



Original Permit No. 1045724
Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, 4-13-45

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 151236, pertaining to the building or structure comprised in the original application 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 134 Congress Street Within Fire Limits? Yes Dist. No. 1
Owner's or Lessee's name and address N. W. Thomas, United Seamen's Service, Inc.
Contractor's name and address Ernest C. Soule, 75 Edwards Street
Plans filed as part of this Amendment Yes No. of Sheets 1
Is any plumbing work involved in this work? Yes Is any electrical work involved in this work? Yes
Increased cost of work 160 Additional fee \$200.50
Framing Lumber: Kind? Dressed or Full Size?

Description of Proposed Work

To construct a non-bearing partition between existing dining room and kitchen to
separate kitchen from dining room - studs 2x4, 16" O.C., rock lath both sides. Door
to be free of locks with self-closing device.
To construct new floor (over existing floor) in four existing bathrooms - 2x6 floor joists,
16" O.C., setting on existing concrete floor. Double acting door in each room.

Approved:

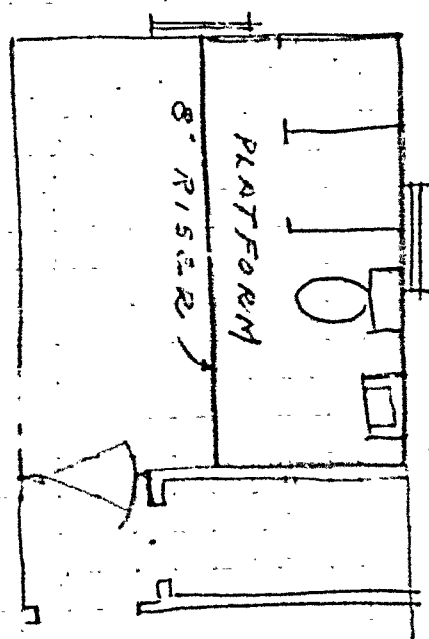
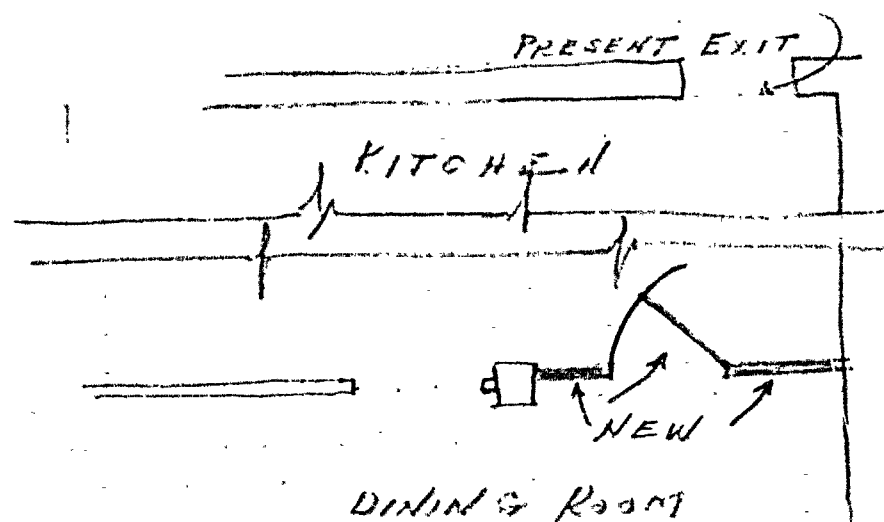
W. B. Curren
CHIEF OF THE DEPARTMENT
F. J. O'NEILL, M. D.
HEALTH OFFICER
Commissioner of Public Works

United Seamen's Service

Signature of Owner: E. G. Soule

Approved: 4/12/45

ORIGINAL



RECEIVED
APR 13 1945
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

PERMIT ISSUED
Permit No. 236

Portland, Maine, March 31, 1945 APR 8 1945

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 434 Congress St. Within Fire Limits? Yes Dist. No. 1
Owner's or Lessee's name and address W. W. Thomas
United Seamen's Service, 443 Congress St. Telephone 3-1295
Contractor's name and address not let Telephone _____
Architect _____ Plans filed no No. of sheets _____
Proposed use of building Hotel club No. families _____
Other buildings on same lot _____
Estimated cost \$ 75. Fee \$ 50.

Description of Present Building to be Altered

Material brick No. stories 6 Heat _____ Style of roof _____ Roofing _____
Last use Hotel No. families _____

General Description of New Work

To remove 16' non-bearing partition, first floor, between office and hallway
To provide four new bathrooms in existing bedrooms - no alterations. - 2nd, 3rd, 4th & 5th floors

Sent to Health Dept. 4/13/45
Rec'd from Health Dept.
CERTIFICATE OF DEFICIENCY
REQUIRED - DENIED
NOTIFICATION BEFORE LATHING
OR CLOSING-IN 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

Is any plumbing work involved in this work? yes
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on soil 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 chimney _____ of lining _____
Kind of heat _____ Type on fuel _____ Is gas fitting involved? _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girders (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

Work require removal or disturbing of any shade tree on a public street? no
In charge of the above work a person competent to see that the State and City requirements pertaining thereto

United Seamen's Service
Signature of owner By: W. W. Thomas
J. P. BERRIGAN, JR. Notary Public

Permit No. 45/236

Location 434 Congress St.

Owner United Steamship Service

Date of permit 4/3/45

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

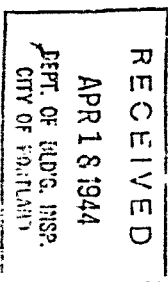
Cert. of Occupancy issued

4/11/45
4/12/45
4/12/45

NOTES

4/26/45. Work started.

[Handwritten signatures and initials]
P. L. F.



4/22/44

W. McD-

His license revoked April 2nd
by City Council - Permit being
returned unsigned by us

W.B.B.-

Sept. 1, 1934

Sept. 1, 1934

John W. Brennan, Prop.
New Grand Hotel
411 Congress Street,
Boston, Mass.

Subject: Building permit to change existing
main exit door in the rear main, first
story

Dear Sir:

As we permit is issued to Mr. Gordon with a copy of this letter. Some delay in issuing the permit has been occasioned by the fact that the permit was sent to the Health Officer for approval, but no advice was sent since there is no violation of license there at present and no force proposed for the building approval is not required by the Building Code. I believe, however, that the Health Officer has no objection to the proposed exit platform as far as it relates to the dining room and kitchen area.

The city is about to carry out the directions of the State as it requires licensing hotels. In a conference where information to be required from hotel proprietors on the application for such a license was discussed, the question was brought up by others than myself as to entrances to hotels where it would be possible to reach the hotel rooms without going by the registration desk. The reasons for the question are obvious from the police and health angles. Whether or not such entrances will be directly controlled, I do not know; but it would best to advise you of the question now while you are constructing this new exit which, unless precautions are taken, might become an entrance as well. In this connection I suggest that the new exit door be arranged without a step or any other means on the outside so that persons can only enter the building through the new exit. Persons on the inside operate the anti-panic hardware and let them in.

On this doorway is to serve as a required means of egress from a place of public assembly, the level of the outside platform ought to be approximately the same as the threshold of the door, eliminating the one step down to the platform level shown on the plan. The railing on the one end of the outside platform and the nosing of the platform at the top of the steps on the other end are required to be at least nine inches beyond the face of the doorway. The stairs are required to have handrails on both sides.

I understand that the new door is to have standard anti-panic hardware, is to swing so as not to obstruct the outside steps and that a standard exit light (Section 412-4 of Building Code) is to be provided over and inside of the new exit with a white light over the new outside platform and both controlled by the same switches which control the means of egress lighting for the assembly rooms.

Irrespective of whether these assembly rooms are occupied as a restaurant or not, they come under the control of the public assembly ordinance of the city (copy enclosed) and the operators of the establishment are required at all times to see to it that all details in connection with their assembly rooms are in compliance with the standards of the ordinance set up in Section 4, namely the exit for same. Building Officer to find items of non-compliance and order their correction. Issuing this permit is not to be taken as approval under the ordinance of the arrangement of tables shown on the plan. Your attention is respectfully called to Section 4 of the ordinance which outlines the several fields of authority of the

Martin L. Broderick, Jr.
New Chase Hotel

April 11, 1934

Defering officers. Management of this hotel is following an order, not order to
exit are under the control of the Chief of the Fire Department.

