

435-437 CUMBERLAND AVENUE



Full cut # 920R - Half cut # 9202R - Third cut # 9203R - Fifth cut # 9205R

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 437 Commercial Ave.
Loc. 437 High St.
Bldg. xFire xElec. Other
Issued October 14, 1958
Expires November 14, 1958

Mr. George Young
5 Young's Furniture Store
6 Free St.,
Portland, Maine

Dear Sir:

On October 4, 1958 an examination was made of the premises located at 272 High St., E. 437 Commercial Ave. (over structure) Portland, Me.

Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

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

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

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

#	VIOLATIONS & SPECIFICATIONS	#	RESPONSIBILITY
	<u>437 Cumberland Ave.</u>		
	<u>STRUCTURAL REPAIRS</u>		
	Repair and put in good condition all windows parts of the structure as follows:		
a.	Repair or replace the loose handrail on the stairway between the 1st and 3rd floors.		
b.	Repair or replace the broken cellar window on the left side of structure.		
c.	Repair or replace the loose, cracked plaster in the kitchen ceiling of the 1st. floor		
d.	Putty the loose window sashes, replace the cracked window sashes and tighten the loose window frames in the kitchen and bedroom.		
	<u>HOUSEWORK & NECESSARY CLEANING</u>		
b.	Provide suitable, sufficient, water-tight, tightly covered receptacles and rubbish containers to receive the accumulation of garbage and refuse during the intervals between collections.		
	The above mentioned conditions are in violation of the City Ordinances, TITLE 10, CHAPTER 631, SUBCHAPTER 1, SECTION 1001 and must be corrected on or before November 14, 1958		

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



437
for
Bldg. Fire & Elec. Other
Issued October 14, 1958
Expires November 14, 1958

Lawrence Y. King
Y. King's Furniture Store
6 Free St.
Portland, Maine.

Dear Sir: October 3, 1958 an examination was made of the premises located at 437 Cumberland Ave. and 402 High St., Portland, Me. (see structure)

Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

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

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

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

402 HIGH ST.

STRUCTURAL REPAIRS

- a. Repair or replace the disintegrated retaining wall beneath porch.
- b. Repair and replace the rising brick on right side and rear of foundation.
- c. Repair or replace the rising down spout on the right side of structure.
- d. Repair or replace the loose door on back of front door.
- e. Repair or replace the broken cellar window on right side of structure.
- f. Repair or replace the loose, cracked and missing plaster on the ceilings of the living room and bedrooms of the 1st floor.
- g. Determine the reason and remedy the condition which causes signs of leakage to appear on the walls of the storeroom on the 3rd floor.

ELECTRICAL REPAIRS

Check and have replaced all electrical equipment and electrical wiring in the entire structure.

- a. Repair or replace the open switch on the cellar stairs.

SMOKE

- a. Clear chimney in the basement by removing and properly disposing of the soot.

NUISANCES & UNSANITARY CONDITIONS

- a. Provide suitable, sufficient, water-tight, tightly covered metal garbage and rubbish containers to receive the accumulation of garbage and rubbish during the intervals between collections.
- b. Accomplish a general cleanup of the yard. Particular attention is directed to the accumulation of lumber and blinds beneath the porch. All materials stored in the yard or under the porch must be placed neatly on racks at least 18 inches above the ground.

The above mentioned conditions are in violation of the City Ordinances, MINING & CONSTRUCTION CODES AND APPLICABLE TO VARIOUS BUILDINGS and must be corrected on or before November 14, 1958.

INQUIRY BLANK

ZONE 7

FIRE DIST. 13

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 7/17/50

Verbal
By Telephone

LOCATION 437 OWNER [illegible]

MADE BY [illegible] TEL. [illegible]

ADDRESS 437

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS CONSTRUCTION _____

REMARKS _____

INQUIRY How would Zoning Ordinance and Building Code apply to changing the first story of the westerly half of this duplex building to a minor assembly hall consisting of two large rooms and the use of the kitchen connected therewith—these rooms to be used as a place where women's clubs and the like would assemble for luncheons, playing bridge and similar activities? The total number of patrons in the two large rooms is estimated at not more than twelve 4-person tables. The balance of the building would be used for the apartment or living quarters of the operators of the establishment including use of the kitchen in common with the minor assembly hall or restaurant use.

ANSWER Plans will be needed showing arrangement in first story and in cellar, to be made by someone accustomed to making such plans and someone who is capable of entering Sections 206 and 212 of the Building Code and finding out for himself what the special use requirements are, and also able to determine the strength of the present floor and any needed strengthening. These plans should be filed as blueprints with the application for a permit to make any desired or required alterations and to change the use of the first story.

DATE OF REPLY 7/17/50 REPLY BY WMCD

INQUIRY BLANK

ZONE G
FIRE DIST. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

DATE 4/15/48

LOCATION 435 435 Cumberland Ave OWNER Erlick
MADE BY J. J. Inaley John Donnelly + Sons TEL. 2-0050
ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: 1- Would a roof sign be permissible on the roof of this two story building

ANSWER: 1- Yes Approval of Council and Fire Chief required

The Building Dept. has a sign on the roof of a building in the city of Portland, Maine. The sign is 20 feet high and 10 feet wide. It is a sign for a business and is located on the roof of a two story building. The sign is made of metal and is painted white with black letters. It is a sign for a business and is located on the roof of a two story building.

