

473 CUMBERLAND AVENUE



First cut # 020R - Second cut # 020R - Third cut # 020JR - Fifth cut # 15R



APPLICATION FOR PERMIT

PERMIT ISSUED

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

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

00179

MAR 12 1974

ZONING LOCATION - PORTLAND, MAINE, Feb 22, 1974

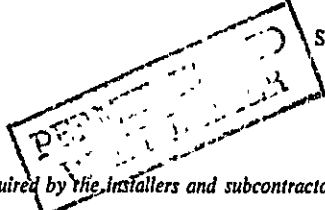
CITY OF PORTLAND

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

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

LOCATION 77-473 Cumberland Ave Fire District #1 [ ] #2 [ ]
1. Owner's name and address Kenneth R & Catherine Murphy, 114 Baxter Blvd Telephone 773-6465
2. Lessee's name and address Telephone
3. Contractor's name and address C. McLaughlin, 71 Seavey St, Westbrook Telephone 854-9489
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use apartment house No. families 2
Material frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 40,000.00 Fee \$ 120.00

FIELD INSPECTOR - Mr. Cartwright GENERAL DESCRIPTION
This application is for: @ 775-5451 To repair after fire per plan, construct new roof (trusses)
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other



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

PERMIT IS TO BE ISSUED TO 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other: .....

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size 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:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others:

Signature of Applicant E.C. McLaughlin Phone #
Type Name of above E.C. McLAUGHLIN 1 [ ] 2 [ ] 3 [ ] 4 [ ]
Other
and Address

OFFICE FILE COPY

DR.

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 1138

Date Issued **Feb 17, 1970**  
 Portland Plumbing Inspector  
 By **ERNOLD R GOODWIN**

App. First Insp.  
 Date **FEB 19 1970**  
 By **WALTER H WALLACE**  
 DEPUTY PLUMBING INSPECTOR

App. Final Insp.  
 Date **2/17/70**  
 By **WALTER H WALLACE**  
 DEPUTY PLUMBING INSPECTOR

Type of Bldg.

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

Address <b>471-413 Cumberland Ave</b>		Installation for <b>Dwelling</b>	
Owner of Bldg: <b>Ken [unclear]</b>		Owner's Address: <b>505 Cottage St. So. Pld.</b>	
Plumber <b>Joseph U. Casanova</b>		Date: <b>2/17/70</b>	
NEW	REP	NO.	FEE
<input checked="" type="checkbox"/>		SINKS	1
<input checked="" type="checkbox"/>		LAVATORIES	1
<input checked="" type="checkbox"/>		TOILETS	1
		BATH TUBS	
<input checked="" type="checkbox"/>		SHOWERS	1
		DRAINS FLOOR SURFACE	
		HOT WATER TANKS	
		TANKLESS WATER HEATERS	
		GARBAGE DISPOSALS	
		SEPTIC TANKS	
		HOUSE SEWERS	
		ROOF LEADERS	
		AUTOMATIC WASHERS	
		DISHWASHERS	
		OTHER	
		TOTAL	4 8.00

Building and Inspection Services Dept: Plumbing Inspection

November 27, 1967

Mr. Frank Worden  
182 Allen Ave.

Dear Mr. Worden:

In regard to the installation of an oil burner in your property at 473 Cumberland Ave., the Plumbing Inspector would like to get in to inspect this installation. Would you please call this office and make arrangements for him to get into the building.

Very truly yours,

Chief Clerk

h



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 15, 1967

PERMIT ISSUED 01226 Nov. 14 1967 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location: 473 Cumberland Ave. Use of Building: Apt. Bldg. No. Stories: 3 New Building Existing: No
Name and address of owner of appliance: Frank Worden, 182 Allen Ave.
Installer's name and address: Union Oil Company, 63 Ocean St. So. Portland Telephone:

General Description of Work

To install Oil burner (replacement) in connection with forced hot water heat. central heating system.

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: Wayne-gunt type Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner: concrete Size of vent pipe: 1 1/2"
Location of oil storage: basement-existing Number and capacity of tanks: 2-275 gals. existing
Low water shut off: Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners:

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 smoke pipe
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. \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

11-14-67 [Signature]

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

Signature of Installer by: [Signature] Union Oil Company

CS 200

INSPECTION COPY

711

NOTES

Permit No. 6711226  
 Location 473 Cleveland Ave.  
 Owner Frank McCarroll  
 Date of permit 11/14/67  
 Approved 12-19-67 O.K. QMM

1	Fill Pipe	
2	Vent Pipe	
3	Kind of H.	
4	Size	
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16	Low Water Shut Off	

11/15/67 Ant  
 11/27/67 made by Jim

A large section of the document is a grid of horizontal lines, divided into two columns by a vertical line. The left column contains a large handwritten 'X' that spans across several rows. The right column is empty.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

SEP 15 1958 01249

Portland, Maine, Sept. 15, 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 471-473 Cumberland Ave. Use of Building Apartment House No. Stories 3 New Building Existing
Name and address of owner of appliance Frank Warden, 182 Allen Ave.
Installer's name and address Knight Bros. Co., 610 1/2 Main St., Westbrook, Me. Telephone UL-1,032,233

General Description of Work

To install Oil burning unit with forced hot water heat, place of steam heat. Central heating system.

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 18" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 12x16 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 Quiet Heat-gun type Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners 1-275 exist

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 [Signature] 9.15.58

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 Knight Bros. Co.

CITY OF PORTLAND PRINTING CO.

INSPECTION COPY

Signature of Installer by [Signature]





July 24, 1958

AP- 471 Cumberland Avenue

Mr. Frank L. Worden,  
182 Allen Avenue

cc to: Mr. T.J. Harnessey, Jr.  
39 Belfield Street

Dear Mr. Worden:

As doubtless you are aware, your appeal under the Zoning Ordinance has been sustained for converting the half of the duplex building at the above named location to six apartments. However, before a permit can be issued it is necessary that certain additional information be furnished, as follows:

1. You should definitely find out whether or not the existing chimney can be used for venting the new central heating plant or whether a new chimney will be needed. *if there is a chimney in the building, it is to be used. if not, a new one will be needed.*
2. Framing needs to be furnished where new floor is to be provided in light shaft. *if there is a floor in the shaft, it is to be used. if not, a new one will be needed.*
3. Presumably skylight will be removed at top of light shaft. What framing is to be provided in opening in roof where skylight is to be removed? *framing to be provided.*
4. If flat roof of two-story rear section of building is to be used for hanging out clothes or otherwise by tenants of building, a railing will be required around such an area, and construction and height of such railing should be indicated. *see revised specs.*

