

505-507 CUMBERLAND AVENUE



F. 21 en 492CR F. 21 en 492CR F. 21 en 492CR F. 21 en 492CR



INSPECTION COPY

COMPLAINT NO. 80- 33

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Date Received May 1, 1980

Location:
507-509 Cumberland Ave.

Location 507-509 Cumberland Ave. Use of Building apartment bldg.

Owner's name and address John Breggia-P70. Box 1018-84 Congress St. 04104 Telephone 772-3631

Tenant's name and address _____ Telephone _____

Complainant's name and address Herle Leary - Neighborhood Conservation Telephone _____

Description: Making apartment in basement of building, no permit, check file.

NOTES:

Lined area for notes, consisting of approximately 25 horizontal lines.

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 4565

Portland Plumbing Inspector
 By: ERNOLD H. GOODWIN

App. Firs. Insp.

Date
 By

App. Final Insp.

Date
 By

Type of Bldg.

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

Address 507 Cumberland Avenue

Property single family dwelling

Contractor Frank Spinney

Contract Agency SMG

Inspector Reuben Katz Date May 7, 1976

Address 1673 Neal Street

1	BATH TUBS	1	\$2.00
	TOILETS		
	BATH TUBS		
	SHOWERS		
	PANS FLOOR SURFACE		
	HOT WATER TANKS		
	TANKLESS WATER HEATERS		
	WASTE DISPOSALS		
	SEPTIC TANKS		
	HOUSE SEWERS		
	ROOF LEAKERS		
	AUTOMATIC WASHERS		
	DISHWASHERS		
	OTHER		
	BASE FEE		3.00
	TOTAL		\$5.00

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT



Clement J. Dodd

CHIEF

FIRE PREVENTION BUREAU
380 CONGRESS STREET
PORTLAND MAINE

10 March 1976

To: Office of Building Inspection
Subj: Alterations after fire 507 Cumberland Avenue.

Approved providing. 1 hour fire rated doors with automatic selfclosers be installed at each level between the fire wall separating 507 from 509 Cumberland Ave. These doors to be kept closed at all times.

H. P. Miller, Captain
Fire Prevention Bureau



APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 10 1976
0142

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Feb. 27, 1976

CITY of PORTLAND

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

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

LOCATION 507 Cumberland Ave. Fire District #1 #2
1. Owner's name and address Frank Spinney RFD #1 S. Windham Telephone 892-6665
2. Lessee's name and address Telephone
3. Contractor's name and address owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building dwelling No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 5,000 Fee \$ 20.00

FIELD INSPECTOR—Mr. Marge Schmuckal GENERAL DESCRIPTION

This application is for: @ 775-5451 Alterations and renovations as per plans
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

Sent to Fire Dept. 2-27-76
Rec'd from Fire Dept. 3-9-76

PERMIT ISSUED WITH LETTER

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

PERMIT IS TO BE ISSUED TO 1 2 3 4 Frank Spinney
509 Cumberland Ave.
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..yes..... Is any electrical work involved in this work? ..yes.....
Is connection to be made to public sewer? If no., what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size: front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ...
ZONING: N.A. P.S. P.H. B-10-X
BUILDING CODE: P.S. P.H. B-10-X Will there be in charge of the above work a person competent
Fire Dept.: P.S. P.H. B-10-X to see that the State and City requirements pertaining thereto
Health Dept.: are observed? Yes ...
Others:

Signature of Applicant Frank Spinney Phone # 892-6665
Type Name of above Mr. Frank Spinney 1 2 3 4
Other
and Address

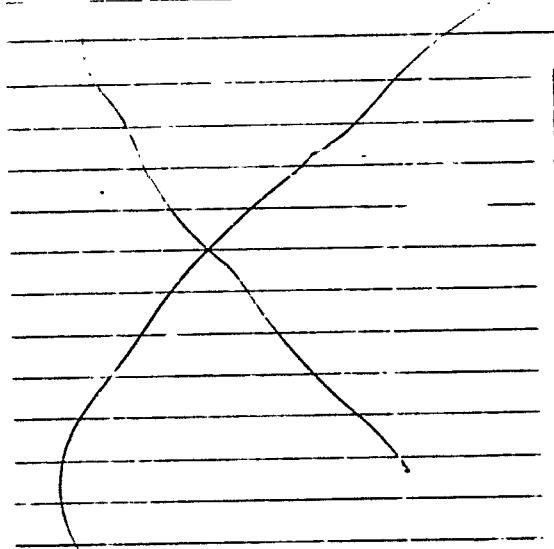
FIELD INSPECTOR'S COPY

iak

NOTES

3-12-76 just starting work - MS
3-29-76 nearly complete - MS
4-13-76 same -- MS
4-29-76 Air conditioning complete - attach equipment
in - MS
5-7-76 Plumbing inspector approved - MS

Permit No. 76 10143
Location 200 West 10th St
Owner Frank Spinning
Date of permit 5/10/76
Approved N. Davidson - City Engineer



LAW OFFICES OF
MAHONEY, ROBINSON, MAHONEY & NORMAN
120 EXCHANGE STREET
PORTLAND, MAINE 04111
207-773-7281

WILLIAM B. MAHONEY
ROBERT F. HANSON
M. ROBERTS HUNT
JAMES S. KRIGER
LAWRENCE P. MAHONEY
CHRISTOPHER A. MOEN, JR.
DAVID C. NORMAN
ROBERT C. ROBINSON

JOHN B. THOMES
JAMES R. DESMOND (1913-1970)

November 27, 1973

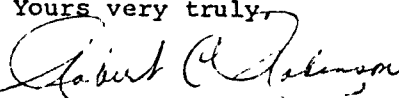
Mr. R. Lovell Brown
Building Inspector
City Hall
Portland, Maine 04111

Dear Mr. Brown:

I write to call to your attention an eroding retaining wall on the property of Mr. Frank J. Spinney of 507 Cumberland Avenue, Portland.