DATE OF REPLY 4/15/48

REPLY BY A J. Sears

INQUIRY BLANK

ZONE "G"

FIRE DIST. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date Nov. 10, 1947

Verbal
By Telephone

LOCATION 435-437 Cumberland Ave OWNER _____

MADE BY Creeth P. Hawkins - TEL. 2-7615

ADDRESS 64 Montreal Street

PRESENT USE OF BUILDING Vacant

CLASS OF CONSTRUCTION Third NO. OF STORIES 2 1/2

REMARKS: H lf of duplex house - Kitchen in first
and sec 2 stories.

INQUIRY: 1- Can this building be used with one
apartment in first story, one apartment
in second story, and finished bed rooms
in third story used in connection with the
two apartments?

2- Can ^{no} more than two rooms be let
to lodgers?

ANSWER: 1- Such a use is apparently the legal use
of building and so can be continued.

2- As long as not more than four lodgers,
building will not be classed as a lodginghouse
and so O.K.

DATE OF REPLY 11/10/47

REI. BY A. J. Sears

INQUIRY BLANK

ZONE Gen (6) no.
FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone (435-407) Sunde Land Inc DATE 11/6/45
LOCATION 202 Jugh St OWNER Est of Janet Young
MADE BY Horace B. ... Steel
ADDRESS 23 ...
PRESENT USE OF BUILDING Duplex + families
CLASS OF CONSTRUCTION _____ NO. OF STORIES _____
REMARKS: _____

INQUIRY: Is it allowed to build here?

ANSWER: Yes subject to requirements of Bldg Code.

DATE OF REPLY 11/6/45 REPLY BY Wm ...

202 High Street

11/6/45



GENERAL BUSINESS ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 23, 1945

RECEIVED
JUL 23 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 202 1st Street 1155-1157 Within Fire Limits? Yes Dist. No. 3
 Owner's name and address Jacob Young, Mrs., 6 Tree Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address J. F. Kennedy, 105 Preble Street Telephone 3-9672
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Lodging house not a house No. families _____
 Last use _____ No. families _____
 Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$.50
 Estimated cost \$ 100.

General Description of New Work

To repair after fire to former condition. No alterations.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS MET

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.

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? yes
 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

APPROVED:

Jacob Young, Mrs.

Signature of owner: J. F. Kennedy

INSPECTION COPY

Permit No. 451519
Location 202 High Street
Owner Jacob Young Hrs
Date of permit 7/25/45
Notif. closing-in _____
Inspr. closing-in _____
Final Notif _____
Final Inspn _____
Cert. of Occupancy issued _____

NOTES

INSURANCE REQUIRED

INQUIRY BLANK

ZONE G

FIRE DISP. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE June 18, 1945

Verbal
By Telephone

LOCATION 457 Cumberland Ave., Cor. High OWNER Hairs of Jacob King

MADE BY Mrs. M. J. MacNeill of MacNeill Real Estate TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: Mrs. MacNeill has proposed to buy who would want a grocery store in
at least a part of first story.

INQUIRY: Would zoning allow a grocery store or restaurant in first story?

ANSWER: Yes-in a General Business Zone, warned her that Zoning Ordinance will
probably be revised this summer and that zone might be changed. Also warned about
probable requirement of Building Code of fire separations between proposed store
and any rooming house or apartments in other parts of the building.

DATE OF REPLY 6/18/45 REPLY BY W.M.D.

10 - F. 2. 6

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

1. Location *435 437 to 439 inclusive* Date investigation commenced *4/21/45*
2. References: Complaints _____ Appl. BP _____ Inq. _____
3. Present Owner and Address *Jacob Young March 1945*
4. Present Lessee and Address _____
5. Building Permit Record: *Three Lic. Renewal Permits*

Assessors' Record

6. Survey 1924: Owner *Julia W. Griffin* : No. tenants _____
- No. rooms _____ ; Class of Use *Single*
7. Assessors' change record since 1924 _____

8. Change of Owners, 1924 to date: *1923 Julia Griffin 1943 Julia Griffin*
- 1944 Anna Hicks 1945 Jacob Young*

9. City Directory Record

Year	Name	Address	Occupation
1926	Frank B. Fish		Same
1927	Harriet Flatow		Same
1928	Harriet Flatow		Same
1929	Harriet and Josephine Flatow		Same
1930	Anna L. Hicks	1037 1/2 W. 1st St. Phys	Same
1931	Same		Same
1932	Same		Same
1933	Same		Same
1934	Same		Same + Edgar P. Rinner
1935	Same		

10. Miscellaneous

Conclusions and Action

Same ownership as of 37 Humboldt Ave

SURVEY AND INVESTIGATION OF TENEMENT AND LODGING HOUSES
QUESTIONABLE AS TO LEGAL AND SAFE USE

- 1. Location *202 High* Date investigation commenced *4-27-45* *Prnt*
- 2. References: Complaints Appl. BP Inq.
- 3. Present Owner and Address
- 4. Present Lessee and Address
- 5. Building Permit Record:

Assessors' Record

- 6. Survey 1924: Owner : No. tenants
- No. rooms ; Class of Use
- 7. Assessors' change record since 1924

- 8. Change of Owners, 1924 to date ¹⁹⁰³ *Julia W. Griffin*
- 1943 Julia W. Griffin* *1944 Anna L. Hicks*

9. City Directory Record

1926	<i>Julia W. Griffin</i>	1936	<i>Same</i>
1927	<i>Same</i>	1937	<i>Same</i>
1928	<i>Same</i>	1938	<i>Same</i>
1929	<i>Same</i>	1939	<i>Same</i>
1930	<i>Same</i>	1940	<i>Same</i>
1931	<i>Same</i>	1941	<i>Same</i>
1932	<i>Same</i>	1942	<i>Same</i>
1933	<i>Same</i>	1943	<i>Julia W. Griffin</i> <i>Arthur Hicks</i>
1934	<i>Same</i>	1944	<i>Vivian Burdett</i>
1935	<i>Same</i>	1945	

10. Miscellaneous

This house is numbered on Humboldt Ave. It is situated in the corner of High & Humboldt Ave.

