

235-237 CUMBERLAND AVENUE

SHAW-WALKER

Fold cut #920R - Heat cut #9202R - T-fold cut #9203R - Fish cut #9205R

PERMIT TO INSTALL PLUMBING

Date Issued **2-17-81**  
 Portland Plumbing Inspector  
 By **ERNOLD R GOODWIN**

Address **239 Cumberland Ave.** PERMIT NUMBER **2245**  
 Installation For **multi family**  
 Owner of Bldg **David Haskov**  
 Owner's Address **32 Orkney St.**  
 Plumber **David Haskov-32 Orkney St.** Date **2-17-81**

App. First Insp.  
 Date  
 By

App. Findt Insp.  
 Date  
 By

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

NEW	REPL		NO	PRICE
		SINKS		
	*	LAVATORIES	1	3.00
		TOILETS	1	3.00
		BATH TUBS	1	3.00
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSAL		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADES		
		AUTOMATIC WASHERS		
		DISH WASHERS		
		OTHER		
			TOTAL	9.00

Building and Inspection Services Dept.: Plumbing inspection



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date Feb. 17, 1981, 19  
 Receipt and Permit number 466852

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: 239 Cumberland Ave.  
 OWNER'S NAME: David Askov ADDRESS: \_\_\_\_\_

	FEES
<b>OUTLETS:</b>	
Receptacles _____	
Switches _____	
Plugmold _____ ft TOTAL <u>30</u>	<u>3.00</u>
<b>FIXTURES:</b> (number of)	
Incandescent _____	
Flourescent _____ (not strip) TOTAL _____	
Strip Flourescent _____ ft. _____	
<b>SERVICES:</b>	
Overhead _____	
Underground _____	
Temporary _____	
TOTAL amperes _____	
<b>METERS:</b> (number of) _____	
<b>MOTORS:</b> (number of)	
Fractional _____	
1 HP or over _____	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES:</b> (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compactors _____
Fans _____	Others (denote) _____
TOTAL _____	
<b>MISCELLANEOUS:</b> (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 _____	
	INSTALLATION FEE DUE: <u>3.00</u>
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	DOUBLE FEE DUE: _____
FOR REMOVAL OF A "STOP ORDER" (304-16.6) _____	TOTAL AMOUNT DUE: <u>3.00</u>

**INSPECTION:**  
 Will be ready on \_\_\_\_\_, 19\_\_; or Will Call  **X**  
**CONTRACTOR'S NAME:** Roberts Elec.  
**ADDRESS:** 116 Munjoy South  
**TEL.:** 773-8053  
**MASTER LICENSE NO.:** 4230 **SIGNATURE OF CONTRACTOR:** \_\_\_\_\_  
**LIMITED LICENSE NO.:** \_\_\_\_\_

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

ELECTRICAL INSTALLATIONS -

Permit Number 66122

Location 239 Lincoln Road Ave

Owner D. Washburn

Date of Permit 2-17-81

Final Inspector 3-5-81

By Inspector [Signature]

Permit Application Register Page No. 179

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: 2 inspection before permit

2-26-81

3-5-81

CODE COMPLIANCE COMPLETED DATE 3-5-81

DATE:

REMARKS:

Lined area for handwritten remarks and dates.



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date Oct. 1, 19 80  
 Receipt and Permit number A 51761

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: 231 Cumberland Ave.  
 OWNER'S NAME: David Pirone ADDRESS: 147 Brackett St. FEES

**OUTLETS:**  
 Receptacles \_\_\_\_\_ Switches \_\_\_\_\_ Plugmold \_\_\_\_\_ ft. TOTAL \_\_\_\_\_

**FIXTURES: (number of)**  
 Incandescent \_\_\_\_\_ Fluorescent \_\_\_\_\_ (not strip) TOTAL \_\_\_\_\_  
 Strip Fluorescent \_\_\_\_\_ ft. \_\_\_\_\_

**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) x \_\_\_\_\_ 3.00  
 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 _____	

**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" (304-16.b) ..... DOUBLE FEE DUE: \_\_\_\_\_  
 TOTAL AMOUNT DUE: 3.00

**INSPECTION:**  
 Will be ready on \_\_\_\_\_, 19\_\_; or Will Call xx  
 CONTRACTOR'S NAME: Charles Fortin  
 ADDRESS: 30 Monument St.  
 TEL.: \_\_\_\_\_  
 MASTER LICENSE NO.: XXXXXX 0997 SIGNATURE OF CONTRACTOR: Charles Fortin  
 LIMITED LICENSE NO.: \_\_\_\_\_ 773-1434

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

ELECTRICAL INSTALLATIONS—

Permit Number

51761

Location

231 Cumberland Ave

Owner

D. P. Stone

Date of Permit

10-1-80

Final Inspection

12-30-80

By Inspector

Trubly

Permit Application Register Page No.

67

INSPECTIONS: Service \_\_\_\_\_ by \_\_\_\_\_

Service called in \_\_\_\_\_

Closing-in \_\_\_\_\_ by \_\_\_\_\_

PROGRESS INSPECTIONS: 12-30-80 / / / / / /

CO. \_\_\_\_\_  
CO. \_\_\_\_\_  
CO. 12-30-80  
DATE \_\_\_\_\_

REMARKS:

Blank lines for remarks.



**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
 ELECTRICAL INSTALLATIONS

Date Sept. 19, 19 80  
 Receipt and Permit number A 51720

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: 235 Cumberland Avenue  
 OWNER'S NAME: Joseph Pirone ADDRESS: 147 Brackett St.

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL <u>70</u>	✓	FEES 6.00
FIXTURES: (number of)	Incandescent <u>X</u>	Flourescent _____	(not strip) TOTAL <u>30</u>		✓	5.00
	Strip Flourescent _____	ft. _____				
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) <u>24</u>				✓	24.00
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 <u>8</u>	Water Heaters <u>8</u>				
	Cook Tops _____	Disposals _____				
	Wall Ovens _____	Dishwashers _____				
	Dryers _____	Compactors _____				
	Fans _____	Others (denote) _____				
	TOTAL _____				✓	12.00
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 _____					
	INSTALLATION FEE DUE: _____					
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	DOUBLE FEE DUE: _____					
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	_____					
	TOTAL AMOUNT DUE: <u>47.00</u>					

INSPECTION:

Will be ready on \_\_\_\_\_, 19\_\_; or Will Call XX

CONTRACTOR'S NAME: Louis Cavallaro  
 ADDRESS: 125 Sherwood St.

TEL: 774-3813

MASTER LICENSE NO.: 1703 SIGNATURE OF CONTRACTOR: Louis Cavallaro  
 LIMITED LICENSE NO.: \_\_\_\_\_

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

ELECTRICAL INSTALLATIONS -

Permit Number

51720

Location

235 Cumberland Ave.

Owner

J. P. Piroe

Date of Permit

9-19-80

Final Inspection

12-30-80

By Inspector

Zilly

Permit Application Register Page No. 70

INSPECTIONS: Service

by Hubley

Service called in

11-5-80

Closing-in

by Hubley

PROGRESS INSPECTIONS: 12-30-80

CODE COMPLIANCE COMPLETED DATE 12-30-80

DATE: 12-30-80

REMARKS:

Closed in before I had permit.  
Med. chest outlet disconnected.  
Replace GFI and F. Front.  
Firematic changed on water heater.

