

75 CUMBERLAND AVENUE

SPAMMER

Fbi cut #9201 - Mail cut #9202B - J.C. cut #9203R - F14b cut #9204R



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

Date Mar. 6, 1980, 19  
 Receipt and Permit number A43588

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: 73 Cumberland Ave.  
 OWNER'S NAME: Farnsworth R ADDRESS: \_\_\_\_\_

FEE\$

OUTLETS:  
 Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_  
 FIXTURES (number of)  
 Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
 Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

SERVICES:  
 Overhead \_\_\_\_\_ Underground \_\_\_\_\_ Temporary \_\_\_\_\_ TOTAL amperes 20C 2.00

METERS: (number of) 2 \_\_\_\_\_ 1.00

MOTORS: (number of)  
 Fractional \_\_\_\_\_  
 1 HP or over \_\_\_\_\_

RESIDENTIAL HEATING:  
 Oil or Gas (number of units) \_\_\_\_\_  
 Electric (number of rooms) \_\_\_\_\_

COMMERCIAL OR INDUSTRIAL HEATING:  
 Oil or Gas (by a main boiler) \_\_\_\_\_  
 Oil or Gas (by separate units) \_\_\_\_\_  
 Electric Under 20 kws \_\_\_\_\_ Over 20 kws \_\_\_\_\_

APPLIANCES: (number of)  
 Ranges \_\_\_\_\_ Water Heaters \_\_\_\_\_  
 Cook Tops \_\_\_\_\_ Disposals \_\_\_\_\_  
 Wall Ovens \_\_\_\_\_ Dishwashers \_\_\_\_\_  
 Dryers \_\_\_\_\_ Compactors \_\_\_\_\_  
 Fans \_\_\_\_\_ Others (denote) \_\_\_\_\_  
 TOTAL \_\_\_\_\_

MISCELLANEOUS: (number of)  
 Branch Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_  
 Air Conditioners Central Unit \_\_\_\_\_  
 Separate Units (windows) \_\_\_\_\_  
 Signs 20 sq. ft. and under \_\_\_\_\_  
 Over 20 sq. ft. \_\_\_\_\_  
 Swimming Pools Above Ground \_\_\_\_\_  
 In Ground \_\_\_\_\_  
 Fire/Burglar Alarms Residential \_\_\_\_\_  
 Commercial \_\_\_\_\_  
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under \_\_\_\_\_  
 over 30 amps \_\_\_\_\_  
 Circus, Fairs, etc. \_\_\_\_\_  
 Alterations to wires \_\_\_\_\_  
 Repairs after fire \_\_\_\_\_  
 Emergency Lights, battery \_\_\_\_\_  
 Emergency Generators \_\_\_\_\_

INSTALLATION FEE DUE 4.00

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT \_\_\_\_\_ DOUBLE FEE DUE \_\_\_\_\_

FOR REMOVAL OF A "STOP ORDER" (304-16) \_\_\_\_\_

TOTAL AMOUNT DUE: 4.00

INSPECTION:  
 Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call x

CONTRACTOR'S NAME: Dennis Elec.  
 ADDRESS: 5 Longfellow Dr. C.E.  
 TEL: 799-5218

MASTER LICENSE NO.: 3910 SIGNATURE OF CONTRACTOR: [Signature]  
 LIMITED LICENSE NO. \_\_\_\_\_

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





# APPLICATION FOR PERMIT

## PERMIT ISSUED

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

001 10 1978

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

000802

ZONING LOCATION .....

PORTLAND, MAINE, .....

Oct. 5, 1978

CITY OF PORTLAND

To the DIRECTOR OF BUILDING &amp; 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 73 Cumberland Avenue Fire District #1  #2

1. Owner's name and address Farnsworth & Caulfield Inc., 32 Haven Rd. Telephone 799-7121  
So. Port 04106

2. Lessee's name and address Telephone

3. Contractor's name and address Telephone

4. Architect Specifications Plan No. of sheets

Proposed use of building 2 family No. families

Last use 4 family No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ Fee \$ 5.00

FIELD INSPECTOR—Mr. Hugh

## GENERAL DESCRIPTION

This application is for:

@ 775-5451

Dwelling

Ext. 234

Change of use from 4 family to 2 family with no alterations, or structural changes.

