

315 CUMERLAND AVENUE

SHAW-WALKER

Full cut # 320R - Half cut # 3202R - Full cut # 3203R - Full cut # 3204R

A.P. - 313 Cumberland Ave.

Feb. 6, 1964

Mr. Charles A. Cohen  
Atlas Corporation  
315 Cumberland Avenue

cc to: Alcoholic Anonymous  
Twenty-four hour Club  
315 Cumberland Avenue

Dear Mr. Cohen:

Before further processing of your permit to change the use of this building to a minor assembly hall can be issued, further information will be needed as discussed with you upon inspection of this building as follows:

1. Information is needed to show how the openings in the party walls are to be closed up to provide at least a 1-hour fire rated separation.
2. Stairway from the first to the second floor does not comply with the Building Code as to the allowable rise of  $8\frac{1}{2}$  inches and the minimum tread of  $8\frac{1}{2}$  inches allowed in existing construction. There are also four winding treads which are not allowable for this use. Information will be needed to show how this situation is to be corrected.
3. Type of material to be used for ceiling in basement so as to provide a 1-hour rated fire separation between the basement and first floor will need to be given. Cellar stairs in this area will either need to be removed and first floor closed in or else stairway will need to be enclosed in the cellar for a 1-hour fire separation with a Class "C" rated fire door.
4. Information will need to be given on the plans for the fire escape to show the pitch and width of stairs, size of steel members, dimensions of the landings, etc. This fire escape will need to extend to the ground level not just to the loading platform. Use of a ladder for any part of this fire escape is not allowable. A signed certificate of design will also be needed from a competent designer who is willing to take the responsibility for this design as to Building Code compliance.
5. The estimated cost of this project will need to be increased to include the labor figured at current rates, even though it is furnished free to the owner. This is also to include additional work called for but not included on application.

Very truly yours,

Gerald E. Kayberry  
Deputy Building Inspection Director

GEM:m



**B3 BUSINESS ZONE  
APPLICATION FOR PERMIT**

Class of Building or Type of Structure Second Class  
Portland, Maine, February 3, 1964

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 313 Cumberland Ave. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Atlas Corp, 315 Cumberland Ave. Telephone \_\_\_\_\_  
 Lessee's name and address Alcoholic Anonymous- Twenty-four hour Club. Telephone \_\_\_\_\_  
 Contractor's name and address Charles A. Cohen, 315 Cumberland Ave. Telephone 772-6525  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Assembly Hall No. families \_\_\_\_\_  
 Last use Warehouse and Office No. families \_\_\_\_\_  
 Material brick No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 200.00 Fee \$ 3.00

**General Description of New Work**

To Change Use of building from warehouse and office to "Minor Assembly Hall" with alterations.

To erect metal fire escape rear of building from second floor to ground.  
 To change (2) existing rear windows to "exit doors", these doors to be equipped with vestibule latch sets and swing out.

*2/7/64. Referred. Work not being done.*

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-Charles A Cohen

**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 \_\_\_\_\_ dept. \_\_\_\_\_ 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:**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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  
Alcoholic Anonymous Twenty-four Hour Club  
Charles A Cohen

CS 301

INSPECTION COPY

Signature of owner

by:

*Charles A Cohen*



Griggs

INQUIRY BLANK

ZONE G

FIRE DIST. 1

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

Verbal  
By Telephone

Date 5/26/47

LOCATION 313 Cumberland Ave. OWNER Winfield S. Shaw

MADE BY Mrs. Combs TEL. 4-4008

ADDRESS 94 Park Avenue

PRESENT USE OF BUILDING Lodging House

CLASS OF CONSTRUCTION Second NO. OF STORIES 2 1/2

REMARKS:

OK  
mm  
5/27/47

INQUIRY: 1 - If this lodging house were to be converted  
to a one or two family dwelling with attic  
rooms used for storage only, would building  
have to be altered to meet requirements of  
Building Code for new dwellings?

ANSWER: 1 - I know of no alterations that  
would have to be made because of  
change of use back to dwelling but this  
having been the original use I assume  
if anything different I will let her know.