Conclusions and Action

435-437 Cumberland, ave.
and 202 High, St.

4-27-45
Purd.

This house is located on the corner
of High St, and Cumberland, ave.

Directory shows this house to have
been, from 1926, a single family.

Mrs Mary A. Robbins, lives at 202 High
St. She came to this house, May 9th
1944, and bought some of the
furnishings that a Mrs. Vivian Beerwolt
had been using at this same
address, who had been keeping lodgers
here, probably during some part of
1943 and 1944.

Mrs. Robbins has a state license

In the basement is a one room
apartment, with flush closet. (I
did not go into the basement).
First floor, two rooms and kitchen
Second floor, 4 rooms and bath.
Third floor, 3 rooms. One bath room
serving the entire house.

One stair way from the third floor.

On the third floor, a room on the
north side has an extension ladder,
to be used for emergency. This ladder
would have to be put out the window
on to a flat roof, and then moved
to a place where a person could
reach the ground.

A partition has been built (not to the ceiling)
dividing the large room.
No cooking in the rooms. (Purd)

G 210

I recommend a letter to Owner with
copy to tenant, stating, the dwelling
has been converted illegally, with-
out a certificate of occupancy.

That the third floor cannot be
used for lodgers with only one stair
way, even tho' the tenant has
provided an extension ladder in
one of the rooms for emergency,
it is not considered a means of egress.

In order to convert this dwelling
into a lodging house, plans must be
made showing ^{stairway} ~~ladder~~ ^{conditions} ~~of rooms~~
in regard to stairways, as means
of egress, and another set, complying
with the Building Code.

(G) GENERAL BUSINESS ZONE

Complaint No. 45-54

Location 435-437 Cumberland Ave

Date Received 5/5/45

Date Disposed of

NOTES

7/20/45 - Talked with Mrs. Ruffins tenant at 202 High. Permit issued for repairs after fire. - (over)

8.1.49 Talked to Mrs. Ruffins tenant. House is used as a Lodging House.

3 rooms in 3rd flr

4 " " 2nd "

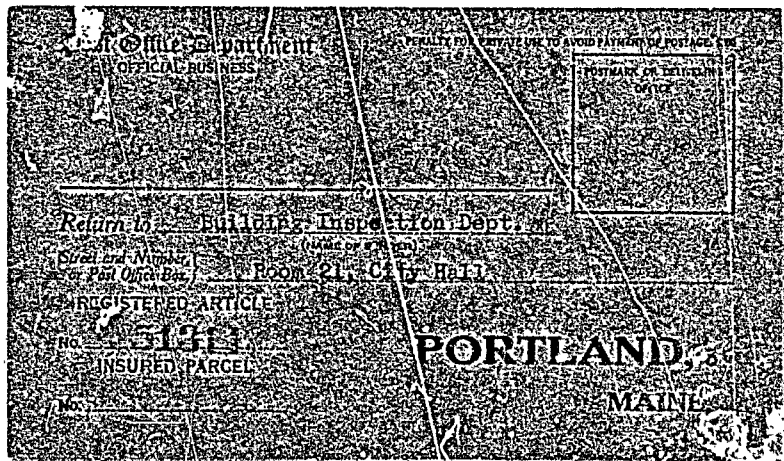
1 room in 1st "

Basement part used.

3 rooms used in 2nd

1 room " " 3rd

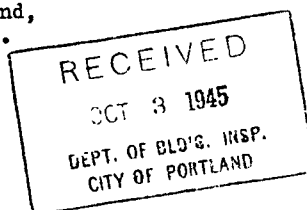
1/1/45



WALTER M. TAPLEY, JR.
ATTORNEY AND COUNSELOR AT LAW
BANK OF COMMERCE BUILDING
PORTLAND, MAINE

October
Second,
1945.

Warren McDonald, Building Inspector
City Hall
Portland, Maine



Dear Mr. McDonald:

Regarding the property owned by Mr. Young at 202 High Street and occupied by Mrs. Mary Robbins as tenant, Mr. Young originally made a proposition to Mrs. Robbins that if he altered and changed the premises to conform to the building inspector's requirements it would mean an outlay of some eight hundred to a thousand dollars and it would be necessary for an increase in rent. Mrs. Robbins gave the proposition some thought and then advised Mr. Young that if the alterations were made she would be willing to pay the extra rental, which would be set by the OPA. Mr. Young then said that he had decided, for financial reasons, that he could not make the necessary alterations and that his only course would be to permit occupancy as a dwelling.

Mrs. Robbin desires to make it a matter of record that she agreed to an increase in rent and that the fact that the alterations were not made was in no way her fault.

Very truly yours,

Walter M. Tapley, Jr.
WALTER M. TAPLEY, JR.