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS:m

AP-471-473 Cumberland Avenue, corner of State Street

June 9, 1958

Mr. Frank L. Worden  
182 Allen Avenue  
Mr. Thomas J. Hennessy, Jr.  
39 Belfield Street

cc to: Corporation Counsel

Gentlemen:

We are unable to issue a permit for alterations in the easterly half of the duplex building located at 471-473 Cumberland Avenue, corner of State Street to provide six apartments therein, which with the six apartments provided in 1956 in the westerly half of the building will make a total of twelve apartments in the entire structure, because compliance with Zoning Ordinance requirements applying to the R-6 Residence Zone in which the property is located are not to be provided in the following respects:

1. The area of the combined lots on which the entire building is located is only about 6000 square feet, whereas Section 7-3-9 of the Ordinance specifies that there shall be at least 1000 square feet of lot area for each family housed in the building, under which requirement a lot area of 12,000 square feet is required.
2. Although Section 14 of the Ordinance specifies that there shall be at least one off-street parking space not less than 8 feet wide and 18 feet long located on the lot for each of the new apartments or a total of six such spaces, no off-street parking is to be provided because of the limited open space on the lot and its topography and difficulty of access from the street.

We understand that Mr. Worden desires to exercise his appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel at whose office the appeal should be filed.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/jg

AP-471 Cumberland Avenue

June 6, 1958

Mr. Frank L. Gordon  
182 Allen Avenue  
Mr. Thomas J. Hennessy, Jr.  
39 Belfield Street

Gentlemen:

Examination of plans filed with application for permit for alterations in half of duplex building at 471 Cumberland Avenue to provide six apartments therein, thus making twelve apartments in the entire building, discloses variances from and questions as to compliance with Zoning Ordinance and Building Code requirements as listed below. Before a permit can be issued it is necessary that information indicating compliance with both of these ordinances be furnished for checking and approval. Details in question are as follows:

1. The area of the combined lots on which the entire building is located is only about 6000 square feet, whereas Section 7-B-9 of the Zoning Ordinance applying to the R-6 Residence Zone in which the property is located specifies that there shall be at least 1000 square feet of lot area for each family housed in the building, under which requirement a lot area of 12,000 square feet is required.
2. Section 14 of the Zoning Ordinance specifies that there shall be at least one off-street parking space not less than 8 feet wide and 18 feet long located on the lot for each of the new apartments, or a total of six such spaces. It is clear that there is not room on the lot for such a number of parking spaces, but since there is probably room for two or more, their location should be indicated on the plot plan.
3. Window area of Living-Room of rear apartment third story is less than one-twelfth of the floor area of the room, contrary to Section 203-j-1 (u) (1) of the Building Code.
4. The existing light shaft cannot be allowed to remain unless it is lined with incombustible material and a new skylight with metal sash and wire glass having a minimum area of 24 square feet with a ventilator having a minimum area of 50 square inches is provided at the top of it. Since under the new arrangement this light shaft will only serve the public halls, it would seem that the use of this shaft could well be discontinued as such and the space taken into the public halls or use for closet space. In such a case light for public hall in first story could be obtained indirectly through a glass panel in hallway partition of bedroom of rear apartment, and glass panels in place of door openings to be closed up between halls and kitchenettes of front apartments in second and third stories could provide adequate indirect light for those floors.
5. Because the collar stairs are steeper than 45 degrees and cellar is to be used by tenants, and because there is a single step down to platform at head of stairs, it is necessary that they be rebuilt to meet Code requirements. This may mean some different arrangement of the stairway enclosure. Fire door on opening to this enclosure is required to be equipped with a liquid closer.

*Appeal  
approved  
on 6/11/58*

- OK 6. Fire door on heater room enclosure is required to bear at least the Class "C" label of an accredited test agency.
- OK 7. Vestibule latch sets or equivalent are required on outside doors at front and side entrances.
- OK 8. Bomb waiter will need to be removed and shaft closed over.
- OK 9. All holes in cellar ceiling will need to be made tight with incombustible material.
10. There may be some question as to the adequacy of the existing chimney to serve as a flue for the new heater. We shall need to have assurance before issuance of any permit that connection of the heater to this chimney is feasible and practical and will not cause overheating of the chimney.

? We assume that Mr. Worden will wish to exercise his appeal rights concerning the two features which do not meet Zoning Ordinance requirements. Before a certification letter is written it will be necessary that we have a revised plot plan showing as many parking spaces on lot as it is proposed will be provided, unless you plan to ask for relief from providing any at all on the lot; and that information be provided as to how all the questions raised concerning compliance with Building Code requirements are to be cared for.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/JS

THOMAS J. HENNESSY JR.

*Appraiser & Building Consultant*

39 Belfield Street

Portland, Maine

June 8, 1958

Re: 471 Cumberland Ave.

Mr. Albert J. Sears - Deputy Inspector of Buildings  
Department of Building Inspection  
City Building  
Portland, Maine

Dear Mr. Sears:

Because of limited open space on the lot and its topography, Mr. Worden's desire is to ask that he not be required to provide any of the required off-street parking spaces. He also wants to ask for permission to provide six new apartments even though he does not have the required 12,000 square feet of lot area.

Mr. Worden has had two reputable heating contractors give him a figure for providing and installing a new heating system. They were both of the opinion that the existing chimney would be satisfactory for the proposed boiler. Their plan was to use the two flues as shown on the basement plan.

The heating contract has not been awarded yet and probably will not be let until it is known for sure that the Board of Appeals will permit this work to be done. At that time and before a permit is issued, I am reasonably sure Mr. Worden will be able to obtain a statement from his heating contractor to the effect that the chimney will be satisfactory. If not, Mr. Worden will have a new chimney built.

As requested in your letter of June 6 th. the original plans have been revised to show compliance with the various items listed. New prints will be supplied to you as soon as they have been printed.

Very truly yours,

*Thomas J. Hennessy, Jr.*  
Thomas J. Hennessy, Jr.

cc Frank L. Worden

R  
DEPT OF B. I.  
14 JUN 11 1958

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

July 8, 1958

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, July 18, 1958, at 4:00 p.m. to hear the appeal of Frank L. Worden requesting an exception to the Zoning Ordinance to permit alterations in the easterly half of the duplex building at 471-473 Cumberland Avenue to provide six apartments therein, which with the six apartments provided in 1956 in the westerly half of the building will make a total of twelve apartments in the entire structure.

