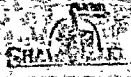


384-388 CUMBERLAND AVENUE



1945-1946 1947-1948 1949-1950 1951-1952 1953-1954 1955-1956 1957-1958 1959-1960 1961-1962 1963-1964 1965-1966 1967-1968 1969-1970 1971-1972 1973-1974 1975-1976 1977-1978 1979-1980 1981-1982 1983-1984 1985-1986 1987-1988 1989-1990 1991-1992 1993-1994 1995-1996 1997-1998 1999-2000 2001-2002 2003-2004 2005-2006 2007-2008 2009-2010 2011-2012 2013-2014 2015-2016 2017-2018 2019-2020 2021-2022 2023-2024 2025-2026 2027-2028 2029-2030 2031-2032 2033-2034 2035-2036 2037-2038 2039-2040 2041-2042 2043-2044 2045-2046 2047-2048 2049-2050 2051-2052 2053-2054 2055-2056 2057-2058 2059-2060 2061-2062 2063-2064 2065-2066 2067-2068 2069-2070 2071-2072 2073-2074 2075-2076 2077-2078 2079-2080 2081-2082 2083-2084 2085-2086 2087-2088 2089-2090 2091-2092 2093-2094 2095-2096 2097-2098 2099-2100

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

August 19, 1963

Portland General and City
380 Commercial St.
Portland, Maine

Re: Demolition:

With relation to permit applied for to demolish a building or portion of building at 43 1/2-100 Commercial Ave. 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 any 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 Inspector 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 obligation 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.

Very truly yours,

Albert J. Sears

Albert J. Sears
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

W. Hook
8-19-63



B3 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, August 19, 1963

PERMIT ISSUED
AUG 20 1963
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 384-388 Cumberland Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Portland Renewal Authority, 349 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Sam Serota, 43 Walton St. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use apt. house No. families 2
 Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 5.00
 Estimated cost \$ _____

General Description of New Work

To demolish existing 2 1/2-story frame apartment house.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

Exemption letter sent 9-19-63
It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO contractor**

Details of New Work

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

If a Garage

No. cars now accommodated on same lot _____, to _____
Will automobile repairing be done other than in _____
_____ accommodated _____ number commercial cars to be accommodated _____
_____ 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

Portland Renewal Authority
Sam Serota

APPROVED:

O.R. - 8/20/63 - agf

CS 201

INSPECTION COPY

Signature of owner

by: *Sam Serota*

Permit No. 63/1211
Location 384 1/2 St. in Lakeview, Ill.
Owner Mr. & Mrs. Raymond J. & Margaret C. Latinsky
Date of permit 8 20 / 63
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Selling Out Notice _____
Form Check Notice _____

NOTES

Notes section with horizontal lines and a large handwritten 'X' mark.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 25, 1958

7-1011 23 10
11211
1958

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 384 Cumberland Ave. Use of Building apartment House No. 301 Building
 Name and address of owner of appliance Lessee George Tinkham, 11 Hillcrest Ave., So. Portland
 Installer's name and address Harry Carvel Co. 386 Cumberland Ave. Telephone 2-7444

General Description of Work

To install Oil burning unit for heating hot water (new installation)

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
 From top of smoke pipe over 15" From front of appliance over 4" From sides or back of appliance over 3"
 Size of chimney flue 12" Other connections to same flue none other boiler
 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 Sun Ray-gumtype 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 1-275 gal. existing
 Low water shut off Make Yes How many tanks enclosed? No
 Will all tanks be more than five feet from any flame? 2-275 existing
 Total capacity of any existing storage tanks for furnace burners 2-275 existing

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

1 Tank of 275 gallon will be enclosed with concrete block at least 6" thick, well bonded to a non-burnable floor, and constructed to a level not less than 12" above the top of the tanks, space between tanks and enclosure and to tops of walls to be completely filled with sand or well tamped earth, and tanks to be coated as for underground tanks.

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]*

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
Harry Carvel Company

CITY MAINE PRINTING CO.