WMT:R

Form 8906-S

Receipt for Registered Article No. 51314 Postmaster by 4

Fee paid 20 cents. Class postage 10

Declared value 100 Surchargo paid, \$ _____

Return Receipt, fee _____ Spl. Del'y fee _____

Delivery restricted to addressee: _____
to person _____ or order _____ Fee paid _____
Accepting employee will place his initials in space
indicating restricted delivery.



The sender should write the name of the addressee on back hereof as an identification. Preserve and submit this receipt in case of inquiry or a claim for indemnity. Registry Fees and Indemnity—Domestic registry fee ranges from 20 cents for indemnity not exceeding \$5 up to \$1.25 for indemnity not exceeding \$1,000. The fee on domestic registered matter without insurable value and for which indemnity is not paid is 20 cents. Consult postmaster as to the specific domestic registry fee and surcharges and as to the registry fee chargeable on registered parcel-post packages for foreign countries. Fees on domestic registered C. O. D. mail range from 25 cents to \$1.20. Indemnity claims must be filed within 1 year (C. O. D. 6 months) from date of mailing.

ATH
RMT
PH
AJS
HL
BS

C-15-54-I

W. G. Wall
5/15/45

July 27, 1945

Heirs of Jacob Young
6 Free Street
Portland 3, Maine

Subject: Unlawful use of the half of the building
at 446-457 Cumberland Avenue, corner of High
Street which is numbered 30 High Street as a
lodging house.

Gentlemen:

I find that the above mentioned half of this building which you are reported to own is being unlawfully maintained as a lodging house, that half having been converted from a single family dwelling house to lodging house use since 1926 without having secured either a building permit or a certificate of occupancy covering the new use as required by law.

This is your notice to make good this violation of the Building Code immediately.

I am aware of the fact that the building had probably been converted to lodging house use, or at least the High Street half of it, before Mr. Young acquired the property. That fact does not relieve you of the responsibility for maintaining half of the building as a lodging house, converted to that use since 1926, without providing safety and fire prevention and protection features required by law in case of establishing such a use since 1926.

It becomes obvious that it is not possible to convert that half of the building back to a single family dwelling house immediately without considerable hardship upon your tenant and upon her tenants. I suppose both you and your tenant, Mrs. Robbins, are liable for maintaining a lodging house under these circumstances, but I have no desire to proceed against either of you until you have had a reasonable chance to clear up the situation in one way or another.

Inasmuch as the building is being unlawfully used for a lodging house, however, I must insist that Mrs. Robbins reduce the number of her tenants or accept replacements of quarters now vacant or later vacated especially to the small apartment occupied in the basement before the fire.

The Building Code requires very few provisions applying to dwelling houses (not more than two apartments); but has many requirements for safety etc. for lodging houses, not only for safety, fire prevention and fire protection but also controlling the amount of outside window area in each room with relation to the floor area of the room and the outside window area in public halls, etc. There are several features present in the building which it is evident from casual inspection do not comply with the requirements for lodging house,--among them, only one stairway from the highest floor, where I understand three or four lodgers now live; no fire resistive enclosing partitions and fire door at the foot of cellar stairs, etc. In event of an emergency if lodgers in the building should be injured or killed, there is room to believe that both owner and proprietor of the lodging house may be criminally liable, especially since you will be made aware of the true situation by this letter.

I am told that the westerly half of the building is in use as a doctor's office and doctor's dwelling house, and that change of tenancy heretofore has been made. The Building Code, of course, applies to both sides of the building and the east half of the building may not be changed from dwelling house use to any other use without a building permit and a certificate of occupancy covering the new use any more than the other half, without non-compliance with the law.

Mrs. of Jacob Louis

July 27, 1946

Please advise me in writing without delay what course you intend to pursue under these circumstances, so that I may know what my duty requires me to do.

Very truly yours,

Inspector of Buildings

WAS/S

CC: Mrs. Gary A. Robbins
202 High Street



FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 11223

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 6, 1918

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 437 Cumberland Avenue Use of Building dwelling No. Stories 2 1/2 Existing Existing
 Name and address of owner of appliance Julia Griffin, 437 Cumberland Avenue
 Installer's name and address Harris Oil Co., 17 Main St., So. Portland Telephone 2-2304

General Description of Work

To install Oil Burning Equipment in connection with existing steam heat

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel Oil
 Material of supports of appliance (concrete floor or what kind) concrete
 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 OIL BURNER

Name and type of burner Fluid Heat Labeled and approved by Underwriters' Laboratories? yes
 Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) gravity
 Location oil storage basement no change No. and capacity of tanks 1 - 275 gal.
 Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? _____
 Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of Installer

By [Signature]

INSPECTION COPY

Permit No. 41/24
 Location 437 Cumberland Ave
 Owner Julia Griffin
 Date of Permit 1/6/41
 Post Card sent _____
 Notif. for insp. None
 Approval Tag issued 2/4/41. G.L.
 Comp. C-91-B
 Oil Burner Check List (date) 2/4/41
 1. Kind of heat radiation
 2. Label 109435
 3. Anti-siphon listing
 4. Oil storage ✓
 5. Tank distance ✓
 6. Vent Pipe ✓
 7. Fill 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. 8 1/2 ft. 1" station smoke pipe
 NOTES



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1150

MAR 5 1934

March 5, 1934

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine

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 437 Cumberland Avenue
Name and address of owner Julia T. Griffin, 437 Cumberland Ave.
Contractor's name and address Halverson Bros., 15 Union St.

