

435 - 437 CUMBERLAND AVENUE

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
419 Cumberland Ave.

C.E.O.: Burt M.

INSPECTION COPY
FILE COPY

COMPLAINT NO. 83/88

Date Received August 11, 1983

Location 419 Cumberland Ave. between Use of Building Apartments
Forest Ave. & High St. Telephone _____
Owner's name and address Los Angeles Apt. Telephone _____
Tenant's name and address _____ Telephone 775-6361
Complainant's name and address Sgt. Keller - Portland Police Telephone Ext. 250
Dept. _____
Description: Chipping asphalt roof and throwing material five stories down
without chute.

NOTES:
8-11 Gave foreman verbal order to
proceed. He complied.

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation _____
 Street _____
 Subdivision Lot # _____

PROPERTY OWNERS NAME

Last _____ First _____
 Applicant Name _____
 Mailing Address of Owner/Applicant (if Different) _____

0083 PORTLAND *** 05170 ***

Date 7.25.83 S _____ FEE _____
 L.P.I. # _____ Double Charge

Owner/Applicant Statement
 I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant _____ Date _____

Caution: Inspection Required
 I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature _____ Date **JAN 12 1984**

PERMIT INFORMATION

This Application is for
 1. NEW PLUMBING
 2. RELOCATED PLUMBING
 SEP 10 1983

Type Of Structure To Be Served:
 1. SINGLE FAMILY DWELLING
 2. MODULAR OR MOBILE HOME
 3. MULTIPLE FAMILY DWELLING
 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:
 1. MASTER PLUMBER
 2. OIL BURNERMAN
 3. MFG'D HOUSING DEALER MECHANIC
 4. PUBLIC UTILITY EMPLOYEE
 5. PROPERTY OWNER
 LICENSE # 116711

SEP 28 1983 AUG 12 1983

Number	Hook-Ups And Piping Relocation	Number	Column 2 Type of Fixture	Number	Column 1 Type Of Fixture
	Hook-Up to public sewer in those cases where the connection is not regulated and inspected by the Sanitary District		Hosebibb - Silcock		Bathtub (and Shower)
	Hook-Up, an existing subsurface wastewater disposal system		Floor Drain	2	Shower (Separate)
	Hook-Up, an existing subsurface wastewater disposal system		Unnal	1	Sink
	Hook-Up, an existing subsurface wastewater disposal system		Drinking Fountain	1	Wash Basin
	Hook-Up, an existing subsurface wastewater disposal system		Indirect Waste	1	Water Closet (Toilet)
	Hook-Up, an existing subsurface wastewater disposal system		Water Treatment Softener, Filter, etc.		Clothes Washer
	Hook-Up, an existing subsurface wastewater disposal system		Grease/Oil Separator		Dish Washer
	Hook-Up, an existing subsurface wastewater disposal system		Dental Cuspidor		Garbage Disposal
	Hook-Up, an existing subsurface wastewater disposal system		Bidet		Laundry Tub
	Hook-Up, an existing subsurface wastewater disposal system		Other _____	1	Water Heater
	Hook-Ups (Subtotal)		Fixtures (Subtotal) Column 2	16	Fixtures (Subtotal) Column 1
\$	Hook-Up Fee				Fixtures (Subtotal) Column 2
					Total Fixtures
				\$ 4.	Fixture Fee
				\$	Hook-Up Fee
				\$ 4.	Permit Fee (Total)

TOWN COPY

JUL 27 1983 AUG 18 1983
 AUG 10 1983 SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

430 Onberland Avenue
Location

INSPECTION COPY

FILE COPY

COMPLAINT NO. 3-70 Date Received 8-1-83

Location 430 Onberland Avenue Use of Building Residential
Owner's name and address Harry Hodge
6 Ballbar Road, Onberland Foreside, Maine Telephone _____
Tenant's name and address _____ Telephone _____
Complainant's name and address Carlton Winslow, 15 Pine Street, Portland Telephone 774-3080

Description: Mr. Winslow is owner of abutting property at 20-10 High Street and complains of unsafe retaining wall threatening to collapse onto his property.

NOTES: Inspection 8-19-83 shows retaining wall cracked, leaning and bulging.

8-19-83 Justified - letter sent.

[Handwritten signature]



CITY OF PORTLAND

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

September 19, 1983

Mrs. Mary Kibbee
66 Melbourne Street
Portland, Maine 04101

Re: a) 439 Cumberland Ave. - 36-F-25
b) BOCA Code Section 1313.0

Dear Mrs. Kibbee:

A recent inspection of the retaining wall at the rear of the above referenced property owned by you shows a serious condition of deterioration.

As this condition presents an immediate threat to life safety, as well as property, you are ordered to correct this hazard on or before October 19, 1983.