INSPECTION COPY

Signature of Installer by: *Harry Carvel Co.*
David Carvel F.M.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 25, 1952

01629

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
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 386 Cumberland Avenue Use of Building office & stockroom No. Stories 2 Existing Building Existing
Name and address of owner of appliance Harry Carvel Co., 386 Cumberland Avenue
Installer's name and address Peterson Oil Co., 384 Cumberland Avenue Telephone 3-7209

General Description of Work

To install oil burning equipment in connection with existing steam heating system
(conversion) 9/25/52
4/26/52

IF HEATER, OR POWER BOILER

Location of appli _____ 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 front of appliance _____ From sides or back of appliance _____
From top of smoke pipe _____
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 York Heat Labeled by underwriter's 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
Location of oil storage outside aboveground Number and capacity of tanks 1-275 gal.
If two 275-gallon tanks, will three-way valve be provided? _____ How many tanks fire proofed? _____
Will all tanks be more than five feet from any flame? yes
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? _____ Kind of fuel? _____
Minimum distance to wood or combustible material from top of appliance _____
From front of appliance _____ From sides and back _____ From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____ Forced or gravity? _____
Is hood to be provided? _____ If so, how vented? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Tank will set on iron pipes which will be on iron plates on top of asphalt driveway.

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.)

AP. APPROVED:

Wm. J. [Signature]

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 Co.

Signature of Installer by: [Signature]

INSPECTION COPY

Memorandum from Department of Building Inspection, Portland, Maine

386 Cumberland Avenue - Installation of Oil Burning Equipment for Harry Carvel Co.
by Peterson Oil Co. - September 29, 1952.

Building permit for the above installation is issued to the installer based on the statement of Mr. Richard Carvel that the asphalt paved driveway on which the fuel oil tank is to be supported and to which it is to be anchored bears on solid ledge.

Issuance of this permit was delayed after the application was filed on September 25th while approval was being secured from the Chief of the Fire Department, which is required by the Building Code when a tank is set in the open air. Also there was delay because the

appli
which
that
surfa

owner
bear

174.52
Permit No. 52/1129
Location 386 Cumberland Ave.
Owner Harry Carvel Co.
Date of permit 9/29/52
Approved J. K. [Signature]

c.c.

W.R.C.D.

NOTES

N
K
Z
E
C
S

1. Fuel Pipe
2. Vent Pipe
3. Kind of Metal
4. Burner Rigidity & Support
5. Name & Label
6. Stack (cut off)
7. High (above roof)
8. Height of chimney
9. Diameter of chimney
10. Volume of chimney
11. Capacity of tank
12. Tank height
13. Tank width
14. Oil used
15. Pressure

APPROVED:

INSPECTION COPY

Is 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

Harr. Carvel Co.

Signature of owner by:

[Signature]

Memorandum from Department of Building Inspection, Portland, Maine

386 Cumberland Avenue - Installation of Oil Burning Equipment for Harry Carvel Co.
by Peterson Oil Co. - September 29, 1952.

Building permit for the above installation is issued to the installer based on the statement of Mr. Richard Carvel that the asphalt paved driveway on which the fuel oil tank is to be supported and to which it is to be anchored bears on solid ledge.

Issuance of this permit was delayed after the application was filed on September 25th while approval was being secured from the Chief of the Fire Department, which is required by the Building Code when a tank is set in the open air. Also there was delay because the application said that the tank was to be supported on pipe standards to bear on iron plates which in turn would bear on the surface of the asphalt driveway. The Building Code requires that foundations shall be provided under such a tank extending no less than 4 feet below the surface of the ground or to solid ledge if ledge is encountered at a less depth.

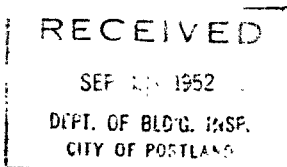
Permit is now issued because of Mr. Carvel's statement of conditions, but I believe both owner and installer would do well to cut down through the driveway actually to the ledge, bear the pipe standards on the ledge and then fill in the asphalt.