General Description of Work

Oil burner

NOTIFICATION BY OWNER TO STOP OR CLOSING IS IN WAIVER

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heat source of heat to be in cellar? If not, which story?
Material of supports of heater or equipment (concrete floor or what kind)?
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace.
from top of smoke pipe, from front of heater, from sides or back of heater.

IF OIL BURNER

Name and type of burner: Ticker Silent Automatic
Labeled and approved by Underwriters' Laboratories?
Will operator be always in attendance?
Location oil storage: basement
Type of oil feed (gravity or pressure): 275 gal.
How many tanks fireproofed?
Amount of fee enclosed? (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of contractor By Charles A. Woodruff

INSPECTION COPY

Ward 5 Permit No. 14/159
 Location 487 (in ...)
 Owner J. ...
 Date of permit 3. 2, 34
 Notif. closing-in _____
 Inspu closing-in _____
 Final Notif. 3/9/34
 Final Inspu. 3/9/34
 Cert. of Occupancy issued _____

500 sq ft below ceiling
 for boiler - a ...
 partition ...
 3/9/34 - Inspected with
 Miss Griffin, who
 promised to have
 shield provided over
 smokepipe & hole
 in smokepipe made
 tight. - A. J. B.

NOTES

1. Kind of heat Steam
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent pipe
7. Fill pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes & material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card

3/9/34 - old opening in
 smokepipe ...
 made ... to smokepipe



FILL IN COMPLETELY AND SIGN WITH INK

Permit No.

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, Portland, Me.

Portland, Maine *Feb. 2, 1929*

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 *137 1/2 Camb. Ave.* Use of Building *dwelling*

Name and address of owner *Mrs. F. L. Gifford*

Contractor's name and address *C. S. Lane* Telephone *-*

General Description of Work

To install *one Duinit Oil Burner* *supplement*

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? *yes* If not, which story *-* Kind of Fuel *oil*

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

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, *9 feet*

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

IF OIL BURNER

Name and type of burner *Dunit May* Approved by Underwriters' Laboratories? *yes*

Location oil storage *cellar* No. and capacity of tanks *2 75.*

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

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

47140

Signature of contractor *C. S. Lane*



APPLICATION FOR PERMIT

Class of Building or Type of Structure 3rd

Portland, Maine, July 2nd 1929

Permit No. 1935

1929

JUL 2 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 427 Cumberland Ave. Ward 6 Within Fire Limits? YES Dist. No. 1
Owner's or Lessee's name and address Miss Julia W. Griffen 427 Cumberland Ave. Telephone _____
Contractor's name and address C.S. Lane 77 Roberts St. Telephone _____
Architect's name and address _____
Proposed use of building Dwelling House No. families _____
Other buildings on same lot _____

Description of Present Building to be Altered

Material wood No. stories _____ Heat Steam Style of roof _____ Roofing _____
Last use Dwelling House No. families _____

General Description of New Work

One Quiet Oil Burner Equipment

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAVED.

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat Steam Type of fuel Oil Distance, heater to chimney 8'-0"
If oil burner, name and model Quiet May
Capacity and location of oil tanks 275 12' from burner
Is gas fitting involved? _____ Size of service _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O.C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
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 _____
Total 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 above work require removal or disturbing of any shade tree on a public street? no
Plans filed as part of this application? no No. sheets _____
Estimated cost \$ _____ Fee \$1.00
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

INSPECTION COPY

Signature of owner Julia W. Griffen

C. S. Lane, apt

967



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 435-437 Cumberland Avenue

Issued to George Silverman - WXX Radio

Date of Issue January 20, 1984

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 83-774, 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.

PORION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Radio Station

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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

Liquor Enforcement
Bureau of Safety
Capitol Security



Maine Criminal Justice Academy
State Fire Marshal
State Police

DEPARTMENT OF PUBLIC SAFETY
36 HOSPITAL STREET • AUGUSTA, MAINE 04330

October 31, 1983

Sunshine Broadcasting, Inc.
Attn: George Silverman, Pres.
477 Congress Street
Portland, Maine 04101

Dear Mr. Silverman:

After having reviewed your situation, our office would allow the interior paneled doors to remain provided the following items are included within the buildings fire protection system.

1. A complete heat detection system with rate of rise detectors located in all rooms.
2. A manual fire alarm system with pull stations properly located on all floors.
3. Any doors opening into stairwells may be held open with electro-magnetic hold-open devices interconnected to all electrical devices.
4. Smoke detectors shall be located within the stairwells.
5. Each floor shall have sprinkler protection provided via the domestic water system.

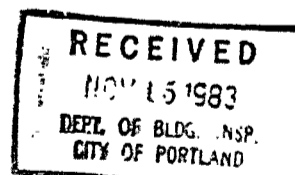
It would be satisfactory provided each of the preceding items are included. If we can be of further assistance, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Richard A. Dolby".

