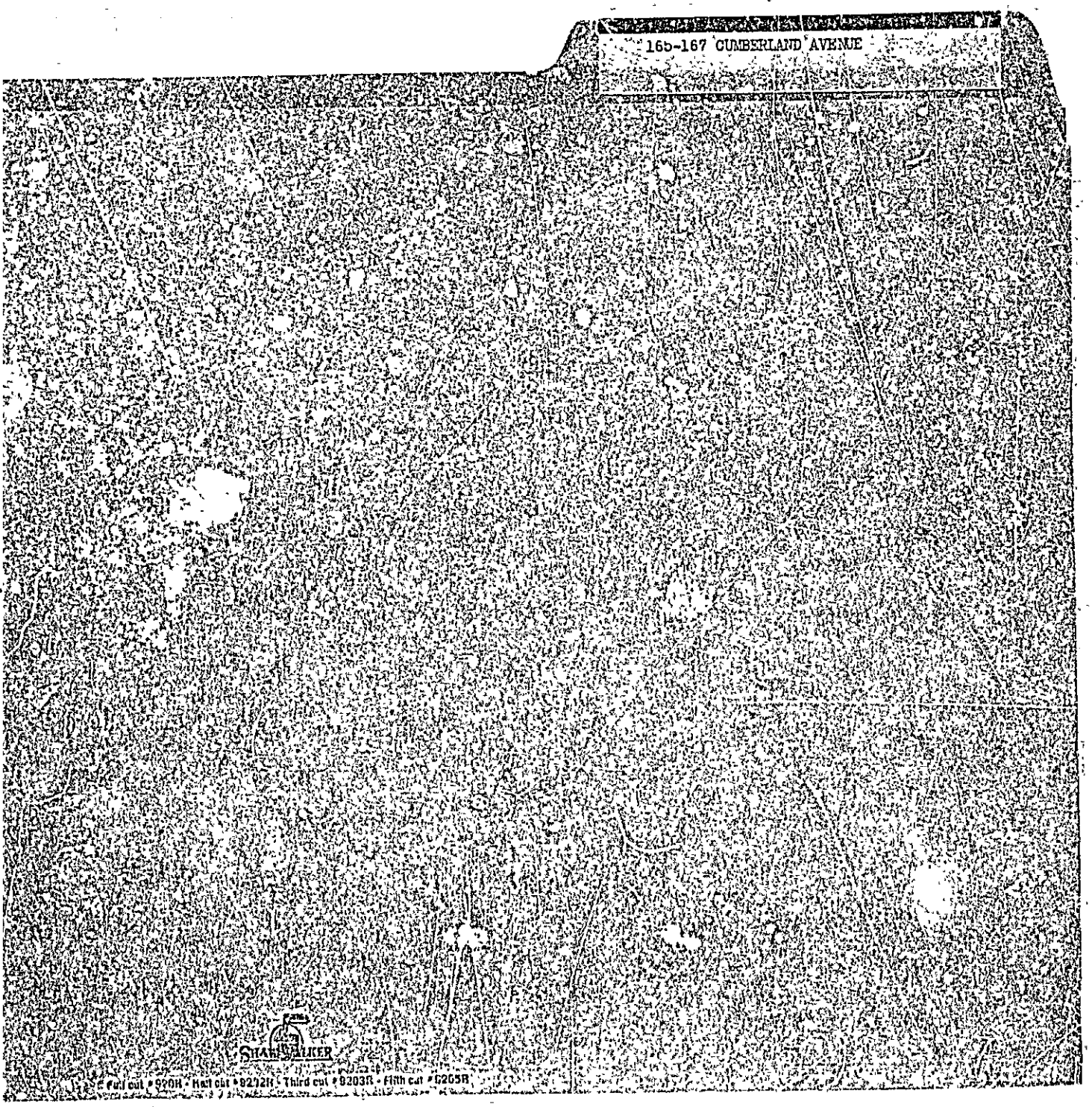
165-167 CUMBERLAND AVENUE



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 165-167 Cumberland Avenue

Issued to Albert J Arato

Date of Issue Jan. 21, 1983

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:

1-24-83 (Date) Inspector

P. Samuel Hoffses
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 T. 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 requirement please call this office.

Sincerely,

P. Samuel Hoffses,
Chief of Inspection Services

PSH/ln

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

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.

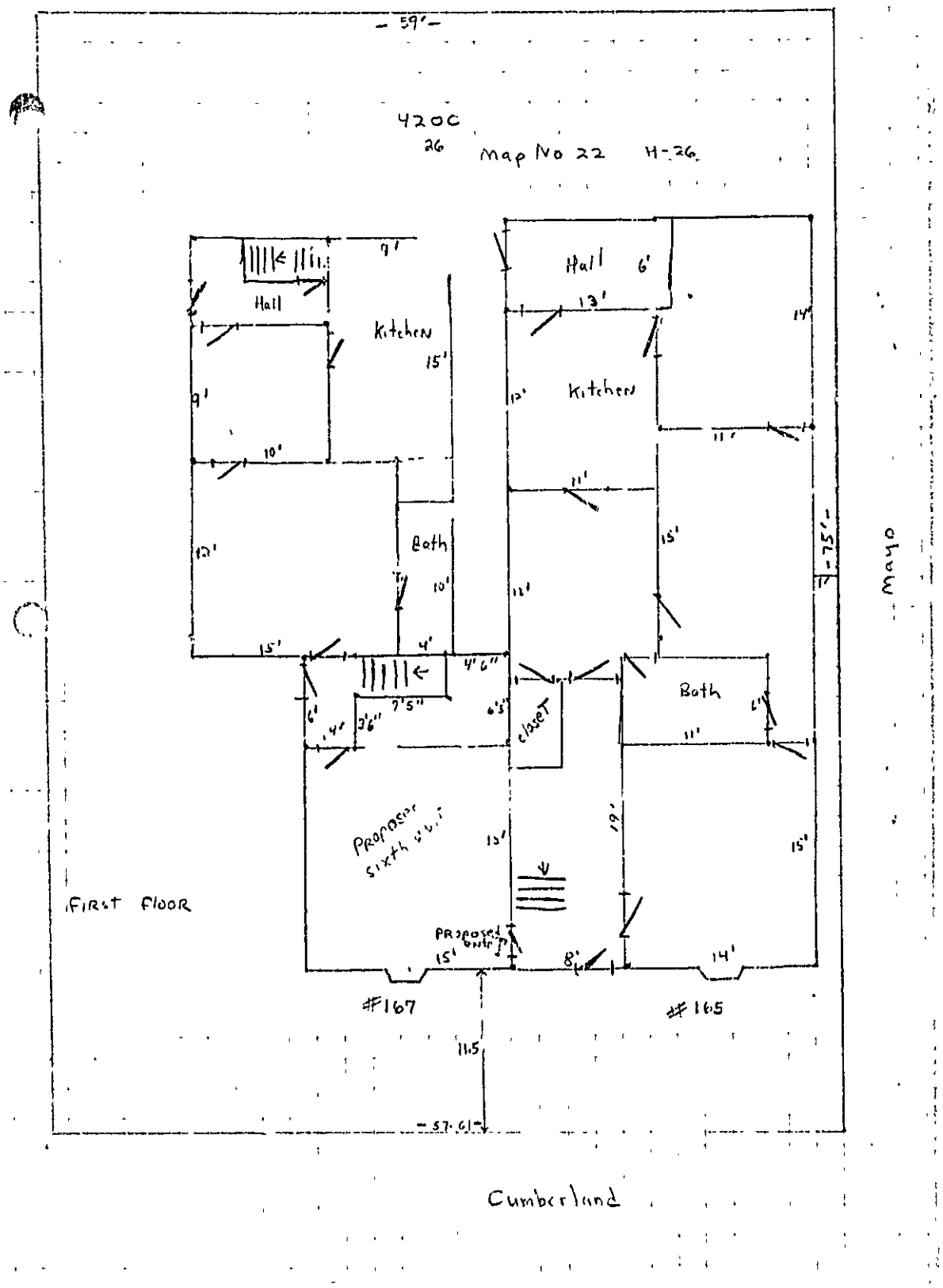
The above applies to all single family homes which were completed after Jan. 1, 1982, and all apartments of multi-family building, other than those apartments occupied by the building owners.

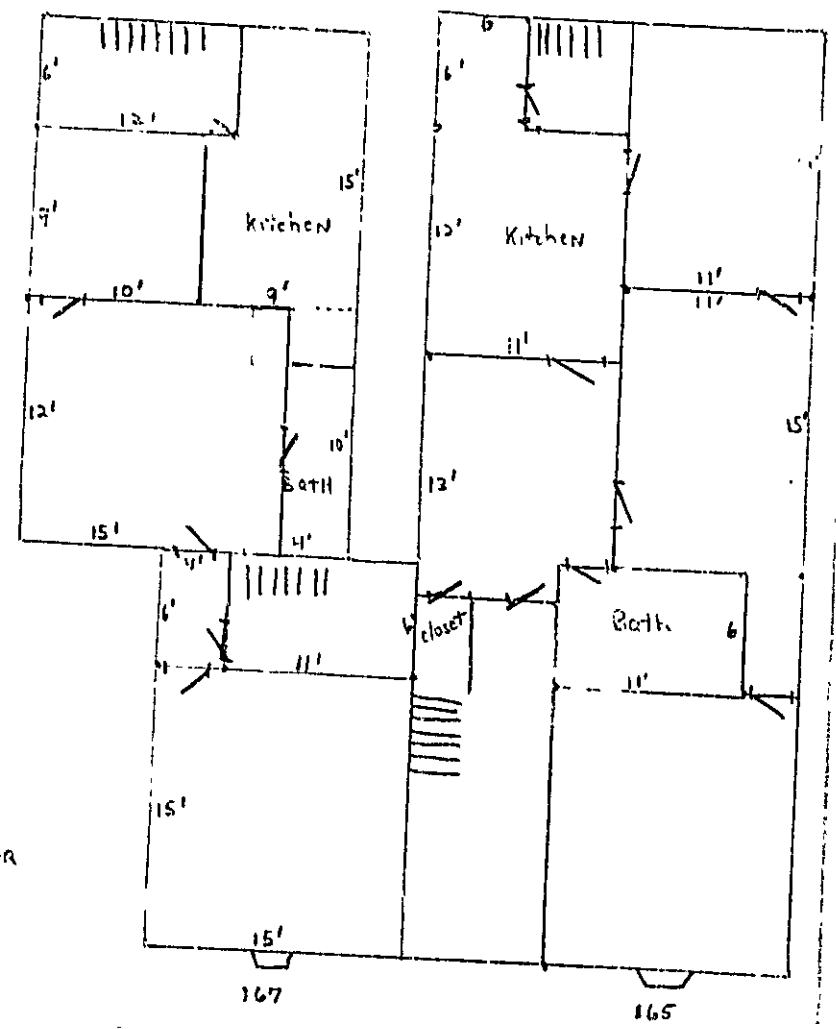
In apartment buildings four (4) or more stories in height, single station smoke detector shall be placed in all corridors and hallways of the building.

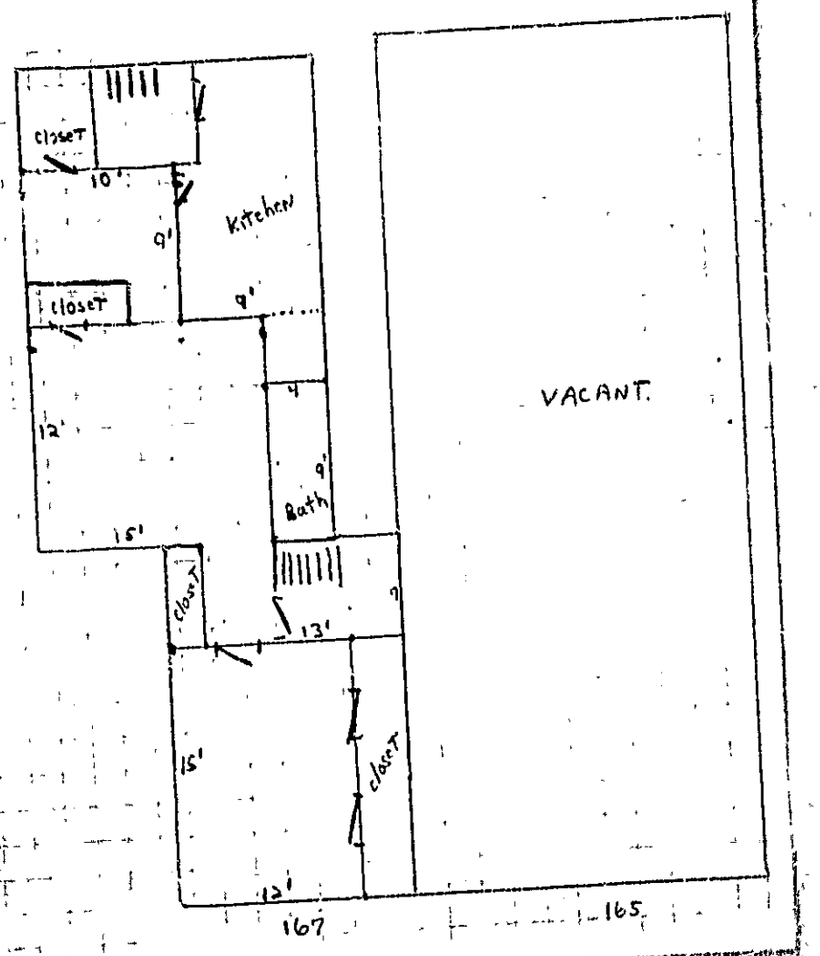
These smoke detectors can be DC (battery) powered for all existing apartment units, however any new apartment unit shall have AC powered units wired directly to the house current.