DATE OF REPLY 5/26/47 REPLY BY A. J. Lewis

GENERAL BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, November 9, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ ~~alter~~ ~~repair~~ ~~erect~~ ~~install~~ the following building structure ~~as follows~~ 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 313 Cumberland Avenue Within Fire Limits? YES Dist. No. \_\_\_\_\_  
Owner's name and address Winfield L. Shaw, 94 Park Avenue Telephone \_\_\_\_\_  
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor's name and address J. H. Kennedy, 105 Proble Street Telephone 3-5639  
Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans \_\_\_\_\_ No. of sheets \_\_\_\_\_  
Proposed use of building Rooming house No. families \_\_\_\_\_  
Last use " " " " No. families \_\_\_\_\_  
Material brick No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
Estimated cost \$ 500. Fee \$ 2.00

General Description of New Work

To construct 8-foot dormer on front of building to make more light and ventilation.  
To construct stairway from second to third floor--Rise 8" and 9" tread. Open at each end.

*Chief Order: 7/17/47*

*Second window of eye from 2nd floor; fail alarm system*

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 J. H. Kennedy

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 shed Rise per foot 4" Roof covering Asphalt Class C Und. Lab.  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ (fuel) \_\_\_\_\_  
Framing lumber--Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_  
Corner posts 4x6 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 rafter: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 2x6  
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 16"  
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof 10'  
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? \_\_\_\_\_  
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? \_\_\_\_\_

INSPECTION COPY

Signature of owner

*J. H. Kennedy*

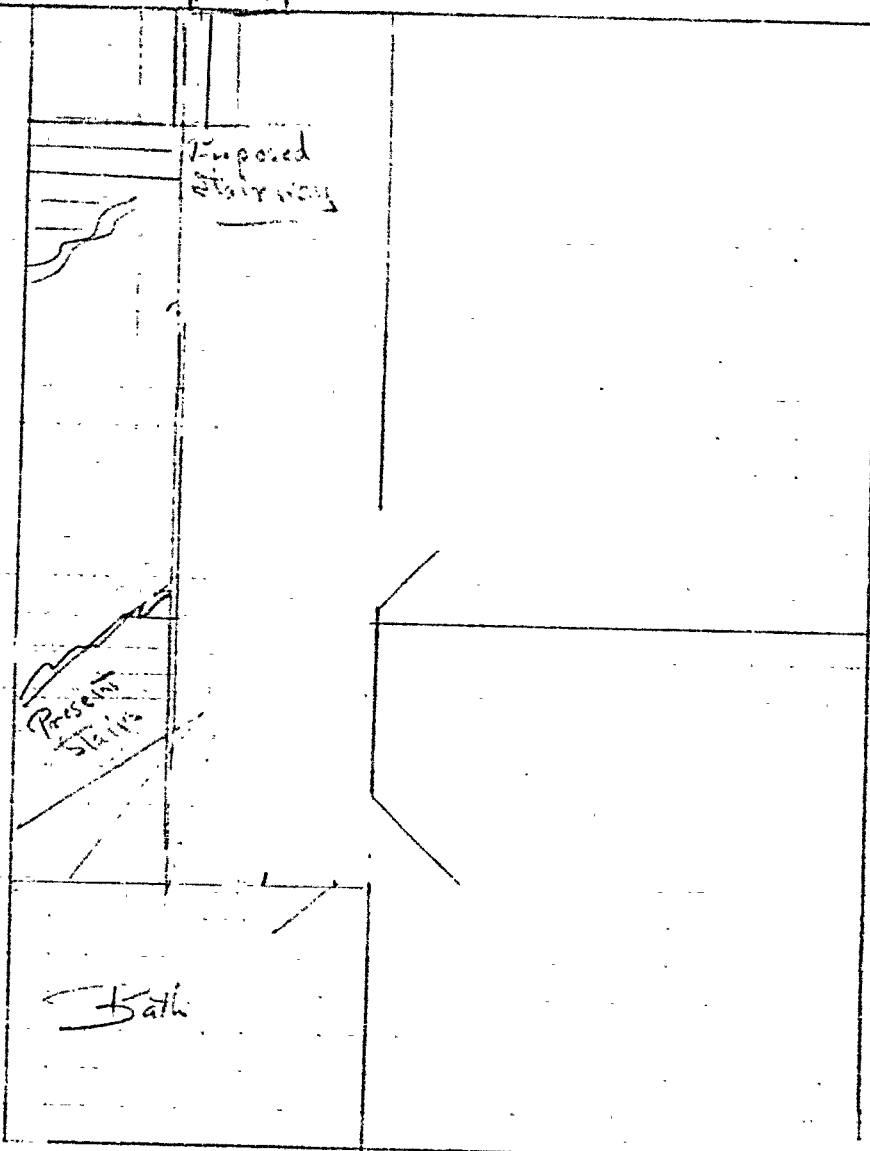
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NOTES