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

Sincerely,

Burton G. MacIsaac
Burton G. MacIsaac

BGM/jmr

City of Portland, Maine
Fire Department

Mr. Harold Higgins

P O Box 3151

Portland, Maine

Re: Fire @ 457 Cumberland Ave.

Dear Mr. Higgins:

On 3-5-32 a fire occurred in the building listed above, of which you are reported to be the owner ().

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,

Joseph Mc Donough

Chief
Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

The fire started in the left rear part of the cellar and progressed up the stairwell to the first floor and to the second and third floors by the cellar stairwell.

Applicant:

Date:

Address:

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location -

Interior or corner lot -

40 ft. setback-area (Section 2i) -

Use -

Sewage Disposal

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage

Off-street Parking -

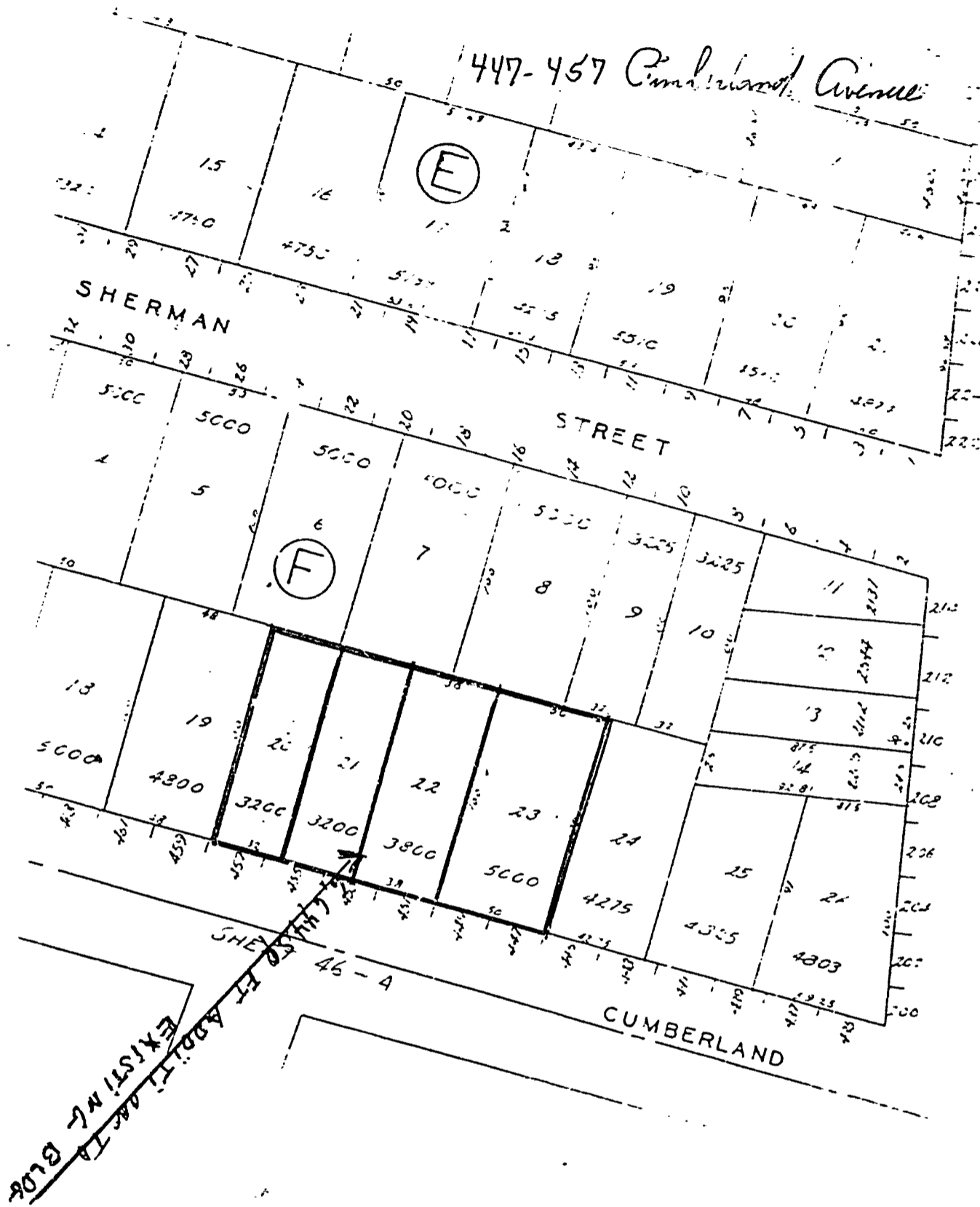
Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

447-457 Cumberland Avenue



PLANNING DEPARTMENT REPORT
CUMBERLAND ARMS APARTMENT
SITE PLAN REVIEW

Submitted to
Portland Planning Board
December 8, 1981

PROPOSED DEVELOPMENT

On July 23, 1981, the Planning Board approved a site plan for a Section 8 subsidized housing apartment complex at 447-457 Cumberland Avenue by Western Associates. Since that time, the Maine State Housing Authority has required changes in the design and scope of the project. Western Associates has therefore submitted a new proposal for this property and requests site plan approval by the Planning Board.

