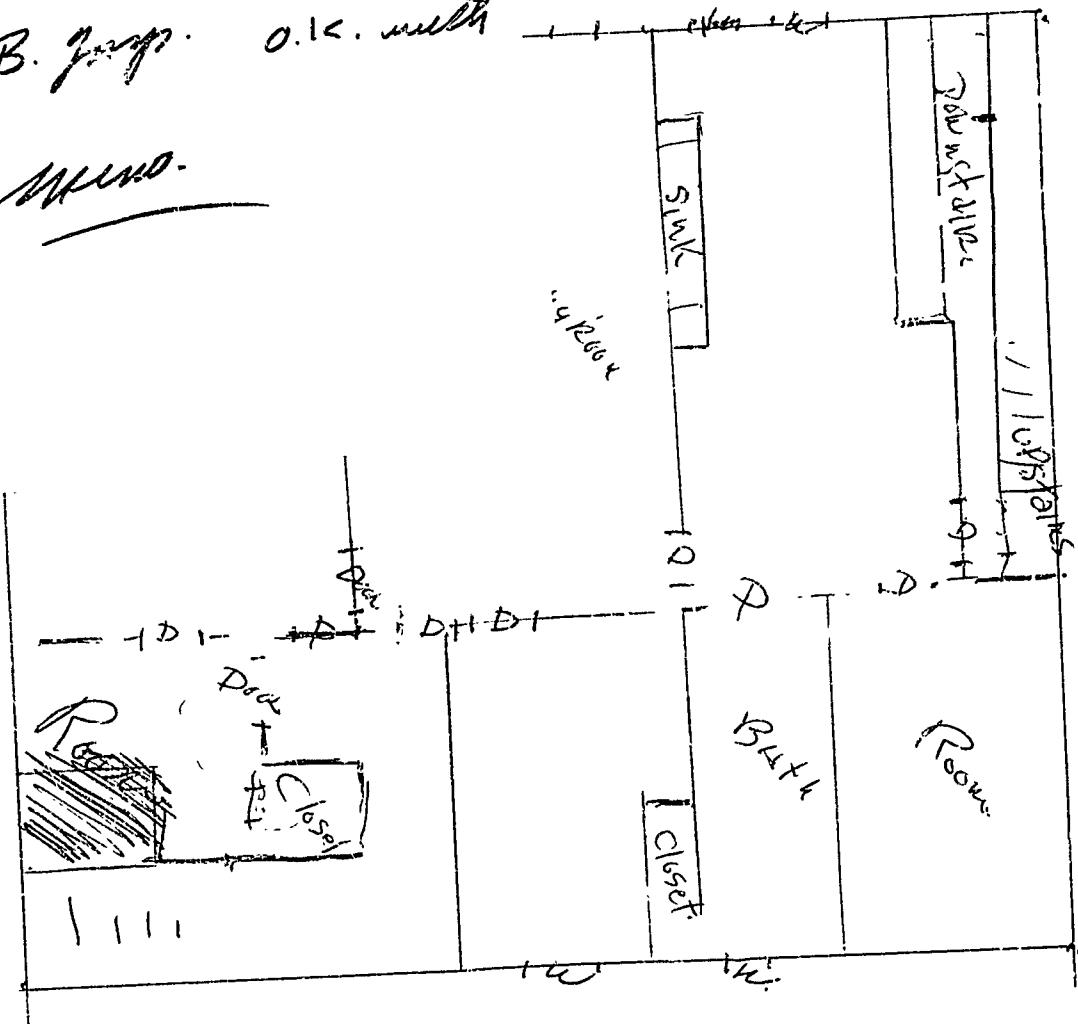
RECEIVED  
MAY 1 1975  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