Stamp of Special Conditions

Garage

Masonry Bldg.

Metal Bldg.

Alterations

Demolitions

Change of Use ~~XX~~

Other

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? Is any electrical work involved in this work?

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimney 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

On centers: 1st floor 2nd 3rd

Maximum span: 1st floor 2nd 3rd

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:

BUILDING CODE: 01-88-1910175

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

Fire Dept.:

Health Dept.:

Others:

Signature of Applicant

*W. P. Farnsworth*  
President

Phone # 8479

Type Name of above

Farnsworth & Caulfield, Inc. 1  2  3  4 

Other  
and Address

FIELD INSPECTOR'S COPY

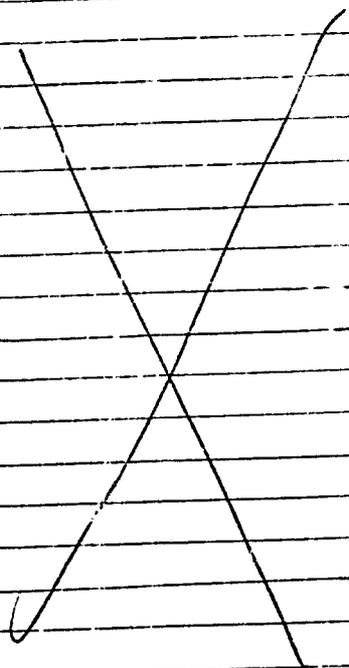
NOTES

Mar 19/79 It's most difficult  
to tell whether its been  
reduced from 4 to 2 or  
not. It appears that only  
2 families live here.  
JH

Permit No. 98/8862  
Location 73 (Canaan Road, Fair  
Owner Shinnecock, L. (Fairfield)  
Date of permit 10-5-78  
Approved 1A-10-78

Mar 19/79  
C & C Novarty, INC

The gentlemen on  
the first flr will  
be in for a home  
occupational permit  
soon as he gets out  
of the hospital.  
No big deal - has a  
small sign approx  
4" wide by 18" long in  
the window.





PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **3111**

Date Issued

Per land Plumbing Inspector  
By: ERNOLD R. GOODWIN

Date  
By

App. First Insp.

App. Final Insp.

Date  
By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

Address **72 Cumberland Ave**

Installation For **two family**

Owner of Bldg: **John Donnovan, same**

Owners Address **same**

Plumber: **Walter Lewis**

Date **7-6-73**

NEW REPL

	SINKS		
	LAVATORIES	7/2000/1000	1 2.00
1	TOILETS		1 2.00
1	BATH TUBS		1 2.00
1	SHOWERS		
	REPAIRS FLOOR SURFACE		
	HOT WATER TANKS		
	TANKLESS WATER HEATERS		
	GARBAGE DISPOSALS		
7/2	SEPTIC TANKS		
	HOUSE SEWERS		
	ROOF DRAINAGE		
	AUTOMATIC WASHERS		
	DISH WASHERS		
	OTHER		
TOTAL			\$6.00

Building and Inspection Services Dept: Plumbing Inspection



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 12, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 73 Cumberland Ave. Use of Building apartment house No. Stories          New Building  
Existing "        "  
 Name and address of owner of appliance John Lohovs, 73 Cumberland Ave.  
 Installer's name and address Portland Sebago Ice Co., 312 Commercial St. Telephone 3-2111

### General Description of Work

To install forced warm air heating system and oil burning equipment in place of stove heat  
to heat owner's apartment - 1<sup>st</sup> Floor