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

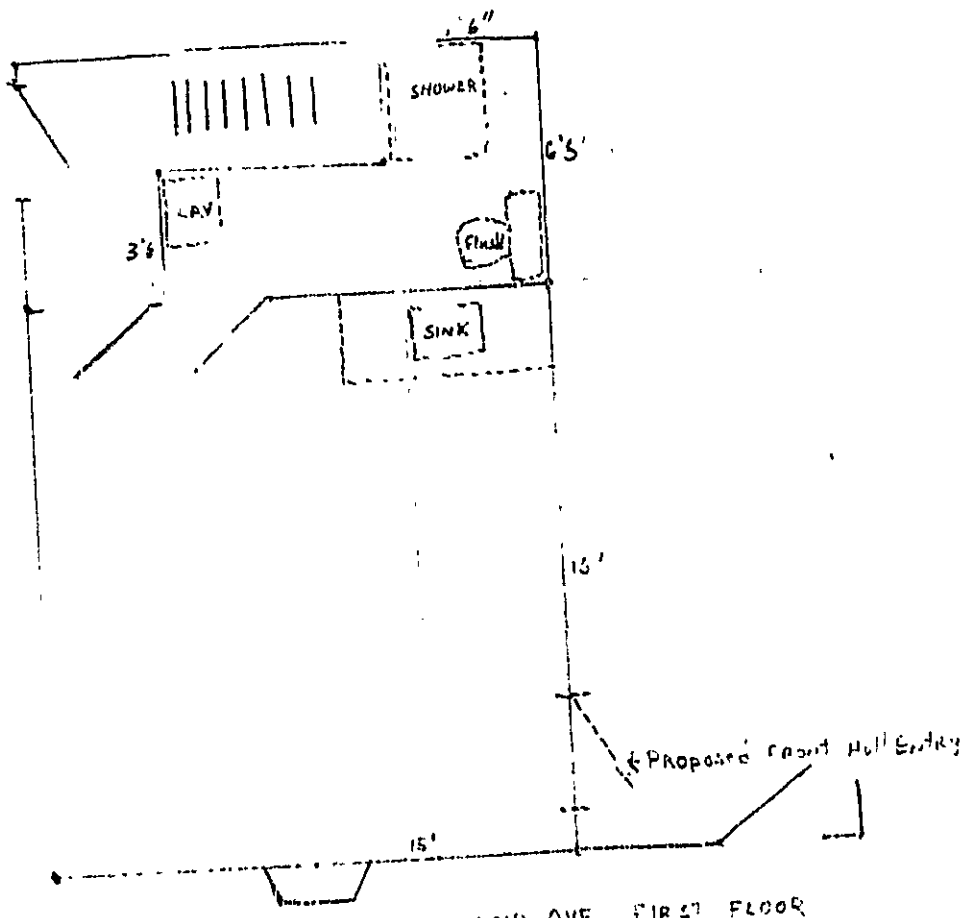
UL or FM APPROVED
HARD WIRED - NOT LAW REQUIRED


59'
4200
26
Map No 22 H-26
Hall
Kitchen
Bath
Hall
Kitchen
Bath
Closet
Proposed sixth unit
First Floor
Proposed Entry
#167
#165
75'
Mayo
Cumberland


Kitchen
Kitchen
Bath
closet
Bath
Second Floor
167
165

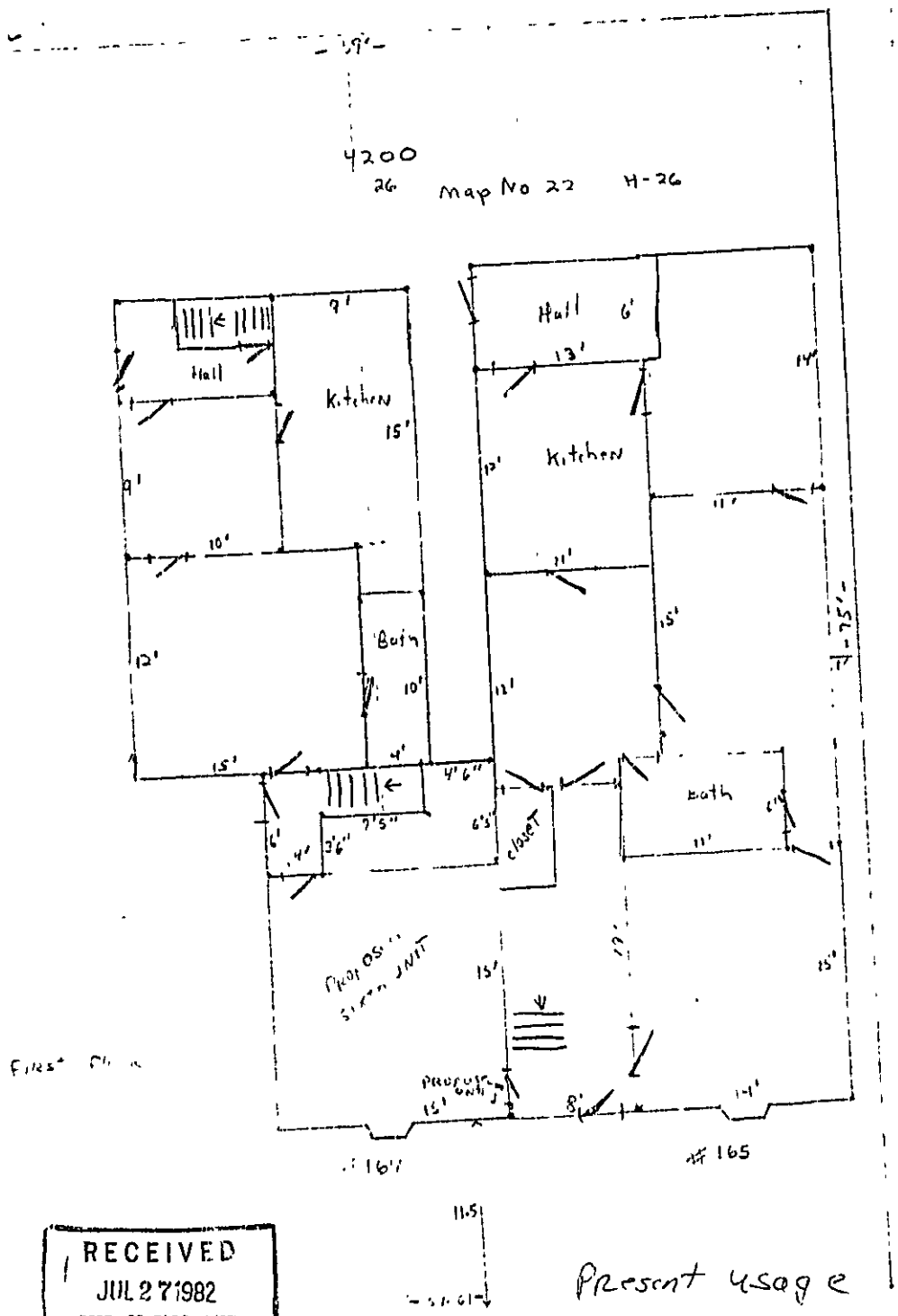

closet
10'
Kitchen
9'
closet
9'
4
12'
9'
Bath
15'
closet
2
13'
15'
closet
12'
167
165
VACANT.

Third Floor



167 CUMBERLAND AVE FIRST FLOOR

Estimated cost $1250



Present usage

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

July

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.

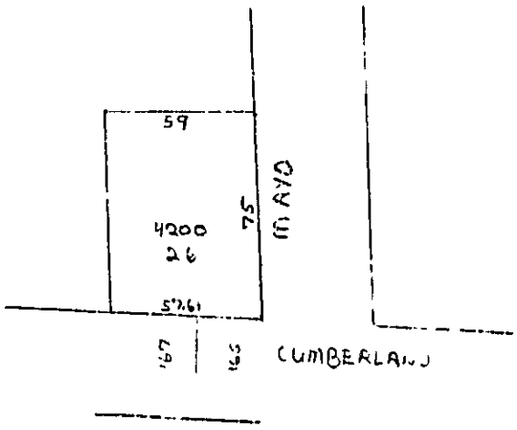
Very truly yours,

Malcolm G. Ward

Malcolm G Ward
Zoning Enforcement Officer

MGW/t

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



Map No 22 1-26

APPLICATION FOR PERMIT 00628

PERMIT ISSUED
AUG 4 1982
CITY of PORTLAND

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

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

ZONING LOCATION ..R-6..... PORTLAND, MAINE June 4, 1982 ...

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 ..~~XXX~~...165-167 Cumberland Avenue..... ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address ..Albert J. Aceto - same..... Telephone ~~774-7012~~

2. Lessee's name and address ..... Telephone ..797-7314

3. Contractor's name and address ..... Telephone .....

..... No. of sheets .....

Proposed use of building ..... No. families .....

Last use ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractural cost $1,250.00.... Appeal Fees $ .25.00.....

FIELD INSPECTOR—Mr. .... Change of use .25.00.....

@ 775-5451 Late Fee .....

Change of Use from 4-family to 6-family apartment house with 1 new apartment on the first floor, and one new apartment on the 3rd floor. Assessors Number 22-H-26 1951 4-units as per assessors records. TOTAL $ ..20.00.....

PERMIT ISSUED WITH LETTER

Appeal sustained ..... Signed of Special Conditions

(ISSUE PERMIT TO #1) This application is preliminary to get settled the ... tion of zoning appeal. In the event the appeal is sustained the a... complete information, estimated cost and pay ...

NOTE TO APPLICANT: Separate permits are required by the installers and sub-contractors 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 .. .. % of covering .....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? .... Corner posts ..... Sills .....

Size Girder ..... Columns under girders .... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....

On centers: 1st floor ....., 2nd ..... 3rd ....., roof .....

Maximum span: 1st floor ....., 2nd ..... 3rd ....., roof .....

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

IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ..... number commercial cars to be accommodated .....

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

APPROVALS BY:	*DATE*	MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER		Will work require disturbing of any tree on a public street? ....
ZONING: APPROVED		
BUILDING CODE:		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 Lorraine Lawrence Phone # 772-3711

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

Rm: Adda/B

Permit No. 165-16 Residential Mfr

Location

Owner Albert J. Fiske

Date of permit Aug 4 82

Approved

Dwelling 4-6 Apartment Bldg

Garage

Alteration

NOTES

-82 - Confer. with owner & code require. AA

18-82 - Confer. with agent. appears this situation will end up in legal action. AA

8-20-82 - Appears nothing will transpire until lawyer is complete. Owner had questions about who signed permit. Neg't refused to go over building with me Aug. 30 or 31. AA

9-3-82 - Inc. AA

11-3-82 - Met with owner and defined code requirements. Bldg. is duplex. Left side is overload but he needs fire rated doors. Right side is open. Will meet with architect to discuss requirements. AA

11-5-82 Met with Contr. to define requirements needed for C.O. Phil Napper is Contr. co-for. He will inform me as to progress. AA

11-24-82 Inc. AA

1-13-83 - W/P/O/K. AA

1-21-83 All complete. Jim Collins told owner that smoke detector is all that he requires for this bldg. Issue C.O. AA

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.
21½ 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 owrers 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

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

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

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

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 602.7.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 this office, Room 317, City Hall, to file the appeal on forms which are available here. 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

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

June 4, 1982

Board of Appeals
City of Portland

We request conversion from a 4 Unit Apartment buil[illegible] 6 Unit. We have been operating as a 5 Unit for over 10 ye[illegible] ing we were in full compliance with City regulations in tha[illegible] ted and received permits. We are unable to locate a copy o[illegible] uilding 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 unoccupied space on the first floor as a 6th Unit in order to defray additional expenses incurred with the increase in sewer and interest rates.

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 Acito

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 O. ORTLAND, MAINE NEIGHBOREOOD C ERVATION 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-H-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
$ 65.70

CONTRACTOR Hillside Construction Company, Inc. OWNER'S INSURANCE AGENT J. Flaherty Insurance

Brief description of Rehabilitation Work: Porch, chimney, roof and plumbing repair and insulation.

Title Search by Robert F. Hannigan, 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 Housing Rehabilitatic

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 charge.

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:

(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

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(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
Chairperson

MICHAEL E. WESTORT
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
EUGENE S. MARTIN
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 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.

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. & Linda C. Kelley - 5 Mayo St. 04101
21-L-1 - Daniel T. Haley - 19A Eastern Prom 04101
21-E-9 - Carol & Gregory C. Kontos - Park Rd. - Windham, Me. 04082

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

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:

(x) 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 4,000 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. ACETO

PETER WOLFCORNISH

B. Those Opposing Variance

JOSEPH DEPIERO

(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

Gail D. Zayac _____ Chairman

Merrill Lettner _____

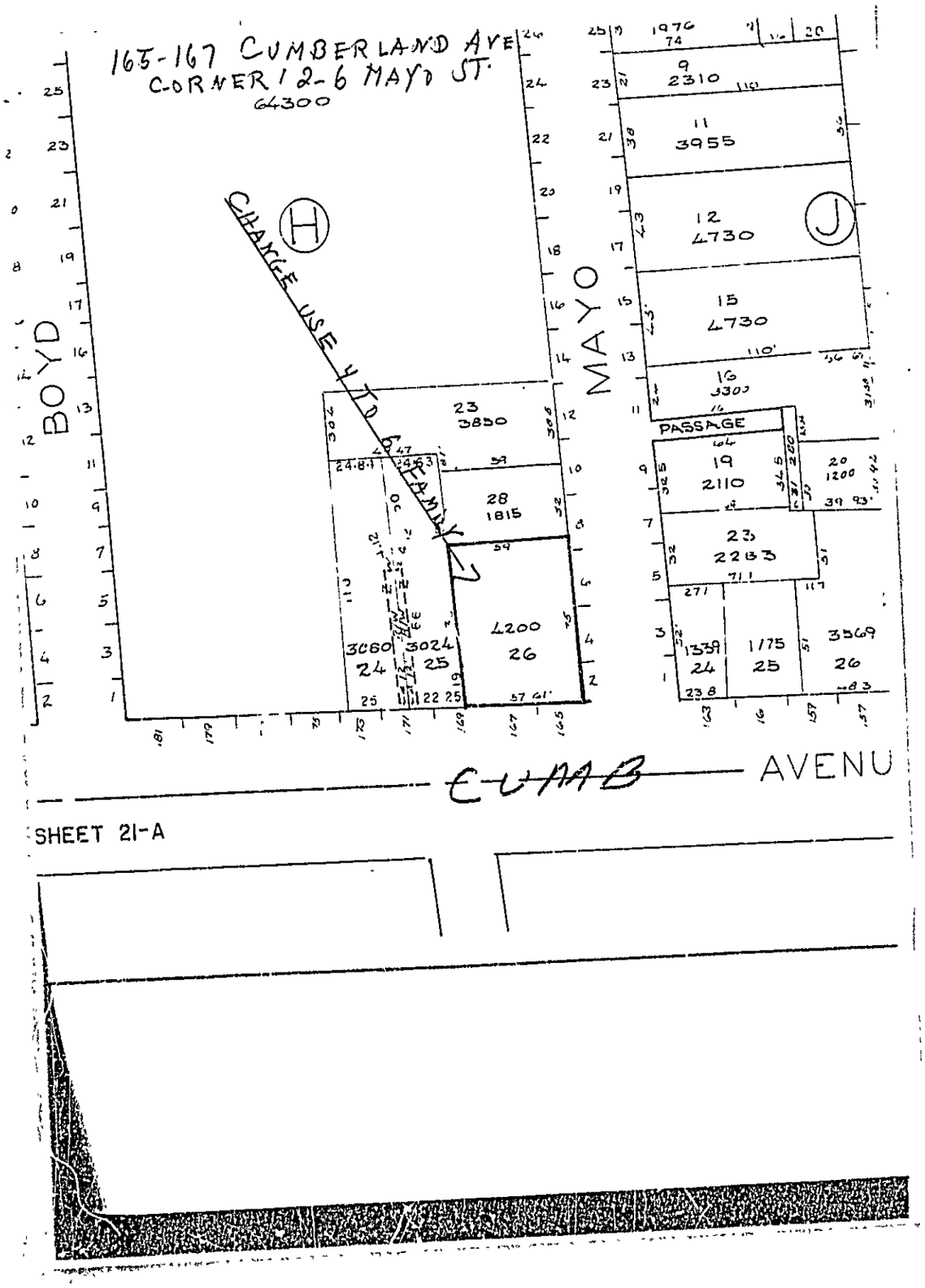
Emerene Martin _____

Joseph E. Gabor _____

Thomas J. Murphy _____

_____

_____


165-167 CUMBERLAND AVE
CORNER 12-6 MAYO ST.
64300
CHANGE USE YTD BY FAMILY
H
J
BOYD
MAYO
PASSAGE
CUMB AVENU
SHEET 21-A

1138

Date Issued 9/17/68

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date

By

App. Final Insp.