93 Cumb. Wm. 6/23/75

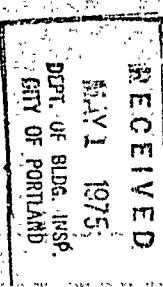
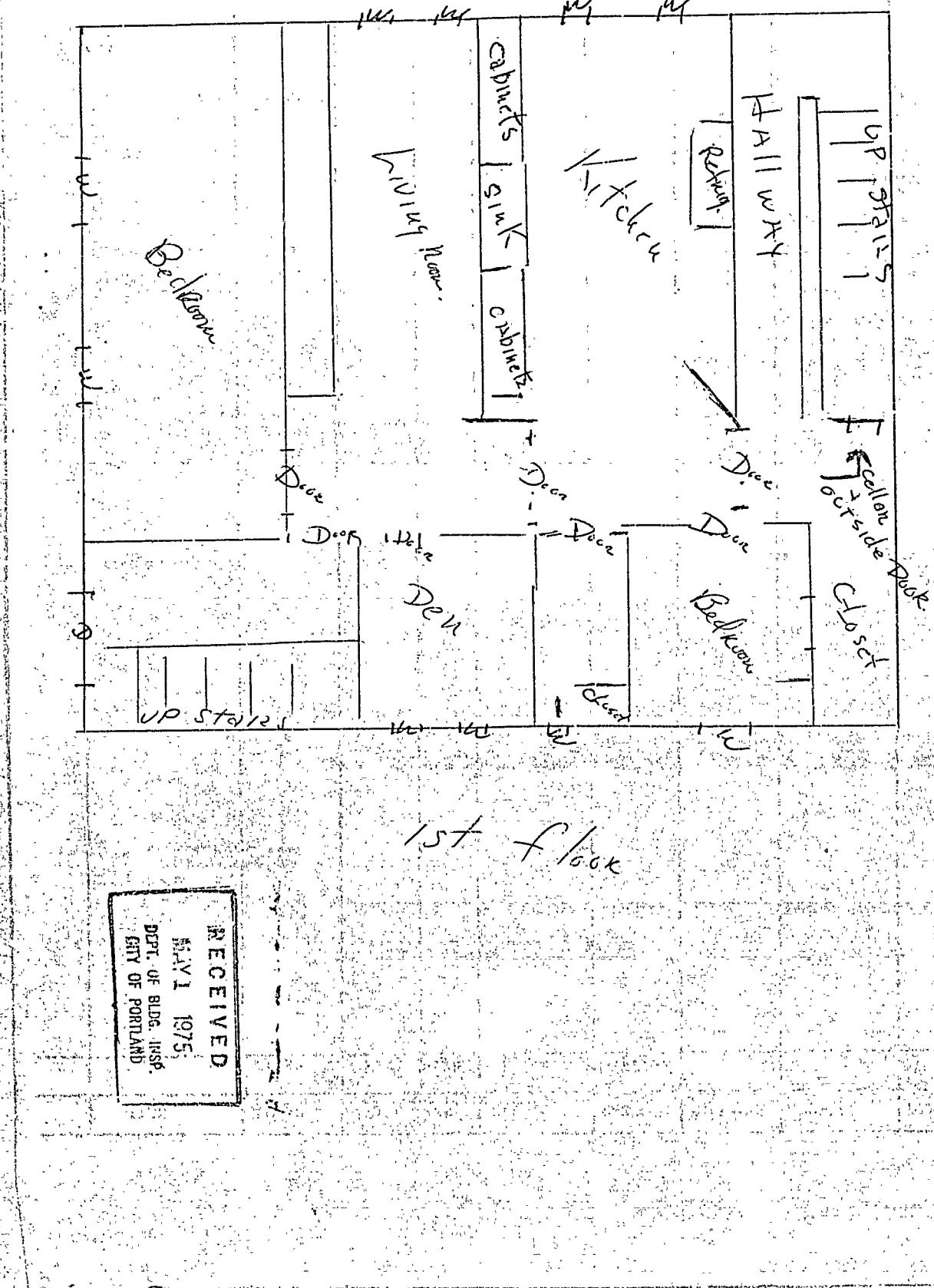
Fire Dept	0.14
Plumb	0.14
Plant	0.14

B. Japp. 0.1% with

MEMO.



and  
you





## APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION .....

ZONING LOCATION *16* — PORTLAND, MAINE, *May 1, 1975*

PERMIT ISSUED

AUG 13

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION *93 Cumberland Ave.* Fire District #1  #2  Telephone *773-2571*  
1. Owner's name and address *Ms Ardella Davis, 58 Wilson St.* .....  
2. Lessee's name and address .....  
3. Contractor's name and address *unlisted* .....  
4. Architect .....  
Proposed use of building *three family dwelling* .....  
I ast use *two family dwelling*, one family on first and second floor .....  
Material .....  
Other buildings on same lot .....  
Estimated contractual cost \$ *7500* .....  
Fee \$ *5.00* .....