This permit is presently not issuable because compliance with Zoning Ordinance requirements applying to the R-6 Residence Zone in which the property is located are not to be provided in the following respects: (1) The area of the combined lots on which the entire building is located is only about 6000 square feet, whereas Section 7-B-9 of the Ordinance specifies that there shall be at least 1000 square feet of lot area for each family housed in the building, under which requirement a lot area of 12,000 square feet is required. (2) Although Section 14 of the Ordinance specifies that there shall be at least one off-street parking space not less than 8 feet wide and 18 feet long located on the lot for each new apartment or a total of six such spaces, no off-street parking is to be provided because of the limited open space on the lot and its topography and difficulty of access from the street.

This appeal is taken under Section 23 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result or action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS  
Franklin G. Hinckley  
Chairman

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

VARIANCE APPEAL

Granted 7/18/58  
58/

June 24, 1958

Frank L. Worden, owner of property at 471-473 Cumberland Ave., corner of ~~State Street~~ under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, Maine, respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: Alterations in the easterly half of the duplex building to provide six apartments therein, which with the six apartments provided in 1956 in the westerly half of the building will make a total of twelve apartments in the entire structure. This permit is not issuable because compliance with Zoning Ordinance requirements applying to the R-6 Residence Zone in which the property is located are not to be provided in the following respects: (1) The area of the combined lots on which the entire building is located is only about 6000 square feet, whereas Section 7-B-9 of the Ordinance specifies that there shall be at least 1000 square feet of lot area for each family housed in the building, under which requirement a lot area of 12,000 square feet is required. (2) Although Section 14 of the Ordinance specifies that there shall be at least one off-street parking space not less than 8 feet wide and 18 feet long located on the lot for each of the new apartments or a total of six such spaces, no off-street parking is to be provided because of the limited open space on the lot and its topography and difficulty of access from the street.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result of action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Frank L. Worden  
APPELLANT

DECISION

After public hearing held July 18, 1958, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Frank L. Worden  
Harry M. Smith  
Joseph J. Grogan  
BOARD OF APPEALS

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

July 15, 1958

Mr. Frank L. Worden  
182 Allen Avenue  
Portland, Maine

Dear Mr. Worden:

The Board of Appeals will hold a public hearing  
on Friday, July 18, 1958, at 4:00 p.m. in the Council  
Chamber of the City Hall, Portland, Maine to hear your  
appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman



AP-471-473 Cumberland Avenue, corner of State Street

June 9, 1958

Mr. Frank L. Worden  
182 Allen Avenue  
Mr. Thomas J. Hennessy, Jr.  
37 Belfield Street

cc to: Corporation Counsel

Gentlemen:

We are unable to issue a permit for alterations in the easterly half of the duplex building located at 471-473 Cumberland Avenue, corner of State Street to provide six apartments therein, which with the six apartments provided in 1956 in the westerly half of the building will make a total of twelve apartments in the entire structure, because compliance with Zoning Ordinance requirements applying to the R-6 Residence Zone in which the property is located are not to be provided in the following respects:

1. The area of the combined lots on which the entire building is located is only about 6000 square feet, whereas Section 7-3-9 of the Ordinance specifies that there shall be at least 1000 square feet of lot area for each family housed in the building, under which requirement a lot area of 12,000 square feet is required.
2. Although Section 14 of the Ordinance specifies that there shall be at least one off-street parking space not less than 8 feet wide and 18 feet long located on the lot for each of the new apartments or a total of six such spaces, no off-street parking is to be provided because of the limited open space on the lot and its topography and difficulty of access from the street.

We understand that Mr. Worden desires to exercise his appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel at whose office the appeal should be filed.

Very truly yours,

Warren McDonald  
Inspector of Buildings

V  
MS/jg

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

July 8, 1958

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The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, July 18, 1958, at 4:00 p.m. to hear the appeal of Frank L. Worden requesting an exception to the Zoning Ordinance to permit alterations in the easterly half of the duplex building at 471-473 Cumberland Avenue to provide six apartments therein, whic with the six apartments provided in 1956 in the westerly half of the building will make a total of twelve apartments in the entire structure.

This permit is presently not issuable because compliance with Zoning Ordinance requirements applying to the R-6 Residence Zone in which the property is located are not to be provided in the following respects: (1) The area of the combined lots on which the entire building is located is only about 6000 square feet, whereas Section 7-B-9 of the Ordinance specifies that there shall be at least 1000 square feet of lot area for each family housed in the building, under which requirement a lot area of 12,000 square feet is required. (2) Although Section 14 of the Ordinance specifies that there shall be at least one off-street parking space not less than 8 feet wide and 18 feet long located on the lot for each new apartment or a total of six such spaces, no off-street parking is to be provided because of the limited open space on the lot and its topography and difficulty of access from the street.

This appeal is taken under Section 23 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a variance if it finds that the strict application of the provisions of the Ordinance would result in practical difficulties or unnecessary hardship in the development of property which are inconsistent with the intent and purpose of the Ordinance; that the granting of the variance is necessary in order to avoid confiscation and permit reasonable use of property; that there are exceptional or unique circumstances relating to the property that do not apply generally to other property in the same zone or neighborhood, which have not arisen as a result or action of the appellant subsequent to the adoption of the Ordinance; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by the Ordinance.

BOARD OF APPEALS  
Franklin G. Hinckley  
Chairman

(COPY)



CITY OF PORTLAND, MAINE  
Department of Building Inspection

## Certificate of Occupancy

LOCATION 473 Cumberland Ave.

Issued to Frank L. Myrden

Date of Issue April 22, 1957

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. 56/1497, 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

Entire

APPROVED OCCUPANCY

5-family apartment house

Limiting Conditions:

— THIS SHOULD HAVE  
BEEN 6 APTS

This certificate supersedes  
certificate issued

Approved:

4/22/57 *A. Allen*  
(Date) Inspector

*W. W. D. D.*  
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.



# (A) APARTMENT HOUSE ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, June 22, 1956

01497  
SEP 13 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~reconstruct~~ the following building ~~structure~~ 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 473 Cumberland Ave. Within Fire Limits?  yes Dist. No. Telephone 3-3315

Owner's name and address Frank I. Ward, 162 Allen Ave. Telephone

Lessee's name and address Telephone

Contractor's name and address owner Plans  YES No of sheets 2

Architect Specifications No families 6

Proposed use of building apartment house dwelling house No. families 1

Last use Roofing

Material wood No. stories 3 Heat Style of roof

Other building on same lot Fee \$ 5.00

Estimated cost \$ 5,000.

