

165-167 CUMBERLAND AVENUE

SHAW-WALKER

Full cut • 920H • Trim cut • 9202R • Thin cut • 9203H • Fish cut • 9203H

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 165-167 Cumberland Avenue

Issued to Albert J Acoto

Date of Issue Jan. 21, 1933

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 82-628, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

6 Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

1-24-33 *Arthur B. [Signature]*
(Date) Inspector

P. Samuel Hoffes
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

August 4, 1982

Mr. Albert J. Aceto
165-167 Cumberland Ave.
Portland, Maine 04101

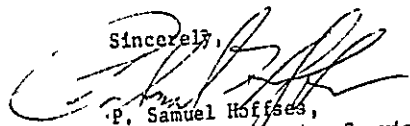
Dear Mr. Aceto,

Your application to change 165-167 Cumberland Avenue from a 4 family dwelling to a 6 family dwelling unit as appealed and sustained on July 21, 1982 by the Portland Appeal Board is granted with the following requirements.

1. All doors involved in the means of egress shall be equipped with latch sets which shall open from the inside without the use of keys, special knowledge, or ability, but by merely turning the usual knob or by pressure on a plate or lever.
2. The boiler room shall be enclosed with construction having a fire rating of at least one hour, including the ceiling, and fire doors with self-closers.
3. Each apartment shall be equipped with a single station smoke detector wired to the house current. These detectors shall be placed in a manner which will protect the sleeping areas.
4. Each apartment shall have access to two separate and remote approved exits. Upon entering the exit enclosures, one shall be able to remain in the protected enclosure until reaching the building exterior.
5. All doors leading into the stairway enclosures shall be labeled 30 min. fire doors with self closers.

If you have any questions on these requirements please call this office.

Sincerely,


P. Samuel Hoffses,
Chief of Inspection Services

PSH/ln

797-7314

M E M O R A N D U M

TO: Office Staff
FROM: Fire Prevention Bureau
SUBJECT: New Smoke Detector Ordinance (State)

The new smoke detector ordinance requires all apartment units to have installed a single station (self-contained) approved (UL or FM) smoke detector. The detector shall be placed in a location which will protect the sleeping areas.

The above applies to all single family homes which were completed after Jan. 1, 1982, and all apartments of multi-family building, other than those apartments occupied by the building owners.

In apartment buildings four (4) or more stories in height, single station smoke detector shall be placed in all corridors and hallways of the building.

These smoke detectors can be DC (battery) powered for all existing apartment units, however any new apartment unit shall have AC powered units wired directly to the house current.

Smoke detectors should not be placed in the bedrooms, but in an adjacent room, or corridor leading to the bedrooms.