c.c. Harry Carvel Co.
386 Cumberland Avenue

WHCD/G

(Signed) Warren McDonald
Inspector of Buildings

CUMBERLAND



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? _____

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

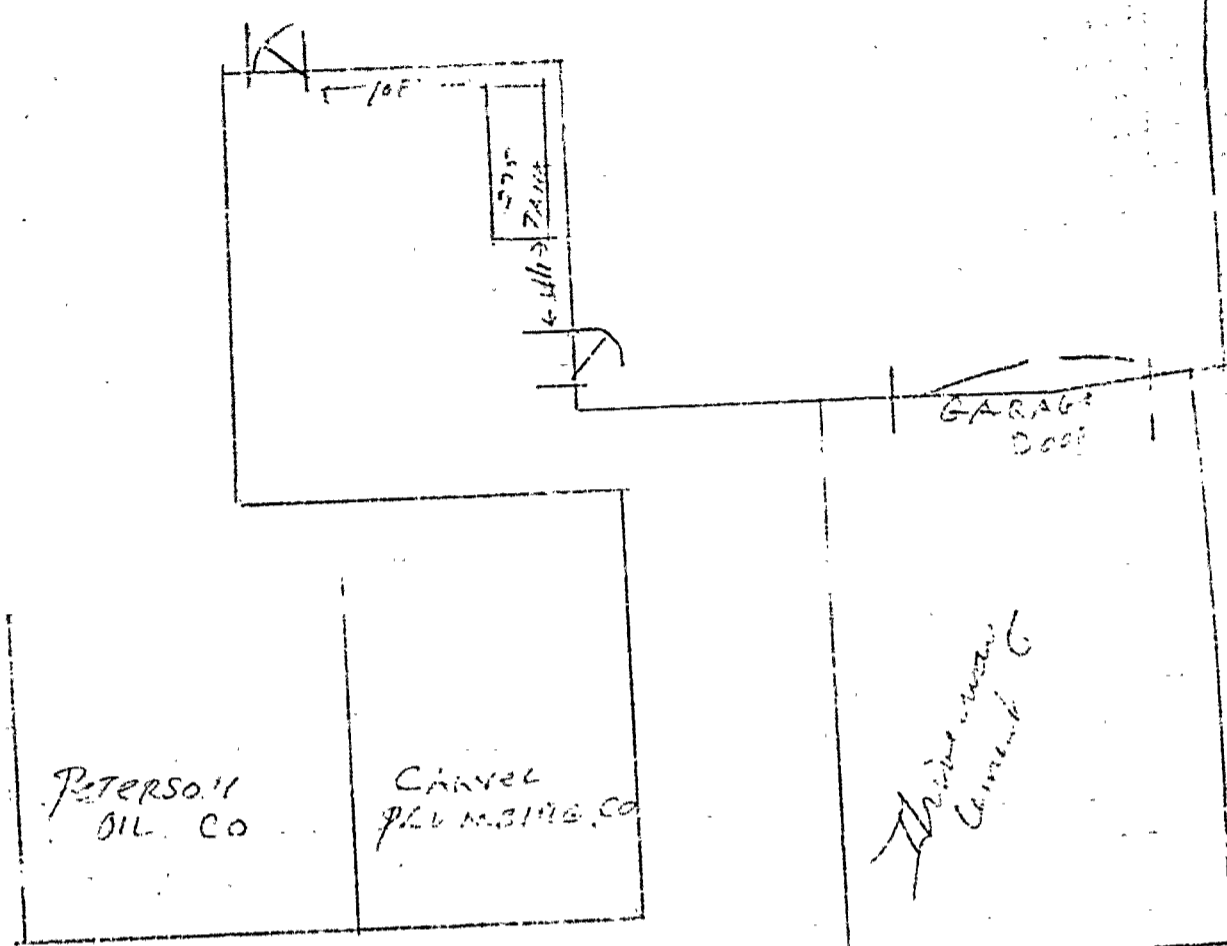
APPROVED:

Harry Carvel Co.

Signature of owner by:

Harry Carvel

INSPECTION COPY



2 UMBERLAND AVE

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? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

APPROVED: _____

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

Harry Carvel Co.

Signature of owner by: Wm. J. [Signature]

INSPECTION COPY

GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

00583



Class of Building or Type of Structure Third Class

Portland, Maine, April 28, 1950
Renewal of permit 49/1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~rebuild~~ ~~reconstruct~~ all the following building ~~structures~~ ~~erect~~ 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 38 1/2 Cumberland Avenue Within Fire Limits? yes Dist. No. 1
Owner's name and address Mrs. Simon Steer - 37 Exchange St. Telephone 4-5116
Lessee's name and address Harry Carvel Co., 206 Cumberland Avenue Telephone 4
Contractor's name and address King Butland, 206 Franklin Street Telephone 2-7704
Architect Specifications Plans No. of sheets
Proposed use of building Store and apartment house No. families
Last use " " " No. families
Material wood No. stories 2 1/2 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 1,000. Fee \$ 4.00

General Description of New Work

To construct 1-story concrete block addition 16' x 18' on front of present building as per plans.