### 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? oil  
 Minimum distance to burnable material, from top of appliance or casing top of furnace 14" from ceiling, 4" from chimney  
 From top of smoke pipe 3' From front of appliance over 1' From sides or back of appliance over 2'  
 Size of chimney flue 8x12 Other connections to same flue kitchen range  
 If gas fired, how vented?          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 Colson Labeled by underwriter's laboratories? yes  
 Will operator be always in attendance?          Does oil supply line feed from top or bottom of tank? bottom  
 Type of floor beneath burner concrete Size of vent pipe 1 1/2"  
 Location of oil storage basement Number and capacity of tanks 1-275 gal.  
 Low water shut off          Make          No.           
 Will all tanks be more than five feet from any flame? yes How many tanks enclosed?           
 Total capacity of any existing storage tanks for furnace burners none

### 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

11-22-54. M. Smith Sap, 4 qts at this address.  
Ant

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Permit issued with letter

APPROVED:

11-22-54. Ant  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Portland Sebago Ice Co.

Signature of Installer by:

Ant

INSPECTION COPY



City of Portland, Maine  
Board of Appeals

---ZONING---

June 10, 19 49

*To the Board of Appeals*

Your appellant, Mrs. Nellie Hider, who is the owner of property at 75 Cumberland Avenue, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Building permit to cover construction of proposed outside wooden stairway for fire escape is not issuable under the Zoning Ordinance because, there would be only about 2' from the proposed new stairway to the new side property line, while the Zoning Ordinance requires this distance to be not less than 10' in the Limited Business Zone where the property is located.

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

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

*Nellie Hider*  
Appellant  
*Nellie Hider*

City of Portland, Maine  
Board of Appeals

---ZONING---

Decision

Public hearing was held on the 17th day of June, 1945.  
on petition of Mrs. Nellie Hider, owner of property at  
73 Cumberland Avenue, seeking to be permitted an exception to the regulations of  
the Zoning Ordinance relating to this property.

Permit to cover construction of proposed outside women stairway for  
fire escape is not issuable under the Zoning Ordinance because there  
would be only about 2' from the proposed new stairway to the new  
side property line while the Zoning Ordinance requires this distance to  
be not less than 10' in the Limited Business Zone where the property  
is located.

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

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

*William H. O'Brien*  
*Helen C. Frost*  
*Edmund J. Colby*

*John W. Lake*

Board of Appeals

49/51

DATE: June 17, 1949

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MRS. NELLIE HIDER

AT 73 Cumberland Avenue

Public hearing on above appeal  
was held before the Board of Appeals today.

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Mr. Gatchell	(x)	( )	
Mr. O'Brien	(x)	( )	
Mrs. Frost	(x)	( )	
Mr. Colley	(x)	( )	
Mr. Lake	(x)	( )	
	( )	( )	
	( )	( )	
	( )	( )	

Record of hearing:

Miss Hider pro se

No objection

Required by Fire Inspector

109/51

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

June 13, 1949

Mr. Herman J. Holmberg  
88 Sheridan Street  
Portland, Maine

Dear Mr. Holmberg:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 17, 1949 at 10:30 a. m. Daylight Saving Time to hear the appeal of Mrs. Nellie Hider requesting exception to the Zoning Ordinance to permit construction of outside wooden stairway for fire escape on the premises at 73 Cumberland Avenue.

This permit is presently not issuable because there would be only about 2' from the proposed new stairway to the new side property line, while the Zoning Ordinance requires this distance to be not less than 10' in the Zone where this property is located.

If you wish to be heard either for or against this appeal, please be present or be represented at this hearing.

Very truly yours,

Robert L. Getchell

Chairman

M

7

49/51

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

June 13, 1949

Mrs. Nellie Hider  
113 Glenwood Avenue  
Portland, Maine

Dear Mrs. Hider:

The Board of Appeals will hold a public hearing in the Council Chamber, City Hall, Portland, Maine on Friday, June 17, 1949 at 10:30 a. m. Daylight Saving Time to hear your appeal under the Zoning Ordinance relating to the premises at 73 Cumberland Avenue.