### General Description of New Work

To change single family dwelling (half of duplex) to 2-family apartment house and make alterations as per plans. One ~~family~~ apartment in first story, two apartments in second and third stories. Entire building will be heated from one heating system.

Permit Issued with Letter

8/31/56  
9/6/56

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**

### 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

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering Kind of heat fuel

No. of chimneys Material of chimneys cf lining Dressed or full size?

Framing lumber—Kind Girt or ledger board? Size

Corner posts Sills Columns under girders Size Max. on centers

Girders Size O. C. Bridging in every floor and flat roof span over 8 feet.

Studs (outside walls and carrying partitions) 2x4-16" O. C. , 2nd , 3rd , roof

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?

### 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.

APPROVED: *Mary J. [Signature]*  
CHIEF OF FIRE DEPT.  
with letter by *[Signature]*

Signature of owner *Frank I. Ward*  
C16-254-1M-Mark

INSPECTION COPY

NOTES

6/25/57 - [unclear] list above  
 of side of rear 25' 25" - 25"  
 Permit for gas also 12'  
 system - 36'  
 Height in hall one to be 108'  
 on the corner meter with 11376  
 a time switch - 31'  
 Bathrooms are to be converted &  
 plumbing inductor -  
 Door new stairs to be replaced  
 with gator or nothing -  
 Other stairs to be included  
 new door needed to basement  
 for out to the sidewalk -  
 Special door closer needed  
 of fire door in basement -  
 Calligraphy in basement  
 window are to be high -  
 Chimney to be repaired every  
 year in other -  
 - Obstruction needed -  
 - Conf. A. needed -

10/12/56 - Work started. A  
 Mr. Robinson of [unclear]  
 will be the contractor starting  
 Monday. No line there  
 letters & plans. Callan  
 11/5/56 - Work progressing -  
 Callan  
 11/19/56 - Call 67 to [unclear]  
 want see one of the letters with  
 the owner who is doing the job -  
 Callan  
 1/18/57 - Unable to get  
 Callan  
 1/21/57 - Unable to get in -  
 Callan  
 1/21/57 - Called Mr. Warden by  
 telephone. He says they are  
 coming along slowly & will give  
 us a ring when everything is  
 done - Callan  
 2/25/57 - Unable to get in -  
 Callan

FOR PERMIT FOR  
 Form Check Notice  
 Staking Out Notice  
 Cert. of Occupancy Issued 4/14/57  
 Final Insym. 4/22/57  
 Final Notif. 4/22/57  
 Jump closing-in 11/9/56  
 Notif. closing-in 3/19/56  
 Date of permit 3/13/56  
 Location 153 Cambridge St  
 Owner [unclear]

3/25/57 - Demand door needed  
 in chimney -  
 During 2nd floor, was staying  
 needed to be removed or a gate  
 used -  
 Opening in basement ceiling  
 needed to be patched -  
 Special door closer needed  
 on fire door in basement -  
 - Callan  
 3/29/57 - Unable to get in -  
 Callan  
 4/3/57 - Unable to get in -  
 as (3/25/57) - Callan  
 4/5/57 - Unable to get in -  
 as (3/25/57) - Callan  
 4/12/57 - Unable to get in -  
 as (3/25/57) - Callan  
 4/22/57 - Job finished - Callan

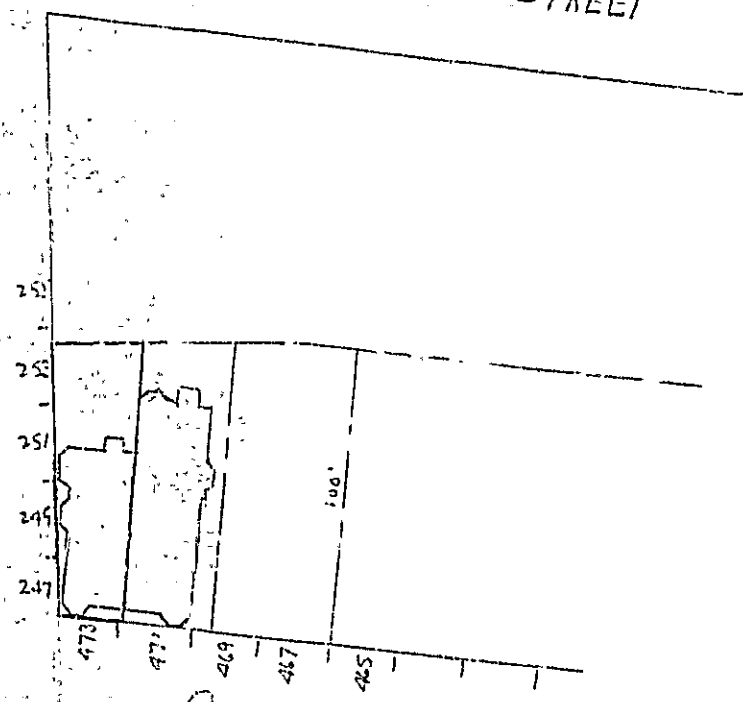
- Our steps - check -  
 [Large X mark over the remaining lines]

36-F-15  
35-F-16 - Johnson

1 Family  
Possibly 2 - 1

STATE STREET

SHERMAN STREET



CUMBERLAND AVENUE

473 Cumberland

September 13, 1956

AP - 473 Cumberland Avenue

Mr. Frank L. Warden  
162 Allan Avenue

Copy to Mr. T. J. Hennessey, Jr.  
79 Lelfield Street

Dear Mr. Warden:-

Building permit authorizing alteration in half of duplex dwelling at the above location to provide six apartments there is issued herewith on the basis of revised plans bearing revision date of July 11, 1956 together with Mr. Hennessey's letter of the same date, of which we believe you have copies. We understand that you have purchased the other half of this duplex building but are going to keep it unoccupied until such a time as alterations have been made to meet Building Code requirements for an apartment house therein. Permit is issued on this basis. In order that there may be no misunderstanding we are re-iterating some of special conditions under which permit is being issued, as follows:-