The revised site plan includes construction of a large 4 story wooden structure with a 4 story rear addition constructed of brick. The 3 existing dilapidated structures on the site would be demolished. The previous plan included rehabilitation of one of the existing structures and construction of a separate wooden building connected to a 4 story brick structure to the rear. The differences are highlighted below.

	NEW PROPOSAL	PREVIOUS PROPOSAL
DWELLING UNITS	43 (ELDERLY)	32 (ELDERLY & FAMILIES)
GROUND FLOOR AREA	7,380 sq. ft.	7,784 sq. ft.
TOTAL BUILDING AREA	34,416 sq. ft.	28,221 sq. ft.
PARKING SPACES	7	6

Landscaping includes plantings on the site and 5 maple trees within the esplanade. Amenities include interior walkways and patios to the rear of the site.

The applicant has received the appropriate variances from the Board of Appeals for this project.

Corporation Counsel has determined that this project is not a subdivision because the project will remain under one ownership and is not divided by buildings or otherwise.

The site plan has been reviewed by staff for conformance with the Site Plan Ordinance. The site plan has been reviewed and approved by Building and Inspection Services, Public Works and the Fire Department.



CITY OF PORTLAND

DAVID A. LOURIE
CORPORATION COUNSEL

June 11, 1981

Mr. George Reese
Weston Associates
11 Beacon Street
Boston, MA 02108

Dear Mr. Reese:

You have asked if the Cumberland Arms Section 8 Housing Project to be constructed on Cumberland Avenue in Portland, Maine, constitutes a "subdivision" for the purposes of review by the Portland Planning Board pursuant to our Subdivision Ordinance. In my judgment, after reviewing the site plan, the project is not a subdivision within the meaning of the Portland Subdivision Ordinance because the project will remain under one ownership and is not divided by buildings or otherwise.

Very truly yours,

David A. Lourie
David A. Lourie
Corporation Counsel

DAL/1'n

cc: Patricia Harrington, Chief Planner

PORTLAND PLANNING BOARD MINUTES
TUESDAY, DECEMBER 8, 1981, at 7:30 p.m.
ROOM 209. CITY HALL, PORTLAND, MAINE

Members Present: Jean Gilpatrick, John Barker, Harry Cummings,
Kenneth Cadigan, Nunzio DiMillo, James Pierce and Jack Humeniuk

1. Approval of Minutes of Previous Meeting

The minutes of November 24, 1981 were approved by a unanimous vote.

2. Communications and Reports

a. Zoning Text Amendment

The Planning Board is asked to schedule a public hearing on the proposed amendment to Municipal Code Chapter 602 RE: Military Personnel Berthing Facility, the Board set a date for the public hearing on 1/12/82.

b. Zoning Map Amendment

The Planning Board is asked to schedule a public hearing on a proposed zoning map amendment changing the zone of the Portland City Hospital property from R-3 Residence to R-6 Residence. The Board set a date for the public hearing on 1/12/82.

c. Zone Change Request

The Planning Staff received a zone change request from Mr. Reali, who would like to change the zone from B-2 Business to I-2 Industrial. The place is now a sandwich and grocery store, and he would like to put in an amusement center consisting of 13-15 video game devices. The Board set the public hearing for 1/12/82.

3. Announcements of Decisions at the Previous Meeting

The Board voted unanimously to read the decisions of the previous meeting by title only.

Chairman Gilpatrick read the announcements of decisions at the previous meeting by title only.

4. Election of Planning Board Officers for 1982

Mr. Cadigan moved that Ms. Gilpatrick be re-elected of Chairman of the Planning Board and moved that Mr. Barker be re-elected as Vice-Chairman of the Planning Board.

The motion was moved and seconded for the re-election of Chairman Gilpatrick and Vice-Chairman Barker for the Planning Board Officers for 1982. Voted unanimously.