**CERTIFICATE OF APPROVAL  
FOR INTERNAL PLUMBING**

TOWN/CITY CODE: **25770** LPI NUMBER: **C0122** DATE ISSUED: **7/18/80** THE TOWN/CITY OF: Philpott 1980 **IC**

Installer's Name: **ARTZ** Last Name: **R** F.I.M.I. Code: **2** Certificate of App. Number: **1**

Owner: George L. Piconic Address: 1234 St./Lot Number: 1234 Street, Road Name: 1234 Subdivision: 1234

(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVE CERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

*George L. Piconic*  
Signature of LPI

**OWNER'S COPY**

Date Inspected: **JAN 0 1980**

**INTERNAL PLUMBING PERMIT FOR THE TOWN/CITY OF**

Town/City Code: **00122** LPI Number: **00122** Date issued: **8** Year: **1980** License No.: **00122** PERMIT NUMBER: **00**

Address of Where Plumbing Is Done: 1234 St./Lot Number: 1234 Street Road Name: 1234 Subdivision: 1234 Zip Code: 1234

Name of Owner: 1234 Last Name: 1234 F.I.M.I. Mailing Address: 1234 7 Hook-up of Modular Home: 1234 8 Other (Specify): 1234

Type of Construction	1 New	2 Remodeling	3 Addition	4 Remodeling & Addition	5 Commercial	6 School	7 Other (Specify)
Plumbing To Serve	1 Single (Res)	2 Multi-Fam. Res	3 Mobile Home	4 Modular Home	5 Commercial	6 School	7 Other (Specify)
Number of Fixtures or Hook-Ups	Sinks: <u>8</u>	Toilets: <u>1</u>	Dish Washers: <u>1</u>	Bathrooms: <u>1</u>	Hot Water Heaters: <u>1</u>	Floor Drains: <u>1</u>	Laundry: <u>1</u>

Urinal(s): 1 Shower(s): 1 Hook Ups: 1

Fixture Fee: 00 Hook Up Fee: 00

**TOWN'S COPY**  
SEP 19 1980  
DEC 30 1980

**IMPORTANT** Note the following conditions:  
1. This Permit is non-transferable to another person or party.  
2. If construction has not started within 6 months from the Date of Issue, this Permit becomes invalid.

**OCT 28 1980**  
Dept. of Human Services  
Div. of Health Engineering



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 235 Cumberland Avenue

Issued to **Joseph D. Pirone**

Date of Issue **Jan. 6, 1982**

**This is to certify** that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **80/702**, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

**Entire**

**3 Family Apartment House**

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

1/6/82  
(Date)

*J. J. Collins*  
Inspector

*W. A. [Signature]*  
Inspector of Buildings

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

CITY OF PORTLAND, MAINE  
FIRE PREVENTION BUREAU

TO: *Mr. Pisoni*

FROM: Fire Prevention Bureau

SUBJECT: *235 Cumberland Ave.*

Your building permit application has been approved by this department subject to the following conditions of the applicable codes of the City of Portland and the State of Maine.

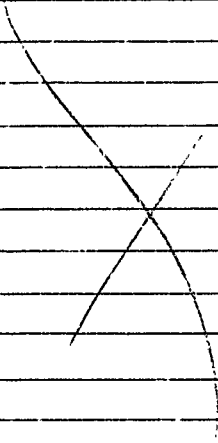
- 1.) *Hardwired smoke detectors in each living unit*
  - 2.) *Vertical openings to be one hour  
hour rated including fire doors self  
close*
-

NOTES

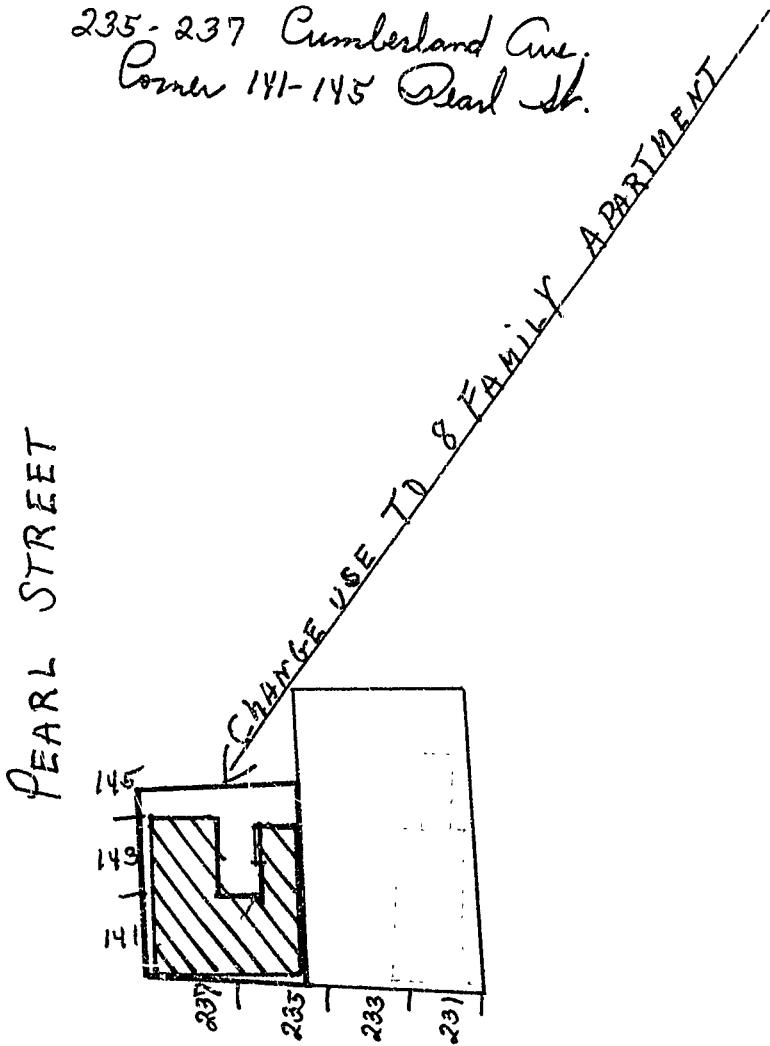
10-2-80 Structural Closing in Albany -  
Called after 5:30 PM in week, but  
message didn't get to me - As per  
M. J. Williams' indication of A rolled out  
sill he thought he saw a stain  
no indication of it in basement - some  
water damage (A large sill) but nothing  
to the extent he mentioned owner  
Notified to fix water damage -

Permit No. 89/202  
Location 238 Commercial Ave  
Owner J. J. Williams  
Date of permit 10-2-80  
Approved J. J. Williams  
Contractor to be notified to

See C.O.



235-237 Cumberland Ave.  
Corner 141-145 Pearl St.



CUMBERLAND AVENUE

235-237 Cumberland Ave.  
cor. 141-143 Pearl St.

July 14, 1980

Joseph D. Pirone  
147 Brackett St.  
Portland, Me.

Building permit and certificate of occupancy to change the use of the rooming house at the above named location to an eight family apartment house with three apartments on the first floor, three on the second and two on the third floor are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 3,433 sq. ft. rather than the 8,000 sq. ft. (1000 sq. ft. per family) required by Sec. 602.7.B.8 of the Ordinance applying to the B-2 Business Zone in which this property is located.  
(R-6 Requirements)

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 317 City Hall to file the appeal on forms which are available here. A fee of \$25. for a Dwelling Unit Conversion Appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality. Sec.602.24.C.3.b.2

Very truly yours,

Malcolm G. Ward  
Building Inspection Supervisor

MGW:k

August 12, 1980

Joseph D. Pirone  
147 Brackett Street  
Portland, Maine

RE: Appeal at 235-237 Cumberland Ave.  
Corner 141-143 Pearl Street

Dear Mr. Pirone:

Following is the decision of the Board of Appeals regarding your petition to change the use of the dwelling at the above named location to a eight family. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Make all check payable to City of Portland. If fee has been paid, prior to this letter consider this a matter of formality.

Very truly yours,

Malcolm G. Ward  
Bldg. Insp. Supervisor

MGW/t

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S SELTZER  
Chairman

GAIL D SNOW  
Secretary

W FARLE ESKILSON  
TIMOTHY F FLAHERTY  
JAMES F O'MALLEY  
THOMAS J MURPHY  
MICHAEL E WESTORT

All persons interested either for or against this Dwelling Unit Conversion Variance Appeal will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday, July 31, 1980 at 3:30 p.m. This notice of required public hearing has been sent to the owners of property directly abutting, and directly across a street or alley from the subject property, as required by Ordinance.