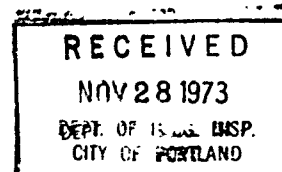
Please be advised that I represent the Roman Catholic Bishop of Portland upon whose land (Sacred Heart Church and Rectory on Mellen and Sherman Streets, Portland) literally tons of granite and other materials have fallen from said wall.

I call this matter to your attention, believing the City would have an interest in arranging to have the defect cured.

Yours very truly,

Robert C. Robinson

RCR:f

cc: Rt. Rev. Msgr. Joseph E. Houlihan
Rt. Rev. Msgr. David K. Fitzpatrick
Rt. Rev. Msgr. Vincent A. Tatarczuk



Memorandum from Department of Building Inspection, Portland, Maine

FIRE ALARM SYSTEM

Location: #507-509 Cumberland Ave.

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

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

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

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



RC 111.000 ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Ins. Section
Portland, Maine, Apr. 6, 1970

PERMIT ISSUED

APR 8 1970

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install 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 507-509 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Frank Spinney, 507 Cumberland Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Curran Electric, 399 Fore St. Telephone 772-5424
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Apartment house No. families _____
 Last use " " No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To install automatic fire alarm system using Electrolarm system; To cover entire basement all public and stair halls, all closets off halls or under stairs; Fire Devices Inc. thermostats #501 spaced not more than 50 ft. center to center and not more than 25 ft. at right angles from any wall or partition; gongs of such tone, strength of signal, number and location (Edwards Co. 340AC & DC to be used) as to arouse all persons for whose protection intended. Dial power supply-house current AC thru transformer for normal, dry batteries of capacity to ring all bells simultaneously at full strength of signal to operate system for at least one year, for stand-by with automatic change over. Test button or switch to be provided so arranged that the test button or switch will test the batteries only. The shut-off switch, if any, to be so arranged that the system cannot be turned off except when alarm bells will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will furnish control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order.

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 Curran Electric**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? YES
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing, Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ & ls _____
 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? _____

APPROVED:

Eric O. Reddy 4-8-70
RWS 4/8/70

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

Curran Electric Corp.

CS 301

INSPECTION COPY

Signature of owner

[Handwritten Signature]

PH

Permit No. 701329

Location 577-509 Lincoln Ave

Owner - Francis J. Johnson

Date of permit 4/8/73

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

4-22-73

Completed

JK

Handwritten notes on a lined background, including the text '4-22-73' and 'Completed'.

February 20, 1970

Mr. Frank J. Spinney
Albion Road
South Windham, Maine

Re: A 2½ story brick structure located at
507-509 Cumberland Ave., Portland

Dear Mr. Spinney:

As the result of a reinspection of the 2½ story brick structure located at 507-509 Cumberland Ave., reportedly owned by you, it was determined that the automatic standard fire detection and alarm system which you were required to install quite some time ago does not, in fact, exist.

Therefore, you are hereby required to install without further delay an approved standard automatic fire detection and alarm system covering entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garages may be accepted to compensate for such location and arrangement of means of egress that a hazard involving one of them would be likely to make any other impassable or inaccessible.

This alarm system must be maintained in operating condition at all times.

Before this installation is begun a permit must be obtained from the Department of Building Inspection and be posted on the premises where the work is to be done.

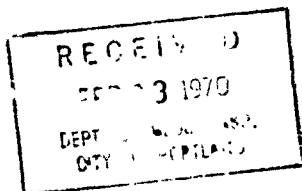
Sincerely,

Samuel Gerber
Captain - Fire Prevention Bureau

Copy: Building Inspector ✓
File

CERTIFIED MAIL R.R.R. #394516

C
O
P
Y



Mr. Frank J. Spinney

February 20, 1969

Where there is a definite violation of the above requirements, you are hereby required to comply with Section 374.4, a. (1) which reads " An approved standard automatic fire detection and alarm system covering entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs, all hazardous rooms and attached garages may be accepted to compensate for such location and arrangement of means of egress that a hazard involving one of them would be likely to make any other impassable or inaccessible."

Before the installation of the approved standard automatic fire detection and alarm system a permit must be obtained from the Department of Building Inspection, and be posted on the premises where the work is to be done.