Please be present or be represented at this hearing in support of your appeal.

Very truly yours,

Robert L. Getchell

Chairman

M

WARREN McDONALD  
INSPECTOR OF BUILDINGS

On reply refer  
to file AP 73 Cumberland Avenue-I  
CITY OF PORTLAND, MAINE  
Department of Building Inspection

FU

49/51  
June 6, 1949

COPY  
Mrs. Nellie Hider  
113 Glenwood Avenue  
Portland, Maine

Subject: Application for building permit  
to cover construction of proposed outside  
wooden stairway for fire escape at 73 Cumber-  
land Avenue, and proposed zoning appeal re-  
lating thereto

Dear Mrs. Hider:

Building permit for the above work is not issuable under the  
Zoning Ordinance because, even if you were to purchase the strip of  
land 2' wide from the adjoining lot, as you proposed to do, there would  
be only about 2' from the proposed new stairway to the new side pro-  
perty line, while the Zoning Ordinance requires this distance to be no  
less than 10' in the Limited Business Zone where the property is located.

You have indicated your desire to seek an exception from the  
Board of Appeals, and there is enclosed, therefore, an outline of the  
appeal procedure.

Pending action on the appeal the proposition will not be checked  
against the Building Code, but, should your appeal be successful, it  
is quite possible that more information will be needed to show compliance  
with the Building Code.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

WEcD/G

Enclosure: Outline of appeal procedure

CC: Edward T. Gignoux  
Assistant Corporation Counsel



LIMITED BUSINESS ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, May 28, 1949

PERMIT ISSUED  
 00951  
 JUN 29 1949  
 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 73 Cumberland Avenue Within Fire Limits? yes Dist. No. 3  
 Owner's name and address Nellie Hider, 113 Glenwood Ave. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address John Conley, 65 Cumberland Ave. Telephone 4-4988  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 2  
 Proposed use of building apartments No. families 4  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families 4  
 Material frame No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 100. Fee \$ .50

General Description of New Work

To construct outside wooden stairway first to second floor.  
 30"x30" platform 2x6 floor joists-15" O.C.

Permit Issued with Letter

Sent to Fire Dept. 6/25/49  
 Recd from Fire Dept. 6/27/49  
 Appeal sustained 6/17/49

CERTIFICATE OF OCCUPANCY  
 REQUIREMENT IS WAIVED

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

Memo Sent to Fire Chief

Details of New Work

NOTIFICATION BEFORE LATHING  
 OR CLOSING-IN IS WAIVED

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation concrete at least 4" below grade \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom 10" cellar \_\_\_\_\_ no \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

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

APPROVED:

*well letter by AGS*  
*John Conley*  
 Signature of owner

Miscellaneous

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

INSPECTION COPY

Signature of owner BY:

*John Conley*

NOTES

7/27/49 Work not started yet  
 7/29/49 Work started  
 8/4/49 Fire escape is as much as  
 35" from side wall of house. Nailing  
 strip was not provided for single  
 floor joist