Joseph D. Pirone, owner of property at 235-237 Cumberland Ave., corner 141-143 Pearl St. under the provisions of Sec. 602.24C of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: Change of use of the rooming house at the above named location to an 8 family apt. house with 3 apts on the 1st floor, 3 on the 2nd, and 2 on the 3rd floor which are not issuable under the Zoning Ordinance because the area of the lot on which this building is located is only about 3,433 sq. ft. rather than the 8000 sq. ft. (1000 sq. ft. per family) required by Sec.602.7.B.8 of the Ordinance applying to the B-2 Business Zone in which this property is located. (R-6 requirements)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Sec. 602.24.C(3)(b)(2) of the Zoning Ordinance have been met.

Gail Snow Zayac  
Secretary

Joseph D. Pirone - 52 Neal St.  
Rhoda & Seymour Nathanson - 21 Roundabout Lane  
Judith Sevigny - 21 Orchard Rd., Cape Elizabeth  
Rev. Bernard Hinman - 118 Dartmouth St.  
First Baptist Church - 353 Congress St.  
Guy Gannett Publishing Co - 390 Congress St.

PL 7-7-80

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

APPLICATION FOR VARIANCES FOR DWELLING UNIT CONVERSIONS

Joseph D. Piro, owner of property at 235-237 Cumberland Ave cor.  
141-143 Pearl St.

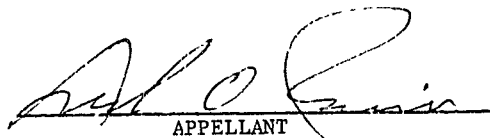
under the provisions of Section 602.24 C of the Zoning Ordinance of the City of

Portland, hereby respectfully petitions the Board of Appeals to permit:

Change of use of the rooming house at the above named location to an 8 family apt. house with 3 apts on the 1st floor, 3 on the second floor and 2 on the third floor which are not issuable under the Zoning Ordinance because the area of the lot on which this bldg. is located is only about 3,433 sq. ft. rather than the 8000 sq. ft. (1000 sq. ft. per family) required by Sec.602.7.B.8 of the Ordinance applying to the B-2 Business Zone in which this property is located.  
(R-6 requirements)

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 602.24 C(3)(b)(2) of the Zoning Ordinance have been met. (See reverse hereof for said conditions.)

Site Plan approval (is/is not) required by the Site Plan Ordinance. If site plan approval is required, a preliminary or final site plan is attached hereto as Exhibit A.

  
APPELLANT

602.24 C(3)(b)(2) Variance for Dwelling Unit Conversions.

- (a) The subject property consists of a structure which by reason of its size or the size of the lot on which it is located could legally accommodate more dwelling units than are permitted in the residential zone where it is located.
- (b) By reason of its age, condition or marketability, the structure cannot be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located.
- (c) The existing uses in the immediate vicinity of the subject property are not of such nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property.
- (d) Adequate provision has been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14. If the variance is granted, it would comply with all other provisions of this ordinance and all other codes or ordinances of the City or meets the requirements for a variance of those provisions.
- (e) The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located would not significantly interfere with the use and enjoyment of other land in the vicinity.
- (f) None of the foregoing conditions have been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors in title, or any user of the property in order to bring the subject property within the standards of this section and no alternative available to the owner other than a variance to permit an increase in the permitted number of dwelling units would suffice to permit the economic use and maintenance of the subject property.

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Joseph D. Pirone and he is interested in the  
property located at 235-237 Cumberland Ave. cor  
141-143 Pearl St. as 8 family apt. house  
The owner of the property is Joseph D. Pirone and his address is  
147 Brackett St.. The property is located in a B-2 Zone.  
The present use of the property is rooming house (R-6 requirements)

The applicant respectfully petitions the Board of Appeals for a variance  
from the provision of Section 602.7.B.8 of the Ordinance to permit 8 family  
apt. house

---

---

---

---

Further Findings of Fact

---

---

---

---

Appearances

The names and addresses of those appearing in support of the application  
are: Mr Pirone, owner

---

---

and the names and addresses of those appearing in opposition to the application are:

---

---

---

Exhibits

The documentary evidence presented to the Board, including, but not by way  
of limitation, plans, specification, photographs, etc. consisted of the following:

Aerial map, overlay, photos, drawings

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (~~could/could not~~) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: \_\_\_\_\_

By reasons of its age, condition or marketability, the structure (~~can/can not~~) be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons: \_\_\_\_\_

The existing uses in the immediate vicinity of the subject property (~~are/are not~~) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: \_\_\_\_\_

Adequate provision (~~has/has not~~) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires 6 parking spaces.

If the proposed variance should be granted, it (~~will/will not~~) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (~~would/would not~~) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: \_\_\_\_\_

The foregoing conditions (~~have~~/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of this section, as shown by: \_\_\_\_\_

There (~~is~~/is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following: \_\_\_\_\_

SPECIFIC RELIEF GRANTED

After a public hearing held on July 31, 1980, the Board of Appeals find that all of the conditions required by the Ordinance (do/~~do-not~~) exist with respect to this property and that a variance for dwelling unit conversion should \_\_\_\_\_ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should \_\_\_\_\_ be granted in this case.

Marion M. ...

Gaie E. ...  
St. Carl ...

M. E. ...

James O. Malley  
...  
Thomas J. ...

The foregoing conditions ~~(have)~~/have not) been deliberately created by, or with the consent or acquiescence of, the owner, his predecessors and title, or any user of the property in order to bring the subject property within the standards of this section, as shown by: \_\_\_\_\_

There ~~(is)~~/is not) any alternative available to the owner, other than a variance to permit an increase in the number of dwelling units, which would suffice to permit the economic use and maintenance of the subject property because of the following: \_\_\_\_\_

SPECIFIC RELIEF GRANTED

After a public hearing held on July 31, 1980, the Board of Appeals find that all of the conditions required by the Ordinance (do/~~do not~~) exist with respect to this property and that a variance for dwelling unit conversion should \_\_\_\_\_ be granted in this case.

It is therefore determined that a variance from the provisions of the Zoning Ordinance should \_\_\_\_\_ be granted in this case.

Michael K. [Signature]

Guise E. Torgue  
W. Carl E. [Signature]

M. E. Watford

James O. [Signature]

[Signature]  
Thomas J. [Signature]

Eastern Street, Conway, District, Reading

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (~~could/could not~~) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: \_\_\_\_\_

By reasons of its age, condition or marketability, the structure (~~can/can not~~) be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons: \_\_\_\_\_

The existing uses in the immediate vicinity of the subject property (~~are/are not~~) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: \_\_\_\_\_

Adequate provision (~~has/has not~~) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires 6 parking spaces.

If the proposed variance should be granted, it (~~will/will not~~) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (~~would/would not~~) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: \_\_\_\_\_

*subject property, 1000, 1000, 1000*

---

---

---

---

REASONS FOR DECISIONS

The subject property consists of a structure which by reason of its size or the size of the lot on which it is located (~~could/could not~~) legally accommodate more dwelling units than are permitted in the residential zone where it is located as evidenced by: \_\_\_\_\_

---

---

By reasons of its age, condition or marketability, the structure (~~can/can not~~) be economically used or maintained if used for no more than the number of dwelling units permitted in the residential zone where it is located for the following reasons: \_\_\_\_\_

---

---

The existing uses in the immediate vicinity of the subject property (~~are/are not~~) of such a nature and condition as to justify rezoning a reasonable area in the vicinity of the subject property to a classification which would permit the economic use and maintenance of the subject property, because: \_\_\_\_\_

---

---

Adequate provision (~~has/has not~~) been made for on-site or off-site parking spaces in a number sufficient to meet the requirements of Section 602.14, which requires 6 parking spaces.

If the proposed variance should be granted, it (~~will/will not~~) comply with all other provisions of this ordinance and all other codes or ordinances of the City or meet the requirements for a variance of those provisions.

The conversion of the subject property so as to accommodate more dwelling units than are permitted in the zone in which it is located (~~would/would not~~) significantly interfere with the use and enjoyment of other land in the vicinity as evidenced by: \_\_\_\_\_

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Joseph D. Pirone and he is interested in the  
property located at 235-237 Cumberland Ave. cor  
141-143 Pearl St. as 8 family apt. house

The owner of the property is Joseph D. Pirone and his address is  
147 Brackett St.. The property is located in a B-2 Zone.  
(R-6 requirements)  
The present use of the property is rooming house.

