

521 CLEVELAND AVENUE



File cut # 920R • 11 1/2 cut # 9202R • 12 1/4 cut # 9203R • 14 cut # 9205R

PERMIT TO INSTALL PLUMBING

Date Issued	4/14/69	Address	521 Cumberland Avenue	PERMIT NUMBER	6704
Portland Plumbing Inspector		Inspection For	Apt. House		
By	ERNOLO R. GOODWIN	Owner of Bldg.	Frank Ward		
		Owner's Address	521 Cumberland Avenue		
		Builder	Martin Caron	Date	4/14/69
				NO.	FILE
App. First Insp.			SINKS	1	2.00
Date	4/14/69		LAVATORIES	1	2.00
By	WALTER P. WALLACE		TOILETS	1	2.00
			BATH TUBS	1	2.00
App. Final Insp.			SHOWERS		
Date	4/18/69		DRAINS FLOOR SURFACE		
By	WALTER P. WALLACE		HOT WATER TANKS		
			TANKLESS WATER HEATERS		
Type of Bldg.			GARBAGE DISPOSALS		
<input type="checkbox"/> Commercial			SEPTIC TANKS		
<input type="checkbox"/> Residential			HOUSE SEWERS		
<input type="checkbox"/> Single			ROOF LEADEFs		
<input type="checkbox"/> Multi-Family			AUTOMATIC WASHERS		
<input type="checkbox"/> New Construction			DISHWASHERS		
<input type="checkbox"/> Remodeling			OTHER		
				TOTAL	8.00

Building and Inspection Services Dept.: Plumbing Inspection

Permit No. 59/1169
Location 521 Conklingland Dr.
Owner Handberg & Nelson
Date of permit 9/8/59
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice _____
Form Check Notice _____

NOTES

9/22/59 Job completed

Handwritten notes area consisting of multiple horizontal lines. A large 'X' is drawn across the middle of the page.

AP-521 Cumberland Ave.--Reconstruction of 1st story porch
Sept. 8, 1959

Mr. Theodore A. Nelson
521 Cumberland Avenue

Dear Mr. Nelson:

Please be guided by this letter which is sent along with the building permit for the above work because the details on the application were not clear to us in showing full compliance with Zoning Ordinance and Building Code.

because the existing porch is closer to both the rear line and side lot line than would now be permitted by the Zoning Ordinance if it did not exist, the permit is issued based on your statement that the reconstructed porch will be precisely the same size and in precisely the same location together with the steps as at present. Otherwise, the work would be contrary to the Zoning Ordinance.

The application indicates that the existing pipe foundation will be used, but seems to indicate that new concrete footings will be used. Since you have indicated the height of the porch as 8'9" above the ground, a number of questions arise as to what this arrangement will be - whether or not the iron pipes will be entirely above ground, what size they are, whether or not they satisfy the Building Code requirements of at least 3" in outside diameter and with a shell no less than 3/16th of an inch in thickness; also, whether or not the concrete footing is actually a concrete pier, and, if so, will it satisfy the Building Code requirements as to minimum diameter of 7" or minimum of 8" square, will it be constructed with its bottom at least 4" below the grade of the ground or on ledge if ledge is encountered at a less depth, will it extend at least 6" above the ground and will the iron pipe posts be anchored to the piers.

You have indicated a 4x6 sill. Please bear in mind that this must be solid 4x6 in cross-section, not built up of 2x6's, and that it must outline the entire platform except where the platform gets its bearing upon the main building.

These questions are raised to help you get a good porch rather than to hinder you, and, if they raise doubts in your mind, please feel free to contact the undersigned.

P.S. If concrete footings are new, you are required to provide forms or all sides and to notify this office for inspection and secure approval before any concrete is poured into the forms.

Very truly yours,

Warren McDonald
Acting Deputy Insptr. of Bldgs.

stringer 2 x 6
floor joist 2 x 6 - 1605
stair rail 2 x 3
stair treads 10' x 3'-4"
post rail 2 x 4
match floor

height of door
8'-9"

with
5' x 5'-11"

Give Part for Porch

October 28, 1957

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

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

Dear Mr. St. Peter:

City Manager Julian Orr has asked me 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 F. Robinson; and to the duplex building of separate ownerships of each half at 519 Cumberland Ave., reported in the ownership of Margaret F. Lemieux and 521 Cumberland Ave., reported to be owned by Doris B. Pykett.

All of the properties are in an R-5 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. As regards required off-street parking, one parking space at least eight feet wide by 16 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

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

October 23, 1957

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

WHD/s

9A

INQUIRY BLANK

ZONE A

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 2/26/52

Verbal
By Telephone

LOCATION 541 ... OWNER _____ TEL. _____

MADE BY J. ...

ADDRESS _____

PRESENT USE OF BUILDING _____ NO. OF STORIES 3

CLASS OF CONSTRUCTION _____

REMARKS: _____

INQUIRY: What is the zoning and
what is the height limit for this

Handwritten notes:
2/26/52

ANSWER: Zone is ... and a
height limit of ...