10/11/50

Permit Issued with Letter

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?
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. or 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

Harry Carvel Co.

Signature of owner by:

King Butland

INSPECTION COPY



1248

Permit No. 50/583

Location 3111 1/2 Ave

Owner MRS. SIMON SPARKER

Date of Permit 04/29/50

Notif. closing-in 01/19/50

Inspn. closing-in 01/19/50

Final Notif.

Final Inspn.

Cert. of Occupancy issued 10/11/50

NOTES

6/19/50 - Left C.I. to close
in regard to uninsuring
contract of approach 220

Lined area for notes, mostly blank with a large diagonal line drawn through it.

384 Cumberland Avenue-1

April 29, 1950

Mr. King Rutland
206 Franklin Street
Harron Building Company
384 Cumberland Avenue

Gentlemen:

Building permit to cover construction of one story concrete block addition 16' x 16' on the front of the combined apartment house and store building at 384 Cumberland Avenue, is issued to the contractor herewith, subject to the following:

1. There have been several sets of plans filed in connection with this same job, and a former permit was issued on these plans but lapsed because no work was done. This permit is issued based upon four sheets of plans by Joseph Lepeter, architect, dated or revised November 11, 1949 and filed in this office on November 29, 1949. Contractor should check the plans that he has to make sure that he is working on the right set.

2. These plans show some welding in connection with the new steel work. It is to be borne in mind that this welding may only be done by welders who are certified at this office as being qualified under the procedure of the American Welding Society within one year prior to the time they are doing the welding. All such certified welders have in their possession and should have upon their person when welding a certificate from this office showing the period over which the welder is certified.

3. Some details of the glass veneer front have been provided, but for further details regarding the application of this veneer you are referred to Standards of Thin Veneers as set up by the Municipal Officers of Portland (copy enclosed to each of you).

4. The plan is understood to show the front wall return 12" in thickness and extending 10" beyond the side wall to provide bearing for the beam over the new store front. Of course suitable bearing plates and anchorage are required.

5. Issuance of this permit is not to prejudice in any way the carrying out of orders of the Chief of the Fire Department under the Safety Ordinance relating to improved means of egress from the upper floors of this building.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G
Enclosure to each addressee: Standards for Thin Veneers
Enclosure to contractor: permit card and copy of application

Approved: *Warren McDonald*
5/13/50 WMC
Inspector of Buildings



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, May 9, 1950

PERMIT ISSUED
MAY 13 1950
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 50/583 pertaining to the building or structure comprised in the original application 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 384 Cumberland Avenue Within Fire Limits? yes Dist. No. 1
Owner's name and address Mrs. Simon Glaser, 34 Exchange Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address King Butland, 206 Franklin Street Telephone 2-7704
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building Store and apartment house No. families _____
Last use _____ No. families _____
Increased cost of work _____ Additional fee 25

Description of Proposed Work

To remove existing columns front of building and provide beams as per plan.

Inspire

Permit Issued with Letter

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 _____
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 _____
Approved: _____ Mrs. Simon Glaser

Signature of Owner by: _____

Approved: *[Signature]*
5/13/50 *[Signature]* Inspector of Buildings

BP 384 Cumberland Avenue-

May 13, 1950

Mr. King Butland
206 Franklin Street
Portland, Maine

Copy to:
Mrs. Simon Glaser, 34 Exchange Street

Dear Mr. Butland:

Enclosed is approved amendment in connection with alterations of the building of Mrs. Glaser at 384 Cumberland Avenue, issued subject to the following:

It is understood that you intend to use the four 5x5 wood posts with wooden trim around them as shown on Megquier & Jones plan instead of the iron pipe column shown on the same plan—these to take the place of the hollow ornamental columns at the front and supporting the gable end of the front of the building.

Because of this change it will be necessary to change somewhat the framing of the roof of the new store. Three 2x12's abreast with suitable spacers between them, if found necessary to give full bearing to each post, ought to satisfy the needs for strength beneath each of the new posts on the basis of the loads indicated upon the design plan by Mr. Elliott of Megquier & Jones. It is understood that you will use this arrangement instead of the two doubled 2x12's shown on the original plan to be spaced 24" from center to center under each post.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, December 5, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 49/1952 pertaining to the building or structure comprised in the original application 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 38 1/2 Cumberland Avenue
Owner's name and address Mrs. William F. Gilman, 1501 7th St
Lessee's name and address Harry Carvel Co., 252 Cumberland Avenue
Contractor's name and address William Silverman, 148 Hoyes Street
Architect
Proposed use of building Store & Apartment House
Last use
Increased cost of work \$25.00
Additional fee \$1.00

Description of Proposed Work

To construct wooden fire escape third floor to roof on southwest side of building as per plan.