1. Existing heating plant in half of building at 473 Cumberland Avenue is to remain in service until such time as alterations are made in other half of building, when it is to be replaced by one large enough to heat the entire building, which will be enclosed together with fuel oil storage tank in a manner to meet Building Code requirements. A separate permit issuable only to the actual installer will be required for this new installation. As discussed with you, it is important to make certain that a chimney large enough to serve the new heating plant properly is available for use.
2. An automatic fire detection and alarm system with detection part of system located throughout the cellar, in all public halls and stair halls and closets off halls, and in any other locations specified by the Fire Department is to be installed in half of building where work authorized by this permit is to be done. A separate permit issuable only to the actual installer is required for installation of this system.
3. Lights in public halls are to be connected to owner's meter and are to be controlled by an automatic fire switch.
4. Venting of inside bathrooms is to be done in a manner approved by the Plumbing Inspector.
5. Door at head of rear stairs in second story is to be removed, but may be replaced with a gate if desired.
6. Cellar stairway in half where alterations are being made is to be enclosed as indicated on revised plans. However, the door leading directly out-of-doors from the enclosure need not be a fire door as indicated. Other door to enclosure leading into cellar is to be a standard fire-resistant door as indicated, which means that it must be covered all over with sheet metal having joints

Mr. Frank L. Worden - - - /2

September 13, 1956

in metal locked and lapped and covering all nail heads. Frame is also required to be fully metal covered. A liquid closer is to be provided in the opening.

7. All openings in plastered ceiling of basement are to be made tight with plaster or gypsum wall board.

8. Chimney to which heating plant is connected is to be repaired in a tie and elsewhere where necessary.

9. Notification is to be given this department for inspection before lath or wall board is applied to any new partitions.

10. A certificate of occupancy is required from this department before any of new apartments are put into use.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/G



Robert H. Flaherty, Capt. of Fire Dept.

August 31, 1956

Albert J. Sears, Deputy Inspector of Bldgs.

Alterations in half of duplex house at 473 Cumberland Avenue to provide six apartments there.

Will the proposed arrangement of exits for the three stories of this building as shown on the accompanying plans be satisfactory if an automatic fire detection and alarm system with the usual required coverage is installed throughout this half of the building?

The other half of the building is under same ownership and is to be altered for apartments later on but is to remain unoccupied until that is done.

---

Deputy Inspector of Buildings

AJS/G

Attachment: Application, permit card and plan

THOMAS J. HENNESSY JR.  
*Appraiser & Building Consultant*  
 39 Belfield Street  
 Portland, Maine

August 27, 1956

RECEIVED

AUG 28 1956

DEPT. OF BLD'G. INSP.  
 CITY OF PORTLAND

RECEIVED

AUG 28 1956

DEPT. OF BLD'G. INSP.  
 CITY OF PORTLAND

Department of Building Inspection  
 City Building  
 Portland, Maine

Att.: Mr. Albert J. Sears Deputy Inspector of Buildings

Subject: AP - 473 Cumberland Avenue

Dear Mr. Sears:

Mr. Worden has informed me that he plans to install a new boiler at 473 Cumberland Avenue of sufficient size to heat both sides of the house.

If it is allowable, he would like to be relieved of the requirement of enclosing the cellar stairs in the other half of the building in that there is a brick wall separating the two cellars, and he is going to rent only the six apartments in the State Street half of the building for the present time.

It is understood that before any additional space could be rented, that these stairs and the heating equipment would have to be enclosed.

Very truly yours,

*Thomas J. Hennessy Jr.*

Thomas J. Hennessy, Jr.

cc Mr. Frank L. Worden

*Teletype*

*ags*

July 18, 1956

AP - 473 Cumberland Avenue

Mr. Frank L. Worden  
182 Allen Avenue

Copy to Mr. Thomas J. Hennessy Jr.  
39 Holfield Street

Dear Mr. Worden:-

While revised plans filed by Mr. Hennessy covering proposed alterations in half of duplex dwelling at the above location to change its use to an apartment house satisfy most of questions concerning compliance with Building Code requirements raised in our letter of June 29, 1956, there is still one troublesome detail in question.

We understand that the wall separating the two halves of the building, at least above the cellar, is not of such construction as to provide the two-hour fire-resistive separation required where a wall of a building for apartment house use is closer than 5 feet to a line dividing lots of private ownership. However, we understand that you have recently purchased the other half of the building so that both sections are now under one ownership and can be considered as one building. While this eliminates the need for provision of a fire-resistive separation wall, it adds further complications to the situation in that under these circumstances the capacity of the building in apartments or equivalent must include the occupancy of both sides of the building.

Section 203f3 of the Building Code specifies that the source of heat for heating the building and domestic hot water in a building accommodating more than six apartments or the equivalent in sleeping or lodging rooms shall have heaters, smoke-pipes and fuel storage spaces enclosed by separations of one-hour fire resistance; while Section 203h1 stipulates that every building housing more than six apartments or the equivalent in sleeping rooms or lodging rooms shall be heated by a single system. Since the proposed arrangement of apartments including the one or more existing in that part of the building recently purchased provides a total greater than six, compliance with these requirements must be provided if the two halves of the building are considered as one. It is also necessary that any stairs between cellar and first story in this other half of the building be enclosed in a manner similar to that shown on the revised plans already filed.

We realize the difficulty and expense which may be entailed to provide compliance with Code requirements in these respects, but unless plans are changed so that the total number of apartments or equivalent in entire building will be not more than six, we have no authority to issue a permit for the proposed alterations and change of use unless compliance with all requirements of the Code is to be provided. You do have the right under Section 115a1 of the Code to ask the Municipal Officers for relief from compliance with requirements involving practical difficulty or unnecessary hardship, but if you were to do so, it would be well to offer some compensating feature to offset the protection which you are asking to omit. Should

Mr. Frank L. Worden - - - - #2

July 18, 1956

you care to exercise your appeal rights, we shall be glad to tell you how to proceed upon request. However, we would suggest that careful consideration be given to the whole proposition including future plans for development of that half of the building recently purchased before decision is made as to how you will proceed.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJB/O

THOMAS J. HENNESSY JR.