UL & FM APPROVED
HARD WIRED - NOT LAW REQUIRED

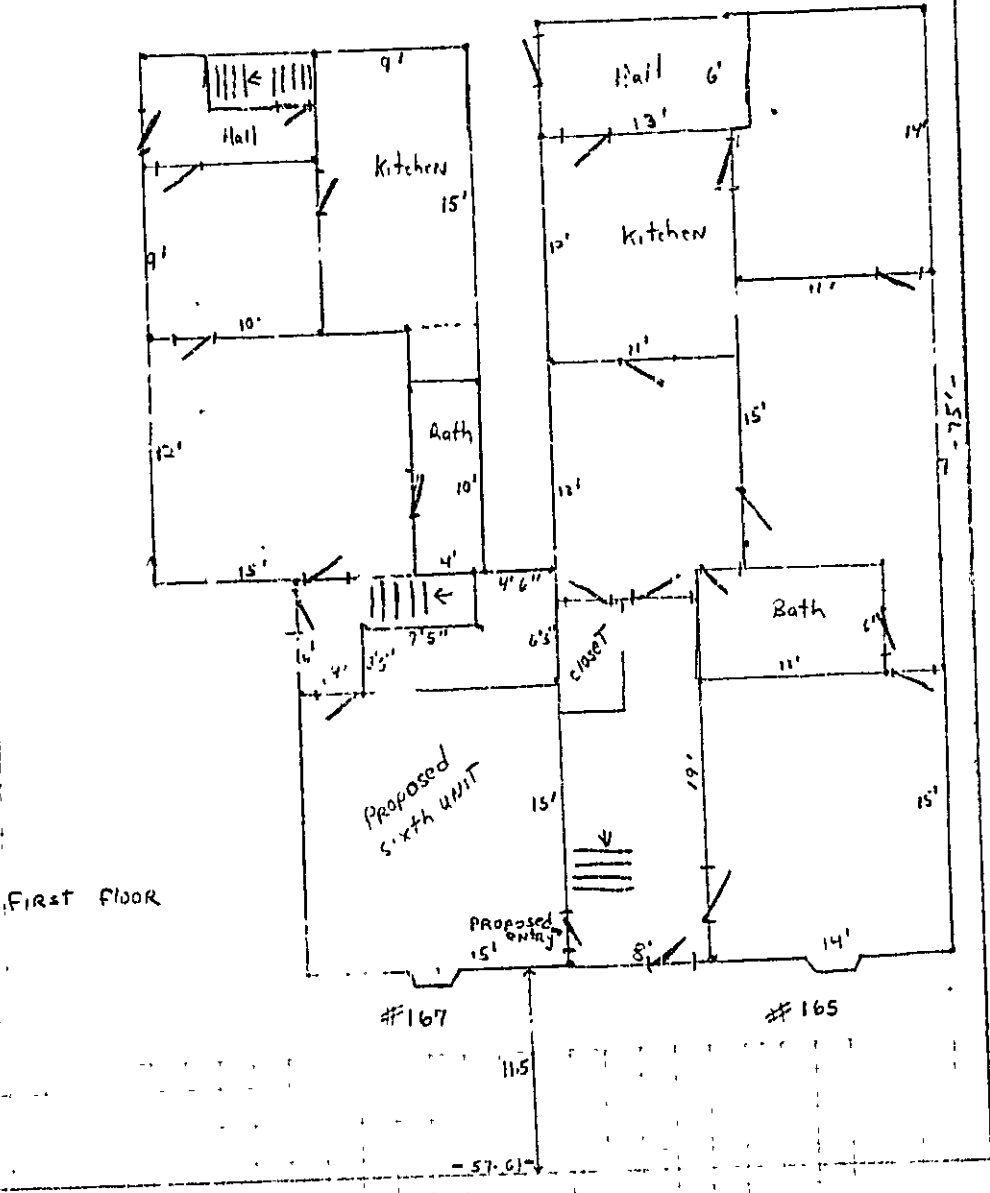
- 59' -

4200

26

Map No 22

H-26



FIRST FLOOR

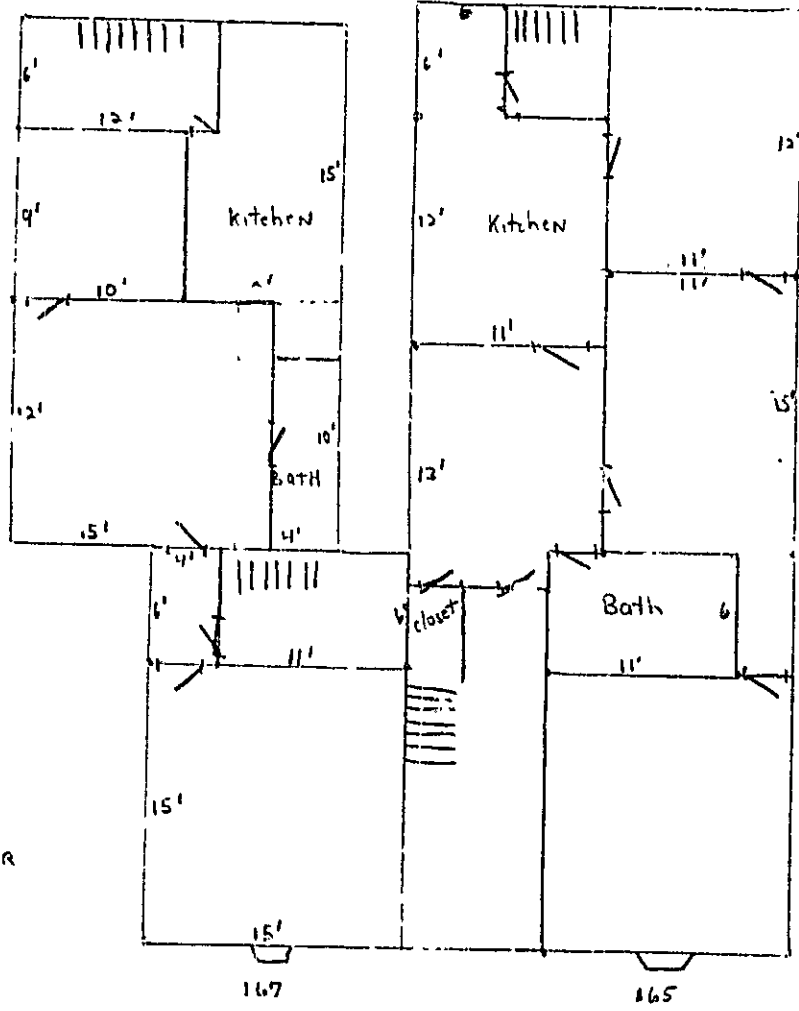
#167

#165

- 57'-0" -

Cumberland

Map 10

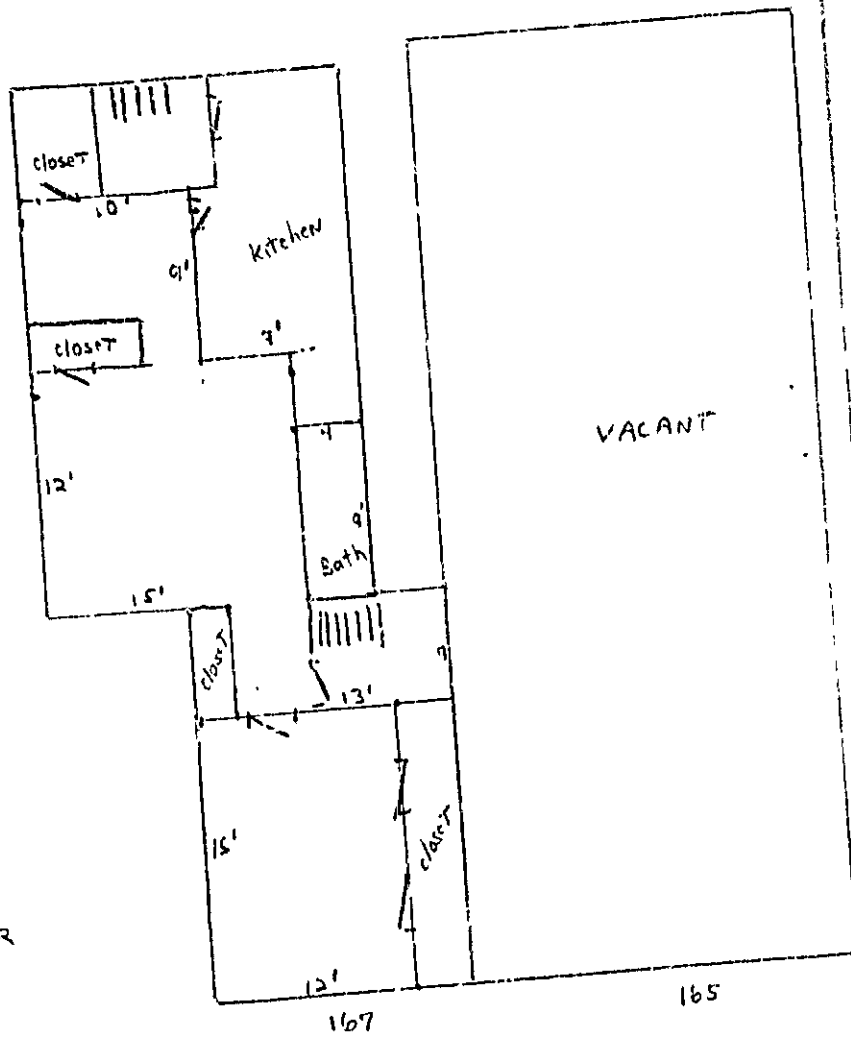


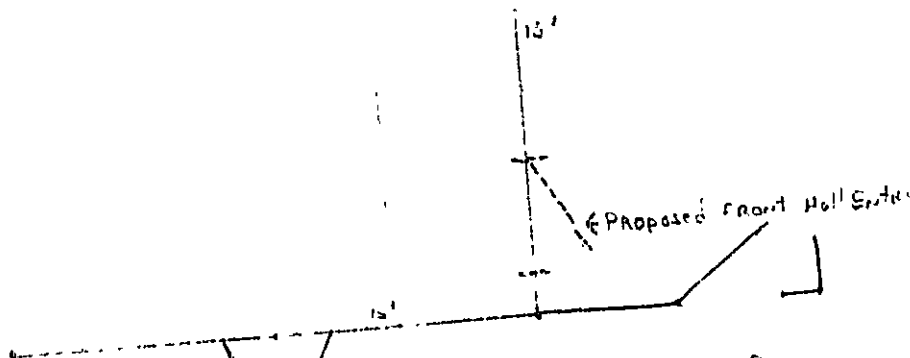
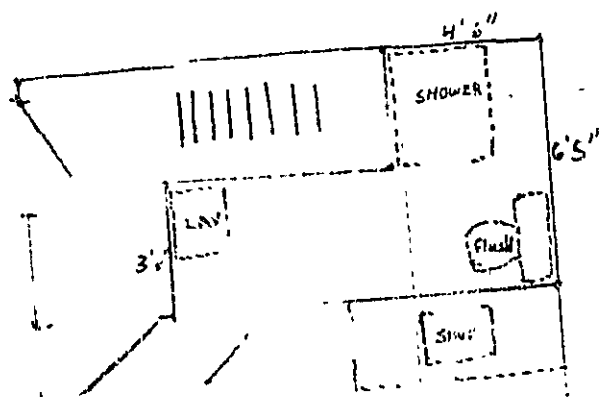
Second floor