Richard A. Dolby
Plans Examiner
State Fire Marshal's Office

RAD/jmd



RICHARD A DOLBY PLANS EXAMINER 0
99 WESTERN AVE
AUGUSTA ME 04333 14AM

Western Union Mailgram



4-025019S318003 11/14/83 ICS IPMTZZ CSP PORC
2 207289248: MGM TDMT AUGUSTA ME 11-14 0143P EST

▶ GEORGE SILVERMAN
W1GX
477 CONGRESS ST
PORTLAND ME 04101

THIS IS A CONFIRMATION COPY OF A TELEGRAM ADDRESSED TO YOU:
ITEMS AND 2 NOT REQUIRED PROVIDED SMOKE DETECTORS INTERCONNECTED TO
ALERT OCCUPANTS ON TOP FLOOR IN STUDIOS.
RICHARD A DOLBY PLANS EXAMINER OFFICE OF STATE FIRE MARSHALL DEPT
OF PUBLIC SAFETY
99 WESTERN AVE
AUGUSTA ME 04333

1347 EST

MGMCOMP MGM

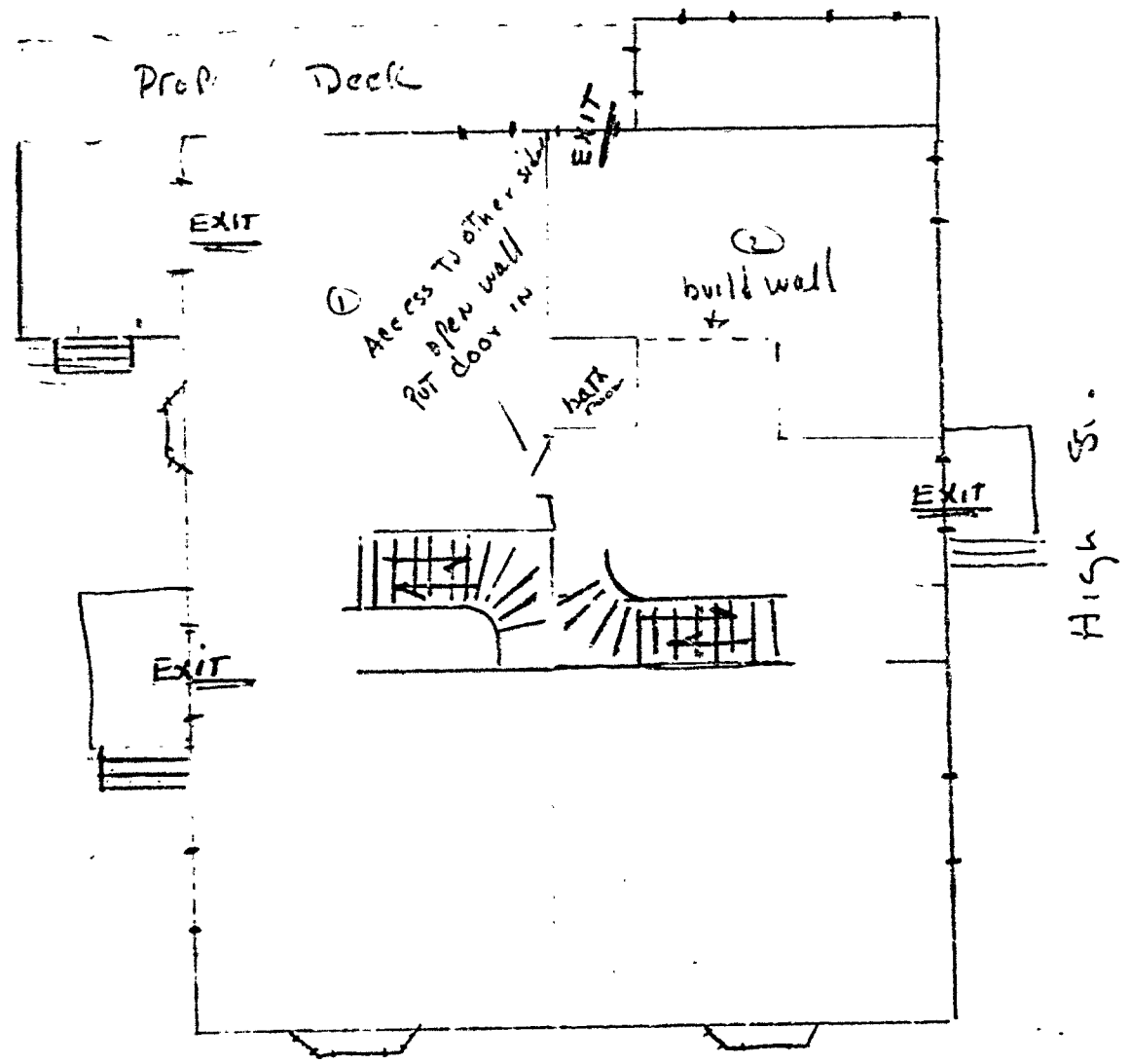
RECEIVED

NOV 15 1983

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

TO REPLY BY MAILGRAM MESSAGE, SEE REVERSE SIDE FOR WESTERN UNION'S TOLL-FREE PHONE NUMBERS

1st Floor

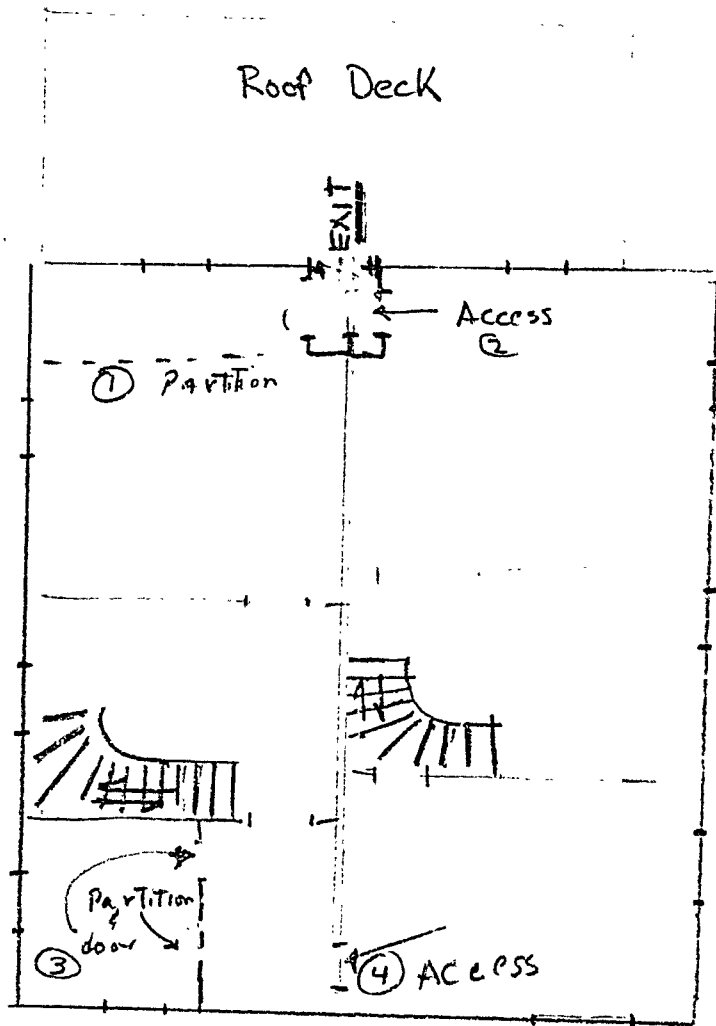


Cumberland Ave

RECEIVED
 JUL 14 1983
 DEPT. OF BLDG. INSP.
 CITY OF PORTLAND

- ① MAKE Access door Thru closet
- ② build small Bath
- ③ Partition

3rd Floor



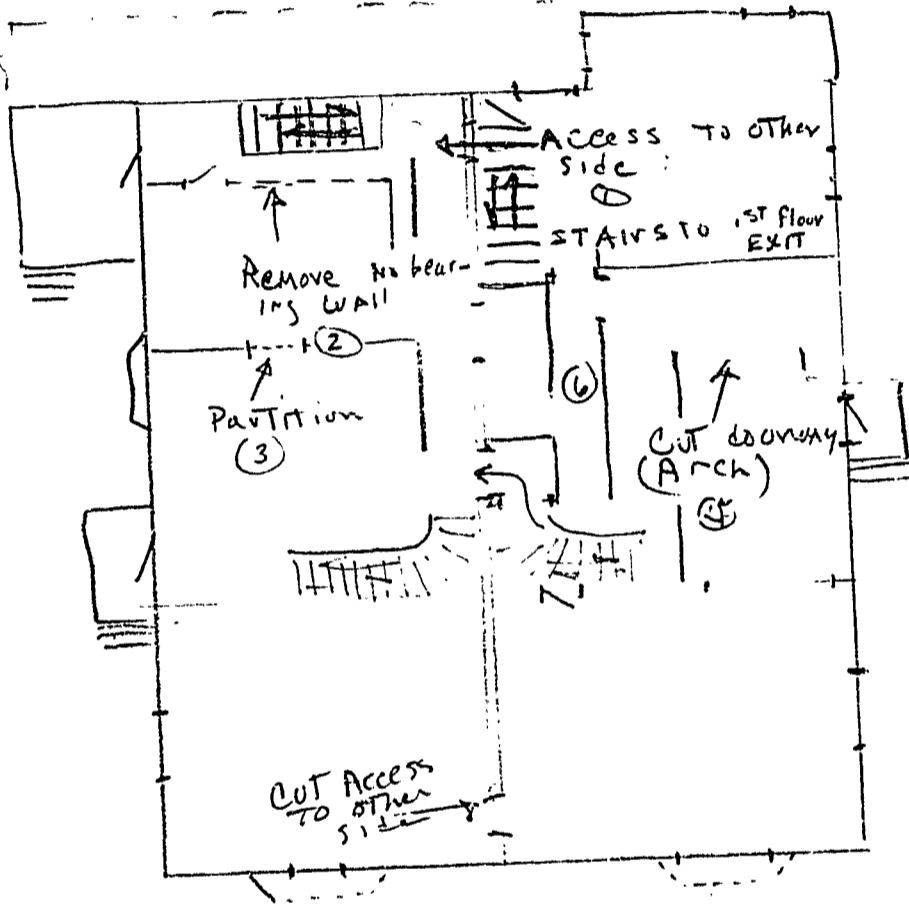
Cumberland

- ① Partition
- ② Access
- ③ Partition & door
- ④ Access

APPROVED FOR
REVISION

RECEIVED
JUL 14 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

~~3rd~~ Floor
2nd

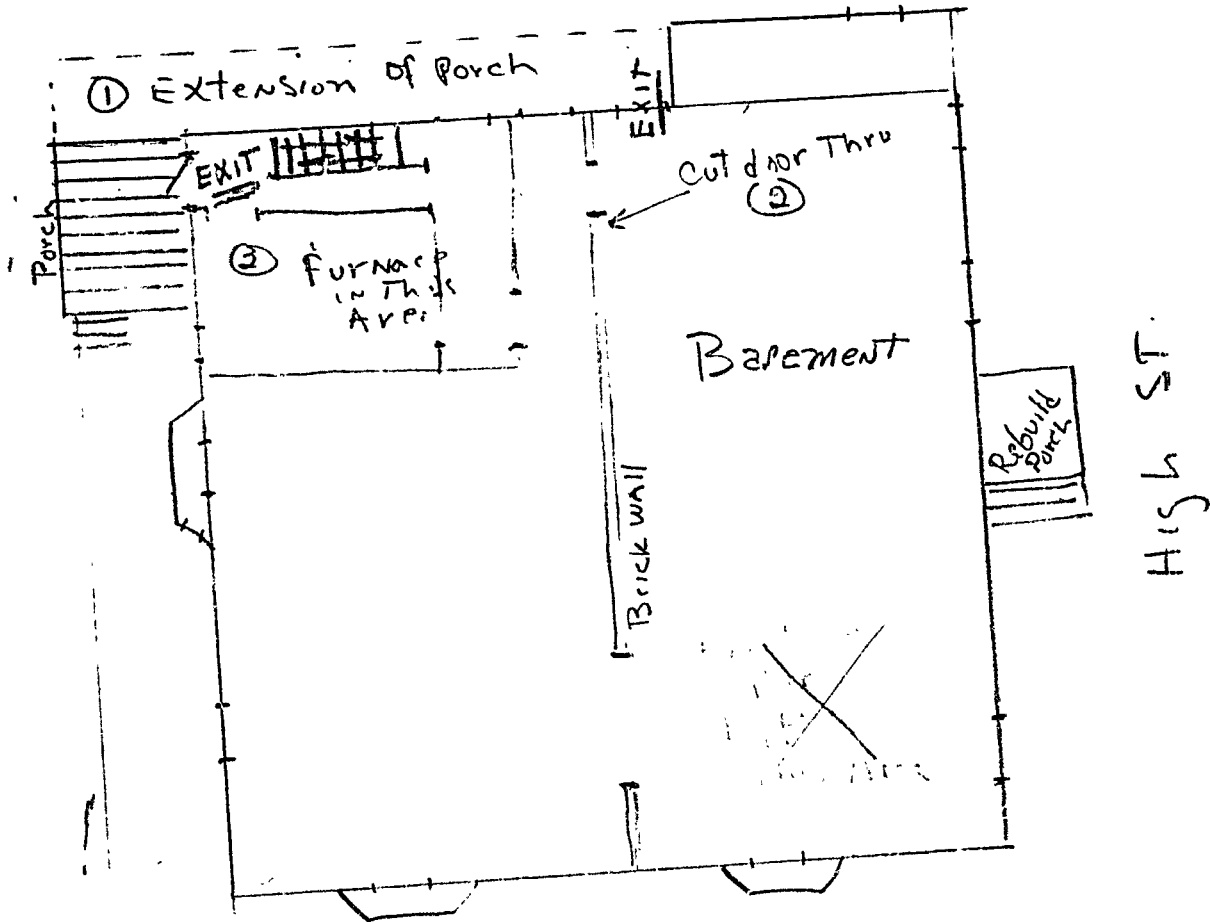