Appraiser &amp; Building Consultant

39 Belfield Street

Portland, Maine

July 11, 1956

RECEIVED

JUL 12 1956

DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

RECEIVED

JUL 12 1956

DEPT. OF BLD'G. INSP.  
CITY OF PORTLANDDepartment Of Building Inspection  
City Building  
Portland, Maine

Attention: Mr. Albert J. Sears Deputy Inspector of Buildings

Subject: AP - 473 Cumberland Avenue

Dear Mr. Sears:

Information as called for is as follows:-

1. According to information received, Mr. Frank L. Worden has purchased the other half of the property adjoining 473 Cumberland Avenue.
2. According to Mr. Worden, it is 29 feet from the third floor level to grade. - *OK*
3. To try to comply with the intent of the building code in respect to the light and ventilation requirement, the following plan is offered.-
  - a. Remove closet wall (third floor between Kitchen Apt. F and Bath) adjacent to Hall - thus continuing hall to rear exterior wall and in said wall, provide a 13½ x 22 2/2 doublehung window with a 4 x 6 header. Close existing opening with 2 x 4 studs-16" o.c. covered both sides with 3/8" plaster board. - *OK*
  - b. Hinge to operate existing fixed transom sash over front entrance (1st. floor). This sash is 56" x 21" - *OK*

Existing conditions which do not show on plans are as follows:-

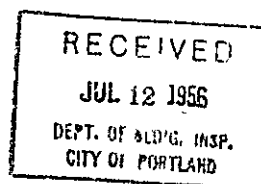
- a. There are two 2' x 3' skylights in attic that give light thru door to attic which has glass panels.
- b. There is a glass panel 2' x 2' in third floor - ceiling in rear stair well to second floor directly under one of the attic skylights.
- c. There is no door at the foot of the rear stairs leading to the third floor, so some light comes thru to second floor hall from glass panel in third floor ceiling.
- d. Some light is emitted to second floor hall thru french doors to Kitchen in Apt. C.
- e. There is a 2'-10" x 1'-6" operative transom sash over the back door in the first floor rear hall.
- f. As a part of the front entrance (first floor) there is a 1'-3" x 4'-0" fixed side light and a light of glass 2'-0" x 3'-2" in the door. *OK*

4. Bathrooms to be vented to inside court as shown on revised plan. - O.K. ?
5. Lights in public halls are to be connected to owner's meter and are to be controlled by an automatic time switch. - O.K.
6. An automatic fire detection and alarm system will be installed throughout the building. Permit to be applied for by installer. - O.K.
7. Door at the head of rear stairs (second floor) to be removed. - O.K.
8. All stairways are equiped with hand rails on one side. A hand rail will be provided on the wall side of the winding stairs second floor front to third floor. - O.K.
9. Cellar stairs to be enclosed as shown on plan No. 5659 dated July 11, 1956. - O.K.
10. There is a dry sound concrete floor throughout the entire cellar. - O.K.

Very truly yours,

Thomas J. Hennessy, Jr.

cc Mr. Frank L. Worden



June 29, 1956

AP - 473 Cumberland Avenue

Mr. Frank L. Worden  
182 Allen Avenue

Copy to owner for plan maker

Dear Mr. Worden:-

Examination of plans filed with application for permit for conversion of half of duplex house at the above location from a single family dwelling to an apartment house for five families discloses variances from Building Code requirements as listed below. Before a permit can be issued it is necessary that revised plans showing compliance with requirements and with all of information thereon printed from the originals be furnished for checking and approval. Details in question are as follows:-

1. The wall between this half of the building and the other is required to be of such construction from the cellar floor to the roof boarding as to provide two-hour fire resistance. Does this condition exist? An 8-inch brick or concrete block wall is required to provide this amount of fire resistance. - See Section 203b2 of Building Code. - *Mr. Worden says 4" building - how many families?*
2. What is height of third floor above the surface of the ground at the rear of the building? It appears that this height may possibly exceed the 40-foot limit allowable for apartment house uses in a building of wood frame construction, as set by Section 203c1. - *29 feet*
3. How is ventilation and light for public halls to be provided in compliance with Sections 203d5.5 and 31(d)(1)? - *O.C.*
4. How are inside bathrooms to be vented to meet requirements of Plumbing Code? *?*
5. Lights in public halls on owner's meter and controlled by automatic time switch so as to burn throughout the hours of darkness as specified by Section 203e3 are not shown. - *O.N.*
6. Location of stairs serving second and third stories in relation to each other is such that, should fire or smoke be travelling one of them, occupants of one or more of the apartments in each story might be cut off from reaching the other means of egress, contrary to requirements of Section 212e1.2a. However, you may contemplate installation of an automatic fire detection and alarm system throughout the building to compensate for this defective arrangement of means of egress, as is permitted by Section 203j1(e)(3). If this is what you plan to do, indication to this effect should be made on plans. - *O.K. - alarm system*
7. A door opens directly onto rear stairs in second story, contrary to Section 212e2.2. - *O.K. to be removed*

Mr. Frank L. Wordon - - - -#2

June 29, 1956

8. Handrails are required full length on at least one side of all stairways and where winding treads occur they are required to be on side where greatest width of treads is located. - See Sections 212o5.2 and j1(e)(1). --OK

9. Cellar stairs are required to be enclosed in cellar with partitions of one-hour fire resistance and with a self-closing standard fire-resistant door and frame on the opening to enclosure. - See Section 203f2. All details of such an arrangement need to be shown on plans.

10. Is there a dry sound concrete floor throughout the cellar as specified by Section 203i2? -OK.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/G





# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Jan. 15, 1957

FFB 14 00174

F-AAS

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ install the following building ~~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 473 Cumberland Ave. Within Fire Limits? Yes Dist. No. \_\_\_\_\_  
 Owner's name and address Frank Worden, 182 Allen Ave. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address Milliken Bros., Inc., 9-11 Cotton St. Telephone 2-3475  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building apartment house No. families 5  
 Last use dwelling house No. families 1  
 Material wood No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 2.00  
 Estimated cost \$ \_\_\_\_\_

### General Description of New Work

To install automatic fire alarm using Protectowire lines of fire-detecting wire (made by the Protectowire Co.) not more than 15' apart nor more than 7'6" from any wall or partition extending to ceiling, to cover entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garage, if any, gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year, installed in substantial cabinet of no less than 1/4" gauge steel or well-seagored wood at least 3/4" thick with hinged door and catch, located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing bells and gongs frequently. Alarm silencing switch, if provided, will be so arranged that alarm will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order. 2-6" Protectowire gongs to be installed in third floor rear hall, and second floor front hall.