167

165

Third Floor



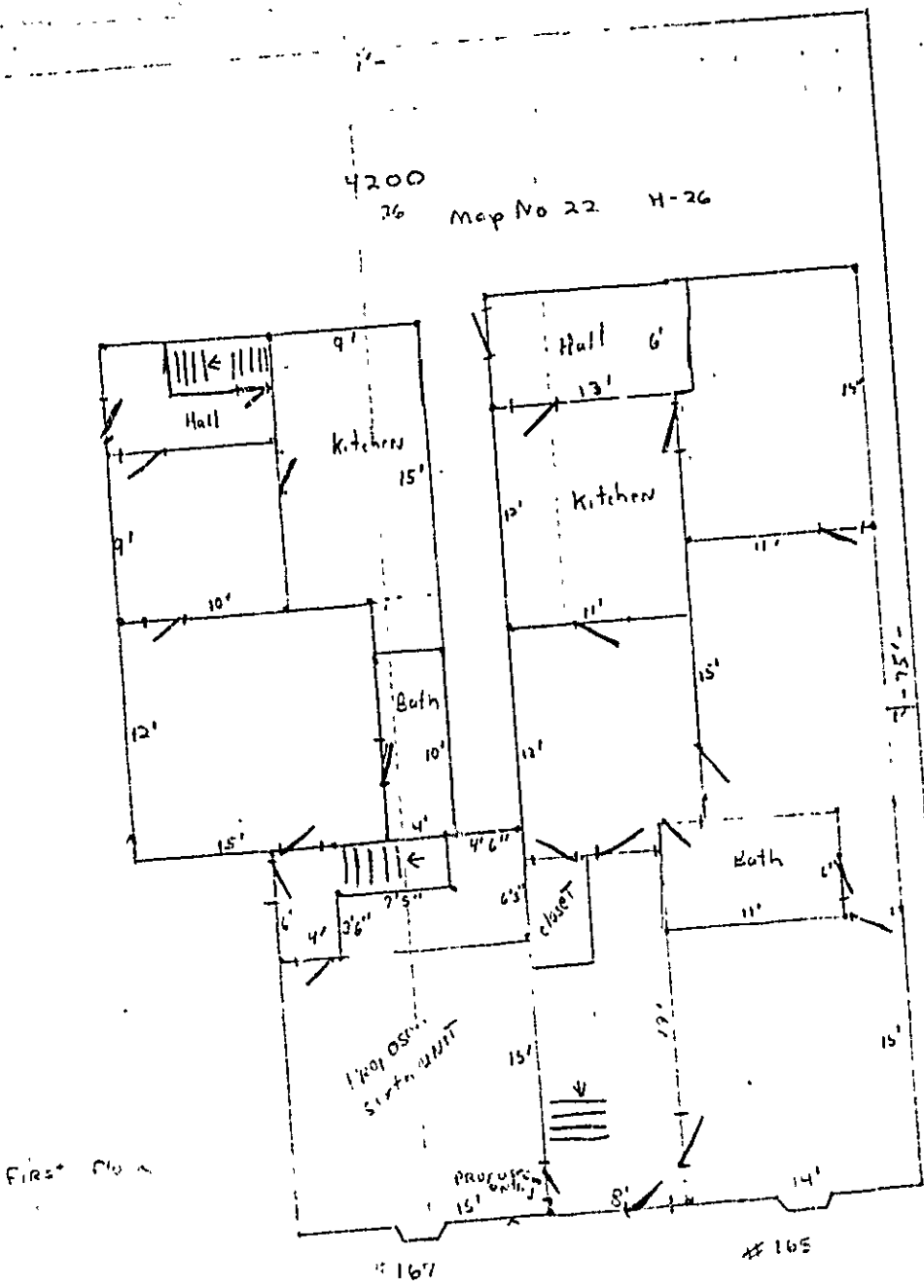


167 CUMBERLAND AVE FIRST FLOOR

Estimated cost \$10,500

RECEIVED
 JUL 27 1982
 DEPT. OF BLDG. INSP
 CITY OF PORTLAND

4200
26 Map No 22 H-26



RECEIVED
JUL 27 1982
DEPT. OF BLDG INSP.
CITY OF PORTLAND

Present usage

Current use

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORY
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

July 21, 1982

Albert J Aceto
165-167 Cumberland Avenue
Portland, Maine

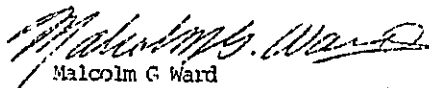
RE: Appeal at 165-167 Cumberland Avenue

Dear Mr. Aceto:

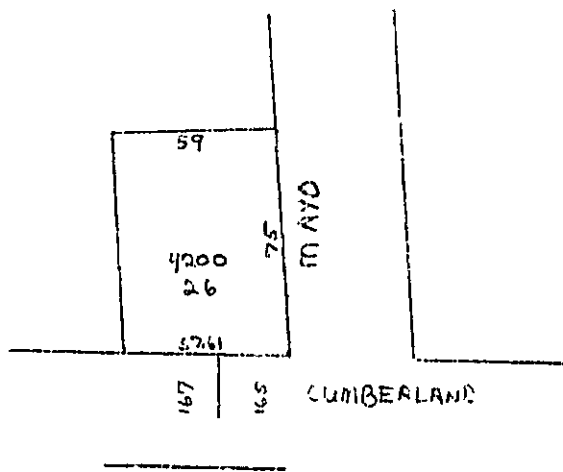
Following is the decision of the Board of Appeals regarding your petition to change use from 4 to 6 families of the apartment building at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/t



Map 110 22 11-26

APPLICATION FOR PERMIT 00628 PERMIT 15900

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION
 ZONING LOCATION R-6 PORTLAND, MAINE June 4, 1982.

AUG 4 1982
 CITY OF PORTLAND

To the CHIEF 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 XBY 165-167 Cumberland Avenue. Fire District #1 , #2
 1. Owner's name and address Albert J. Aceto - same Telephone 773-7612
 2. Lessee's name and address Telephone 797-7314
 3. Contractor's name and address Telephone
 Proposed use of building No. of sheets
 Last use No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ 1,250.00 Appeal Fees \$ 25.00
 FIELD INSPECTOR--Mr. Check Fee \$ 25.00
 @ 775-5431 Lab. Fee
 Change of Use from 4-family to 6-family apartment house 10. AL. \$ 20.00
 with 1 new apartment on the first floor, and one new apart-
 ment on the 3rd floor. Assessors Number 22-H-26
 1951 4-units as per assessors records.

PERMIT ISSUED
WITH LETTER

(ISSUE PERMIT TO #1) The application's preliminary to get settled in question concerning appeal. In the event the appeal is sustained, the applicant must provide complete information, estimated cost and pay for the same. Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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 chimneys Material of chimney 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 on 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--PLAIN EXAMINER Will work require disturbing of any tree on a public street?
 ZONING APPEALED
 BUILDING CODE Will there be in charge of the above work a person competent
 Fire Dept. Det. James P. Collins to see that the State and City requirements pertaining thereto
 Health Dept. are observed?
 Others:
 Signature of Applicant Lorraine Lawrence Phone # 773-3711
 Type Name of above Lorraine Lawrence for Albert J. Aceto 1 2 3 4
 Other
 and Address

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY
Man. Aceto

To
To Whom It May Concern



Daniel T. Haley Agency
For All your Insurance



Associates: Daniel T. Haley, Robert L. Haley and Daniel T. Haley, Jr.
21 1/2 Eastern Promenade
PORTLAND, MAINE 04101
Phone 774-2617

REGARDING:

DATE: 3/22/82

I own property at 164 to 170 Cumberland Avenue in Portland. I will have available at least four parking spaces at \$20.00 per month for the owners of 165-167 Cumberland Avenue.

I have no objections to adding one apartment to this property.

Sincerely yours,

Daniel T. Haley

Daniel T. Haley

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

July 21, 1982

Albert J Aceto
165-167 Cumberland Avenue
Portland, Maine

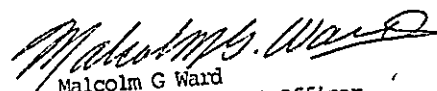
RE: Appeal at 165-167 Cumberland Avenue

Dear Mr. Aceto:

Following is the decision of the Board of Appeal regarding your petition to change use from 4 to 6 families of the apartment building at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Please make all checks payable to City of Portland.

Very truly yours,


Malcolm G Ward
Zoning Enforcement Officer

MCW/c

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
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Secretary

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TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
THOMAS J. MURPHY
MERRILL S. SELTZER

June 8, 1982

165-167 Cumberland Avenue Corner of 2-6 Mayo Street

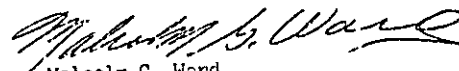
Mr. Albert J. Aceto
165-167 Cumberland Avenue
Portland, Maine 04101

Dear Mr. Aceto:

Building permit and Certificate of Occupancy to change the use of the 4-family apartment house, at the above named location, to a 6-family apartment house, are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 4,200 sq. ft. rather than the 6,000 sq. ft. minimum (1,000 sq. ft. per family) required by Section 602.1.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to the office, Room 317, City Hall, to file the appeal on forms which are available there. A fee of \$25.00 for a Space and Bulk 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. Section 602.24.C.3.b.1.

Yours truly,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr

June 4, 1982

Board of Appeals
City of Portland

We request conversion from a 4 Unit apartment building to a 6 Unit. We have been operating as a 5 Unit for over 10 years thinking we were in full compliance with City regulations in that we requested and received permits. We are unable to locate a copy of our building permit although we do have copies of the electrical permits. In addition, we were granted a loan for the renovations from Maine Savings Bank who also required compliance with City regulations before a loan could be granted. We are, therefore, certain that we complied with City regulations although we are unable to fully document our case.

At this time, our prospective buyer would like to utilize space on the first floor as a 6th Unit in order to defray expenses incurred with the increase in sewer and interest charges.