Permit No. 49/951

Aug 4

Location 73 Central Ave

Owner Nellie Hester

Date of permit 6/29/49

Notif. closing-in

Inspn. closing-in

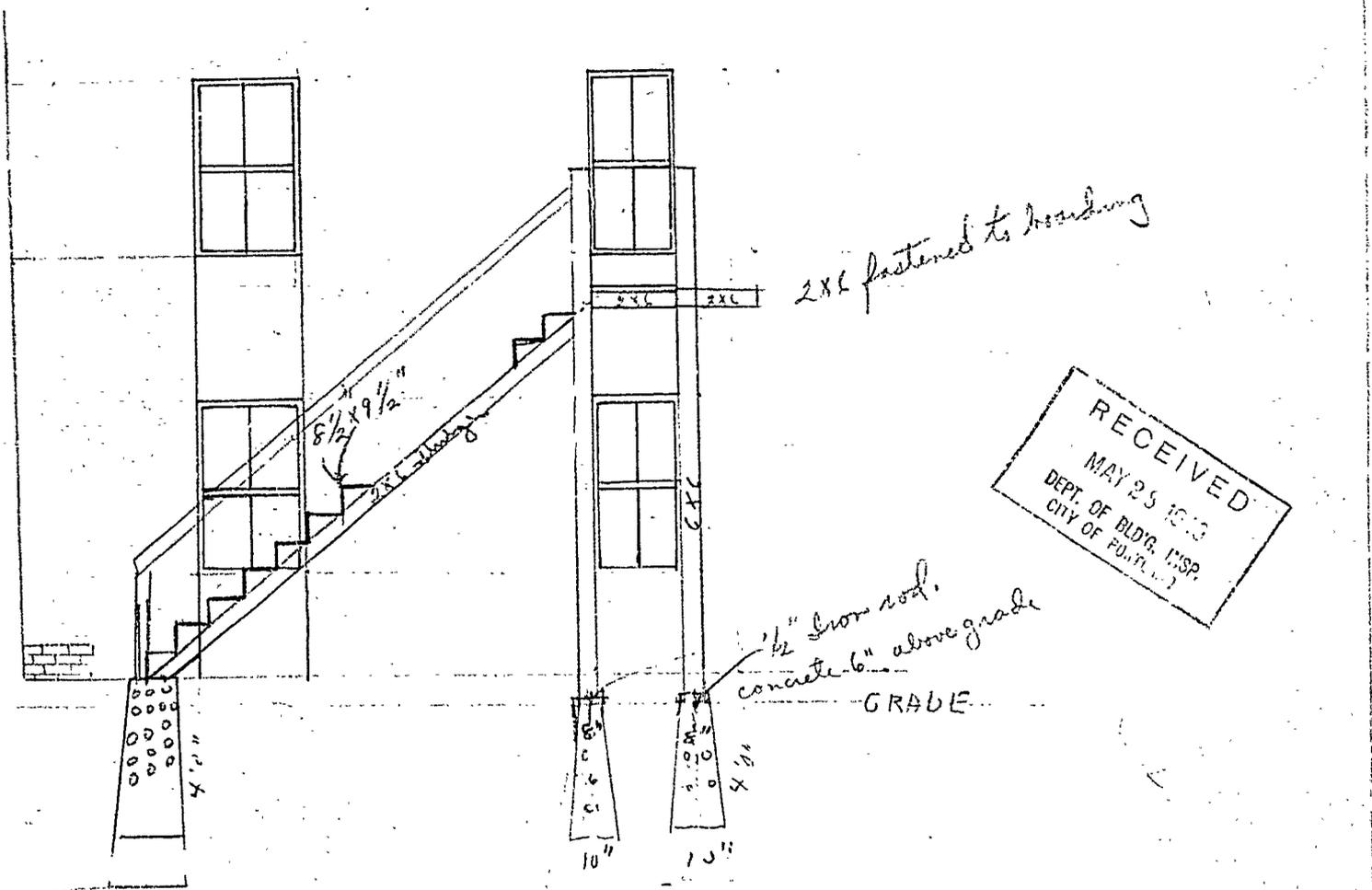
Final Notif.