Date 10-11-68

By H Gruninger

~~Type of Bldg.~~

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

PERMIT TO INSTALL PLUMBING

Address 167 ~~Cumberland Avenue~~ 2nd Floor PERMIT NUMBER 187033

Installation For Apt. House

Owner of Bldg Mr. Albert J. Aceto

Owner's Address 169 ~~Cumberland Avenue~~

Plumber Portland Gas Light Company Date 9/17/68

NEW	REP		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
1		HOT WATER TANKS	1	2.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
			TOTAL 1	2.00

Building and Inspection Services Dept.: Plumbing Inspection

PERMIT TO INSTALL PLUMBING

14787
PERMIT NUMBER

Date Issued 1/6/65

PORTLAND PLUMBING INSPECTOR

By J.P. Welch

APPROVED FIRST INSPECTION

Date 1/6/65

E.R. Woodin

APPROVED FINAL INSPECTION

Date

By

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

Address 367 Cumberland Ave.

Installation For Mrs. Pardi Freto

Owner of Bldg Same

Owner's Address Same

Plumber Portland Gas Light Co. Date 1/6/65

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

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT TO INSTALL PLUMBING

Date Issued 3/2/68

Portland Plumbing Inspector

By ERNOLD R GOODWIN

App. First Insp.

Date MAR 4 - 1968

By ERNOLD R. GOODWIN

CHIEF PLUMBING INSPECTOR

App. Final Insp.

Date MAR 4 - 1968

By ERNOLD R. GOODWIN

Type of Bldg.

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

Address 167 Cumberland Avenue

PERMIT NUMBER 18093

Installation For Sandra Douglass

Owner of Bldg: Sandra Douglass

Owner . Address 167 Cumberland Avenue

Plumber Portland Gas Light Company

Date 3/2/68

NEW	REPL		NO	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
1	100Y	HOT WATER TANKS		
		TANKLESS WATER HEATERS	1	2.00
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		TOTAL	1	2.00

Building and Inspection Services Dept.: Plumbing Inspection

FILL IN AND SIGN WITH INK

PERMIT ISSUED

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

01426 DEC 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

If so, how protected? Kind of fuel? oil

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 1¼

Location of oil storage Number and capacity of tanks

Low 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.

O.K 12-12-73 NFC.

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 500

Signature of Installer

INSPECTION COPY

Permit No 73/1426

Location 75 165 Cumberland Cir

Owner A. Coeto

Date of permit 12/12/73

Approved

Nelson

NOTES

12-19-73 Completed

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 1023
Issued 12/12

Portland, Maine December 11, 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: 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
Transformers Air Conditioners (No. Units) Extra Cabinets or Panels
Will commence 19 Ready to cover in 19 Signs (No. Units) Inspection 19
Amount of Fee $ 2.00

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

DO NOT WRITE BELOW THIS LINE

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

CS 305 INSPECTED BY Libby (OVER)

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 362
Issued 3/30/72

Portland, Maine ..., 19

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 Pardue Brunswick Tel. ...

Location 16 Cumberland Ave Use of Building ...

Number of Families ... Apartments B Stores ... Number of Stories 3

Description of Wiring: New Work ... Additions ✓ Alterations ...

Additions 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 3

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 ... Bra Feeds (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)

CO 803

LOCATION Conib Av 107
INSPECTION DATE 4/9/73
WORK COMPLETED 4/9/73
TOTAL NO. INSPECTIONS
REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 196[illegible]

WIRING	
1 to 30 Outlets	$ 2.00
31 to 60 Outlets	$ 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.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ov[illegible] 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

To the City Electrician, Portland, Maine: Portland, Maine Dec 5 1968

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 Calvert Leslie
Contractor's Name and Address W. H. Jensen Tel.
Location 165-167 Cumberland Ave Tel. 772-0065
Number of Families Apartments Use of Building 4 family
Description of Wiring: New Work Stores Number of Stories
Additions Alterations

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 3/2 copper
METERS: Relocated ✓ Added Total No. Meters 4 2/4-4/4 new
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
Transformers Air Conditioners (No. Units) Extra Cabinets or Panels
Will commence Dec 5 1968 Ready to cover in 19 Inspection 19
Amount of Fee $ 2.00

Signed W. H. Jensen (1765)
40 Lincoln Ave - Port

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 [illegible]

(OVER)

LOCATION Cum berland Aug 16 5-67
INSPECTION DATE 12/9/65
WORK COMPLETED 12/9/65
TOTAL NO. INSPECTIONS
REMARKS:

FEES 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	2.00
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, 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
Circuses, Carnivals, Fairs	

plug for chair lift

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 56749
Issued 10/25/67

Portland, Maine Oct 25, 1967

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 Zacto Tel.
Contractor's Name and Address W H Jenson Tel 772-0065
Location 165 Cumberland Ave Use of Building
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 1 Light Circuits Plug Circuits
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 25 1967 Ready to cover in 19 Inspection 19
Amount of Fee: $ 1.00

Signed W H Jenson (1965)
40 Greenleaf Ave

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 Hartman
(OVER)

CO 353

LOCATION Cumberland Av. 165

INSPECTION DATE 10/23/67

WORK COMPLETED 10/23/67

TOTAL NO. INSPECTIONS 1

REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1962

WIRING		
1 to 30 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, Dishwashers, 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
Circuses, Carnivals, Fairs, etc.		10.00

A.P.- 165 Cumberland Ave.

Oct. 26, 1967

Mr. Honan
George C. Frye Company
665 Congress Street

cc to: John Aceto
665 Cumberland Avenue

Dear Mr. Honan:

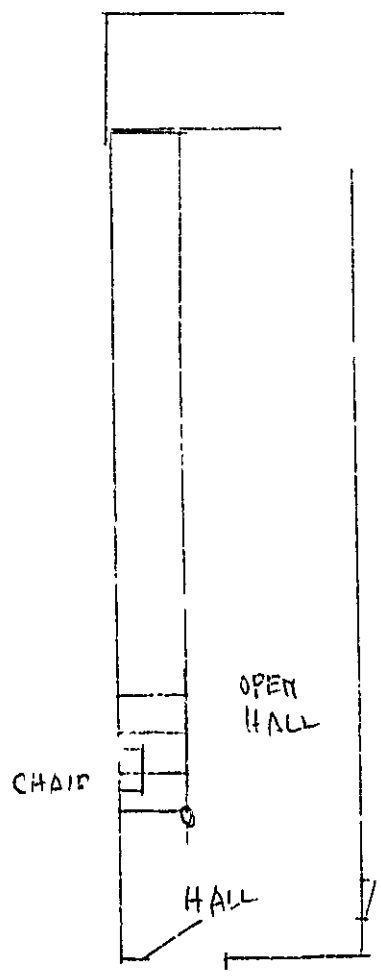
Building permit for the installation of an electrically operated chair lift for residential use at the above location is being issued herewith subject to the following:

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. Hayborry
Director of Building & Inspection Services

GEH:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, September 10, 1957

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., Portl. 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 1½"

Location of oil storage basement Number and capacity of tanks 1-275 gal.

Low water shut off yes Make Hatta No. 67

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

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: 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

Signature of Installer George E. Christy

C17 MAINE PRINTING CO.

INSPECTION COPY

9-24
9-25 57/1332 C-1

Permit No.
Location 165 Cumberland Ave
Owner John Acreto
Date of permit 9/11/57
Approved 10-4-57

NOTES

1 Vent Pipe
2 Vent Pipe
3 Inlet Flow
4 Burner Rigidity & Supports
5 Name & Label
6 Stack Control
7 High Limit Control
8 Remote Control
9 Piping Support & Protection
10 Valves in Supply Line
11 Capacity of Tank
12 Tank Rigidity & Supports
13 Tank Distance
14 Oil Gauge
15 Insulation
16 Low Water Cut-off

9-24-57 Inst. + Time

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
00863
JUN 3 '48
CITY of PORTLAND

Portland, Maine June 2, 1948

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 ~~New~~ Building Existing "

Name and address of owner of appliance Thomas E. Duffy, 165 Cumberland Avenue

Installer's name and address Earle Jordan, Bowler Road, Cape Elizabeth Telephone 4-4235

General Description of Work

To install gas-firedhot 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 3'

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 underwriters 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 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 smokepipe

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 heat 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 [illegible]

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.