DATE OF REPLY 2/26/52 REPLY BY J.H.

521-2

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

"A"

Record of Inquiry

Verbal in person
By telephone

Date 12/6/39

Location 521 Cumberland Co. Co. Mellen St.

Made by Henry G. Rocheleau, 71 Church St. Westbrook
181-J

Inquiry-1 Can existing one family dwelling
(one half of duplex house) be used
for funeral home.

3.
Answer-1 Will have you write or telephone him
in regard to it

2 to them - - - - - 12/9/39

3
Reply by J. W. [Signature]

Inquiry 521 Camb. ave.

December 8, 1933

Mr. Henry G. Rocheleau,
71 Church Street,
Westbrook, Maine

Dear Sir:

Replying to your inquiry as to the possible use of one-half of the duplex dwelling house at 519-521 Cumberland Avenue as a funeral home, the Zoning Law establishes this neighborhood as being in an Apartment House Zone, and a funeral home is not an allowable use in such a zone.

There are always appeal rights under the Zoning Ordinance and if you are interested in them, I shall be glad to explain in detail, if you will come to this office at sometime between the hours of one o'clock and three o'clock some day other than Saturday.

Very truly yours,

Inspector of Buildings

WMD/H



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine.

June 25, 1930.

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 **521 Cumberland Ave.** Use of Building **Residence**

Name and address of owner **Dr. Geo. Tibbetts,**

Contractor's name and address **Ballard Oil & Equip. Co. of Me.** Telephone **F 6223**

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 support 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**

IF OIL BURNER

Name and type of burner **Super Gas Ignition** Approved by Underwriters' Laboratories? **Yes**

Location oil storage **Basement** No. and capacity of tanks **1 - 275 gallon**

Will all tanks be more than seven feet from any flame? **Yes** How many tanks fireproofed? **None**

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

E. G. [Signature]

FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 1582



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 25, 1930

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 521 Cumberland Avenue Use of Building dwelling house
Name and address of owner Dr. Geo. Tibbetts, 521 Cumberland Ave. Ward 5
Contractor's name and address Ballard Oil & Equipment Co., 124 Hig. St. Telephone 7 6225

General Description of Work

To install Oil Burner

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 _____
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 _____

IF OIL BURNER

Name and type of burner Super - gas ignition Approved by Underwriters' Laboratories? yes
Location oil storage basement No. and capacity of tanks 1 - 275 gallon
Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed? none
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 _____

INSPECTION COPY

CERTIFICATE OF COMPLIANCE
REQUIREMENT IS MET

2531A

Ward 5 Permit No. 30/531
Location 521 Cumberland Ave
Owner Dr. Geo. Tilletts
Date of permit 7/25/30
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES

7/30/30. Available for
underwriters Cabot Street

X

PC



Permit No. _____

APPLICATION FOR PERMIT

1025

Class of Building or Type of Structure Third Class

Portland, Maine, March 5, 1930

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter ~~install~~ the following building structure 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 521 Cumberland Ave. Ward 5 Within Fire Limits? Yes Dist. No. 5
 Owner's or Lessee's name and address Dr. Geo. A. Tibbetts, 521 Cumberland Ave. Telephone _____
 Contractor's name and address Hayden & Dingsell, 19 1/2 Brackett St. Telephone 2149-W
 Architect's name and address _____
 Proposed use of building dwelling-house tenement house No. families 3
 Other buildings on same lot _____

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Last use tenement house No. families 3

General Description of New Work

To remove non-bearing partition first floor front
 To remove two existing fire places, first floor, and replace with one fireplace

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 _____ Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 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 \$ 260. Fee \$.75
 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 owner By Dr. Geo. A. Tibbetts
Edward F. Hayden

INSPECTION COPY

7131A

Ward 6 Permit No. 30/225
Location 521 Cumberland Ave
Owner Mr. Geo. A. Tibbetta
Date of permit 3/5/30
Notif. closing-in _____
Inspu. closing-in _____
Final Notif. _____
Final Inspu. _____
Cert. of Occupancy issued _____

NOTES

3/10/30 - Tearing out
begin - A.J.S.
3/17/30 - Fireplace in
+ getting ready to close
in several metal fire
stops to be put in before
closing in. All right
to close in - A.J.S.





1st DISTRICT FIRE ZONE

APPLICATION FOR PERMIT

Permit No. 1675

Class of Building or Type of Structure Fixed Plans
Portland, Maine August 20, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ ^{alter} ~~install~~ the following building structure 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 521 Cumberland Avenue Ward 5 Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address Dr. George A. Tibbetts 521 Cumb. Ave Telephone

Contractor's name and address Hayden - Dingwoll 192 Brackett Street Telephone 5149-W

Architect's name and address and doctor's office on other side.