There are two exits as follows to the use of this new vertical boiler
dining room on the piano, and it was by understanding that it was not to be used
in any way as a place of refuge with the new exit arrangement, provided had
been installed. It was arranged to limit the time of the fire that the new had
been rented out apparently to the exit and was being used as a place of refuge
through the exit had not been provided. It is not to be brought
up, except to establish the fact that the new has never been a qualified place
of refuge.

With regard to the details of construction of the new outside platform and
steps, the fact that the top of the bracket is required to extend clear through the
wall of the building and a ladder on both ends. Ladders of platform and steps
are required to be no less than 36 inches high and built with a sufficient number
of uprights and cross members to serve the purpose for which they are intended.
Foundation pier as required at the foot of the steps extending at least four
feet below the surface of the ground and enough above the ground so that no portion
construction will not tend to rot. The method of foundation is to make the foundation
pier high enough and wide enough to form the bottom step. The railing however
should go clear to the bottom.

Very truly yours,

Inspector of buildings

Wes/A
CC: Donald Currie
1805 Broadway

W. T. Thomas,
1047 Middle Street

T. R. Burroughs,
Health Officer

Class of Building or Type of Structure Second ClassPortland, Maine, April 13, 1915

APR 27 1915

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 472 Congress Street Within Fire Limits? Yes Dist. No. 1
 Owner's or lessee's name and address W. F. Thomas, 184 1/2 Middle Street Telephone
 Contractor's name and address Donald Currie, 1595 Broadway, So. Portland Telephone 3-7928
 Architect Albert Yarrington Plans filed Yes No. of sheets 2
 Proposed use of building Hotel No. families
 Other buildings on same lot
 Estimated cost \$ 152. Fee \$ 1.00

Description of Present Building to be Altered

Material brick No. stories 6 Heat Style of roof Roofing
 Last use Hotel No. families

General Description of New Work

To encase existing window to door, rear wall, first story. This will provide means of egress from "small dining room".

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? no
 Is any electrical work involved in this work? no Height average grade to top of plate
 Size, front depth No. stories Height average grade to highest point of roof
 To be erected on solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom 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? yes 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
 By: Donald Currie Signature of owner

INSPECTION COPY

Permit No. 44/324

Location 434 Congress St.

Owner New Chase Hotel

Date of permit 4/27/44

Notif. closing-in

Inspr. closing-in

Final Notif.

Final Insp.

Cert. of Occupancy issued.

See 45/236

NOTES

4/23/44. Work started. no
excavation at this time.

4/24/44. The owner was
further called in last
from 2 to 4 p.m. with

the same objection to the
through project as mentioned
in previous inspection. Slab

is water proofed where put in
and is in good condition. A
curb will be made angle

anchored to curb with
a stringer with a slab.

Stringer

Stringer

Proposed

Stringer

Channel
1999 to stringer

There is no need to open
this down from the outside.

etc.

Memorandum from Department of Building Inspection, Portland, Maine
434 Congress Street--Inquiry of John Howard Stevens as to fire protection in the
Chase House as per letter of March 15, 1944

Mr. John Howard Stevens
187 Middle Street

Dear Mr. Stevens:

I have no recollection of any negotiation about fire protection in the Chase House and do not recollect any "dead line" set for March 15.

I shall be glad to go into it further if you can tell me what it is about. Perhaps the matter involves the Fire Department or some other city department instead of this one.

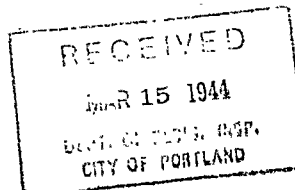
(Signed) Warren McDonald
Inspector of Buildings

*File in
inquiry
at Mr. O.
brought to
John J. O.
3/15/44*

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND 3, MAINE

March 15, 1944

Mr. Warren McDonald
Building Inspector
City of Portland
City Hall, Portland, Maine



Dear Sir:

Mr. W. W. Thomas some time ago handed me the plans of the Chase House on Congress Street and asked me to review them in terms of present day requirements for fire protection, etc. I had just got started on the job when I was called for Jury duty, and will be tied up at least for the rest of this week.

I am addressing you because of the fact, that Mr. Thomas understood the matter should be ready to present to you by March 15, which is today, and, unfortunately, I must beg permission to delay the presentation for a few days, a delay, which I trust, you can grant.

Sincerely yours,

John Howard Stevens
John Howard Stevens

JHS:MM

cc Mr. W. W. Thomas

INQUIRY BLANK

ZONE G

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

FIRE DIST. No. 1

Verbal
By Telephone

DATE 3/15/44

LOCATION 434 Congress Street OWNER _____

MADE BY John Howard Stevens TEL. _____

ADDRESS 187 Middle Street

PRESENT USE OF BUILDING Hotel

CLASS OF CONSTRUCTION Second Class NO. OF STORIES _____

REMARKS: _____

INQUIRY: Letter of John Howard Stevens of March 15 relating to request of W. W.

- Thomas for reviewing fire protection facilities in the Chase House.

ANSWER: Memo 3/15/44

DATE OF REPLY 3/15/44 REPLY BY W.McD

42/1133-I

March 25, 1943

A. Edwin Smith,
City Clerk

Subject: Certificate of occupancy for
large dining room and kitchen in 1st story
of New Chase Hotel at 434 Congress St.

Dear Mr. Smith:

On March 24, 1943, I issued under the Building Code the legal
certificate of occupancy for restaurant and kitchen as above, the certi-
ficate reading:

"for the purposes of large dining room and kitchen as on Farrington
plan of September 1942, small dining room not included and not to be used
for sleeping quarters; standard exit lights to be furnished when procurable."

Mr. Bressler, the Manager, stoutly maintained that his present purpose
is to establish a restaurant where the guests of the hotel may eat. He has
stated that sometime he may apply for a license to sell malt beverages for
consumption on the premises and for hard liquor license. He certainly
understands, however, that the certificate of occupancy and the victualer's
license about to be issued are issued without prejudice as to decision about
approval of beer license or hard liquor license.

Very truly yours,

WMCD/H

Inspector of Buildings

March 11, 1943

Martin H. Dressler, Mgr.
New Chase Hotel
454 Congress Street,
Portland, Maine

Subject: Answers to your inquiry over the
telephone, March 10th, as to what needs to
be done to put your proposed dining room and
kitchen in operation, primarily to serve the
guests of the hotel

Dear Mr. Dressler:

1. Declare at once and frankly what your intentions are as regards application for licenses to sell malt beverages for consumption on the premises and licenses to sell hard liquor; also as to the probability of conducting dancing and a consequent application for a dance license.

2. Have your plans filed with application for permit (not issued) to install restaurant range changed to show some method of ventilating the hood other than connecting the hood to a chimney flue to which the bake oven in the basement is connected, and get the approval of the Health Officer on the changed arrangement. Apply for permits to cover installation of grill, fryer, coffee plate and other cooking appliances evidently intended in the kitchen and not yet covered by permits, this application to be made and the permit being issuable only to the actual installer. Have finished with impervious finish as far as possible, the raw and therefore absorbent wood now exposed in the kitchen.

3. Complete the work indicated in my letter to you of September 30, 1942 in the application for building permit and the plans Mr. Farrington filed with that application, the permit having been issued on October 14, 1942.

4. Have your contractor apply for an amendment to that permit and after the amendment is approved do the work of recessing the front door leading from the large dining room to the Congress Street sidewalk, swinging it outwards, equipping it with anti-panic hardware and an exit light over the doorway designed as in Section 212-4 of the Building Code and on the same circuit and switch as the other exit lights on the main floor. It is realized that this is something besides what you were told in September, but in the light of Coconut Grove disaster it is required. It seems rather certain also that before the smaller room is used for a dining room it will be necessary to provide a rear exit from it instead of depending upon exit through the doorway to the larger dining room and thence to the rear hall. The latter two changes can be included in the same permit, should be shown on a revised plan to be filed with the application with the amendment, and at the same time, if you intend to keep the "bar" in the large dining room where it is now located an additional exit light will be necessary to indicate the rear exit from the large dining room as the bar makes the exit light over the door invisible to a large number of the occupants of the larger dining room.