Cumberland Ave.

RECEIVED
JUL 14 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

- ① Access to other side
- ② Remove non-bearing wall
- ③ Partition where door is now
- ④ cut Access
- ⑤ cut doorway thru wall (Archway)
- ⑥ Put door in to gain Access to other side

basement



Cumberland Ave

PERMIT ISSUED
WITH LETTER

- ① Extend Porch
- ② Cut Archway in Brick wall
- ③ Fireproof Enclosure for Evannca

RECEIVED
JUL 14 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



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

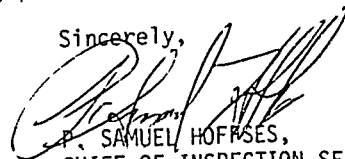
Dear Sir:

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 B-3 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:

- 1. Owner's name and address ... 477 ... Telephone ...
2. Lessee's name and address ... George Silveiman ... Telephone ...
3. Contractor's name and address ... Alchem Corp. Inc. ... Telephone ...

Proposed use of building ... offices for radio station ...
Last use ... dwelling - multi ...
Material ... No. stories ... Heat ... Style of roof ... Roofing ...
Other buildings on same lot ...
Estimated contractual cost \$ 5,000

FIELD INSPECTOR - Mr. @ 775-5451

Appeal Fees \$
Base Fee 35.00
Labor 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
PERMIT ISSUED WITH LETTER