COPY

Permit No. 48/863

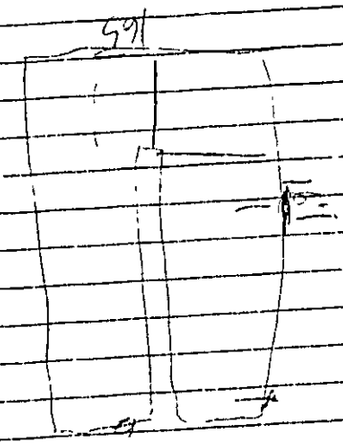
Location 165 Cumberland Ave

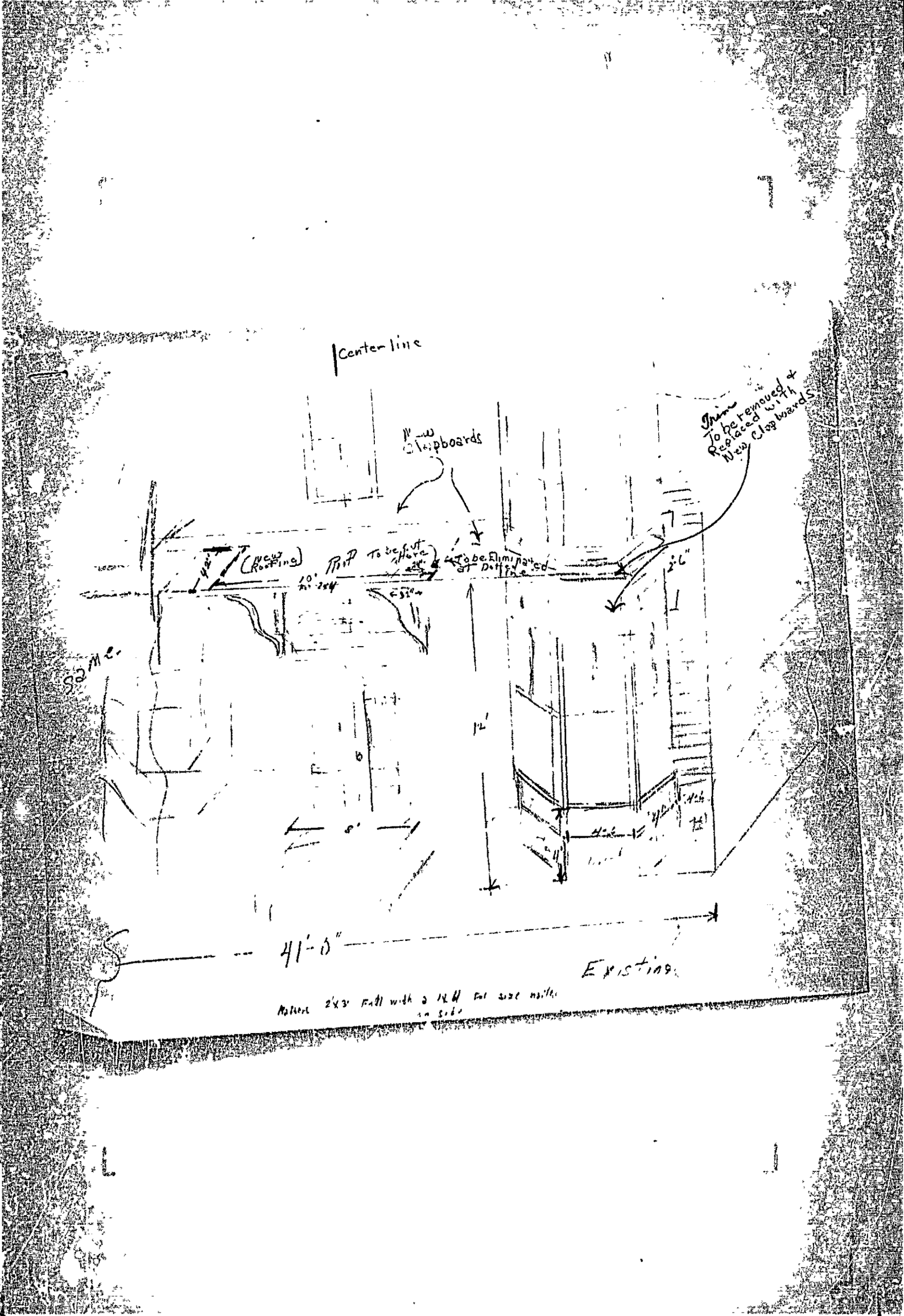
Owner Thomas Duffy

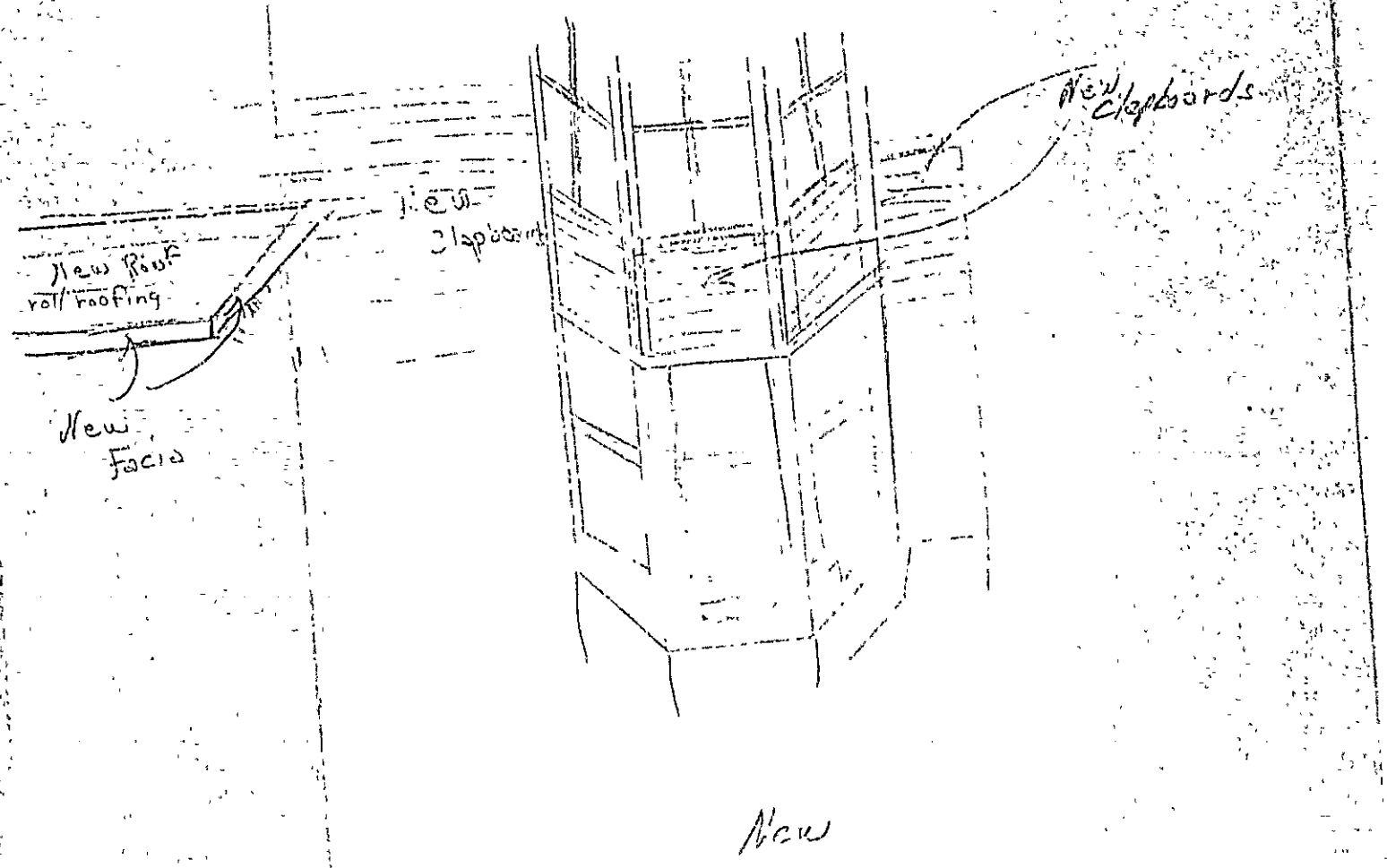
Date of permit 6/3/48

Approved ACTION NOT COMPLETED

NOTES 6-1-49.




Center line
New Clapboards
Trim To be removed & Replaced with New Clapboards
(New Roofing)
To be Eliminated or Detached
2'6"
12'
8'
41'-0"
Existing


New Clapboards
New Clapboards
New Roof
roll roofing
New
Facia
New

R6 RESIDENCE ZONE

PERMIT ISSUED
APR 16 1963
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, 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 " No. families 2

Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____ Fee $ 2.00

Estimated cost $ 100.00

General Description of New Work

To shorten up roof over front porch as per plan.
To cover existing front porch roof with Class C ~~Built~~ 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 _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

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

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

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

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

Mrs. Maria Aceto

APPROVED: G. E. M.

CS 301

INSPECTION COPY

Signature of owner by: Albert Aceto

#25

Permit No. 63/3163

Location 65 Cumberland Ave

Owner Mrs Maria Aceto

Date of permit - 4/16/63

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Insp.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

4/26/63 - Work started
E.S.

MAINE PRINTING CO., PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Loc 267 [illegible]
Loc w/i S [illegible] 5664
Bldg Fire Elec Other
Issued October 16, 1959
Expires November 16, 1959

Mrs. John Sceto
165 Cumberland Avenue
Portland, Maine

Dear Sir:

On [illegible] an examination was made of the premises located at [illegible]

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

					STRUCTURAL
					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 treads 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.	Putty 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 & [illegible]
					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.

[illegible]

[illegible] UNSANITARY CONDITIONS

a. Accomplish a general clean-up of the premises by removing and properly disposing of all trash, filth, litter, and debris.

b. Kill 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 DETERIORATED PROPERTY, UNSANITY TO VACANT BUILDINGS, and HEALTH AND TURBIE CODES, and must be corrected on or before November 16, 1959.

MAINE PRINTING CO., PORTLAND

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION

Loc. 165 CUMBERLAND AVENUE
Loc. W/A S/A 12 1964
Bldg. X Fire X Elec. X Other
Issued
Expires October 14, 1959
~~October 20, 1959~~

Mrs. John Rento
165 Cumberland Avenue
Portland, Maine

Dear Sir:

On ~~July 31, 1959~~ an examination was made of the premises located at 165 Cumberland Avenue and 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

HEATING EQUIPMENT

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. Putty 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, rusty, 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.

ELECTRICAL EQUIPMENT

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.

HEALTH AND SANITARY CONDITIONS

a. Rid 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 DWELLING OCCUPANCY, APPLICABLE TO EXISTING BUILDINGS, and HOUSE AND VERMIN ORDINANCE, and must be corrected on or before November 16, 1959.

R6 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 3 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 Howard

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, ____

I, ____

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.

____ Notary Public Justice of the Peace

INSPECTION COPY

1/10

Permit No. 67/1238

Location 165 Cumberland Ave.

Owner John Acito

Date of Permit 10/26/67

Elev. Cons.

Statement of tests rec'd

Final Notif.

Final Inspn. 11/13/67

Certificate issued

NOTES

X

STATEMENT OF ELEVATOR TESTS

I, Dwane H. Britton PORTLAND, MAINE, October 26, 1967

as an employee of Geo. C. Frye Co.

installation or alterations to the elevator, hatchways and enclosures at 165 Cumberland Ave. 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.

Dwane H. Britton
(Signature)

PORTLAND, MAINE, October 26, 1967

CUMBERLAND, SS. STATE OF MAINE

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

Harold E. Gardner
Notary Public Justice of the Peace

APPLICANT'S COPY My Commission Expires December 20, 1969

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.

Portland, May 15 1922 *192*

To the
INSPECTOR OF BUILDINGS:

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 "

Description of Present Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, asphalt

Size of Building is 75ft feet long; 35ft feet wide. No. of Stories, 2½

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 29ft 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 REMOVI

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 Matthew S Burke

Address 165 Cumberland Ave

PERMIT MUST BE OBTAINED BEFORE BEGINNING

165 Cumberland Ave

PERMIT GRANTED

May 15, 1922 ____ 192____

Permit filed out by ____

Permit number ____

Location 165 Cumberland Ave

FINAL REPORT

____ 192____

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? ____ Doc. No. ____ of 192____

Nature of violation? ____

Violation removed, when? ____ 192____

Estimated cost of alterations, etc., $ ____

____ Inspector of Buildings.

PERMIT MUST BE OBTAINED BEFORE BEGINNING

FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 1-3

PERMIT ISSUED
NOV 1 1934

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine. October 31, 1934

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, Portland Maine Use of Building Dwelling

Name and address of owner Sadie A. Burke, 165 Cumberland Ave, Portland Maine Ward 2

Contractor's name and address Ballard Oil & Equip. Co. of Me, Portland Maine Telephone 2-1991

General Description of Work

To install Oil Burning Equipment - connected to existing boiler

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel Oil

Material of supports of heater or equipment (concrete floor or what kind) Concrete

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace _____

from top of smoke pipe _____ from front of heater _____ from sides or back of heater _____

C.C. 11/1/34

IF OIL BURNER

Name and type of burner Ballard #4 BG Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) Pressure

Location oil storage Basement No. and capacity of tanks One - 275 Gals

Will all tanks be more than seven feet from any flame yes How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 ($1.00 for one burner, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor By Ballard Oil & Equip Co of Maine

INSPECTION COPY

Ward 2 Permit No. 34/1797

Location 165 Cumberland Ave

Owner Sadie A. Burke

Date of permit 11/1/34.

Notif. closing-in

Inspn. closing-in

Final Notif. 11/5/34.

Final Inspn. 12/3/34. O.T. OK.

Cert. of Occupancy issued None

Call at 2nd floor

NOTES

1. Kind of heat Steam
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent pipe
7. F.L. pipe
8. Gauge
9. Rigidity
10. Fuel safety
11. Dipstick or material
12. Control valve
13. Fill pipe vent
14. Insulation

11/5/34. Mr Barton will have this attended to. OK.

11/9/34. Not done yet. Will be done within 2 days. OK.

11/13/34. Not done OK.

11/5/34. Mr Barton called at office. Talked this up with Mrs Burke over OK.

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date July 15th, 19 83
Receipt and Permit number B 08021

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: 165 Cumberland Ave. 1st Floor

OWNER'S NAME: Century 21 ADDRESS: Free Street

	FEES
OUTLETS:	
Receptacles ____ Switches ____ Plugmold ____ ft. TOTAL 1-30	3.00
FIXTURES: (number of)	
Incandescent x Flourescent ____ (not strip) TOTAL 2	3.00
Strip Flourescent ____ ft.	
SERVICES:	
Overhead x Underground ____ Temporary ____ TOTAL amperes 100	3.00
METERS: (number of) 1	.50
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 x — Water Heaters ____	
Cook Tops ____ — Disposals ____	
Wall Ovens ____ — Dishwashers ____	
Dryers ____ — Compactors ____	
Fans ____ — Others (denote) ____	
TOTAL ____	1.50
MISCELLANEOUS: (number of)	
Branch Panels ____	
Transformers ____	
Air Conditioners Central Unit ____	
Separate Units (windows) ____	
Signs 20 sq. ft. and under ____	
Over 20 sq. ft. ____	
Swimming Pools Above Ground ____	
In Ground ____	
Fire/Burglar Alarms Residential ____	
Commercial ____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under ____	
over 30 amps ____	
Circus, Fairs, etc. ____	
Alterations to wires ____	
Repairs after fire ____	
Emergency Lights, battery ____	
Emergency Generators ____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... DOUBLE FEE DUE.	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	~~11.00~~

INSPECTION:

Will be ready on ____, 19__; or Will Call xx

CONTRACTOR'S NAME: Thomas E Maiorano

ADDRESS: 89 Murray Street

TEL. 774-3572

MASTER LICENSE NO.: 4485

LIMITED LICENSE NO.: ____

SIGNATURE OF CONTRACTOR: Thomas E Maiorano

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 8021

Location 165 Cumberland Cir.

Owner Centurey 21

Date of Permit 7-15-83

Final Inspection 8-5-83

By Inspector Libby

Permit Application Register Page No. 153

INSPECTIONS: Service ✓ by Libby

Service called in 7-27-83

Closing-in 7-19-83 by Libby

PROGRESS INSPECTIONS: 7-25-83 / /

8-5-83 / /

/ / /

/ / /

/ / /

/ / /

CODE COMPLIANCE COMPLETED

DATE 8-5-83

DATE

DATE

REMARKS:

8-5-83 Call for meter.

CITY OF PORTLAND

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

May 4, 1983

Mr. Jeffrey T. Brasier, Director Physical Plant
211 Cumberland Avenue
Portland, Maine 04101

Re: 211 Cumberland Avenue

Dear Mr. Brasier:

As per your correspondence to Lt. James P. Collins dated April 22, 1983, reference firewalls, this requirement doesn't come under fire preventive by th City's Building Code (BOCA 1981). Section 308.3 of the code places all multiple family dwellings having more than two dwelling units under a use group classification of R-2.

Section 1407.5 Continuity of walls. In all buildings and structures, wall shall be continuous from foundation to 2 feet 8 inches above roof surface, except as provided in Section 1407.5.2 through 1407.5.3.

Section 1407.5.2: The wall may terminate at the underside of the roof deck in Type 3 and 4 construction (your Type 4) if properly firestopped, and if the roof sheathing or deck is constructed of approved noncombustible material or fire-retarded treated wood for a distance of 4 feet on either side of the wall, and combustible material does not extend through the wall.

Please call if you need more information in this matter.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/jmr

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 1, 1984

OK
8-15-84
A. Adolfo

Mr. Bruce Schuker 839 3178
30 Water Street
Gorham, ME 04038

RE: 165-167 Cumberland Avenue

Dear Mr. Schuker:

As was discussed on the days following the inspection of your building at 165-167 Cumberland Avenue on March 29, 1984, a second means of egress is required from the first floor apartment on the 167 side.

Attached is a letter issued and a copy of the original plans indicating egress into the front hall of 165 Cumberland Avenue. Windows are not acceptable.

Please contact this office if there are any problems with the correction of this violation, and please advise of your intentions.

Sincerely,

Mike Nugent
Code Enforcement Officer

MN/kat
Attachment
cc: P. Samuel Hoffses, Chief of Inspection Services
Lt. James Collins, Fire Prevention Bureau

Ct./owner - 8/15/84

Mike,
The second means of egress (doorway into the hall) was installed on 7/3/84.
Bruce Schuker

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 1, 1984

OK
8-15-84
A. Aldalato

Mr. Bruce Schuker 839 3178
30 Water Street
Gorham, ME 04038

RE: 165-167 Cumberland Avenue

Dear Mr. Schuker:

As was discussed on the days following the inspection of your building at 165-167 Cumberland AVenue on March 29, 1984, a second means of egress is required from the first floor apartment on the 167 side.

Attached is a letter issued and a copy of the original plans indicating egress into the front hall of 165 Cumberland Avenue. Windows are not acceptable.

Please contact this office if there are any problems with the correction of this violation, and please advise of your intentions.

Sincerely,

Mike Nugent
Code Enforcement Officer

MN/kat
Attachment
cc: P. Samuel Hoffses, Chief of Inspection Services
Lt. James Collins, Fire Prevention Bureau

Ct./owner - 8/15/84

Mike,
The second means of egress (doorway into the hall) was installed on 7/3/84.
Bruce Schuker

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

May 1, 1984

OK
8-15-84
A. Adolphs

Mr. Bruce Schuker 839 3178
30 Water Street
Gorham, ME 04038

RE: 165-167 Cumberland Avenue

Dear Mr. Schuker:

As was discussed on the days following the inspectic of your building at 165-167 Cumberland AVenue on March 29, 1 84, a second means of egress is required from the first floor apartment on the 167 side.

Attached is a letter issued and a copy of the original plans indicating egress into the front hall or 165 Cumberland Avenue. Windows are not acceptable.

Please contact this office if there are any problems with the correction of this violation, and please advise of your intentions.

Sincerely,

Mike Nugent
Code Enforcement Officer

MN/kat
Attachment
cc: P. Samuel Hoffses, Chief of Inspection Services
Lt. James Collins, Fire Prevention Bureau

Ct./owner - 8/15/84

Mike,
The second means of egress (doorway into the hall) was installed on 7/3/84.
Bruce Schuker

389 CONGRESS STREET

PERMIT ISSUED

NOV 10 1986

City Of Portland

APPLICATION FOR PERMIT

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

B.O.C.A. TYPE OF CONSTRUCTION ..... 001632 .....