5. If the refrigerator in the kitchen is other than a self-contained, plug-in box, have the installer apply for a belated permit furnishing a plan, to scale, showing the controls, the location of the refrigeration unit, the kind of refrigerant for the benefit of the Chief of the Fire Department who must approve the permit.

6. Aisles between chairs of each two rows of tables leading to exits ought to be at least three feet wide in the clear.

Marlin E. Dressler, Mgr.
How Chase Hotel—2

March 11, 1943

7. If, as you have said, you desire first to prepare the large dining room and kitchen for use and leave the small dining room until later, that will be satisfactory and the new rear exit from the small dining room need not be provided until the small dining room is to be used for a dining room or for public assemblage.

8. When all of this work is done and inspection shows everything to be in order, the certificate of occupancy from this office will be issued, provided the Municipal Officers have issued or indicated their willingness to issue the victualer's license. The certificate will show precisely for what it is issued.

9. While not within the jurisdiction of this department, I suggest to you that a victualer's license issued by the Municipal Officers is necessary before the dining room and kitchen may be operated. Inquiry at the City Clerk's office shows that you have not even applied for it yet. If there is intent on your part later to seek the right to sell malt beverages or hard liquor for consumption on the premises, as I wrote to you last fall, the approval of the Municipal Officers is also required by law upon the amendment to the building permit indicated above.

Very truly yours,

WMD/H

Inspector of Buildings

CC: A. Edwin Smith
City Clerk
Dr. Tetreau, Health Officer

P.S. You intimated that you would remove the cots and stop use for a sleeping room of the smaller dining room just as soon as the certificate of occupancy had been issued. This use will have to be discontinued and the intended use of the smaller room clearly indicated before the certificate is issued.

Referring to paragraph No. 2 my clerks say that you have told them that the electric coffee plate is of the type which is merely plugged-in to the ordinary wall plug. If that is a fact then it need not be covered by a permit. It is my recollection, however, that the coffee plate is a fairly large affair which the electrical regulations quite likely requires to be permanently wired in. If the regulations do so require, the appliance must be covered by a permit. It would be well for you to inquire from Mr. Howarth at the Federal Street Electrical Building as to the necessary connections for this appliance.

February 26, 1943

New Chase Hotel
434 Congress Street,
Portland, Maine

Subject: Preparation for opening dining room and kitchen
to serve it in connection with New Chase Hotel at 434
Cong. St., and question of approval of Municipal Officers
on building permit

Attention Mr. Brossier

Gentlemen:

Apparently you are rapidly fitting out the larger room in the first story (formerly used years ago for a dining room but converted since for mercantile uses) to again serve the hotel as a dining room and you are fixing up the kitchen, having installed a restaurant range (permit applied for after the installation had been made, but permit not issued) and provided the fire protective hood and a ventilation system over. Assuming that much of this work has been done because you are unaware of the requirements, it is still for your best interests to get the entire arrangements thoroughly approved by building permits or otherwise before you go any farther.

I am told that you are considering application for the approval of Municipal Officers for a victualer's license and for the state license to sell malt beverages for consumption on the premises.

You will remember last September and October when you were applying for a building permit to provide a certain doorway and to make other minor physical changes that you were told that if these changes involved the proposition of selling malt beverages for consumption on the premises, the approval of the Municipal Officers was required upon the building permit. You said then that your main desire was to provide a restaurant to serve the patrons of the hotel, that for the present application for a beer license would not be made but that you did not wish to prejudice your case by saying that you would not later apply for such a license. Apparently the time has arrived when you now plan to apply for the beer license. On that basis the approval of the Municipal Officers is required upon any building permit necessary to be issued. Even though no more physical changes are required a building permit from this department is necessary before any of the rooms are used for a dining room because such a use constitutes a change from a general use to that of a Minor Assembly Hall. Such a permit would have to be approved by the Municipal Officers before it was issued. Such a permit would have to be applied for on our regular forms, of course, and with the application would have to be filed plans to a definite scale and made by a competent man to show the full situation as regards exits, arrangement of chairs, tables and other equipment generally, location of the range and other fire-actuated appliances in the kitchen, the arrangement of the protective hoods and the ventilation system therefor.

My inspector says that you have already constructed or installed a bar very close to the rear exit door from the large room, so close that it cannot be permitted to remain there as it obstructs the means of egress. The new door from the smaller room at the rear and on the east side of the building to the large proposed dining room does not swing right to provide for proper exit from the smaller room, the lockset is not correct to permit persons in the smaller room to always pass from the smaller to the larger room and there is no exit light over the door, although the smaller room is apparently being used for a considerable number of drafters to sleep on occasion. There are a number of other particulars covered at some length by my letter of September 30, 1942 in connection with the permit issued October 14th which have not been complied with. It is my belief that you must stop work on all of these preparations and give us a complete layout plan

February 28, 1943

New Chase Hotel
434 Congress Street,
Portland, Maine

Subject: Preparation for opening dining room and kitchen
to serve it in connection with New Chase Hotel at 434
Cong. St., and question of approval of Municipal Officers
on building permit

Attention Mr. Bressler

Gentlemen:

Apparently you are rapidly fitting out the larger room in the first story (formerly used years ago for a dining room but converted since for mercantile uses) to again serve the hotel as a dining room and you are fixing up the kitchen, having installed a restaurant range (permit applied for after the installation had been made, but permit not issued) and provided the fire protective hood and a ventilation system over. Assuming that much of this work has been done because you are unaware of the requirements, it is still for your best interests to get the entire arrangements thoroughly approved by building permits or otherwise before you go any farther.

I am told that you are considering application for the approval of Municipal Officers for a victualer's license and for the state license to sell malt beverages for consumption on the premises.

You will remember last September and October when you were applying for a building permit to provide a certain doorway and to make other minor physical changes that you were told that if these changes involved the proposition of selling malt beverages for consumption on the premises, the approval of the Municipal Officers was required upon the building permit. You said then that your main desire was to provide a restaurant to serve the patrons of the hotel, that for the present application for a beer license would not be made but that you did not wish to prejudice your case by saying that you would not later apply for such a license. Apparently the time has arrived when you now plan to apply for the beer license. On that basis the approval of the Municipal Officers is required upon any building permit necessary to be issued. Even though no more physical changes are required a building permit from this department is necessary before any of the rooms are used for a dining room because such a use constitutes a change from a general use to that of a Minor Assembly Hall. Such a permit would have to be approved by the Municipal Officers before it was issued. Such a permit would have to be applied for on our regular forms, of course, and with the application would have to be filed plans to a definite scale and made by a competent man to show the full situation as regards exits, arrangement of chairs, tables and other equipment generally, location of the range and other fire-actuated appliances in the kitchen, the arrangement of the protective hoods and the ventilation system therefor.

My inspector says that you have already constructed or installed a bar very close to the rear exit door from the large room, so close that it cannot be permitted to remain there as it obstructs the means of egress. The new door from the smaller room at the rear and on the east side of the building to the large proposed dining room does not swing right to provide for proper exit from the smaller rooms, the lockset is not correct to permit persons in the smaller room to always pass from the smaller to the larger room and there is no exit light over the door, although the smaller room is apparently being used for a considerable number of draftees to sleep on occasion. There are a number of other particulars covered at some length by my letter of September 30, 1942 in connection with the permit issued October 14th which have not been complied with. It is my belief that you must stop work on all of these preparations and give us a complete layout plan

February 16, 1943

as proposed. You are required to have a certificate of occupancy from this department before the new dining room is opened and that, of course, cannot be issued unless the law has been complied with.

I find that I am somewhat in error about the permit needed for change of use. While the permit issued in October did not specifically authorize change of use to a Minor Assembly Hall, I believe it is implied and that was your clear intent in making the minor physical alterations indicated in the application for the permit and on the plans. Only the physical alterations included in that permit have been authorized, however, and under that permit the certificate of occupancy from this office is still required before the new use is commenced.

I have no doubt that Mr. Bressler intends to be cooperative and to fully comply with the law, I hope that he will bear in mind, however, that from a large number of somewhat similar experiences, there is no way for you to avoid the preparation of a competent plan showing this entire arrangement.