Final Inspn. 8/4/49

Cert. of Occupancy Issued

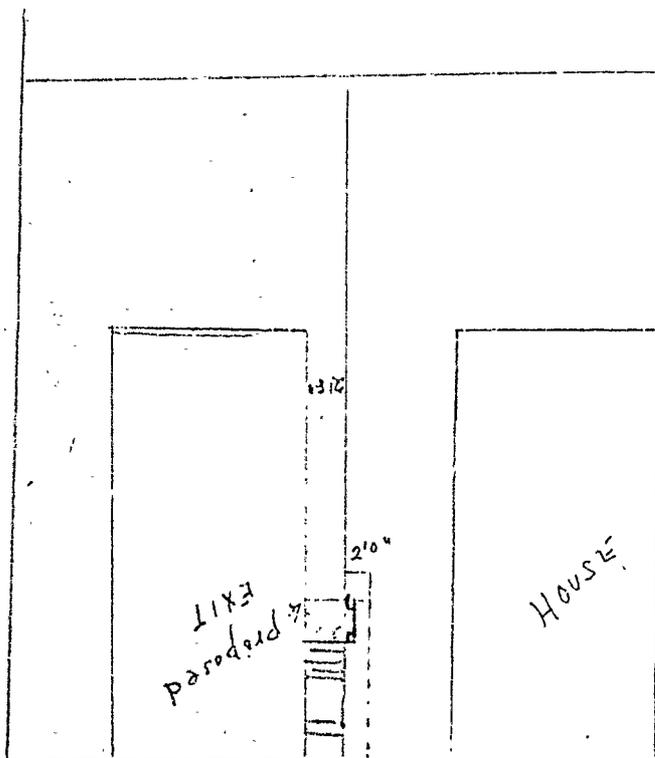
Handwritten signature or initials at the bottom right of the page.





RECEIVED  
 MAY 25 1913  
 DEPT. OF BLDG. INSP.  
 CITY OF PHOENIX

15 Cumberland Ave Alfred G Hyder



SHERIDAN ST

73 CUMBERLAND AVE

RECEIVED  
MAY 28 1953  
DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

AP 73 Cumberland Avenue-I

June 29, 1949

Mrs. Nellie Hicer  
113 Glenwood Avenue  
Mr. John Conley  
85 Cumberland Avenue

Subject: Permit for construction of wooden  
stairway from second story to the ground  
on side of building at 73 Cumberland  
Avenue

Dear Madam & Sir:

The appeal under the Zoning Ordinance having been sustained on the basis that a strip of land at least two feet wide and deep enough to include all parts of the fire escape is to be purchased from the adjoining lot so that no part of the stairway will be on or project over the land of others, the permit for the above work is issued herewith subject to the following:

1. The platform is required to extend at least 9" beyond each side of the window giving access to the fire escape. Distance of platform below the sill of this window is not to be more than 18".
2. An intermediate rail is to be provided on the railing of platform and stairs.
3. The 2x6 framework of platform should be let into the oak posts and where the 2x6 floor timber is supported on the outside members it should be notched over 2x3 nailing strips fastened to the sides of the supporting members.
4. Care should be taken to see that the risers will not exceed 8" in height and that the width of treads measured from riser to riser is at least 9".

Very truly yours,

Inspector of Buildings

AJJ/G

CC: Oliver T. Sanborn  
Chief of the Fire Department

Inter-Office Correspondence

CITY OF PORTLAND, MAINE

Department of Building Inspection

(date) June 25, 1949

Location: 73 Cumberland Ave.

To: Oliver T. Sanborn  
Chief of the Fire Department

From: Warren McDonald  
Insptr. of Bldgs.

Subject: Application for permit for improvements  
at above location, required by order of  
Chief of Fire Department dated 2/11/49

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

The confusion on the part of many people, who come in here, as to who has ordered them to do what,  
The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

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

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

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

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

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

Remarks relating to this particular job: Owner has insufficient land where fire escape (wooden stairway) is planned, and plans to purchase a two foot wide strip from adjoining lot if the scheme will satisfy your order. She has already secured special permission from the Board of Appeals to be close to property line. Height of opening afforded from window sill to lower edge of lower sash when way up, and window leading to fire escape should be checked, as we are bound to 28 inches but you may be willing to approve a less height.

Inspector of Buildings  
6/29/49 - Evidently Chief Sanborn approves the existing window for left purpose. W. A. J.