ZONING LOCATION ..... PORTLAND, MAINE Oct. 30, 1986

To the City ... 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, plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ....165 Cumberland~~Xxxxxx~~ Ave. ..... Fire District #1 ☐ #2 ☐

1. Owner's name and address ..... James Harmon - 59 Curtis Road ..... Telephone ...797-0239
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address Deschaine Construction/Richard Voight Telephone ..774-0047
   ..... 125 Sunset Ave. So. Port ..... No. of sheets .....

Proposed use of building .... 6 family ..... No. families .....

Last use ..... same ..... No. families .....

Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractural cost $..8,000.....

FIELD INSPECTOR—Mr. ..... @ 775-5451

Appeal Fees	$ .....
Base Fee	...60.00.....
Late Fee	.....
TOTAL	$ .....

To remove efficency apartment and creating 3 bedroom apartment, 3 bedrooms on third floor to be used in connection with apt. alterations, adding 7' bearing wall set of steps for third entry on 2nd floor

Stamp of Special Conditions

send permit to # 3 04106

NOTE TO APPLICANT: *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? ....yes..... Is any electrical work involved in this work? ....yes.....

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

Has septic tank notice been sent? ..... Form notice sent? .....

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

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

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering ....

No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....

On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....

Maximum span: 1st floor ....., 2nd ....., 3rd ....., 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? .....

APPROVALS BY:	DATE
BUILDING INSPECTION—PLAN EXAMINER	
ZONING:	
BUILDING CODE:	
Fire Dept.:	
Health Dept.:	
Others:	

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...

Signature of Applicant ..... Phone # ....same.....

Type Name of above ...David Deschaine for Deschaine Contr. ..... 1☐ 2☐ 3☐ 4☐

Other .....

and Address .....

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date January 14, 19 87
Receipt and Permit number D 09904

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: 165 Cumberland AVe

OWNER'S NAME: Ted Harmon ADDRESS Same

	FEES
OUTLETS:	
Receptacles ___ Switches ___ Plugmold ___ ft TOTAL ___	
FIXTURES: (number of)	
Incandescent ___ Flourescent ___ (not strip) TOTAL ___	
Strip Flourescent ___ ft.	
SERVICES:	
Overhead X Underground ___ Temporary ___ TOTAL amperes 400	6.00
METERS: (number of) 7	3.50
MOTORS: (number of)	
Fractional ___	
1 HP or over ___	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) ___	
Elec. (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 3	
Transformers ___	3.00
Air Conditioners Central Unit ___	
Separate Units (windows) ___	
Signs 20 sq. ft. and under ___	
Over 20 sq. ft. ___	
Swimming Pools Above Ground ___	
In Ground ___	
Fire/Burglar Alarms Residential ___	
Commercial ___	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under ___	
over 30 amps ___	
Circus, Fairs, etc. ___	
Alterations to wires ___	
Repairs after fire ___	
Emergency Lights, battery ___	
Emergency Generators ___	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT .... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE:	12.50

INSPECTION:

Will be ready on 1/14/87, 19__; or Will Call ___

CONTRACTOR'S NAME: Mike Floridino

ADDRESS: 35 Lawrence Ave. Portland

TEL. 772-3136

MASTER LICENSE NO.: 04234 SIGNATURE OF CONTRACTOR: [illegible]

LIMITED LICENSE NO.: ___

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

INSPECTIONS: Service 400 amp by Russo

Service called in 12/23/86

Closing-in _____ by _____

PROGRESS INSPECTIONS: 12/23/87 / _____

3/11/87 / _____

_____ / _____

_____ / _____

_____ / _____

_____ / _____

Permit Number 09904

Location 165 Huntington Ave

Owner Ed Ottimo

Date of Permit 11/14/87

Final Inspection 3/11/87

By Inspector [illegible]

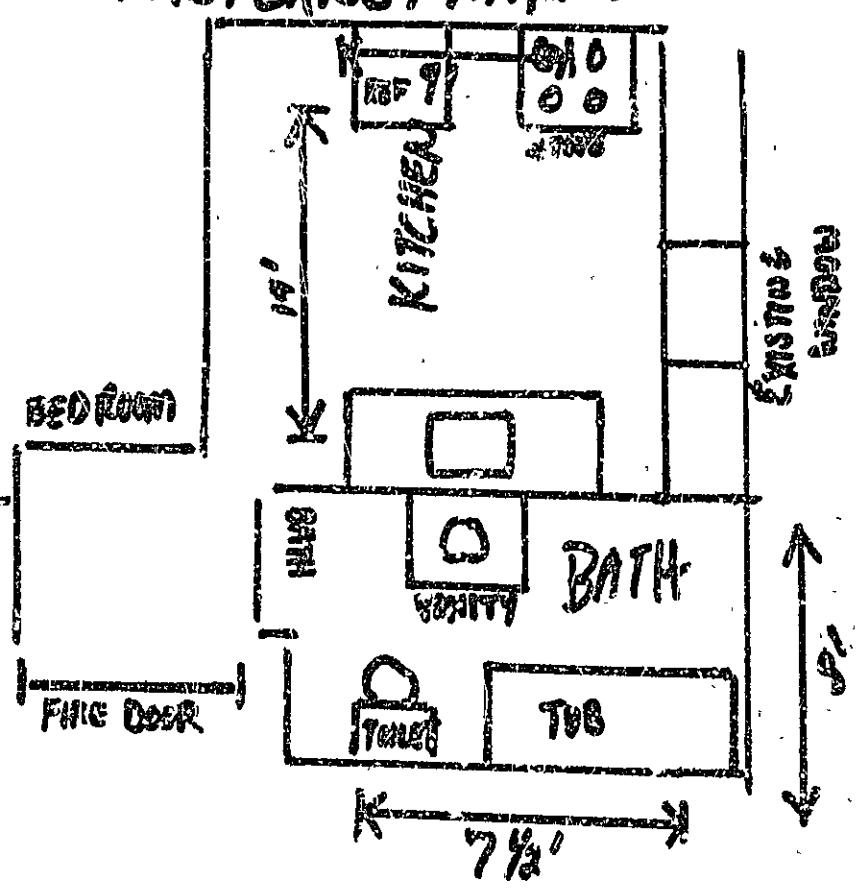
Permit Application Register Page No 135

DATE:	REMARKS:
3/11/87	OK its place meter 3rd fl right meter #7

CODE COMPLIANCE COMPLETED

DATE 3/11/87

3RD FLOOR #1
165 CUMBERLAND AVE.
PORTLAND, MAINE



KITCHEN & BATH

CITY OF PORTLAND

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

February 2, 1987

Mr. James Harmon
59 Curtis Road
Portland, ME 04103
Re:

Dear Mr. Harmon:

A recent inspection was made by (.orcement Officer Arthur Addato of the property owned by you at _ berland Avenue, Portland, Maine. As a result of the inspection, you ar ed to correct the following hazardous conditions that exist:

1. Ruptured and damaged girder - Left Rear Cellar.
2. Rotted and deteriorated support columns - Overall Cellar.
3. Unapproved joist splicing - Left Rear Cellar.

The above mentioned c are in violation of Section 120.1 of the 1984 BOCA Building Code, a be corrected on or before February 12, 1987. Failure to comply with this order may result in a complaint being filed for prosecution in District Court and a fine or $50 to $1,000 per day for each day these violations exist.

Very truly yours,

P. Samuel Hoffses
Chief of Inspection Services

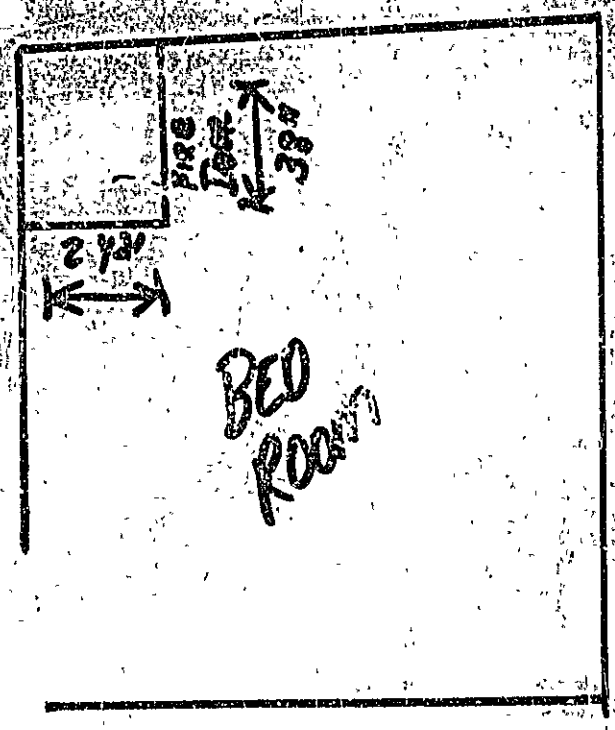
Code Enforcement Officer - Arthur Addato (7)

jmr

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

#2

3RD FLOOR
165 CUMBERLAND AVE
PORTLAND, MAINE

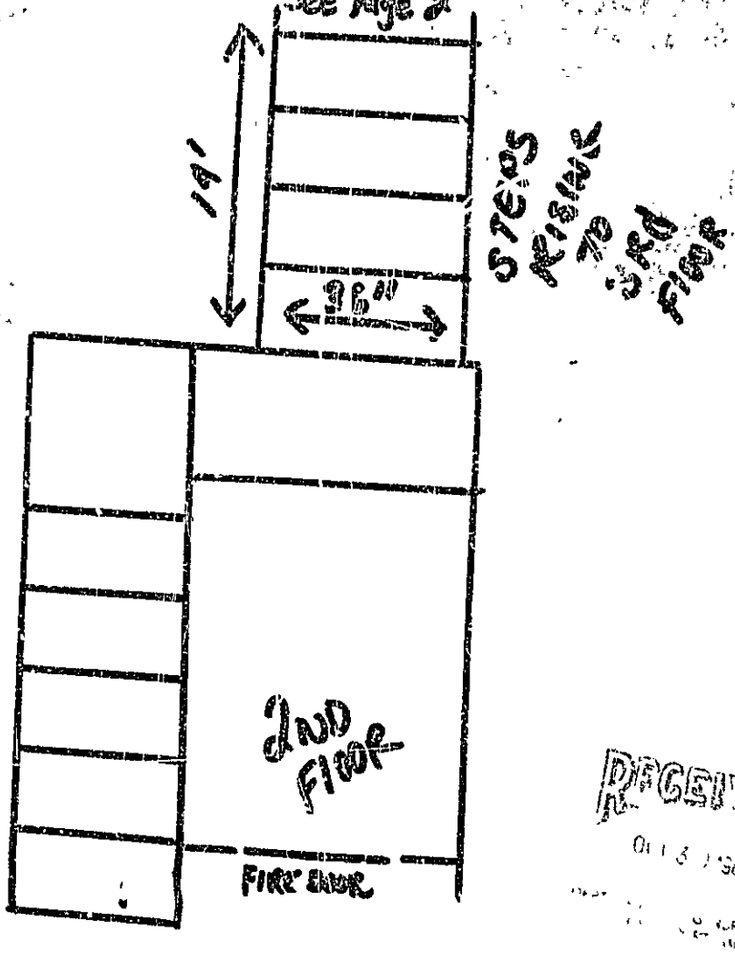


REAR DOOR ENTRY

3

2ND to 3RD Floor
STEPS
165 CUMBERLAND AVE
PORTLAND, MAINE

See Page 2



CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

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

Malcolm G Ward
Zoning Enforcement Officer

MGW/t

RECEIVED
OCT 30 1986
DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

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

Certificate of Occupancy

LOCATION: 185-187 Cumberland Avenue

Issued to Albert J Acuto

Date of Issue Jan. 21, 1983

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. 83-628, 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

1-24-83 (Date) Inspector

P. Samuel Hoffses
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.

V150

DESCHAINE CONSTRUCTION & BUILDERS
125 SUNSET AVENUE
SOUTH PORTLAND, ME 04106
(207) 774-0047

165 CUMBERLAND AVE — OWNER JAMES HARMON

New Construction & Renovations
Additions---Garages
Decks---Roofing

TO: PORTLAND CITY HALL

4,200 sq. ft.

Remove effic. apt. on 1st Floor to create storagespace.

Create new apt. on 3rd Floor as per plans.

Adding FIRE DOORS TO ALL 3 UNIT AT 165 CUMBERLAND AVE.

RECEIVED
OCT 30 1986
BUILDING INSPECTIONS
OF PORTLAND

Date OCT. 30 86

Total X

Signed X X

X X

BUILDING PERMIT REPORT

DATE: 10/20/86

ADDRESS: 165 Cumberland Ave.

REASON FOR PERMIT: Remove efficency apt. and Install 3 Bedroom apt.

BUILDING OWNER: James Haram

CONTRACTOR: Deschaine Const.

PERMIT APPLICANT: David Deschaine

APPROVED: #1-2-3-4-5-6 ~~DENIED~~

CONDITION OF APPROVAL ~~OR DENIAL~~:

X 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.

X 2.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.

X 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.

X 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.

X 5.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet ($0.53m^2$). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).

6.) In addition to any automatic fire alarm system required by Sections 1716.3.2 and 1716.3.3, a minimum of one single station smoke detector shall be installed in each guest room, suite or sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

7.) 608.1 Attached garages: Private garages located beneath rooms in in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors, and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1 hour fireresistance rating. Attaced private garages shall be completely separated from the adjacent interior spaces and the attic area by means of ½-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

608.1.1 Separation by breezeway: A garage separated by a breezeway not less than 10 feet (3048mm) in length from a building of Use Group R-3 may be of type 5B construction, but the junction of the garage and breezeway shall be firestopped to comply with the requirements of Section 1420.0.

10/30/86
Cc: J.T. Collins

APPLICATION FOR PERMIT

PERMIT ISSUED
NOV 10 1986
Portland

B.O.C.A. USE GROUP ..... 001632 .....

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

ZONING LOCATION .....R-6..... PORTLAND, MAINE Oct...30...1986

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 ....165 Cumberland~~Cumberland~~ Ave. ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address .....James Harmon - 59 Curtis Road..... Telephone ...797-0239
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address Deschaine Construction/Richard Voight Telephone .774-0047
.....125 Sunset Ave., So. Port..... No. of sheets .....

Proposed use of building ....6 family..... No. families .....

Last use ....same..... No. families .....

Material ..... No. stories .... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated contractor cost $..8,000.....

FIELD INSPECTOR—Mr. .....

@ 775-5451

Appeal Fees	$ .....
Base Fee	..60.00.....
Late Fee	.....
TOTAL	$ .....