In the past, we have tried to maintain our building, and have complied with all Urban Renewal requests plus our own additional beautification ventures.

We hope that you will take these facts into consideration, and would appreciate approval for this variance.

Sincerely,

Albert J. Aceto

- a. The structure is exceptional in that it is a very large building with three full stories comprising over 4,000 square feet of living space and is being taxed on square footage whether used or not. It has an extraordinary physical characteristic in that it is a "U" shaped building joined together only in the front. Thus, there are 5 exterior outside walls which sharply increase the cost of heat and maintenance.
- b. This unique physical condition existed since the building was built to the best of my knowledge or at least at the time my father purchased it as a 4 Unit over 40 years ago.
- c. The use and enjoyment of this property is now deprived since the space cannot be fully utilized even though it is taxable space. I cannot continue to afford to maintain unoccupied space which is not generating income.
- d. I am not looking for a special privilege or additional right; simply looking for the right to utilize space that is available but not being used.
- e. The property will not be adversely affected by granting of the variance. Such granting will not create conditions which would be detrimental to public health or safety because the proposed 6th Unit is on the 1st floor with adequate egress, is of a modest size (adding 1 or at most 2 individuals to the public thoroughfare). Additionally, where this is intown property, and a small apartment, a prospective tenant would more than likely not have a car and would depend upon public transportation, be living on a fixed income making the affordability of a private car unlikely. This is the case with most of my current tenants as well as tenants who have occupied the building in the past.

CITY OF PORTLAND, MAINE REHABILITATION PROGRAM
JOINT CITY-BANK REHABILITATION LOAN
REQUEST FOR PARTICIPATION FUNDS

DATE: December 8, 1978
TO: Maine Savings Bank
One Maine Savings Plaza
Portland, Maine 04101
CASE NO. 01/172/1
FUNDS REQUESTED \$ 7,500.00

The applicant named below has been approved for a joint City-Bank Rehabilitation loan in the amount of \$ 15,000.00. This constitutes a request for participating funds from you in the amount noted. All documentation and information relative to the approval of this loan is retained in our files and available to you upon written request. The closing is scheduled for Tuesday

December 12, 1978 @ 4:00 p.m.

ADDRESS OF PROPERTY 165 - 167 Cumberland Avenue #of units 5 Ch/Bl/L 22-B-26
NAME & ADDRESS OF APPLICANTS Albert J. & Alta R. M. Aceto
165 Cumberland Avenue - Portland, Maine 04101

AMOUNT OF BANK LOAN \$ 7,500.00 payable in 120 monthly payments:
First monthly payment due January 1, 1979; \$ 73.52
Remaining 119 monthly payments starting February 1, 1979; \$ 93.00

AMOUNT OF CITY LOAN \$ 7,500.00 payable in 120 monthly payments:
First monthly payment due January 1, 1979; \$ 63.41
Remaining 119 monthly payments starting February 1, 1979; \$ 62.70

CONTRACTOR Hillside Construction Company, INCORPORATED'S INSURANCE AGENT J. Flaherty Insurance
Brief description of Rehabilitation work: Forch, chimney, roof and plumbing repair and insulation.

Title Search by Robert F. Hamigan, Esquire dated November 27, 1978

Other debt on structure: 1st Mortgagee - Maine Savings Bank

Comments: New Contractor, Bid Amount & Loan Amount.

Submitted by: [Signature]
Loan Officer

Approved by: [Signature]
Chief of Bureau of Rehabilitation

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Albert J. Aceto, owner of property at 165-167 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:

A change from a 4 Unit Apartment Building to a 6 Unit. The structure is currently
being used as a 5 Unit. The current owner requested permits for the work to be done
for the 5th Unit, and a permit was issued for the electrical work which was the
major change.

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)(1) of
the Zoning Ordinance have been met. (See reverse side hereof for said
conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If
Site Plan approval is required, a preliminary or final site plan is attach-
ed hereto as Exhibit A.

Albert J. Aceto
APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

- (a) The subject lot or parcel is exceptional as compared to other lots or parcels subject to the same provision by reason of unique physical condition, including irregularity, narrowness, shallowness, or substandard or marginal size; exceptional topographical features; and other extraordinary physical conditions peculiar to and inherent in the lot or parcel in question, which amount to more than a mere inconvenience to the owner.
- (b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.
- (c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.
- (d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.
- (e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

SPACE AND BULK VARIANCE (OTHER THAN FOR DWELLING UNIT CONVERSIONS)

Mr. Albert J. Aceto, owner of property at 165-167 Cumberland Ave. Cor. of 2-6 Mayo St.

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:

Change of use from 4-family apartment house, at the above named location, to a 6-family apartment house not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 4,200 sq. ft. rather than the 6,000 sq. ft. minimum (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

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)(1) of the Zoning Ordinance have been met. (See reverse side hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If Site Plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

Albert J. Aceto
APPELLANT

602.24 C(3)(b)(1) Space and Bulk Variances other than for Dwelling Unit Conversions:

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(b) The aforesaid unique physical condition existed at the time of the enactment of the provision from which a variance is sought or were created by natural forces or were the result of governmental action.

(c) The carrying out of the strict letter of the provision from which a variance is sought would deprive the owner of the lot or parcel in question of substantial use and enjoyment of this property in the manner commonly enjoyed by owners of other lots or parcels subject to the same provision.

(d) The hardship is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots or parcels subject to the same provision.

(e) Property in the same zone or neighborhood will not be adversely affected by the granting of the variance and the granting of the variance will not create conditions which would be detrimental to the public health or safety.

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



GAIL D. ZAYAC
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TIMOTHY E. FLAHERTY
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THOMAS J. MURPHY
MERRILL S. SELTZER

All persons interested either for or against this Space & Bulk Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 15, 1982 at 3:30 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 property as required by Ordinance.

Mr. Albert J. Aceto, owner of the property at 165-167 Cumberland Avenue Corner of 2-6 Mayo Street, under the provisions of Section 602.24.C of the Zoning Ordinance of the City of Portland, Maine hereby respectfully petitions the Board of Appeals to permit the change of use of the 4-family apartment house, at the above named location, to a 6-family apartment house, not issuable under the Zoning Ordinance because the area of the lot on which this building located is only about 4,200 sq. ft. rather than the 6,000 sq. ft. minimum (1,000 sq. ft. per family) required by Section 602.7.B.8 of the Ordinance applying to the R-6 Residential Zone in which this property is located.

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)(1) of the Zoning Ordinance have been met.

Michael E. Westort
Secretary

- 22-H-28 - Grace DiPietro - 171 Cumberland Ave. 04101
- 22-H-25 - Eleanor & Joseph DiPietro - 70 Abby Lane 04103
- 22-J-24 - Angus F. & Hilda Campbell - Holden Hills Dev., No. Bridgton, Me. 04057
- 22-J-23 - Joel N. & Linca C. Kelley - 5 Mayo St. 04101
- 21-E-1 - Daniel T. Haley - 19A Eastern Prom 04101
- 21-E-9 - Carol & Gregory C. Kontos - Park Rd. - Windham, Me. 04082

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

SPACE AND BULK VARIANCE APPEAL

I. Findings of Fact

- A. Applicant Mr. Albert J. Aceto
- B. Property Location 165-167 Cumberland Ave. Cor. of 2-6 Mayo St.
- C. Applicant's Interest in Property:
 Owner
 Tenant
 Other _____
- D. Property Owner same
- E. Owner's Address same
- F. Zone (Circle One):
R-1 R-2 R-3 R-5 R-6 R-4
R-P B-1 B-2 B-3 A-B
I-P I-I I-2 I-2b I-3 I-3b I-4
RPZ W-1
- G. Site Plan Approval required _____
- H. Present Use of Property 4-family
- I. Section(s) to Which Variance Related 602.7.B.8
- J. Reasons Why Permit Cannot be Issued Area of lot is only about
4,200 sq. ft. rather than the 6,000 sq. ft. min. (1,000 sq. ft. per family).
- K. Requested Variance Would Permit 6-family apartment house

- L. Notice Sent to _____ Adjacent Property Owners

II. Appearances

A. Those Advocating Variance

ALBERT J. RIZZO
PATRICK WOLF-CORNISH

B. Those Opposing Variance

JOSEPH DEPIETRO

(Attachments, As Necessary)

III. Exhibits (Any documents, photos, plans, further findings of fact, etc. presented to the Board as part of its records)

SEE ATTACHED DOCUMENTS SUBMITTED TO BUILDING
INSPECTION DEPT.