AP 73 Cumberland Avenue-I

June 23, 1949

Mr. John Conley  
85 Cumberland Avenue  
Mrs. Nellie Hider  
113 Glenwood Avenue

Subject: Building permit for construction  
of outside wooden stairway at 73 Cumberland Avenue

Dear Madam & Sir:

The Board of Appeals have granted your appeal relating to the location of this stairway with relation to the side property line, and though there are a number of deficiencies in the application and plan furnished, we are able to issue the building permit with a letter supplementing the information on application and plan, but it seems best for the owner's interest to refer the permit to the Chief of the Fire Department so that upon his approval there will be good assurance on everyone's part that his order with relation to means of egress in the building will be met when the work is done.

Thus there will be a little more delay, but from experience with some other jobs, this additional delay seems worthwhile for the satisfaction and protection of the owner.

Very truly yours,

Inspector of Buildings

WMCB/G

AP 73 Cumberland Avenue-I

June 6, 1949

Mrs. Nellie Hider  
113 Glenwood Avenue  
Portland, Maine

Subject: Application for building permit  
to cover construction of proposed outside  
wooden stairway for fire escape at 73 Cumber-  
land Avenue, and proposed zoning appeal re-  
lating thereto

Dear Mrs. Hider:

Building permit for the above work is not issuable under the Zoning Ordinance because, even if you were to purchase the strip of land 2' wide from the adjoining lot, as you proposed to do, there would be only about 2' from the proposed new stairway to the new side property line, while the Zoning Ordinance requires this distance to be no less than 10' in the Limited Business Zone where the property is located.

You have indicated your desire to seek an exception from the Board of Appeals, and there is enclosed, therefore, an outline of the appeal procedure.

Pending action on the appeal the proposition will not be checked against the Building Code, but, should your appeal be successful, it is quite possible that more information will be needed to show compliance with the Building Code.

Very truly yours,

Inspector of Buildings

WHCD/G

Enclosure: Outline of appeal procedure

CC: Edward T. Gignoux  
Assistant Corporation Counsel

1177 Glenwood Avenue

May 31, 1919

Mr. John Conley  
35 Glenwood Avenue  
Boston, Mass

Subject: Application for permit for outside  
stairway on easterly side of apartment  
house at 1177 Glenwood Avenue

Dear Sir:

From any information which we have been able to secure from available records, it appears that there is very little land between the building and the lot line on the side where the stairway is proposed, perhaps ten feet or less. If this is true, the proposed stairway would project over and encroach upon the adjoining lot. We are not authorized to issue a permit for this structure in this location, but we will issue one for any new work closer than ten feet to the lot line, which is the minimum required clearance distance in the Apartment House Law where the property is located.

Presumably the stairway is to be put on to comply with orders from the Fire Department to provide another means of egress from the upper stories of the building. We suggest that you try to locate the stairway in some other position, perhaps on the other side of the building, as it seems extremely doubtful if a permit can be issued for an outside stairway on the easterly side of the building if the lot line is located where from all appearances it seems to be.

Very truly yours,

Inspector of Buildings

AJS/G

CC: Nellie Rider  
117 Glenwood Avenue

Gilbert F. Barnhorn  
Chief of the Fire Department

P. S. Mr. Conley talked with me, personally, about this and it is my recollection that he said there is no other location possible for fire escape; also that there was at least two feet width of open land at this point on this owner's lot, and that he had suggested a metal fire escape which would only have to be two feet wide. In event this is feasible, the owner has appeal rights to the Board of Appeals. If she desires to exercise those rights and will notify us we will certify this case to the Board of Appeals and send her the procedure. In that case we must have accurate dimensions between side of building and side lot line.



LIMITED BUSINESS ZONE

Complaint No. 46-200  
Location 73 Cumberland Ave the present one  
Date Received 3/25/46 safe. P. E. W.  
Date Disposed of

NOTES

3-26-46 Ceiling in  
Kitchen - First floor  
near, in danger of  
falling, ceiling was  
pieces have fallen,  
it is brown and  
bulges in many  
places P. E. W.

