

AP - 562 Congress St.
Installation of temporary heating for part of the
Faxter Block

October 19, 1955

Fels Company
42 Union Street

Artlon Corp.
c/o Christos Pachios
477 Congress St.

Gentlemen:

Permit for the above work is issued to the Fels Co. subject to the following conditions. If these are not understood, or, if you are unable to comply with them, please refrain from starting the installation and contact this office with more information.

It is understood that the boiler and bill burning equipment are to be installed in the present boiler room, and, although it is a more or less temporary installation to heat a part of the building until such time as the permanent heating equipment may be installed, all requirements as to pipe, shut-off valves, etc. are to be complied with as though it were a permanent installation.

Very truly yours,

WHD/H

Inspector of Buildings

STEVENS AND SAUNDERS
ARCHITECTS
187 MIDDLE STREET • PORTLAND 3, MAINE

Members of the American Institute of Architects
JOHN HOWARD STEVENS
JOHN CALVIN STEVENS 2ND
JAMES COOPER SAUNDERS

October 7, 1955


Mr. Warren McDonald
City Hall
Portland 3, Maine

Re: Baxter Building
Structural Steel Design

Dear Warren:

Relative to your conversation with John Calvin requesting a statement of design from J. F. Rand and Son's structural engineers, please be advised that while certain personnel in Rand's office have from time to time made suggestions modifying our design, all such modifications have been made with the full understanding and approval of Burt Brown, our structural engineer. Accordingly, we feel that his statement of design is sufficient for the project.

Sincerely yours,


James C. Saunders
STEVENS AND SAUNDERS

JCS/mf



MEMORANDUM ON SEPTEMBER 22, 1955 CONCERNING MEANS OF EGRESS IN
CONNECTION WITH THE ALTERATIONS OF THE BAXTER BLOCK
AT
562 CONGRESS ST.

Copies to: Messrs. Pachios, Pappas,
Stevens and Saunders, and
Chief Marr, and extra copy
to Mr. Pachios and Stevens
& Saunders for dealing with
Telephone Co.

Present were Messrs. Pachios and Pappas for the owners, Saunders and
Ward for the architects, Marr and McDonald for the city.

In the interests of brevity, the section of each floor nearer Oak St.
will be referred to as east section, that farther from Oak St. as west section,
the stairway nearer Congress as stairway A, stairway in main corridor nearer
Free St. as B, and the existing enclosed stairway as C.

Display of further revised plans established that stairway B (it is to
run from third to ground floor only) is proposed to be enclosed with masonry walls
of 2-hr. fire resistance with labelled Class B self-closing fire doors at every
opening in enclosure, limitations of space are such that persons using the stair-
way as an exit would have to traverse the corridor to get from one flight to the
next.

We of the City raised the following objections:

1. Since the stairways are all so close to the center of the longer di-
mension of the building, and, therefore, all persons at the extremities of east and
west sections would have to proceed toward the center of the longer dimension of the
building to reach any stairs, extra provisions should be made for their safe pas-
sage to at least one stairway despite the sprinkler system.

2. The arrangement of partitions and hallways are such that persons in
either section of 3rd to 5th floors (Tel. Co. occupancy) would be compelled to pass
through intervening rooms rather than hallways to reach stairway C, if the central
corridor or stairway A should become impassable.

3. The arrangement of partitions, doors and doorways closely around stair-
way C is such that no obvious and easy way of reaching door to stairway enclosure
is in evidence or capable of marking for exit--especially for persons in west sec-
tion.

4. Double swinging fire doors in corridor fire shield partitions cannot
be labelled and do not make a good fire or smoke stop.

Tentative conclusions (it may appear that some of these are due to my
own thinking since the conference. They are put down to crystallize future action).

5. Rearrangement of partitions, doorways and omission of doors will be
made, so that a branch corridor at least 4 feet wide without swinging doors ob-
structing that width, as directly as possible to door to enclosure of stairway C,
will be provided from the Free St. end of main corridor.

6. Interconnecting doors, between rooms in both east and west sections,
necessary to traverse to reach stairway C in case main corridor and stairway A
may be impassable will be equipped with what we term vestibule latchesets--such
that at any time any person may open or doors to travel toward stairway C merely

Baxter Block Conference (2)

by turning the usual knob without requiring a key or any special knowledge.

7. The fire and smoke shield partitions shown in main corridor will be changed in location so as to be as close as practicable to the Congress St. side of the branch corridor described above. A single self-closing Class C labelled swinging fire door no less than 3 feet wide will be provided in the fire and smoke shield partitions, no locks.

8. Check is to be made on width of stairway C. If at least 44" wide full length, stairway A may be 3'-8" wide and stairway B ~~the same~~. If found to be less than 40" wide further conference will be necessary.

9. The question as to whether the interconnecting doorways for reaching stairway C shall be marked for exit, was left in abeyance.

10. Check is to be made of width of doorways leading to enclosure of stairway C and from it to the outside at ground floor. Doorways leading to enclosure are to be at least as wide as the stairway, and door to Free St. at least 3'-6". Swing of all doors to favor exit without obstructing stairs and without swinging over step-down or public sidewalk.

11. Instead of the masonry 2-hour walls for new stairway enclosures with self-closing labelled Class B fire doors at every opening (requested by the tenant), it was apparent that our Code allows one-hour partitions of any incombustible material with self-closing Class C fire doors. The significance of this is that the masonry walls are to be supported on steel at each floor level which makes it difficult if not impossible to provide 2-hour fire resistance at each floor construction which is really the most vulnerable part. The question as to whether this steel would have to be fireproofed on the basis of supporting masonry walls is left in abeyance, but certainly this construction would have to afford at least one-hour protection of the stairs against the combustible floor framing, which plaster against the steel on the stairway side only would not do. If minimum Code construction were used, the supporting partitions of A would extend continuously from ground floor to top, being protected on both sides at floor construction. In that case the fire doors could have large panels of wire glass to provide vision and prevent accident.

12. Upon further consideration, if desired, stairway B may be enclosed only in the lower story in which each flight occurs, leaving the well open at each story at top of flight, fire door to be as far from bottom riser as stair is wide, and sprinkler system adjusted accordingly.

13. Fire shield partitions may be one-hour resistance but no combustible material and doors Class C, self-closing with wire glass panels.

14. It was disclosed that suspended plastic ceilings are to be used with sprinkler heads above and below. In this connection interior partitions (not corridor partitions, including the proposed branch corridor) will be acceptable using wood studs and non-burnable wall board on both sides provided the incombustible covering is extended upwards to existing ceiling to provide fire stop between partitions and space between old and new ceilings. Corridor partitions, including branch to exclude burnable materials except trim.

Warren McDonald
Inspector of Buildings

written 9/27/55

September 21, 1955

ALTERATIONS TO LEXTER BUILDING - PORTLAND, ME

FROM THE ARCHITECT'S OFFICE

The Baxter Building is a six story structure fronting on Congress, Oak and Free Streets. Interior columns of cast iron and steel between 19'-0" and 20'-0" on centers both ways extend from basement foundations to the roof, with steel beams between columns carrying timber floor beams and plank floor. The exterior masonry walls are carried on steel beam spandrels which bear on masonry piers about 20'-0" on centers. These masonry piers also carry steel floor beams in the bays adjacent to the exterior walls.

The exterior wall piers from the street to the second floor are about 2'-6" wide and 20" deep, polished granite on Congress Street and brick masonry on Free Street.

In connection with the proposed alterations, it is planned to replace three granite piers on Congress Street and one brick masonry pier on Free Street with fireproofed Lally Columns, as shown on the Architects' drawings. In addition the existing circular granite columns at the corners of the building are to be replaced by fireproofed Lally Columns.

The corner columns previously carried circular masonry cupolds which have been removed. In order to remove the granite columns it will be necessary to shore up the second and third floor spandrels bearing on the present columns, using vertical shores and posts. With the spandrels supported on the shores, the granite corner columns can be removed and new fireproofed Lally columns installed.

It is planned to remove three granite piers on Congress Street from the sidewalk to the second floor including an existing 6" thick granite cap on which the second floor spandrels and floor beams bear.

The method of shoring to remove these piers is shown on the accompanying sketch and is as follows:

- (1) Shore up second floor wall spandrels and floor beams
- (2) Cut 6" wide by 11" deep notches in existing piers just above second floor on each side of pier.
- (3) Install 1-12" I50 about 8'-0" long in each notch as needle beams.
- (4) Install cribbing in basement and on sidewalk to spread the load.
- (5) Set up vertical shores on cribbing under needle beams and jack up, keeping shores under spandrels and floor beams tight.
- (6) Remove granite piers and install fireproof Lally columns.

The same procedure will be used to remove one brick pier on Free Street.

Note that all shoring will be vertical with no unbalanced horizontal components from the shoring.

See accompanying sketch.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, Aug. 29, 1955

PERMIT ISSUED
01450

AUG 29 1955

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE:

The undersigned hereby applies for a permit to ~~alter~~ ^{remove} ~~the following building~~ ^{work} 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 562 Congress St. Within Fire Limits? yes Dist. No. 1
Owner's name and address Baxter Building, Inc., c/o Christos Factors Telephone
Lessee's name and address Prudential Life Insurance Co., 477 Congress St. Telephone
Contractor's name and address J. F. Rand & Son, 57 Sudbury St., Boston, Mass. Telephone
Architect Specifications Plans no No. of sheets
Proposed use of building stores and offices No. families
Last use store No. families
Material brick No. stories 6 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ Fee \$.50

General Description of New Work

ADVANCE PERMIT #2

To remove the ceiling lath and ^{fur} ~~work~~ ^{ring} only from the area over second story bounded by Columns A, 41 to 8 Incl. and Columns G1 to 8 Inclusive.

Receipt of this permit is without prejudice to file plans of the building to be the subject of general construction permit.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO J. F. Rand & Son, 562 Congress St.

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
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor , 2nd , 3rd , roof
On centers: 1st floor , 2nd , 3rd , roof
Maximum span: 1st floor , 2nd , 3rd , roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

Miscellaneous

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

Baxter Building, Inc.
J. F. Rand & Son

INSPECTION COPY

Signature of owner by:

C16-254-1M-Marks

Carl A. Bergstrom

Permit No. 55/1440

Location 562 Congress St.

Owner Baxter Building Inc.

Date of permit 8/29/55

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, Aug. 24, 1955

PERMIT ISSUED

01318
OCT 7 1955

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~the following building~~ ~~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 562 Congress St. Within Fire Limits? yes Dist. No. 1
Owner's name and address Baxter Building, Inc., C/o Christos Pacios, Telephone
Lessee's name and address Prudential Life Insurance Co., 177 Congress St. Telephone
Contractor's name and address J. F. Rand & Son, 57 Sudbury St., Boston, Mass. Telephone
Architect Specifications Plans yes No of sheets P
Proposed use of building Retail stores, first floor and offices in other stories No. families
Last use " No. families
Material brick No. stories 6 Heat Style of roof Roofing
Owner building on same lot
Estimated cost \$ 600,000. Fee \$ 150.

General Description of New Work

To alter the building throughout as per plans and specifications.
(This application at time of filing has with it only sufficient plans and specifications to explain proposed encroachments projecting over or beneath public sidewalks for the purpose of getting consideration of the Board of Municipal Officers as to approval of the permit including such encroachments.)

LIMITED PERMIT ISSUED 10/7/55 AS PER LETTER OF EVEN DATE.

Before issuance of this general construction permit is expected, complete plans and specifications will be filed for checking against Building Code requirements, including a description of the class of use to which each separate part of the building is to be put.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO J. F. Rand & Son

Details of New Work

Permit Issued with Letter

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
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

Miscellaneous

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

Baxter Building, Inc.
J. F. Rand & Son

Signature of owner by:

Carl A. Bergstrom

INSPECTION COPY

U-629-1M-Mark

NOTES

8/10/15 - In Bell shop, he does
on doors to be checked hand-
made window on door and
the door of this Bell shop
- 11th floor - in the
basement of the Bell shop
- Check all to door in the
in building, it is the Bell
8/17/15 - In Bell shop not found
Bell shop same as above 8/10/15
- Over

8/27/15 - Bell shop - All
OK except window possible
will be used for a couple of
days, not of finished
in this house.

— But for window in basement
of the house - What door
in all on second floor - 2nd
floor entrance - Over

9/20/15 - Called Bell shop about
about opening for window
to lower building on 2nd floor
& new partition before the
work starts - Over

12/21/15 - Spending day to see
on 2nd floor. I intended
to show you about the

| | |
|---------------------------|----------------------|
| Permit No. | 55/1818 |
| Location | 562 Congress St. |
| Owner | Baker Building, Inc. |
| Date of permit | 10/7/55 |
| North, closing in | |
| Insulation | |
| Final Test | |
| Final In sp. | |
| Cert. of Occupancy issued | |
| Sealing Out Notice | |
| Form Check Notice | |

The Board of the City of New York
 has the honor to inform you that the
 following information is now
 the foreman on this job. - Insu-
 dore, 2nd floor to the corridor
 from Bess H. must be removed
 dead load removed - 25th
 12/31/55. Same as above
 11/4/55. get from the City

October 7, 1935

At 501 Cornhill Boston, Massachusetts of Carter, Luck

J. V. and Sons
57 Cornhill St.
Boston, Mass.
Stevens & Sons
Att: Mr. Stevens
107 Middle St.

Charles W. Stevens, Engineer, Supervisor, Bertram
and Stevens Engineers for Structural
Consultant and Commissioner of
Public Works

Gentlemen:

After talking with Messrs. Jackson, Stevens and Bergstrom, it seems best to issue a sketch of building permit to generally authorize closing-in the outside walls of the building in order to serve the need of the owners in the best way, rather than wait the considerable length of time it will take to check all of the plans and specifications against the building code requirements.

Accordingly a building permit is issued, herewith, (the word and copy of permit is actually sent to Mr. Bergstrom but we it seemed unnecessary to send it to his home office to cover all construction work involved in the exterior walls of the building, and including any features which must necessarily be built into these walls as the work on the walls proceeds, but excluding the face material such as stone and terrazzo and the facings and supports therefor except those which would be directly built into any of the new brickwork. All of this is subject to the following, and if these conditions are not satisfactory, or, if you are unable or unwilling to comply with them, please contact this office without delay so that all may be discontinued out.

1. This unusual method is adopted to expedite the work, and we will proceed with all possible dispatch to complete the work, and will advise all concerned of the results as the work proceeds, and it may be necessary at early date, although it may seem advisable to issue supplemental limited permits if that proves to help the owners to get ready for their prospective tenants.

2. Closing-in of the building to install new columns contemplated hereafter the load of the existing of the public sidewalk. This is inherent and authorized, the authorize such use of the public sidewalk, and the permit does not include that the contractor should explain the proposal to the Commissioner of Public Works and secure his approval.

3. Attached to the permit is the statement of design (required by Section 104b) of the code) signed for the architects by Curtis Brown, Jr. It appears that the design of the exterior walls, columns, and connections to the, and perhaps capacity of the foundations were designed by a consultant. This is not an ordinary job, connections to the columns being somewhat difficult and including substantial eccentric loads. Before the new columns are set, we shall expect to have on file a statement of design signed by the actual designer who responsibly designed or supervised the design of these parts and the investigation and design of the foundations, if the same party.

As one is expected to take responsibility for anything over which he has no control, so it is held that each party to the steel and foundation and reinforced concrete design will be quite explicit as to the details for which he is responsible—in his own statement of design. So that and there is no excuse for the architect several blank statements of design so that the responsibility for various parts can find their own responsibility and sign. It is advisable to have a new statement, not try to crowd the

J. W. McDonald
Inspector of Buildings

October 7, 1935

details onto one of the retired blocks. The architects have assumed the five loads, the load levels are the same everywhere, and any out of town designers will be safe to follow the usual of American Institute of Steel Construction.

The extensive design data is found on the sheet containing the architect's statement of design, and we are in no way faulting the responsibility of these figures or of the statement. We are particularly concerned, however, with the connections between spandrel beams and columns which are somewhat unusual.

4. It appears that the 34 inch by 34 inch blocks of granite which now support the columns and piers in exterior walls are to be relied upon to transfer the loads from the new columns to the foundation and thence to the ground. The depth of these granite blocks, the width of the stone-in-mortar foundation wall are not known, nor its condition with granite block bears, nor the load per unit of area on the wall (which may have been laid up in lime mortar or lime-cement mortar). Before the new columns are set, we shall expect assurances in writing or by plan by some competent party that investigation has been made, what conditions have been found, and either that the present condition is adequate according to Building Code standards, or a description in detail of the steps proposed to make them so adequate. Importance is emphasized because the center line of new columns in some cases will neither be concentric with the granite base nor with existing column or pier.

5. All window or door openings to be blocked-up in exterior walls require masonry at least 8 inches thick.

6. All welding in the field is required to be done by operators who carry effective welder's certificates from this office as having been qualified within one year prior to the date of doing the welding. All welding performed outside of the Fortland area requires a statement from the manufacturer of the steel work certifying that all welded joints have been designed according to the specifications of the American Welding Society and all welding has been performed by operators qualified under the procedure of that society.

7. With the specifications has been filed the proposed method of shoring. A proposal for transferring the loads of the building from the shoring to the new columns and then to the foundation has been found, but I have talked with Mr. Bergstrom about this, and I understand the contractor is working out his own methods and will take the responsibility for them.

8. To the contractor and architect and Mr. Bergstrom is enclosed a list of the plans and specifications which we have for checking against the Code; so there will be no misunderstanding when revisions are made.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/L

Enclosures to architect:

Copy of this letter for consultant
and copies of blank statement of design

Bryan: Please note the proposal to support the shores on the public sidewalk.
WMCD

562 CONGRESS ST.

PLANS AND SPECIFICATIONS ON FILE IN BUILDING
DEPARTMENT FOR CHECKING AGAINST CODE

October 7, 1955

| Sheet No. | Maker | Date of Plan or Latest Revision | Date Rec'd. in Bldg. Dept. |
|-----------|--------------------|---------------------------------------|-------------------------------|
| 2 | Stevens & Saunders | 9/12/55 | 10/3/55 |
| 3 | " " | 9/12/55 | 10/3/55 |
| 4 | " " | 9/12/55 | 10/3/55 |
| 5 | " " | No date | 10/3/55 |
| 6 | " " | date | 10/3/55 |
| 7 | " " | ate | 10/3/55 |
| 8 | " " | , date | 10/3/55 |
| 9 | " " | No date | 10/3/55 |
| 10 | " " | 9/12/55 | 10/3/55 |
| 11 | " " | 9/12/55 | 10/3/55 |
| 12 | " " | 9/12/55 | 10/3/55 |
| 13 | " " | 9/12/55 | 10/3/55 |
| 14 | " " | 9/12/55 | 10/3/55 |
| 15 | " " | 9/12/55 | 10/3/55 |
| 24A | " " | No date | 10/3/55 |
| 24B | " " | No date | 10/3/55 |
| 24C | " " | No date | 10/3/55 |
| 24D | " " | 9/24/55 | 10/3/55 |
| 24E | " " | No date | 10/3/55 |
| D-1 | " " | No date | 10/3/55 |
| D-2 | " " | 9/22/55 | 10/3/55 |
| D-3 | " " | 9/12/55 | 10/3/55 |
| D-4 | " " | 9/12/55 | 10/3/55 |
| P-1 | " " | No date | 10/3/55 |
| P-2 | " " | No date | 10/3/55 |

(2)

| | | | |
|---------------|--------------------|---------|---------|
| S-1 | Stevens & Saunders | No date | 10/3/55 |
| S-2 | " " | No date | 10/3/55 |
| S-3 | " " | 8/2/55 | 10/3/55 |
| S-4 | " " | 8/2/55 | 10/3/55 |
| S-5 | " " | 8/2/55 | 10/3/55 |
| S-6 | " " | 8/2/55 | 10/3/55 |
| S-7 | " " | No date | 10/3/55 |
| S-8 | " " | No date | 10/3/55 |
| S-12 | " " | 9/26/55 | 10/3/55 |
| S-13 | " " | 9/20/55 | 10/3/55 |
| S-14 | " " | 9/19/55 | 10/3/55 |
| S-15 | " " | 9/26/55 | 10/3/55 |
| S-16 | " " | No date | 10/3/55 |
| S-17 | " " | 9/27/55 | 10/3/55 |
| Des. Data | " " | No date | 10/3/55 |
| St. of Design | " " | No date | 10/3/55 |
| 1 | Sumner Schein | No date | 10/3/55 |
| 2 | " " | No date | 10/3/55 |
| 3 | " " | No date | 10/3/55 |
| 4 | " " | No date | 10/3/55 |
| 5 | " " | No date | 10/3/55 |
| 6 | " " | No date | 10/3/55 |
| 7 | " " | No date | 10/3/55 |
| 8 | " " | No date | 10/3/55 |
| 9 | " " | No date | 10/3/55 |

Plan and statement concerning method of shoring, dated September 21st, 1955, received October 5th.

Specifications, dated October 4th, 1955, received October 5th, 1955.

September 8, 1955

AP 562 Congress St.--Alteration of former Baxter Block

Stevens & Saunders
Att: Mr. John Calvin Stevens
187 Middle St.
Baxter Building, Inc.
c/o Mr. Christos Pacios
c/o Prudential Life Insurance Co.
477 Congress St.

Copy to: J. F. Rand & Sons
57 Sudbury St.
Boston, Mass.

Gentlemen:-

In order to advance the matter of approval of our Municipal Officers on projection of a part of the building over the public sidewalks of Congress St. and Oak St., application was made by the contractor as agent for the owner for the general construction permit in a preliminary way, no plans being filed with the application, but three of the architect's plans having been filed to illustrate the projections the following day. I am told that the Board of Municipal Officers approved the permit as far as the projection is concerned on September 8th, subject of course to full compliance with the Building Code.

On August 24th in connection with several advanced permits applied for for demolition and tearing out, I was at the building with Mr. Ward of the Architects and Superintendent Bergstrom for the Contractor; and for the first time began to question the adequacy of the means of egress from the upper floors of the building as compared with Building Code requirements. From the preliminary plans that we had at that time it appeared that two stairways from the ground floor to the upper floors are proposed in approximately the same location as the former stairways and in the same stair hall. Besides those stairways I was told that between some of the floors there is a spiral stairway but rather close to the same stair hall in which the other stairways would be. We have much concern about the means of egress situation because it is realized that the job may be far behind schedule and any attempt to provide additional means of egress over those named would likely cause a definite upset in the plans both as to the construction work and as to occupancy. There have been a few conversations with the architect since, but no definite remedy appears. Therefore, it seemed best to acquaint all concerned with the situation so that plans would not be completed and the work ready to go ahead only to find that there was such a formidable obstacle to issuing the building permit.

It has been well established in the past several years that two means of egress from a given establishment often do not meet the needs of safety because of their location with relation to each other and with relation to the people whom they are intended to serve. Our Building Code, in Sect. 212e1.2(a), attempts to take care of this situation by providing that "location and arrangement (of means of egress) shall be such that a hazard involving one of them would not be likely to make any others impassable or inaccessible....."

Stevens & Saunders - - - -#2
Raxter Building, Inc.

September 8, 1955

The way we interpret the intent of this clause, the ideal arrangement would be to have a stairway suitably enclosed in the extreme Oak St. end of the building and at the other far end of the building. With this arrangement we would not care for two stairways at the center, but of course they are allowable. With such an arrangement no matter whether a fire or other emergency took place, the occupants would be sure to be able to reach a stairway of escape. It is of course realized that the occupancies in the first story probably preclude any inside stairways going clear to the street level. That is a problem for the architects to work out.

This building is very old, and when Montgomery Ward occupied the end toward Oak St. about 1935 that part of the building was adjusted to provide good exits, including a fire escape over the Free St. sidewalk which was removed not long ago. There was also an interior stairway at least from second to first floor near Oak St.; but apparently the demolition contractor removed this stairway without it being included in this permit, and the current contractor has filled in the well, also without including that work in any permits he has had.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/3

File: AP 562 Congress St.

August 25, 1955

Julian H. Orr, City Manager

Copy to Corporation Counsel?

Warren McDonald, Inspector of Buildings

Consideration by Municipal Officers of projection over the public sidewalks of Congress St. and Oak St. of certain parts of the East 1st St.

This memo and order attached supersedes those sent to you yesterday because the architects have called up to increase the originally proposed projection so that a similar projection may be permitted for 35 feet along Oak St. Please substitute these for the others, so that they will be asking for really what they want.

It turns out that the outside lines of the building are not parallel with the street lines, and the owners desire to provide such arrangements of show windows and ornamentation that some of the work will project as much as two inches over the public sidewalk.

Section 103c of the Building Code requires that permits including such projections shall receive the approval of the Municipal Officers before issuance.

The plans of the building are in a very unfinished state, but we hope to have something to illustrate this projection if you desire to show it to the members of the Board. The reason for haste is that architects and contractors hope to be able to get enough information to have the general construction permit issued before the Council Meeting on September 19th. The order in the usual form is attached and a copy given to the Corporation Counsel.

Inspector of Buildings

h1icD/G

Attachment: Proposed Municipal Officers order

City of Portland, Maine
IN BOARD OF MUNICIPAL OFFICERS

August 25, 1955

ORDERED

That a building permit for alterations and rehabilitation of the Baxter Block at 562 Congress St., corner of Oak St. be and hereby is approved insofar as includes the projection over the public sidewalk of Congress St. and Oak St. of the first story show window construction to a distance of about two inches, this projection to extend about 20 feet above the public sidewalk and to extend along the line of Congress St. about 20 feet from its intersection with Oak St. and along the line of Oak St. about 35 feet from its intersection with the street line of Congress St., as per Section 103c of the Building Code and subject to full compliance with the Building Code relating thereto.

Copy to: Corporation Counsel

NOTES

8/24/55 - Inspected today with Messrs Ward and Bergstrom and Carl Olson from the Board that part of 2nd floor framing on Free Street of elder hallway had already been framed in without permit and contrary to arch's plans. Also stairs to 2nd floor from former Mont. Ward store had been removed and filling filled in. In this work one of the large timbers had two wide cuts in bottom of timber at about midpoint.

Told them that we could not issue permit for these filled in places until we had complete plans of the building including occupancy and arrangement of means of egress.

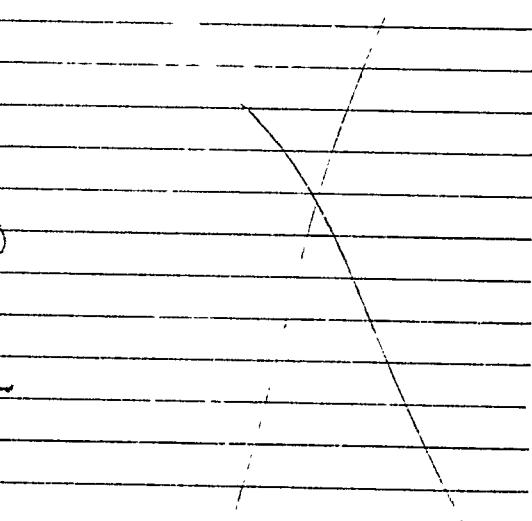
Plans given to Mr. Ward in connection 9/1/55 - Starting to remove round towers on side end of the bldg. They are working up the opening for the front wing - Allen

9/8/55 - Better about 24th - Wm

9/15/55 - Round towers on both ends of the bldg. on Oak St. will start the frame. Will be in stripping work this weekend - Olson

Permit No. 55/1389
 Location 562 Carnegie Bk.
 Owner Carter Building Co.
 Date of permit 8/23/55
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

9/23/55 - Work beginning on removing part of old bldg. - Olson



August 23, 1955

AP - 562 Congress St. - Advance Permit for certain demolition

Copies to: Baxter Building Inc.
c/o Christon Poulos
Prudential Life Insurance Co.
477 Congress St.
Steve & Saunders
187 Middle St.
Att: Mr. Ward

J. F. Hand & Son
Att: Mr. Albert Bergstrom
562 Congress St.

J. F. Hand & Son
57 Sudbury St.
Boston, Mass.

Gentlemen:-

In order to keep the job in progress there is issued herewith building permit to cover removal of the two existing round brick towers, including the granite columns supporting them at the corner of Congress and Oak and at the corner of Free and Oak, and to include removal of a section of false floor at the street level, being a portion of the former Montgomery and Ward store.

For the present the re-framing and planking over of certain existing openings in the various floors of the building are excluded from this permit until such time as a check can be made and written authorization issued under this permit to perform that part of the work.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMd/G

August 19, 1955

AP - 562 Congress St.

Copies to: Stevens & Saunders
187 Middle St.
Mr. Christos Pacios
c/o Prudential Life Insurance Co.
477 Congress St.
J. F. Band & Sons
57 Sudbury St.
Boston, Mass.

Messrs. H. M. Haley, General Supt.
Albert Bergstrom, Supt. of Construction
J. F. Band & Sons
562 Congress St.

Gentlemen:-

I talked with Mr. Haley this morning on the phone and told him that we would have to stop all work under the Building Code on the Baxter Building tonight because of the work which had been carried on without a permit and because some of it has been done without due regard to public safety in connection with construction of a canopy along the Congress St. sidewalk which was part of the agreement with the Public Works Department when the license to occupy the sidewalk was secured.

Messrs. Stevens and Ward of the Architects called me this afternoon and relayed your request that you be permitted to have your out of town shoring contractor continue the temporary shoring at the several masonry piers to be removed--this on the basis that your shoring contractor was here with his men and it would be a serious drawback to the work if he were to leave now. This is your authority to have the contractor provide preliminary shoring only beside so many of the masonry piers as you desire to perform now. This work may be carried on without a special permit but no additional work is to be torn out to make way for shoring, and the contractor will have to accept full responsibility for the walls of the building being wide open during this period when we may have hurricanes.

This is only a modification of the verbal stop order which I gave Mr. Haley, and it is given with the explicit understanding that no other work of any character is to be performed under the Building Code until further authorization.

A brief examination of the application filed yesterday for reinforcing certain masonry piers and installing lally columns in their places discloses that there is not enough information upon the plans for us to issue a permit upon; so this application will be held in abeyance pending the filing of a new application which will furnish enough information for us to establish compliance with the Building Code, including the use of the building, any projection over the public sidewalk etc.

Nothing in this letter or my conversation with Mr. Haley is to be taken to prevent constructing the canopies over the public streets or erection of scaffolding outside of the building.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class.

Portland, Maine, Aug. 18, 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~existing~~ the following building ~~located~~ ~~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 562 Congress St. Within Fire Limits? yes Dist. No. 1.
Owner's name and address Baxter Building, Inc., 562 Congress St. Telephone
c/o Christos Pados, c/o Prudential Life Insurance Co. Telephone
Lessee's name and address
Contractor's name and address J. F. Rand & Son, 57 Sudbury St., Boston, Mass. Telephone
Architect Specifications Plans yes No. of sheets 21
Proposed use of building store and offices No. families 21
Last use No. families
Material brick No. stories 6 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ 30,000. Fee \$ 30.00

General Description of New Work

To fill in floors ~~as~~ as per plans.
To remove and replace granite piers as described on Sheet S3 on Lines A, C, E & D.
and replace same with structural Lally columns and steel as shown on plans.
To demolish areas shown as bell shops.
Lally columns will be fireproofed in 2-inch concrete and a double steel shell.

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
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

Miscellaneous

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

Baxter Building, Inc.
J. F. Rand & Son

Signature of owner by:

ATTENTION COPY

C16-254-131-Marks

(No. 55)
Location 562 Congress St.
Owner Baxter Building, Inc.
Date of permit 1/55
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

NOTES

GENERAL BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure..... Second Class

Portland, Maine, July 19, 1955

PERMIT ISSUED

19 1955

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 562 Congress Street Within Fire Limits? yes Dist. No. 1
 Owner's name and address Baxter Building, Inc., 562 Congress Street Telephone
 Lessee's name and address Telephone
 Contractor's name and address J. F. Rand & Son, 57 Sudbury St., Boston Telephone 2-2006
 Architect Specifications Plans no No. of sheets 2-21431
 Proposed use of building Store and offices No. families
 Last use store No. families
 Material brick No. stories 6 Heat Style of roof Roofing
 Other building on same lot
 Estimated cost \$ Fee \$ 50

General Description of New Work

Free and Oak Streets and at the corner of
 To remove the circular towers at corner of Congress and Oak Streets down to the
 third floor level prior to rebuilding the walls -- subject to arrangements
 for street occupancy and protection and licenses from the Dept. of Public Works
 before the demolition is commenced.

ADVANCE FEEL IT ONLY

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 Stevens & Saunders, &

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
 Material of underpinning Height Thickness
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing lumber—Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor, 2nd, 3rd, roof
 On centers: 1st floor, 2nd, 3rd, roof
 Maximum span: 1st floor, 2nd, 3rd, roof
 If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

Miscellaneous

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

INSPECTION COPY

Signature of owner

By:

C16-254-1M-Marks

4/1/55

Permit No. 55/1138

Location 562 Congress St.

Owner Eastern Building Co.

Date of permit 7/19/55

Notif. closing-in

Inspr. closing-in

Final Notif.

Final Inspr.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7/21/55 - No work done -
8/1/55 - same -
7/20/55 - same -
8/1/55 - same -
8/1/55 - same -



GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, July 5, 1955

PERMIT ISSUED

01011

JUL 5 1955

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~and alter~~ ~~the following building~~ ~~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 123 Free St. Within Fire Limits? yes Dist. No. 1.
Owner's name and address Artlou Corp., 556 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address Benjamin Building & Wrecking Co., 12 Farris St. Telephone
Architect Specifications Plans 20 No. of sheets
Proposed use of building stores and offices. No. families
Last use " " No. families
Material brick No. stories 6 Heat Style of roof Roofing
Other building on same lot
Estimated cost \$ 388. 500. Fee \$ 2.00

General Description of New Work

To remove metal fire escape on Free St. side of building fifth floor to ground.
To remove four elevators in building. (Elevator wells to be closed in by another contractor)
To remove stairway from fifth floor to ground on Free St. side of building.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Benjamin Building & Wrecking Co.

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
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

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

APPROVED:

Miscellaneous

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

Artlou Corp.
Benjamin Building & Wrecking Co.

Signature of owner by:

Benjamin Building & Wrecking Co.

INSPECTION COPY

6-254-1M-Marks

NOTES

7/12/55 - Mark all complete
 people removing furniture from
 2nd floor. They are
 making that sure to take

Permit No. 55/1031

Location 123 Street St.

Owner Anthony (a.k.a.)

Date of permit 7/5/55

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, May 12, 1955

RECORDED

MAY 17 1955

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ^{repair and} 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 554 Congress Street Within Fire Limits? yes Dist. No. 1
Owner's name and address E. Tomlinson, Apt. 562, 554 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Benjamin Wrecking Co., 12 Harris Street Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building _____ No. families _____
Last use Store No. families _____
Material brick No. stories 5 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 5000 Fee \$ 5.00

General Description of New Work

To remove existing non-bearing partitions on all floors.
To remove some existing ceilings in fourth and fifth floors.
To remove two existing steam boilers in basement.

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 Benjamin Wrecking Co.

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 _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

INSPECTION COPY

Signature of owner

Benjamin Wrecking Co.

BT

5/18/55 - work started - Allen
 5/22/55 - Work about all done.
 Elevators are all coming out.
 Mainway on Montgomery Ward's
 part of site. (Side facing
 Capitol) is all out. - Allen

NOTES

Permit No. 55/666
 Location 554 (Augusta St.)
 Owner E. Montgomery
 Date of permit 5/13/55
 Notif. closing in
 Inspn. closing in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

FOR PERMIT
 1



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, May 18, 1954

PERMIT ISSUED

00467054

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ install the following building refrigeration 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 566 Congress St. Within Fire Limits? yes Dist. No. 1
Owner's name and address Puritan Tea Room, 566 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address A. F. Briggs Co., 369 Forest Ave. Telephone _____
Architect _____ Specifications _____ Plans Fire Dept. No. of sheets 1
Proposed use of building stores Last use " No. families _____
Material brick No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____

General Description of New Work

Fee \$ 2.00

To install refrigeration equipment as per plan. Compressor in basement.
Refrigerant - Freon

CERTIFICATE OF ADOPTION
APPROVED: 5/18/54
Zoning & Fire Dept. 5/19/54

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO A. F. Briggs Co.

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 _____ feet out of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof spans 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:

H. W. Mace
Act

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

Puritan Tea Room
A. F. Briggs Co.

Signature of owner by: Wm. L. Newman

INSPECTION COPY

Permit No. 54636
Location 566 Augusta St.
Owner Quintanilla Co. Guam
Date of permit 5/19/54
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. None
Cert. of Occupancy issued _____
Sinking Out Notice _____
Form Check Notice _____

NOTES

5/20/54 - P. I. F. E. 88

X



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, July 21, 1953

PERMIT ISSUED

JUL 28 1953

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 566 Congress Street
Owner's name and address Suritan Candy & Tea Shop, 566 Congress St. Within Fire Limits? yes Dist. No. 1
Lessee's name and address _____ Telephone _____
Contractor's name and address Ballard Oil & Equipment Co., 135 Marginal Way Telephone _____
Architect _____ Specifications _____ Plans yes Fire Dept. _____
Proposed use of building Restaurant and offices No. of sheets _____
Last use _____ No. families _____
Material brick No. stories _____ Heat _____ Style of roof _____ No. families _____
Other buildings on same lot _____ Roofing _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install compressore in basement in connection with existing air conditioning system - removing existing gas humidifier.

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** Ballard Oil & Equipment Co.

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

If a Garage

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

APPROVED:

[Signature]
CITY OF PORTLAND DEPT.

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

Ballard Oil & Equipment Co.

INSPECTION COPY

Signature of owner By: H. O. Sundin

Permit No. 53/1195
Location 566 Congress St
Owner Gursten Candy & Tea Room
Date of permit 7/28/53
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. Friedlight
Cert. of Occupancy issued _____

NOTES



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 27, 1953

PERMIT NO.
00121
JAN 28 1953
CITY OF PORTLAND

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 566 Congress St. Use of Building restaurant No. Stories 3 ☒ New Building
Existing "☐
Name and address of owner of appliance Furitan Tea Room, 566 Congress St.
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas-fired 157111 Vulcan broiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Labelled by underwriter's laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Number and capacity of tanks
Location of oil storage
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance kitchen Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? gas
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
Is hood to be provided? existing If so, how vented? through wall Forced or gravity? forced
If gas fired, how vented? to hood Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

* No combustible material.

Burners 3' from floor

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:

Jan 28 1953 [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

Portland Gas Light Co.

Signature of Installer by:

[Signature]

INSPECTION COPY

NOTES

✓ ~~Am 353 in charge~~

63/131
Lt. Campbell
Said to be a
Jill
58-53. 0711



GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Refrigeration

Portland, Maine, January 14, 1952

PERMIT ISSUED

JAN 15 1952

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 566 Congress Street Within Fire Limits? Yes Dist. No. 1
Owner's name and address Puritan Tea Room, 566 Congress Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address A. F. Briggs Co., 369 Forest Ave. Telephone _____
Architect _____ Specifications _____ Plans yes Fire Dept. No. of sheets 1
Proposed use of building Stores and restaurant No. families _____
La. use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install refrigeration equipment
Compressor in basement - Using F-12 Freon

Sent to Fire Dept. 1/14/52
Rec'd from Fire Dept. 1/15/52

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED
A. F. Briggs Co.

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every bay 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:

Willie D. Andrews
CITY OF PORTLAND

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

Puritan Tea Room
A. F. Briggs Co.

SECTION COPY

Signature of owner

By:

Willie D. Andrews

Permit No. 52/73

Location 566 Congress St.

Owner Quintanilla & Co. Ponce

Date of permit 1/15/52

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOT F

Final Inspn. 1/22/52

BI FORM 52

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT 562 Congress Street IN PORTLAND, MAINE

Fraternity Company, being the owner of the
premises at 562 Congress Street in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Puritan Tea Room
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 _____

_____, 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 agreee for himself or itself, for his heirs,
its successors, and his or its 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 7th day of June, 1949

FRATERNITY COMPANY

Treas. Alfred B. H. H. H.

Owner

Witness D. J. Jones

RECEIVED

JUN 10 1949

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND



(C) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED

01437
SEP 8 1949

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, September 6 19 49

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

Location 562 Congress Street

Within Fire Limits? yes Dist. No. 1

Owner of building to which sign is to be attached P. P. Baxter

Name and address of owner of sign Puritan Tea Room, 562 Congress St.

Contractor's name and address United Neon Display, 74 Elm Street

Telephone 2-0695

When does contractor's bond expire? January 1950

Information Concerning Building 9-7-49 NOTIFICATION BEFORE LATHING
REQUIREMENT IS WAIVED

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 3'7" Horizontal as per plan

Weight 750 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2, material porcelain
no aluminum

No. rigid connections as per plan Are they fastened directly to frame of sign? yes

No. through bolts marquee, Size _____, Location, top or bottom _____

No. guys none, material _____, Size _____

Minimum clear height above sidewalk or street 10'

Maximum projection into street 8'6"

Imp
ORIGINAL

Signature of contractor United Neon Display
By: J. S. Coyne

Fee \$ 1.00

Permit No. 49/1437
Location 562 Congress St
Owner Quinton Tea Room
Date of permit 7/8 1949
Sign Contractor _____
Final Inspn. 10-11-49. F.B.

NOTES

10/6/49 - Sh. inspection
O.K. - O.K.
10-11-49. Erecting signs
on marquee. Went on
sidewalk height and
cost cleared with Mr.
Robert of United Neon.
O.K.



(C) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure structure

Portland, Maine, June 13, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter or demolish~~ install the following building ~~and~~ fire 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 562 Congress Street Within Fire Limits? yes Dist. No. 1
Owner's name and address Fraternity Co. Telephone _____
Lessee's name and address Puritan Restaurant, 562 Congress Street Telephone _____
Contractor's name and address United Neon Display, 74 Elm Street Telephone 2-0695
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 2,500 Fee \$ 5.00

General Description of New Work

To erect marquee as per plan.

Permit Issued with Letter

Approved by Municipal Officers 6/20/49

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

~~This application is preliminary to get approval of Municipal Officers. In event application is approved, the applicant will furnish complete information, the estimated cost and will pay legal fee.~~

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** United Neon

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partition) 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:

with letter by CJS

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

Fraternity Co.
United Neon Display

Signature of owner by: *J. S. Coyne*

INSPECTION COPY

Refmit No. 49/1399

Location, 562 Congress St.

Owner William J. Patafian

Date of permit 9/2/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 10-11-49. 36.

Cert. of Occupanc, issued. 11-2-49

NOTES

10/6/49 - Inspection before
closing-in OK - OK

Walter J. Patafian

100-100000-1
(A-1. 1)

September 28, 1949

United Book Display
74 1st Street
Portland, Maine

Subject: Amendment #1 to permit 49/1399 covering
changes in support of new marquee at 556
Congress Street

Gentlemen:

Design figures having been furnished by Mr. Snow, the amendment
is issued herewith based on the revised plan filed with the application
for amendment and subject to the following:

1. It is noted that the plan calls for welding and possibly cut-
ting to be done up close to the woodwork of the second floor and above
the long ceiling of the show window. Such work is only allowable if
approved by the Fire Department and if any protective measures required
by them are provided.

2. If any joints in the entire structure are to depend entirely
upon welding instead of bolts for support, such welding must be performed
only by welders certified by this department as qualified to do such work
within the City of Portland after passing tests as specified by the build-
ing Code, such certification to have been made within a year prior to the
date on which welding is done. As there are only a few men in the City
who have been so certified, care must be taken to make sure that any such
work is performed only by properly qualified welders.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

CC: Mr. F. P. Snow
477 Congress Street
Puritan Tavern
562 Congress Street
The Fraternity Company
562 Congress Street
Oliver T. Sanborn
Chief of the Fire Department

At 562 Congress Street I

September 17, 1949

Mr. Philip A. Snow
477 Congress Street
Portland, Maine

Subject: A design of marquee and support at
Luritan Restaurant-562 Congress Street.

Dear Mr. Snow,

The permit for this marquee and the designs proposed on it were issued with some misgivings as to the accuracy of this unusual structure and of the existing building members to support it, relying almost entirely upon your own statement of design.

Now it appears that conditions have been found within the building different from what was anticipated and United Neon have filed an application for amendment to the permit showing a change of design in the important detail of connecting the marquee to the existing building structure and support of the marquee on that structure.

Not to doubt your capacity as a designing engineer in any sense, the importance of this structure to be projected over the heads of pedestrians on the public sidewalk and as to the effects that it will have upon the building in such that it is necessary to stop all work on the project until you have furnished here fully, a design data to show that the structure and supports intended for it of the present building will be thoroughly adequate according to the limit set by the Building Code, these figures to include the strength of the combination steel lintel over the store front as to its capacity to support the entire weight of the marquee and the sign and the live load that will come upon them in addition to the loads which the beams already have to carry.

The argument has been advanced that there are certain limitations/regards ^{as} getting access to the work, and I am thoroughly in sympathy with the difficulties of such a job, but those difficulties cannot interfere with the ultimate safety of the whole proposition, and we certainly cannot view with complacency using either a welding or a cutting torch within this building and up under the wooden structure of the second floor.

The structure as designed is very complicated, and one gets the impression that there is a great deal more weight of steel than is necessary if any type of normal supports could be provided for the marquee. I have been told that the owner of the building objects to attaching the stone columns on either side in any way but I suggest that you consult with him to see if it would not be possible to provide a vertical support against these piers which will in turn support a new steel beam about the level of the deck of the marquee so that the present work on the building will only be called upon to support the outer end of the marquee as is normal with most marquees.

I realize the difficulty of finding the weight of the present structure now coming upon the spandrel beams over first story, but it seems essential, that if this design is to be followed/at reasonably accurate figures be compiled.

Mr. Philip I. Snow----- 2

September 17, 1949

It is necessary that United Neon (that company is receiving a copy of this letter) do nothing more on the project until we can get this whole matter straightened out, in other words not to proceed further on the permit already issued until notice from this office.

Very truly yours,

Warren McDonald

Inspector of Buildings.

CC United Neon Display
74 Elm Street

Puritan Neon Room
562 Congress Street.

The Fraternity Co.,
562 Congress St.,

WMD/B



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, Sept. 13, 1949

PERMIT ISSUED

SEP 29 1949

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 49/1399 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 566 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Fraternity Co. Telephone _____

Lessee's name and address Puritan Restaurant, 562 Congress Street Telephone _____

Contractor's name and address United Neon Display, 74 Elm Street Telephone 2-0695

Architect _____ Plans filed yes No. of sheets 1

Proposed use of building _____ No. families _____

Last use _____ No. families _____

Increased cost of work _____ Additional fee 25

Description of Proposed Work

To make changes to marquee as shown on revised plan today

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 _____, roof _____

Approved:

9-16-49. [Signature]

Signature of Owner by: [Signature] United Neon Display

Approved: 9/28/49 [Signature]

INSPECTION COPY

Inspector of Buildings

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

June 20, 1941

ORDERED :

That a building permit to cover construction of a canopy to project over the public sidewalk from the building at 500 Congress Street, be and hereby is approved as per Section 138c of the Building Code, but subject to full compliance with all terms of the Building Code therefor.

CC: Edward T. Gignoux
Assistant Corporation Counsel

37 562 Congress Street-I

September 1, 1949

United Bros Display
74 1/2 Street
Portland, Maine

Subject: Permit for erection of marquee on
front of building at 562 Congress Street

Dear Sir:

The permit for the above work is issued herewith based on the revised plans filed August 30, 1949 and subject to the following:

1. A separate permit is required to cover the erection of the signs to be attached to the face of the marquee and should be obtained before these signs are erected.
2. Since from the dimensions given on the plan there will be only three or four inches to come in on, great care must be taken to make sure that the marquee is framed and erected so that no part of the signs will be closer than 10" to the vertical plane of the curb line.
3. All openings around beam ends in brick wall of building above existing steel lintels are to be sealed tightly with masonry.
4. It should be noted that the channel of the horizontal beam of the marquee that seats the wood frame wall above the show window is to be continuous for the full width of the marquee and not cut in between the four sections of supporting framework.

Very truly yours,

Warren McDonald
Inspector of Buildings

WJM/g

CC: Paritan Restaurant
562 Congress Street

Fraternity Company
562 Congress Street

Mr. Phillip P. Snow
477 Congress Street

INQUIRY BLANK

ZONE G

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

FIRE DIST. No. 1

Y&H&I
BY XT&I&H&H&X
By letter

Date 11/29/46

LOCATION 554 Congress, Cor. Oak OWNER _____

MADE BY H. N. Anderson, Archt. for Montgomery Ward - TEL. _____

ADDRESS Chicago 7, Ill.

PRESENT USE OF BUILDING R. & I.

CLASS OF CONSTRUCTION 2nd class NO. OF STORIES cellar 6 and ~~XXXXXXXX~~

REMARKS: _____

INQUIRY: See letter of 11/27/46

ANSWER: See telegram and letter of 12/2/46

DATE OF REPLY 12/2/46 REPLY BY wmc

P.S. In event you should desire to try the variance appeal, the first step is to file application for a building permit here in the same manner as though we could issue the permit, except that only outline plans of the proposition would be acceptable if sufficiently clear to illustrate the proposition to the Board of Appeals (the Board of Appeals under the Building Code is our City Council, commonly termed for such purposes-- the Board of Municipal Officers).

Telegram to Montgomery Ward(H. N. Anderson, Archt.) Chicago , Ill.

12/2/46

Permits not issuable to make unused portion of sixth story accessible
and usable. Variance appeal rights available.. Letter follows.

Warren McDonald
Inspector of Buildings.

Sent collect.

MONTGOMERY WARD

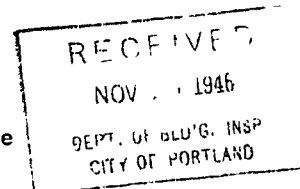
CHICAGO 7

November 27, 1946

Inspector of Buildings
Department of Building Inspection
City of Portland, Maine

Dear Sir:

SUBJECT: Montgomery Ward Store
Portland, Maine



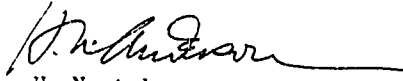
Our store in Portland occupies a building located at Congress, Oak and Free Streets in the City of Portland.

This is a six story and basement building, but to date we have only been using the lower four floors and basement for Sales Space, and the fifth floor space for storage leaving the sixth floor loft area unused. We are planning to extend our operations in this building, and desire to use the sixth and fifth floors for storage uses and the balance of the building for sales occupancy.

Will you please give us your interpretation of the building code relative to including the sixth story in our operations in this existing building. We note under your building code section 205 page 31 "CLASS OF CONSTRUCTION HEIGHT AND AREAS" the requirement for new construction, that business establishments shall not be above the fifth story of second class construction in a sprinkler building. We plan to install sprinklers along with the alterations and assure that since this is an existing building and has been occupied by this class of construction continuously, that we would be permitted to occupy the sixth story for storage purposes, but request that you verify this interpretation for us before proceeding with our plans. Of course the sixth story storage space in this building would have the occupancy of only a few employees since it is in the nature of a loft space and for use by little more than dead storage.

Considering this fact and the fact that this is an existing structure, and that sprinklers will be installed, will you please give us your assurance that the sixth floor may be used as storage space for our store.

Yours very truly,


H. N. Anderson
Architect

Kindly wire your reply promptly
Thank you
hna

HNA/lk



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, October 7, 1946

PERMIT ISSUED

NOT 5/2 11:40

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 46/1864 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 564 Congress Street Within Fire Limits? yes Dist. No. 1
Owner's name and address Bell Shops, Inc., 564 Congress Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Schultz Woodworking Co., 190 Fifth St. Telephone _____
Architect Cambridge, Mass. Telephone _____
Proposed use of building Stores Plans filed yes No. of sheets 1
Increased cost of work _____ No. families _____
Additional fee .25

Description of Proposed Work

To open up existing floor framing ^{on} to determine strength of floor - as per plan submitted.

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
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: _____ Bell Shops, Inc.

Signature of Owner By: Robert E. Bell

Approved: 10/17/46 W. A. Wainwright
Inspector of Buildings.

INSPECTION COPY

1. C. 1. 7
To go over
note man
charges in
actual
construction
and file with
info copy
to conference
other p. &

WMD

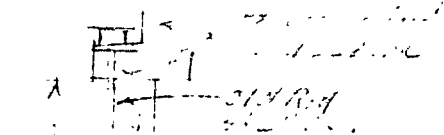
10/15/66

[Handwritten note:]

"K.K." "H.H."
... ..
~~2nd~~
~~was~~
~~OK! Set up~~
~~project~~
~~V~~
~~the~~

- (2)

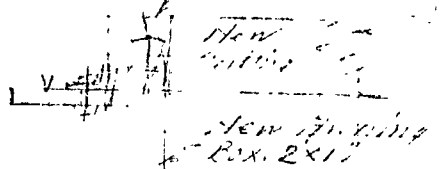
was left - I left her for a while as it was
not possible to get her out of bed at night.
I left her alone in the morning.



24. Dec 93

$\frac{1}{2} \times 10 = 5$

1012-40 - construction work on the 1st floor of the building
+ started on the 1st floor of the building on 2x4's
will be removed and replaced by 2x4's
- did the construction of the 1st floor



12x. 2x1"

1964

AP-554 Congress Street-1

ATH
ESS
RMT
AJS
PH
VDJ
AD
BS

September 26, 1946

Schultz Woodworking Co.
c/o Bell Shops, Inc.
504 Congress Street
Bell Shops, Inc.
504 Congress Street

Subject: Building permit for alterations at
front of store at 504 Congress Street.

Gentlemen:

Building permit for the above work is issued on condition that the contractor limited in scope and subject to conditions as follows:

1. All work except removal of the existing tile or concrete surface in connection with the area of first floor between new entrance doors and Congress Street is excluded from this permit, and is to be commenced only after complete information by way of a plan is furnished here with application for amendment to this permit, the plan to show material, sizes, spacing and spans of all existing framing and supports of this area, a cross section showing materials and thicknesses of the proposed surfaces on top of the framing, and any strengthening needed to bring the framing and supports up to present Building Code standards. This framing and supports should answer up to support all dead loads and a live load no less than 75 pounds per square foot.

2. No detail is shown of fastenings or bracing of steel strap hangers to support awning box and metal lath and plaster behind sign cornice. These fastenings must be bolted not welded and both fastenings and bracing must be done to provide a stiff job to meet the intent of the Building Code. If any woodwork is to be used in this front surface, plaster and metal lath should be applied on the inside as well as the face on Congress Street.

3. The exposed edges and surfaces of the awning box is required to be covered with metal as well as lining the box with metal.

4. Care must be exercised at the bulkhead beneath show windows that fire stops of non-burnable material are used to prevent a fire taking place in the cellar or beneath the floors of the show windows passing up into the wooden framing of the store front and the space over ceiling of show windows and entrance.

5. There is much information lacking to show details proposed for ceiling and show window floor construction--kind of materials of ceiling not shown, size of joists not shown nor the spans of them, etc. Ceiling joists are 2x8's but 24" on centers is too far apart for the usual ceiling board.

6. Before any of this work is covered from view contractor is required to notify this office of readiness for inspection and not to cover up any part of the work to be concealed until inspection has been made, everything found in order, and the certificate

Schultz Woodworking Company
Bell Shops, Inc.

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September 26, 1946

of closure (green tag) left at the job. At the time of this inspection, the inspector will have to pass on the actual work where details are missing on the plan. We shall be able to allow no closing in to take place until the construction of floor in front of the entrance has been cleared up and amendment covering it approved and issued.

Very truly yours,

Inspector of Buildings

WMD/J

CC: Mr. P. P. Baxter
562 Congress Street



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine. September 23, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to, ~~erect~~ alter ~~rebuild~~ ~~demolish~~ ~~remove~~ ~~construct~~ 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 561 Congress Street Within Fire Limits? yes Dist. No. 1
Owner's name and address P. P. Baxter 562 Congress Street Telephone _____
Lessee's name and address Bell Shops, Inc., 506 Congress Street Telephone _____
Contractor's name and address Schultz Woodworking Co., 190 Fifth St., Cambridge, Mass. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Stores No. families _____
Last use brick " _____ No. families _____
Material brick No. stories 5 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1000 Fee \$ 2.00

General Description of New Work

To change store front as per plan. Front entrance to be recessed 15' instead of 20' as at present.

INSPECTION NOT COMPLETED

Permit issued with Lett.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

Bell Shops, Inc.
Schultz Woodworking Co.

Signature of owner

By:

INSPECTION COPY