The applicant respectfully petitions the Board of Appeals for a variance  
from the provision of Section 602.7.B.8 of the Ordinance to permit 8 family  
apt. house

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Further Findings of Fact

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Appear ces

The names and addresses of those appearing in support of the application  
are: Mr. Pirone, 147 Brackett St.

\_\_\_\_\_  
\_\_\_\_\_;

and the names and addresses of those appearing in opposition to the application are:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Exhibits

The documentary evidence presented to the Board, including, but not by way  
of limitation, plans, specification, photographs, etc. consisted of the following:

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

VARIANCE FOR DWELLING UNIT CONVERSIONS

Findings of Fact

The applicant is Joseph D. Pirone and he is interested in the  
property located at 235-237 Cumberland Ave. cor  
141-143 Pearl St. as 8 family apt. house  
The owner of the property is Joseph D. Pirone and his address is  
147 Brackett St.. The property is located in a B-2 Zone.  
(R-6 requirements)  
The present use of the property is rooming house.

The applicant respectfully petitions the Board of Appeals for a variance  
from the provision of Section 602.7.B.8 of the Ordinance to permit 8 family  
apt. house

---

---

---

---

Further Findings of Fact

---

---

---

---

Appearance

The names and addresses of those appearing in support of the application  
are: Mr Pirone, owner

\_\_\_\_\_;

and the names and addresses of those appearing in opposition to the application are:

---

---

---

Exhibits

The documentary evidence presented to the Board, including, but not by way  
of limitation, plans, specification, photographs, etc. consisted of the following:

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTIONS

DEMOLITION APPLICATION

Joseph D Pirone hereby requests  
permission to demolish right of way section of 235 Cumb. Ave.  
beginning on the following date: 6/20/80  
at: 235 Cumberland Ave.

UTILITY APPROVAL:

Central Maine Power Co.  
Line Dept. 772-7411 Date 6/16

New England Telephone Co.  
Mr. Jones 797-1195/797-1943 Mr. Jones Date 6/16

Northern Utilities, Inc.  
Mr. Gorey 797-8000 ext. 42 Mr. Gorey Date 6/16

Portland Water District  
Mr. McCluskey 774-5961 ext. 31 Mr. McCluskey Date 6/16

CITY OF PORTLAND

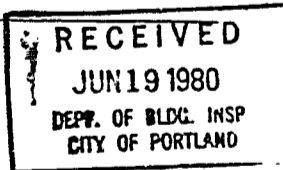
Sewer Division  
797-5302/775/5451 ext. 325 David Vining Date 6/16

Have contacted ALL the above Utility Companies and/or City Departments  
for locations of Utilities.

Signature: [Signature] Date 6/19/80

IF AN EMERGENCY, THE DATE OF THE EMERGENCY: \_\_\_\_\_

REQUIRES DIAGRAM ON BACK



CITY OF PORTLAND, MAINE  
BUILDING & INSPECTION SERVICES

Date June 19, 1980

To: Joseph D. Pirone  
(contractor)

147 Brackett Street

With relation to permit applied for to demolish a 1 on dwelling consisting of  
2 rooms, no foundation  
at (address) 235 Cumberland Ave. belonging to

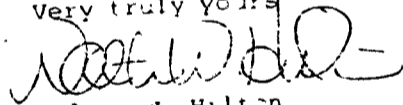
(owner) Joseph D. Pirone. It is unlawful to  
commence demolition work until a permit has been issued from this  
department.

Section 6 of the Ordinance for rodent and vermin control provides:  
"It shall be unlawful to demolish a building or structure unless  
provision is made for rodent and vermin eradication. No permit  
for the demolition of a building or structure shall be issued by  
the Building and Inspection Services Department until and unless  
provisions for rodent and vermin eradication have been carried out  
under supervision of a pest control operator registered with the  
Health Department."

The building permit for demolition cannot be issued until the  
provisions of this section have been satisfied. It is the obli-  
gation of owner or demolition contractor or both to take up with  
the Health Department the matter of complying with this section  
being prepared to inform that department what registered pest  
control operator is to be employed.

NOTICE - PER MUNICIPAL CODE  
A PERMIT TO DEMOLISH OR REMOVE A  
STRUCTURE SHALL EXPIRE THIRTY  
(30) DAYS AFTER THE DATE OF  
ISSUANCE.

Very truly yours



Walter W. Hilton  
Chief Building Inspector

Health Department comments: Permit issued 4/7  
INSPECTION TIME: (Said) 7/13/80

Copies to:

- 2 - Health - Environ. (Mr. Vandoloski)
- 1 - Health - (Mr. Noyes)
- 1 - Public Works (Phil Mullin)
- 1 - Fire Dept.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

00 450

June 25 1960

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, June 19, 1960

CITY of PORTLAND

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 or equipment to be used 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 285 Cumberland Ave. - 1st & 2nd floor Fire District #1-#2-#3-#4-#5-#6-#7-#8-#9-#10-#11-#12-#13-#14-#15-#16-#17-#18-#19-#20-#21-#22-#23-#24-#25-#26-#27-#28-#29-#30-#31-#32-#33-#34-#35-#36-#37-#38-#39-#40-#41-#42-#43-#44-#45-#46-#47-#48-#49-#50-#51-#52-#53-#54-#55-#56-#57-#58-#59-#60-#61-#62-#63-#64-#65-#66-#67-#68-#69-#70-#71-#72-#73-#74-#75-#76-#77-#78-#79-#80-#81-#82-#83-#84-#85-#86-#87-#88-#89-#90-#91-#92-#93-#94-#95-#96-#97-#98-#99-#100
1. Owner's name and address Joseph D. Pirone - 147 Brackett St. Telephone 773-3154
2. Lessee's name and address
3. Contractor's name and address Owner Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Past use FORMING HOUSE No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot Fee \$ 5.50
Estimated contractual cost \$ 400 Fee \$ 5.00

FIELD INSPECTOR Mr. [Signature] GENERAL DESCRIPTION 10.50
This application is for: (773-5451)
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg.
Alterations Form 6-19-80
Demolitions Form 6-24-80
Change of Use
Other
Demolish 2 rooms, 1 on 1st and 1 on second floor, 12 x 13 approximately, outside Stamp of Special Conditions rooms are on addition to main building, Rooms are in L, no foundation.

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 [x] 2 [ ] 3 [ ] 4 [ ]
Other:

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?

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

Signature of Applicant [Signature] Phone # same...
Type Name of above Joseph D. Pirone 1 [x] 2 [ ] 3 [ ] 4 [ ]
Other and Address

FIELD INSPECTOR'S COPY





PERMIT TO INSTALL PLUMBING

11709

Date Issued: 7-18-62

Address: 235 Cumberland Avenue

Installation For: Howard Saribekian

Owner of Bldg: Howard Saribekian

Owner's Address: 235 Cumberland Avenue

Plumber: Harry Garval Co. Date: 7-18-62

APPROVED FIRST INSPECTION	NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE	
			SINKS			
	1		LAVATORIES	1	2.00	
			TOILETS	1	2.00	
	1		BATH TUBS	1	2.00	
			SHOWERS			
			DRAINS			
			HOT WATER TANKS			
			TANKLESS WATER HEATERS			
			GARBAGE GRINDERS			
			SEPTIC TANKS			
			HOUSE SEWERS			
			ROOF LEADERS (Conn. to house drain)			
PORTLAND HEALTH DEPT. PLUMBING INSPECTION					TOTAL	6.00

By: J. Welch

APPROVED FIRST INSPECTION Date: 7-18-62

By: J. Welch

APPROVED FINAL INSPECTION Date: 7-18-62

By: JOSEPH P. WELCH

TYPE OF BUILDING

COMMERCIAL

RESIDENTIAL

SINGLE

MULTI FAMILY

NEW CONSTRUCTION

REMODELING

3/4 North 747RV  
 40XLS-130000370  
 Out found H W Lumb

PERMIT NUMBER **2343**  
 Date Issued **9-2-55**  
 PORTLAND PLUMBING INSPECTOR  
 By **J. Plutch**  
 APPROVED FIRST INSPECTION  
 Date **9/10/55**  
 By **L. B.**  
 APPROVED FINAL INSPECTION  
 Date **9/20/55**  
 By **L. B.**  
 TYPE OF BUILDING  
 COMMERCIAL  
 RESIDENTIAL  
 SINGLE  
 MULTI-FAMILY  
 NEW CONSTRUCTION  
 REMODELING