FIELD INSPECTOR—Mr. *Mr. [initials]*

### GENERAL DESCRIPTION

This application is for: *@ 775-5451* .....  
Dwelling .....  
Garage .....  
Masonry Bldg. .....  
Metal Bldg. .....  
Alterations .....  
Demolitions .....  
Change of Use .....  
Other .....  
Ext. 234 .....  
To change the use of the existing 2 family apt.  
(with one apt on 1st & 2nd floor - 3rd floor empty)  
to a 3 family apt. with one apt. on each floor.  
No structural changes

### Stamp of Special Conditions

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal sustained *8-13-75*

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT ISSUED  
WITH LETTER

PERMIT IS TO BE ISSUED TO  1  2  3  4

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? *yes* ..... 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 .....  
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 ..... lax. 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? .....

### APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER .....

DATE MISCELLANEOUS

ZONING: ..... Will work require disturbing of any tree on a public street? .....

BUILDING CODE: *P.S. 5/19/75* .....

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* .....

Fir: Dept.: .....

Health Dept.: .....

Others: .....

Signature of Applicant *Ms Ardella Davis* ..... Phone # .....

Type Name of above *Ms. Ardella Davis* .....  1  2  3  4

Other .....

and Address .....

FIELD INSPECTOR'S COPY

NOTES

6/23/75 - partition near stairs  
Fire door.

Repair hand rail.

New toilet room.

10-20-75

Unable to get in - will  
set up an appointment with  
owner to call out the work.

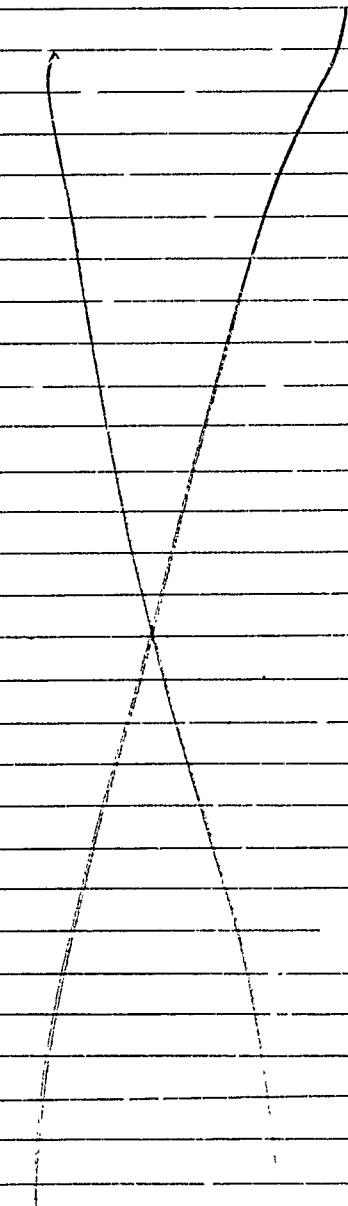
Permit No. 15/685

Location 93 Cavalier Rd.

Owner Duke Mc Derry (me)

Date of permit 8/19/75

Approved



August 18, 1975

Mrs. Ardella Davis  
58 Wilson Street  
Portland, Me.

RE: Appeal at 93-95 Cumberland Avenue

Enclosed herewith is the decision of the Board of Appeals regarding your petition to change the use of the building at the above named location from two families to three with a new apartment to be located on the third floor. Please note that your appeal was granted.

Very truly yours,

A. Allan Soule  
Asst. Director of Building Inspections

enclosure

AAS:mes

June 20, 1975

Mrs. Ardelia Davis  
58 Wilson St.  
Portland, Maine

Re: 93-5 Cumberland Ave.

Dear Mrs. Davis:

A building permit and certificate of occupancy for a change of use, for the building at the above named location from two families to three with a new apartment to be located on the third floor are not issuable under the Zoning Ordinance because area of the lot is only about 2,448 sq. ft. instead of the minimum of 3,000 sq. ft. (1,000 sq. ft. per family as required in the R-6 Residential Zone in which this property is located.) Sec. 602.7B.8

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office in room 113, City Hall to file an appeal on forms which are available here. A fee of \$5. for Dwelling Unit Conversion Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.  
Sec. 602.24.C.3.b.2

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:k

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Mrs. Ardella Davis and he is interested in the property located at 93-95 Cumberland Avenue as owner. The owner of the property is same and his address is 58 Wilson Street. The property is located in a R-6 Zone. The present use of the property is 2 family dwelling.

The applicant respectfully petitions the Board of Appeals for a variance from the provision of Section 602.7B.8 of the Ordinance to permit a change of use for the building at the above named location from 2 families to 3 families with a new apartment to be located on the third floor.