Very truly yours,

Wich/H

Inspector of Buildings

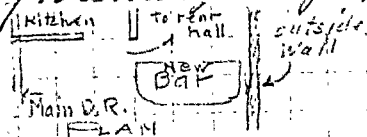
CC: A. Edwin Smith
City Clerk

Dr. Tetreault
Health Officer

Jack J. J. called for letter to Mr. J. J. J. Sept 30, 12

First, Mr. J. J. J. is going ahead quite rapidly to the large front dining room, has tables, chairs etc. in place. Has a bar under construction, kitchen equipment in and fixed up. Range in and connected before permit applied for. Small dining room shown on plan is used by drafters and has 25 or 30 cots in it now. Mr. J. J. J. is going to apply for beer license from March, 13.

Par. 1 of letter - Down hall to outside O.K. except no exit light. Opening between large dining room and rear hall has bar built across it, has a 36" opening but entered by turning right. This hardly seems an acceptable means for emergency exit.



Now down small dining room (now split in by drafters) to large dining room acts as an exit from the small dining room, has been cut but no light. Swing if door to be changed and lock set made operative from small dining room side at all times.

Plan does not show doors from vestibule to street, these are in place and double acting.

Par. 2 - Basement plan shows no doors and is marked self-closing. There are two double-acting doors here, held open by wood brace at this time. In the hallway at the elevator the door has a thumb-bolt lock, this door wants to be always operative from the main vestibule side, there is no exit light.

P. 62/1138-1

October 14, 1942

Martin M. Bressler, Proprietor
New Chase Hotel
434 Congress Street,
Portland, Maine

Subject: Alterations at 434 Congress
Street and conversion of present mercantile
space for use as Minor Assembly Hall for
Restaurant and Kitchen in Connection With Hotel
in the Same Building

Dear Sir:

The Building Code provides (Section 101-c-4) that the approval of the Municipal Officers shall be given upon such a building permit as this relating to "buildings or parts thereof where the sale of beer or alcoholic beverages for consumption on the premises is to be commenced".

You have said to me that your main necessity now is to provide a restaurant to serve your patrons in the hotel and that for the present at least application for a license to sell malt beverages for consumption on the premises will not be made. On the other hand, you say that you may want to attempt to secure such a license sometime later and do not wish to prejudice your case in any way by stating flatly on the application for the permit that the sale of such beverages for consumption on the premises is not to be commenced.

Any outlay which you or anyone else makes under this permit in anticipation of selling such beverages must be made with the full understanding and recognition that issuance of this permit cannot be taken to prejudice in any way the later action of the Municipal Officers of the City of Portland as regards approval or disapproval of the State license for the sale of the beverages.

Very truly yours,

Inspector of Buildings

WACD/R

CC: W. W. Thomas
184 1/2 Middle Street

Harry E. Martin
58 Exchange Street

September 30, 1942

Martin M. Bressler, Proprietor
New Chase Hotel,
434 Congress St.,
Portland, Maine

Subject: Building Permit to Cover Alterations
at 434 Congress St. and Conversion of Former
Dining Room and Kitchen from present Mercantile
Use to Minor Assembly Hall (Sect. 206-a-3 of
Building Code). References as 206-a-5 are to
section and paragraph of Building Code.

Dear Sir:

This letter is addressed to you with a copy to W. W. Thomas, Owner, because it is understood that you, as lessee, are the moving party. While some allowances can be made on account of the former use of this space as dining room and kitchen, it is my belief that the Code requires that means of egress arrangements be made to comply with present requirements for Minor Assembly Halls. This is especially true because you probably will later seek a dance license which must be issued by the Municipal Officers after approval by the Inspection Board of the city.

That I may have a permanent record, showing requirements of the Building Code applying to this proposition are to be complied with, before the permit is issued, as I am required to do, please have the plans revised according to the following and file new prints with all of the information on them printed from the original:

1. The following doorways are considered as means of egress required by law from the assembly spaces: rear stair hall to outside steps; larger dining room to rear stair hall; new doorway smaller to larger dining room; smaller dining room to front hall; larger dining room to front hall; front hall to vestibule; and vestibule to Congress St. Doors in these are required to be no less than 34 inches wide, no less than 6 feet 4 inches high; to swing toward the natural direction of exit from the building; except that from rear stairhall to outside steps, to be equipped with such hardware that any person may pass through in the direction of exit at any time of day or night, merely by turning the usual knob, pressing the usual thumb latch, or some similar act requiring no special knowledge; door from rear stairhall to outside steps to have anti-panic hardware (312-a-3) (206-a-6). All of these doorways except last four listed are to have exit lights over them with letters no less than 4 1/2 inches high showing red or green.

2. Patrons using the men's toilet in the cellar must have some means of egress besides that of going up the front stairs to the first floor front hall. The long corridor leading toward the rear of the building, thence up the rear stairs to the first floor to the rear door from stairhall to outside steps will answer. On this basis there should be shown and provided an exit sign, externally illuminated, letters no less than 6 inches high, over the doorway in this corridor just at the rear of the foot of front stairs, another similar on the wall at the foot of the rear stairs, and sufficient white lights along the corridor to illuminate the way to the rear stairs. It is best to have all of these lights and the exit lights above all on one circuit and controlled by a single switch.

3. The door leading into Men's Toilet at front of basement, the doors leading to Men's and Women's Toilets at rear of basement, the door from the new lobby to new women's dressing room and the door leading from the dressing room to the new women's toilet are all required to be self-closing in the sense that they would be normally closed and kept closed by a suitable closing device. 212-g-2

4. Either you or your agent should come to the office and make the application for the permit over to cover the work actually to be done, and give an estimate of the total cost, including all labor and materials and built-in equipment such as toilet fixtures, pipes, electric wiring and fixtures, hardware etc., the latter despite the fact that permits for their installation are required from other departments of the city. 125-c. Also the paper tracing of the new toilet room in first story should be taken out, printed, and the blue print filed here. It is understood that the gypsum partition in first story is not now to be removed as shown on the application, and that the toilet in first story is not existing as shown. The estimated cost of the work of \$50. shown is obviously incorrect.

5. Obviously you have to outfit the kitchen with a range, perhaps other cooking equipment, a hot water heater and mechanical refrigeration. These appliances require separate permits from this department which are issuable to the actual installer only. All of the fire-actuated appliances may be included in one permit if installed at substantially the same time by the same party. Application for built-in mechanical refrigeration requires a sketch showing system with all controls and the kind of refrigerant to be filed in the records of the Fire Department, the sketch to be intelligible to one not familiar with the situation. The range, frying appliances and the like require an incombustible hood over them to be vented. 601-c-4

With relation to War Production Board Conservation Order L-41, concerning which there are enclosed both to you and the owner a brief of the essential parts of the order applying here, a form letter explaining the relationship of this department to the order, and a post card form to be signed, if you see fit and return. I shall not hold up the permit, everything else being attended to, if you or the owner decline to sign and return the card, but this method has been adopted to impress upon those responsible for such jobs that I feel compelled to report them (the jobs) to the War Production Board in Washington as probably being in violation of the order unless special permission has been secured before the job is started.

It is my belief that this job could hardly be classified as residential construction but would likely come under the sixth paragraph of the brief. There may be question as to whether the cost of kitchen equipment is to be included, but hardly any but what the electrical work and plumbing would be included. After all I would only be notifying the W.P.B. that the job is going ahead, and if you are in compliance with the order you have nothing to fear. It is my belief that you would be in a better position, however, if you explained the proposition to W.P.B. and asked permission to start. Then if you should discover later that priorities, say for electric wiring or fixtures, are needed, you can apply without embarrassment and without the likelihood of being held up in the midst of the work. I acknowledge your message that you have phoned some local board and have been told that as long as you used second-hand materials, they did not care how much you spent. Perhaps you have the right answer, but that is not the way I understand the conservation order.

CC Mr. E. W. Thomas (with enclosures) Very truly yours,

184 1/2 Middle

Mr. Albert R. Farrington,
178 Dartmouth

Mr. Harry E. Martin,
56 Exchange

(1,2,3,4) Warren Mc Donald,
Inspector of Buildings.

for the purposes of large dining room and kitchen
as on Farrington plan of September, 1942, small
dining room not included and not to be used for
sleeping quarters; standard exit lights to be fur-
nished when procurable.