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... yes ... Is any electrical work involved in this work? ... yes ...
Is connection to be made to public sewer? ... 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 ...
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:

BUILDING INSPECTION - PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ...
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 ... Denis Boudreau ... Phone # ... same
Type Name of above ... Denis Boudreau for ... 1 2 3 4

PERMIT ISSUED WITH LETTER

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

6 MR. Bartlett

Permit No. 83/974
 Location 435-437, Cumberland Avenue
 Owner George Silverman
 Date of permit 7-14-83
 Approved 7-28-83
 Dwelling Change of use dwelling to office
 Garage
 Alteration

NOTES

8-25-83 Exterior paint being applied.
 Satisfactory progress overall.
 9-14-83 Satisfactory progress
 9-27-83 " " "
 10-6-83 Work being carried in
 basement.
 10-20-83 NA - dirt-digging
 machinery working off
 sidewalk - all dug up.
 11-9-83 Interior work
 continued.
 11-17-83 Spoke with
 Mr. Silverman about
 State Fire Marshal's
 requirements - lat. prog.
 11-22-83 Advised of
 installation of self-
 closer on furnace
 room door.
 12-7-83 Outside stair-
 way being built on
 Albion St. side.
 12-9-83 Work continues on
 first floor interior.

1-18-84 OK - send
 Cop. O.

