

495-497 CUMBERLAND AVENUE

SHAW-WALKER

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



SAM

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
497 Cumberland Ave.

INSPECTION COPY

COMPLAINT NO. 7575

Date Received June 24, 1975

Location 497 Cumberland Ave. Use of Building apt.

Owner's name and address Shur Brothers, Inc. - 1 Monument Sq. Telephone 774-6241

Tenant's name and address unknown Telephone _____

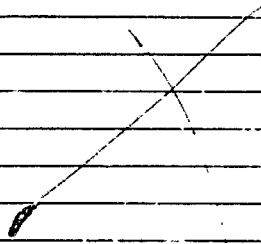
Complainant's name and address unknown Telephone _____

Description:

One set of stairs roped off because they are unsafe. Only one

exit from rear- Porches are unsafe

NOTES:
6-26-75 Check area and found unsafe to be
true try to contact Shur Brothers -
6-27-75 Call nobody in office
7-14-75 rope down - [unclear] [unclear]





APPLICATION FOR PERMIT 01089

PERMIT ISSUED

S.P. 25 197

Class of Building or Type of Structure

Portland, Maine,

Sept. 17, 1973

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 497 Cumberland Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Shur Bros. Estate, 1 Monument Sq. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Geller Elec. 7 Mackworth St. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ 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 Adempo fire alarm system - 3 floors plus basement
 to install bells wherever necessary -
 to cover halls and basements where necessary -

9/17/73
 9/25/73

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 contractor**

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) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

APPROVED:
G. C. O. Reed 9-25-73
OK 9-25-73 NRC

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
 Geller Electric

CS 301

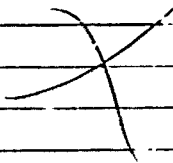
INSPECTION COPY

Signature of owner By: [Signature]

Permit No. 73/1289
Location 497 Woodland Ave
Owner Shun Sun Estate
Date of permit 7/25/73
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Mt. Ice
Form Check Notice

is done

NOTES

10-10-73
Compl. to 810


PERMIT TO INSTALL PLUMBING

Date Issued **6/30/69**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

Address **497 Cumberland Ave.** PERMIT NUMBER **1883**
 Installation For
 Owner of Bldg **Cal Shur**
 Contractor's Address **28 Grant Street**
 Employer **The Carvel Co., Walter Hutchins** DATE **6/30/69**
 NEW REPL

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

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

- Type of Bldg.
 Commercial
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

NEW	REPL		NO.	DATE	FEE
		SINKS			
		LAVATORIES			
		TOILETS			
		BATH TUBS			
		SHOWERS			
		DRAINS FLOOR SURFACE			
		HOT WATER TANKS			
		TANKLESS WATER HEATERS			
		GARBAGE DISPOSALS			
		SEPTIC TANKS			
		HOUSE SEWERS			
		ROOF LEADEFs			
		AUTOMATIC WASHERS			
		DISHWASHERS			
		OTHER Replace lead bend	1		2.00
				TOTAL	2.00

Building and Inspection Services Dept.; Plumbing Inspection



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
497 Cumberland Ave.

INSPECTION COPY

COMPLAINT NO. 67-5 Date Received February 27, 1967

Location 497 Cumberland Ave. Use of Building _____
Owner's name and address Shur Bros. Inc., c/o Barnett I. Shur Telephone _____
443 Congress St.
Tenant's name and address _____ Telephone _____
Complainant's name and address Tenant 493 Cumberland Ave. Telephone _____

Description: Black smoke coming from chimney

NOTES: 2/27/67 - I checked at 11 AM. Unable to
contact janitor. No smoke.
3/1/67 - No smoke at 11:30 AM. Unable to contact janitor. Call.
3/24/67 - 10 AM - no smoke. Called next janitor. wife.
She & her husband told case of building. She says that
the fire no smoke only soft coal which does
smoke. Call.