Proposed use of building semi-detached dwelling 1 family on 1 side and 2 families No. families 3

Other buildings on same lot

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat Style of roof hip Roofing
Last use semi-detached dwelling etc. No. families

General Description of New Work

To change basement so as to accommodate two car garage
The inside of the garage will be covered, where required by law, with (metal lath and cement plaster) or with sheets of combined asbestos and cement not less than 5/8ths " in thickness with all joints filled with cement mortar.

Details of New Work

Size, front 21' depth 8' No. stories 1 Height average grade to highest point of roof
To be erected on solid or filled land? solid wall earth or rock? earth
Material of foundation concrete & brick Thickness, top bottom
Material of underpinning Height Thickness
Kind of roof flat Roof covering T & G 5 ply oak
No. of chimneys Material of chimneys of lining
Kind of heat steam Type of fuel Distance, heater to chimney
If oil burner, name and model
Capacity and location of oil tanks
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 2x6
On centers: 1st floor , 2nd , 3rd , roof 16"
Maximum span: 1st floor , 2nd , 3rd , roof 7'
If one story building with masonry walls, thickness of walls? 8" & 12" height? 10'

If a Garage

No. cars now accommodated on same lot no to be accommodated 2
Total number commercial cars to be accommodated none
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Plans filed as part of this application? yes No. sheets 2 Fee \$ 1.00
Estimated cost \$ 600
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 owner Dr. George A. Tibbetts
By: Edward H. Hayden

INSPECTION CO. APPROVED Oliver P. Scarborough

Permit No. 29/1675

Location 521 Cumb Ave.

Owner Mr. George C. Tabbotta

Date of permit 8/23/29

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

8/22/29 - Room enough between present build. walls to build addition without damaging over side walls.

Aug 24 - Hyde talked with Hayden about this 10' I.C. per. permit frame on blue print. In case total load is about 23,500. I beam is good for 16,950. He thinks there is a 6x10 sill in there which is good for about 3,800. He is dependable and will do what is suggested.

so we will let it ride until he gets it torn out and makes sure about the 6x10. Then use your best judgement and go ahead.

Wm
8/23/29

8/28/29 - started tearing out. Will do 6x10. Mr. Hayden is to use 12" I beam in place of 10".

9/2/29 - laying out work.

9/16/29 - Brickwork completed + concrete floor poured. Metal for fire door + protection of stairway case.

9/24/29 - Asbestos lumber put on ceiling. Putting in partition wall.

10/7/29 - Work by tical done, floor frame not yet covered with metal. A.J.

10/23/29 - Work completed. A.J.

No. 29/1675

sub. Ave.

George C. Tibbitts

6/2/29

so we will let it
ride until he gets
it torn out and
makes sure about
the 6x10. Then
use your best
judgment and
go ahead.

sum
8/23/29

10/7/29 - Work practically
done. floor of same
not yet covered with
material. A.J.

10/23/29 - Work com-
pleted. A.J.

issued

NOTES

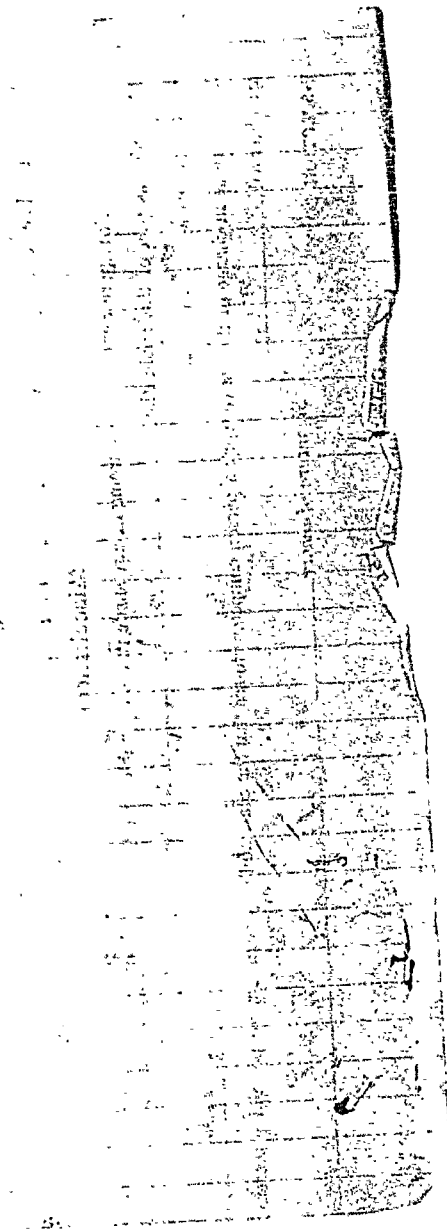
too high
accept brick
will be laid
water pipes
do no
and wall
in talked
in about
C. P.
make
at about
T. Kern
16,900. He thinks
6x10 sill in
is good
at 3850. He
able and
what is right