Farren McDonald
Inspector of Buildings

Dear Sir:

Having a full understanding of the application of
FEDERAL WAR PRODUCTION BOARD CONSERVATION ORDER L-41 to the
construction work which I propose at 434 Congress St.
in the City of Portland, I DESIRE THAT YOU ISSUE THE
BUILDING PERMIT to cover that work.

Martin M. Bessley
Asst. Chief Clerk

RECEIVED
OCT 8 - 1942
DEPT. OF JUSTICE
CITY OF BOSTON

THE REVERSE OF CARD IS FOR ADDRESS



Warren McDonald
Room 21, City Hall
Portland, Maine

File with application

ALBERT R. FARRINGTON
ARCHITECT

178 DARTMOUTH STREET
TEL. PREBLE 1793

FOR MAIL ADDRESS
178 DARTMOUTH STREET
WOODFORDS, PORTLAND, MAINE

PORTLAND, MAINE,

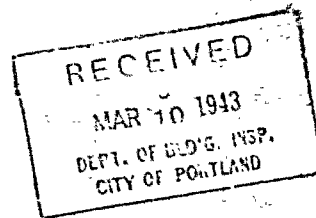
Mar 8 43

Dear Mr. McDonald,
Thank you for not bothering me
about the Federal St. Anne's & Chase House
while I was in the hospital.

I will now try to make these sketches
into plans, the best I know how.

Yours truly,

Albert R. Farrington





APPLICATION FOR PERMIT

GENERAL BUSINESS ZONING PERMIT No. 1412

Class of Building or Type of Structure Second Class

OCI 14 1942

Portland, Maine, September 14, 1942

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 137 Congress Street Within Fire Limits? Yes Dist. No. 1
Owner's or Lessee's name and address W. W. Thomas New Chase Hotel, 137 Congress Street Telephone
Contractor's name and address Donald Currie, 1695 Broadway, Co. Portland Telephone
Architect Plans filed yes No. of sheets 3
Proposed use of building Hotel No. families
Other buildings on same lot
Estimated cost \$ 41,180

Description of Present Building to be Altered

Fee \$ 50 add

Material brick No. stories 6 Heat Style of roof Roofing
Last use Hotel No. families

General Description of New Work

To cut in new door between existing lobby and dining room, first floor.
To remove 21' of gypsum block partition, non-bearing, separating existing lobby from dining room.
To provide vestibule for existing ladies toilet on first floor.
9/25/42

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? no
Is any electrical work involved in this work? Height average grade to top of plate
Size, front depth No. stories Height average grade to highest point of roof
To be erected on solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Kind of hear 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

Signature of owner Thomas J. Jettison
INSPECTION COPY Healok Officer

Signature of contractor Donald Currie



APPLICATION FOR PERMIT

Permit No. 41241

Class of Building or Type of Structure Refrigeration

Portland, Maine, March 16, 1942 MAR 22 1942

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 121 Congress Street Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address New Chase Hotel, 121 Congress St. Telephone
 Contractor's name and address Central Maine Co., 113 Congress St. Telephone 2-7411
 Architect Plans filed with Fire Chief No. of sheets
 Proposed use of building Hotel No. families
 Other buildings on same lot Fee \$ 1.00
 Estimated cost \$ 672

Description of Present Building to be Altered

Material brick No. stories 5 Heat Style of roof Roofing
 Last use Hotel No. families

General Description of New Work

To install refrigeration equipment

a.k. 3/24/43.022

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
 Size, front depth No. stories Height average grade to highest point of roof
 To be erected on solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom 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

Signature of owner, By Central Maine Power Co.

D. A. Fisher

INSPECTION COPY FOR THE DEPT.

Permit No 43/241

Location 434 Congress St.

Owner New Chase Hotel

Date of permit 3/22/43.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 3/24/42. JTC

Cert. of Occupancy issued

Range 43/225
A/T. 42/1193

NOTES



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
0225

Permit No.
10-16-1933

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

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 131 Congress Street Use of Building Hotel No. Stories 5 New Building
Name and address of owner of appliance New Chase Hotel Telephone 2-9321
Installer's name and address Portland Gas Light Co., 5 Temple Street
General Description of Work

To install gas range and broiler

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no If not, which story 1st Kind of Fuel gas
Material of supports of appliance (concrete floor or what kind) concrete
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 11
from top of smoke pipe 5' from front of appliance no woodwork from sides or back of appliance woodwork
Size of chimney flue 12x18 Other connections to same flue none
Food existing over appliances

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____
Amount of fee enclosed? 2.50 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Portland Gas Light Co.

INSPECTOR'S COPY W. L. Sullivan M.D.
Thalib H. H. H.

Signature of Installer By Carl M. Morgan 3947D

Permit No. 431226
Location 434 Congress St.
Owner New Chase Hotel
Date of Permit 3/16/43.
Post Card sent _____
Notif. for insp. _____

Approval For issued 3/24/43 CJC
911-441193
Oil burner check list (date)
Refig. 4/3/44

1. Kind of heat gas range
2. Label
3. Anti-siphon
4. Oil storage
5. Tank Distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigi lit
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTES

[illegible]

WRITTEN ~~AF~~SENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 434 CONGRESS ST IN PORTLAND, MAINE

I, William W. Thomas - - - - -, being the owner of the
premises at 434 Congress Street - - - - in Portland, Maine hereby give
consent to the erection of a certain sign owned by Martin M. Fressler
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

And in consideration of the issuance of said permit the
undersigned, owner of said premises, in event said sign
shall cease to serve the purpose for which it was erected or shall become
dangerous and in event the owner of said sign shall fail to remove said sign
or make it permanently safe in case the sign still serves the purpose for
which it was erected, hereby agrees for himself ~~on itself~~, for his heirs,
~~the undersigned~~, and his ~~co-owners~~ assigns, to completely remove said sign
within ten days of notice from said Inspector of Buildings that said sign
is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this
consent and agreement this ninth day of January, 1942.

Andrew McDonald
Witness

William W. Thomas
Owner

OK
for



GENERAL BUSINESS ZONE

PERMIT ISSUED
0067

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Permit No. 1912

Portland, Maine, January 12, 1912

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 131 Congress Street Within Fire Limits? yes Dist. No. 1

Owner of building to which sign is to be attached William W. Thores

Name and address of owner of sign New Chase Hotel Telephone 2695

Contractor's name and address United Neon Display, 27 Monument St.

When does contractor's bond expire? January 1912

Information Concerning Building

No. stories 6 Material of wall to which sign is to be attached brick

Details of Sign and Connections

Electric? yes Vertical dimension after erection 4' Horizontal 6'

Weight 375 lbs. Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material metal

No. rigid connections 4 Are they fastened directly to frame of sign? yes

No. through bolts 2 Size 3/4" Location, top or bottom top

No. guys see plan material cable Size 7/16"

Minimum clear height above sidewalk or street 12'4"