Demolish

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
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

Approved: Harry Carvel Co.
Signature of Owner: Wm Silverman
Approved:
Inspector of Buildings

INSPECTION COPY

JOSIAH T. TUBBY, A. I. A.

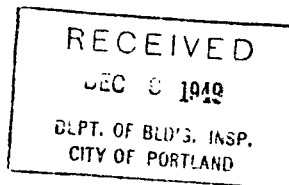
December 7, 1949

ARCHITECT DESIGNER
85 EXCHANGE ST., PORTLAND 3, MAINE

Mr. Warren McDonald, Building Inspector
Portland, Maine

In Re: 384 Cumberland Ave.

Dear Mr. McDonald:



Before preparing the drawing of fire escape, I took up with your department the details of the design of the balcony with a view to making sure that 1'6" below the window sill was allowable, thereby bringing the balcony within the allotted 10 ft. of the roof. No objection was raised to a ladder, and in the interests of Mrs. Glaser I proceeded accordingly. There are, I believe, a number of instances in town where ladders have been used for balconies 10 ft. or less from grade. To ask Mrs. Glaser to go to the additional expense of a stairway seems unjustified. I have no recourse but to advise her to appeal this exaction to the City Council.

There is a door, presumably an emergency exit, from the first floor rear apartment to the roof. This has existed without any steps to grade. The height of the roof to grade is 4 ft. It is hard to believe that with the whole width and length of the roof at the disposal of the occupants of the two front rooms of second floor, possibly four people, no way can be found to reach grade 4 ft. down without the building of special stairway and guard rail to grade. Nevertheless, rather than resist this provision of the law, I designed stairway down 4 ft. from roof to grade as shown. No objection will be made to increasing its width 2" if such a stairway is really essential.

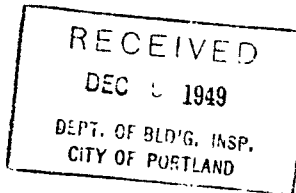
The sash of second floor window is 58 inches high, I believe. This would imply lights of glass 13" or 26" high. The bottom sash would measure 30 inches, which, subtracted from 58 inches, would give 28 inches height. Even is the sash opening lacks 1 inch of the required 28 inches, it seems a needless exaction to ask Mrs. Glaser to substitute casements at a possible cost of \$30.

9 inches is indicated (see plan) from each window jamb to the posts of balcony.

JOSIAH T. TUBBY. A. I. A.

December 7, 1949

ARCHITECT DESIGNER
85 EXCHANGE ST., PORTLAND 3, MAINE



Mr. Warren McDonald Page -2-

It seems to me entirely adequate on a platform about 2'8" by 4'3" to spike the intermediate 2 x 6" into the brackets on each side. I have used a 2 x 6" since my impression is that the Code provides that no beams may be less than that dimension. It is so difficult, I might say impossible, to find information in the Code, that I despair of digging out any such detail.

On a stairway 4 ft. high from grade it seems hardly necessary to base this on a concrete pier 8 x 8" square at the top, 10 x 10" square at the bottom. The total load on this pier can hardly exceed a maximum of 300 lbs. dead and live load.

The last paragraph of the first page of yours of December 6th is, I believe, covered by my recent letter to you.

It seems clear that Mrs. Glaser will be asked to spend a sum all out of proportion in construction and architectural service to the benefits gained to comply with the exact letter of the law. There seems scant justification to put up with this expense.

Yours truly,

Josiah T. Tubby
Josiah T. Tubby

cc: Captain Flaherty, Fire Dept.
Mrs. Lillian Glaser
Mr. William Silverman

*File
with application
for permit
for new fire
escape
12/7/49*

JOSIAH T. TUBBY, A. I. A.

December 6 1949

ARCHITECT DESIGNER
85 EXCHANGE ST., PORTLAND 3, MAINE

Mr. Warren McDonald, Building Inspector
Portland, Maine

In Re: 384 Cumberland Ave.