5. a. Zoning Text Change Public Hearing Schedule

The Board previously voted to schedule a public hearing on Dec. 22, 1981, to consider an application for a zoning text change in the R-4, R-5 and R-6 zones to include office space for doctors of psychology as a conditional use. There is not a meeting scheduled for Dec. 22, 1981, therefore the Board voted to reschedule the public hearing on January 12, 1982.

b. Site Plan Review for Burnham Hill Apartments

The Board previously voted to table the Burnham Hill Apartments site plan to December 8, 1981. The Developer intends to alter the prior site and is unable to continue the site plan review on this date. The Board tabled this site plan until such time as all information requested by the Board has been submitted by the developer and reviewed by staff.

c. Site Plan Review for Cumberland Arms Apartments

Ms. Gilpatrick expressed concern that there may not be enough parking spaces for the number of units involved in this building. She asked if the landscaping aspects would be met by the Developer.

Mr. George Reese assured Miss Gilpatrick that there were enough parking spaces and that the landscaping aspects will be met.

Mr. Shaftner, 443 Cumberland Avenue. Mr. Shaftner owns the building next to where the Cumberland Arms Apartments are going to be located. His concern was that he has tenants and he is afraid of losing his tenants when the construction starts because of the noise and the dust. He is also concerned about the debris that might fall onto this property.

Mr. Reese sympathized with Mr. Shaftner and said that the construction would last about 1 year. Mr. Shaftner should be aware that this new complex would help improve the area.

Miss Gilpatrick wanted to know if the Developer was fully bonded and insured in case something happened to Mr. Shaftner's property.

Mr. Reese informed Miss Gilpatrick that the Company is fully bonded and insured.

The Board approved the site plan unanimously.

The Board unanimously approved a motion, requested by the developer, stating that no subdivision review was required by the City because this project does not constitute a subdivision under Portland City Ordinances.

New Business

6. a. Site Plan and Subdivision review for Fallbrook Condominiums

Rick Knowland, Planner, outlined Fallbrook Condominium site plan and subdivision which consists of 59 proposed units.

Bill Bray, City Traffic Engineer, explained that a request has been made to have the money come from C.I.P. to pay for the traffic light that is requested for Rainbow Mall Road and Washington Avenue.

Joe Delafield explained that Fallbrook Condominiums would have the same feelings and rural setting as Ledgewood. The same standards for lighting would also be requested as for Ledgewood. The Dartmouth Company is concerned that regular street lights would be contrary to what the purchaser would want so the Dartmouth Company would like the Board to consider the same lighting that Ledgewood presently has.

Jean Gilpatrick asked if Ledgewood Drive is a private road?

Joe Delafield responded that it was requested to be a private road and the City required that it be public. The Dartmouth Co., now requests Fallbrook be a public street.

Jean Gilpatrick recalled that it was the Board's decision that it be a private drive, and that the City Council decision was to make it a public road.

Jack Humeniuk asked how this item came before the City Council?

Joe Delafield responded that the City Council would have had to approve a private drive which they did not do.

Jean Gilpatrick clarified that the Board did not waive sidewalks and curbing for Ledgewood, that City Council did so.

Joe Delafield noted that they have had a successful experience with Ledgewood Drive.

Jean Gilpatrick asked if the City is taking care of plowing etc.,?

Joe Delafield stated that they are still in construction at this point and the Dartmouth Co., and the Condominium Association usually gets there before the City plow does, so they have it all done.

Jean Gilpatrick asked if all Ledgewood units are developed and sold?

Joe Delafield stated they still have 13 units under construction and they have 21 more to go under construction in the coming year.

Jean Gilpatrick asked the time schedule on the 34 units in Ledgewood?

Joe Delafield said it is very hard to say. They would have been completely constructed if the interest rate of the 1978 market forecast had not changed. They will proceed with a cluster every 6 months and be finished in approximately 3 years, starting in the Spring or Summer, they would like to pre-sell the units before building.

Robert Caudreau, 369 Capisic Street, Portland, Maine, is in favor of the development but asked what was the purpose of having a chain across the emergency exit?

Jean Gilpatrick responded if the Fire Department needed to get across the chain, they would be able to cut the chain, the purpose of keeping it chained is so that it will be used as an emergency exit only and not another entrance or exit.

Harry Cummings expressed strong feelings about having sidewalks on the street. He knows that they waived sidewalks for Ledgewood, but the subdivision ordinance now requires sidewalks on both sides of the street. He moves to have the sidewalk on the inside of the development and waive the sidewalk on the other side of the street.

Bill Bray recommended to the Board that a traffic light be installed at the intersection of Rainbow Mall Road and Washington Avenue and to close off Claudia Road. He had done a traffic count and there was 100 cars per hour coming out this intersection. This number warrants a traffic signal.

Jean Gilpatrick asked if this recommendation has been discussed with the owners of the Rainbow Mall?

Bill Bray responded not at this time.

Joe Delafield noted that only 10% of the total traffic would be coming from Ledgewood and Fallbrook Condo's and maybe a 350 units on top of the hill. (At a later date).