Maximum projection into street 6'9" Fee \$ 1.00

Signature of contractor United Neon Display

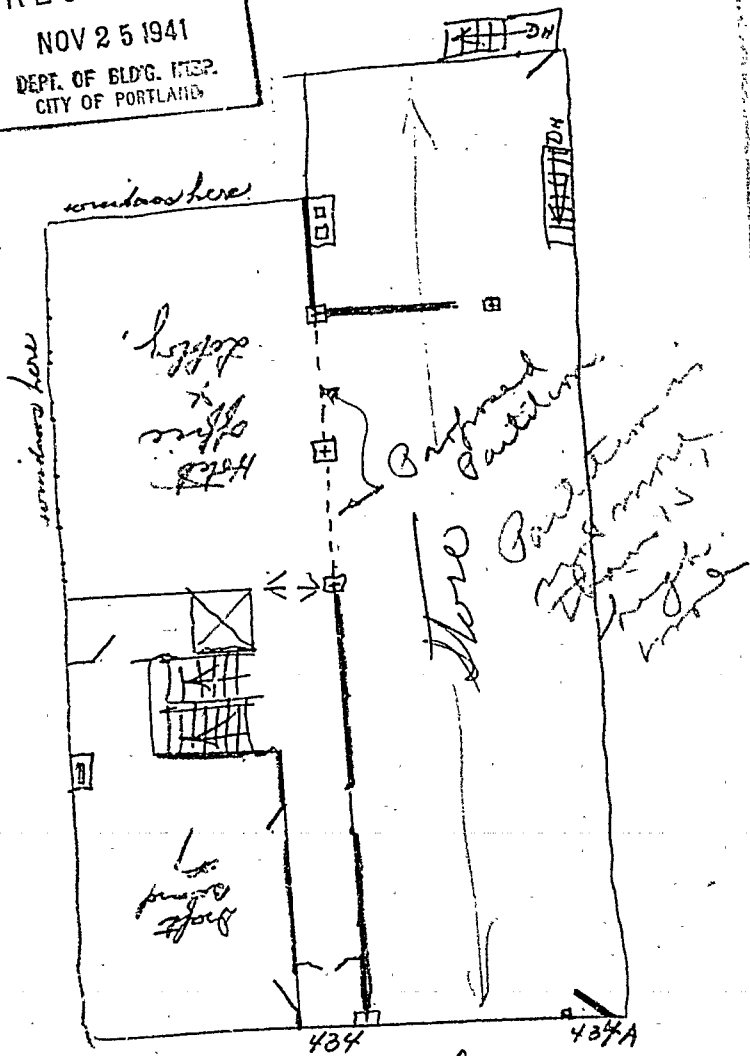
INSPECTION COPY

Permit No. 42/67 ^P
Location 434 Congress St.
Owner New Chase Hotel
Date of permit 1/21/42
Sign Contractor _____
Final Inspn. 2/5/42 MR

NOTES

1/21/42 Ready for work by 11 AM.
Shop 1234 1/23/42

RECEIVED
NOV 25 1941
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND



FOR
Congress St.

11/20/41
W. W. T
By A MCD

Portland, Maine, November 25, 1941

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 43 1/2 Congress Street Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address W. W. Thomas, 154 1/2 Middle St. Telephone 2-9352
 Contractor's name and address E. L. Thmscombe, 31 Spruce St. Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building Stores, Offices and hotel No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 150. Fee \$ 1.00

Description of Present Building to be Altered

Material brick No. stories 6 Heat _____ Style of roof _____ Roofing _____
 Last use _____ Stores, Offices and Hotel No. families _____

General Description of New Work

To provide new 25' 4" hollow tile wall (plastered on both sides) to divide store from hotel lobby and office *1st floor*

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 _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ 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 3 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? _____

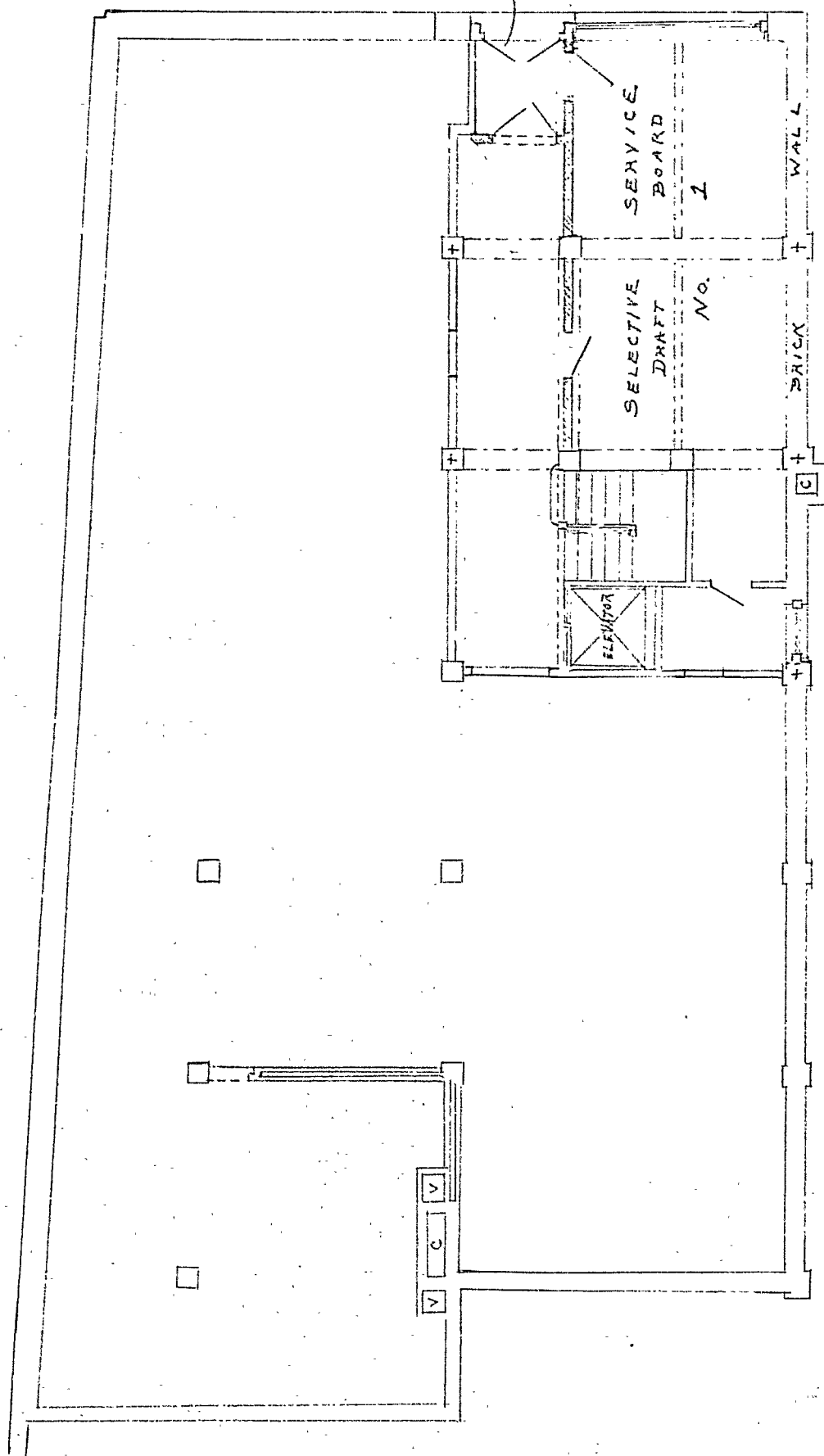
Miscellaneous

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 W. W. Thomas

Signature of owner By Andrew Mc Donald

INSPECTION COPY

[illegible]



434 CONGRESS ST.
OWNERS: W. W. THOMAS, ET AL.

SCALE 1/8" = 1' 0"

ADDITIONS IN RED

WALLS - GYPSUM BLOCK WALLS PLASTERED

11/7/40 AMED.

RECEIVED
NOV 7 1940
DEPT. OF CLV. BLDG.
CITY OF PORTLAND



APPLICATION FOR PERMIT

Permit No. 1806

Class of Building or Type of Structure First Class

NOV 7 1940

Portland, Maine, November 7, 1940

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 434 Congress Street Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address W. W. Thomas, et al, 18 1/2 Middle St. Telephone 2-9858
Contractor's name and address Donald Currie, 1695 Broadway So. Portland Telephone _____
Architect _____ Plans filed yes No. of sheets 1
Proposed use of building Offices No. families _____
Other buildings on same lot _____
Estimated cost \$ 200. Fee \$.75

Description of Present Building to be Altered

Material brick No. stories 6 Heat _____ Style of roof _____ Roofing _____
Last use Hotel and Offices No. families _____

General Description of New Work

To put in new 27' gypsum block partition, (lengthwise) to use former lobby and office space for office and public corridor to second floor which will ~~not~~ be used for offices
To remove existing front entrance door 6', making the doors to swing outward

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

CERTIFICATE OF QUALITY
FOR BUILDING WORK

Is any plumbing work involved in this work? _____
Is any electrical work involved in this work? _____ Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ 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

Signature of owner

W. W. Thomas, et al

INSPECTION COPY

By

T. McDonald, Agent



AMENDMENT TO APPLICATION FOR PERMIT

Original Permit No. 18/1058
Amendment No. 1

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, August 24, 1933

The undersigned hereby applies for an amendment to Permit No. 18/1058 pertaining to the building or structure contemplated in the original application 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 464 Congress Street Ward 7 Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address H. B. Thayer, 184 Middle Street