IV. Reasons for Decisions - Undue Hardship (The following checklist relates with the Board of Appeals hardship definitions for space and Bulk variances as contained in Section 602.24C 3.b.(1) (a) through (e)

A. The parcel is exceptional due to physical characteristics or topographic features which amount to more than a mere inconvenience

- Yes/Agreement with statement
 No/Disagreement with statement

Reasons _____

B. If yes, the unique physical conditions: (Check One)
Sec. 602.24C 3.b.(1) (b)

- Existed at the time of the enactment of the provision from which a variance is sought; or
 Were caused by natural forces; or
 Were the result of governmental action

C. Pertinent ordinance provision deprives owner of substantial use or enjoyment of property in the manner commonly enjoyed by owners of property subject to the same provisions (Sec. 602.24C 3.b. (1) (c))

Yes/Agreement with statement

No/Disagreement with statement

Reasons HIGH DENSITY AREA

D. As evidenced by affirmative answers to either IV. A. or IV. C. above, the variance will not create a special privilege for the applicant. (Sec. 602.24C 3.b. (1) (d))

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

E. The variance will not adversely affect neighborhood property in the same zone and will not be detrimental to the general public health and safety (Sec. 602.24C 3.b. (1) (e))

Yes/Agreement with statement

No/Disagreement with statement

Reasons _____

V. Specific Relief Granted

After a public hearing held on 7/15/82, the Board of Appeals finds that: (Check One)

Approval - All of the conditions required by Sec. 602.24C 3.b.(1) exist with respect to this property, as evidenced by affirmative responses to all statements set forth in IV. A. through IV. E above, and that a space and bulk variance be granted in this case.

Conditions of Approval (If any) _____

() Disapproval - All conditions required by Sec.602.24C 3.b. (1) do not exist with respect to this property, as evidenced by one or more negative responses to statements set forth in IV. A. through IV. E. above, and that a space and bulk variance should not be granted in this case.

VI. Signatures of Board

Chris D. Zayac Chairman
Merrill A. Belcher
Ernest Martin
Joseph E. Lopez
Robert J. Mendig



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

01426-10 12 1973

CITY OF PORTLAND

Portland, Maine, Dec 12, 1973

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 165 Cumberland Ave Use of Building apt house No Stories 3 New Building Existing "
Name and address of owner of appliance Antoinette Aceto
Installer's name and address Ballard Oil, 135 Marginal Way Telephone

General Description of Work

To install replace oil burner in existing system (steam boiler)

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? none Kind of fuel? oil
If so, how protected?
Minimum distance to burnable material, from top of appliance or casing top of furnace 30"
From top of smoke pipe 2' From front of appliance 4' From sides or back of appliance none
Size of chimney flue 8x12 Other connections to same flue none
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 Esso model S Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner conc Size of vent pipe 1 1/2
Location of oil storage Number and capacity of tanks
Loose water shut off yes Make NDN#67 No. 67
Will all tanks be more than five feet from any flame? How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 2 - 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

Amount of fee enclosed? 4.00

APPROVED:

OK 12-12-73 N.F.C.

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

CS 300

Signature of Installer

INSPECTION COPY

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. **1023**
 Issued **12/12**
 December 11, 1973
 Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address **Miss Antoinette Aceto-165 Cumberland Avenue**
 Contractor's Name and Address **Ballard Oil & Equip. Co.-135 Marginal Way**
 Location **165 Cumberland Ave** Use of Building **Apt. House**
 Number of Families Apartments **2** Stores Number of Stories **3**
 Description of Wiring: New Work **X** Additions Alterations
Wiring of a high pressure gun type burner and controls.
 Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
FIXTURES: No Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires Size
METERS: Relocated Added Total No. Meters
MOTORS: Number **1** Phase **1** H P **1/8** Amps **3.0** Volts **115** Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H P
 Commercial (Oil) No. Motors Phase H P
 Electric Heat (No. of Rooms)
APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Ext.a Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No Units)
 Will commence 19 Ready to cover in 19 Inspection 13
 Amount of Fee \$ **2.00**

Signed **Ballard Oil & Equipment Co.**
135 Marginal Way-Portland, Me. 04101

DO NOT WRITE BELOW THIS LINE

SERVICE		METER		GROUND	
VISITS: 1	2/20/74	3	4	5	6
		7	8	9	10
				11	12

REMARKS:
sk

INSPECTED BY *Libby* (COVER)

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 364
Issued 3/30/73

Portland, Maine, 1973

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee \$1.00)

Owner's Name and Address Albert J. Aceto, Portland Tel. 773-0831
Contractor's Name and Address John Purdie Brunswick T.

Location 16 Cumberland Ave Use of Building
Number of Families Apartments B Stores _____ Number of Stories 5

Description of Wiring, New Work _____ Alterations _____
Addition of Service for 3rd floor

Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____

FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____

SERVICE: Pipe _____ Cable Underground _____ No. of Wires _____ Size _____
METERS: Relocated _____ Added / Total No. Meters 5

MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____

Electric Heat (No. of Rooms) _____
APPLIANCES: No. Ranges _____ Watts _____ Brand Teeds (Size and No.) _____
Elec. Heaters _____ Watts _____
Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____

Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Inspection _____ 19 _____

Amount of Fee \$ 2.00

Signed _____

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND			
VISITS: 1	2	3	4	5	6
7	8	9	10	11	12

REMARKS:

INSPECTED BY [Signature]
(OVER)

LOCATION *Comb Av. 167*
 INSPECTION DATE *4/9/73*
 WORK COMPLETED *4/9/73*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	5.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	1.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service Single Phase	1.00
Temporary Service Three Phase	2.00
	10.00

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. **57391**
 Issued **12/5/68**
 Dec 5 1968

To the City Electrician, Portland, Maine

Portland, Maine

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address **Albert Beato** Tel. **772-6065**
 Contractor's Name and Address **W.A. Jensen** Tel. **772-6065**
 Location **165-167 Commercial St.** Use of Building **4 family**
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations _____
 Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Floor or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable Undergound _____ No. of Wires **4** *7 1/2' up to ceiling*
 METERS: Relocated Added _____ Total No. Meters **4** *Size 2 1/4-1 1/4" diam*
 MOTORS: Number _____ H.P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence work _____ 1968. Ready to cover in _____ 19 _____ Inspection _____ 19 _____
 Amount of Fee \$ **2.00**

Signed **W.A. Jensen - (1765)**
40 Electrician - Int

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 1	2	3
7	8	9
REMARKS:	10	11
	12	

INSPECTED BY **W.A. Jensen**
 (OVER)

LOCATION *Cumberland Av. 165-67*
 INSPECTION DATE *12/7/68*
 WORK COMPLETED *12/9/68*
 TOTAL NO. INSPECTIONS *1*
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.50
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance -- each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	1.00
Chutes, Curtnails, Pans, etc.	1.00

plug for
chain left

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. *56292*
Issued *Oct 25*, 1967
Portland, Maine

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address *John Aceto* Tel. *772-0065*
Contractor's Name and Address *W. J. Jensen* Tel. *772-0065*

Location *165 Cumberland Ave* Use of Building
Number of Families Apartments Store Number of Stories
Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
No. Light Outlets Plugs *1* Light Circuits Plug Circuits *4*
FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)
SERVICE: Pipe Cable Underground No. of Wires Size
METERS: Relocated Added Total No. Meters
MOTORS: Number Phase H. P. Amps Volts Starter
HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
Commercial (Oil) No. Motors Phase H.P.
Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
Elec. Heaters Watts
Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)
Will commence *Oct 27* 19*67* Ready to cover in 19 Inspection 19
Amount of Fee \$ *1.00*

Signed *W. J. Jensen (17.65)*
40 Hancock St Portland

DO NOT WRITE BELOW THIS LINE

SERVICE	METER			GROUND		
VISITS: 1	2	3	4	5	6	
	7	8	9	10	11	12

REMARKS:

INSPECTED BY *J. W. Henning*
(OVER)

LOCATION *Cumberland Av. 165*
 INSPECTION DATE *10/27/67*
 WORK COMPLETED *10/27/67*
 TOTAL NO. INSPECTIONS
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 40 Outlets	(including switches) \$ 2.00
31 to 60 Outlets	(including switches) 3.00
Over 60 Outlets, each Outlet	(including switches) .05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dish washers, etc. — Each Unit	1.50
TEMPORARY WORK (limited to 6 months from date of permit)	
Service, Single Phase	1.00
Service, Three Phase	2.00
Wiring, 1-50 Outlets	1.00
Wiring, each additional outlet over 50	.02

A.P.- 165 Cumberland Ave.