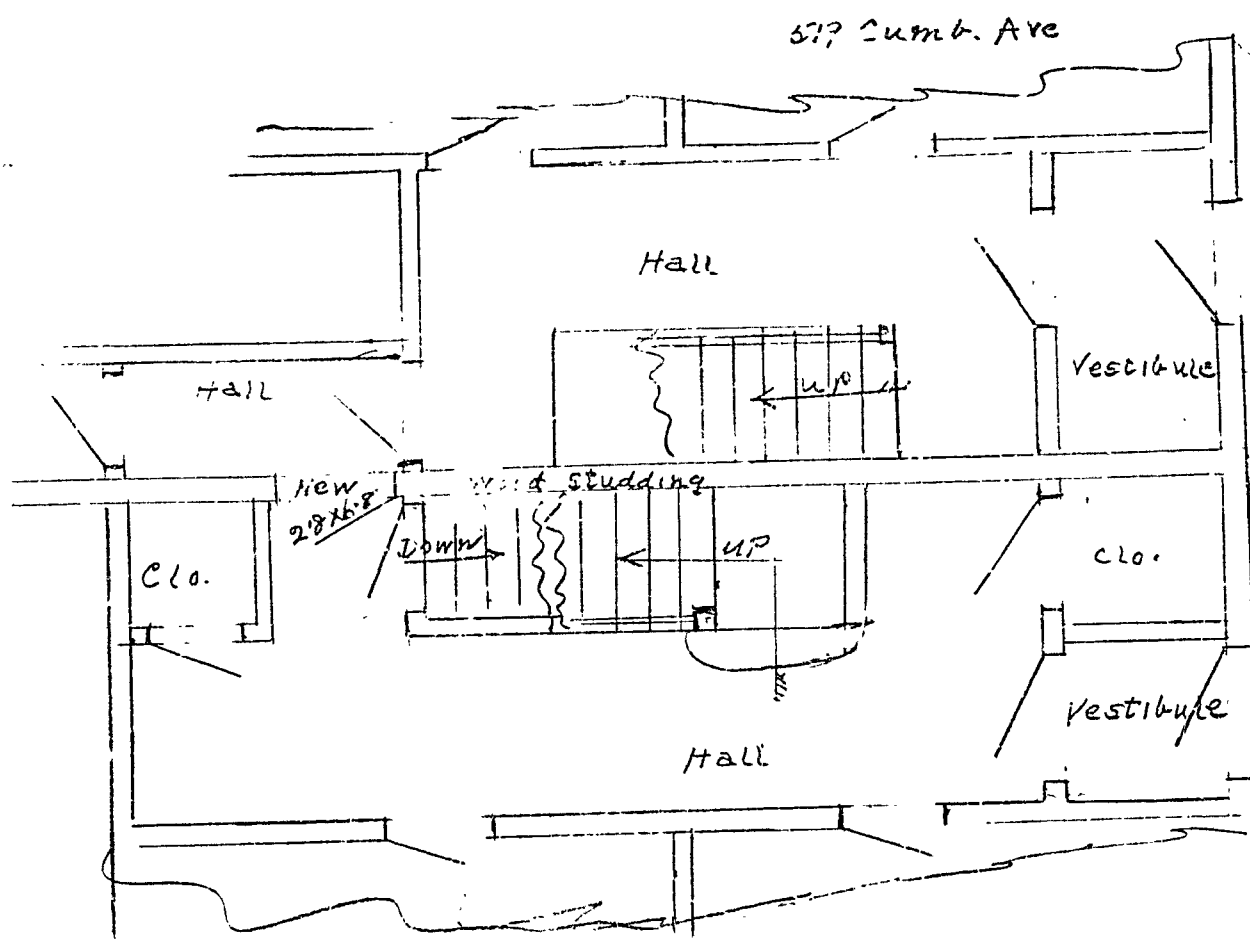
8/28/29 - started
tearing out. Sill
is 6x10. Mr. Hayden
is to use 12" I beam
in place of 10"

9/5/29 - saying back to
work. A.J.

9/16/29 - Brickwork
completed + concrete
floor poured. Watch
for foundation + pro-
tection of driveway
at 6

9/24/29 - Asbestos lumber
put on ceiling. Putting
in partition. By
Mrs. A. J.





Dr. Geo. A. Tibbells
521 Cumb. Ave

No. cars now accommodated on same lot _____

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? yes

No. sheets 1

Fee \$ 25

Estimated cost \$ 25.00

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

Signature of owner

Edward H. Tibbells

INSPECTION COPY

APPLICATION FOR PERMIT

Class of Building or Type of Structure. 3rd

Portland, Maine, Mar 18 1929

DIRECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 521 Cumberland Ave. Ward 6 Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address Dr George A. Tibbitts Tibbitts Telephone _____
 Contractor's name and address Hayden & Dingwell 192 Brackett Telephone Y 5249 W

Architect's name and address _____ Telephone _____
 Proposed use of building Drilling House (with Office) No. families 3

Other buildings on same lot _____
 Description of Present Building to be Altered _____

Material wood No. stories _____ Style of roof _____ Roofing _____
 Last use Drilling House (with Office) No. families 3
Tenement

General Description of New Work
To cut in one new door 1st floor connecting 2 sides of house

CERTIFICATE OF OCCUPANCY
 REQUIREMENTS FULFILLED
 NOTIFICATION BEFORE LATHING
 OR CLOSING IN IS NEEDED.