To remove efficency apartment and
creating 3 bedroom apartment , 3 bedrooms
on third floor to be used in connection
witn apt. alterations, adding 7' bearing wall
set of steps for third entry on 2nd floor

send permit to # 3 04106

Stipulations or Special Conditions

PERMIT ISSUED
WITH LETTER

NOTE TO APPLICANT: 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? ...yes..... Is any electrical work involved in this work? ...yes.....

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

Has septic tank notice been sent? ..... Form notice sent? .....

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

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

Material of foundation ..... Thickness, top ..... bottom ..... cellar .....

Kind of roof ..... Rise per foot ..... Roof covering .....

No of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O C Bridging in every floor and flat roof span over 8 feet

Joists and rafters	1st floor	2nd	3rd	roof .....
On centers	1st floor	2nd	3rd	roof .....
Maximum span	1st floor	2nd	3rd	roof .....

If one story building with masonry walls thickness of walls? ..... height? .....

IF A GARAGE

No cars now accommodated on same lot ..... to be accommodated ..... number commercial cars to be accommodated ...

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

APPROVALS BY	*DATE*
BUILDING INSPECTION—PLAN EXAMINER	
ZONING	O.K. Nov. Oct. 30, 1986
BUILDING CODE	
Fire Dept.	
Health Dept.	
Others	

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...

Signature of Applicant ..... Phone # ....same.....

Type Name of above David Deschaine for Deschaine Contr. ..... 1☐ 2☐ 3☒ 4☐

Other .....

and Address .....

PERMIT ISSUED
WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

☑ MR. addat°

Permit No. 86/1862

Location 16E Meadowbrook Ln

Owner [illegible]

Date of permit 10-30-86

Approved 11-10-86

Deadline

Charge

Alteration

12-30-86 - Remodel [illegible]

2-10-87 - WIP/OK [illegible]

1-15-87 - Work OK [illegible]

1-28-87 - Work OK [illegible]

for [illegible]

01-29-87 - [illegible]

2-2-87 - [illegible]

[illegible]

[illegible]

2-26-87 - WIP/OK [illegible]

4-22-87 " [illegible]

6-5-87 - Remodel OK [illegible]

7-14-87 - WIP/OK [illegible]

2-3-88 - [illegible]

VOIS

C
M.F.

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

November 17, 1989

James Harmon
P. O. Box 10634
Portland, ME

Re: 167 Cumberland Ave., #2

Dear Mr. Harmon:

We recently recieved a complaint and an inspection was made by Code Enforcement Officer Mark Mitchell of the property owned by you at 167 Cumberland Ave., #2, Portland, Maine. As a result of the inspection, you are hereby to correct the following substandard housing conditions:

1) Miscellaneous debris - front and rear of building. 109-4

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 November 24, 1989.

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

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

By:
P.Samuel Hoffses
Chief of Inspection Serv.

Mark C. Mitchell

Mark Mitchell, C.E.O. (8)

jmr

Letter of defects

James Harmon
P.O. Box 10634
City

Loc 162 Cumberland Ave #2

1.) Misc. debris front + rear of building - 109-4

MARK Mitchell

OK
12-1-89
aa c M.F.

CITY OF PORTLAND, MAINE
389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

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

By
P. Samuel Hoffses
Chief of Inspection Serv.

Mark C Mitchell

Mark Mitchell, C.E.O. (8)

jmr

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 8716

Location of Construction: 165-167 Cumberland Ave	Owner: Harmon, James & Wendy		Phone: 797-0239
Owner Address: 59 Curtis Rd Ptld, ME 04103	Lessee/Buyer's Name.	Phone:	Business Name:
Contractor Name.	Address:	Phone:	
Past Use: 6 Fam	Proposed Use: 6 Fam w/Ext Reno	COST OF WORK: $ 20,000.	PERMIT FEE: $ 120.00
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group A 2 Type: 5B 2004 93 Signature:
Proposed Project Description: Make Roof Repairs/Repairs after fire		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature. Date:	
Permit Taken By: Mary Gresik	Date Applied For: 06 Oct 94		

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work

PERMIT ISSUED WITH LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT James Harmon ADDRESS: DATE 06 Oct 94 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

Permit No: 41087

Permit Issued: PERMIT ISSUED OCT 7 1994 CITY OF PORTLAND

Zone Location: B2 Zoning Approval:

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied

Date: 10/7/94

CEO DISTRICT 1

M. Lozano

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Permit No: 950983

Location of Construction: 165 Cumberland Ave	Owner: Ingraham Inc.		Phone:
Owner Address: P.O. 1863 04104 237 Oxford St Ptld, ME	Lessee/Buyer's Name: Same	Phone:	Business Name:
Contractor Name:	Address		Phone:
Past Use: Vacant Property (7-fam)	Proposed Use: ~~11-Bed Boarding Care~~ Handicapped family unit	COST OF WORK: $ 450,000.00	PERMIT FEE: $ 2,270.00
		FIRE DEPT. ☑ Approved ☐ Denied Signature:	INSPECTION: Use Group: B Type: 3 Signature:
Proposed Project Description: Change Use Make Int & Exterior Renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	
Permit Taken By: Mary Gresik	Date Applied For: 15 August 1995		

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED
Permit Issued: SEP 19 1995
CITY OF PORTLAND

Zone: B-6 CBL: 022-H-026

Zoning Approval: Condition RE: The structure must be reviewed by the Special Zoning Appeal Board Committee Already
Special Zone or Reviews: is not to be rented out independently 8/16/95
☐ Shoreland ☐ Wetland ☐ Flood Zone ☐ Subdivision ☐ Site Plan maj ☐ minor ☐ mm ☐
☐ Variance ☐ Miscellaneous ☐ Conditional Use ☐ Interpretation ☐ Approved ☐ Denied

Historic Preservation
☐ Not in District or Landmark
☑ Does Not Require Review
☐ Requires Review

Action:
☐ Approved
☐ Approved with Conditions
☐ Denied

Date: 8/16/95

PERMIT ISSUED WITH LETTER

Steven R. Normand AIA
President
165 Park Row
Portland, Maine
Post Office Box 4179
Brunswick, Maine 04011
Phone (207) 725-4160
Fax (207) 725-4759

Normand Limited Construction Management Services

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any time to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: Steven R. Normand ADDRESS: DATE: 15 August 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 1

Merle Leary

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

September 12, 1995

Ed Rosenthal
c/o Ingraham Volunteers
1 India Street
Portland, ME 04101

RE: 165-167 Cumberland Avenue
(22-H-26)

Dear Ed,

As per phone conversation, the definition of a handicapped family unit in the Zoning Land Use Ordinance does not restrict the agency and/or owner involved to be specifically non-profit. This could also be run by a for-profit agency

If you have any more questions, please do not hesitate to contact me.

Sincerely,

Marge Schmuckal
Zoning Administrator

cc: P. Samuel Hoffses, C, Insp Svcs

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

REVIEWED FOR
BARRIER FREE
COMPLIANCE

STATE OF MAINE

DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
AUGUSTA

CONSTRUCTION PERMIT

Permit No. 7353

PERMISSION IS HEREBY GIVEN TO:	Location of project:	PROJECT TITLE:
Ingraham, Inc.		Mainestay
PO Box 1868	165 Cumberland	OCCUPANCY CLASSIFICATION:
Portland, ME 04104-1868	Portland, ME	Boarding Home

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on February 10, *19* 96.

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 11th *day of* August *A.D. 19* 95

FEE $ 200.00 *SPRINKLED

Alfred Stubbs
Commissioner - Public Safety

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 14 1995
RECEIVED

ELECTRICAL PERMIT
City of Portland, Me.

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 City of Portland Electrical Ordinance, National Electrical code and the following specification

Date October 10, 1995
Permit # 7002

LOCATION: 165 Cumberland Ave

OWNER Ingraham Volunteers ADDRESS SAA

								TOTAL EACH FEE
OUTLETS								
		Receptacles	Switches					.20
FIXTURES		(number of)						
		Incandescent	fluorescent					20
		fluorescen. strip						.20
SERVICES								
		Overhead			TTL AMPS TO	800		15.00
		Underground				800		15.00
TEMPORARY SERV.	X	100 amp						
		Overhead			AMPS OVER	800		25.00
		Underground				800		25.00
METERS		(number of)						1.00
MOTORS		(number of)						2.00
RESID/COM		Electric units						1.00
HEATING		oil/gas units						5 00
APPLIANCES		Ranges	Cook Tops		Wall Ovens			2.00
		Water heaters	Fans		Dryers			2 00
Disposals		Dishwasher	Compactors		Others (denote)			2 00
MISC. (number of)		Air Cond/win						3.00
		Air Cond/cent						10.00
		Signs						3.00
		Pools						10.00
		Alarms/res						5.00
		Alarms/com						15.00
		Heavy Duty						2.00
		Outlets						
		Circus/Carnv						25.00
		Alterations						5.00
		Fire Repairs						15.00
		E Lights						1.00
		E Generators						20.00
		Panels						4 00
TRANSFORM		0-25 Kva						5.00
		25-200 Kva						6 00
		Over 200 Kva						10.00
					TOTAL AMOUNT DUE			
					MINIMUM FEE	25.00		$25.00

INSPECTION: Will be ready _____ or w/ call _____

CONTRACTORS NAME A to Z Electric
ADDRESS RFD 2, Box 7390, Buckfield, ME
TELEPHONE 207-336-2520
MASTER LICENSE No. MC6001700
LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR
Brian J. Lacroix

ELECTRICAL INSTALLATIONS

Permit Number 7062

Location 165 Cumberland

Owner Insignia Homes Velonitas

Date of Permit 10-10-95

Final Inspection 10-17-95

By Inspector [illegible]

INSPECTIONS: Service 10-16-95 by BB

Service called in 8:00AM 10-17-95

Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

DATE:	REMARKS:

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 165-167 Cumberland Ave.	Owner: Harmon, James and Wendy	Phone: 797-0239	Permit No: 950705
Owner Address: 59 Curtis Rd. Portland, ME 04103	Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name:	Address:	Phone:	
Past Use: 3 Fam	Proposed Use: 6 fam with ext. renovations	COST OF WORK: $ 20,000	PERMIT FEE: $ 120.00
		FIRE DEPT: ☑ Approved ☐ Denied Signature:	INSPECTION: Use Group: Type: Signature:
Proposed Project Description: make roof repairs/repairs after fire		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	
Permit Taken By: Latini	Date Applied For: July 5, 1995		

PERMIT ISSUED
JUL 11 1995
CITY OF PORTLAND

Zone: CBL:

Zoning Approval: Ok for one fam. ext.

Special Zone or Reviews.
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Approved
☐ Approved with Conditions
☐ Denied

Date: 7/6/95

CEO DISTRICT 1

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

This is a renewal of old permit same requirement as permit granted on OCT 7, 1994 - 94/087

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

James Harmon	59 Curtis Rd. 04103	July 5, 1995	797-0239
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 165-167 Cumberland Ave	Owner: Barnon, James & Wendy	Phone: 797-0239	Permit No: 941087
Owner Address: 59 Curtis Rd Ptld, ME 04103	Lessee/Buyer's Name.	Phone:	BusinessName:
Contractor Name:	Address:	Phone:	
Past Use: 6 Fam	Proposed Use. 6 Fam w/Ext Reno	COST OF WORK: $ 20,000.	PERMIT FEE: $ 120.00
		FIRE DEPT. ☐ Approved ☐ Denied Signature.	INSPECTION: Use Group R-3 Type 5B 10 Oct 93 Signature
Proposed Project Description: Make Roof Repairs/Repairs after fire		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action. Approved ☐ Approved with Conditions ☐ Denied ☐ Signature Date:	
Permit Taken By: Mary Grezik	Date Applied For: 06 Oct 94		

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED WITH LETTER

PERMIT ISSUED
OCT 7 1994
CITY OF PORTLAND

Zoning Approval

Special Zone or Reviews:
- ☐ Shoreland
- ☐ Wetland
- ☐ Flood Zone
- ☐ Subdivision
- ☐ Site Plan maj ☐ minor ☐ mm ☐

Zoning Appeal
- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation
- ☑ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review

Action:
- ☐ Appoved
- ☐ Approved with Conditions
- ☐ Denied

Date:

CEO DISTRICT 1

M.M. Learey

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

06 Oct 94

SIGNATURE OF APPLICANT James Barnon ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

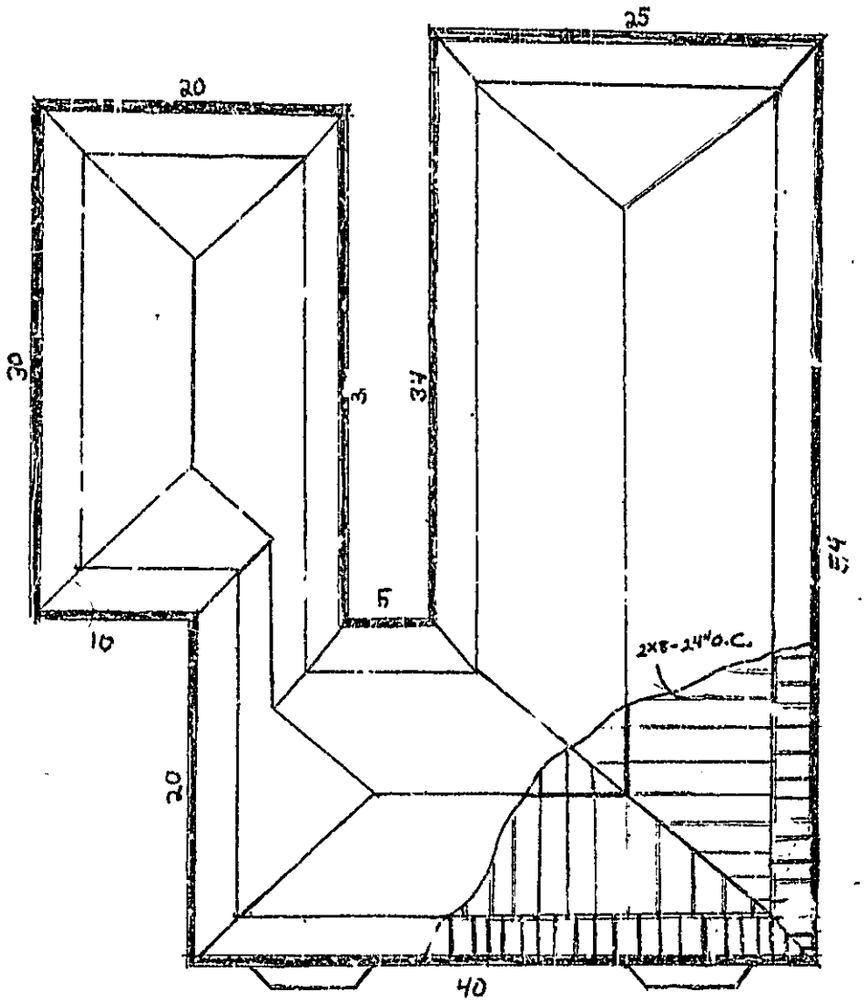
COMMENTS

This permit has been voided
Property was purchased by Inspection Volunteers.

