

519 CUMBERLAND AVENUE

SHARPLEY

Full cut • 920R • Half cut • 920ZR • Third cut • 920SR • Fifth cut • 9205R

PERMIT TO INSTALL PLUMBING

Date Issued **5-4-71**
 Portland Plumbing Inspector
 By **ERNOLD R GOODWIN**

App. First Insp.
 Date **ERNOLD R GOODWIN**
 By

App. Final Insp.
 Date **ERNOLD R GOODWIN**
 By

Type of Bldg.

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

Address 519-521 Cumberland Ave.		PERMIT NUMBER 352
Installation For		
Owner of Bldg. Leveris		
Owner's Address Same		
Plumber Leuben Katz		Date 5-4-71
NEW	PEPL	173 Seal t.
2	1	SINKS
2	1	LAVATORIES
2	2	TOILETS
2	2	BATH TUBS
		SHOWERS
		DRAINS FLOOR SURFACE
		HOT WATER TANKS
		TANKLESS WATER HEATERS
		GARBAGE DISPOSALS
		SEPTIC TANKS
		HOUSE SEWERS
		ROOF LEADERS
		AUTOMATIC WASHERS
		DISHWASHERS
		OTHER
		TOTAL 14
		15.40

Building and Inspection Services Dept.: Plumbing Inspection

*Granted 5/13/71
71/33*

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

James Leveris, owner of property at 519-521 Cumberland Avenue
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland,
hereby respectfully petitions the Board of Appeals to permit: and certificate of occupancy
to change use of building at the above named location from a six family to an eight family
with minor alterations. This permit is presently not issuable under the Zoning Ordinance
because this property is located in an R-6 Residential Zone where the area of the lot on
which the building is located is only about 6,000 sq. feet instead of the minimum of
8,000 sq. feet (1,000 sq. feet per family) required by Section 602.7C.8.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find
that enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent and
purpose of the Ordinance.

Mr James & Lola Leveris
APPELLANT

DECISION

After public hearing held May 13, 1971, the Board of Appeals finds that
enforcement of the terms of the Ordinance would result in undue hardship and
desirable relief may be granted without substantially departing from the intent
and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

[Signature]
[Signature]
[Signature]

519-521 Cumberland Ave.

May 6, 1971

cc to: Corporation Counsel

Mr. James Levaris
72 Roberts Street

Dear Mr. Levaris:

Building permit and certificate of occupancy to change use of building at the above named location from a six family to an eight family with minor alterations is not issuable under the Zoning Ordinance because this property is located in an R-6 Residential Zone where the area of the lot on which the building is located is only about 6,000 sq. feet instead of the minimum of 8,000 sq. feet (11,000 sq. feet per family) required by section 602.7.B.8.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office, Room 113, City Hall to file the appeal on form which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed.

If the appeal is granted the cellar stairway shall be cut off by separations of no less than one hour fire resistance with self-closing solid core door having a nominal uniform thickness of not less than one and three-quarter inches, with panels of wireglass allowed, may be used.

Very truly yours,

Malcolm Ward
Building Inspection Department

ME:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 10, 1971

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine, on Thursday, May 13, 1971 at 3:30 p.m. to hear the appeal of James Leveris requesting an exception to the Zoning Ordinance to permit to change use of the building from a six family to an eight family with minor alterations at 519-521 Cumberland Avenue.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an R-6 Residential Zone where the area of the lot on which the building is located is only about 6,000 sq/ feet instead of the minimum of 8,000 sq. feet (1,000 sq. ft. per family) required by Section 602.7B.8.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley
Chairman

D.W. Adams - 1818 Washington Ave.

Roman Catholic Bishop of Portland - 309 Congress St.

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 537 Cumberland Ave.
Loc. w/i
Blg x Fire x Elec x Other
Issued December 5, 1957
Expires January 5, 1958

Margaret P. Lemaux
546 Main St.,
Portland, Maine.

Dear Sir:

On December 1, 1957 an examination was made of the premises located at 537 Cumberland Ave. 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, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. Kindly notify this office as soon as all corrections have been completed.

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

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

STRUCTURAL REPAIRS

- a) Determine the reason and remedy the condition showing signs of leakage and
- b) Repair or replace cracked and loose plaster on the walls and ceiling of the hall, rear.

NUISANCES AND UNHEALTHY CONDITIONS

- a) Remove the rubbish barrel now unlawfully placed in the rear hall, 2nd floor.
- b) 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.