*For additional coverage + gong see letter sent with permit.*  
 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 Milliken Bros. 1/17/57  
 B.C.O.D FROM P 10 2/22/57

### Permit Issued with L 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 \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing lumber--Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

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

### 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  
 Frank Worden  
 Milliken Bros., Inc.

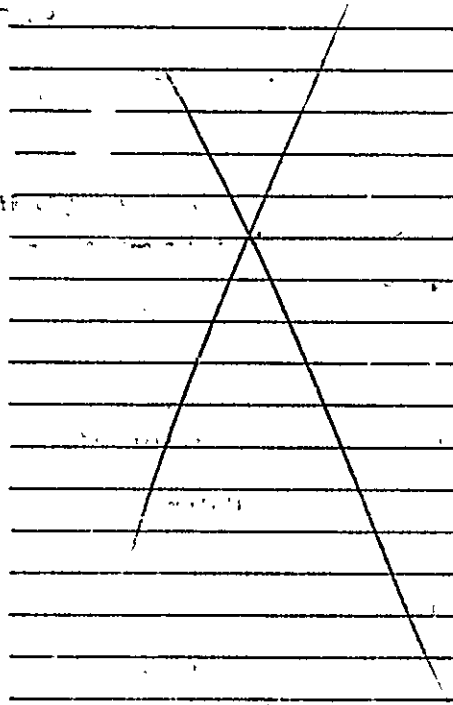
APPROVED:  
Carl J. Johnson  
 CHIEF OF FIRE DEPT.  
 with letter by AJS

INSPECTION COPY aj Signature of owner by: E. Lester Milliken

NOTES

Check Basement - Walls  
 ✓ Check off walls & under stairways  
 - Originals same  
 - Instructions on box  
 ✓ Also inspected attic to be wired  
 ✓ 6" gong on roof of hallway on  
1st flr & 3rd flrs and  
1-6" gong on 2nd flr near  
staircase

3/25/57 - All installed in  
 making order - Allen



Permit No. 57-174  
 Location 173 Cambridge St. New  
 Owner Frank J. Jenkins  
 Date of permit 2/14/57  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued  
 Staking Out Notice  
 Form Check Notice

February 14, 1957

AP - 473 Cumberland Avenue

Milliken Brothers, Inc.  
9-11 Cotton Street

Copies to: Mr. Frank Worden  
182 Allen Ave.

Fire Chief

Gentlemen:-

Permit for installation of an automatic fire detection and alarm system in the building at 473 Cumberland Avenue is issued herewith subject to the condition that the unoccupied attic is to be covered as well as the other areas indicated on the permit application, this additional coverage being required by the Chief of the Fire Department in giving his approval of the installation. He also states the following:-

"The problem of locating alarm gongs in this type of building to gain the maximum results may be solved by staggering the gongs so as to have one 6-inch gong on first floor, center of hall; one 6-inch gong on second floor, near rear stairway; and one 6-inch gong on the third floor, center of hall. If these gongs are not satisfactory when inspected then more gongs must be added before final O.K. will be given."

You will note that this arrangement calls for the use of one more gong than called for on permit application. Permit is issued on the basis of providing gongs as indicated unless you make other arrangements satisfactory to Fire Department.

Very truly yours,

Albert J. Sears  
Deputy Inspector of Buildings

AJS/g

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE  
473 Cumberland Ave.—Installation of fire alarm system for Frank Jordan by  
Killiken Bros., Inc., installers

When such a system has been installed, the owner and lessee<sup>or</sup> of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

CC: Mr. Frank Jordan  
182 Allen Ave.

(Signed) Warren McDonald  
Inspector of Buildings

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE  
FIRE DEPARTMENT

To: Mr. A. J. Sears, Dep. Inspector of Bldgs. DATE: Feb. 13, 1957  
FROM C. P. Johnson, Chief of Dept.  
SUBJECT: Installation of Alarm System at 473 ~~State St.~~ *Cumberland Ave*

A permit to install an automatic fire alarm system at 473 ~~State St.~~ *Cumberland Ave* is approved, providing that the unoccupied attic will be wired. This is a peculiar situation, due to the fact that this attic is open over #471 & 473.

The problem of locating alarm gongs in this type of building to gain the maximum results may be solved by staggering the gongs so as to have one 6 inch gong on first floor, center of hall; one 6 inch gong on second floor, near rear stairway; and one 6 inch gong on the third floor, center of hall.

If these gongs are not satisfactory when inspected, then more gongs must be added before final O.K. will be given.

*C.P.J.*

Carl P. Johnson, Chief of Fire Department

February 6, 1957

Albert J. Sears, Deputy Inspector of Buildings

Installation of automatic fire alarm system in apartment house  
at 473 Cumberland Avenue

Permit for alterations in this half of duplex building to provide five apartments there in place of one was issued last June on condition that an automatic fire detection and alarm system would be installed because of defective location of means of egress. The owner, who also owns the other half of the building at 471 Cumberland Avenue, has plans for altering it also for an apartment house at a later date, but has agreed to keep it vacant until such time as alterations have been completed therein in order to avoid the cost of the installation of a single heating plant for the entire building and other certain required safety features at this time.

Application for permit for installation of alarm system has been sent to your department previously but returned without approval or any notation as dates stamped thereon indicate. It is therefore returned herewith with thought that it may have been sent back through error without investigation having been made.

As I recall the situation in this building, there is unoccupied attic space above the third story which you may wish to have covered by the alarm system, but of which no mention is made in application for permit.

---

Deputy Inspector of Buildings

Attachment: Application and permit card



FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine. April 18, 1947

PERMIT 1550 43  
00751  
APR 22 1947

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 473 Cumberland Avenue Use of Building Dwelling No. Stories 3  New Building Existing "

Name and address of owner of appliance Dr. A. H. Little, 473 Cumberland Ave.

Installer's name and address Marshall Engineering Co., 15 Portland St. Telephone 3-1524

### General Description of Work

To install oil burning equipment in connection with existing steam heat

### IF HEATER, OR POWER BOILER

Location of appliance or source of heat \_\_\_\_\_ Type of floor beneath appliance \_\_\_\_\_  
 If wood, how protected? \_\_\_\_\_ Kind of fuel \_\_\_\_\_  
 Minimum distance to wood or combustible 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 \_\_\_\_\_

### IF OIL BURNER

Name and type of burner Williams Oilomatic Labeled by underwriter's laboratories? yes  
 Will operator be always in attendance? \_\_\_\_\_ Does oil supply line feed from top or bottom of tank? bottom  
 Type of floor beneath burner \_\_\_\_\_ concrete  
 Location of oil storage basement Number and capacity of tanks 1-275 gal.  
 If two 275-gallon tanks, will three-way valve be provided? \_\_\_\_\_  
 Will all tanks be more than five feet from any flame? yes How many tanks fire proofed? \_\_\_\_\_  
 Total capacity of any existing storage tanks for furnace burners \_\_\_\_\_ none

### 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

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

APPROVED:

OK 4-21-47. P.M.