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	

JAMES & WENDY HARMON
165-167 CUMBERLAND AVE.
MANSARD ROOF SYSTEM

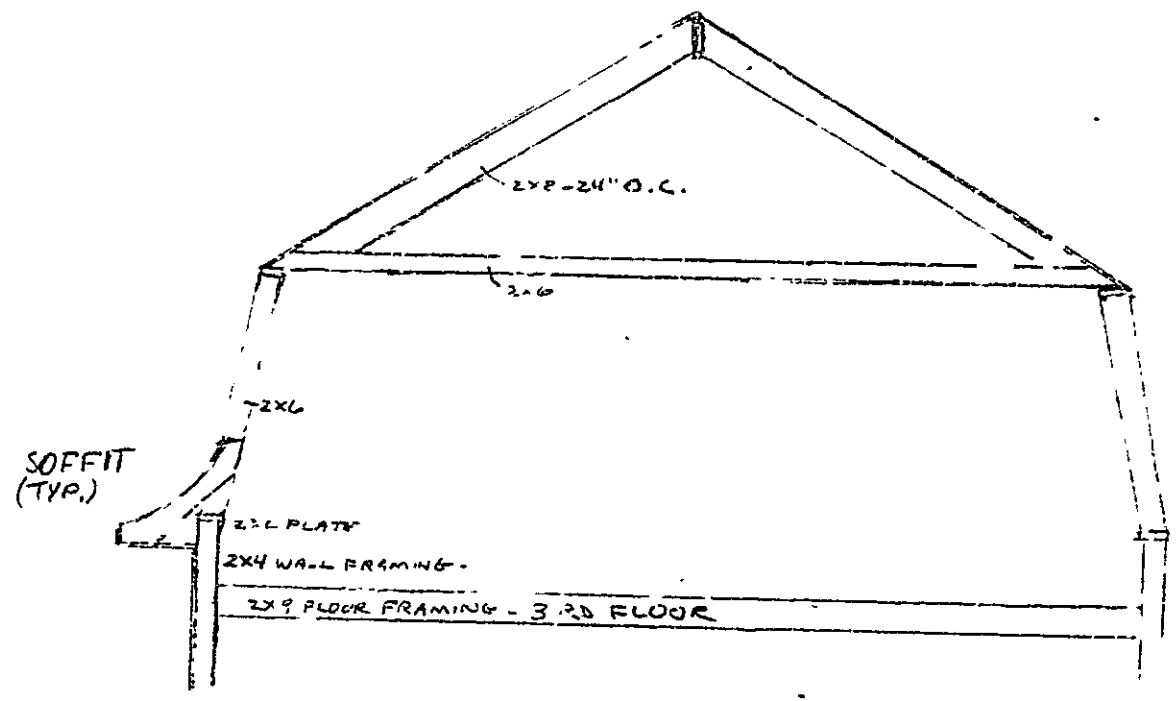


REPLACE BURNED ROOF AS NECESSARY
MATCH TO EXISTING ROOF

165-167 CUMBERLAND AVE.

ROOF FRAMING -(TYP.)

REPLACE AS NECESSARY
TO MATCH EXISTING



JAMES HARMON
59 CURTIS RD
PORTLAND ME 04103

SAM HUFFSES
CITY OF PORTLAND
389 Congress St.
Portland Me 04101

3/13/95

DEAR SAM,

MAR 14 1995

THIS LETTER IS A REQUEST TO EXTEND BY SIX MONTHS THE STARTING DATE OF PERMIT # 941087 ISSUED ON OCT. 7, 1994 FOR FIRE RESTORATIONS AT 165 167 CUMBERLAND AVE, PORTLAND, ME.

THE BUILDING IS CURRENTLY UNDER CONTRACT FOR SALE, AND PENDING THE OUTCOME OF THAT SALE, WILL BE EXTENSIVELY RENOVATED BY THE NEW OWNERS. IN THE EVENT THAT THE PURCHASE & SALE IS NOT SUCCESSFULLY COMPLETED, I WILL STILL SEEK TO REHAB THE BUILDING MYSELF.

SINCERELY
James E Harmon

Called 14/MAR 95
left message on 90 day ext.
SF

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: ~~165-167 Cumberland Ave.~~	Owner: Harmon, James & Wendy	Phone: 797-0239	Permit No: **950705**
Owner Address: 59 Curtis Rd. Portland, ME 04103	Lessee/Buyer's Name	Phone	BusinessName
Contractor Name	Address	Phone	
Past Use: 3 Fam	Proposed Use: 6 fam with ext. renovations	COST OF WORK: $ 20,000	PERMIT FEE: $ 120.00
		FIRE DEPT. ☑ Approved ☐ Denied Signature	INSPECTION: Use Group Type Signature
Proposed Project Description: make roof repairs/repairs after fire		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions ☐ Denied ☐ Signature Date	
Permit Taken By: Latini	Date Applied For: July 5, 1995		

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

This is a renewal of old permit same requirement as permit granted on Oct. 7, 1994 - #94/087

PERMIT ISSUED
JUL 11 1995
CITY OF PORTLAND

Zoning Approval: B1 Continuing Ent.

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

AS of Appl. 7/10/95

Zoning Appeal
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved w/ Conditions
☐ Denied

Date: 7/6/95

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

James Harmon	59 Curtis Rd, Pltd.	July 5, 1995	797-0239
SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
James Harmon – Owner			
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CBC DISTRICT: 1

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

ELECTRICAL PERMIT
City of Portland, Me.

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 City of Portland Electrical Ordinance National Electrical code and the following specification:

Date October 10, 1995
Permit # 7002

LOCATION: 165 Cumberland Ave

OWNER Ingraham Volunteers ADDRESS SAA

							TOTAL	EACH	FEE
OUTLETS									
		Receptacles	Switches					.20	
FIXTURES		(number of)							
		Incandescent	fluorescent					.20	
		fluorescent strip						.20	
SERVICES									
		Overhead			TTL AMPS TO	800		15.00	
		Underground				800		15.00	
TEMPORARY SERV.	X	100 amp							
		Overhead			AMPS OVER	800		25.00	
		Underground				800		25.00	
METERS		(number of)						1.00	
MOTORS		(number of)						2.00	
RESID/COM		Electric units						1.00	
HEATING		oil/gas units						5.00	
APPLIANCES		Ranges	Cook Tops		Wall Ovens			2.00	
		Water heaters	Fans		Dryers			2.00	
Disposals		Dishwasher	Compactors		Others (denote)			2.00	
MISC. (number of)		Air Cond/win						3.00	
		Air Cond/cent						10.00	
		Signs						5.00	
		Pools						10.00	
		Alarms/res						5.00	
		Alarms/com						15.00	
		Heavy Duty						2.00	
		Outlets							
		Circus/Carnv						25.00	
		Alterations						5.00	
		Fire Repairs						15.00	
		E Lights						1.00	
		E Generators						20.00	
		Panels						4.00	
TRANSFER		0-25 Kva						5.00	
		25-200 Kva						8.00	
		Over 200 Kva						10.00	
					TOTAL AMOUNT DUE				
					MINIMUM FEE	25.00			$25.00

INSPECTION: Will be ready _____ or will call _____

CONTRACTORS NAME A to Z Electric
ADDRESS RFD 2, Box 2390, Buckfield, ME
TELEPHONE 207 336-2529
MASTER LICENSE No. MC6001 7002
LIMITED LICENSE No. _____
SIGNATURE OF CONTRACTOR Brian J. Lurvey

ELECTRICAL INSTALLATIONS —

Permit Number 70152

Location 165 Cindy Lane

Owner Ingraham Velosbaus

Date of Permit 10-10-95

Final Inspection 10-17-95

By Inspector [illegible]

INSPECTIONS: Service 10-16-95 by SB

Service called in 8:00Am- 10-17-95

Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

DATE:	REMARKS:

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 165-167 Cumberland Ave.	Owner: Karson, James & Wendy		Phone: 797-0239
Owner Address: 59 Curtis Rd. Portland, ME 04103	Lessee/Buyer's Name:	Phone:	Business Name:
Contractor Name:	Address:	Phone:	
Past Use: 6 Fam	Proposed Use: 6 fam with ext. renovations	COST OF WORK: $ 20,000	PERMIT FEE: $ 120.00
		FIRE DEPT.: ☑ Approved ☐ Denied Signature:	INSPECTION: Use Group: Type: Signature:
Proposed Project Description: make roof repairs/repairs after fire		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved with Conditions: ☐ Denied ☐ Signature: Date:	
Permit Taken By: Lerini	Date Applied For: July 5, 1995		

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

This is a renewal of old permit same requirement as permit issued on Oct. 7, 1994 - # 141087

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS: 59 Curtis Rd Pkl	DATE: July 5, 1995	PHONE: 797-0239
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

Permit No: 950705

PERMIT ISSUED JUL 11 1995 CITY OF PORTLAND

Zone: CBL:

Zoning Approval:

Special Zone or Review:
- ☐ Shoreland
- ☐ Wetland
- ☐ Flood Zone
- ☐ Subdivision
- ☐ Site Plan maj ☐ minor ☐ ☐

Zoning Appeal
- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Historic Preservation
- ☐ Not in District or Landmark
- ☐ Does Not Require Review
- ☐ Requires Review

Action:
- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Date: 7/6/95

CEO DISTRICT 1

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 165-167 Cumberland Ave	Owner: Harmon, James [illegible]	Phone: 797-0239	Permit No: 941087
Owner Address: 59 Curtis Rd Pfld, ME 04103	Lessee/Buyer's Name: Phone:	BusinessName:	
Contractor Name:	Address:	Phone:	
Past Use: 6 Fam	Proposed Use: 6 Fam w/Exit Ramp	COST OF WORK: $ 20,000.	PERMIT FEE: $ 120.00
		FIRE DEPT. ☐ Approved ☐ Denied Signature:	INSPECTION: Use Group R2 Type: 5B BOCA-93 Signature:

Proposed Project Description:

Make Roof Repairs/Repairs after fire

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved ☐ Approved with Conditions: ☐ Denied ☐
Signature: Date:

Permit Taken By: Mary Tresik	Date Applied For: 06 Oct 94

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

PERMIT ISSUED
WITH LETT...

PERMIT ISSUED
OCT 7 1994
CITY OF PORTLAND

Zoning Approval:

Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

Zoning Appeal:
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☒ Not in District or Landmark
☐ Does Not Require Review
☐ Requires Review

Action:
☐ Approved
☐ Approved with Conditions
☐ Denied

Date: 10/7/94

CEO DISTRICT 1

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

06 Oct 94

SIGNATURE OF APPLICANT James Harmon ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

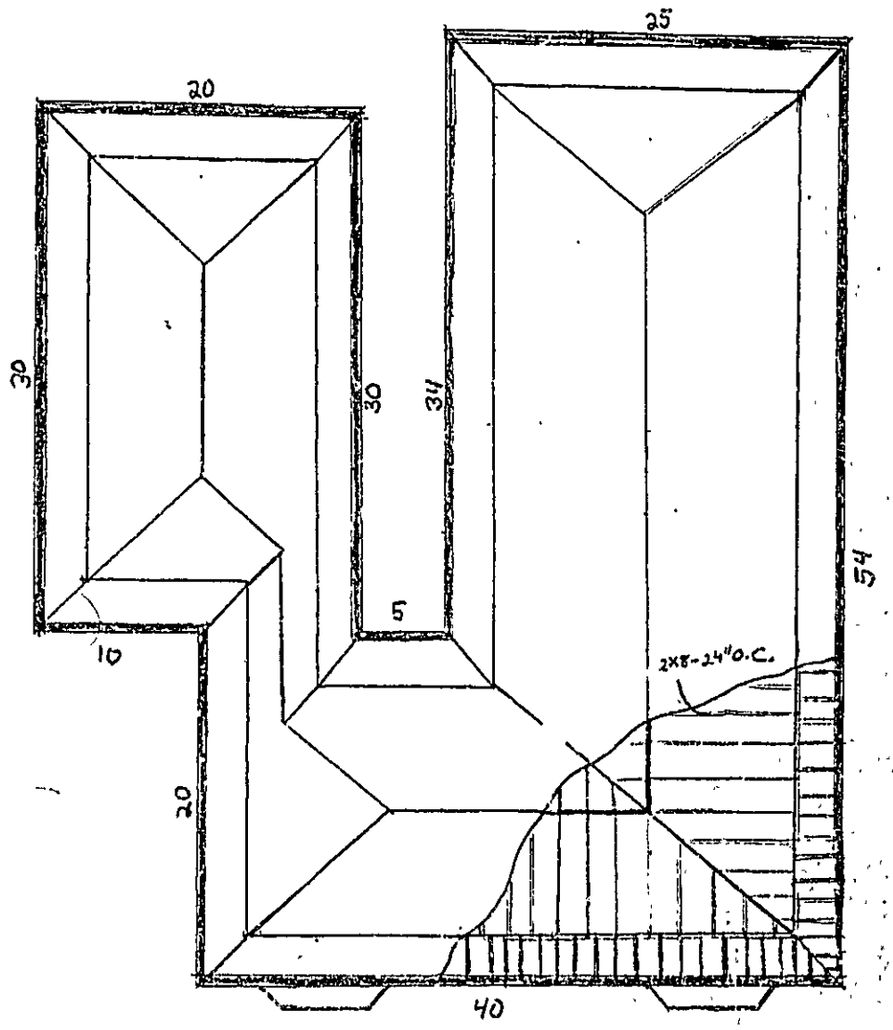
COMMENTS

This permit has been voided
Property was purchased by Ingraham Volunteers.