3-29-46 Talked to the  
son of the owner.  
He said, Tenant last  
year agreed to pay  
half expense of a  
new ceiling, but  
later on I refused  
to go thru with  
the job. I suggested  
to Mr. Hill, that  
he contact tenant  
again and either  
put up a new  
ceiling or make



CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Complaint No. 46-17

COMPLAINT

INSPECTION COPY

Date received January 27, 1946

Location 73 Cumberland Avenue Use of Building Tenement House

Owner's name and address Nellie Mider, 113 Glenwood Avenue Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address Fire Department Telephone \_\_\_\_\_

Description: Front chimney porous. Rear chimney bad from roof up.

INSPECTOR W. J. [unclear]



CITY OF PORTLAND, MAINE

329 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

DATE: March 19, 1991

DU:

Housing Inspections Division  
Telephone: 874-8300

Harrison Sawyer Realty  
399 Fore Street  
Portland, ME 04101

RE: Premises located at 73 Cumberland Ave. 13-J-25

Dear Sir:

A re-inspection of the premises noted above was made on March 15, 1991  
by Code Enforcement Officer Arthur Addato.

This is to certify that you have complied with our request to correct the  
violation(s) of the Municipal Code relating to housing conditions as described  
in our "Letter of Defects" dated February 11, 1991.

Thank you for your cooperation and your efforts to help us maintain decent,  
safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory,  
it shall be the policy of this department to inspect each resident building at  
least once every five years, although a property is subject to re-inspection at  
any time during the said five-year period.

Sincerely yours,

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

  
P. Samuel Hoffses,  
Chief of Inspection Services

  
Arthur Addato  
Code Enforcement Officer (7)

imr

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

CITY OF PORTLAND,

OK  
3-15-91  
a.a.

February 11, 1991

Harrison Sawyer Realty  
399 Fore Street  
Portland, ME 04101

Dear Sir:

Re: 73 Cumberland Ave. 13-J-25

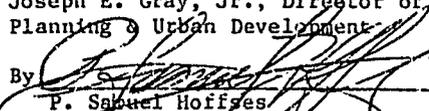
We recently received a complaint and an inspection was made by Code Enforcement Officer Arthur Addato of the property owned by you at 73 Cumberland Avenue, Portland, Maine. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

- OK  
3-15-91
1. ✓ EXTERIOR OVERALL CELLAR FOUNDATION - damaged, collapsing. ~~108-2~~
  2. ✓ EXTERIOR CELLAR STAIRS - unapproved design. ~~108-4~~
  3. ✓ EXTERIOR OVERALL CELLAR FOUNDATION - leaks. ~~108-2~~
  4. ✓ EXTERIOR CELLAR FURNACE - malfunctioning system. ~~114-2~~
  5. ✓ EXTERIOR REAR CELLAR - unapproved support post. ~~108-2~~
  6. ✓ EXTERIOR OVERALL DWELLING UNIT - windows - faulty, inoperative  
storn windows. ~~108-3~~
  7. ✓ EXTERIOR CELLAR FLOOR - provide approved floor. ~~108-2~~
  8. ✓ EXTERIOR ELECTRIC SERVICE - check service box. ~~113~~
  9. ✓ INTERIOR FIRST FLOOR FRONT - overall dwelling unit windows -  
loose, damaged sashes. ~~108-3~~
  10. ✓ INTERIOR FIRST FLOOR FRONT - kitchen counter - damaged. ~~108-2~~
  11. ✓ INTERIOR FIRST FLOOR FRONT - kitchen floor - serious sagging.  
~~108-2~~
  12. ✓ INTERIOR FIRST FLOOR FRONT - kitchen floor - damaged covering.  
~~108-2~~

The above mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected on or before February 21, 1991.

Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely yours,  
Joseph E. Gray, Jr., Director of  
Planning & Urban Development

By   
P. Samuel Hoffses  
Chief of Inspection Services

  
Arthur Addato  
Code Enforcement Officer (7)

jmr

389 Congress Street • Portland, Maine 04101 • (207) 874-8704