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

Marshall Engineering Co.

Signature of Installer By P. Marshall

INSPECTION COPY

Permit No. 471 751  
Location 473 Camb. ave  
Owner Dr. A. H. Little  
Date of permit 4/22/47  
Approved 5-20-47 Pmk

NOTES

~~1 Fill Pipe  
2 Vent Pipe  
3 Kind of Heat Steam  
4 Burner Rating & Supports  
5 Gas Label  
6 Water Control~~

~~7-29-47 Not at home  
Pmk~~





ALL TO BE COMPLETELY AND SIGN WITH INK

Permit No. 1025

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

Portland, Maine, July 8, 1938

JUL 11 1938

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 473 Cumberland Ave Use of Building residence  
Name and address of owner A. H. Little M. D. 3-2875 Ward 4  
Contractor's name and address Scribner & Clarkson Telephone 8-7682

General Description of Work

To install one steam boiler

NOTIFICATION BEFORE LASTING  
IN CLOSING-IN IS REQUIRED

IF HEATER, POWER BOILER OR COOKING DEVICE

CERTIFICATE OF OCCUPANCY  
IF EQUIPMENT IS WANTED

Is heater or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel coal  
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, 36 inches  
from top of smoke pipe 18 in, from front of heater 12 ft from sides or back of heater 3 ft  
Size of chimney flue 12x12 Other connections to same flue none brick walls

IF OIL BURNER

Name and type of burner \_\_\_\_\_ Labeled and approved by Underwriters' Laboratories? \_\_\_\_\_  
Will operator be always in attendance? \_\_\_\_\_ Type of oil fuel (gravity or pressure) \_\_\_\_\_  
Location oil storage \_\_\_\_\_ No. and capacity of tanks \_\_\_\_\_  
Will all tanks be more than seven feet from any flame? \_\_\_\_\_ How many tanks fireproofed? \_\_\_\_\_

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

Signature of contractor Scribner & Clarkson

INSPECTION COPY

3316C

473

Ward 6 Permit No. 38/1025  
Location 473 Cumberland Ave  
Owner G. H. Little, M.D.  
Date of permit 7/11/38

Post Card sent

Notif. for Inspn. None

Approval Tag issued 10/12/38. N/A

Oil-Burner Check List (date) 10/12/38.

Kind of heat Steam

Traps

3. Anti-siphon

4. Oil storage

5. Tank distance

6. Vent pipe

7. Fall pipe

8. Gauge

9. Rigidity

10. Feed safety

11. Pipe sizes and material

12. Control valve

13. Ash pit vent

14. Temp. or pressure safety

15. Instruction card

16.

NOTES

6/1/38 No one home N/A

CITY OF PORTLAND, MAINE

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



DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

Date: November 14, 1989

Mr. Lawrence Butler  
79 Falmouth Street  
Portland, ME 04102

Re: Smoke Detectors

Dear Mr. Butler:

During a recent inspection of the property owned by you at 473 Cumberland Avenue, it was noted that smoke detectors were missing/inoperable in some locations.


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


Re-inspection of your property will be made in ten (24) hrs. . Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely yours,

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

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Merlin Leary(4)  
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
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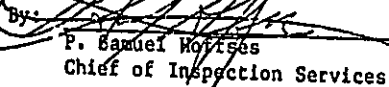
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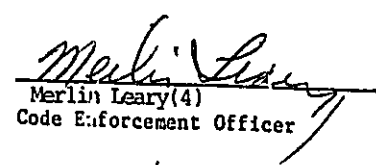
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Planning & Urban Development

By:   
P. Samuel Hoffses  
Chief of Inspection Services

  
Merlin Leary(4)  
Code Enforcement Officer

cc: Lt. James P. Collins, Fire Prevention Bureau

jmr

CBS  
BSL  
M.F.



# CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
INSPECTION SERVICES DIVISION

## NOTICE OF HOUSING CONDITIONS

DU: 15  
CHART-BLOCK-LOT - 36-F-15  
LOCATION: 473 Cumberland Avenue

DISTRICT: 6 (PARKSIDE)  
ISSUED: November 16, 1989  
EXPIRES: January 16, 1990

Mr. Lawrence Butler  
79 Falmouth Street  
Portland, ME 04103

Dear Mr. Butler:

You are hereby notified, as owner or agent, that an inspection was made of the premises at 473 Cumberland Avenue by Code Enforcement Officer Merlin Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspection Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before January 16, 1990. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

Please Note: You should consult the Inspection Services Division to insure that any corrective action you undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.


Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Very truly yours,

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

By   
P. Samuel Hoffman  
Chief of Inspection Services

  
Merlin Leary for Kevin Carroll (6)  
Code Enforcement Officer

Attachments

jmj

HOUSING INSPECTION REPORT

OWNER: Mr. Lawrence Butler

LOCATION: 473 Cumberland Ave. 36-F-15

CODE ENFORCEMENT OFFICER: Merlin Leary for Kevin Carroll (6)

HOUSING CONDITIONS DATED: November 16, 1989 EXPIRES: January 16, 1990

ITEMS LISTED BELOW ARE IN VIOLATION OF ARTICLE V OF THE MUNICIPAL CODES, "HOUSING CODE", AND MUST BE CORRECTED ON OR BEFORE THE EXPIRATION DATE.

- |   | <u>SEC. (S)</u> |
|---|-----------------|
| *1. INTERIOR FIRST FLOOR, APT. #7 - bathroom sink - leaking hot water faucet. | 111-1           |
| 2. INTERIOR CELLAR CEILING - loose and hanging Romex.                         | 113-5           |
| 3. INTERIOR CELLAR CEILING - missing junction box cover.                      | 113-5           |
| 4. INTERIOR FURNACE FLUE - excessive soot.                                    | 114-1           |
| 5. INTERIOR BASEMENT, APT. #14 - kitchen ceiling - missing tile.              | 108-2           |
| 6. INTERIOR BASEMENT, APT. #15 - living room window - missing storm & screen. | 108-3           |
| 7. INTERIOR SECOND FLOOR - front hall ceiling - missing tile.                 | 108-2           |