Harry Cummings supported Bill Bray's suggestion on the light and recommended that it be funded out of the C.I.P.

John Barker stated that closing off Claudia Street and using Rainbow Mall Road is a much better idea than designating Claudia Road a 1-way street.

Jim Pierce concurred with Harry Cummings.

Ken Cadigan said he does not see the need for sidewalks, Ledgewood which is the sister project has done just fine without them.

Jack Humeniuk expressed concern with the stormwater run off and asked if the Fall Brook can handle the spring thaw and heavy rain storms.

Joe Delafield responded that the amount of stormwater contributed from the Fallbrook Condominium is very minimal.

Jed Brewster, City Engineer said he and Joseph Beaulieu of Public Works read and looked over the report and they feel quite strongly that Fall Brook will be able to handle the flow from Fallbrook Condominium.

Jack Humeniuk stated he is all for the project, but he thinks that there may be some confusion over the street name where the two names are so close together.

Joe Delafield stated that no one will have an address on Fallbrook Drive.

John Barker stated that this project is an attribute to the community and he supports the thoughts of the Board.

Jean Gilpatrick reinforced the thought that 1 side of the street should have a sidewalk, because it is the responsibility of the City and 3 years down the road the City could end up paying for the sidewalks to be put in.

Mr. Delafield recommended that there be no curb but a paved sidewalk behind a wide esplanade so the topographical features still remain.

Jean Gilpatrick stated that personally she finds no problem with this recommendation.

George Terrien expressed concern that if the 3 regular street lights are installed and sidewalks on both sides the development will lose its rural affect and that is what they are trying to accomplish here.

Mr. Brewster and Mr. Delafield have agreed to work together on this problem to see if it is possible to have a six foot pole put in, this is a conditional agreement with Public Works.

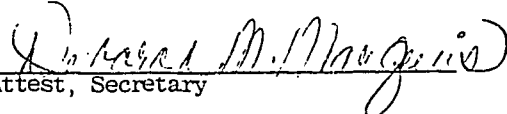
Mr. Brewster stated that the plows only go to the first driveway on the right and then come out. He wants it stated that the roadway's have to be clear and defined from the lighting.

Jack Humeniuk moved approval of the site plan, waiving 32 feet paved driveway to 28 ft. with 50 foot right of way, waiving curbing and requiring hard surface sidewalks along one side of the street and requiring that the developer meet Public Works requirements regarding lighting.

It was moved and seconded and voted unanimously.

John Barker. moved that the application for subdivision approval for Fallbrook be approved.

The Board voted unanimously for approval of the subdivision.


Attest, Secretary



CITY OF PORTLAND

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

† December 16, 1982

Weston Assoc. Inc.
11 Becon Street
Boston, Massachusetts

Dear Sir:

Your application for a building permit to construct a 5 story 43 unit apartment building at 447-457 Cumberland Avenue ~~can be~~ issued with the following requirements.

1. The Board of Appeals requested one offstreet parking space be used as a drop-off/pick up space nearest entranceway (7 space to be provided on-site.)
2. First floor doors #13 & 14 must be 1 hr. fire rated with self closers.
3. First floor E-1 drawing-electrical room needs second means of egress at rear of room
4. In building more than three stories in height except those with a roof slope greater than 4 units vertical in 12 unit horizontal access to the roof shall be provided by means of a stairway or a ladder and trap door.
5. That all Planning Board Requirements of the Planning Report #98-81 be met.
6. All mechanical permits must be obtained before work is started.

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

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: Winton Scott, Architect



CITY OF PORTLAND

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

December 16, 1982

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5. That all Planning Board Requirements of the Planing Report #98-81 be met.
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If you have any questions on these requirements, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

cc: Winton Scott, Architect



CITY OF PORTLAND

DAVID A. LOURIE
CORPORATION COUNSEL

June 11, 1981

Mr. George Reese
Weston Associates
11 Beacon Street
Boston, MA 02108

Dear Mr. Reese:

You have asked if the Cumberland Arms Section 8 Housing Project to be constructed on Cumberland Avenue in Portland, Maine, constitutes a "subdivision" for the purposes of review by the Portland Planning Board pursuant to our Subdivision Ordinance. In my judgment, after reviewing the site plan, the project is not a subdivision within the meaning of the Portland Subdivision Ordinance because the project will remain under one ownership and is not divided by buildings or otherwise.

Very truly yours,

David Lourie
David A. Lourie
Corporation Counsel

DAL/ljn

cc: Patricia Harrington, Chief Planner



CITY OF PORTLAND

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

December 22, 1982

Weston Assoc. Inc.
11 Beacon Street
Boston, Massachusetts 02108

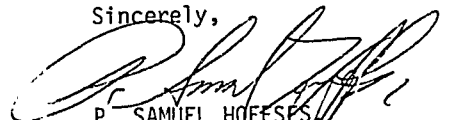
Dear Sir:

Your application for a building permit to construct a 5 story 43 unit apartment building at 447 - 457 Cumberland Avenue is being issued with the following requirements.