Contractor's name and address F. B. MacCall, 285 Riverside Street, Dear

Plans filed as part of this Amendment No. of Sheets

Increased cost of work Additional fee \$25

Description of Proposed Work

To demolish one story frame addition 8' x 8' on rear of building

Approved

Signature of Owner

H. B. Thayer
H. B. Thayer

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, July 14, 1938 JUL 14 1938

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 454 Congress Street

Owner's or Lessee's name and address E. H. Thomas, et als, 1845 Middle St. Within Fire Limits? yes Dist. No. 1
Contractor's name and address Owner Telephone 2-9853

Architect _____ Telephone _____

Proposed use of building Offices, first floor, remainder vacant Plans filed no No. of sheets _____

Other buildings on same lot _____ No. families _____

Estimated cost \$ 150. Fee \$.75

Description of Present Building to be Altered
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Last use Hotel No. families _____

General Description of New Work

To remove non-bearing gypsum block partitions (curtain walls) in first floor to make the two dining rooms and kitchen into one large room for offices purposes.
To close up existing skylight 5 1/2' x 12' with angle iron and cover with No. 16 gauge corrugated metal

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? _____ Height average grade to highest point of roof _____
Material of foundation _____ earth or rock? _____
Material of underpinning _____ Thickness, top _____ bottom _____ cellar _____
Kind of Roof _____ Rise per foot _____ Height _____ Thickness _____
No. of chimneys _____ Material of chimneys _____ Roof covering _____
Kind of heat _____ Type of fuel _____ of lining _____
Framing Lumber—Kind _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____ 2nd _____ 3rd _____ roof _____
On centers: 1st floor _____ 2nd _____ 3rd _____ roof _____
Maximum span: 1st floor _____ 2nd _____ 3rd _____ roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Signature of owner E. H. Thomas, et als
Andrew MacDonald

CITY OF PORTLAND, MAINE
ELEVATOR INSPECTION
1-24

Bldg. No. 24 Block H Sheet 1 of 1

Location of Bldg. 434 CONGRESS ST.

Owner ELIAS THOMAS, WM. W. HELEN T. PAYSON

Occupant VACANT

Inspection by A. KEITH Date 2-12-37

Formal Complaint No. Date

Letter sent without complaint

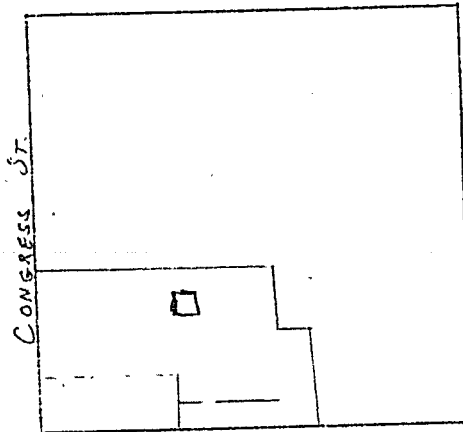
Building Data

Mat'l outside walls BRICK Int. Frame STEEL

No. stories 6 Style of Roof FLAT

No. elev. in bldg. Passenger 1 Freight

Location of Elevator on Street Floor
Shown Below



St. Ave.

This report for 1 identical elevators

Elev. Man'f'r PORTLAND CO. (check

Use of elev., Pass 1 Frt. Comb'n. which

No. stops 7 Bsmt, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

Shaftway

Open? ✓ Hatch doors, Auto. Non-auto

Gates, auto. Semi-auto. Hand ✓

Enclosed? ✓ Mat'l. of enclosure MASONRY

Fire Doors Normally closed ✓ open

Are enclosure doors interlocked?

Height enclosure, full story ✓ what ht.

Elevator Machinery

Type of Power ELEC

Type of Machine WORM-GEARED

Location of Machine BASEMENT

Material of Supports STEEL of Guides STEEL

Material of cables STEEL

No. cables, hoisting 4 counterweight 4

Type of brakes ELEC

Has elev. following safeties: Governor ✓

Car Safety ✓; Elect. Brakes ✓; Auto. Ter-

минаl Stops top & bottom ✓; Slack Cable

Stops ✓; Safety Floor Stops ✓

Remarks: (note defects, if any)

Elevator Car

Platform Dimensions 4 1/2 x 5 Capacity

Mat'l. of Encl. STEEL No. sides encl. 3

Height of enclosure ✓ No. entrances 1

Type of gates or doors HAND

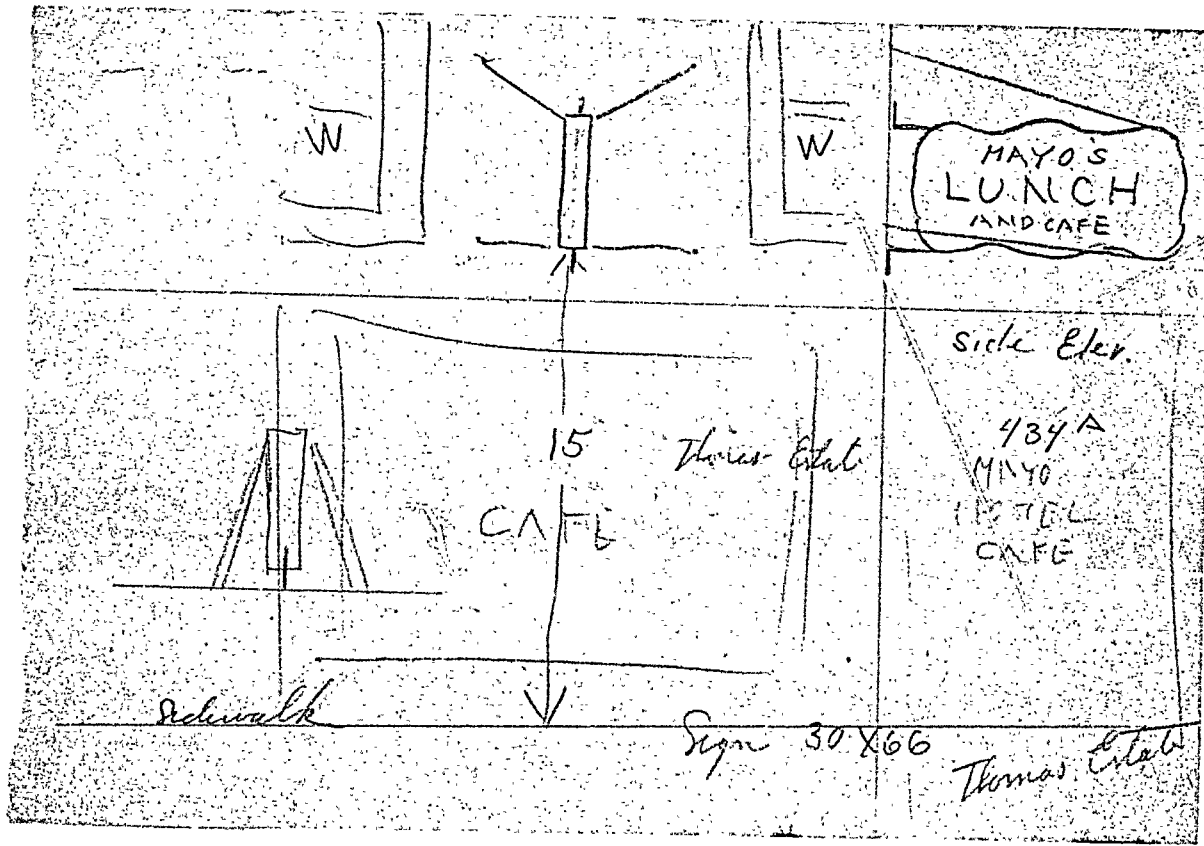
Are they interlocked?

Have they auto-closing device?

Type operation, Push-Button Operator HAND

Any emergency exit? ✓

Remarks: (note defects, if any)





(G) GENERAL BUSINESS SIGN

PERMIT ISSUED
0920

Permit No.