Further Findings of Fact

Appearances

The names and addresses of those appearing in support of the application are: Mrs. Davis

and the names and addresses of those appearing in opposition to the application are:

Exhibits

The documentary evidence presented to the Board, including, but not by way of limitation, plans, specification, photographs, etc. consisted of the following:

Building Dept. information, letter from Kerkor Antranigian guaranteeing  
parking at 93 Cumberland Avenue

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (could/would not) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: size of the lot is too small

By reasons of its age, condition or marketability, the structure (can not) be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons:

The existing uses in the immediate vicinity of the subject property (are/are not, in a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: is already an

R-6

Adequate provision (has/not) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires 1 parking spaces.

If the proposed variance should be granted, it (will/not) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (would/would not) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: R-6

The foregoing conditions (have/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of this section, as shown by: \_\_\_\_\_

There (is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following: \_\_\_\_\_

SPECIFIC RELIEF GRANTED

After a public hearing held on August 13, 1975, the Board of Appeals find that all of the conditions required by the Ordinance (do/do not) exist with respect to this property and that a variance for dwelling unit conversion should be granted in this case.

It is therefore determined that a variance from the provision of the Zoning Ordinance should \_\_\_\_\_ be granted in this case.

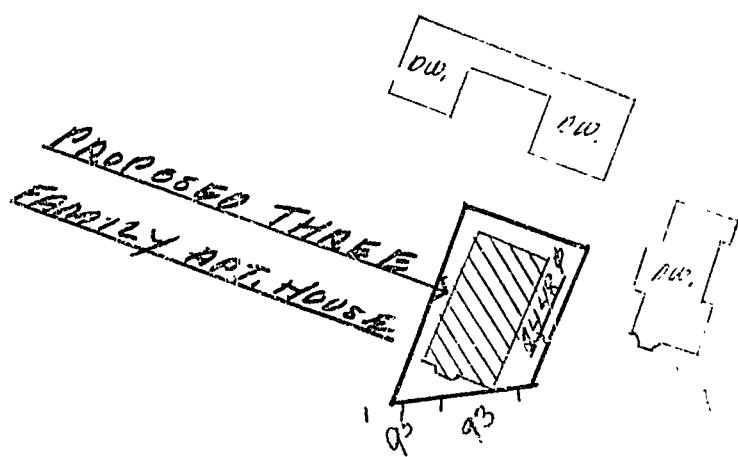
W. Earle Eskilson \_\_\_\_\_

James O'Malley \_\_\_\_\_

Jacqueline Cohen \_\_\_\_\_

Gail D. Snow \_\_\_\_\_

WASHINGTON AVE.



CUMBERLAND AVE.

38 Longfellow St.  
Portland, Maine 04103  
May 23, 1975

Mrs. Adella Davis  
58 Wilson Street  
Portland, Maine 04101

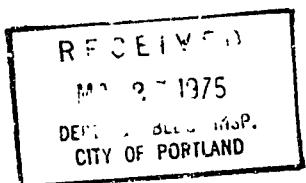
Dear Mrs. Davis:

As owner of the property at 90-92 Cumberland Avenue, Portland  
Maine, I am willing to let you rent, for the use of your new  
tenant in your property at 93 Cumberland Avenue, one off-  
street parking space.

Yours very truly,

*Kerkor Antranigian*

Kerkor Antranigian



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

All persons interested for or against this dwelling unit conversion variance appeal will be heard at a public hearing in room 209, City Hall, Portland, Maine on Wednesday, August 13, 1975 at 3:00 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property as required by Ordinance.

Mrs. Ardella Davis, owner of property at 93-95 Cumberland Avenue, under the provisions of Section 602.24 C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit the change of use for the building at the above named location from two families to three with a new apartment to be located on the third floor. This permit is not issuable under the Zoning Ordinance because the area of the lot is only about 2,448 sq. ft. instead of the minimum of 3,000 sq. ft. (1,000 sq. ft. per family) as required in the R-6 Residential Zone in which this property is located, Section 602.7B.8.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(2) of the Zoning Ordinance have been met.

Thomas J. Murphy  
Secretary

Abutters:

89-91 Cumberland Ave./ Robert J & Frances H. Fontaine, Jr., 87 Cumberland Ave.  
R. 93-95 Cumberland Ave./ J. Edward & Laura Jordan, 93 R. Cumberland Ave.  
97-99 Cumberland Ave./ Robert S. McInnis, 97 Cumberland Ave.  
90-92 Cumberland Ave./ Arshalous Antranigian, 195 Congress St. 04101.  
94-96 Cumberland Ave./ John & Doris M. Mancini, 92 Cumberland Ave.

93-99 CUMBERLAND AVENUE



Full cut • 9202R - Half cut • 9202R - Third cut • 9203R - Fifth cut • 9205R



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date March 23, 1977  
Receipt and Permit number A00117.

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 Electric Code and the following specifications:

LOCATION OF WORK: 93 Cumberland Ave  
OWNER'S NAME Unkn. (Dave Robert, Conser.) ADDRESS: (311 County Rd, Gorham) 797-0593

CUTLETS: (number of)

	FEES
Lights	
Receptacles	
Switches	
Plugmold	(number of feet)
TOTAL	

FIXTURES: (number of)

Incandescent	
Fluorescent	(Do not include strip fluorescent)
TOTAL	
Strip Fluorescent, in feet	

SERVICES:

Permanent, total amperes	
Temporary	

METERS: (number of)

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 (total number of kws)	

APPLIANCES: (number of)

Ranges	
Cook Tops	
Wall Ovens	
Dryers	
Fans	
TOTAL	

Water Heaters	
Disposals	
Dishwashers	
Compactors	
Others (denote)	

MISCELLANEOUS: (number of)

Branch Panels	
Transformers	
Air Conditioners	
Signs	
Fire/Burglar Alarms	
Circus, Fairs, etc.	
Alterations to wires	X
Repairs after fire	
Heavy Duty, 220v outlets	
Emergency Lights, battery	
Emergency Generators	

INSTALLATION FEE DUE:

DOUBLE FEE DUE: 3.00

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE: 3.00

FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... TOTAL AMOUNT DUE: 3.00

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) ..... TOTAL AMOUNT DUE: 3.00

INSPECTION:

Will be ready on 3/23/77, 1977; or Will Call \_\_\_\_\_

CONTRACTOR'S NAME: Young's Electric \_\_\_\_\_

ADDRESS: 1400 Washington Ave \_\_\_\_\_

TEL.: 773-5035 \_\_\_\_\_

MASTER LICENSE NO.: 175 \_\_\_\_\_

LIMITED LICENSE NO.: \_\_\_\_\_

SIGNATURE OF CONTRACTOR:

*Robert E. Young*

INSPECTOR'S COPY

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in .

Closing-in 3-23-77 by Libby

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

CODE  
COMPLIANCE  
COMPLIANT  
01-3-23-72

ELECTRICAL INSTALLATIONS - 11

Permit Number - 1161  
Location - 93 Cumberland Ave

三

Date of Permit - - - - -

John C. is a good man.

Bennet: Qualitative Research Review 93

卷之三

**REMARKS:**



## APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....  
B.O.C.A. TYPE OF CONSTRUCTION .....  
ZONING LOCATION \_\_\_\_\_ PORTLAND, MAINE, Feb. 25, 1977.

PERMIT NO. 1010

MAR 2 1977

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 93. Cumberland Avenue ..... Fire District #1  #2   
1. Owner's name and address Ardella A. Davis; 58 Wilson St. ..... Telephone 773-2571  
2. Lessee's name and address ..... 119 County Rd ..... Telephone .....  
3. Contractor's name and address Dave. Roberts Constr; Gorham ..... Telephone 839-6212  
4. Architect ..... Specifications ..... Plans ..... No. of sheets .....  
Proposed use of building dwelling ..... No. families three  
List use dwelling ..... No. families two  
Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....  
Other buildings on same lot .....  
Estimated contractual cost \$ 9,000- ..... Fee \$ 36.00

FIELD INSPECTOR—Mr. ..... GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling  ..... Ext. 234

Garage .....  
Masonry Bldg. .....  
Metal Bldg. .....  
Alterations  .....  
Demolitions .....  
Change of Use .....  
Other .....

Change from two-family dwelling to  
a three-family dwelling, per  
attached plans.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1  2  3  4

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes ..... Is any electrical work involved in this work? Yes .....  
Is connection to be made to public sewer? No ..... If not, what is proposed for sewage? .....  
Has septic tank notice been sent? Form notice sent? .....  
Height average grade to top of plate ..... Height average grade to highest point of roof .....  
Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....  
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....  
Kind of roof ..... Rise per foot ..... Roof covering .....  
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....  
Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....  
Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....  
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
Joists and rafters: 1st floor ..... 2nd ..... 3rd ..... roof .....  
On centers: 1st floor ..... 2nd ..... 3rd ..... roof .....  
Maximum span: 1st floor ..... 2nd ..... 3rd ..... roof .....  
If one story building with masonry walls, thickness of walls? ..... height? .....

### IF A GARAGE

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER ....

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

ZONING: .....

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

BUILDING CODE: .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

Signature of Applicant *David B. Roberts* Phone # 839-6212

Type Name of above David B. Roberts 1  2  3  4

Other .....  
and Address .....

OFFICE FILE COPY

93 Cumberland Avenue

December 15, 1975

Ardella A. Davis  
58 Wilson Street  
Portland, ME 04101

Dear Mrs. Davis:

Do you intend to have any electrical work done at the above address? When I talked with Mr. Stovall, informing him that permit he obtained was void (because he did not have a license), he said you were going to contact a contractor to do the work. I have not heard anything further about the job.

If any electrical work is performed by an unlicensed person, that person is liable, under state law, to a fine of \$500.00. This is enforced by State Inspectors on any complaints received by their office.

According to the Portland Electrical Ordinance, a permit must be obtained by a master electrician before work is started. Any violation of the Ordinance is subject to a fine of not less than \$50.00 nor more than \$1,000.00.

Very truly yours,

Richard I. Libby  
Chief Elect. Inspector

RIL/mj

Portland Plumbing Inspector

App. First Ins.

App. Final Ins.

Type of Bldg.

- Commercial
- Residential
- Service
- Multi. Family
- New Construction
- Remodeling

93 Cumberland Avenue 4360  
multiple family dwelling 3rd floor

Mrs. Davis

58 Wilson Street

Walter J. Low

142 Duck

Nov. 12, 1975  
Rd. West

1	1	\$2.00
1	1	2.00
1	1	2.00
TOTAL 3.00		

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR PERMIT  
DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
ELECTRICAL INSTALLATIONS

Date Nov. 10, 1975, 19  
Receipt and Permit number A03418

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: 93 Cumberland Ave.  
OWNER'S NAME: Ardella Davis ADDRESS: 92 58 Wilson St

OUTLETS: (number of)

Lights	<u>10</u>	FEES
Receptacles	<u>10</u>	
Switches	<u> </u>	
Plugmold	<u> </u> (number of feet)	
TOTAL	<u> </u>	<u>3.00</u>

FIXTURES: (number of)

Incandescent	<u>10</u>	FEES
Fluorescent	<u> </u> (Do not include strip fluorescent)	
TOTAL	<u> </u>	
Strip Fluorescent, in feet	<u> </u>	

SERVICES:

Permanent, total amperes	<u> </u>	FEES
Temporary	<u> </u>	

METERS: (number of)

MOTORS: (number of)

Fractional	<u> </u>	FEES
1 HP or over	<u> </u>	

RESIDENTIAL HEATING:

Oil or Gas (number of units)	<u> </u>	FEES
Electric (number of rooms)	<u> </u>	

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler)	<u> </u>	FEES
Oil or Gas (by separate units)	<u> </u>	
Electric (total number of kws)	<u> </u>	<u> </u>

APPLIANCES: (number of)

Ranges	<u> </u>	FEES
Cook Tops	<u> </u>	
Wall Ovens	<u> </u>	
Dryers	<u> </u>	
Fans	<u> </u>	
TOTAL	<u> </u>	<u> </u>

Water Heaters  
Disposals  
Dishwashers  
Compactors  
Others (denote)

MISCELLANEOUS: (number of)

Branch Panels	<u> </u>	FEES
Transformers	<u> </u>	
Air Conditioners	<u> </u>	
Signs	<u> </u>	
Fire/Burglar Alarms	<u> </u>	
Circus, Fairs, etc.	<u> </u>	
Alterations to wires	<u> </u>	
Repairs after fire	<u> </u>	
Heavy Duty, 220v outlets	<u> </u>	
Emergency Lights, battery	<u> </u>	
Emergency Generators	<u> </u>	<u>6.00</u>

INSTALLATION FEE DUE: 6.00

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE:

FOR REMOVAL OF A "STOP ORDER" (304-16.b) .....  

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) .....  