1. The Board of Appeals requested one offstreet parking space be used as a drop-off/pick up space nearest entrance-way (7 spaces to be provided on-site).
2. First floor doors #13 and #14 must be 1 hour fire rated with self closers.
3. First floor E-1 drawing - Electrical Room - needs second means of egress at rear of room.
4. In building more than three stories in height, except those with a roof slope greater than 4 units, vertical in 12 unit horizontal access to the roof, shall be provided by means of a stairway or a ladder and trap door.
5. That all Planning Board requirements of the Planning report #98 - 81 be met.
6. All mechanical permits must be obtained before work is started.

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

Sincerely,


P. SAMUEL HOFFSES
CHIEF OF INSPECTION SERVICES

cc: Winston Scott, Architect

PLANNING DEPARTMENT REPORT
CUMBERLAND ARMS APARTMENT
SITE PLAN REVIEW

Submitted to
Portland Planning Board
December 8, 1981

PROPOSED DEVELOPMENT

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TOTAL BUILDING AREA	34,416 sq. ft.	28,221 sq. ft.
PARKING SPACES	7	6

Landscaping includes plantings on the site and 5 maple trees within the esplanade. Amenities include interior walkways and patios to the rear of the site.

The applicant has received the appropriate variances from the Board of Appeals for this project.

Corporation Counsel has determined that this project is not a subdivision because the project will remain under one ownership and is not divided by buildings or otherwise.

The site plan has been reviewed by staff for conformance with the Site Plan Ordinance. The site plan has been reviewed and approved by Building and Inspection Services, Public Works and the Fire Department.

**CERTIFICATE OF APPROVAL
FOR INTERNAL PLUMBING**

THE TOWN/CITY OF Portland

TOWN/CITY CODE 051756 LPI NUMBER 010123 DATE PERMIT ISSUED 11 25 83 Certificate of App. Number 7017810

Installer's Name HERBER COMPANY F.I.M.I. 1

- Installer Code 1. Owner
 2. Licensed Master Plumber
 3. Licensed Oil Burnerman
 4. Employee of Public Utility
 5. Manufactured Housing Dealer
 6. Manufactured Housing Mechanic
 7. Limited License

Owner Weston Associates
 Address 447-457 Cumberland Avenue
 St/Lot Number _____ Street, Road Name _____ Subdivision _____

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

OWNER'S COPY

Signature of LPI _____
 Date Inspected NOV 25 1983

ORIGINAL—To be sent to: Department of Public Services
 Division of Health Engineering

INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF Portland

Town/City Code 051756 LPI Number 010123 Date Issued SEP 9 1983 INSTALLER'S License No. 7017810

Address of Where Plumbing Is Done 447-457 Cumberland Avenue Street/Road Name _____ Subdivision _____

Name of Owner Weston Associates Last Name _____ F.I.M.I. _____ Mailing Address _____ Zip Code _____

Type of Construction	1 New 2 Remodeling	3 Addition 4 Remodeling & A.	5 Replacement of Hot Water Heater 6 Hook-up of Mobile Home	7 Other (Specify) _____
Plumbing To Serve	1 Single (Res) 2 Multi-Fam(Res)	3 Mobile Home 4 Modular Home	5 Commercial 6 School	7 Hook-up of Modular Home 8 Other (Specify) _____
Number of Fixtures or Hook-Ups	Sink(s) <u>44</u> Clothes Washer(s) _____	Toilet(s) <u>4</u> Dish-Washer(s) _____	Bathtub(s) <u>43</u> Hot Water Heater(s) <u>44</u>	Lavator(s) <u>40</u> Floor Drain(s) <u>8</u> Shower(s) _____ Urinal(s) _____ Hook-Up(s) _____

PERMIT NUMBER 7017810

Fee Schedule:
 Fixtures _____
 Hook-Up Fee _____
 Total Fee 757.00
 If Double Fee Check Box

TOWN'S COPY

JAN 20 1983
 MAR 18 1983
 MAR 29 1983
 MAY 9 1983

JUN 14 1983
 JUN 30 1983
 JUL 20 1983
 JUL 29 1983

Signature of LPI _____

HHE-211 Rev. 7/80



CITY OF PORTLAND

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

July 27, 1983

Alchem Corp., Inc.
310 Spring Street
Portland, Maine 04102

Re: 435 - 437 Cumberland Avenue

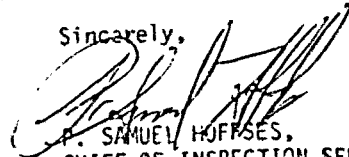
Dear Sir:

Your application to change the use of 435 - 437 Cumberland Avenue from dwelling to an office for radio offices has been reviewed and a permit is herewith issued subject to the following requirements:

1. Internally lit exit signs and emergency lighting shall be provided for all exits and paths to reach same.
2. 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.
3. 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.
4. All vertical openings (stairways) shall be enclosed with construction having a fire rating of at least one hour, including fire door with self-closer.
5. An approved manual fire alarm system shall be provided with pull stations at each exit, on each floor, connected to horn and flashing light sounding devices placed throughout as required.
6. All storage areas shall be enclosed with construction having a fire rating of at least one hour, including fire doors with self-closers.

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

Sincerely,


P. SAMUEL HOFFSES,
CHIEF OF INSPECTION SERVICES

PSH/mlb
ENCL.

CC: Lt. Collins, Fire Prevention
Bureau

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

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00774

JUL 28 1983

ZONING LOCATION PORTLAND, MAINE July 14, 1983 CITY of PORTLAND

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

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

LOCATION 435-437 Cumberland Ave. Corner 200-206 High Street Fire District #1 [] #2 []

1. Owner's name and address 477 Telephone

2. Lessee's name and address George Silverman - WTKX Radio - Congress St. Telephone 775-92333

3. Contractor's name and address (Owner) Alchem Corp., Inc. - 311 Spring St. Telephone 772-2145

Proposed use of building offices for radio station No. of sheets

Last use Dwelling - multi No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 5,000

FIELD INSPECTOR - Mr. @ 775-5451

Table with 2 columns: Fee Type, Amount. Includes Appeal Fees (\$5), Base Fee (\$35.00), Last of use (\$25.00), TOTAL (\$60.00)

Change of use from dwelling to offices for radio station as per plans, 4 sheets of plans, alterations, no structural changes, send permit to # 3 04102

Stamp of Special Conditions

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? yes 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
Study 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
Is 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:
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 Daniel Denis Boudreau for 1 [] 2 [] 3 [] 4 []
Alchem Corp. WTKX Radio Other and Address

Handwritten circled number 6

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY



CITY OF PORTLAND

JOSEPH E. G. Y. JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

June 2, 1983

Carole James & Frederick O. James, Jr.
484 Cumberland Ave.
Portland, Maine 04103

RE: 484 Cumberland Ave. House sewer

Upon an inspection at the above mentioned property we find your house sewer has deteriorated and is collapsing causing indentations of the sidewalk at curb as well as the surrounding area. There are many rat burrows around same which have been baited by the Environmental Health Department for control of rodents. This house sewer is causing dirt and gravel to enter the main city sewer. You are hereby directed to correct this matter at once.

"Section 309.12 whenever any building drain or building sewer connected to the public sewers, or to a private sewer system connected to the public sewers is found to be defective, deteriorating or substandard, the owner of the building served by such building sewer shall be served by the Director of Public Works with written notice stating the nature of the defect and proving a reasonable time limit for the satisfactory repair or replacement of such building sewer and to make a new connection to the public sewer at the owners expense.

Failure to do so will result in legal action by the department and Health Office. We will again inspect this location on June 12, 1983 before such action is taken.

Sincerely,

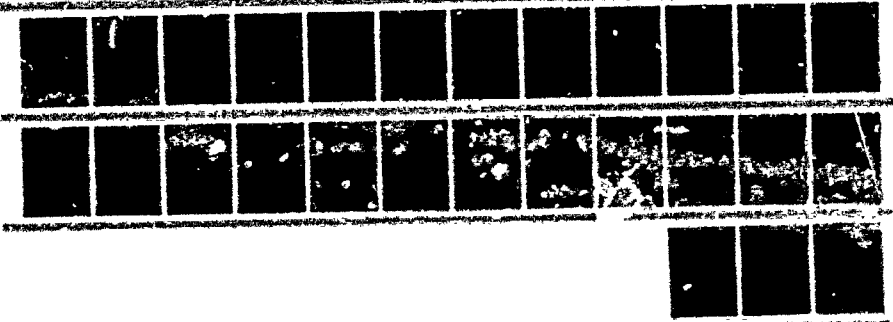
Ernold Goodwin,
Chief of Plumbing Division

ENC:2

cc: Joseph E. Gray, Director of Planning and Urban Development
P. Samuel Hoffses, Chief of Inspection Services
John E. Vandoloski, Environmental Health Administrator
Corporation Counsel
George Flaherty, Director of Public Works Department
General Ledger