PERMIT TO INSTALL PLUMBING

Address: **235 Cumberland Ave**

Installation For:

Owner of Bldg.: **John Sarabekian**

Owner's Address: **235 Cumberland Ave**

Plumber: **Carl W. Haskell Plb Co.** Date: **9-2-55**

NEW		REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
			SINKS		
		1	LAVATORIES	1	1.00
			TOILETS		
			BATH TUBS		
			SHOWERS		
			DRAINS		
			HOT WATER TANKS		
			TANKLESS WATER HEATERS	3	
			GARBAGE GRINDERS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS (conn. to house drain)		
				<b>1</b>	<b>1.00</b>

Total



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine,

0008-  
City of Portland

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 250 Commercial Ave. Use of Building Office Use No. Stories 3 New Building Existing "
Name and address of owner of appliance Jean Mari erian, 420 Commercial Ave.
Installer's name and address Peterson Oil Co., 311 Commercial Ave. Telephone

General Description of Work

To install oil-fired domestic hot water heater, replacing gas-fired heater.
for entire of

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? none
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 2'
From top of smoke pipe 24" From front of appliance over 4' From sides or back of appliance over 1'
Size of chimney flue 12x12 Other connections to same flue furnace
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Liquid-Heat-gun type Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe existing
Location of oil storage basement-existing Number and capacity of tanks 2-275 existing
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of legs, if any
Skirting at bottom of appliance? Distance to 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? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 5 29

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

Peterson Oil Company

CS 300

Signature of Installer

by: J. Wallace

INSPECTION COPY

AM





B2 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class B
Portland, Maine, July 13, 1962

PERMIT ISSUED
JUL 16 1962
00790
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 235 Cumberland Ave. Within Fire Limits?
Owner's name and address H. Sarievekian, 235 Cumberland Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address King Butland, 163 Fair Ave. Telephone
Architect Specifications Plans No. of sheets
Proposed use of building A.P.E. house No. families
Last use " No. families
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 200. Fee \$ 3.00

General Description of New Work

To partition off toilet room and cut in new window, first floor
2x3 studs, 16" O.C., sheetrock both sides

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 King Butland

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?

APPROVED:
M. E. M.

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
H. Sarievekian

CS 301

INSPECTION COPY

Signature of owner By:

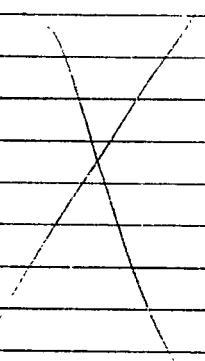
King Butland

118

Permit No. 62/790  
 Location 3501 1st Ave  
 Owner H. Lariviere Inc  
 Date of permit 7/16/62  
 Notif. closing-in \_\_\_\_\_  
 Inspn. closing-in \_\_\_\_\_  
 Final Notif. \_\_\_\_\_  
 Final Inspn. \_\_\_\_\_  
 Cert. of Occupancy issued \_\_\_\_\_  
 Staking Out Notice \_\_\_\_\_  
 Form Check Notice \_\_\_\_\_

NOTES

8/4/62 - Mobile to get in  
 8/23/62 - Mobile to get in  
 9/16/62 - Mobile to get in





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 12, 1955

01808

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 235 Cumberland Ave. Use of Building residence No. Stories 2 New Building Existing "
Name and address of owner of appliance J. Saribekian, 235 Cumberland Ave.
Installer's name and address Ballard Oil & Equipment Co., 135 Commercial Way Telephone 2-1991

General Description of Work

To install oil burning equipment in connection with new hot water heating system (conversion).

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable 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
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Ballard Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 2-275 gal.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes. How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners: none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to 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? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

[Blank lines for miscellaneous information]

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

[Handwritten signature and date: 10.12.55]

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

Ballard Oil & Equipment Co.

Signature of Installer by:

[Handwritten signature]

INSPECTION COPY

C17-254-1M-MARKS

NOTES

1. Fill Pipe \_\_\_\_\_

2. Vent Pipe \_\_\_\_\_

3. Kind of Heat \_\_\_\_\_

4. Buret \_\_\_\_\_

5. Name of \_\_\_\_\_

6. Stack \_\_\_\_\_

7. Height of \_\_\_\_\_

8. Remarks \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_

11. \_\_\_\_\_

12. \_\_\_\_\_

13. \_\_\_\_\_

14. \_\_\_\_\_

15. Installation Card \_\_\_\_\_

16. Low Water Shut off \_\_\_\_\_

Permit No. 55/1848

Location 235 Cumberland Ave

Owner J. Sankiewicz

Date of permit 10/12/55

Approved \_\_\_\_\_



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, AUG. 19, 1955

PERMIT ISSUED  
AUG 19 1955  
CITY OF PORTLAND

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 235 Cumberland Ave. Use of Building Lodging house No. Stories 4 Building Existing "
Name and address of owner of appliance John Saribekian, 235 Cumberland Ave.
Installer's name and address Carl N. Haskell Plumbing Co., 68 Portland St. Telephone 2-2168.

General Description of Work

To install gravity hot water heating system (replacement)

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 29"
From top of smoke pipe 35" From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 9x12 Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER by Ballard Oil & Equipment Co.

Name and type of burner Labeled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to 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? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

[Signature lines for approval]

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

Carl N. Haskell Plumbing Co.

Signature of Installer by

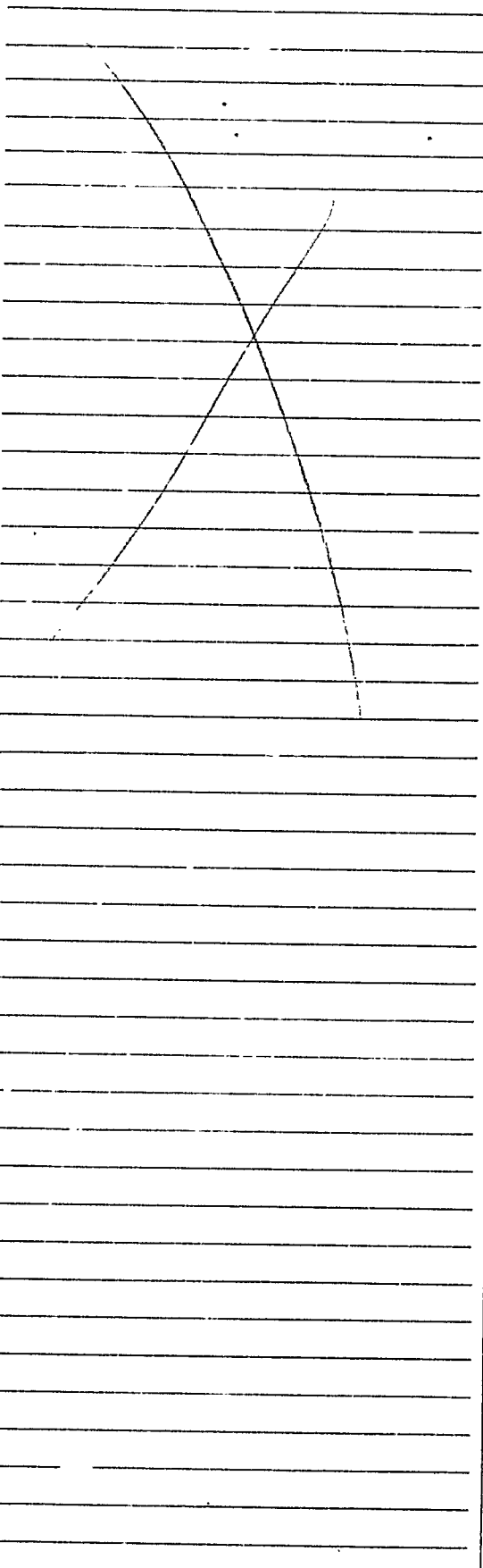
[Handwritten signature of Carl N. Haskell]

INSPECTION COPY

C17-254-1M-MARKS

NOTES

9/16/55. Machine equipment within - 1000  
2/20/55. Machine to replace - 1000  
12/10/55. Machine to replace - 1000  
Machine to be purchased - 1000

	
---	--

Permit No. 55/1366  
Location 235 Cumberland Ave  
Owner John David Williams  
Date of permit 8/19/55  
Approved \_\_\_\_\_

7-2-55 11:11  
B-4



RESTRICTED BUSINESS ZONE  
 CITY OF PORTLAND, MAINE  
 DEPARTMENT OF BUILDING INSPECTION  
**COMPLAINT**

*C. 102*

235 Cumberland Ave.

INSPECTION COPY

COMPLAINT NO. 55/68 Date Received 7/5/55

Location 235 Cumberland Ave. Use of Building Apartment House

Owner's name and address John Saribekian, 235 Cumberland Ave. Telephone \_\_\_\_\_

Tenant's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Complainant's name and address Office Telephone \_\_\_\_\_

Description: Using basement for store selling old clothing and furniture.