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, June 20, 1932

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 454A Congress Street Ward 4 Within Fire Limits? yes D No. 1
Owner of building to which sign is to be attached W. F. Thomas 184 1/2 Middle St.
Name and address of owner of sign Hotel Mayo 454A Congress Street
Contractor's name and address Flynn The Painter 248A Middle St. Telephone 1065
When does contractor's bond expire? May 1935

Information Concerning Building

No. stories 5 Material of wall to which sign is to be attached brick

Details of Sign and Connections

Electric? yes Vertical dimension after erection 72" Horizontal 66"
Weight 68 lbs., Will there be any hollow spaces? no yes Any rigid frame? yes
Material of frame angle iron No. advertising faces 2 material galvanized metal
No. rigid connections 2 Are they fastened directly to frame of sign? yes
No. through bolts no Size 1/2" Location, top or bottom top
No. guys 4 material galvanized iron cable Size 5/8ths"
Minimum clear height above sidewalk or street 15'
Maximum projection into street 2'

NOTIFICATION BEFORE LAUNCHING
OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Fee \$ 1.00

SIGNED Signature of contractor By

Flynn The Painter

INSPECTION COPY

Oliver T. Sanborn

CHIEF OF FIRE DEPT.

7732

Permit No. 32720
Location 434 Congress St
Owner Hotel Waldorf
Date Permit 7/1/32
Sign Contractor
Final Inspn. 7/2/32

NOTES
7/2/32 Sign up as per

OVER PUBLIC SIDEWALK OR STREET
APPLICATION FOR PERMIT TO ERECT SIGN

Inspection Copy	
1. Name of applicant	
2. Address of applicant	
3. Name of contractor	
4. Address of contractor	
5. Description of work	
6. Date of work	
7. Name of inspector	
8. Address of inspector	
9. Date of inspection	
10. Name of city engineer	
11. Address of city engineer	
12. Date of city engineer's approval	
13. Name of city clerk	
14. Address of city clerk	
15. Date of city clerk's approval	
16. Name of city treasurer	
17. Address of city treasurer	
18. Date of city treasurer's approval	
19. Name of city auditor	
20. Address of city auditor	
21. Date of city auditor's approval	
22. Name of city assessor	
23. Address of city assessor	
24. Date of city assessor's approval	
25. Name of city collector	
26. Address of city collector	
27. Date of city collector's approval	
28. Name of city comptroller	
29. Address of city comptroller	
30. Date of city comptroller's approval	

June 11, 1931

Mr. F. L. Hutchins
184 1/2 Middle Street
Portland, Maine

Dear Sir:

Replying to your inquiry of June 9th concerning the use of a revolving door to be put in the Hotel Mayo at 434 Congress Street, the Section of the Building Code pertaining to hotels and tenement houses is silent upon this subject. In the case of mercantile buildings, the Building Code provides that no such revolving doors shall be counted as a required means of egress from a building, and that if used where likely to be used as a means of egress, the doors shall be of the collapsible anti-panic type.

It is doubtful if the Building Code forbids such an installation. However, under the State Law, the Board of Fire Engineers of which Chief Sanborn is the head, is designated as the authority to determine upon the adequacy of means of egress in such buildings. I would suggest therefore that you get his opinion upon this subject. If he approves the installation, and you decide to go ahead with the work, a building permit from this Department will be required if the size of the existing opening is changed.

Very truly yours,

Inspector of Buildings.

FM/HC



APPLICATION FOR PERMIT TO BUILD

CLASS BUILDING

Portland, Maine, _____ 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to build, according to the following specifications, the Laws of the State of Maine, and the Building Ordinance of the City of Portland:

Location _____ Ward _____ Within Fire Limits? _____

Owner's name and address? _____

Contractor's name and address? _____

Architect's name and address? _____

Proposed occupancy of building (purpose)? _____

No. families? _____ apartments? _____ lodgers? _____

Size, front? _____, depth? _____, No. stories? _____, height, average grade to highest point of roof? _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation? _____ Thickness, top? _____ bottom? _____

Material of underpinning? _____ over 4 ft. high? _____ thickness? _____

Kind of roof (pitch, hip, etc.)? _____ Kind of roofing? _____

Kind of heat? _____ Material of chimney? _____, of lining? _____

Size of Framing Members

Corner posts? _____ Sills? _____ Rafters or roof beams? _____ on center? _____

Material and size of columns under girders? _____ on center? _____

Ledger board used? _____ Size? _____ Studs (outside walls and carrying partitions) 2 x 4 16" O. C.

Girders 6" x 8" or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts will be all one piece in cross section.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

Verbal in person
By telephone

Date

6/9/31

Location 434 Congress St.

Made by F. L. Hutchins 184 1/2 Middle St

Inquiry-1 Can remodeling done be put in
on Congress St.?

2

3

Answer-1

Call her Mr Roberts 7-977

1. See letter attached
MWD

3

Reply by

DMW

MP1402



(G) GENERAL BUSINESS ZONE

PERMIT ISSUED

Permit No. 0955

JUN 5 1931

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, June 5, 1931

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 434 Congress Street Ward 4 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address F. E. Thomas, 184 Middle St. Telephone 877
Contractor's name and address Owner Telephone _____
Architect's name and address John P. Thomas
Proposed use of building Hotel No. families _____
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 50 Fee \$.50

Description of Present Building to be Altered

Material brick No. stories 6 Heat _____ Style of roof _____ Roofing _____
Last use Hotel No. families _____

General Description of New Work

To enlarge opening (archway) into rear office, setting 4" channel over about 18", and putting in 4" I-beam for support

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED.
NOTIFICATION BEFORE LATHING
OR CLOSING-IN 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? _____
Material of foundation _____ Thickness, _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-10" 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 are observed? yes

INSPECTION COPY

Signature of owner F. E. Thomas

Ward 4 Permit No. 31/955

Location 434 Congress St.

Owner H. H. Thomas

Date of permit 6/5/31

Notif. closing-in

 closing-in

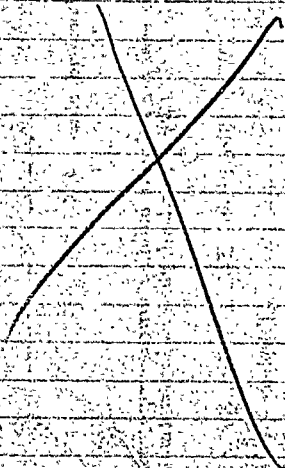
Final Notif.

Final Inspn. 6/12/31

Cert. of Occupancy issued None

NOTES

6/12/31 - 7 Work done





Original Permit No. 12 1981
Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, June 12, 1931

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 51/255 pertaining to the building or structure comprised in the original application 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: 424 Congress Street Ward 4 With the Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address R. W. Thomas, 184 1/2 Middle St. P. 977

Contractor's name and address Owner - John P. Thomas

Plans filed as part of this Amendment 2 No. of sheets 4

Description of Proposed Work

To remove 8' non-bearing vestibule partition and doors, first floor

Signature of Owner

R. W. Thomas
per G. W. Holman

Approved

Approved

Chief of Fire Department

Commissioner of Public Works

INSPECTION COPY

Inspector of Buildings
Fee 25¢

5572A



APPLICATION FOR PERMIT

Permit No. 0965
JUN 8 1931Class of Building or Type of Structure Second-Class Sign

Portland, Maine, June 5, 1931

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 434 Congress Street Ward 4 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Hotel Mayo, 434 Congress St. Telephone _____
Contractor's name and address G. C. French Sign Co. 14 Free St. Telephone P 4248
Architect's name and address _____
Proposed use of building _____ No. families _____
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ _____ Fee \$ 1.00

Description of Present Building to be Altered

Material brick No. stories 6 Heat _____ Style of roof flat Roofing T & G
Last use _____ Store and hotel No. families _____

General Description of New Work

To erect illuminated sign 3' x 8' on roof of building - all metal construction

2x4 or 2x6 sleeper with lag screw thru roof

It seems to me that at least a 4x6 should be used and the bolts should be set in the roof with nut & washer on inside.
It is understood that this permit does not include installation of heating apparatus which is to be taken care of by the heating contractor.

NOTIFICATION BEING GIVEN
OR CLOSING BEING GIVEN
CERTIFICATE OF OCCUPANCY
IS WAIVED.

Details of New Work

Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Hotel Mayo
By G. C. French Sign Co.
Signature of owner *G. C. French*

Ward 4 Permit No. 31/965

Location 434 Congress St.

Owner Hotel Noyes

Date of permit 6/6/31

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 8/31/31

Cert. of Occupancy issued None

NOTES

8/31/31 - Sign on roof
appears to be old
one newly painted
a.g.s.