Oct. 26, 1967

Mr. Honan,
George C. Frye Company
685 Congress Street

cc to: John Aceto
665 Cumberland Avenue

Dear Mr. Honan:

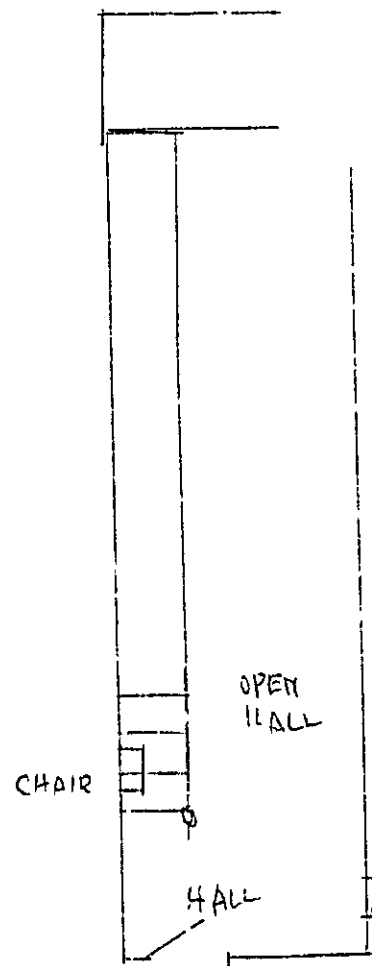
Building permit for the installation of an electrically operated chair lift for residential use at the above location is being issued herewith subject to the following:

When the lift is completed and ready for normal use, and necessary tests of the equipment have been made, please have your foreman in charge of the installation fill in and take oath to the statement of tests attached to the bottom of the application form and return to this office.

Very truly yours,

Gerald E. Marberry
Director of Building & Inspection Services

GE:m



RECEIVED
OCT 25 1967
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, .. September 10, 1957

PERMIT ISSUED 01332 SEP 11 1957 CITY OF PORTLAND

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 165 Cumberland Ave. Use of Building Dwelling No. Stories 2 New building Existing Name and address of owner of appliance John Aceto, 165 Cumberland Ave. Installer's name and address George E. Christy, 112 Richland St., S.P. Telephone 4-4466

General Description of Work

To install oil burning equipment in connection with existing steam heat (conversion)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue 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?

IF OIL BURNER

Name and type of burner Columbia Labelled by underwriters' 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 yes Make Watta No. 65 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 1-275 gal.

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

[Empty space for miscellaneous information]

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.)

APPROVED: [Signature] 9.10.57

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

INSPECTION COPY

Signature of Installer George E. Christy

PH



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 2, 1948

PERMIT ISSUED

00863

JUN 3 1948

CITY of PORTLAND

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 165 Cumberland Avenue Use of Building Store & Apartments No. Stories 2 Building Existing "
Name and address of owner of appliance Thomas E. Duffy, 165 Cumberland Avenue
Installer's name and address Earle Jordan, Fowler Road, Cape Elizabeth Telephone 4-4235

General Description of Work

To install gas-fired hot water heater

IF HEATER, OR POWER BOILER

Location of appliance or source of heat cellar Type of floor beneath appliance concrete
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 5'
From top of smoke pipe From front of appliance over 4' From sides or back of appliance over 5'
Size of chimney flue 8x12 Other connections to same flue steam boiler
If gas fired, how vented? chimney Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labelled by underwriter's laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner
Location of oil storage Number and capacity of tanks
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Appliance has device for automatically shutting off gas supply in case automatic heat control demands and the supply of gas fails to ignite.

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.)

APPROVED:

OK. 6-2-48 [Signature]

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

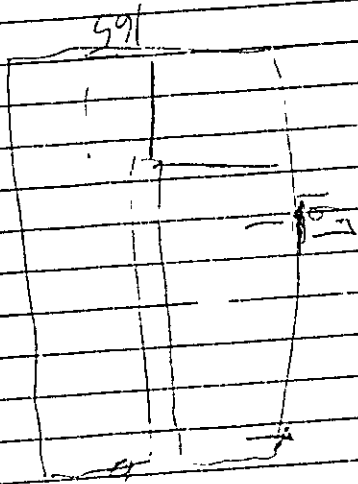
Signature of Installer

Earle Jordan, Jr.

B 1

COPY

Permit No. 48/863
Location 165 Cumberland Ave
Owner Thomas Duffy
Date of permit 6/3/48
Approved SECTION NOT COMPLETE
NOTES 6-1-49
V.F.M.



Center line

New clapboards

To be removed & replaced with New Clapboards

(New Roofing)