Dear Mr. McDonald:

Pursuant of the application to build a new fire escape at the above premises, it is to be noted that essential parts of this application are the following:

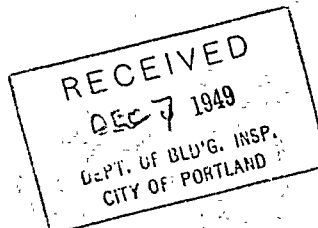
1. A door is to be cut between the two front rooms on the second floor and these two rooms will be rented as one apartment. The new ladder shown in the application will form one means of egress, the front stairs a second exit.
2. The whole of the third floor will be let either wholly or partially as one apartment with the use of the front and back stairways as alternative exits.
3. The rear apartment on the second floor will equally have the use of both stairways as alternative exits.

As I understand it, this is in accordance with Capt. Flaherty's suggestions and will fully cover the dangerous conditions. If not, please so advise me.

Yours truly,

Josiah T. Tubby
Josiah T. Tubby

cc: Mrs. Lillian F. Glaser
Captain Flaherty
Mr. Silverman



BP 384 Cumberland Avenue-1
(Amdt. 71)

December 6, 1949

Mr. William Silverman
142 Noyes Street
Mr. Josiah T. Tubby
85 Exchange Street
Mrs. Lillian F. Cluser
165 Belton Street

Subject: Application for permit to cover construction of outside wooden fire escape at 384 Cumberland Avenue

Dear Messrs & Gentlemen:

The Building Code will not ordinarily allow a ladder to serve as a fire escape in the situation shown from second floor level to lower roof, and at least as far as the plan explains the situation there is no apparent reason why the usual stairway is not practicable.

The short stairway shown from low roof to the grade of yard is required to be no less than 30" wide in the clear instead of the 28" shown.

A handrail or some type of barrier would be necessary so that a person reaching the low roof could unspringly find their way to the steps to the ground without the threat of falling off the roof, perhaps in the darkness.

Since the window giving access to upper platform is shown only 58" high, if it is a double hung window, it is unlikely that the minimum height of 20" from sill to lower edge of lower sash, when way up, would be afforded. The window may be made swinging which ought to work out satisfactorily with the present opening. Handrails of this upper landing should be indicated in figures at least 9" from the window jamb on either side. When the stairs are supplied from one side of the platform, the 9" distance should be from the window jamb on that side to the nosing of the platform.

Presumably the required 3-piece brackets are to be used under upper platform, and apparently it is necessary to set these unusually high to get in the through bolts above the second floor level. Detail is necessary as to how the floor joists are to be supported upon the brackets.

Stairway from low roof to the yard requires adjusting so that there will not be just one step down from the low roof to the landing one riser below the roof. The pier beneath the outer corner of this landing is required to be no less than 8" in least cross sectional dimension at the surface of the ground and no less than 10" in least cross sectional dimension at the bottom of the pier instead of the 5" x 6" shown on the plan.

The 2x10 stringers on the short run of steps will prove very bulky. Instructions should be shown on the plan as to framing of the platform at low roof level, a 4x6 should be used opposite the low roof and for the steps to be supported upon, the 2x6 joists (2x4's would be sufficient on this short span) should be shown as supported upon the 4x6 on no less than 2x3 nailing strip.

Of a special interest to the owner is compliance with the order of the Chief of the Fire Department of March 14, 1947, addressed to Mr. Roswell Russell, a copy to the owner. Unless some change in the order has been made since, at that time a second means of egress from the third floor was required. It is noted that the plan of the proposed fire escape shows the upper landing at second floor level. Perhaps this is a slight confusion of floor levels caused by the fact that the ground outside of the building runs up rapidly from Cumberland Avenue.

Mr. William Silverman
Mr. Josiah T. Tubby
Mrs. Lillian F. Glaser

December 6, 1949

The same order directed provisions for an automatic fire detection and alarm system in the building, and we have not yet had any application for permit of such a system as far as I can determine.

Very truly yours,

Warren McDonald
Inspector of Buildings

WCH/G

CC: Oliver T. Sansom
Chief of the Fire Department

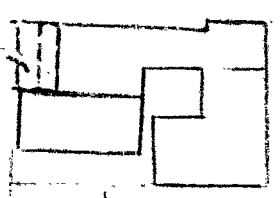
NOTES

1. The first part of the
 report is devoted to a description
 of the site and the general
 situation. It is a very
 important part of the
 report and should be
 read carefully. It is
 especially important to
 read the part dealing
 with the general
 situation of the
 site. This part of the
 report is very
 important and should
 be read carefully.