11/13/51 - Two finished rooms including kitchen in basement, two and a bath in 1st story, three and bath in 2nd story, and two in third story. Ceiling height in third story 7'-0". Windows in third story 33" x 42". Front stairs 1st to 2nd and rear stairs 2nd to 3rd have an angle of just 45°. Rear stairs 1st to 2nd are steep with an 4.5° having 8" rise + 7" tread. Coal burner only about 3" from side of heater in basement. Chimney has no clearance dipor.

Approved 11/27/51

Permit No. 571  
 Location 313 Summit Ave  
 Owner Maxfield & Blaine  
 Date of permit 11/1/51  
 Notif. closing-in  
 Inspn. closed in  
 Final Notif.  
 Final Inspn.  
 Cert. of Occupancy issued



2nd Floor  
313 Cumberland Ave

RECEIVED  
MAY 11 1941  
DEPT. OF HEALTH  
CITY OF PORTLAND

17 313 Cumberland Avenue-I

November 16, 1951

Mr. J. H. Kennedy  
105 Preble Street  
Portland, Maine

Copy to: Mr. Winfield L. Shaw  
94 Park Avenue

Oliver L. Sanborn  
Chief of the Fire Department

Dear Mr. Kennedy:

A check of the application for a permit to make certain alterations to the building at 313 Cumberland Avenue raises a number of questions as to compliance with Building Code requirements. These are as follows:

1. The construction of the proposed dormer of wood frame construction is not allowable on this building of Second Class Construction because of its location in Fire District 1B. Since the requirements of this Fire District in the case of enlargement of existing buildings is subject to appeal to the Municipal Officers, the owner has the right to ask that body for a variance from compliance with the precise requirements of the Code in this particular instance. If he wishes to do so and will notify us to that effect, we will send him an outline of the appeal procedure and will certify the case to the Corporation Council, who acts as clerk for the Appeal Board.

2. Without more information as to the manner in which the rooms in each story are to be used, it is impossible to tell whether the proposed new stairway will provide an adequate means of egress from the third story. If the entire building is to be used as a lodging house, as apparently it has been used before, it is clear that the two stairways are so located in relation to each other that should one be blocked from use by passage of smoke or flames, the other could not be reached by occupants of the separate rooms in either second or third stories and therefore the means of egress would not be adequate. On the other hand, if the building were to be used as an apartment house with one family on each floor and it were possible to erect solid partitions between the stairways in each story and to provide inter-connecting doorways between the rooms of each apartment so that passage would be provided from the front to the rear of each apartment without going into a hall common to both stairways, such an arrangement would provide satisfactory means of egress from the upper stories of the building. The Chief of the Fire Department has control over the exit from this existing building, but it is useless to send the application for permit to him for action until some definite proposition has been worked out. If the work is to go ahead, it will be necessary to furnish plans to scale and complete enough to indicate the arrangement which is proposed.

Very truly yours,

Warren McDonald  
Inspector of Buildings

AJS/G

17'-6" ceiling height in 3rd story  
Window area = 33' x 42'

Floor areas of rooms = 12' x 13'

Front stairs first to 2nd just  
45° angle

Rear stairs 1st to 2nd = 8" rise  
7 1/4" tread

Rear stairs 2nd to 3rd = 11" tread  
8 1/4" rise

Two finished rooms in basement

Two rooms and bath 1st story

Three rooms and bath 2nd story

Two rooms 3rd story

Coal bin only about 3" from  
side of heater in basement.

Smokepipe from heater enters  
chimney through arched hearth  
of fireplace which is bricked up  
in first story. No cleanout.