To be put here

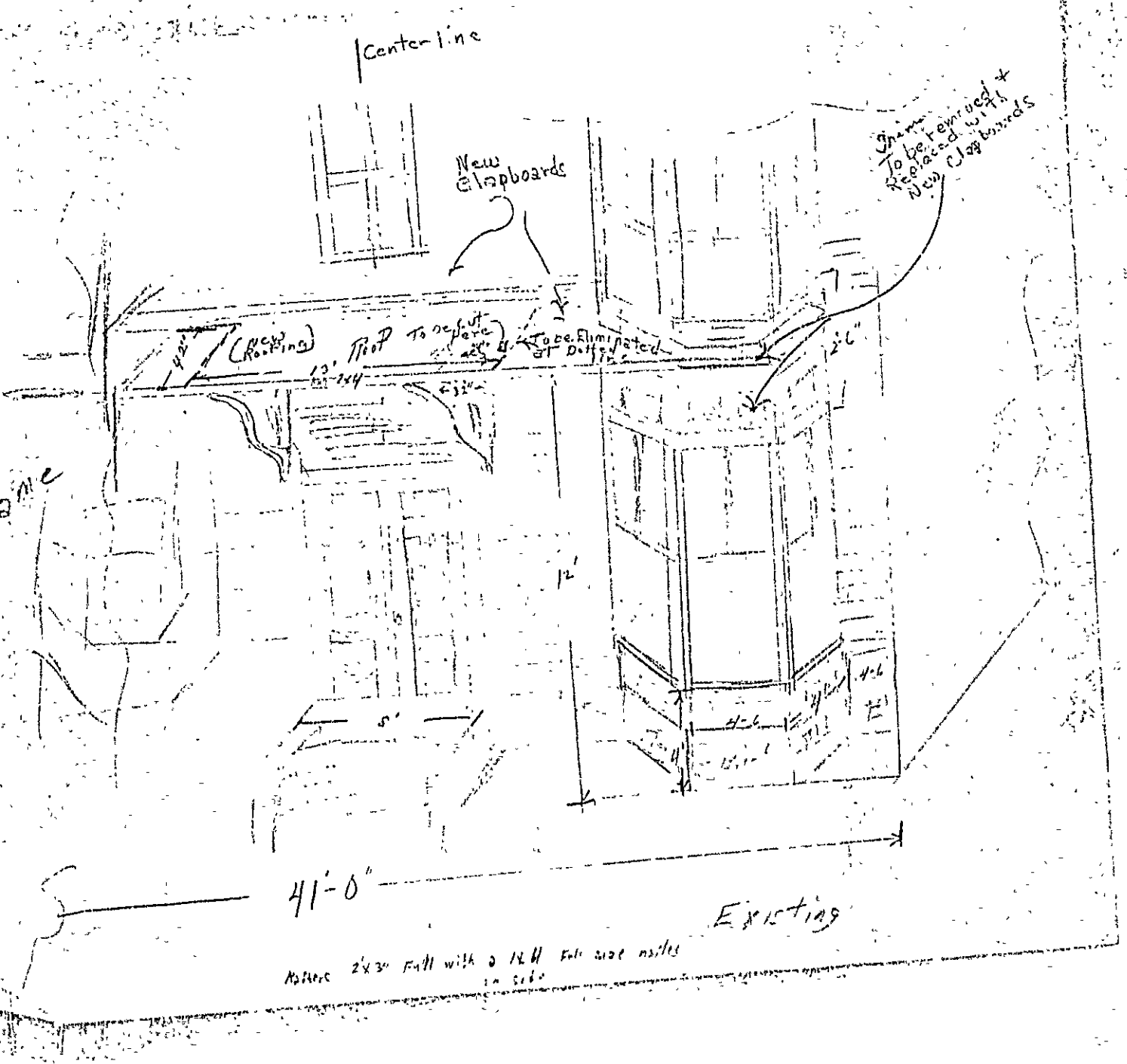
To be eliminated at this

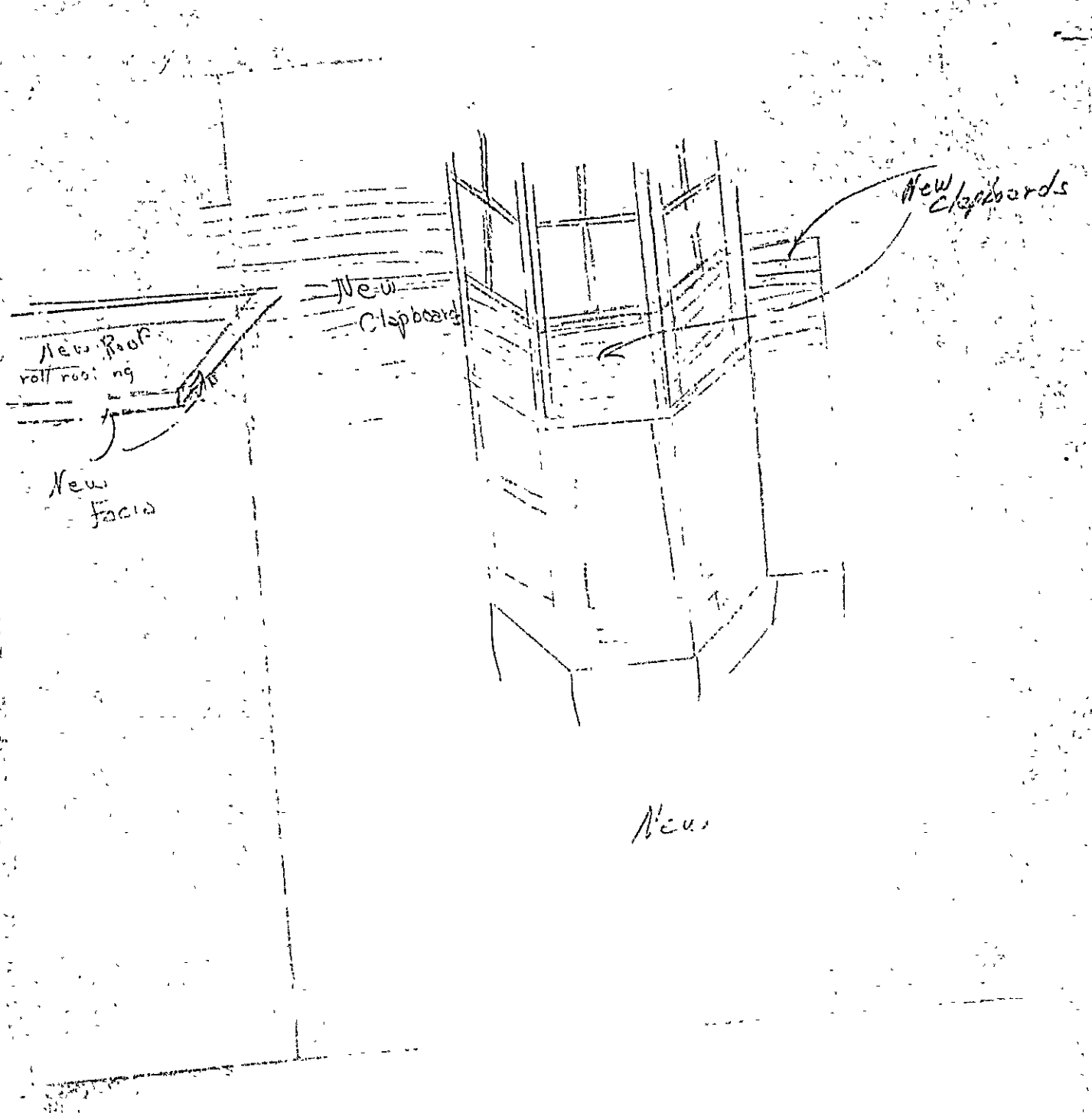
same

41'-0"

Existing

Notes 2x3" Fall with 2 1/2" Full size nails in side





New



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

APR 16 1963

CITY OF PORTLAND

Class of Building or Type of Structure
Portland, Maine

Permit No. 208
April 10, 1963

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 165 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Mrs. Maria Aceto, 165 Cumberland Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Ralph Aceto, 52 Thompson St. So. Portland Telephone 3-0831
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Dwelling No. families 2
 Last use _____ Roofing; _____
 Material frame No. stories 2 Heat _____ Style of roof _____
 Other buildings on same lot _____
 Estimated cost \$ 100.00 Fee \$ 2.00

General Description of New Work

To shorten up roof over front porch as per plan.
To cover existing front porch roof with Class C ~~Black~~ Asphalt roofing.

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank 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 _____ Column 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

APPROVED:

G. E. G.

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
Mrs. Maria Aceto

by:

Albert Aceto

CS 301

INSPECTION COPY

Signature of owner

73M

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc 267 COMPLIANT PERMIT
Loc w/i S 82 8566
Bldg of Fire, Elec, Other
Issued October 16, 1959
Expires November 16, 1959

Mr. John Doets
167 Cumberland Avenue
Portland, Maine

Dear Sir: On July 9, 1959 an examination was made of the premises located at 167 Cumberland Avenue. Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action. Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. kindly notify this office as soon as all corrections have been completed.

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

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

###	**	VIOLATIONS & SPECIFICATIONS
		STRUCTURAL
		1. Repair and put in good order all dilapidated and hazardous parts of the structure as follows:
		a. Repair or replace the loose, worn, dilapidated, and hazardous parts of the outside handrailing on the front and rear porch.
		b. Repair or replace the loose, worn, dilapidated and hazardous parts of the front porch steps.
		c. Repair or replace the loose, worn, dilapidated and hazardous parts of the outside floorboards on the front porch.
		d. Repair or replace the loose, worn, dilapidated and hazardous parts of the boards on the steps of the outside rear porch.
		e. Repair or replace the loose, worn, or missing gutters on the front and left sides of the structure.
		f. Repair or replace the loose, worn, or missing trim over the front porch.
		g. Repair or replace the missing bricks and point up the loose joints on the left side of the foundation.
		h. Repair or replace the defective rear door of the structure.
		i. Determine the reason and remedy the condition which now causes the windows to open improperly throughout the 1st floor apt.
		j. Patch the loose window panes, tighten the loose window sash throughout the entire 1st floor apt., in the rear door of the structure, and in the kitchen, front bedroom, living room and rear bedroom of the 2nd floor apt.
		ELECTRICAL EQUIPMENT
		1. Check and have repaired all defective electric wiring and electrical equipment throughout the structure.
		a. Install convenience outlets in all the rooms where there is a dangerous excessive use of extension cords. Particular attention is directed to the dining room of the 1st floor apt., and rear bedroom of the 2nd floor apt.
		PLUMBING
		a. Determine the reason and remedy the condition which now causes the rear waste line to leak.