Permit No. 47/1104
 Location 374 Church Ave.
 Owner George Bernard Co.
 Date of permit 5/1/48
 No. of copies in
 Inspr. & Reg. in
 Final No. 10-10-48
 State Inspector W. H. Jones
 City of Occupancy Seattle
 SPECTOR NOT TO BE

72

WINTERLAND AVE.
FOUNDED ADDITION



1700 S. 10th St.

AP 334, Cumberland Avenue-1

July 1, 1928

Harry Carvel Company
334 Cumberland Avenue
Mr. Joseph DeFeter
55 Hillsboro Street

Subject: Permit for addition and alterations to building at 334 Cumberland Avenue

Gentlemen:

The permit for the above work is issued herewith based on revised plans received June 30, 1928 and subject to the following:

1. There still is nothing shown on plans to indicate how fresh air for combustion purposes is to be provided for boiler room at all times. This is an important feature to work out in order that the heating plant may function properly, particularly if the heat is automatically controlled.

2. You are required to give notice to this office for an inspection before any of the new work is closed from view and no wallboard or lathing should be applied to walls, partitions or ceilings until authorization has been given by an inspector from this office to do so.

Very truly yours,

Inspector of Buildings

AJS/S

311 Cumberland Avenue-1

June 15, 1923

Harry Carvel Company
311 Cumberland Avenue
Mr. Joseph Deleter
35 Millworth Street

Subject: Application for permit for construction of addition to building at 311 Cumberland Avenue

Gentlemen:

Before we shall be able to issue the permit for the above work, there are several additions and amendments to the plans needed to show compliance with Building Code requirements. These are as follows:

1. The wooden part of the front wall of the lodging house above the masonry foundation and underpinning that will separate the new addition from the first story living quarters is required to be of 1-hour fire resistance. To provide this both sides of the studs from the top of the underpinning to the underside of the boarding on roof of addition are required to be plastered on metal or perforated Gypsum lath. Likewise the door in the opening from the store to the new boiler room is required to be a class C (labelled) fire door set in a structural metal frame with self-closing hardware. See Section 212a3.

2. The window in the new toilet room in basement is required to have metal sash and wire glass because it will be closer than 5 feet to the lot line. See Section 215b1.

3. The garage is required to be cut off from the store by separations of at least 1-hour fire resistance. One way of doing this would be to provide an enclosure of this fire resistance around stairway in garage, with a Class C (labelled) fire door in the opening to it. Another would be to install a short partition and Class C (labelled) fire door in the tunnel between the two buildings, locating them so as to provide at least 3-foot deep landings at the foot of each stairway. See Section 212a2.

4. Handrails are required on both sides of the new front steps to lodging house and on at least one side of the new stairs in rear passageway to garage. See Section 212a5.2.

5. The rise and tread of the new front stairs are not shown. See Section 212a5.3.

6. What kind of heat is to be provided? How is air for combustion purposes to be admitted to heater room? Since there is a heater in the cellar existing without an enclosure, it is not likely that the Building Code requires enclosure of the heater at this time. If it were required, the Gypsum wallboard specified for the inside of the enclosing partitions would not provide the required separation. We would suggest, however, that the proposed enclosure be enlarged to include at least the face of the chimney where the smokepipe from the heater enters it, so that all of the breeching as well as the heater itself will be inside the enclosure. In this way passage of the smokepipe through the wood stud partition with the precautionary measures being required therefor will be avoided. See Section 212h.

7. Wherever wood strapping is to be used on masonry walls, incombustible fire-stopping is required at floor and ceiling levels between the strapping. See Section 312d1.

Carvel, DeFeter ----- 2

June 15, 1943

3. How is the 2-inch cinder block in front of lintel over show windows to be fastened to it?

4. If the windows shown in the westerly wall of the existing store where passageway beside office occur are to be removed, they must have metal sash and wire glass if they are closer than 20 feet to an opening in another building. See Section 2225.

The plans should be revised to indicate compliance with Building Code requirements and a copy filed at this office for checking, so that we may be able to issue the permit for the work if everything is then found in order.

Very truly yours,

Inspector of Buildings

AJ-5