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? _____
 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 _____ Type of fuel _____ Distance, heater to chimney _____
 If oil burner, name and model _____
 Capacity and location of oil tanks _____
 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? yes No. sheets 1 Fee \$.25
 Estimated cost \$ 25.00
 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

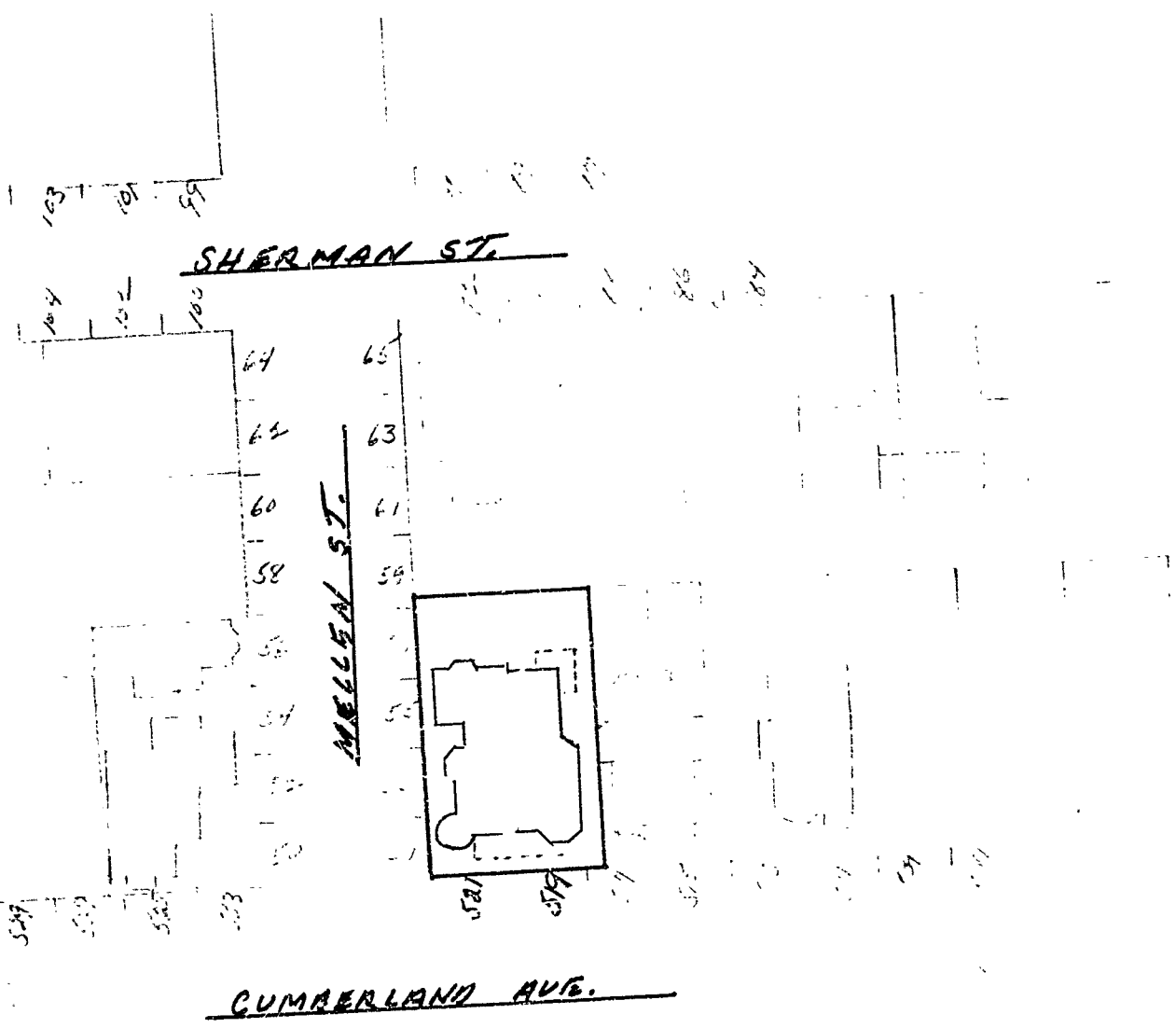
Signature of owner Edward F. Hayden

5620 H

Ward 6 Permit No. 29/299
Location: 521 Cumberland Ave
Dr. George A. Tillett
Date of permit 3/18/29
Notif. closing-in _____
Inspn. closing-in _____
insp. if. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES





519-521 Cumberland Ave.

May 6, 1971

cc to: Corporation Counsel

Mr. James Leveris
72 Roberts Street

Dear Mr. Leveris:

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 (1,000 sq. feet per family) required by Section 602.7.3.8.