TOTAL AMOUNT DUE:  

INSPECTION:

Will be ready on  , 19 ; or Will Call X

CONTRACTOR'S NAME: James Stovall

ADDRESS: 93 Cumberland

TEL: 883-6064

O.K. by Mr. Libby -- per A. Davis

MASTER LICENSE NO.:  

SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.:  

INSPECTOR'S COPY

OK

**INSPECTIONS:** Service \_\_\_\_\_ by \_\_\_\_\_  
Service called in \_\_\_\_\_  
Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Closing-in \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

A rectangular stamp with a border. The top half contains the text "CODE" and "COMPLIANCE" stacked vertically. The bottom half contains the word "COMPLETED" and a date field. The date field contains "1/1/11" with a signature line over it.

DATE:

**REMARKS:**

## ELECTRICAL INSTALLATIONS —

Permit Number: 100-100-3429

Location 93 Connecticut Ave.

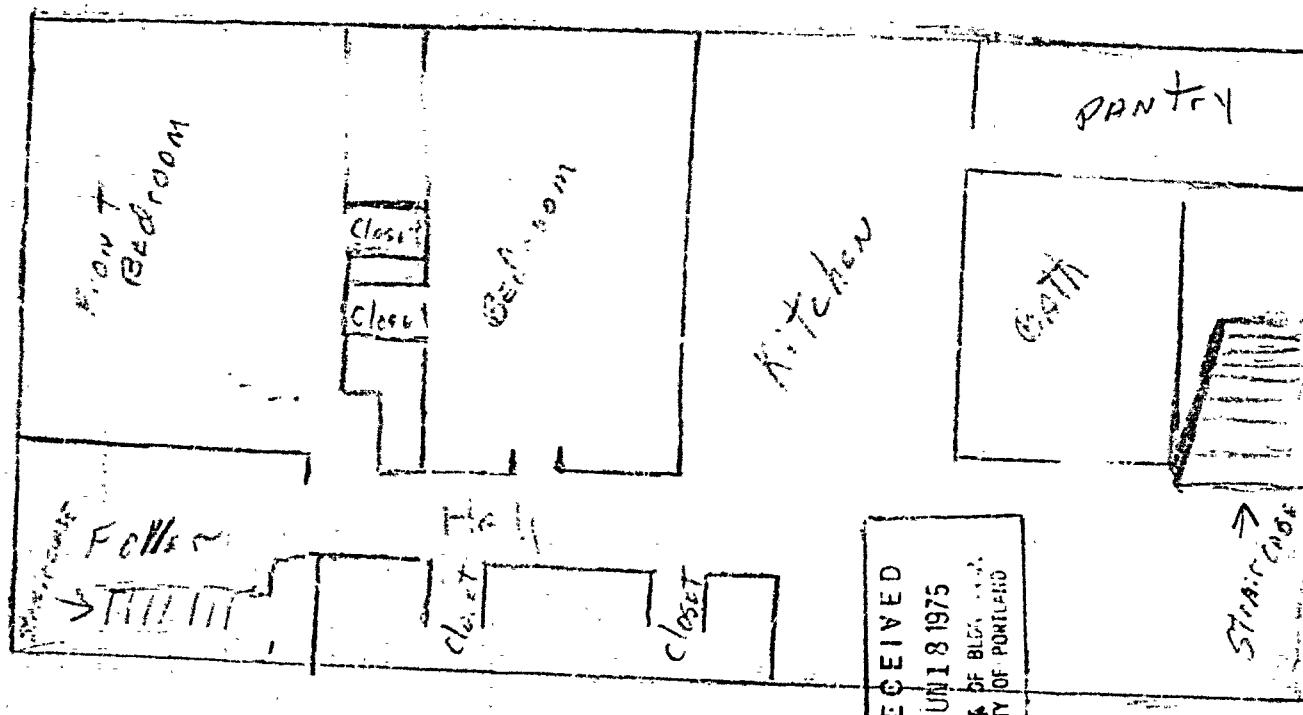
Owner ANDREW LARSON 11/19/75

Date of Permit 11-12-11

Ein Prospekt

Permit Application Register Page No. 37

222



August 1, 1970

Mrs. Ardella Davis  
50 Wilson St.  
Portland, Maine

Re: 93 Cumberland Ave.

Dear Mrs. Davis:

Permit to change the use of the existing, 2 family apartment house to a three family apartment house with one apartment on each floor is issued herewith subject to the following Building Code requirements.

1. Both front and rear stairs are to be equipped with railings.
2. The hallways are to be well lighted so that a person exiting from the top floor may by using a switch inside their apartment light their way to the door at the first floor.