The above mentioned conditions are in violation of the City Ordinances, MINIMUM STANDARDS FOR CONFIDENTIAL OCCUPANCY and AUTHORITY TO VACATE BUILDINGS and must be corrected on or before January 5, 1958.

October 28, 1957

Inq. 306 Spring St., corner of Emery and duplex building of separate
ownerships 519 and 521 Cumberland Ave., corner of Hellen St.

Mr. Kermit J. St. Peter
Box 236
Rockland, Maine

Dear Mr. St. Peter:

City Manager Julian Orr has ^{to} answer your inquiry concerning these properties direct, the inquiry being as to how our Zoning Ordinance would apply to the use of these buildings for a funeral home, or a rooming house, or an apartment house.

It is quite necessary for us to be exact in locations, and it is assumed that your inquiry refers to that half of the duplex building which is numbered 306 Spring St., corner of Emery, reported in the ownership of Mrs. Grata P. Robinson; and to the duplex building of separate ownerships of each half at 519 Cumberland Ave., reported in the ownership of Margaret P. Laidoux and 521 Cumberland Ave., reported to be owned by Coris B. Pykett.

All of the properties are in an R-6 residence zone where a funeral home would not be an allowable use under the Zoning Ordinance. While many such questions are subject to variance appeal by the Zoning Board of Appeals, the Ordinance provides that the Board shall not grant an appeal to allow a business use in any residence zone. A funeral home is deemed to be a business use.

As far as the Zoning Ordinance is concerned, these properties may be used for a rooming or lodging house or an apartment house, provided the area of land with each is sufficient and provided the required off-street parking can be provided on the same lot, and further provided that the change of use can be made in compliance with the Building Code which controls features of safety, fire-protection, light and air and the like.

As regards area of land, there would have to be enough with each building to equal at least 1000 square feet for each dwelling unit. In regards required off-street parking, one parking space at least eight feet wide by 18 feet deep (with the necessary driveway leading thereto) would be required for each dwelling unit in the building or for each four guests or lodging rooms, and there are some limitations as to what part of the lot these parking spaces could be provided. In case of the lack of land area or of parking facilities, these subjects may be appealed to the Board of Appeals.

Before any change of use is allowable, a building permit is required to be applied for at this office furnishing full information as to existing conditions, proposed changes and the final situation—this usually means architectural floor plans of all floors and the basement, plans which should be made by someone thoroughly

October 28, 1957

Mr. Kermit J. St. Peter-----2

experienced in making plans and acquainted with the Building Code to find out for himself what the requirements for safety, means of egress, fire protection etc. are. When the proposal is found to comply with the Building Code and Zoning Ordinance, the permit is issued, and the work proceeds. When the work is completed, this office is notified and, if all is found in order, the certificate of occupancy, required by both Building Code and Zoning Ordinance, is issued without which it is not lawful to use the building for the new use.

Very truly yours,

Warren McDonald
Inspector of Buildings

W:cd/B



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 8, 1948

PERMIT ISSUED 00453

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 519 Cumberland Ave. Use of Building Dwelling No. Stories 2 1/2 New Building Existing " Name and address of owner of appliance Dr. J. Lemieux, 548 Main St., Westbrook Installer's name and address Paine Co., 441-443 Fore St. Telephone 3-6671

General Description of Work

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

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 Front 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 Johnson 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 smoke pipe Size of chimney flue Other connections to same flue Is hood to be provided? If so, how vented? If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

Handwritten signature: J. H. 4.8.48

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

The Paine Co.

Signature of installer by:

Handwritten signature: E. H. Sterling

INSPECTION COPY

Permit No. 481 453
Location 579 Quak Ave
Owner Dr. L. Lemmings
Date of permit 4/9/48
Approved T. J. [unclear]

NOTES

- 1. Fill Pipe
- 2. Vent Pipe
- 3. End of Heat
- 4. Burner Rigidity & Supports
- 5. Name & Label
- 6. Stack Control
- 7. High Limit Control
- 8. Remote Control
- 9. Piping Support & Protection
- 10. Valves to Supply Line
- 11. Capacity of Tanks
- 12. Tank Rigidity & Supports
- 13. Tank Distance
- 14. Oil Gauge
- 15. Instruction Card
- 16.



APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Apartment House

Portland, Maine, March 29, 1948

PERMIT ISSUED

00608

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE. Plan filed 4/5/48

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

Location 202 Cumberland Avenue Within Fire Limits? Yes Dist. No. _____
Owner's name and address Dr. L. C. Lunioux, 540 Main St., Westbrook Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address H. P. Griffin Co., Church St., Westbrook Telephone _____
Architect _____ Specifications _____ Plans yes No of sheets _____
Proposed use of building apartment house a combination dwelling house No. families 2
Last use apartment house No. families 2
Material wood No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200 INSPECTION OF COMPLETION Fee \$ 1.00

General Description of New Work

- To change use of building from single dwelling to family apartment house.
- To partition off bathroom in rear of building, third floor, 2x4 studs, 16" on centers, covered on both sides with plasterboard.
- To construct partition in front hall, 2x4 studs, 16" on centers, covered both sides with plasterboard.
- To change use from suite of offices for one doctor throughout 1st story with single family on floors above to the same in 1st story and 2 apartments on floors above (separate apartment on each - 2nd and 3rd floors).

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 H. P. Griffin Co.

Details of New Work

Is any plumbing involved in this work? _____ If any electrical work involved in this work? _____
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 _____ commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street?
Will the above work a person can see _____ State and City requirements pertaining
observed _____

Dr. L. C. Lunioux
H. P. Griffin Co.

Signature of owner by: H. P. Griffin

INSPECTION COPY

Permi. No. 451 608
 Location 521 E. Lombard Ave
 Owner Dr. L. C. Edmeyer
 Date of permit 4/29/48
 Notif. closing-in 5/14/48
 Inspn. closing-in 5/20/48
 Final Notif.
 Final Inspn.

Cert. of Accuracy issued
 7-17-48 INSPECTOR CO. L.B.

NOTES
 4/29/48 - Partition removed
 from third floor
 and permit
 was given when
 the work was
 done from
 second floor
 and in some
 places walls
 were removed
 in order to
 install
 5/20/48 - Gave G.T. to close in
 bathroom third floor and
 and partition around
 stairs third floor.
 Partition lost partition
 on floor hall in second
 floor floor in said

this partition necessary
 for stairs as the previous
 practice was to lay
 explained that while from
 being done with it he
 permit it was if permit
 issuance of certificate
 is superior by third floor
 in this respect to
 some extent and the
 owner has the work
 to do as possibly it
 will be done up
 on third floor
 set third floor to
 hall partition (2 1/2' low)
 will have to come over
 regardless of inconvenience
 to tenant. See

5/20/48

at 519 Cumberland Avenue-1

April 29, 1943

Dr. I. G. Lamoignon
546 Main Street
Westbrook, Maine
H. F. Griffin Company
27 Church Street
Westbrook, Maine

Subject: Building permit for minor alterations
at 519 Cumberland Avenue and change of use

Gentlemen:

In accordance with Dr. Lamoignon's instructions over the telephone the application has been changed to indicate the last lawful use as suite of offices for one doctor in the first story and one-family dwelling in floors above; proposed use suite of offices for one doctor throughout the first story and two-family dwelling on floors above (one apartment on second floor and one apartment on third floor)—this instead of the uses indicated on the original application.

The building permit is issued to the contractor, herewith, subject to the following:

1. Notice from the contractor is required by law when the partition work is ready for closing from view and that work is not to be covered up until inspection has been made and our green tag left at the job.
2. On account of the change of use, notice of readiness for final inspection is required whereupon, if everything is found in order, the required certificate of occupancy for the new use will be issued without which it is not lawful to occupy the third floor as a separate apartment.
3. Before our certificate of occupancy can be issued, it is necessary that the temporary partition erected a couple of years ago without a permit in the second story front hall at the foot of the stairs from third floor be removed as this is too close to the foot of the stairs to be allowable.
4. The doorway in the new partition shown to enclose the stair well at front of third floor is required to be set as close as possible to 3' from the top riser of the steps to avoid accident. The plan shows the door right at the top riser which is not allowable. The normally required distance is 3' but if the entire 3' were taken, it might leave the hall too narrow where the corner of a closet juts out into the hall, the minimum allowable width of the hall at this point is 30".
5. Because the very front room on third floor and the one next to the rear have their doorway so located that should fire be travelling the front stairs and reach the third floor undetected, the occupants of these two rooms could hardly reach the rear stairs either. Because of this situation the Building Code requires that the door in the new enclosing partition at third floor stair well be made self-closing by means of a liquid door closer thus to act as a fire and smoke stop by being in the closed position normally.
6. Section 203e3 of the building Code requires that electric lights be provided in both front and rear stair halls at all three levels adequate in size and location to illuminate the way to safety at the ground level. These lights may be on the owner's meter in which case an automatic time switch is required, calculated to turn the lights on at sunset each night and off at sunrise or later the next morning.