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 forms 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

MW:m

519-521 Cumberland Ave.

April 27, 1971

Mr. James Leveris
72 Roberts Street

Dear Mr. Leveris:

Your application for a building permit to change the use of the first floor from 2 apartments to 4, with minor alterations as per plan have not been approved by the Fire Department. The Fire Department reports that second means of egress from the upper floors is not adequate for proper exiting to meet their requirements.

It will be necessary for you to satisfy the Fire Department before we can proceed to process your permit.

Very truly yours,

Al:
Mr. Leveris was sent a certified letter 4/6/71 advising him to install an approved second means of egress for all occupants of the upper floors. Chief Cremo will not sign this permit for first floor alterations until something has been resolved in regards to upper floor exiting.

Al: Mr. Leveris has had the apartment on the third floor vacated and will not occupy it until a 2nd means of egress has been provided.

519-521 Cumberland Avenue

May 14, 1971

Mr. & Mrs. James Leveris
72 Roberts Street

Dear Mr. & Mrs. Leveris.

Building permit to change the first floor from two apartments to four with alterations as per plans filed with the application is being issued with the understanding that.

The stairway to the basement located under stairs from upper floors will be cut off from the basement by separation of no less than 1-hour fire resistance. Self closing solid core plywood door having a nominal uniform thickness of not less than 1-3/4" with panels of wireglass allowed, may be used. (Sec. 602.6.3.).

Very truly yours,

A. Allan Soule
Assistant Director

AAS:m



R6 RESIDENCE ZONE
APPLICATION FOR PERMIT
 Class of Building or Type of Structure
 Portland, Maine,
 April 12 1971

PERMIT ISSUED
 MAY 17 1971
 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, or demolish 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 particulars:

Location 12-12 Cumberland St. Within Fire Limits? Dist. No. _____
 Owner's name and address Mr. & Mrs. James Leveris, 72 Roberts St. Telephone 773-0122
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans Yes _____ No. of sheets 2
 Proposed use of building apartment building No. families 8
 Last use _____ No. families 6
 Material frame _____ Heat _____ style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 5.00
 Estimated cost \$ 1000.00

General Description of New Work

TO BE USED FOR RES. HOUS. ONLY (2) apartments to (4) apartments with minor alterations as per plan.

Appeal sustained 5/13/71

Sent to Fire Dept 4/24/71
 Sent to Fire Dept 5/3/71
 Sent to Fire Dept 4/26/71

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owner

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-1" 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? _____

Miscellaneous

Will work require disturbing of any trees 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:

5/9/71 J. D. Yoncoski
5/14/71 G. W. Coates

Mr. & Mrs. James Leveris

James A. Leveris Jm

1-3 301

INSPECTION COPY

Signature of owner by:

NOTES

6/23/71
 The health dept
 got in a permit
 because building
 into a residence

76

6/29/71
 with attached
 called changing
 location of fire
 exit at rear of
 3rd floor

76

8/12/71
 Work completed

76

12/16/71
 Completed

X

Permit No. 711547
 Location 519-521 Cumberland Ave.
 Owner Mr. Wayne Curlew
 Date of permit 5/17/71
 Dept. design-in
 Insp. design-in
 Final Note
 Cert. of Occupancy issued
 5/18/71
 Form Check Notice