Sincerely,

Samuel Gerber
Captain
Fire Prevention Bureau

P_J
Enclosure (2)

Y
Copy: Building Inspector
Corp. Counsel
File

CERTIFIED MAIL R.R.R. #685959

PERMIT TO INSTALL PLUMBING

10/27 mod ready
11/5 mod finished

PERMIT NUMBER 15514

Date Issued 8/19/65
 Portland Plumbing Inspector
 By E.H. Goodwin
 App. First Insp. 8/26/65
 Date NOV 17 '65
 By ERNOLD R. GOODWIN
 CHIEF PLUMBING INSPECTOR
 Type Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

Address 77-509 NE 11th Avenue
 Installation For: Frank G. Garry
 Owner of Bldg. FRANK G. GARRY
 Owners Address: 1000 1st Ave. S.W.
 Plumber: Bill Iverson Date: 8/18/65

	QTY	UNIT PRICE	TOTAL
SINKS	3	2.00	6.00
LAVATORIES	3	2.00	6.00
TOILETS	3	1.00	3.00
BATH TUBS			
SHOWERS			
DRAINS			
HOT WATER TANKS			
TANKLESS WATER HEATERS			
GARBAGE GRINDERS			
SEPTIC TANKS			
HOUSE SEWERS			
ROOF LEADERS			
TOTAL			12.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

City of Portland, Maine
Board of Appeals
— ZONING —

Sustained
3/12/54
54/8

March 8, 1954 , 19

To the Board of Appeals:

Your appellant, Alphonse Roy , who is the owner of property at 507 Cumberland Avenue , respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Permit for construction of a wooden fire escape from the third floor to the ground on the side of your lodging house at 507 Cumberland Avenue is not issuable under the Zoning Ordinance because the proposed fire escape would project from the wall of the building to within about six feet of the side property line, whereas a clearance of not less than 10 feet from that line is required by Section 8C of the Zoning Ordinance applying to the Apartment House Zone where the property is located.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Alphonse T. Roy
Appellant

After public hearing held on the 12th day of March , 19 54

the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

William H. O'Brien
Burr Wilson
Helmer C. Frost
Edward J. Kelley
Ferry Correy
BOARD OF APPEALS

DATE: MARCH 9, 1954

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF ALPHONSE ROY
AT 507 CUMBERLAND AVENUE

Public hearing on above appeal was held before the BOARD OF APPEALS

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
WILLIAM H. O'BRIEN	(X)	()	
HELEN C. FROST	(X)	()	
HARRY K. TORREY	(X)	()	
EDWARD T. COLLEY	(X)	()	
BEN B. WILSON	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

NO OPPOSITION

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 9, 1954

Mr. Alphonse Joy
509 Cumberland Avenue
Portland, Maine

Dear Mr. Joy:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, March 12, 1954 at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

William H. O'Brien

Chairman

K

cc: Mr. G. L. Nichols
West Scarborough, Maine

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 9, 1954

Mrs. Mary L. Snow
503 Cumberland Avenue
Portland, Maine

Mrs. Nellie Sweetser
503 Cumberland Avenue
Portland, Maine

Dear Mrs. Snow and Mrs. Sweetser:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine on Friday, March 12th, at 10:30 a. m. to hear the appeal of Alphonse Roy requesting an exception to the Zoning Ordinance to cover construction of a wooden fire escape from the third floor to the ground on the side of the lodging house at 507 Cumberland Avenue.

This permit is presently not feasible under the Zoning Ordinance because the proposed fire escape would project from the wall of the building to within about six feet of the side property line, whereas a clearance of not less than 10 feet from that line is required by section 8C of the Zoning Ordinance applying to the Apartment House Zone where the property is located.

If you are interested either for or against this appeal, please be present or be represented at this hearing.

BOARD OF APPEALS

William H. O'Brien

Chairman

K
cc: Mrs. Nellie Sweetser

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to file AP 507 Cumberland Ave.

CITY OF PORTLAND, MAINE
Department of Building Inspection

FU

March 4, 1954

Mr. Alphonse Roy
509 Cumberland Ave.

Copies to: Mr. G. L. Nichols
West Scarborough, Me.
Corporation Counsel /

Dear Mr. Roy:

We are unable to issue a permit for construction of a wooden fire escape from the third floor to the ground on the side of your lodging house at 507 Cumberland Ave. because the proposed fire escape would project from the wall of the building to within about six feet of the side property line, whereas a clearance of not less than 10 feet from that line is required by Sect. 80 of the Zoning Ordinance applying to the Apartment House Zone where the property is located. Since the fire escape is to be installed in compliance with an order from the Fire Department under the Safety Ordinance, it is likely that the Board of Zoning Appeals would give sympathetic consideration to a request from you for relief from compliance with the precise terms of the Ordinance in this particular instance.

In case you decide to exercise your appeal rights concerning this matter, we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Appeals. Your appeal should be filed at the office of the Corporation Counsel before the close of business on Monday, March 8, if it is to be considered at the next meeting of the Board.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

Enc: Outline of appeal procedure

C
O
P
Y



WJH

IN APARTMENT BUILDING

APPLICATION FOR PERMIT

002091
MAR 25 1954
CITY OF PORTLAND

Class of Building or Type of Structure Second Class
Portland, Maine, Feb. 25, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~the~~ ~~building~~ ~~structure~~ ~~as~~ ~~shown~~ ~~on~~ ~~the~~ ~~plans~~ ~~and~~ ~~specifications~~, if any, submitted herewith and the following specifications:

Location 507 Cumberland Ave. Within Fire Limits? yes Dist. No. _____
Owner's name and address Alphonse Roy, 509 Cumberland Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address G. L. Nichols, W. Scarborough Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Lodging house No. families _____
Last use _____ " " _____ No. families _____
Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$1,000. Fee \$ 4.00

General Description of New Work

To erect outside wooden fire escape third floor to ground on right hand side of building as per plan.
To erect non-bearing partition in second story to form hall as per plan.

Permit Issued with Letter

Check order 1/7/54
2nd floor required for 3rd floor

2/26/54
3/2/54

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

with letter by _____
Harry W. Marsh
Acting Chief of Building Dept.

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

Alphonse Roy

Signature of owner by: _____

G. L. Nichols

INSPECTION COPY

NOTES

3/3/53 - Apparently
 about 11 feet in side lot
 line. This will come
 only about 6' between
 the fire escape and the
 lot line where it was
 required. A.H.
 3/22/54 - This duplicate ok to
 check. Painting
 to be done by others. A.H.

Permit No. 54/269

Location 407 Cumberland Ave

Owner Alphonse Gray

Date of permit 3/15/54

Notif. closing-in

Inspn. closing-in 3/22/54 W.P.M.

Final Notif.

Final Inspn. 4/22/54 W.P.M.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

[Handwritten signature]

AP 507 Cumberland Ave.

March 15, 1954

Mr. G. L. Nichols
West Scarborough, Me.

Copy to: Mr. Alphone Roy
509 Cumberland Ave.

Dear Mr. Nichols:

The appeal under the Zoning Ordinance having been sustained, building permit for the erection of a wooden fire escape from the third floor to the ground on the right hand side of the building at 507 Cumberland Ave. is issued herewith based on the plan filed with the application for permit but subject to the following conditions:

1. Platforms are to extend not less than 9 inches beyond each side of the windows serving as a means of egress.
2. Vertical legs of brackets are to be placed directly against the wall of the building. Plan appears to show them set out from the wall.
3. Notification is to be given this department before anchor bolts for brackets and corner and partition framing is closed from view.
4. Since the use of wood instead of metal in construction of fire escapes is allowed by the Building Code only if the construction can be approved from the standpoint of structural strength and practicability of safe maintenance, this permit is issued on the condition that all new work shall be given at least two coats of paint suitable for exterior work.
5. If the existing window which is to serve as a means of egress from the second story does not now afford an opening at least 24 inches wide and 28 inches high when the lower sash is raised, it will be made to do so or else be changed to a swinging sash.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/B

AP 507 Cumberland Ave.

March 4, 1954

Mr. Alphonse Roy
509 Cumberland Ave.

Copies to: Mr. C. L. Nichols
West Scarborough, Me.
Corporation Counsel

Dear Mr. Roy:

We are unable to issue a permit for construction of a wooden fire escape from the third floor to the ground on the side of your lodging house at 507 Cumberland Ave. because the proposed fire escape would project from the wall of the building to within about six feet of the side property line, whereas a clearance of not less than 10 feet from that line is required by Sect. 8C of the Zoning Ordinance applying to the Apartment House Zone where the property is located. Since the fire escape is to be installed in compliance with an order from the Fire Department under the Safety Ordinance, it is likely that the Board of Zoning Appeals would give sympathetic consideration to a request from you for relief from compliance with the precise terms of the Ordinance in this particular instance.

In case you decide to exercise your appeal rights concerning this matter, we are enclosing an outline of the appeal procedure and are certifying the case to the Corporation Counsel, who acts as clerk for the Board of Appeals. Your appeal should be filed at the office of the Corporation Counsel before the close of business on Monday, March 8, if it is to be considered at the next meeting of the Board.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJA/D

Enc: Outline of appeal procedure

CITY OF PORTLAND, MAINE
Department of Building Inspection

(date) February 26, 1954

To: Oliver T. Santorn,
Chief of the Fire Department

Location: 507 Cumberland Ave.

From: Warren McDonald
Insptr. of Bldgs.

Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated 11/7/52

While our two departments have done a good job of coordination under the Safety Ordinance--yours using the orders after inspection and ours issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here, as to who has ordered them to do what,

The fact that on some jobs a permit has been issued, and the work done, only to have your inspector find that the situation did not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code to exercise discretion as to details of means of egress in an existing building where there is no substantial increase in number of persons accommodated, while we must proceed under the precise terms of the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any permits are issued, presumably by the inspector in your department who made the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.

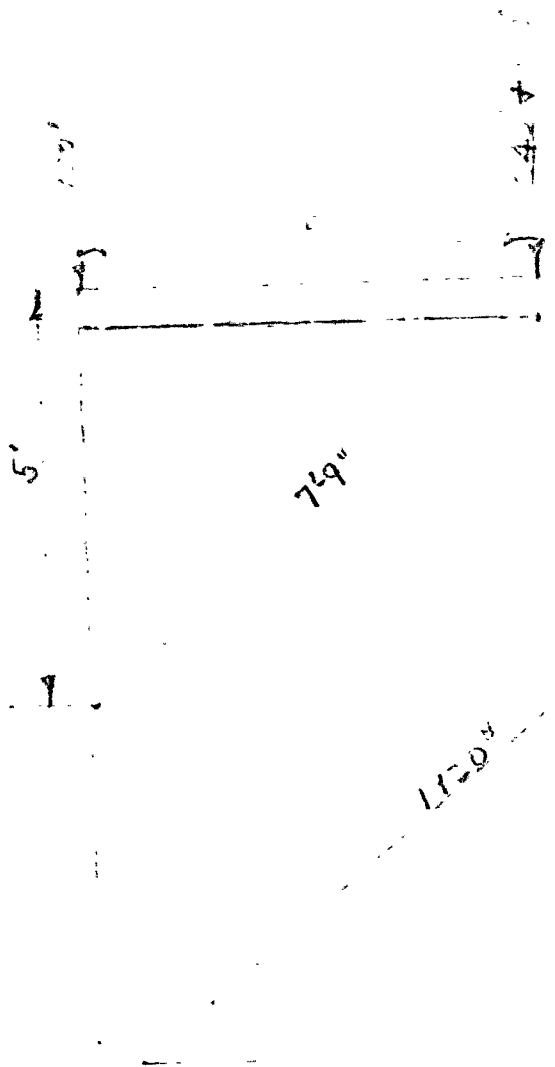
2. To see, if possible, whether or not there may be some more economical way of satisfying the order, and, if so, to recommend that way to the owner.

To that end there is attached for your consideration applications for permits at the above location.

Remarks relating to this particular job:

DOES THE PROPOSED ARRANGEMENT SHOWN ON THE ACCOMPANYING PLAN SATISFY THE REQUIREMENTS OF YOUR ORDER OF 11/7/52?

Warren McDonald
Inspector of Buildings



$l' = 400'$
 485410
 112500
 $71:42-93'$

$3625 \overline{) 13150}$
 10800
 2350
 $6400 \overline{) 8400}$
 4800
 3600
 $290 \overline{) 390}$
 290
 100
 $476 \overline{) 1910}$
 1724
 186

$$\frac{2'}{d} = \frac{93}{3625} \quad 26$$

$$C(1 - \frac{L}{od}) = 700(1 - \frac{93}{3625})$$

$$= 700(1 - \frac{93}{3625}) = 100(1.22) = 476$$

$$\frac{1920}{476} = 4.03 \text{ sq. in req. } A = 3.5 \text{ sq. in } = 13.1422 \text{ sq. in}$$

Permit No. 521

Location 507-509 Cambridge Ave.

Owner Alphonse J. Casey

Date of permit 1/22

Notif. closing-in

Inspr. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Lined area for notes, consisting of approximately 30 horizontal lines.

AP 507 Cumberland Avenue
309

November 4, 1952

Mr. Alphonse T. Roy
507-509 Cumberland Avenue
Portland, Maine

Copy to: Oliver T. Sanborn
Chief of the Fire Department

Dear Mr. Roy:

We are unable to issue a building permit to authorize cutting a doorway in the central dividing brick wall in first, second and third stories of the duplex building at 507-509 Cumberland Avenue for the following reasons:

1. Up to the time of your purchase, the two sides of this duplex building have been owned by separate parties, and both sides have been used either as lodging or apartment houses. To cut these doorways in the central wall would involve both sides of the building in the requirements of the Building Code for one lodging or apartment house occupying the entire building. These requirements would probably include such improvements as enclosure in the cellar of all stairs between between the first floor and the cellar by fire-resistive partitions and fire door at foot of each stairs; perhaps enclosing one or both heating plants with fire-resistive partitions and fire door and fire-resistive ceiling, depending upon the total number of rooms and their division as to apartments or lodging rooms in the entire building; provision of adequate electric lights in public halls and stair halls on the owner's meter and controlled by an automatic time switch; reexamination of the means of egress from both sides in the light of the new arrangement; etc.
2. As to No. 507, we have copy of Chief's order of February 27, 1947 to Mary P. Gilchrist, requiring a second means of egress from the third floor and perhaps an automatic fire alarm in the building. Our records show no permits to comply with this order.
3. At 509, we have a copy of Fire Chief's order to Mrs. A. F. Callahan of February 28, 1947, requiring a second means of egress from third floor and perhaps an automatic fire alarm. Permits were issued in 1951 for a fire escape on this side and a dormer window to give access to the fire escape, and these were constructed. We are not sure about the requirement for automatic fire alarm on this side, but we have a note by Captain Robert H. Flaherty, of the Fire Department, dated May 14, 1951, when the new fire escape and dormer were being planned, to the effect that an automatic fire alarm is required in this side because of defective relative location of the inside stairs and proposed fire escape.
4. When you were talking with us over the phone about this proposition, you also said that you wanted to cut a doorway in the dividing wall of the cellar, but there is no mention of that proposal in the application for the permit.
5. If, after consultation with the Fire Department, you still desire to cut in the doorways, it will be necessary for you to furnish architectural plans of each of the floors involved, including the cellar, and these plans should be prepared by someone experienced in examining the building code for himself to find out what the requirements are and who is competent to make the plans the way plans are usually made, showing the existing situation and improvements

Mr. Alphonse T. Roy-----2

November 4, 1952

to comply with sections 203 and 212 of the Building Code for the new arrangement. These plans must be filed at this office with your application, and the application for the permit which we now have should be revamped to explain the full situation and the estimated cost increased to cover the additional improvements shown on the plans. These plans should be filed as blueprints with all of the information on them printed from the original, and the plans must bear the name and address of the maker.

6. In the meantime it is unlawful for you to proceed with any of the work of cutting in any of these openings.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHCJ/B

1B



201-08

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

FILED 02817 OCT 18 193

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 507 Cumberland Ave Use of building Residence No. Stories 2 New Building Existing
Name and address of owner of building James R. Gilchrist 507 Cumberland Ave
Installer's name and address Ballard & Co. Eng'rs 125 Marginal Telephone 21991

General Description of Work

To install 1 - Essex E B 5-1 fully automatic oil burner Steam system

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance
If wood, how protected? Kind of floor
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner 1 - Essex E B 5-1 Labeled by underwriters' laboratories? yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner Cement
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? None

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 7 - (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

OK. 10-17-47. Pmf.

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

Signature of Installer Ballard & Co. Eng'rs

Permit No. 47 2817
Location 507 Cumb. Ave
Owner James R. Culbreth
Date of permit 10/18/47
Approved [Signature]

NOTES

- ~~1. Fill Pipe~~
- ~~2. Vent Pipe~~
- ~~3. Equip. of Heat~~
- ~~4. Burner Rating & Supports~~
- ~~5. Name of Installer~~
- ~~6. Name of Inspector~~
- ~~7. Type of Control~~
- ~~8. Control Method~~
- ~~9. Pressure~~
- ~~10. Gas Pressure~~
- ~~11. Air Pressure~~
- ~~12. Air Flow~~
- ~~13. Air Support~~
- ~~14. Air~~
- ~~15. Air~~

INQUIRY BLANK

ECHO "A"
FIRE DIST. 11

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

DATE 12/1

LOCATION _____ OWNER _____

MADE BY _____ TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: Review says we have been advised to get an
exit escape as provide better means of egress

INQUIRY: anyone at the building?
duplex house

ANSWER: Yes he is located if this could be
done but would have you call suggested
to get an exit escape

DATE OF REPLY 12/1/45 REPLY BY SB



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

COPY

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

July 21, 1988

G & S Commercial Brokers
Attn: Daniel Smith
One Union Street
Portland, Maine 04101

Dear Dan:

According to the records at Portland City Hall, 507 Cumberland Avenue,
Portland, Maine, is a 6-unit apartment building.

Sincerely,

P. Samuel Hoffses
Chief, Inspection Services

912674 912674

Permit # 912674 City of Portland **BUILDING PERMIT APPLICATION** Fee \$50. Zone _____ Map # _____ Lot # _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Coastal Bank Phone # 879-5000
 Address: Two City Center; Ptld, ME 04101
 LOCATION OF CONSTRUCTION 507-509 Cumberland Ave.
 Contractor: Craig Esty Sub: _____
 Address: Cumberland Phone # _____
 Est. Construction Cost: \$5000 Proposed Use: 12-fam bldg w rep
 Past Use: 12-fam bldg
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories _____ # Bedrooms _____ Lot Size: _____
 Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion: Repair retaining wall

PERMIT ISSUED
For Official Use Only
 Date 5/28/91 Subdivision _____
 Outside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost: \$,000 Owner _____
CITY OF PORTLAND
 R-6 Residential Zone
 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): OK W/OT 5/26-7-91

MAIL PERMIT: Boulos Prop. Mgt; Two City Center
 Foundation:
 1. Type of Soil: _____ Ptld, ME 04101
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____
 Floor:
 1. Sills Size: _____ Sills must be anchored
 2. Girder 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: _____
 Exterior Walls:
 1. Scaffolding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____
 5. Bracing: Yes _____ No _____ Spacing _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size: _____
 8. Sheathing Type _____ Size: _____
 9. Siding Type _____ Weather Exposure _____
 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 _____

HIS. CONC. PRESERVATION
 Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceiling: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____
 Roof:
 1. Truss or Rafter Size _____ Span _____ Action: _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____
 Chimneys:
 Type: _____ Number of Fire Places _____
 Heating:
 Type of Heat: _____
 Electrical:
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
 Plumbing:
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____
 Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.
 Permit Received By Louise E. Chase
 Signature of Applicant: Daniel Dubriske Date 5/28/91
 Signature of CEO _____ Date _____
 Inspection Dates _____

4-15

912674

Permit # 912674 BUILDING PERMIT APPLICATION Fee _____ Zone _____ Map # _____ Lot# _____
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: _____ Phone # _____
 Address: _____
 LOCATION OF CONSTRUCTION _____
 Contractor: _____ Sub: _____
 Address: _____ Phone # _____
 Est. Construction Cost: _____ Proposed Use: _____
 Past Use: _____
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions: L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion _____

For Official Use Only

Date: 5/27/91 Subdivision: _____
 Inside Fire Limits _____
 Bldg Code _____
 Type Limit _____
 Estimated Cost: 4,000

Ownership: _____
 Name: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____

PERMIT ISSUED
 JUN 10 1991
 CITY OF PORTLAND

Review Required:
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 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): OK. White - 5/26-7-91

Foundation:
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floors:
 1. Sills Size: _____ Sills must be anchored.
 2. Girder 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: _____

Exterior Walls:
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____ Span(s) _____
 5. Bracing: Yes _____ No _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____ Weather Exposure _____
 10. Masonry Materials _____
 11. Metal Materials _____

Interior Walls:
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Spacing _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places: _____
 Date: 5/27/91

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required: Yes _____ No _____

Plumbing:
 1. Approval of soil test if required: Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flashes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By: Louise L. O'Neil

Signature of Applicant: _____ Date: 5/27/91

Signature of CEO: _____ Date: _____

Inspection Dates: _____

PLOT PLAN



FEES (Breakdown From Front)
Base Fee \$ 50 -
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

5/25 - Advise Contractor to get permits
6/11 9/5 work in progress
10/25/91 Completed grading ok. Fence Completed
OK. Full