NOTES: 3/26/56 - many used articles visible through windows but no evidence of business going on - WMA

[Lined area for additional notes]



014

(B) LIMITED BUSINESS ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
Portland, Maine, July 16, 1953

PERMIT ISSUED  
NO. 16 317  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter ~~repair~~ ~~and~~ ~~maintain~~ 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 235 Cumberland Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
Owner's name and address Mr. Howanes Saribekian, 235 Cumberland Ave. Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address A. H. Nelson, Jr. R. F. D. 1 Scarborough, Me. Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building ~~Boarding~~ apartment house No. families \_\_\_\_\_  
Last use \_\_\_\_\_ " \_\_\_\_\_ No. families \_\_\_\_\_  
Material \_\_\_\_\_ No. stories \_\_\_\_\_ Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 100.00 Fee \$ .50

General Description of New Work

To construct platform 42" x 54" in rear jog of building  
To open existing rear ~~door~~ door (now closed)

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

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 A. H. Nelson, Jr.

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? \_\_\_\_\_  
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 cedar posts 4' below grade Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of roof none Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
Framing lumber—Kind second hand Dressed or full size? \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills 4x6 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 2x6, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof no  
On centers: 1st floor 16", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
Maximum span: 1st floor 3' 6", 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? no  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

O.K. - 7/16/53 - AJS

Howanes Saribekian

Signature of owner BY:

A. H. Nelson Jr.

INSPECTION COPY

7-24-53  
4-13

Permit No. 53/1135

Location 235 Cumberland Ave.

Owner *James Fairbanks*

Date of permit 7/16/53

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 8-14-53. *JFA*

Cert. of Occupancy issued 8-14-53

NOTES

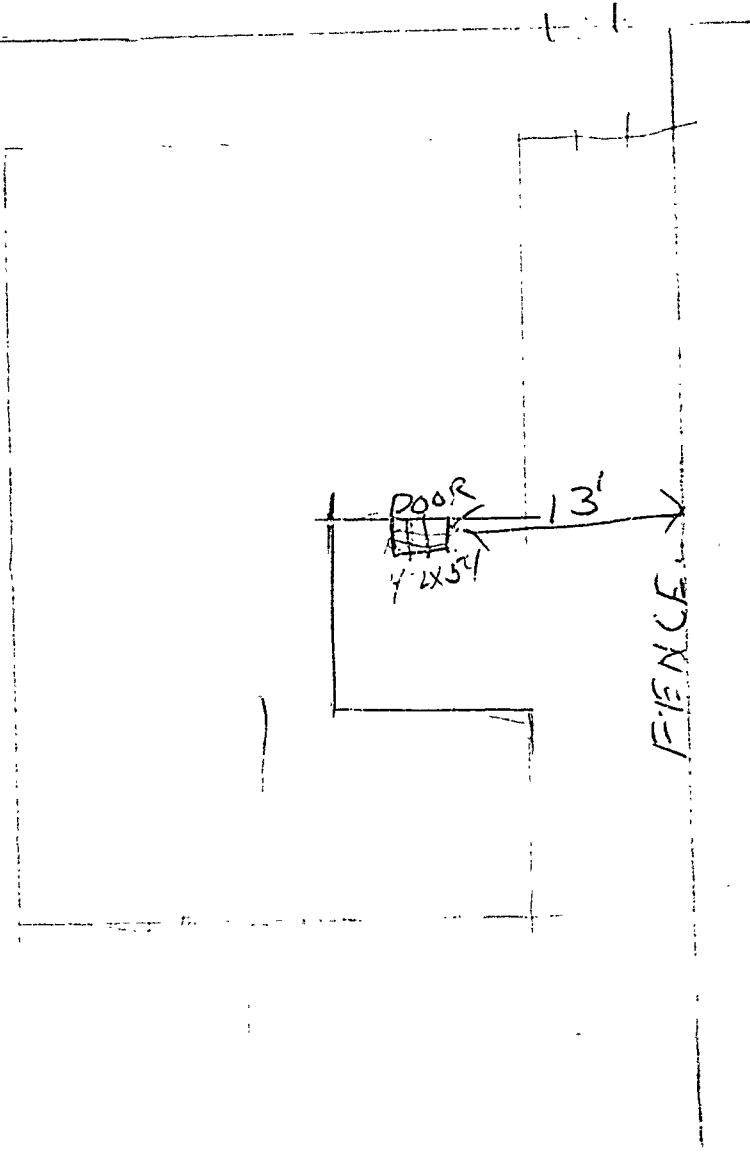
~~Notes section with a large handwritten X over the lines.~~

Main notes section consisting of multiple horizontal lines for writing.

7-17-53  
M

257-60.5

CUMBERLAND  
231.



(B) LIMITED BUSINESS ZONE

APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class

Portland, Maine, July August 1, 1951

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 143 Pearl Street - 235 Cumberland Ave Within Fire Limits? YES Dist. No.
Owner's name and address John Sarribekian, 235 Cumberland Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Forrest Johnson, 40 Myrtle Ave., So. Portland Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Rooming House No. families
Last use " No. families
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 25 Fee \$ .50

General Description of New Work

To change window to door, 1st floor, to lead onto existing piazza on Pearl Street side of building

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 Forrest Johnson

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? 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

John Sarribekian

INSPECTION COPY

Signature of owner



INQUIRY BLANK

ZONE B.

FIRE DIST. 1B.

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Verbal  
By Telephone

Date 12/4/50

LOCATION 235 Cumberland Ave OWNER John Saribekian

MADE BY John Saribekian TEL. \_\_\_\_\_

ADDRESS 235 Cumberland

FORMER OWNER: City of Portland  
PRESENT USE OF BUILDING \_\_\_\_\_

CLASS OF CONSTRUCTION \_\_\_\_\_ NO. OF STORIES \_\_\_\_\_

REMARKS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

INQUIRY: How would the Zoning Ordinance and Building Code apply to establishing a restaurant in the first story? any ordinary store in the first story? a dress-making establishment?

ANSWER: Under the Zoning Ordinance a restaurant or any other business establishment in the building could not have an entrance door facing Pearl Street, but there would probably be no objection to a corner entrance as long as the entrance door did not actually face Pearl Street.

Under the Building Code it would be necessary to provide fire resistive ceiling over a restaurant and fire resistive partitions separating the restaurant from the balance of the building used as a lodging house. The floor of the restaurant would have to be checked upon and strengthened up to Building Code requirements. The same would probably be true of any other business establishment, but if the owner or anyone else wanted to set up a small dressmaking establishment in one room of one of the apartments, we would be inclined not to call the dressmaking establishment a business unless it began to expand and had other employees than the owner or the tenant of the building.

In any event if the use of any part of the building is to be changed, or if the lodging rooms are to be changed to apartments, a permit is required from this department before the change is actually started.