Dr. L. C. Lusienka
H. F. Griffin Company — 2

April 29, 1943

(the owner being responsible for having lights adequately provided in these means of egress); or separate lights may be installed on the tenant's meters, one at each appropriate floor level, including the first floor, both front and rear and so arranged that each tenant can turn a single switch at either his front or rear door to his apartment and light his way clear down to the outside door at the ground level.

7. If not already existing, each run of both front and rear stairs, full length, require handrails on at least one side and on both sides if the stairs are more than 40" wide. It is noted that the plan shows the stairs from third to second floor as being 42" wide—thus handrails on both sides would be required there at least.

Very truly yours,

Inspector of Buildings

WACB/S

AP 519 Cumberland Avenue-I

April 21, 1948

Dr. L. C. Lamioux
546 Main Street
Westbrook, Maine
H. P. Griffin Company
27 Church Street
Westbrook, Maine

Subject: Application for building permit to
make minor changes at 519 Cumberland Avenue
and change of use from two family dwelling
house to three family apartment house

Gentlemen:

It is necessary to clear up some confusion as to how this building is now being used and how it is proposed to be used after the changes. Incidentally the correct number is apparently 519 Cumberland Avenue being the easterly half of the duplex building at 519-521 Cumberland Avenue corner of Kellen Street—the part formerly owned by Dr. Tibbetts.

Upon inspection it was found that a dentist is using the front rooms in first story for his offices and the rear rooms for his living quarters and the only other apartment in the building now is that on the second floor, the occupants of which have the right of use of certain of the finished rooms on third floor. This makes two apartments and a doctor's office at present.

We were told at the building that the plan is to use the entire first floor for a suite of doctors' offices, as it is claimed that Dr. Tibbetts used the entire first floor in 1938 (when the Zoning Ordinance was adopted) and since up to the time of his death. If this is a correct statement then the use of the entire first floor for a doctor's office could continue despite the fact that such a use is not ordinarily allowable in the Apartment House Zone where the property is located.

We were also told that it is now proposed to make a new apartment on third floor to be served by the proposed third floor bathroom indicated on the application for the permit.

Thus if the information secured at the building is correct the proposal is to use the building for doctors' offices in first story and a single apartment on each of second and third floors. Such a use would classify the building as a combination dwelling house rather than as an apartment house, which three apartments would constitute, but the rooms used for living quarters on the third floor would require the same as to means of egress as would be required for an apartment house. If the building were actually to be made for three apartments, however, there would be other requirements besides those for means of egress. Thus it becomes important for us to know at the outset just what use is proposed. Will you be kind enough to clear this matter up by making the application over to show the proposed use actually intended.

There are two stairways, one front and one rear, from third floor to an exterior door at first floor level at the present time. Perhaps these may require handrails, but in the main they will probably satisfy the Building Code with some adjustment of the hand lights.

In the front hall in second floor, due to some minor emergency a year or two ago, a partition was built without a permit which is much too close to the foot of the stairs from third to second floor (3' is the minimum) but I was told that this partition is to be removed as soon as the new house of second floor tenant is ready for occupancy.

Very truly yours,

Inspector of Buildings



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT NO. 0660

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 13, 1937

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 517 Cumberland Ave. Use of Building Dwelling No. Stories

Name and address of owner Dr. Geo. A. Tibbetts, 519 Cumb. Ave., City Ward 6

Contractor's name and address Ballard Oil & Equip. Co. of Me. 353 Cumberland Ave., Portland, Me. Telephone 2-1991

General Description of Work

To install Oil Burning Equipment

IF HEATER, POWER BOILER OR COOKING DEVICE

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

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

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

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

Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner GRI-1 Gilbarco Labeled and approved by Underwriters' Laboratories? Yes

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

Location oil storage Basement No. and capacity of tanks 1-275-Gal. already installed

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 contractor By: [Signature] Ballard Oil & Equip. Co. of Me.