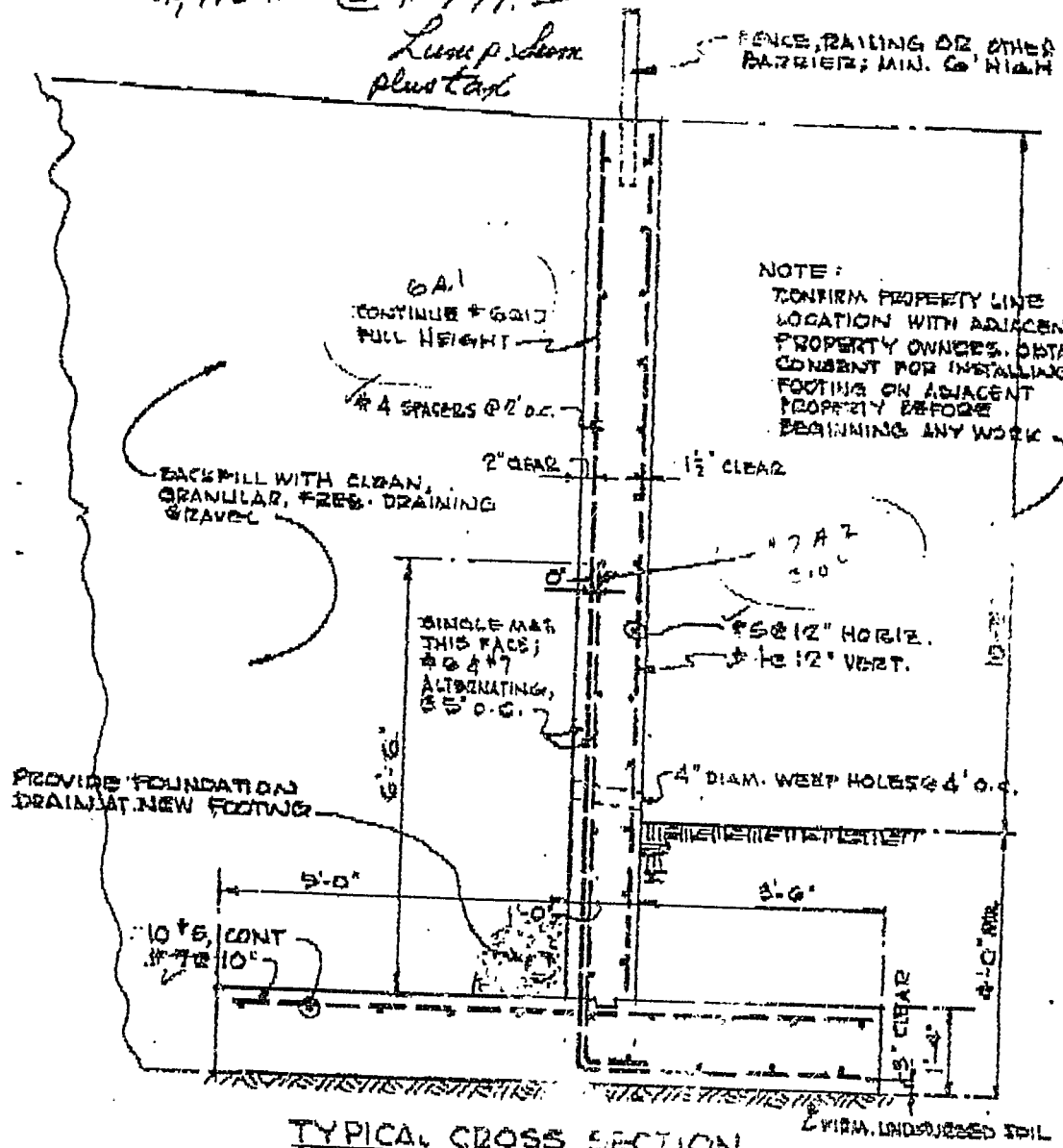
Signature of Applicant D. White, MENT

Date 11/27 23, 1991

TO: City of PORTLAND, Code ENFORCEMENT
 FROM: Bobbs PROPERTY MANAGEMENT CO, AGENT, COASTAL BANK
 RE: 507-509 CUMBERLAND AVE, FENCING WALL

SENT BY: BRADY STEEL CO INC : 5-21-91 : 11:27 AM : 17 : CITY OF PORTLAND : P.2
 91-05-21 10:27 A HUTCHEON ASSOCS.