DATE OF REPLY 12/4/50 REPLY BY WMcD

Inquiry 225 Cumberland  
Avenue, corner of Pearl Street

October 5, 1920

Mr. John Teribedian,  
225 Cumberland Avenue  
Portland, Maine

Copy to: Lawrence Cote,  
Electrical Inspector

Dear Mr. Teribedian:

After our conversation at City Office yesterday concerning the use of the building at 225 Cumberland Avenue, corner of Pearl Street, as affected by Building Code and Fencing Ordinance, the information came to me that both the electric wiring inside of the house and the electric service cable from the street are very much short of the size, capacity and kind of equipment considered safe today,—so much so that probably any change at all in the use of the building, either as to providing some different use in part of the first story, or even dividing the former schoolroom up into smaller rooms, or changing the present lodging rooms to apartments with cooking facilities would require replacement of the electric wiring within the building and the service cable from outside.

It is my impression that you are aware of the deficiency in electric wiring, but I am writing this letter because this is the City Department and you were in to make inquiry as to saw changes—so that you may be fully advised of the situation.

If you want more definite information about the electric wiring feature, which does not come under the jurisdiction of this Department, it would be well for you to get in touch with Mr. Lawrence Cote, Electrical Inspector, whose headquarters is in the Electrical Building at 118 Federal Street.

Very truly yours,

Harold McDonald  
Inspector of Buildings

WMcD/G

INTER-OFFICE CORRESPONDENCE  
*Handwritten notes and signatures*

CITY OF PORTLAND, MAINE  
PURCHASING DEPARTMENT

To: Warren McDonald, Building Inspector      DATE 6/6/49  
FROM Lester F. Wallace, Purchasing Agent  
SUBJECT: Real Estate - 235 Cumberland Ave.

The City Manager has instructed me to advertise for sale the City owned real estate at 235 Cumberland Avenue, now leased to Mrs. Agnes Stanley. The lease expires on or about June 30 and it is felt advisable to sell the property.

Will you be good enough to have one of your inspectors look the property over and give us some information which we can use in preparing a proposal to send to prospective bidders.

We would like to get some idea of the general condition of the building, especially the roof; what type of heat and about how old or what condition the system is in; if the building complies with present fire laws regarding fire escapes or necessary exits.

Any other information that you can give us will be appreciated.

Due to the expiration of the lease, we would appreciate as prompt action as possible in this matter.

*Lester F. Wallace*  
Lester F. Wallace,  
Purchasing Agent

LEW/JW

RECEIVED  
JUN - 6 1949  
DEPT. OF BLD'G. INSP.  
CITY OF PORTLAND

File: 235 Cumberland Avenue

Lester P. Wallace, Purchasing Agent

June 14, 1949

Warren McDonald, Inspecr. of Bldgs.

City-owned property at 235 Cumberland Avenue

In reply to your request of June 6 for information about this city-owned property, now to be sold:

This is a 3-story main building with 3-story ell in the rear along Pearl Street and 2-story portion on the east side, all of wooden frame construction with part stone and part brick underpinning. Roofing of main building appears to be metal, of 2-story portion asphalt roll roofing and of rear ell tar and gravel or composition roofing.

The building is in good structural condition, both inside and out with two minor exceptions--there is a substantial sag in the floor surface of each room on second and third floor levels in the corner of the building at Pearl Street, this being around the fireplace. These sags were called to attention of Building Superintendent Skillings some years ago, and nothing has been done, but no worsening of the condition appears and the sags are not in evidence in the ceilings below.

There are two steam heating systems with two boilers using soft coal, and it is necessary to run both boilers to heat the entire building. One boiler is American Radiator and was put in by the city only a few years ago. The other is a Capitol boiler and is an old one but Mrs. Stanley, the present tenant, says that it works very well.

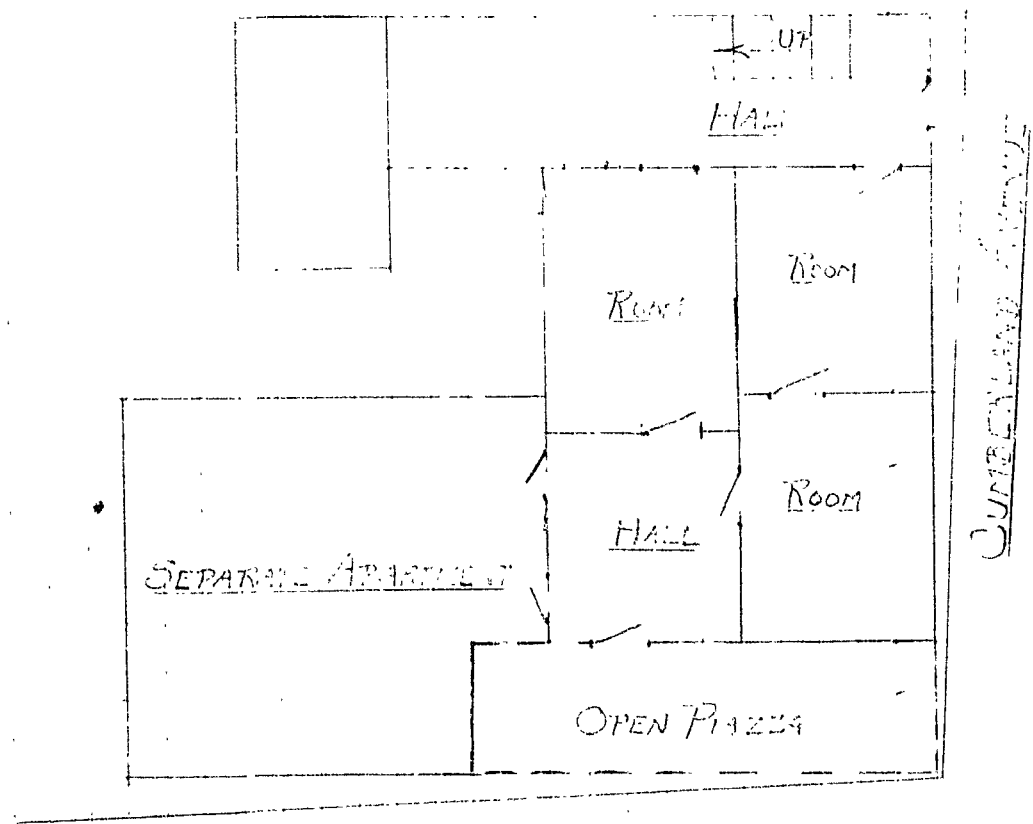
The wiring in the building is of the old "knob and tube" variety. Mrs. Stanley says that the Electrical Department has told her that it is the main defect in the building, but that it is good for quite a while yet if she has a competent electrician go over it and make any necessary repairs or adjustments.

The building carries a certificate from Chief Sanborn of the Fire Department, dated April 21, 1949 which establishes that the building has been made to comply with the State Law and the Safety Ordinance of the City for safe means of egress. In this connection the building is equipped with an automatic fire detection and alarm system with the detection part of the system covering the entire cellar, the public and stair halls and several of the individual rooms. The certificate establishes the number of persons in the building as 36.

Mrs. Stanley, the present tenant, says that there are three apartments in the building, including her own,--one of three rooms, including kitchen, and two 2-room apartments. Besides that she says there are 16 rooms for lodging.

If desired, I think that data as to the area of the land, the ground area of the building and the cubic volume of the building may be secured from the Assessors, their original record being made in 1924, but I believe there have been no additions to or subtractions from the building since.

\_\_\_\_\_  
Inspector of Buildings



JUNE 1914

PEARL STREET

ATH  
RMT  
H  
WJS  
ES

125 Cumberland Ave.-1

July 7, 1935

Mr. J. H. Skillings  
125 Cumberland Avenue  
Portland, Maine

Subject: Building permit for new two-story  
first story of building located at  
125 Cumberland Avenue, corner of 22nd Street

Dear Sir:

The building permit is herewith. With reference to my letter of April 24  
to C. S. Mackay, copy of which I have, I have talked with City Engineer about  
the conditions on the second and third floors. The conditions  
and over the ceiling and over the ceiling are definitely sagged. Mr. Mackay says that the city will not enter that you should be  
put to the expense of having good these conditions which have recently existed for a  
long time. I think he will have Mr. Mackay have light the situation and see if  
any dangerous conditions without expense to you. However, for your convenience, this  
work should be done at the same time that you have your own contractor work the ceiling  
in the first story.