INSPECTION COPY

CERTIFICATE OF OCCUPANCY

Ward 6 Permit No. 37/669
Location 517 Cumberland Ave
Owner Dr. Geo. A. Tibbetts
Date of permit 5/14/37
Post Card sent 5/14/37
Notif. for inspu. None
Approval Tag issued 6/1/37, 6/6
Oil Burner Check List (date) 6/1/37
1. Kind of heat Steam
2. Label ✓
3. Anti-siphon Reflector
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. Dr. Geo. A. Tibbetts in smoke pipe

NOTES

RECORD OF UNLABELLED, SECOND-HAND, DOMESTIC OIL BURNER TO BE INSTALLED
IN THE CITY OF PORTLAND.

Name of Manufacturer....SUPER OIL HEATER COMPANY...MERRIFORD...CONNECTICUT
1930

Type No.....Year of Manufacture.....

Will the burner after present installation have the following safety controls:

To prevent abnormal discharge of oil into heating device?....YES....

If subject to automatic ignition, will burner have approved device
so as to shut off oil if oil is not ignited immediately upon
entering combustion chamber?.....YES.....

Will burner have approved device to reduce or extinguish fire in case
of undue pressure or overheating in the heating device?....YES....

Where was burner last used?.....1930.....

Name and address of owner at last installation?....Dr. George Tibbetts...
519 Cumberland Avenue, Portland, Maine.....

Over what period was it last in use?....July 1930 to May 1933.....

STATEMENT BY FORMER USER OR OWNER:

As user or owner of the above described burner from....July 1930.....
to....May 1933....., I found it entirely satisfactory from the stand-
point of safety of operation.

(Signature)....*G. Tibbetts*.....

(Address)....519 Cumberland Avenue.....

Burner to be installed now for....Dr. George Tibbetts.....
at....519 Cumberland Avenue, Portland, Maine.....

Date...Sept. 22...1936.....(Signature of Installer) *R. H. Burton*...PATERSON OIL & HEATER CO. OF ME.

By *R. H. Burton*



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
1589

Permit No. 1589

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

September 23, 1936

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:
519 Cumberland Avenue dwelling house

Location _____ Dr. George A. Tibbetts, Use of Building _____ 6
521 Cumberland Ave.

Name and address of owner _____ Ballard Oil & Equipment Co., of Maine, 555 Cumberland Ave. Ward 2-1991

Contractor's name and address _____ Telephone _____

General Description of Work
Oil Burning Equipment in connection with existing steam heat

To install _____

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) _____

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 _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Super Labeled and approved by Underwriters' Laboratories? no

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

Location oil storage _____ No. and capacity of tanks 1 - 275 gal. basement

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 contractor By R. E. S. Allen

INSPECTION COPY

INSPECTION REQUIRED
ON COMPLETION OF WORK
REQUIREMENT IS WAIVED
OIL BURNER

7718

Ward 6 Permit No. 36/1539

Loc. 519 Cumberland Ave

Owner Dr. Geo. A. Tibbets

Date of permit 9/23/36

Post Card sent 9/23/36

Inspection None

Approval Tag issued 1/23/37. G.S.B.

Oil Burner Check List (date) 1/23/37

- 1. Kind of heat Gas
- 2. Label See attached form
- 3. Anti-siphon
- 4. Oil storage
- 5. Tank distance Exhausting
- 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. Draft 0.5 in. in chimney

NOTES

Chimney has clear cut.



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 0048

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 16, 1936

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 519 Cumberland Ave. Use of Building Dwelling and Office

Name and address of owner Dr. Geo. A. Tibbetts, 519 Cumberland Ave. No. 1 Ward 1

Contractor's name and address Ballard Oil & Equipment Co. of Maine Telephone 1991
124 High Street, Portland, Maine

General Description of Work

To install Oil Burning Equipment

Hot Water System

IF HEATER, POWER BOILER OR COOKING DEVICE

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

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

Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, _____
from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Ballard "35" Labeled and approved by Underwriters' Laboratories? Yes

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

Location oil storage Basement No. and capacity of tanks 1 - 275 already installed

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.)

BALLARD OIL & EQUIPMENT CO. OF MAINE
Signature of contractor R. A. [Signature]

INSPECTION COPY

CERTIFICATE OF...
RECEIVED...