Inspection Record

Type		Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		

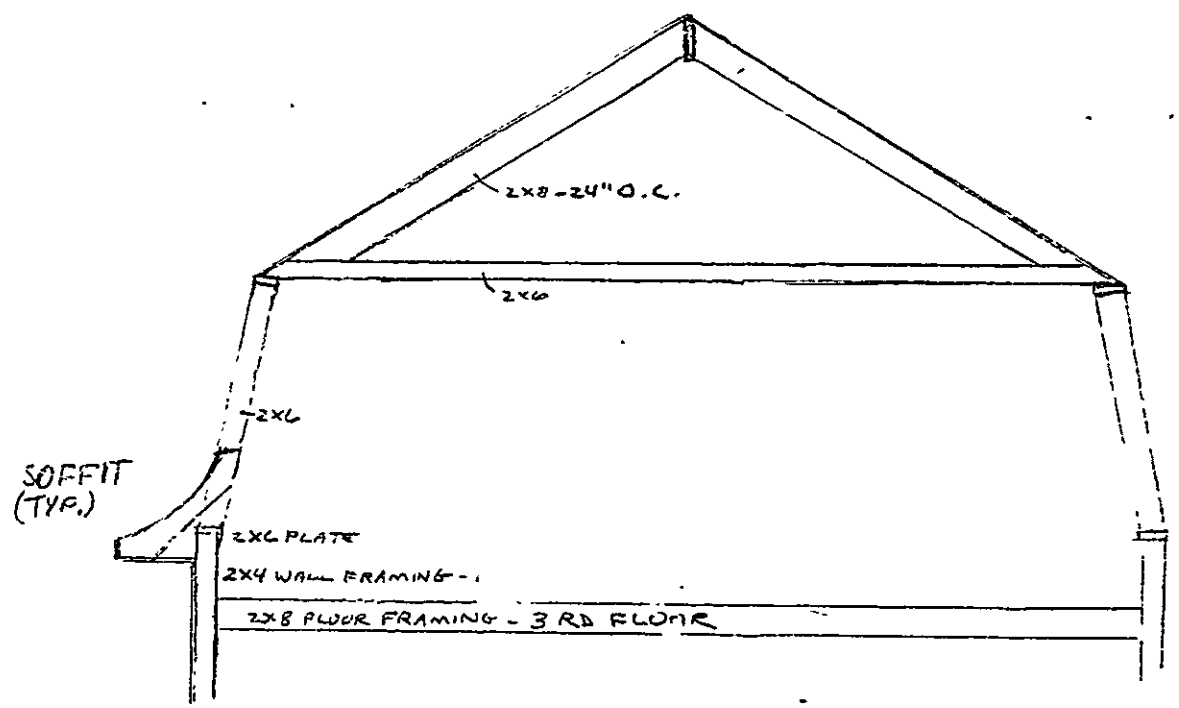
JAMES & WENDY HARMON
165-167 CUMBERLAND AVE.
MANSARD ROOF SYSTEM



REPLACE BURNED ROOF AS NECESSARY
MATCH TO EXISTING ROOF

165-167 CUMBERLAND AVE.

ROOF FRAMING -(TYP.)
REPLACE AS NECESSARY
TO MATCH EXISTING



JAMES HARMON
59 CURTIS RD
PORTLAND ME 04103

SAM HOFFSES 3/13/95
CITY OF PORTLAND
389 Congress St.
Portland Me 04101

DEAR SAM,

MAR 14 1995

THIS LETTER IS A REQUEST TO EXTEND BY SIX MONTHS THE STARTING DATE OF PERMIT # 941087 ISSUED ON OCT. 7, 1994 FOR FIRE RESTORATIONS AT 165-167 CUMBERLAND AVE, PORTLAND, ME

THE BUILDING IS CURRENTLY UNDER CONTRACT FOR SALE, AND PENDING THE OUTCOME OF THAT SALE, WILL BE EXTENSIVELY RENOVATED BY THE NEW OWNERS. IN THE EVENT THAT THE PURCHASE & SALE IS NOT SUCCESSFULLY COMPLETED, I WILL STILL SEEK TO REHAB THE BUILDING MYSELF.

SINCERELY
James E Harmon

called 14/mar 95
left message on 90 day EXT

960739

PERMIT ISSUED
JUL 29 1996
CITY OF PORTLAND

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine 26 July 1996

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 No Stories Building Existing "

Name and address of owner of appliance Ingraham

Installer's name and address XLT Mechanical 146 Mechanic St Westbrook, ME 04092 Telephone 854-1130

General Description of Work

To install Gas fired boiler for forced hot water heating system

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? natural gas

Minimum distance to burnable material, from top of appliance or casing top of furnace 4'

From top of smoke pipe 2' From front of appliance 15' From sides or back of appliance 4'

Size of chimney flue 7" Other connections to same flue no

If gas fired, how vented? chimney Rated maximum demand per hour 180,000

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Underwriters' laboratories?

Will operator be always in attendance? Feed oil supply to top or bottom of tank?

Type of floor beneath burner Size of vent pipe

Location of oil storage Number and capacity of tanks

Low water shut off Make No

Will all tanks be more than five feet from any flame? How many tanks enclosed?

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

1. 1 1/2 inch pipe
2. 1 1/4 vent pipe
3. End of hose
4. Burner rating & serial
5. Name & Label
6. Remote control
7. High limit control
8. Main cutoff switch
9. Low water cutoff
10. High limit control
11. Point support & anchor
12. Valves in supply line
13. Capacity of tanks
14. Tank rating & serial
15. CO gauge
16. Instructions
17. Certificate of competency
18. Permit
19. Permit

Master Plumber 2705
Christopher Blaisdell

Cost of Work: 15,000.00 95.00

Amount of fee enclosed?

APPROVED:

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

CS 300

Signature of Installer

INSPECTION FILE APPLICANT'S ASSESSOR'S COPY

J McLeary

Permit No.

Location

Owner

Date of permit

Approved

NOTES

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Permit No. 950983

Location of Construction: 165 Cumberland Ave	Owner: [illegible]	Phone	
Owner Address: P.O. Box 4103 04104 237 Oxford St Pld, ME	Lessee/Buyer's Name: Same	Phone:	Business Name:
Contractor Name:	Address:	Phone:	
Past Use: Vacant Property (7-fam)	Proposed Use: ~~12-Bed Boarding Care~~ Handicapped family unit	COST OF WORK: $ 450,000.00	PERMIT FEE: $ 2,270.00
		FIRE DEPT. ☒ Approved ☐ Denied	INSPECTION: Use Group: Type:
		Signature: [illegible]	Signature:
Proposed Project Description: Change of Use Make Int & Exterior Renovations		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved ☐ Approved w/ Conditions ☐ Denied ☐	
		Signature:	Date:
Permit Taken By: Mary Greaik	Date Applied For: 15 August 1995		

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED WITH LETTER

PERMIT ISSUED
Permit Issued:
SEP 19 1995
CITY OF PORTLAND

Zone: B-6 | CBL: 022-B-026

Zoning Approval: Conditional
RE: The [illegible]
Special Zone or Reviews:
☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐
Conditional by the Zoning Board
☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Historic Preservation
☐ Not in District or Landmark
☒ Does Not Require Review
☐ Requires Review

Action:
☐ Appoved
☐ Approved with Conditions
☐ Denied

Date: 8/16/95

CEO DISTRICT 1

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT Steven R. Norrard ADDRESS: DATE: 15 August 1995 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White–Permit Desk Green–Assessor's Canary–D.P.W. Pink–Public File Ivory Card–Inspector

COMMENTS

10-17-95 Started with foundation of the job. They are removing asbestos at the present time. The roof has been torn to the ground & the fire damaged portion has been removed.
11-9-95 Roof has been put on. Chicago on the west side that was replaced. Ben Kelley assures that he put in attic. All asbestos has been removed.
11-30-95 Roof work is almost completed. Carpenters have to have put up. The cellar had a new floor put down. Rear wall needs to have the siding replaced.
12-4-95. Windows have all been framed. Main plumbing done in addition of building stuff needs work. Putting on shingles & roof today. Frame is all completed.
1-8-96 Framing is done. Some insulation has been done with the rough electrical & plumbing is being done. Heat has been installed.
1-2-96 Interior stairs have been put in. These are all pre-cut. Rough electrical work is being done.

Inspection Record

Type	Date
Foundation:	
Framing:	
Plumbing:	
Final:	
Other:	

Project Name:
Project Address:

Supplemental Sheet

Inspection Date	Type of Inspection	Remarks - prints - pages
2-13-96	Roof Plan is almost completed. Dormer [illegible] Plumbing, sheetrock. The Hinges [illegible] are all installed on the front. The rear stairway is being installed also. The second floor [illegible] all shut	
2-28-96	All floors have been insulated & sheetrocked. Rough wiring has been done along with the rough plumbing. The front stairway is completed. They are working on the rear stairs. Top floor has some cabinets being installed along with light fixtures. Sprinkler system has been installed. The basement area is being insulated.	
3-96	Building had a fire. 2nd & 3rd floors had extensive damage.	
5-2-96	Work has started again since fire. Framing is being done. First floor is done. 2nd floor & 3rd floor fire are working on	
6-4-96	All framing is completed. Rough plumbing has been done and tested on all floors. Rough electrical work is being done. HVAC is being installed. Sprinklers are also in.	
7-3-96	All sheet rock is completed. Fixtures have to be installed in all units. Final Electrical wiring has to be completed. The third floor has some cabinets installed. The basement is being finished up with sheet rock. Final inspection will be by August 1st	
7-15-96	Basement is all completed except fire. The final electrical. The baseboard is being installed upstairs for the heating system.	
7-31-96	Rear porches are completed. The stairways have emergency lighting installed	
8-15-96	Some handicapped accessibility. The side needs to be fixed. Closures on fire doors & buttons.	
8-22-96	All work is completed. Handicapped lift will be installed 9-3-96	

COMMENTS

10-17-95 Talk with foreman of the job. They are removing asbestos at the present time. The roof has been torn 1/2 off & the fire damaged portion has been removed.
11-9-95 Roof has been put on. Checked out the 2 wks here that was replaced. New Gutters & Lumber have been put in also. All rubbish has been removed.
11-30-95 Bulk of work is almost completed. Carpenters tools have been put up. The cellar had a new floor put down. Now will need to have the oil replaced.
12-4-95. Windows have all been framed. Main plumbing done & wiring done & insulation done & most of the framing. There is a lot of finishing work. Putting on shingles & roofing. Plumbing is all completed.
1-8-96 Siding is done, some insulation has been done & the chief fire rough electrical & plumbing is being done. Heat has been installed.
2-2-96 Interior stairs have been put in. These are all finished. Rough electrical work is being done.

Inspection Record

	Type	Date
Foundation:		
Framing:		
Plumbing:		
Final:		
Other:		

Project Name:
Project Address:

Supplemental Sheet

Inspection Date	Type of Inspection	Remarks - pin's - page #
2-13-96	Yard Floor is almost completed. Framed up second floor sheet rocked. The garage still unfinished. All unfinished in the house being installed also. The second & third floor hallway still shut.	
2-28-97	All floors have been insulated. Sheet rocked. Rough wiring has been done along with the rough plumbing. The first stairway is completed. They are working on the rear stairs. 1st floor has some cabinets being installed along with light fixtures. Sprinkler system has been installed. The basement area is being insulated.	
3-96	Building had a fire 2nd & 3rd floors had extensive damage.	
5-2-96	Work has started again since fire. Framing is being done first floor is done. 2nd & 3rd floor the air work on.	
6-4-96	All framing is completed. Rough plumbing has been done and tested on all floors. Rough electrical work is being done. HVAC is being installed. Sprinklers are also in.	
7-3-96	All sheet rock is completed. Fixtures have to be installed in all units. Final Electrical wiring has to be completed. The third floor has some cabinets installed. The basement is being finished up with sheet rock. Final inspection will be by August 15th.	
7-15-96	Basement is all completed except for the final electrical. The baseboard is being installed upstairs. Fix the heating system.	
7-31-96	Rear porches are completed. The stairways have emergency lighting installed.	
8-15-96	Some handicapped accessibility to side areas to be fixed. Closures on the doors & bathrooms.	
8-22-96	All work is completed. Handicapped lift will be installed 9-3-96.	

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 163 Cumberland Ave

Date of Issue 28 August 1996

Issued to Ingraham, Inc.

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. 950983, 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	Handicapped Family Unit

Limiting Conditions:

Handicapped lift to be installed by September 13, 1996.

This certificate supersedes certificate issued

Approved: 8-28-96 (Date) Inspector

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.

Inspection Services
P. Samuel Hoffses
Chief

Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

21 August 1995

Ingraham Inc.
P. O. Box 1863
Portland, ME 04104

RE: 165 Cumberland Ave.

Dear Sir:

Your application to change the use of a 7 family unit to a handicapped family unit has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Use Group R-1 Type 5A Construction

Building & Fire Code Requirements

1. It is understood that within this handicapped family unit, there is an instructional unit to be used as part of the main stay program and as alearning tool. It is not intended to be rented out independently.
2. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
3. A master box connection or an approved central station monitoring is required for the fire alarm system
4. The sprinkler system must be approved by the State Fire Marshall's Office.
5. A sprinkler certification test must be submitted to the Portland Fire Department.
6. A manual pull station is required in foyer 201.
7. An additional pull station is required in the smoking room.
8. Door 101A must be at least 32" wide.
9. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height of all Use Groups is 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open

389 Congress Street • Portland, Maine 04101 • (207) 874-8704 • FAX 874-8716 • TTY 874-8936

guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

10. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section and subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief, Inspection Services

cc: M. Schmuckal, ACofI
Lt McDougal, PFD

Received 7/14/95

Ingraham
CRISIS • RESIDENTIAL • SUPPORT

Jane G. Morrison, M.S., LSW
Executive Director

July 11, 1995

Ms. Marge Schmuckal
Asst. Chief of Inspection Services
Zoning Administrator
Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: Ingraham, Inc.
MaineStay

Dear Ms. Schmuckal:

At the request of Steve Normand, please find materials relative to our MaineStay Project. If you need additional information, please feel free to contact me.

Sincerely,

Betty Freeman

Betty Freeman
Director of Operations

b

Jane Morrison, M.S., L.S.W.
Executive
Director

Ingraham
CRISIS • RESIDENTIAL • SUPPORT

P.O. Box 1868
237 Oxford Street,
Portland, Maine 04104-1868
207/874-1055 (TTY/Voice)
FAX 774-5901

Normand Associates Architects

March 7, 1996

Jane Morrison
Executive Director
Ingraham, Inc.
Post Office Box 1868
Portland, Maine 04101

RE: MaineStay Fire

Dear Jane:

At 11:26 a.m. today, March 7, 1996, I received a call from Deputy Chief Kurran of the Portland Fire Department regarding the status of the fire investigation. As you know, both of the Fire Department's arson investigators are out of town and will not be back until Sunday afternoon. We had been instructed not to disturb the area on the second floor where the fire had started until the investigators returned and could make a ruling.

There was no way to cover this area since the roof and third floor above is too seriously burned to even walk into that area. Also, a tarp would just fill with snow and pose a potentially serious problem due to the accumulated weight and potential collapse.

Deputy Chief Kurran asked us to dry out the area so they could make their determination. This is not possible since we are completely open on both the West side and from above.

They did allow us to clean up other areas of the building which we have been doing, but since we cannot use any heavy equipment; ie: crane and bucket, we have been doing this manually with shovels and garbage cans.

My concern at this time is with the impending snow that is expected, 8" to 14" Thursday night and Friday. In the worse case we may have a serious potential of a collapse which could possibly bring down some of the exterior walls with it. I admit this is the worst case scenario, but had we been allowed to remove the roof system, third floor walls, third floor framing, and the second floor partitions, the problem would not even be a consideration.

165 Park Row
Post Office Box 479
Brunswick
Maine 04011
phone: 207-725-4460
fax: 207-725-1759