Permit No. 027

APPLICATION FOR PERMIT

Class of Building or Type of Structure Refrigeration

Portland, Maine, March 19, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ 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 430 Cumberland Avenue Ward 6 Within Fire Limits? yes Dist. No. 5
 Owner's or lessor's name and address Shur Bros. 412 Congress St. Telephone _____
 Contractor's name and address Frigidaire Service Corp. 188 State St. Telephone 4496
 Architect's name and address _____
 Proposed use of building tenement house No. families 12
 Other buildings on same lot _____
 Plans filed as part of this application yes No. of sheets 1
 Estimated cost \$ 1477. Fee \$ 3.75

Description of Present Building to be Altered

Material wood No. stories 3 Heat _____ Style of roof _____ Roofline _____
 Last use tenement house Families 12

General Description of New Work

To install refrigeration
(one central plant)

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

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
 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 _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 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
 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

Oliver L. Standford

Signature of owner

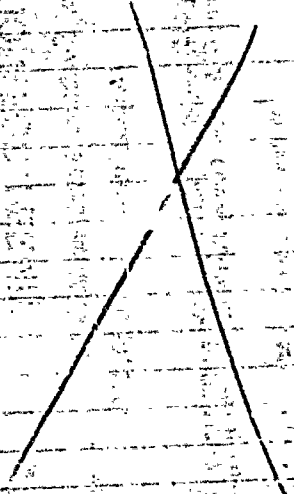
By Frigidaire Service Sales Corp.

By [Signature]

4275A

Ward 6 Permit No. 31/577
Location 497 Cumberland Ave.
Owner Shirley B. ...
Date of permit 3/20/31
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 5/12/31
Cert. of Occupancy issued None

NOTES





Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the INSPECTOR OF BUILDINGS: Portland, February 13, 1920 191

The undersigned applies for a permit to alter the following-described building:—
 Location 18' Cumberland Avenue Ward, 6 in fire-limits? no
 Name of Owner or Lessee, E. A. Farr Address 497 Cumberland Avenue
 " " Contractor, Owner
 " " Architect, _____

Description of Present Bldg.

Material of Building is wood Style of Roof, pitch Material of Roofing, slate
 Size of Building is 57ft feet long; 23ft feet wide. No. of Stories, 2 1/2
 Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is brick is _____ inches thick; is _____ feet in height.
 Height of Building, 30ft Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
 What was Building last used for? dwelling No. of Families? 2
 What will Building now be used for? apartment (14 apartments)

DETAIL OF PROPOSED WORK

Add one story to this building of which a permit was taken out to make a three story building on November 13, 1919, making the building four stories instead of three. the whole not to exceed over 40 ft. exterior covered with fire retaining material, tar & gravel roof, and when complete the whole to comply with the building ordinance

Estimated Cost \$5,000.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
 No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____
 Of what material will the Extension be built _____ Foundation? _____
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
 How will the extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? _____ Proposed Foundations _____
 No. of feet high from level of ground to highest part of Roof to be? _____
 How may feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative Edwin C. Farr
 Address _____

Cancelled

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the *Portland, November 13, 191*
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building:—

Location **497 Cumberland Avenue** Ward, **6** in fire-limits? **no.**
 Name of Owner or Lessee, **E A Farr** Address **497 Cumberland Ave**
 " " Contractor, **Owner** " "
 " " Architect, " "

Description of Present Bldg.

Material of Building is **wood** Style of Roof, **pitch** Material of Roofing, **slate**
 Size of Building is **67ft** feet long; **23ft** feet wide. No. of Stories **2¹**
 Cellar Wall is constructed of **stone** is inches wide on bottom and batters to inches on top.
 Underpinning is **brick** is inches thick; is feet in height.
 Height of Building, **30ft** Wall, if Brick; 1st, 2d, 3d, 4th, 5th.
 What was Building last used for? **dwelling** No. of Families? **2**
 What will Building now be used for? **apartment (10 families)**

DETAIL OF PROPOSED WORK

Build addition **15x67¹**, take off roof and build up one story with flat tar & gravel roof, interior alterations, build porch **8x8**

To comply with the building ordinance.

Open space of **6** ft wide on one side of building entire depth of lot and a **3** ft space on back

Estimated Cost **\$5,000.**

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?
 No. of Stories high? ; Style of Roof? ; Material of Roofing?
 Of what material will the Extension be built? Foundation?
 If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.
 How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations
 No. of feet high from level of ground to highest part of Roof to be
 How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.
 Size of the opening? How protected?
 How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative *Edwin A. Farr*

Address

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

497⁵ Cumberland Ave.

FINAL REPORT

191

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? Doc. No. of 19:

Nature of violation?

PERMIT GRANTED

Nov. 14, 1919

101

Permit filled out by

Violation removed when

Estimated cost of alterations, etc., \$

Permit issued

197 Cumberland Ave

77

Inspector of Buildings

THE CITY OF PHOENIX, ARIZONA

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

JANUARY 15, 1997

TROUT GROUP INVESTMENTS
111 COMMERCIAL ST
PORTLAND ME 04101

Re: 497 CUMBERLAND AVE
CBL: 048- - F-021-001-01
DU: 12


Dear Sir:

I am sending you this letter to request an inspection at the property which you own or manage at the above-referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 x 8709 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

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

JANUARY 14, 1997

PEOPLE'S RGNL OPPT PRGM
510 CUMBERLAND AVE
PORTLAND ME 04101

Re: 500 CUMBERLAND AVE
C. 047- - B-002-001-01
DU: 13

Dear Sir:

I am sending you this letter to request an inspection at the property which you own or manage at the above-referenced address.

This is for the City of Portland's program to inspect all multi-family buildings in the City every three years.

Please contact me in this office at 874-8300 x 8709 between 7:00-8:00 a.m. or 3:00-3:30 p.m. to make arrangements to inspect the building.

Sincerely,

Handwritten signature of David Jordan in cursive.

David Jordan
Code Enforcement Officer

Handwritten signature of Tammy Munson in cursive.

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

MARCH 04, 1997

TROUT GROUP INVESTMENTS
111 COMMERCIAL ST
PORTLAND ME 04101

Re: 497 CUMBERLAND AVE
CBL: 048- - F-021-001-01
DU: 12

Dear Sir:

You are hereby notified, as owner or agent, that an inspection was made of the above-referenced property. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".


In accordance with the provisions of the above-mentioned Code, you are hereby ordered to correct those defects within sixty (60) days. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within ten (10) days from this date, we will assume the repairs to be in progress and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

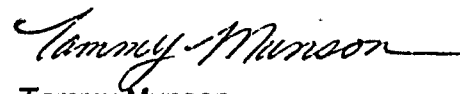
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Articles of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in its goal to maintain decent, safe, and sanitary housing for all of Portland's residents.

Sincerely,


David Jordan
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

HOUSING INSPECTION REPORT

Location: 497 CUMBERLAND AVE
Housing Conditions Date: March 4, 1997
Expiration Date: May 3, 1997

Items listed below are in violation of Article V of the Municipal Codes, "Housing Codes", and must be corrected before the expiration date:

1. INT - 1ST FLR - APT #4 - BATHROOM 111.40
CEILING HAS WATER DAMAGE - NEEDS TO BE REPAIRED
2. INT - 1ST FLR - APT #4 - KITCHEN 113.50
CEILING LIGHT FIXTURE IS UNATTACHED
3. EXT - 1ST FLR - REAR PORCH - 113.50
FIXTURE IS MISSING & WIRES ARE EXPOSED
4. EXT - RIGHT SIDE - 114.30
DOUBLE-TANK VENT PIPE IS BENT
5. INT - BASEMENT - 114.30
CHIMNEY IS DIRTY - IT NEEDS TO BE CLEANED & CHECKED

Inspection Services
P. Samuel Hoffses
CI



Planning and Urban Development
Joseph E. Gray Jr.
Director

MARCH 04, 1997

CITY OF PORTLAND

TROUT GROUP INVESTMENTS
111 COMMERCIAL ST
PORTLAND ME 04101

Re: 497 CUMBERLAND AVE
CBL: 048- - F-021-001-01
DU: 12

Dear Sir:

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 (i.e.; apt #4 hall, apt #9 kitchen, basement).

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.