As we pointed out to you at the time we made the inspection it is necessary that you partition off the underside of the stairs so that the boiler room will be completely removed from the stairway area. This is to be done by using 5/8 sheet rock on both sides of a wood stud partition taped and cemented between the joints.

Very truly yours

Earle S. Smith  
Plan Examiner

ESS:k

August 19, 1976

Mrs. Ardilia Davis  
58 Wilson St.  
Portland, Maine

Re: 93 Cumberland Ave.

Dear Mrs. Davis:

Permit to change the use of the existing 2 family apartment house to a three family apartment house with one apartment on each floor is issued herewith subject to the following Building Code requirements.

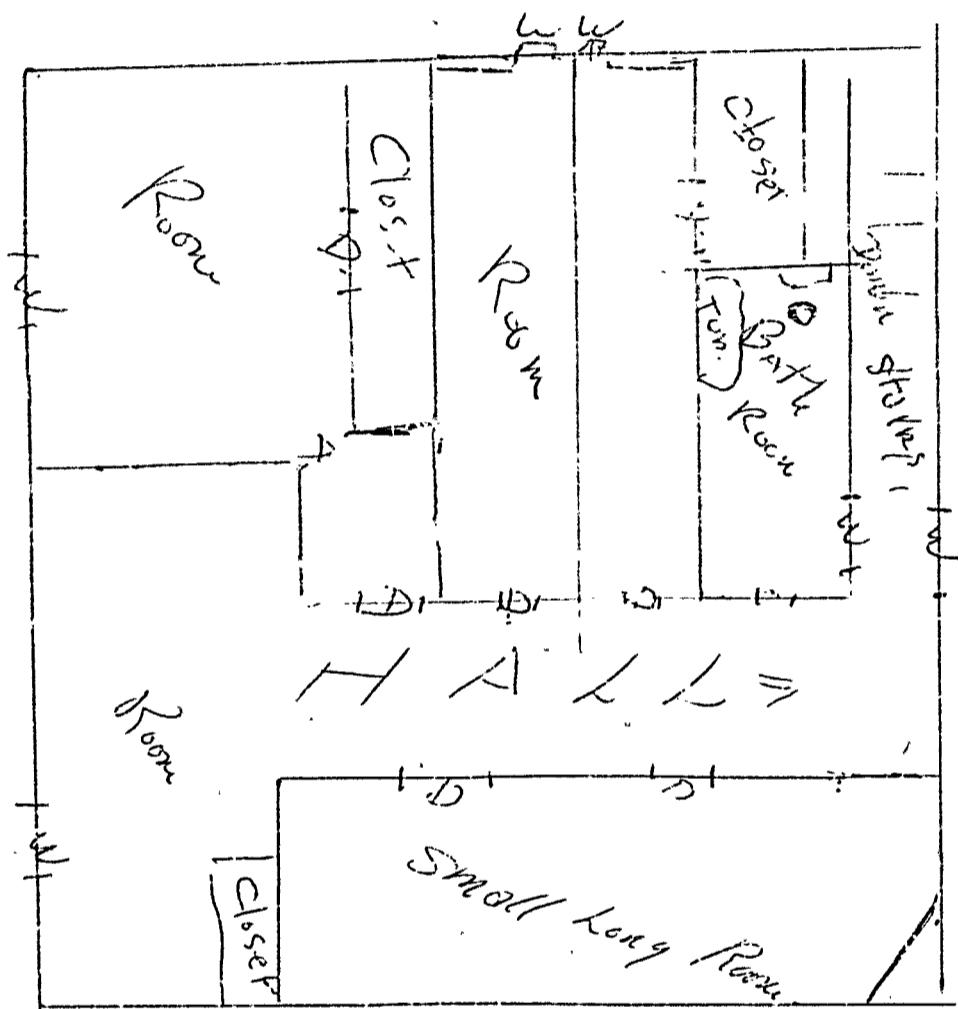
1. Both front and rear stairs are to be equipped with railings.
2. The hallways are to be well lighted so that a person exiting from the top floor, may by using a switch inside their apartment light their way to the door at the first floor.

As we pointed out to you at the time we made the inspection, it is necessary that you partition off the underside of the stairs so that the boiler room will be completely removed from the stairway area. This is to be done by using 5/8 sheet rock on both sides of a wood stud partition taped and caulked between the joints.

Very truly yours

Earle S. Smith  
Plan Examiner

ASS:k



3rd flr

RECEIVED
MAY 1 1975
DEPT. OF BLDG. INSPI.
CITY OF PORTLAND