Ward 6 Permit No. 36/48
 Location 519 Cumberland Ave
 Owner Dr. Geo. Q. Tibbetts
 Date of permit 1/23/36
 Post Card sent 1/23/36
 Notif. for insp. None
 Approval Tag issued 4/11/36. Cde.
 Oil Burner Check List (date) 4/11/36.

1. Kind of heat	<u>Hot Water</u>
2. Label	<input checked="" type="checkbox"/>
3. Anti-siphon	<u>Existing</u> ✓
4. Oil storage	<u>"</u> ✓
5. Tank distance	<u>"</u> ✓
6. Vent pipe	<u>"</u> ✓
7. Fill pipe	<u>"</u> ✓
8. Gauge	<u>Per.</u>
9. Rigidity	<input checked="" type="checkbox"/>
10. Feed safety	<input checked="" type="checkbox"/>
11. Pipe sizes and material	<input checked="" type="checkbox"/>
12. Control valve	<input checked="" type="checkbox"/>
13. Ash pit vent	<input checked="" type="checkbox"/>
14. Temp. or pressure safety	<input checked="" type="checkbox"/>
15. Instruction card	<input checked="" type="checkbox"/>

16. Drift 0. Start in gas pipe
cleaning 11/22/36
 NOTES
1/30/36. Almost all done
not started. Cde.
2/11/36. Not installed.

Dr. Tibbetts said this
 will not be installed
 for some time and
 will notify this
 office when install
 ation is complete. Cde.
 4/11/36. Mr. Sumner said
 this not installed, will
 notify when this is
 put in. Mr. Sumner
 called latter today
 and said this O.K. for
 inspection. Cde.

Inspection Services
Samuel Hoffses
Chief

OCTOBER 09, 1996

LEVERIS LOLA J & JAMES A
72 ROBERTS ST
PORTLAND ME 04102

CITY OF PORTLAND

Re: 519-521 CUMBERLAND AVE
CBL: 048 - F-014-001-01
DU: 9



Plannir

P 792 457 454
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Receipt)

Sent to	L & J Leveris
Street and No.	72 Roberts St
P.O., State and ZIP Code	Portland ME 04102
Postage	\$
Certified Fee	
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	
Return Receipt showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$
Postmark or Date	

Dear Mr. & Mrs. Leveris:

As owner or agent of the property located at the above-referred address, you are hereby notified that as the result of a recent inspection, the occupied apartment #5 on the third floor is hereby declared unfit for human occupancy.

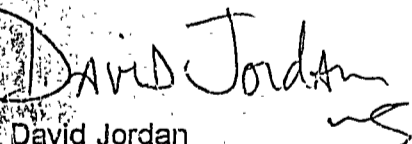
The above-mentioned apartment is to be kept vacant so long as the following conditions continue to exist thereon:

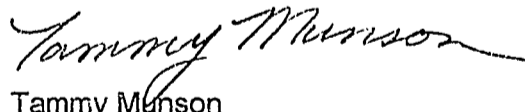
Article V, Section 3-120:

- (1) Properties which are either damaged, decayed, dilapidated, insanitary, unsafe, or vermin-infested in such a manner as to create a serious hazard to the health, safety and general welfare of the occupants or the public -- (i.e; lack of a second means of egress)

Therefore, you will not occupy, permit anyone to occupy, or rent the above-mentioned apartment without the written consent of the Health Officer or his/her agent.

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



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

CITY OF PORTLAND

OCTOBER 09, 1996

TENANT - 3RD FLR - APT #5
521 CUMBERLAND AVE
PORTLAND ME 04101

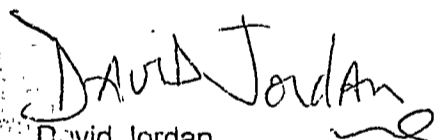
Re: 519- 521 CUMBERLAND AVE
CBL: 048- - F-014-001-01
DU: 9

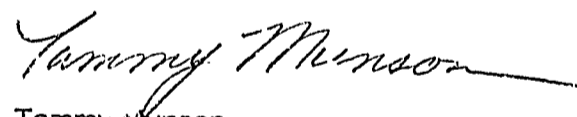
Dear Sir/Madam:

A recent inspection of the apartment that you are now occupying, found that it does not meet the requirements of Article V (Housing Code) of the City of Portland Municipal Code and is hereby declared unfit for human occupancy.

The owners, Mr. & Mrs. Leveris, have been notified of the above-mentioned condition and has been directed to take immediate steps to vacate the apartment.