4,110 # @ \$971. -
 Lump sum
 plus tax



TYPICAL CROSS SECTION

RETAINING WALL AT CUMBERLAND AVE
 CRAIG ESTY, CONTRACTOR
 ALEXANDER HUTCHEON

CONCRETE 3,000 PSI
 REIN. ST. 60,000 PSI
 CONFORM TO ACI 318
 CONC. CURS BEOM TS

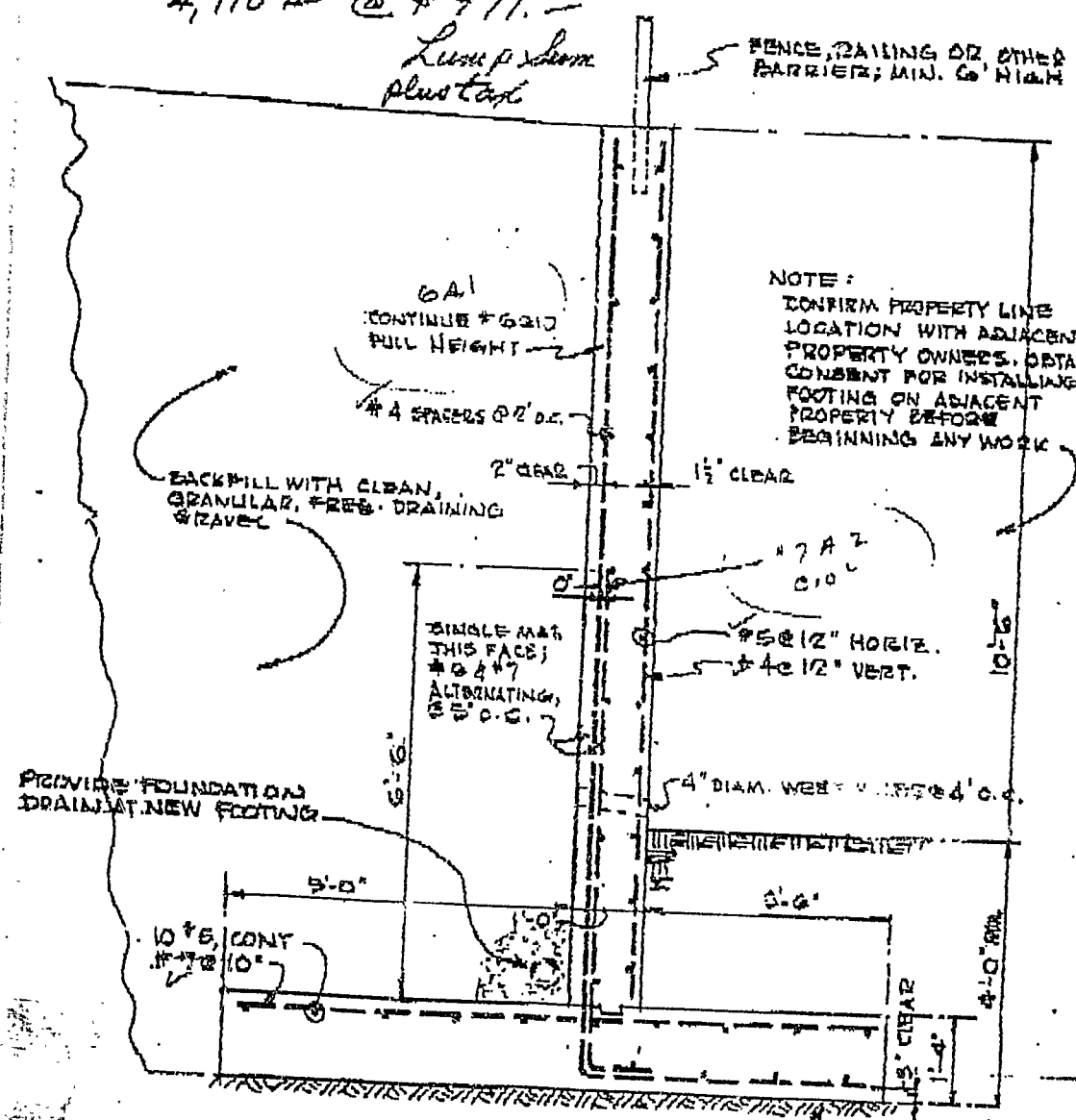
THE WALL IS 36 FT. LONG

*NOTE: APPLICANT TO INSTALL FENCING, MINIMUM 4' IN HEIGHT,
 ADJACENT TO RETAINING WALL - FENCE LENGTH OF WALL
 PER #17191

TO: City of PORTLAND, Code Enforcement
 FROM: Bob's Property Management Co, Agent, COASTAL BANK
 RE: 507-509 CUMBERLAND AVE, RETAINING WALL

SENT BY: BRONK STEEL CO INC ; 5-21-81 4:12PM ;
 *51-05-21 10:27 A HUTCHEON ASSOCS. ;
 SHEET NO: 1
 P.2

A, 110 # @ \$971.-
 Lump sum
 plus tax



TYPICAL CROSS SECTION
 1/8" = 1'-0"

RETAINING WALL AT CUMBERLAND AVE
 CRAIG ESTY, CONTRACTOR

ALEXANDER HUTCHEON ARCHITECT

CONCRETE 3,000 PSI
 REINF. STL. 60,000 PSI
 CONFORM TO ACI 318
 CONC. CODE REQS

THE WALL IS 36 FT. LONG

*NOTE: APPLICANT TO INSTALL FENCING, MINIMUM 4' IN HEIGHT,
 ADJACENT TO RETAINING WALL - FENCE LENGTH OF WALL
 PER 51-05-21



CITY OF PORTLAND, MAINE
330 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-6451

COPY

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

F. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

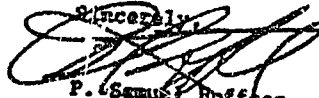
July 21, 1988

G & S Commercial Brokers
Attn: Daniel Smith
One Union Street
Portland, Maine 04101

Dear Dan:

According to the records at Portland City Hall, 507 Cumberland Avenue,
Portland, Maine, is a 6-unit apartment building.

Sincerely,


F. Samuel Hoffses
Chief, Inspection Services



CITY OF PORTLAND, MAINE

250 CONGRESS STREET
PORTLAND, MAINE 04101
(603) 773-8451

COPY

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

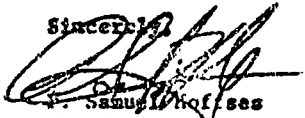
July 21, 1988

C & S Commercial Brokers
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Portland, Maine 04101

Dear Dan:

According to the records at Portland City Hall, 509 Cumberland Avenue, Portland, Maine, is a 6-unit apartment building.

Sincerely,


P. Samuel Hoffses
Chief, Inspection Services