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$40 Zone _____ Map # _____ Lot # _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: James Iavaris Address: 72 Roberts St; Ptld, ME 04102 LOCATION OF CONSTRUCTION 521 Cumberland Ave. Contractor: Wayne's Plumbing & Heating CO 774-7349 Address: 158 St. John St; Ptld. Phone # ME 04102 Est. Construction Cost: \$3850 Proposed Use: multi-family Past Use: multi-family # of Existing Res. Units: _____ # of New Res. Units: _____ Building Dimensions: L _____ W _____ Total Sq. Ft. _____ # Stories: _____ # Basements: _____ Lot Size: _____ Is Proposed Use: Seasonal _____ Condominium _____ Tenement _____ Explain Conversion: XXXXXXXX Interior renovat: 75- 2nd floor	For Official Use Only Date: 5/19/91 Inside Fire Limits: _____ Risk Code: _____ Time Limit: _____ Estimated Cost: 2450 Name: _____ Loc: _____ Ownership: _____ Public _____ Private _____ Zoning: W REOV R-6 Street Frontage Provided: _____ Provided Setbacks: Front _____ Back _____ Side _____ Review Required: Zoning Board Approval: Yes _____ No _____ Date: _____ Planning Board Approval: Yes _____ No _____ Date: _____ Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____ Shoreland Zoning: Yes _____ No _____ Floodplain: Yes _____ No _____ Special Exception: _____ Other: (Explain) _____
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Foundation: 1. Type of Soil: _____ 2. Sex Backs - Front _____ Rear _____ Side(s) _____ 3. Footings Size: _____ 4. Foundation Size: _____ 5. Other: _____	Roof: 1. Truss or Rafter Size: _____ Span _____ 2. Sheathing Type: _____ Size _____ 3. Roof Covering Type: _____ Chimneys: _____ Number of Fire Places _____ Heating: _____ Type of Heat: _____ Electrical: _____ Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____ Plumbing: _____ Swimming Pools: _____ Permit Received By: LOUISE E. CURLEW Signature of Applicant: Robert H. Curlew Date: 6-19-91 Signature of CEO: Wayne Curlew Date: _____ Inspection Dates: _____ White-Tax Assessor Yellow-GPCOG White Tag -CEO [5] ma. 12/17/91
Floors: 1. Sills Size: _____ Sills must be anchored. 2. Order Size: _____ 3. Lally Column Spacing: _____ Size: _____ 4. Joists Size: _____ Spacing 16" O.C. 5. Bridging Type: _____ Size: _____ 6. Floor Sheathing Type: _____ Size: _____ 7. Other Material: _____	Historic Preservation 1. Ceiling Joists Size: _____ Spacing _____ 2. Ceiling Strapping Size: _____ Spacing _____ 3. Type Ceiling: _____ 4. Insulation Type: _____ 5. Ceiling Height: _____ Roof: _____ Heating: _____ Electrical: _____ Plumbing: _____ Swimming Pools: _____
Exterior Walls: 1. Studding Size: _____ Spacing _____ 2. No. windows _____ 3. No. Doors _____ 4. Header Sizes: _____ 5. Bracing: Yes _____ No _____ 6. Corner Posts Size: _____ 7. Insulation Type: _____ 8. Sheathing Type: _____ 9. Siding Type: _____ 10. Masonry Materials _____ 11. Metal Materials _____	Interior Walls: 1. Studding Size: _____ Spacing _____ 2. Header Sizes: _____ Spacing _____ 3. Wall Covering Type: _____ 4. Fire Wall if required _____ 5. Other Materials _____

Date 6/25/91, 19
Receipt and Permit number 4231

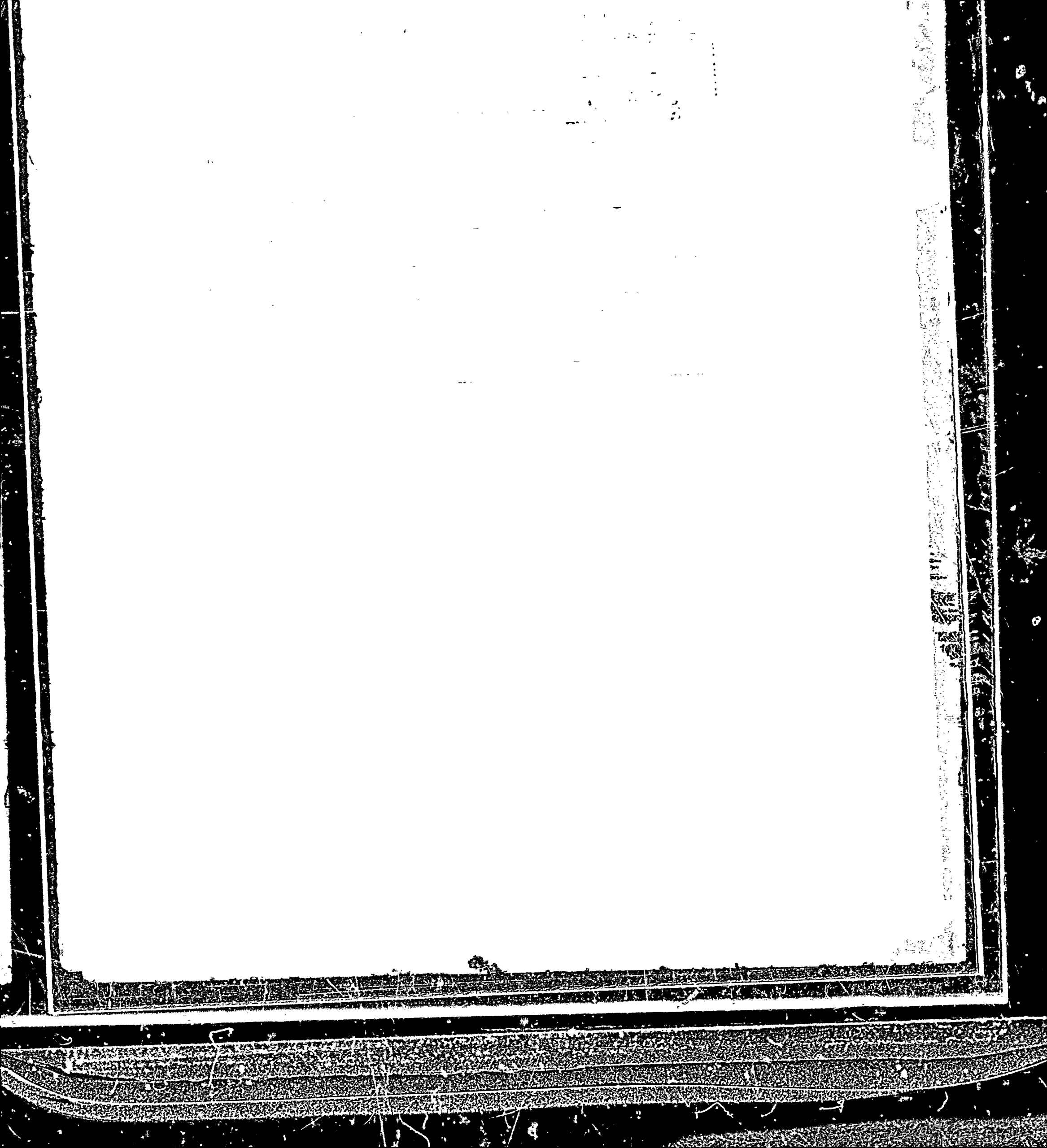
To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
LOCATION OF WORK: 521 Lutherland Ave.
OWNER'S NAME: James Laver's ADDRESS: u/k