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffjes
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

October 9, 1996

CITY OF PORTLAND

Lola J & James A Leveris
72 Roberts St
Portland ME 04102

Re: 519-521 Cumberland Ave
CBL: 048- - F-014-001-01
DU: 9

Dear Mr. & Mrs. Leveris:

We recently received a complaint, and an inspection was made of the property owned by you at the above-referred address. As a result of the inspection, you are hereby ordered to correct the following substandard housing conditions:

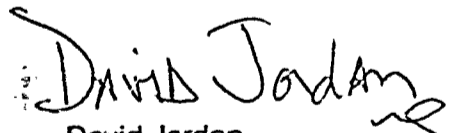
Section 6-114 -- Minimum Heating Standards:


2. -- Heating facilities required. - Every habitable room, excepting rooms used primarily for sleeping purposes, shall be served by heating facilities which provide a minimum temperature of at least sixty-eight (68) degrees Fahrenheit, at a distance of three (3) feet above floor level, as required by prevailing weather conditions from September fifteenth through May fifteenth of each year.

The above-mentioned condition is in violation of Article V of the Municipal Code of the City of Portland, and must be corrected within twenty-four hours of receipt of this letter.

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

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

OCTOBER 10, 1996

CITY OF PORTLAND

LEVERIS LOLA J & JAMES A
72 ROBERT'S ST
PORTLAND ME 04102

Re: 519-521 CUMBERLAND AVE
CBL: 048- - F-014-001-01
DU: 9

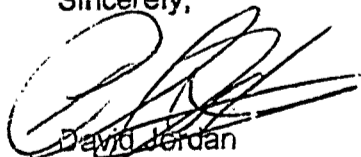
Dear Mr. & Mrs. Leveris:

We recently received a complaint, and an inspection was made at the above-referenced address. As a result of the inspection, you are hereby notified to correct the following substandard housing conditions:

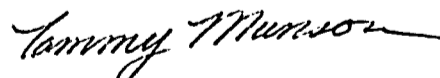
1. INT - 3RD FL - APT #4 - LIVING ROOM 108.20
SLANT CEILING HAS OPENINGS
2. INT - 3RD FL - APT #4 - KITCHEN 108.20
SLANT CEILING HAS WATER DAMAGE; PAINT IS PEELING
3. INT - 3RD FL - APT #4 - LIVING ROOM 108.20
SECOND MEANS/EGRESS DOOR NEEDS TO BE REPAIRED
4. INT - 3RD FL - APT #4 - THROUGHOUT 108.20
SMOKE DETECTORS ARE NOT TO CODE
5. INT - 3RD FL - APT #4 - BEDROOM 108.20
SLANT CEILING HAS A HOLE
6. INT - 3RD FL - APT #4 - FRONT BEDROOM 108.20
CLOSET LIGHT FIXTURE IS INOPERATIVE
7. INT - 3RD FL - APT #4 - BATHROOM 108.20
CEILING PAINT IS PEELING
8. EXT - 3RD FL - APT #4 - LIVING ROOM 108.30
WINDOWS NEED SCREENS
9. INT - OVERALL - 114.30
HEATING PLANT IS NOT IN OPERATION
10. EXT - OVERALL - 108.10
SOFFITS & FASCIAS NEED TO BE REPAIRED
11. INT - 3RD FL - APT #5 - BATHROOM 112.00
MECHANICAL VENT IS NOT IN OPERATION
12. EXT - 1ST FLR - SIDE ENTRANCE 108.40
STAIR TREADS NEED TO BE REPAIRED

The above-mentioned conditions are in violation of Article V of the Municipal Code of the City of Portland, Maine, and must be corrected within thirty (30) days. Failure to comply with this order may result in a complaint being filed for prosecution in District Court.

Sincerely,



David Jordan
Code Enforcement Officer



Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Service
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

OCTOBER 10, 1996

CITY OF PORTLAND

LEVERIS LOLA J & JAMES A
72 ROBERTS ST
PORTLAND ME 04102

Re: 519- 521 CUMBERLAND AVE
CBL 048-- F-014-001-01
DU: 9

Dear Mr. & Mrs. Leveris:

During a recent inspection of the property owned by you at the above-referred address, it was noted that smoke detectors were missing/inoperable in some locations.


25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, 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.

Reinspection of your property will be made in twenty-four (24) hours. 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.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