Please call your contractor's attention to the fact and bear in mind yourself  
that a notice to this office of readiness for inspection of his work is required before  
any of the wallboard or any places that he may have opened in the ceiling or floor are  
closed from view, and he is required to remain from closing any such places from view,  
until inspection has been made and until our certificate of closure (green tag) has been  
left at the job authorizing the work to be closed. I hope your contractor has experi-  
enced with the Building Code so that he will carry out the work in such a manner that  
our closing-in certificate can be given without delay.

Both you and we are under considerable anxiety because you have not furnished  
any layout plan of the proposed new lodging house in first story. Your attention is  
called to the provisions which you have signed on the building permit specifically  
with regard to the requirement of partitioning of combustion air on both sides of any  
partitions which occur in hallways; also that in installing electric lights in the  
fulfillment of keeping them burning every night in such hallways and the requirement  
at least one outside window or glass door in outside air room and the air ducts and  
in area to provide light and air in any such public hallway or room by your own partition  
work. If you could get your contractor to make a plan of the portion of the first story  
involved showing the arrangement to be made of the new partitions forming the rooms,  
rooms, any corridors that would then exist and also to show door and front outside air,  
and will file it here, I will try to pass upon it before we go very far with this work.  
These are all requirements of law, something that I cannot change, and it moves you to  
have the entire job straight from the outset.

Very truly yours,

Inspector of Buildings

WCD/S

CC: J. H. Skillings, Superintendent of City Bldg



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, July 6, 1945

PERMIT ISSUED  
697  
JUL 6 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter repair or 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 235 Cumberland Avenue Within Fire Limits? Yes Dist. No. 1B  
 Owner's name and address City of Portland Telephone \_\_\_\_\_  
 Lessee's name and address Agnes M. Stanley, 235 Cumberland Ave. Telephone 2-5781  
 Contractor's name and address Mark Peed, 79 Lancaster Street Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building Lodging house No. families \_\_\_\_\_  
 Last use \_\_\_\_\_ " " \_\_\_\_\_ No. families \_\_\_\_\_  
 Material Frame No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Fee \$ 1.00  
 Estimated cost \$ 150.

### General Description of New Work

To partition off four rooms in first story to make four lodging rooms, so arranged that occupants of each room will have clear access to both side and front outside doors without passing through the private quarters of others. If any hallways are necessary for this purpose, they will be at least three feet wide, and any new partitions which form these hallways will be covered on both sides with plaster or non-burnable lath. The tenant will be responsible for having electric lights burning in such hallways from sunset to sunrise every night. An outside window or glass panels in outside doors no less than 6 square feet in area will be provided in any such hallways. All new partitions will consist of no less than 2x3 studs, covered on both sides with wallboard except where plaster is required as above, studs to be no more than 16 inches from center to center. Applicant and applicant's contractor will be responsible for ascertaining whether or not present first floor framing is adequate under Building Code standards to support added loads of new partitions; and, if found inadequate, for strengthening this framing.

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

### Details of New Work

Is any plumbing work involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 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? \_\_\_\_\_ Size \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

### If a Garage

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

### Miscellaneous

Will work require disturbing of any tree on a public street? no  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

City of Portland

Signature of owner By:

*Agnes M. Stanley*

Permit No 45/697  
Location 235 Cumberland ave  
~~Lessee~~ Owner Agnes M. Stanley  
Date of permit 2/6/45  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif. \_\_\_\_\_  
Final insp. 1/1/47  
Cert. of Occupancy issued None

NOTES

~~7/10/45 - Work not started  
4/13/45 - Partitioning  
Nothing done since  
issued permit  
Account of work  
8/1/45 - Partitioning  
partition completed  
approved by the City~~

ATH  
RMT  
PH  
AJS  
BS

235 Cumberland Ave.

Apr 27, 1915

Mr. G. A. Ausley  
57 Main Street  
Portland 3, Maine

Subject: Bill to permit water to be in the  
hallway of the Cumberland Avenue, corner of  
Main Street, tenement building  
in Portland.

Dear Sir:

The building is owned by the City of Portland, the water in the  
hallway of the building is to be used for the purpose of a  
fire escape.

There is a large opening in the wall of the building in the  
first story, the large opening is in the wall of the building  
and it is not possible to put a partition in the wall of the  
building in such a location that it will be possible to  
carry the water in the hallway of the building to the fire  
escape.

Along with some other conditions in the building, the  
of Mr. Barton, City Engineer, is to be divided up  
of second and third floors of this building, the large opening  
in the corner room on second floor there is a very small  
the fireplace hearth, and in the third floor there is an oven  
indicating that there is some definite and perhaps dangerous  
the fireplace. If something is to be done at these points, and  
hardly possible that the new partition work in the first story  
at least in connection with the second floor opening. So, I  
the matter with Mr. Stallings before going ahead with the  
partitions.

Very truly yours,

Inspector of Buildings

CC: Mr. G. A. Stallings  
Superintendent of City Hall

6/27/15 Mrs. Agnes Stanley  
235 Cumberland Ave.



(G) GENERAL BUSINESS ZONE  
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class Permit No. 361  
ISSUED

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, April 26, 1945  
APR 27 1945

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 235 Cumberland Avenue,  
cor. Pearl Street Within Fire Limits? Yes Dist. No. 1B  
Owner's or Lessee's name and address City of Portland Telephone \_\_\_\_\_  
Contractor's name and address C. A. Askov, 76 Read Street Telephone \_\_\_\_\_  
Architect \_\_\_\_\_ Plans filed no No. of sheets \_\_\_\_\_  
Proposed use of building Lodging House No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 150. Fee \$ 1.00

Description of Present Building to be Altered

Material frame No. stories 3 Heat steam Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Last use Lodging House No. families \_\_\_\_\_

General Description of New Work

To partition off four rooms in first floor to make four lodging rooms in place of one existing large room formerly used for kindergarden.  
Studs 2x2, 16" O.C., plasterboard both sides.

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

Details of New Work

Is any plumbing work involved in this work? \_\_\_\_\_  
Is any electrical work involved in this work? \_\_\_\_\_  
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
To be erected on 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 \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
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  
City of Portland

Signature of owner C. A. Askov

ORIGINAL

Permit No. 45-361  
Location 235 Cumberland Ave.  
Owner City of Portland  
Date of permit 4/27/45  
Notif. closing-in  
Inspn. closing-in  
Final Notif.  
Final Inspn. 8/1/45  
Cert. of Occupancy issued None

NOTES

5/5/45 - Work not started  
5/11/45 - Same - OK  
5/23/45 - Same - OK  
5/31/45 - Same - OK  
6/7/45 - Same - OK  
6/14/45 - Same - OK  
6/21/45 - Same - OK  
8/1/45 - This work not  
done under this permit  
See permit 45/69 - OK



# APPLICATION FOR PERMIT

Permit No. **0925**

Class of Building or Type of Structure Third **JUL 9 1932**  
Portland, Maine, July 1, 1932

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 143 Pearl Street Ward 3 Within Fire Limits? Yes Dist. No. 1  
Owner's or Lessee's name and address City of Portland Telephone 71-46  
Contractor's name and address City of Portland Telephone \_\_\_\_\_  
Architect's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Proposed use of building Kindergarten  
Other buildings on same lot \_\_\_\_\_ No. families \_\_\_\_\_  
Plans filed as part of this application? None No. of sheets \_\_\_\_\_  
Estimated cost \$ \_\_\_\_\_ Fee \$ None

### Description of Present Building to be Altered

Material Wood No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof Gitch Roofing \_\_\_\_\_  
Last use Kindergarten No. families \_\_\_\_\_

### General Description of New Work

to tear down and rebuild from foundation up one inside brick chimney

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

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 \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_  
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
No. of chimneys 1 Material of chimneys brick of lining 8 x 12 tile  
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 \_\_\_\_\_ 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? \_\_\_\_\_  
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 City of Portland

By

Chas. H. Rubin Supl. Secy