	FEES
OUTLETS:	
Receptacles <u>2</u> Switches <u>5</u> Plugmold _____ ft TOTAL <u>5</u>	1.00
FIXTURES: (number of)	
Incandescent <u>2</u> Fluorescent _____ (not strip) TOTAL <u>13</u>	.49
Strip Fluorescent _____ & A smoke detector _____	.80
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL <u>1</u>	2.00
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-1&b) _____	DOUBLE FEE DUE: _____
	TOTAL AMOUNT DUE: <u>15.00</u>
	minimum fee

INSPECTION:
 Will be ready on _____, 19__; or Will Call X
 CONTRACTOR'S NAME: Raymond Legendre
 ADDRESS: 6 Michelle Wv; Saco, ME
 TEL: 282-7408
 MASTER LICENSE NO.: #14231
 LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:
Raymond Legendre

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



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical code and the following specification:

Date 06 June 1996

Permit # 7765

LOCATION: 521 Cumberland Ave

OWNER Elaine Fitts ELF Management ADDRESS _____

		TOTAL EACH FEE			
OUTLETS					.20
	Receptacles		Switches	Smoke Detector	
FIXTURES	(number of)				.20
	incandescent		fluorescent		.20
	fluorescent strip				
SERVICES				TTL AMPSTO	800 200 15.00 15.00
	Overhead			800	15.00
	Underground				
TEMPORARY SERV.				AMPS OVER	800 25.00
	Overhead			800	25.00
	Underground				
METERS	(number of)				3 1.00 3.00
MOTORS	(number of)				2.00
RESID/COM	Electric units				1.00
HEATING	oil/gas units				5.00
APPLIANCES	Ranges	Cook Tops	Wall Ovens		2.00
	Water heaters	Fans	Dryers		2.00
Disposals	Dishwasher	Compactors	Others (denote)		2.00
MISC. (number of)	Air Cond/win				3.00
	Air Cond/cent				10.00
	Signs				5.00
	Pools				15.00
	Alarms/res				2.00
	Alarms/com				
	Heavy Duty				
	Outlets				25.00
	Circus/Carnv				5.00
	Alterations				15.00
	Fire Repairs				1.00
	E Lights				20.00
	E Generators				4.00
	Panels				5.00
TRANSFORMER	0-25 Kva				8.00
	25-200 Kva				10.00
	Over 200 Kva				
				TOTAL AMOUNT DUE	
				MINIMUM FEE	25.00 25.00
				MINIMUM FEE/COMMERCIAL	35.00

INSPECTION: Will be ready 6/7 12:00 or will call _____

CONTRACTORS NAME T.A. Napolitano
 ADDRESS P.O. Box 2301 Sc. Ptld, ME 04106
 TELEPHONE 799-0538
 MASTER LICENSE No. 7765 SIGNATURE OF CONTRACTOR T.A. Napolitano
 LIMITED LICENSE No. _____

PROGRESS INSPECTIONS:

6/7/96 (SERV) _____

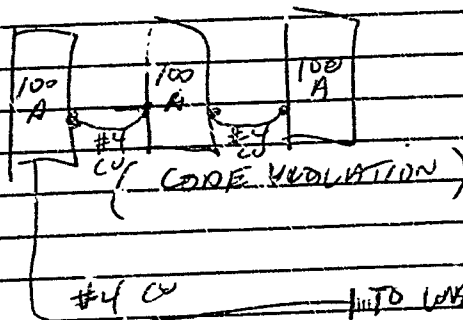
7265
2 Cumberland Ave.
RAINE FIBR
6/6/96
6/7/96
[Signature]

INSTALLATIONS—

DATE:

REMARKS:

6/7/96 IMPROPER BONDING OF PANELS



MUST BOND EACH
ONE TO CONTINUIT
(SEE)

W. J. [Signature]