DEFENSE AND DEFENSIVE SERVICES

- a. Accomplish a general clean-up of the pavement by removing and properly disposing of all trash, filth, litter, and debris.
- b. Seal the premises of all infestation (rats). If you are unable to do it yourself, we suggest that you procure the services of a pest control operator registered with this department.

The above mentioned conditions are in violation of the City Ordinance, MINIMUM STANDARDS FOR CONTROLLED ENVIRONMENT, HEALTH TO VACUUM, DISINFESTION, and MAINTAIN AND VIGILANT CONTROL, and must be corrected on or before November 16, 1959.

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. #	105	CUMBERLAND AVENUE
Bldg.	112	Health
Issued	October 15, 1959	
Expires	October 15, 1960	

Mrs. John Costa
105 Cumberland Avenue
Portland, Maine

Dear Sir:

On October 15, 1959 an examination was made of the premises located at 105 Cumberland Avenue. Non-compliance with the ordinances relating to housing conditions was found as detailed below.

In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. kindly notify this office as soon as all corrections have been completed.

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

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

GENERAL

Repair and put in good order all dilapidated and hazardous parts of the structure as follows:

- a. Determine the reason and remedy the condition which now causes the windows throughout the structure to open improperly.
- b. Patch the loose window panes, tighten the loose window sashes in the living room, front bedroom, den, and left bedroom of the 1st floor apt. and in the living room of the 2nd floor apt.
- c. Repair or replace the loose, rot, or missing gutters of the structure.
- d. Repair or replace the loose, cracked, or missing plaster on the ceilings of the den in the 1st floor apt.

PLASTER, PAINTING

Check and have repaired all defective electric wiring and electrical equipment throughout the structure.

- a. Install convenience outlets in all the rooms where there is a dangerous excessive use of extension cords. Particular attention is directed to the front bedroom of the 1st floor apt., and in the right bedroom and the rear bedroom of the 2nd floor apt.

ROOF AND EXTERIOR WALLS

- a. Lid the premises of all infestation (rats). If you are unable to do it yourself, we suggest that you procure the services of a pest control operator registered with this Department.

The above mentioned conditions are in violation of the City Ordinance, UNSAFE BUILDINGS FOR OCCUPANCY, SUBJECT TO VARIOUS REGULATIONS, AND ROOF AND EXTERIOR WALLS, and must be corrected on or before November 15, 1959.



R3 RESIDENCE ZONE

PERMIT ISSUED

01138

OCT 26 1967

CITY of PORTLAND

APPLICATION FOR ELEVATOR PERMIT

Portland, Maine, October 25, 1967

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to install alter _____ elevator _____ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications submitted herewith, and the following specifications:

Location 165 Cumberland Ave. Ward _____ Within Fire Limits? _____ Dist. No. _____
 Owner's name and address John Aceto, 165 Cumberland Ave.
 Elevator contractor's name and address George C Frye Co. 685 Congress St. Telephone _____
 Plans filed as part of application _____ yes _____ No. sheets 2
 Last use of building _____ No. families _____
 Proposed use of building Dwelling No. families 2
 Material of outside walls of building brick interior frame _____
 No. of stories 2 Style of roof _____ No. of existing elevators in building _____
 Remarks _____ Fee \$ 2.00

To install (1)-electric "chair-lift"

Details of Proposed Work

Extent of work by elevator contractor _____
 Extent of work by owner _____
 Type of Elevator one person "chair-lift", in new or existing shaftway none
 Shaftway enclosed or open _____ No. elevator stops _____
 Capacity of elevator one person, Speed in feet per minute _____
 Material of cables _____ No. and size of hoisting cables _____
 Location of machinery _____ Material of supports _____, of guides _____
 Minimum diameter of sheaves _____ Minimum clearance counterweights and overhead beams _____
 Minimum clearance above car at topmost floor level _____
 Minimum clearance buffer plates and springs when car is at lowest floor level _____
 Type of power electric Type of machine chair-lift
 Will elevator be equipped with the following safety devices--governor? _____, car safety? _____, electric brakes? _____, automatic terminal stops at top and bottom? both, slack cable stops? _____, safety floor stops? _____

If Passenger Elevator

Passenger capacity? _____ Area of platform _____ Material of enclosure _____
 No. of entrances _____ Type of gates _____, interlocked _____ automatic closing device? _____
 Will elevator be automatic or will operator be in attendance? _____
 Will doors in shaftway enclosure be interlocked? _____

If Freight Elevator

Area of platform _____ No. of sides enclosed _____ Height of enclosure _____
 Will shaftway be enclosed? _____ Self-closing hatch gates? _____ Height? _____ Bi-parting doors? _____
 No. outside entrances to shaftway? _____ Self-closing slatted gates? _____ Height? _____

Signature of elevator contractor by: Geo C Frye Co H A Hovane

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE;

as an employee of _____, have personally supervised the installation or alterations to the elevator _____, hatchways and enclosures at _____ as permitted under Building Permit _____, and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

(Signature)

PORTLAND, MAINE,

STATE OF MAINE

CUMBERLAND, SS:

Personally appeared the above named _____ and made oath the statements by him subscribed are true.

INSPECTION COPY

Notary Public Justice of the Peace

11/10
Permit No. 67/438
Location 165 Cumberland Ave.
Owner John Aceto
Date of permit 10/26/67
Elev. Cont.
Statement of tests rec'd
Final Notf.
Final Inspn. 11/3/67
Certificate issued

NOTES

X

11/10
Permit No. 67/438
Location 165 Cumberland Ave.
Owner John Aceto
Date of permit 10/26/67
Elev. Cont.
Statement of tests rec'd
Final Notf.
Final Inspn. 11/3/67
Certificate issued

STATEMENT OF ELEVATOR TESTS

I, Dwane H. Britton

PORTLAND, MAINE, October 26, 1967

an employee of Geo. C. Frye Co.

have personally supervised the installation or alterations to the elevator, hatchways and enclosures at 165 Cumberland Ave. as permitted by Building Permit _____, and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

Dwane H. Britton

(Signature)

PORTLAND, MAINE, October 26, 1967

STATE OF MAINE

CUMBERLAND, SS

Personally appeared the above named Dwane H. Britton and made oath the statements by him subscribed are true.

Harold E. Goodwin
Notary Public for the State of Maine

APPLICANT'S COPY



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the
 INSPECTOR OF BUILDINGS:
 Portland, May 15, 1922 192

The undersigned applies for a permit to alter the following described building—
 Location 165 Cumberland Avenue Ward 2 in fire-limits? no
 Name of Owner or Lessee, Matthew S. Burke Address 165 Cumberland Avenue
 Contractor, Edward Sylvester May Street
 Architect

Descrip-
 tion of
 Present
 Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, asphalt
 Size of Building is 75ft feet long; 25ft feet wide. No. of Stories, 2
 Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.
 Underpinning is brick is inches thick; is feet in height.
 Height of Building 20ft Wall, if Brick; 1st, 2d, 3d, 4th, 5th
 What was Building last used for? dwelling No. of Families? 2
 What will Building now be used for? dwelling & private garage

DETAIL OF PROPOSED WORK

cut in large door, lower floor about 6 inches, pyrene fire extinguisher, for one
 car only
 all to comply with the building ordinance

Estimated Cost \$150.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
 No. of Stories high? ; Style of Roof? ; Material of Roofing?
 Of what material will the Extension be built? ; Foundation?
 If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
 How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations
 No. of feet high from level of ground to highest part of Roof to be?
 How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in ory.
 Size of the opening? How protected?
 How will the remaining portion of the wall be supported?

Signature of Owner or
 Authorized Representative
 Address

Matthew S. Burke
 165 Cumberland Ave

PERMIT MUST BE OBTAINED BEFORE BEGINNING