435 - 437 CUMBERLAND AVENUE

2





APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Belmont

Date July 14 19 83
 Receipt and Permit number B 08018

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: 435-437 Cumberland Avenue, Corner 200-206 High Street
 OWNER'S NAME: George Silverman ADDRESS: 477 Congress Street

	FEES
OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft TOTAL <u>31-60</u>	<u>5.00</u>
FIXTURES: (number of) Incandescent <u>X</u> <u>24</u> Fluorescent <u>6</u> (not strip) TOTAL <u>30</u>	<u>5.00</u>
Strip Fluorescent _____ ft	
SERVICES: Overhead <u>X</u> Underground _____ Temporary _____ TOTAL amperes <u>200</u>	<u>3.00</u>
METERS: (number of) <u>3</u>	<u>1.50</u>
MOTORS: (number of) Fractional _____ 1 HP or over _____	
RESIDENTIAL HEATING: Oil or Gas (number of units) <u>1</u>	3.00
Electric (number of rooms) _____	<u>5.00</u>
COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) <u>XX</u>	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of) Ranges _____ Water Heaters _____ <u>1</u> _____ Cook Tops _____ Disposals _____ Wall Ovens _____ Dishwashers _____ Dryers _____ Compactors _____ Fans <u>5</u> _____ Others (denote) _____	<u>1.50</u>
TOTAL _____	
MISCELLANEOUS: (number of) Branch Panels <u>2</u>	<u>2.00</u>
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: <u>23.00</u>	

INSPECTION:
 Will be ready on _____, 19__; or Will Call XX
 CONTRACTOR'S NAME: Mellow Electric
 ADDRESS: P. O. Box 5134 - 04101
 TEL: 773-96534
 MASTER LICENSE NO.: 03580 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

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

ELECTRICAL INSTALLATIONS—

Permit Number 8018
 Location 435-437 Cumberland Ave.
 Owner G. Silverman
 Date of Permit 7-14-83
 Final Inspection 1-3-84
 By Inspector Lilly
 Permit Application Register Page No. 152

INSPECTIONS: Service called in 10-3-83 by Lilly
 Closing in _____ by _____

PROGRESS INSPECTIONS: 9-22-83
1-3-84

CODE COMPLIANCE COMPLETED
 DATE: 1-3-84
 REMARKS:



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date July 14 19 83
 Receipt and Permit number B 08018

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 OWNER'S NAME: George Silverman ADDRESS: 477 Congress Street

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft TOTAL <u>31-60</u>	✓	5.00
FIXTURES: (number of)	Incandescent <u>x 24</u>	Flourescent <u>6</u>	(not strip) TOTAL <u>30</u>		✓	5.00
SERVICES:	Strip Flourescent _____	ft _____				
METERS: (number of)	Overhead <u>x</u>	Underground _____	Temporary _____	TOTAL amperes <u>200</u>	✓	3.00
MOTORS: (number of)	Fractional _____					1.50
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____					3.00
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (number of rooms) _____					5.00
APPLIANCE: (number of)	Oil or Gas (by a main boiler) <u>xx</u>					
	Oil or Gas (by separate units) _____					
	Electric Under 20 kws _____	Over 20 kws _____				
	Ranges _____	Water Heaters <u>1</u>				
	Cook Tops _____	Disposals _____				
	Wall Ovens _____	Dishwashers _____				
	Dryers _____	Compactors _____				1.50
	Fans _____	Others (denote) _____				
	TOTAL _____					2.00
MISCELLANEOUS: (number of)	Branch Panels <u>2</u>					
	Transformers _____					
	Air Conditioners Central Heat _____					
	Signs 20 sq. ft. and under _____	Separate Units (windows) _____				
	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 _____					
	Repair after fire _____					
	Emergency Lights, battery _____					
	Emergency Generators _____					
		INSTALLATION FEE DUE: _____				
		DOUBLE FEE DUE: _____				
	FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____					23.00
	FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____					
		TOTAL AMOUNT DUE: _____				

INSPECTION: Will be ready on _____, 19 ____; or Will Call xx
 CONTRACTOR'S NAME: Mellow Electric
 ADDRESS: P. O. Box 5134 - 04101
 TEL: 773-96534
 MASTER LICENSE NO.: 03580
 LIMITED LICENSE NO.: _____
 SIGNATURE OF CONTRACTOR: _____

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ELECTRICAL INSTALLATIONS -

Permit Number 8018
Location 435-437 Cumberland Ave.
Owner J. Silverman
Date of Permit 7-14-83
Final Inspection 1-3-84
By Inspector Hilly
Permit Application Register Page No 152

INSPECTIONS: Service by Hilly
Service called in 10-3-83
Closing-in by

PROGRESS INSPECTIONS: 9-22-83
1-3-84

CODE COMPLIANCE COMPLETED
DATE: 1-3-84

REMARKS:

