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 502 Congress Street IN PORTLAND, MAINE

Enterprise Realty Co., Inc., being the owner of the premises at 502 Congress Street in Portland, Maine hereby gives consent to the erection of a certain sign owned by Harkson's Bros. 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 Enterprise Realty Co., Inc., owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself 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 20th day of April, 1949.

James J. Tierney
Witness

Enterprise Realty Co., Inc.
Owner
By Frank Beckerman, Treas.

RECEIVED
APR 20 1949
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

JOHN J. CUNNINGHAM
PRESIDENT

ARTHUR J. CULLINAN
TREASURER

F. W. CUNNINGHAM & SONS

INCORPORATED 1908

... CONTRACTORS ...

PINE STATE BUILDING 161 STATE STREET
PORTLAND 3, MAINE

WILLIAM H. GILL
VICE-PRESIDENT

THOMAS P. FALLONA
ENGINEER

August 24, 1948

City of Portland, Maine
Department of Building Inspection
396 Congress Street
Portland, Maine

Attention: Warren McDonald

Dear Sir:

Please find enclosed copy of Federal Seaboard Terra Cotta Corporation Order No 3618 Drawing #1, and copy of letter which we have received by return mail this date.

Very truly yours,

F. W. CUNNINGHAM & SONS

Arthur J. Cullinan
Arthur J. Cullinan
Treasurer

AJC:jm
Enclosures

RECEIVED
AUG 25 1948
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

FEDERAL SEABOARD TERRA COTTA CORPORATION
PERTH AMBOY, NEW JERSEY

COPY

August 23, 1948

F. W. Cunningham & Sons
181 State St
Portland 3, Maine

Order #3618
Re: Enterprise Realty Co., Inc.
Portland, Me.

Gentlemen:

This is to acknowledge receipt of your letter of the 20th requesting (2) additional copies of our drawing. These are enclosed.

Regarding the anchors it is satisfactory to use 3/16" thick anchor instead of 1/8". We have changed our drawing to 3/16" anchors.

Yours very truly,

Federal Seaboard Terra Cotta Corp.

s/ J. J. Dietz
t/ J. J. DIETZ

JJD/pb

JOHN J. CUNNINGHAM
PRESIDENT

ARTHUR J. CULLINAN
TREASURER

F. W. CUNNINGHAM & SONS

INCORPORATED 1906

... CONTRACTORS ...

PINE STATE BUILDING 161 STATE STREET

PORTLAND 3, MAINE

WILLIAM H. GILL
VICE-PRESIDENT

THOMAS P. FALLONA
ENGINEER

August 20, 1948

Subject: Enterprise Stores Project.

City of Portland, Maine
Department of Building Inspector
396 Congress Street
Portland, Maine

Attention: Warren McDonald

Dear Sir:

We are enclosing shop drawing of Architectural Terra Cotta for the above project, indicating the anchoring.

Although this drawing indicates 1/8th by 5/8th inch for anchors, these will be made up 3/16th.

Very truly yours,

F. W. CUNNINGHAM & SONS

Arthur J. Cullinan

Arthur J. Cullinan
Treasurer

AJC:jm
Enclosure

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

August 16, 1948

ORDERED:

That a building permit to include construction of a standard metal fire escape with counterbalanced stairway over the public sidewalk of Brown Street in connection with the construction of the new building, at 500-503 Congress Street, corner of Brown Street, be and hereby is approved as provided by Section 103c of the Building Code.

CC: Edward T. Gignoux
Assistant Corporation Counsel

: AP 500-508 Congress St.I

DOW

August 9, 1948

Mr. Sumner Schein,
333 Washington St.,
Boston, Mass.

Subject: Continuation of check of plans and specifications of proposed 2-story building for Enterprise Realty Company, Inc. at 500-508 Congress St., corner of Brown St.

Dear Sir:

Continuing the above check against Building Code requirements following my third letter of July 31, 1948:

23. Because of the class of construction and the size of unsubdivided floor area, the entire building requires a standard automatic sprinkler system--indicated as intended in your letter of May 24th. Permit for installation of the system is to be applied for by and is issuable only to the actual installer. While plans of the system, bearing the approval of New England Fire Insurance Rating Assoc. , must be filed with the applistaion for this permit, the question as to what areas are to covered by sprinkler heads is determined by the text of Section 203 of our Code:- "Where a building or part thereof is required to be sprinklered, the system shall cover and protect all spaces, concealed or otherwise, where the installation and maintenance is practicable, except.....over electrical equipment or in rooms where water from a sprinkler system would increase the hazard."

Questions are sometimes raised as to whether or not show windows or certain concealed spaces require sprinkler heads. As regards show windows sprinkler heads effective the year round are required. If question is to be raised about other places of coverage, it should be d[illegible]t as early date as possible.

24. Specifications indicate that 12" walls are to be faced with brick, backed up by 8-inch cinder concrete blocks, and bonded every 7th brick course by full header course except at beam bearings where solid brick piers are indicated. Plans seem to indicate solid brick except where limestone and terra cotta are to be used for ornamentation. Please say which, and if solid brick how to be bonded. See Section 308b8.1.

25. In what parts is "Masonry Cement Mortar" to be used, what kind of mortar and what compressive strength is claimed? In what parts is the so-called "Portland Cement Mortar" to be used? For the latter is indicated 1-2-7, cement, lime and sand. Section 308a8.5 defines the usual lime cement mortar as 1-1-6. If you insist on the different mix, please say what you are using for compressive strength. Doubtful if it can be as large as for our combination(lime-cement)mortar, however, which is ordinarily 130 lbs. plus 50 per cent.

26. In connection with architectural terra cotta and limestone facing of Congress St. and Brown St. walls, note provisions of Section 308b8.4(c). Presumably because of size of units, metal wall anchors are also to be used. They are to be galvanized or equivalant and have minimum thickness no less than wire of number six gauge. Shop drawings showing coursing, material, size and spacing of anchors should be filed here before you approve them.

27. Reference is made in specifications to dovetail and other types of metal anchors and ties. Note that if metal ties are to be used for ordinary bonding of masonry walls they are to be galvanized and minimum thickness of wire of number six gauge.

28. Unsupported height of higher part of second story wall at Brown St., from top of Markson second floor slab to under side of gypsum roof plank of high roof, is scaled at about 21 feet, which is more than the maximum allowable by Section 30968 even if wall is to be solid brick--a greater discrepancy if hollow block backers are to be used.

It is customary to allow a concrete floor slab as lateral support provided the slab is poured-in-place concrete and bears on the wall. The first floor detail merely shows the slab against inside face of wall. Please show a detail at second floor; also a detail of how lateral support is to be accomplished at roof levels together with whatever authority there is for counting the gypsum roof plank.

In what way do you figure the roof plank of the low roof to afford lateral support to the west wall in view of the fact that the reaction of the plank is against the partition or light wall along Markson second story as per Section 2-2 on Sheet 8 of plans. To be sure that wall will bear no wind load as long as the Grant building is there, but we have to figure some actual lateral support at the top of it.

29. Note that water content of the intended 2500-lb. concrete is not to exceed 6.75 gallons per bag of cement. Presumably the architect is to undertake all concrete inspection, reinforced or plain. With reference to Section 3108b.10, it is noted that tests of concrete are to be regularly made by a competent testing laboratory. It is expected that copies of the test reports with comments and recommendations will be filed here as fast as made. There should start coming through for the foundation concrete very soon, now.

In a recent steel joist-thin concrete slab job very substantial cracks have developed in the thin slab in a number of places. While the reason has not yet been made apparent, and safety is hardly involved, we certainly want all precautions taken to prevent such defects in similar jobs, now or later undertaken.

30. It was my impression that you had furnished the signed statement of design covering design of reinforced concrete, structural steel and light gauge steel construction as required to be attached to the plans by Section 10453 of the Code, but I can find none, attached to the plans or otherwise. Please furnish a signed statement and we will attach it to plans or you can attach it to the revised plans to be sent in.

31. All joints and connections in structural steel and steel joists which are to be welded and involve rationally determined tension, compression or shear are to be welded only by welders who have been certified as competent under the test procedure of the American Welding Society. No other procedure will satisfy the requirements.

Welders to be engaged in either shop or field welding of such joints or connection, including the shop welding on plate girder, but not any shop welding on steel joists, if they have not already done so on other work, must furnish to this office, through their employer or otherwise, a record of experience as welders, a sample of personal signature and a record/tests of specimen welds by some authoritative testing agency clearly qualifying the welder as competent, test specimens to be prepared and quality of work determined under the procedure of American Welding Society only. Date of the certification must be within one year of the date on which the shop or field welding is done.

Such certification of welders engaged in any shop welding that may be done on steel joists may be made by the manufacturer of the joists by sending a written statement to this office to the effect that all welding has been designed and that all shop welding has been performed according to the procedure and by welders properly qualified as set forth in the code and qualification procedure established by the American Welding Society. If any shop welding is involved in steel joists, architect or contractor will please notify the manufacturer of the joists of this requirement and see to it that furnishing the statement is a condition of purchase of the joists.

32. Wherever masonry walls are to be strapped for plaster or other finish, firestops of non-burnable material are required at the ceiling line. To carry plastered ceiling clear through to masonry wall and butt strapping against it would meet the needs. Wood-stud partitions are to be so arranged at caps as to firestop void spaces in

partitions from space above ceiling.

All combustible material is to be no less than one inch from walls of chimneys. Air spaces between chimney walls and combustible material are to be firestopped using incombustible material. See Section 312d.

33. Presumably the proposed vertical sign over Congress St. sidewalk would not project from the street line(inside edge of public sidewalk) more than 6 feet, otherwise the top of the sign would be limited to 17 feet above the public sidewalk. A separate permit is required for this sign, to be applied for by and issuable only to the actual installer who must be a bonded sign hanger.

34. The wood sheathing, blocking and framing shown at the Markson marquee and the facia above it are not allowable either under the rules for second class construction, those for the fire district or the limitations of marquees as contained in Section 211d. While awning boxes are allowed to be of wood covered with metal in the fire district, they are usually planted against a wall of incombustible material, not against the 3-2x10 joists resting on blocking, as shown above Enterprise Congress St. front, which actually establish a wooden exterior wall for a small portion of the front, being the only closure between the outside and the concealed space between show window ceiling and second floor slab. It is not clear whether a similar detail has been indicated over the Free St. show window or not.

35. All windows in Markson and Enterprise second story walls facing over one-story roof are required to be standard fire windows(metal sash and wire glass) and all doors in these walls are required to be Class F(labelled) fire doors or better, set in consistent frames. See Section 402a3.

36. Examination of the Congress St. front details discloses that substantially the entire front and around the corner of Brown St. to the jamb of Markson show window is designed as purely wooden frame construction which I can hardly reconcile with the requirements of second class construction which the building is required to be. If I am reading the plans aright, a recess is intended above Markson show windows about three feet high, 18 inches deep, and extending the entire length of the Markson show windows, designed to be framed entirely of wood except the extended ceiling of the store. All of the bulkheads under show windows are purely wooden frame and must be exposedto the more or less shallow concealed space under frame show window floors.

37. Since commencing this check I have had various conversations with Mr. Wald in which he has verbally advised about certain of the questions raised, later to be stabilized and confirmed by revised plans, by letter or otherwise. One of the more important of these is the matter of emergency means of egress from the second story of both stores. It seems to be the plan now to eliminate the stair tower to roof and penthouse toward Free St., provide a railed walkwayfrom both doors leading to the roof to a point at Brown St. wall where a counterbalanced-stairway fire escape will be proposed to the Brown St. sidewalk. The construction of the fire escape over the public sidewalk of the city is dependent upon the approval of the Board of Municipal Officers of the city. Until their approval is assured, no permit for superstructure of the building can be issued. You will benefit if you can have a plan and elevation of this fire escape in my hands no later than 10 O'clock on Friday morning, August 13th, otherwise consideration of the Board may be delayed for two weeks or more.

* * * * * * *

It is desirable that you furnish information suitable for record showing settlement of all of the above features in compliance with the Building Code at the earliest possible date, that I may be able to issue the permit for the superstructure, as work on the superstructure is not to be commenced until the permit therefor is issued.

Very truly yours,

Inspector of Buildings.

cc F. W. Cunningham & Cons, 181 State St.
Enterprise Realty Co., Inc. Const. Dept.
1479 Hancock St., Quincy, Mass.

: AP 500-508 Congress St. I

none

July 31, 1948

Mr. Sumner Schein,
333 Washington St.,
Boston, Mass.

Subject: Continuation of check of plans and specifications of proposed 2-story building for Enterprise Realty Company, Inc. at 500-508 Congress St., corner of Brown St.

Dear Sir:

Continuing the above check against Building Code requirements following my second letter of July 26, 1948:

19. Contrary to my statement to Mr. Wald, we will not raise specific objection to the use of the Bostwick gates at Free St. entrance to Enterprise Store on the basis that an instance where the gates would be closed when the store was open for business, seems very remote, and that the gates could only be forbidden anyway as an obstruction of the means of egress to prevent reaching a place of safety. The owners, who are receiving a copy of this letter must bear in mind, however, that, should their employees, even for a reason that seemed compelling at the time, close the gates or allow them to remain closed when persons were in the store, both owners and employees would likely be liable should a panic occur and the occupants be unable to get clear out to Free St.

20. With reference to Par. 11, Mr. Wald says that we are to receive a letter from Enterprise stating that the company is likely to extend the second story of both parts farther toward Free St. than now planned, and desires to take advantage of Section 302c5 and make the second story exterior walls, now shown of wooden stud construction, of 1-hour fire resistance using nothing but incombustible materials throughout. Bear in mind that this excludes the wooden studs and all other combustible materials in those walls.

The part of the paragraph referring to requirement of masonry walls within 20 feet of street line and property line is in error. The section clearly allows the use of the lighter walls clear out to a junction with the masonry walls at either side.

21. The dwarf exterior wall on No. 3 column line, filling in between the high and low roof levels over the Markson store is not permitted of wooden stud construction. It is hardly conceivable that the owner has even indefinite plans for extending the high roof over the Markson store any further toward Free St. at some future time. Therefore, it seems evident that the dwarf wall over the Markson store must be of masonry at least 8 inches thick and that the supporting steel, including columns must be fireproofed.

In connection with any future extension of second story, the question comes up as to what the roof level of the extensions will be. Will the roof of extension be at the high level? If so the dwarf wall which will then be necessary between the low level roof over Markson store and the roof of extension, will have to be of masonry supported on fireproofed steel all the way down through. We would like these matters all cleared up in owner's letter about future planned extensions, and also what the use of the extensions would likely be. Would Enterprise extensions be for customer space? Would the Markson store on second floor be extended, and what would be the level of roof of Markson extension?

22. Architect is expected to indicate beyond doubt which steel beams and columns are to be fireproofed with figured details in each case showing materials of fireproofing whether of unit masonry or concrete, and with the latter the size and

placement of reinforcing mesh , all according to Sections 3034.6 through d1.9, not relying on the general clause in the specifications which appears to make the contractor responsible. In small scale sections mesh appears in some places for reinforcement of concrete fireproofing without designation as to size or placing. Large scale details on Sheet 13, however, seem to show no reinforcement or placement of it.

It appears that the reason for fireproofing steel is that it supports masonry directly or indirectly. I have discover/the following locations that require fireproofing of 4-hours resistance(See Schedule C in Section 3034), and there may be others:

(1) Plate girder over Enterprise first story front on Congress St.
(2) Columns under each end of plate girder.
(3) 14-inch beam to support wall over high-up windows Enterprise 2nd story.
(4) 6-inch columns to support 14-inch beam in (3).
(5) 18-inch beam over Markson 2nd story show window, Congress St. front.
(6) 24-inch cantilever over Markson 2nd story window, Brown St.
(7) 8-inch columns in both stories of Brown St. wall to support cantilever.
(8) ~~Beams to support dwarf wall between two roof levels.~~
(9) ~~All columns, clear down through, to support beams in (8).~~

I have found no indication that item (3) is to be fireproofed.

More to follow.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings.

co F. W. Cunningham & Sons,
131 State St.

Enterprise Realty Company, Inc., Construction Dept.
1479 Hancock St.,
Quincy, Mass.

AP 500-503 Congress St.-I

July 25, 1948

Mr. Sumner Schein
333 Washington Avenue
Boston, Massachusetts

Subject: Continuation of check of plans and specifications of proposed 2-story building for Enterprise Realty Company, Inc. at 500-503 Congress Street, corner of Brown St.

Dear Sir:

Continuing the above check against Building Code requirements following my letter of July 14, 1948:

13. The waste paper room in basement including the enclosure of the opening in first floor is classified as a hazardous room and therefore requires no less than 1-hour separations. See Section 113-4 and Section 212f4. The 4-inch cinder block in the basement meets this requirement, and I take it that the ceiling of the room is to be plaster on metal lath, but a door in the room in the basement requires no less than a Class B (labelled) fire door set in structural metal or hollow metal frame (because it is in a masonry wall) and made self-closing by means of a liquid door closer or automatic-closing by the usual hardware. Apparently the partitions enclosing the opening in first floor leading to waste paper room are to be of wooden studs and wooden frame ceiling, but it is not clear whether this ceiling will be at the same level as the show window ceilings or not. At any rate the partitions are to be covered on both sides with plaster on metal lath. The ceiling requires plaster on metal lath on the underside and either a tight double wooden floor above the ceiling joists or the upper surface may be plastered also. The door leading to this enclosure is required to be the same as that leading to the waste paper room but may be set in a metal-clad frame if the partitions of the enclosure are of wooden frame construction. The door is required to be self-closing by means of a liquid door closer. You should indicate what method you intend to adopt to prevent accident if the door should be left open, not only to protect employees and patrons of the Enterprise Store. A sprinkler head will be necessary at the top of the enclosure.

14. It appears likely that the electrical room in the basement should be classified as a hazardous room in which case the partitions, ceiling and door and frame should be 1-hour fire resistance similar to that indicated for the waste paper room. This becomes especially true if you are to claim exemption from putting sprinkler heads in this room on account of the electrical equipment.

15. No proposal is found for ventilating the toilet rooms on second floor of the Enterprise Store. This feature is not controlled by the Building Code but by the Plumbing Inspector attached to the Health Department, but the means of ventilating these rooms, which is of course, required, should be shown on the plans.

16. We have been assuming all along that the Enterprise Store is not to sell food for consumption on the premises. If that is a wrong assumption and food is to be prepared for consumption on the premises, all of the details should be forthcoming without delay as that would make quite a change in several features. If food is not to be prepared for consumption on the premises, please give us that information also?

17. If any part of second floor is to be used as a stockroom or for storage of any kind, indication of the live load per square foot for which that part of the floor is designed should be shown on the plans (not less than 100 pounds) and before

the space [illegible] into use for storage, permanent floor load signs are required to be posted indicating the capacity. Section 2051.

13. Access to second story roof by scuttle 24" x 36", scuttle to be covered on top and edges with fire resistive material and to have a ladder permanently fixed in place leading thereto from the second floor, is required or some equivalent arrangement approved by the Chief of the Fire Department. Section 2121.

More to follow.

Very truly yours,

Inspector of Buildings

WMcD/B

Cc: F. J. Cunningham & Sons
143 State Street

Enterprise Realty Company, Inc.
Construction Department
1179 Hancock Street
Quincy, Mass.

Mr. Sumner Schein
333 Washington Avenue
Boston, Massachusetts

Subject: Check of plans and specifications of proposed two story building for Enterprise Realty Co., Inc. at 500-508 Congress Street, corner of Brown Street

Dear Sir:

Our check of the above job against Building Code requirements is based on the plans and the papers which you have supplied thus far, as follows:

Location plan
Sheets 1 to 13 inclusive of architectual plans, undated and with no revisions indicated
Sheet 2A of plans, representing revision of foundations and superseding a part of sheet 2
73 numbered pages of specifications
2 pages of addenda to specifications
Letter of May 24, 1948 advising that entire building will be sprinklered—note that standards for sprinkler system contained in Section 303e of our Building Code is to prevail as to coverage and wherever else at variance with the Underwriters' Code, irrespective of the fact that the stamp of approval of the Fire Insurance Rating Authority is required on all plans

This check against Code requirements will be reported to you piecemeal as fast as time will allow. For the most part we proceed through the Code from front to back, checking against Sections 205 and Sections 212 of Chapter 2 first and then through the succeeding chapters wherever applicable. References to sections are to section numbers of the Building Code. Wherever in a check of earlier sections important discrepancies are noticed as regards later sections in the Code they will be called to your attention out of order, but all items will be numbered consecutively through as many report letters as may be necessary. In any replies it will be appreciated if you will refer to the item numbers for quick understanding and reference.

At present we have the following:

1. It is/unlikely that emergency means of egress from second story Enterprise part and from Markson's second floor sales space—along the roof to the penthouse of stair tower, nearly 200' from Enterprise doorway and over a hundred from Markson's with the near certainty that the roof will be obstructed by ice and snow in the wintertime—can be accepted as "unobstructed", Section 205-c-1. The Chief of the Fire Department will have authority over this means of egress under State Law, immediately our certificate of occupancy is issued. He has been consistently opposed, even in existing buildings subject to alteration, to any means of egress which requires the users to pass out into the open air and then re-enter the building. I shall be guided largely by his opinion as to the adequacy of this means of egress. He is unavailable at the present time but I hope to consult him and report to you at the end of this letter.

2. We need the assurance in writing that the Markson basement will not be open to the public and that not more than 2 persons are likely to be there habitually at one time—otherwise an emergency means of egress is needed. Section 205-e-1.1.

3. Standard exit signs (See Section 212-c-4) illuminated by general illumination or by special external illumination, or of course standard exit lights, will be required

to indicate the doors to the roof from Markson and Enterprise quarters on second floor, at door from stair tower to Free Street, at emergency exit door from Markson to Free Street and at foot of rear stairs from Enterprise basement to first story, also if means of egress across roof is allowable something will be needed in the nature of white illumination by way of an exit light to indicate a door from roof to stairway penthouse. It is assumed that there would never be more than 20 persons in the Enterprise stockroom, otherwise exit signs would be required to indicate stairway to Free Street. Section 205-c-4.

4. In figuring the capacities in persons for the various areas, it appears likely that some additional development is planned for the fairly large area on Enterprise second floor, marked in one part corridor. Please explain about that.

5. Rear door from Markson to ~~Free~~ Brown Street may only swing over public sidewalk if owner and tenant are willing to agree that the door will be used exclusively as an emergency means of egress. If that is done, all hardware on the outside of the door to serve for opening from the outside would have to be eliminated. It seems likely that Markson's would inevitably use this door for taking goods into the store as there is no other way except the Congress Street main entrance. On this basis the door would have to be recessed so that no part of it would swing over the public sidewalk. Section 212-c-2.2.

6. There is to be no substantial step up or down (more than the usual threshold) within 3' or the width of the door (the latter applying only when the door swings toward the step up or step down), whichever is the greater, to any doorway. In this connection note the doorway at the top of the Markson basement stairs, the doorways from both occupancies on second floor to roof, doorway from roof to stair tower and doorway from Markson first floor to Brown Street.

7. If the means of egress along the roof is acceptable, the door from roof to stairway penthouse must be swung toward the stairway.

8. I am not sure about the term "schoolhouse lock" used on Page 68 of the specifications, but presume it is the same as what we term a vestibule latchset--so arranged that all fastenings that would keep the door from opening will be instantly released, without special knowledge or ability and without a key, merely by turning the customary knob or pressure on the ordinary thumb latch. The latter type is required on the five doors mentioned, and if the means of egress across the roof is acceptable, the vestibule latchset on door from roof to stairway penthouse would have to be opposite from the usual arrangement so that persons could always enter the penthouse from the roof. Section 212-c-2.5.

9. The double entrance and exit doors from Enterprise to Free Street will require a vestibule latchset on the "working" door and on the "standing" door anti-panic bolts are required with bar clear across the door instead of the top and bottom bolt specified. This is because the entire width of doorway is to be instantly available for exit in case of emergency.

Both pairs of entrance doors of Enterprise Store from Congress Street and the pair to Markson's from Congress Street are to be equipped similarly. The hardware for these three pairs of doors have not been found in the schedule. If these double doors are to be pivoted on the floor, please advise how much width will be taken from the gross width of each doorway when both doors of a pair stand wide open. These gross openings are only about 5' on the Congress Street front and the capacity of the Enterprise Store requires practically the full width of all exterior doorways to meet the needs.

10. Basement floor plan does not indicate handrail on the wall side of lowest run of front stairs from Enterprise Store to basement but the detail on Sheet 10 seems to indicate a rail at this point. A rail is required. Section 212-c-5.2.

Two items come to attention out of sequence order of the Building Code:

July 14, 1948

11. Exterior walls of wooden studs covered with wooden sheathing and copper are not allowable for the walls of second story Harkson and Enterprise Stores exposed to the roof. According to Section 402 applying in Fire Districk #1 new buildings are required to be of Second Class or more fire resistive construction, and Section 302c provides that buildings of Second Class Construction shall have exterior walls of masonry.

The owner may be planning future extensions of the second story in which case we should have notice of those plans in writing and advantage may be taken of the allowance in Section 302-c-5, but in that case the temporary walls would have to be of incombustible material through the entire thickness and affording at least one hour fire resistance. Even so these temporary walls could not be permitted closer than 20' to the street line of Brown Street and not closer than 20' to the opposite side property lines.

Neither would the partitions around the stair tower of penthouse be allowable of wooden studs. Although metal-clad wooden stud walls are allowable under certain conditions, according to Section 402-b-15, applying in Fire District #1, wooden studs are not allowable unless the roof is of wooden construction.

12. The location being in Fire District #1 and Brown Street being less than 50' wide all of the windows in the wall along Brown Street, except the Harkson show window in first story, are required to be standard fireresistive windows. This is hardly practicable for the Harkson show window in second story near the corner of Congress Street, but if desired equivalent protection may be provided over this show window by using automatic or manually controlled open sprinklers installed according to the Underwriters' standards in which case the heads should be large orifice and extending liberally beyond the opening toward Free Street. The metal-clad door indicated to Brown Street from the Harkson Store is to be a Class D labelled door or better, set in structural metal frame. Presumably the several ventilating intakes and louvers in the wall along Brown Street require further consideration before determining what protection may be needed. Certainly open sprinklers in those cases would be satisfactory or automatic fire shutters on the outside of the wall.

WMcD/G

Very truly yours,

Inspector of Buildings

P. S. With reference to item 1 I have been able to contact the Chief of the Fire Department as to this means of egress across the roof. While we both realize that this is a fairly superior stair tower having egress straight outdoors to Free Street without any other communication direct with the rest of the building except the fire door at the foot of the stairs in the basement leading to Enterprise stockroom, he is unwilling to approve the arrangement under State Law both because of the necessity of re-entering the building and because of the difficulties of keeping the means of egress open and usable in the wintertime.

He would be able to approve a three foot wide standard metal fire escape with counter-balanced stairway over the Brown Street sidewalk with landing taking off the roof just at the rear of the rear second story wall of the Harkson Store if a suitable walkway were laid on the roof from both exit doors to the fire escape landing, the walkway to be kept clear at all times and to be suitably illuminated in the dark hours. The latter could probably be accomplished by a single white light outside of each exit door.

Projection of such a fire escape over the public sidewalk requires approval of the Municipal Officers (same personnel as City Council) before a permit for the work may be issued.

CC: F. W. Cunningham & Sons
181 State Street

Enterprise Realty Company, Inc.
Construction Department
1479 Hancock Street
Quincy, Massachusetts

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

July 7, 1948

ORDERED:

That the building permit to cover construction of a two story building for Enterprise Realty Co., Inc. at 504 Congress Street corner of Brown Street, to the extent that it would include a canopy to project about two feet over the public sidewalks of Congress Street and Brown Street—about twenty-six feet in length along Congress Street and about eight feet in length along Brown Street—about twelve feet above both sidewalks, be and hereby is approved as per Section 103-c-1 of the Building Code, but not to infringe any provisions of the Building Code as to combustible materials in Fire District No. 1.

CC: Edward T. Gignoux
Assistant Corporation Counsel

AP 504 Congress Street-I

June 8, 1948

Mr. Summer Schein
333 Washington Street
Boston, Massachusetts

Subject: Soil bearing at Enterprise job, 504 Congress Street in Portland

Dear Mr. Schein:

With reference to my telephone conversation on June 7 with your engineer relating to the above subject, I think Section 307b1 of the Building Code requires that you can only allow one-half of the stated allowance of four tons for hard blue clay because the balance of the structure would be supported upon solid rock.

In order to see if our Code might be out of line in this connection, I have examined several other codes most of which stipulate that a differential shall be used but are not definite about it.

The Code of the City of New York, however, as I read it, under similar conditions would allow very little more than two tons per square foot.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: F. W. Cunningham & Sons
181 State Street

SUMNER SCHEIN, B.S., C.E.
Architect and Engineer
333 WASHINGTON STREET, BOSTON
LAFAYETTE 3-0123

May 24, 1948

Mr. McDonald
Building Department
City Hall
Portland, Maine

Dear Sir:

In answer to your letter of May 10, 1948, concerning the installation of sprinklers in the Enterprise Building to be located at the corner of Congress, Brown, and Free Streets, please be advised that the entire building will be sprinkled in accordance with the Code of the New England Board of Fire Underwriters.

I have had a conference with the representative of the New England Board of Fire Underwriters, Mr. Fitzgerald, who covers Portland, Maine, on Friday, May 21, 1948, and he has indicated to the various sprinkler companies that are bidding this work exactly what the Board's requirements are.

Before the work is given out, a plan will be given you with a stamp of approval of the New England Board of Fire Underwriters.

Very truly yours,

Sumner Schein

SS:b

INQUIRY BLANK

ZONE "C"

FIRE DIST. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

~~Verbal~~
By Telephone

DATE 5/20/48

LOCATION 504 Congress Street OWNER

MADE BY Arthur Sullivan of Cummings TEL. 3-0246

ADDRESS

PRESENT USE OF BUILDING

CLASS OF CONSTRUCTION NO. OF STORIES

REMARKS:

INQUIRY: 1 - May 12" concrete blocks be used for wall adjoining Grant Store in place of the 8" cinder concrete blocks and brick facing originally proposed? Will use brick piers and concrete blocks between.

ANSWER: 1 - Yes because the 12" blocks have a fire resistive rating of 4 hours.

DATE OF REPLY 5/20/48 REPLY BY AJS

: AP 504 Congress St. I

May 18, 1948

Mr. Summer Schein,
333 Washington St.,
Boston, Mass.

Subject: New Building for Enterprise Realty Co., Inc. at 504 Congress St.

Dear Mr. Schein:

Your letter of May 15 notified W. T. Grant Co. of the intention to excavate, but the Grant company is not owner of the land adjoining the Enterprise lot.

The Code requires that we have knowledge that the owner of adjoining land has been notified in writing. To assist you I have found that the owner of the land is a dual interest, Edwin H. Abbott Jr. and William H. Dow et al Trustees. Your written notice should be sent to them care of the Estate of Fred N. Dow, 12 Monument Square, Portland 3, Maine.

Because there has not been sufficient time to check the plans of the new building, F. W. Cunningham & Sons, contractors, have today applied for and advance permit to cover excavation and foundation only. That we ought to be able to check and issue quickly, but we cannot until the above notice has been received.

Very truly yours,
(Signed) WARREN McDONALD

CC F. W. Cunningham & Sons

Inspector of Buildings.

SUMNER SCHEIN, B.S., C.E.
Architect and Engineer
333 WASHINGTON STREET, BOSTON
LAFAYETTE 0123

May 15, 1948

Mr. P. A. Cunnius
W. T. Grant Company
1441 Broadway
New York, N. Y.

Dear Sir:

This is to notify you that we are about to begin construction of a building for the Enterprise Realty Co., Inc., located at 500-508 Congress Street, Portland, Maine, this location being adjacent to your building on Congress Street.

In accordance with Section 307-A-4 of the Building Code of the City of Portland, Maine, it is necessary that you be notified of the work to be done, namely: if the foundation wall adjoining our premises does not extend into the ground to a grade equal to that of the foundation walls of the new Enterprise Building, it is the intention of the Enterprise Realty Co., Inc. to underpin the Grant Wall to such depth as may be required by the Building Department of the City of Portland, Maine.

General excavation, removal of ledge, etc., will commence within the next ten days. In excavating under any walls to be underpinned, the work will be done in sections of not over five (5') feet in length.

Very truly yours,

Sumner Schein

SS:b

cc: Portland, Maine, Building Department

AP 500-508 Congress Street-I

May 10, 1948

Mr. Sumner Schein
333 Washington Street
Boston, Massachusetts

Subject: Building for Enterprise Realty Company, Inc. at 500-508 Congress Street in Portland

Dear Mr. Schein:

My recollection of our conference many months ago is quite hazy, and you may have cleared up the item now referred to.

In preliminary examination of the plans it appears that the total floor area at one level will be about 17,000 square feet which, with three streets exposure and established as Second Class Construction by the use of certain wooden stud partitions if not otherwise, requires that the building be equipped with a standard automatic sprinkler system.

With the installation of such a system questions usually arise as to whether or not certain spaces must be covered by sprinkler heads, especially certain concealed spaces, areas over show windows etc.

To answer such questions we are compelled to turn to Section 303e of the Building Code and interpret these specifications quite literally and referring to features not covered in the text of the Code to the regulations of the National Board of Fire Underwriters (Pamphlet No. 14).

If not established in the plans or specifications that the sprinkler system is to be provided, please confirm that fact so that all may be clear as we go ahead with our check.

Very truly yours,

Inspector of Buildings

WMcD/J

P. S. No doubt you have already been negotiating with the Grant Co. and the owners of the land on which their store is located about excavating at the foundation wall and underpinning the foundation wall of the building in which the Grant Store is. Section 307-a-4 of our Code provides that Enterprise must give notice in writing to this adjoining owner of intention to excavate with a statement of the extent of the work, and that we shall have evidence of such written notice before any permit involving the excavation may be issued. This is usually done by writing a letter with particulars to the adjoining owner and giving this office a copy of the letter. Probably you will prefer to do this now, if you have not already done so—to avoid delays later.

AP. 500-508 Congress St.-I

May 7, 1948

Mr. Sumner Schein
333 Washington Street
Boston, Massachusetts

Subject: New building for Enterprise Realty Co., Inc. at 500-508 Congress Street in Portland

Dear Mr. Schein:

I presume there must be specifications besides those given on the plans for the above job, but we received none with the application for the permit.

May I have a copy?

Very truly yours,

Inspector of Buildings

WMcD/S

(B) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
No. 21702
22 1948
CITY of PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, May 3, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter repair demolish install~~ all 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 304 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Enterprise Realty Co., Inc., ~~189~~ 1479 Hancock St., Quincy, Mass. Telephone

Lessee's name and address Telephone

Contractor's name and address not let F. W. Cunningham & Sons, 181 State St. Telephone

Architect Sumner Schein, 333 Washington St. Boston, Mass. Specifications Plans yes No. of sheets 14

Proposed use of building Stores (2) No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 300,000. Fee $ 150.

General Description of New Work

To construct 1 and 2 story brick buildings per plans.

Cert. of Occ. issued as of 12/29/49 - [illegible]

Permit Issued with Letter

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

PERMIT TO BE ISSUED TO Sumner Schein, 333 Washington St., Boston, Mass.

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 raiters: 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

Enterprise Realty Co., Inc.

Signature of owner By: Sumner Schein, Mgr.

INSPECTION COPY

B 48/11702 P

No. 504 Congress St

Owner Enterprise Realty Co Inc

Date of permit 8/22/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 11-30-49, 3 Co.

Cert. of Occupancy issued 12/7/49.

See attached improved.

NOTES

5/24/48 - [illegible]

[illegible]

5/10/48 - [illegible]

[illegible]

7/23/48 [illegible]

permit 48/[illegible]

7/25/48 [illegible]

[illegible]

6-22-49. Mech. Inspector Eddy

[illegible] Mr. Walt said he

would furnish calculation

for "Gyst" steel in cellar.

Mr. Calculations for

steel not yet

received.

Mr. Swinsky said he

would mail office [illegible]

plans [illegible] to

first floor [illegible]

7-28-49 Mr. Walt said cellar

steel calculations would

be here shortly.

Closing in ceiling

completed, [illegible] work

started. [illegible]

8/16/49 - Inspn with Messrs

Schein, Rabinowitz, Presser

of Globe Sprinkler, Fullmer

and Cullinan -

We will ignore concealed

spaces under stairs of tele

washroom stores & Entrance

because they are not

important enough to warrant

tearing out what would

have to be torn out and

we are not without

fault in the matter.

Things still to

be done: —

"marble on the

wall rail repair 1st

tier [illegible] (metal rail [illegible]

way)

Open sprinkler [illegible]

mullion in door

and stairwell.

[illegible] tubes on

floor and 3 on [illegible]

Exit sign to be

on new wall 1st

with arrow indicating

exit door. Similar

one drawing from

customer effect.

Enterprise

many sprinkler

still to be put [illegible]

Exit direction

floor

Handrail [illegible]

and stairs - [illegible]

treads on stairs.

Rooms & [illegible]

1st floors - to adjust

finish plate or [illegible]

[illegible] on door

finish plate for [illegible]

[illegible] wall frame

of specially [illegible]

[illegible]

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Enterprise Realty Co., Inc. Date of Issue December 1, 1949

This is to certify that the building, premises, or part thereof, indicated below, and built—~~altered or changed as to use at~~ 504 Congress Street under Building Permit No. 43/1702 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire Building	Two Retail Stores

Limiting Conditions:

This certificate supersedes
certificate issued

CC: Harkson Bros.

Inspector of Buildings

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

BF 48/1702 I
(504 Congress St.,)
R/e/15/M

August 8, 1949

Mr. Sumner Schein
333 Washington St.,
Boston, Mass.,
F. W. Cunningham & Sons
181 State Street

Subject: Change in first floor framing of the Enterprise building at 504 Congress Street; and completion of details in the Markson portion of the building.

Gentlemen:

Our inspector reports that a fairly important change has been made in the steel framing of first floor on the Congress Street end, and we have had neither a revised plan showing the change nor application for amendment to the original building permit. He has talked with Mr. Wald and I understand that we are to have furnished the detailed computation of this particular change, since it appears that the arrangement is quite unusual.

Will the contractor file as quickly as possible belated application for amendment to cover this change and with the application the detailed plans of the change; also Mr. Wald furnish the design data without delay?

Now that the total building is nearing completion, I presume the Sprinkler Company is back on the job or will be shortly. Despite my letter of April 25th, 1945, soon after the Markson store opened, an inspection since August 1st discloses that only a part of one of the five uncompleted items mentioned in my letter of April 25th had been taken care of and that not in a permanent fashion.

Briefly the five uncompleted items in the Markson part, with reference to my letter of April 25th was as follows:

1. Supply sprinkler heads in second story.
2. Supply sprinkler head protection under stairs from first to second floor in concealed space and in concealed space in second story. See insp rpt
3. Provide handrail wall side main stairs first floor to landing and landing to second floor; both sides of stairs between high and low levels in second story (this had been done in temporary fashion); one side of stairs first floor to cellar.
4. Adjust exit lights second story.
5. Supply open sprinkler head over mullion window in rear of second story exposed to the first story roof.

In asmuch as the sprinkler company got away from the job at the Markson store before these discrepancies were found, it is understandable that they did not want to come back to do this small job; but now that they are back there is no reason why the job cannot be completed quickly. We shall expect the sprinkler's deficiencies to be cared for and items 3 and 4 also no later than August 15th.

Will you not cooperate in all of these particulars so that no unpleasantness may now ensue at a time when the Enterprise people have set a date for opening their new store?

Very truly yours,

HARRY McDONALD
Inspector of Buildings.

CC: Mr. Benjamin Rabinowitz
1479 Hancock St.
Quincy, Mass.

BP 48/1702 I
(504 Congress St.,)
8/8/13/E

August 8, 1949

Mr. Benjamin Rabinowitz
Construction Department
Enterprise Stores
1479 Hancock Street
Quincy, Mass.,

Subject: Hardware on entrance doors from Congress Street to new Enterprise store at 504 Congress Street in Portland.

Dear Mr. Rabinowitz,

My recollection of a conference at this office with you and a number of other interested parties many months ago, concerning particularly the type of fastenings to be used upon the Congress Street entrance doors in your new store, is that you went away unreconciled to providing the type of lock sets or fastenings required by the Building Code, and nothing has been heard from you since concerning this particular matter.

The building permit for the construction of your fine new store and that of Markson's was issued on condition that the required hardware be provided in the absence of assurance in plans or specifications to that effect. It is quite necessary that you write to me immediately giving the explicit assurance that both doors of each pair will, in the terms of the Building Code, "be equipped with such locks or latches, and only such, that all fastenings which would keep the door from opening will be instantly released, without special knowledge or ability, merely by turning the customary knob or by pressure on a plate or lever." —and that before the store is opened for business.

As far as possible we hope to smooth the way for the opening of your fine new store, but we hope not to encounter the difficulties in connection with the door hardware, which you are aware that we have encountered with two of the new stores opened in recent years.

Suffice it to say that we do not intendto sit quietly by and see your store opened with hardware which does not satisfy Building Code requirements in our estimation. Please give us the above assurances in writing not later than August 12th; and also arrange with your contractor through your architect to display and explain this hardware before the doors and hardware are fitted.

Very truly yours,

KATHRYN McDONALD
Inspector of Buildings.

KMcD/B

CC Mr. Sumner Schein
333 Washington St.,
Boston, Mass.,

F. W. Cunningham & Sons
181 State Street

EP 48/1702-I
(504 Congress Street)
5/3/49/H

April 25, 1949

Mr. Sumner Schein
333 Washington Street
Boston, Massachusetts

Subject: Finishing Parkson Store at 504 Congress Street so the certificate of occupancy may be issued

Dear Mr. Schein:

It is necessary that the following features be cared for immediately so that the required certificate of occupancy may be issued, without which the use of the Parkson Store is not lawful:

1. Supply eight sprinkler heads in second story where outlets are now plugged. It is understood these were not installed because the shipment of heads were short that number. If long delay is necessary, ordinary heads should be supplied until the chromium plated heads are received.

2. There is a concealed space under the stairs from first to second floor which requires sprinkler head protection and another in second story.

3. The following handrails are yet to be provided: main stairs, wall side, first floor to landing, and landing to second floor; both sides of stairs between high and low levels in second story; one side, stairs first floor to cellar.

4. Adjust exit light or provide another one over the rear door from second story to roof so that persons in any part of the second story customer space will know unerringly what direction to take to reach the rear means of egress.

5. Since the mullion window in the rear of second story, exposed to first story roof is not metal sash and wire glass, supply open sprinkler heads over it. See paragraph 35 of my letter of September 22, 1948.

Please have these matters all cared for before May 3, 1949 and notify this office for another inspection.

Very truly yours,

Inspector of Buildings

WMcD/G

CC: F. W. Cunningham & Sons
181 State Street

BANCROFT & MARTIN ROLLING MILLS COMPANY
South Portland 7, Maine -

April 23rd, 1949

F. W. Cunningham & Sons
181 State Street
Portland, Maine

Attention: Mr. Fallons

Gentlemen:

In accordance with your request for a certificate from the Bethlehem Steel Company, we are enclosing letter from Mr. R. B. Wallace, Manager of Sales, covering these joists.

For your information, this is the type of form letter which Bethlehem furnishes on any jobs that require this type of certification.

Yours very truly,

BANCROFT & MARTIN ROLLING MILLS CO.

S/ K. T. Burr, Treasurer

RECEIVED
APR 26 1949
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

KTB/pc
Encl.

BETHLEHEM STEEL COMPANY
Boston 10, Mass.

April 22, 1949

Re: Welded Joists,
Enterprise Store
Portland, Maine
Your Order 1242

Bancroft & Martin Rolling Mills Company
South Portland 7, Maine

Attention: Mr. Kenneth Burr

Gentlemen:

In connection with the joists which we furnished you for the above job, all of our welders that work on this product are qualified for "limited thickness butt and fillet welding in flat position in accordance with the American Welding Society Specifications".

Very truly yours,

BETHLEHEM STEEL COMPANY
Robert B. Wallace,
Manager of Sales

S/ R. B. Wallace

RECEIVED
APR 26 1949
DEPT. OF BLDG. INSP.
CITY PORTLAND

SP 48/1702
(504 Congress Street,
Enterprise Job)-I

February 5, 1949

Mr. Sumner Schein
733 Washington Street
Boston, Massachusetts

Subject: Poured gypsum roof slab for Enterprise building at 504 Congress Street in Portland

Dear Sir:

A roof slab of reinforced poured gypsum is being applied on the Enterprise building, and in checking back through the plans on which the permit was issued, I find that the general design plans show a roof slab of pre-cast gypsum plank, and that the only indication we have of the poured gypsum slab is a very meager detail on a fragmentary plan (sketch x-7, section at high roof).

I remember that you talked about the possibility of using a poured gypsum roof, but we have no detail of the design of the roof.

Our inspector has talked with the contractor superintendent, and I should judge that you must have furnished a detail design plan or some type of design specifications to the contractor which we do not have. Otherwise, they would be unable to construct the roof as we do not have enough information to tell how it is to be constructed.

I am sure you are aware that the standards for reinforced gypsum concrete as contained in the Building Code of the City refer to the standards approved by American Standards Association under the "Reinforced Gypsum Concrete", dated May 8, 1941, and that you have no doubt proceeded according to these standards in the design of the roof slab and must have instructed the contractor in the execution of the design.

Please let us have whatever data is necessary by plans, specifications or otherwise to show how this roof slab is being constructed. I am told that you have a special inspector on the job for this work, and that also is required by the standards.

This type of construction is not very common in this area, and I am particularly concerned about the use of it in cold weather.

Very truly yours,

Inspector of Buildings

WMcD/G

CC: F. W. Cunningham & Son
161 State Street

AP 502-504 Congress Street

December 14, 1948

Mr. Sumner Schein
333 Washington Street
Boston, Mass.,

Subject: Locks on exterior doors of Enterprise Store at 502-504 Congress Street.

Attention of Mr. William Wald

Dear Mr. Wald,

Replying to your letter of December 13th, both doors of each pair would have to be "equipped with such locks or latches, and only such, that all fastenings which would keep the door from opening will be instantly released, without special knowledge or ability, merely by turning the customary knob or by pressure on a plate or lever", even though, as suggested in your letter, each leaf were made three feet wide .

The theoretical capacity of the building is such that more than the two 3-foot widths, which you propose as being unlocked at all times when persons were in the store, would have to be instantly available for emergency exit.

Very truly yours,

Inspector of Buildings.

WMcD/B

[illegible]/TTCD-I
([illegible] Congress Street)

October 5, 1948

Mr. Arster Solein
333 Washington Street
Boston, Massachusetts

Subject: Emergency exit door from Markson store to Brown Street and steps leading thereto in connection with alteration building at [illegible] Congress Street

Attn: Mr. William Wald

Dear Mr. Wald:

In a required means of egress like this the terminal landing both at top and bottom of stairs is required to be no less than 3' deep and of course without obstruction—this in reply to your letter of October 2 and with reference to Section 712-e-5.4.

I gave quite a lot of consideration to your point of view before writing the letter with the permit, we reached the conclusion that Building Code means just that and would mean that for safety. Otherwise we could require no particular depth at all.

With the arrangement which you have shown now on your plan persons attempting to use the emergency means of egress would be reaching for the knob or thumb latch at the street at a level above that of the Brown Street sidewalk and would immediately step down into the shallow space between the door and the lowest riser. In my judgment 3' is none too much in case of emergency.

I take it there is no question but that the space shown on the drawing as the thickness of the exterior wall is to be substantially at the level of the Brown Street sidewalk without step-down at that point.

You are urged to discuss the matter of this door up with the Markson people so that they may be well aware of what they are letting themselves in for if the door is to swing over the Brown Street sidewalk. Please stress the matter with them that if that arrangement is followed they will not be permitted to take goods or anything else in through that doorway, but that the door must stand there solely for emergency exit use only.

If they still insist that they want it that way and are willing to forego the use of the door for any use but emergency exit, I see no objection to setting the door on the outer face of the exterior wall if that will gain you any space.

Very truly yours,

Inspector of Buildings

WJCD/G

CC: Markson Bros., Inc.
103 Summer Street
Boston, Massachusetts

Enterprise Stores, Inc.
1479 Hancock Street
Quincy, Massachusetts

F. W. Cunningham & Sons, 101 State Street

Memorandum from Department of Building Inspection, Portland, Maine

[illegible] Congress Street—Amendment to building permit for construction of Enterprise Realty Company store relating to change on Free Street front—4-7-48

Approved amendment to contractor, herewith, subject to the following:

The portion of exterior wall where former exterior door leading to Free Street was to be, is to be constructed with material meeting the requirements for Second Class Construction—masonry.

W.H/G

CC: Mr. Samuel Dennin
333 Washington Street
Boston, Massachusetts

Enterprise Realty Company, Inc.
1470 Hancock Street
Quincy, Massachusetts

(Signed) Warren McDonald
Inspector of Buildings

PERMIT ISSUED
DEC 1948
CITY of PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, November 30, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 48/170 *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 504 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Enterprise Realty Co., Inc., 1479 Hancock St., Quincy, Mass. Telephone

Lessee's name and address Telephone

Contractor's name and address F. W. Cunningham & Sons, 181 State St. Telephone

Architect Plans filed yes No. of sheets 1

Proposed use of building Store No. families

Last use No. families

Increased cost of work Additional fee .25

Description of Proposed Work

To make change in stairs at basement as per plan.

Permit Issued with Memo

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:

Enterprise Realty Co., Inc.
F. W. Cunningham & Sons

Signature of Owner
By: John J. Mulkern

Approved: 12/1/48
Inspector of Buildings

INSPECTION COPY

JOHN J. CUNNINGHAM
PRESIDENT

ARTHUR J. CULLINAN
TREASURER

F. W. CUNNINGHAM & SONS

INCORPORATED 1905

... CONTRACTORS ...

PINE STATE BUILDING 181 STATE STREET

PORTLAND 3, MAINE

WILLIAM H. GILL
VICE-PRESIDENT

THOMAS P. FALLONA
ENGINEER

September 28th, 1948

Subject: Enterprise Stores, Inc.
Portland, Maine

Department of Building Inspection
City Hall
Portland, Maine

Gentlemen:

With reference to your letter to Mr. Sumner Schein and to ourselves, dated September 22nd, in regard to the permit for the above building, and particularly Paragraph 24 regarding the bonding, would advise that we are using a special header block to enable us to use a bonding course of brick every sixth course.

In regard to Paragraph 26, we are using galvanized anchors 1/4" x 5/8 for anchors for the cast stone.

In regard to the limestone shop drawings, we will have final prints of these within a very short time and will then file them with your Department.

Yours very truly,

F. W. CUNNINGHAM & SONS

Arthur J. Cullinan

Treasurer

RECEIVED
SEP 29 1948
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

AJC/mll

CC to Sumner Schein, Architect
333 Washington Street
Boston, Mass.

JOHN J. CUNNINGHAM
PRESIDENT

ARTHUR J. CULLINAN
TREASURER

F. W. CUNNINGHAM & SONS

INCORPORATED 1905

... CONTRACTORS ...

PINE STATE BUILDING 181 STATE STREET
PORTLAND 3, MAINE

September 27th, 1948

Inspector of Buildings
City Hall
Portland, Maine

Attention: Mr. Hamilton

Dear Sir:

Enclosed herewith please find one (1) print, Sketch X-7, showing section at High Roof, and Typical Bridging Details, Enterprise Stores, Portland, Maine from the office of Mr. Sumner Schein, Architect.

Yours very truly,

F. W. CUNNINGHAM & SONS

By/ J. L. Little mcf

JLL/mll
enc.

9/28/48, This print was actually received Sept. 13, 48. but was mislaid and another received in the above date. Original was later found so the one received Sept 27th was destroyed. AC.

AP 500-508 Congress Street-I

September 22, 1948

Mr. Sumner Schein
33 Washington Street
Boston, Massachusetts
F. W. Cunningham & Sons (Copy for foreman on the job)
181 State Street

Subject: Building permit for construction of superstructure of proposed two story building for Enterprise Realty Company, Inc. at 500-508 Congress Street, corner of Brown St.

Gentlemen:

The permit is issued to Mr. Schein because that was his instructions as shown on the application for thepermit which he filed, but subject to the following conditions, the numbered paragraphs corresponding with similar numbers of paragraphs in letters exchanged between this office and the architect of which the contractor has copies. If for any reason you are unable or unwilling to abide by these conditions, all parts of the work affecting any such feature should not be started, but additional information filed to establish in advance compliance with the Building Code:

1. Fire escape over Brown Street sidewalk excluded from construction permit pending receipt of detailed design plans. When that plan is ready, application should be made (preferably by the contractor furnishing the fire escape) or amendment to the general construction permit or for a separate permit to cover the fire escape.

Make top landing of fire escape substantially level with walkway on roof and curb parapet to avoid obstruction. Railing of top landing of fire escape must be at least 9" toward Congress Street from the rear wall of second story part.

3. As many exit signs and directional if necessary, are to be provided to clearly indicate to all persons that may be in the basement customer space the rear stairs from Enterprise basement. Similarly exit signs are to be provided to indicate the Markson door to Brown Street and both Enterprise and Markson emergency exit doors from second story to roof. Exit lights are indicated in someplaces but not required. They are allowable but whether lights or signs they should comply with the provisions of Section 212-a-4. White lights are required outside of the emergency exit doors from second story to the roof to be kept burning in case either or both stoores are open for business during the dark hours.

5. Since the Markson door to Brown Street is to be used for emergency exit only, the exit sign directly inside of it should bear the words emergency exit only, the door requires a vestibule latchset and there is to be no knob or any other operating handhold on the outside of the door.

6.& 10. At Markson door to Brown Street set lowest riser of steps 3' from door. Provide handrail on both sides of steps and return rail toward Free Street to chimney. Provide rail or similar accident preventative on the Congress Street side of the depression from the floor level in which the steps will be.

At Markson second story exit to roof, make highest tread of steps level with curb under door except for usual height of threshold, and make both level with the walkway outside. Provide handrails on both sides of steps; risers to be no more than 8½" and treads no less than 9" (measured from riser to riser).

At Enterprise second story exit to roof make curb under door substantially level with outside platform (usual threshold allowed). Either provide ramp with easy slope on the inside of the doorway or raise curb and outside platform to 10" above floor and provide two 5-inch risers with handrail on one side, 5" being the minimum height of riser.

Presumably the exterior and interior door at top of basement stairs to stockroom are for employees only. If intended for public use objection would be raised to the relative swing of the doors which for public use would be awkward if not dangerous.

8. To avoid misunderstanding between contractor and our inspector, let it be understood that Markson's exit door to Brown Street and both exit doors from second story to roof are to be equipped with vestibule latchsets, and the first named door is to have no knob or other handhold on the outside.

9. Before the order is placed for the door hardware at both entrance doors from Congress Street and entrance door from Free Street, it is best that you specify to this office in particular what kind of fastenings will be used. Irrespective of my former paragraph of this number, we want the building to have door fastenings which comply with the Building Code as to being able to open from the inside at any time both doors of each pair immediately and simultaneously without requiring a key or any special knowledge, but at the same time we would like the owners to have as close as possible to the hardware they want such that their convenience will be served with reasonable prospect of security. To attain all of these ends, especially with double swing doors is not easy. To use a bevelled latch on the working door of the pair is not practicable with double swing doors. It is necessary that this matter be brought to attention well in advance of the time of the need for hanging the doors so that the best interests all around may be served.

11. & 21. Sections 1-1, 2-2 and 5-5 on sheet 8 still show wooden stud construction in exterior second story walls and Section 1-1 on sheet 9 still shows wooden construction in the vertical dwarf exterior wall between the two levels of high roof. (We have no prints of revisions of these sheets.) It is necessary that the plans be revised as per architect's letter of August 30 (received here September 12) and that fresh prints be filed showing clearly that exterior wall details apply to all second story exterior walls—rear and inside of Markson store and rear of Enterprise, also the sloping roof instead of vertical dwarf wall. I find we have received fragmentary plan showing roof instead of dwarf wall, but think sheet 9 should be revised to avoid error.

12. The manually controlled "open" sprinkler system to be used over the second story show window and other second story windows in the Brown Street wall is to be designed and installed as per the regulations of the National Board of Fire Underwriters therefor, plans of the system to be furnished along with the other sprinkler system plans bearing the stamp of New England Fire Insurance Rating Association or equivalent authority, plans to be filed with the application for permit for sprinkler system by the sprinkler contractor to whom the permit is issuable. The location of the manually controlled valve is to be subject to the approval of the Chief of the Fire Department.

Markson door to Brown Street is to be Class "D" labelled fire door or letter t in structural or hollow metal frame.

Automatic fire dampers for ventilating louvres in Brown Street wall are to have fusible control exposed to the outside of the wall.

13. One sprinkler head is to be provided at top of the first story enclosed "chute" to wastepaper room. Both doors to wastepaper room are to be labelled Class C fire doors, self-closing by means of liquid door closers or other standard self-closing device. In view of need of having these doors stand open on occasion, a liquid door closer with fusible element will be satisfactory.

As to accident hazard if first story door is left open, something is needed but it does not appear that the bar across on inside of door as indicated on the plan, would be sufficient. Something in the way of a substantial metal guard from the floor to a level about 3' above the floor seems to be indicated or something after the manner of a "dutch" door.

14. It is acceptable to omit sprinkler heads in the electrical room on the basis that the room will contain electrical equipment, but enclosing partitions are to be covered on both sides with plaster on metal lath and a labelled Class C fire door with liquid

door closer provided. If a ventilating grille is necessary to basement, it is to have automatic closing fire shutter mounted on the electrical room side of the wall.

17. Permanent floor load signs are to be displayed in Enterprise second story stockroom indicating allowable live load per square foot—125 pounds per square foot.

22. We cannot find that the details of fireproofing of steel and reinforcement of the fireproofing is adequately shown so that there will not be doubt in the contractor's mind. It is necessary that the plans be revised or supplementary plans furnished to show these details completely so that contractor may have no doubt. As to how he is expected to fireproof the first seven items of steel indicated in paragraph of this number in my letter of July 31.

Top flange of plate girder on sheet 1 does not show fireproofing at the edge of the flange. Sheet 3 now shows two columns in Congress Street front at junction of Markson and Enterprise stores while sheet 7, steel plan, and sheet 13 show only one——in either case it should be made clear that there will be at least 2" of brickwork beyond the edges of flanges. Full fireproofing of the 14" beam over high-up windows in Enterprise second story are not shown on sheet 1 and it is not found elsewhere either. ~~Make clear that the 8" columns in Brown Street wall are to be covered with no less than 2" of brickwork.~~ Show reinforcement of fireproofing around bottom flange of 18-inch beam over Markson's second story show window. Make clear that 8" columns in Brown Street wall are to have at least 2" of masonry beyond their flanges.

24. Cinder block backing is required to be bonded every 7th course of brick facing, contrary to every 6th course indicated in letter. If this does not work out with the 8" cinder blocks, the bonding may be in every 6th course, but it will have to be supplemented by galvanized metal wall ties about half way between every 6th course of brickwork and laid one to every other joint, ties to have minimum thickness equal to that of 6 gauge wire.

25. Mortar mix is to be one part Portland cement, one part lime and six parts sand instead of the mix indicated in specifications.

26. At this time the cast stone facing along Free Street front and along Brown Street is in place. The starting brick course should be a header course or else galvanized metal ties no less thickness than that of a 6 gauge wire are necessary, laid the equivalent of every other brick joint.

We have received the shop drawings of the terra-cotta but none for the limestone. Please furnish the latter as soon as ready.

31. The contractor is to furnish the blanket certification of welders on bar joists from the Bethlehem Steel Company. The plate girder is to be rivoted instead of welded. Field welding is to be done only by welders who have their certification on file here and dated within one year of the time of doing the welding

32. Where applicable plastered ceilings are to be run clear through to masonry walls to form incombustible fire stops. Void spaces in stud partitions will be fire-stopped from the void spaces above ceiling. No combustible material will be closer than one inch to the exterior walls of the chimneys and air spaces between chimney and partitions will be fire-stopped at floor and ceiling levels with incombustible materials.

35. The windows in Markson and Enterprise second story walls facing over one story roof are to be ordinary windows, you having chosen the option of providing open sprinklers over the openings, sprinklers to be manually controlled. Whether or not the open sprinkler heads over these windows should be controlled by the same quick acting valve as the open sprinkler heads over Brown Street openings will have to be determined by the Chief of the Fire Department and the Insurance Rating authories. Otherwise these open sprinklers should be handled the same as indicated in paragraph number 12 of this letter.

September 22, 1948

36. Perhaps due to misunderstanding when Mr. Schein was in the office, I do not feel that the arrangement of the recesses over the Markson show windows on Congress Street as shown on the revised plans has eliminated as much of the wooden blocking and framing as I understood would be the case. It appears that both sides and/bottom of each recess back to the point where the structural glass begins would be merely wooden blocking and framing covered with illuminited aluminum. This is also true of the wooden framing of the ceiling of show windows, which is shown to project clear to the Congress Street front, separating the space above the ceiling of Congress Street merely by 2x4, covered with aluminum, I shall have to ask the architect to explain why so much of this woodwork cannot be replaced by combustible material, if necessary using plywood to fasten the aluminum sheets to but backing up the plywood with something that is in keeping with the incombustible material expected in buildings required to be of Second Class Construction.

* * *

Still to come are:

(1) Designed plan of fire escape and application for permit number

(2) Revision of sheet number 8 showing elimination of wooden frame exterior walls

(3) Protection to be used across doorway from first story to waste paper chute

(4) Shop drawings for limestone

(5) Details of recesses over Markson show windows

(6) Designed plan of projecting sign and application for permit therefor by bonded sign hanger

(7) Application for permit for sprinkler equipment with plans

(8) Application for permit for mechanical ventilation by installer

Very truly yours,

Inspector of Buildings

MicD/G

CC: Enterprise Realty Co., Inc.
Const. Department
1479 Hancock Street
Quincy, Massachusetts

SUMNER SCHEIN, B.S., C.E.
Architect and Engineer
333 WASHINGTON STREET, BOSTON
LAFAYETTE 0123

May 3, 1948

Portland Building Dept.
City Hall
Portland, Maine

Attention: Mr. MacDonald

Gentlemen:

Enclosed please find computations for construction of Enterprise Store at Congress, Brown, and Free Streets, Portland, Maine.

Very truly yours,

BY: G. J. Jacobs

gj

THE THOMPSON & LICHTNER CO.
INCORPORATED

C O P Y

August 4, 1942

NEW ENGLAND LIME COMPANY

Adams, Mass.

* * *

Test of Quick Plastic Hydrate (4 X Lime)

* * *

Test Number	S 879
Date Received	July 7, 1942
Source	Delivered by Mr. Inge
Sample	One sealed 50-lb. bag of Nelco "Quick Plastic 4-X Hydrated Lime, mfd. at Canaan, Connecticut."
Test Procedure	Compression cubes and suction test made as described below in general conformity with A.S.T.M. Methods C91-40, for comparison with specification requirements presented by you for Bath, Maine, Defense Housing Project, Jas. H. Ritchie, Architect. Specimens in continuous damp storage at 75°F, 90% R.H. until tested.
Results	The following data have been obtained:

Proportions, dry loose volumes	1-2-7
Lehigh Normal Portland Cement	250 gm.
4-X Hydrated Lime	266 gm.
Boston Sand & Gravel Co. Scituate Brick Sand	1955 gm.
Distilled Water to give 80% Flow	400 gm.

Suction Test

Distilled Water to give 100% Flow	420 cc.
Flow Before Suction	100%
Flow After Suction	81%
Relative Flow	81%

THE THOMPSON & LICHTNER CO.
INCORPORATED

Compressive Strength (Using 400 gm. water for 80% flow as noted above)

7 days	590#/sq.in.
	575
	575
	580#/sq.in.
28 days	920#/sq.in.
	900
	890
	903#/sq.in.

The above 1-2-7 mix satisfies the requirements of the above specifications for Grades M and N mortar at 28 days.

Certified Correct,

THE THOMPSON & LICHTNER CO. INC.

Miles N. Clair
Vice President

THE THOMPSON & LICHTNER CO., INC.

PWA Mass. #E-3302

November 4, 1936

NEW ENGLAND LIME COMPANY

Adams, Mass.

**

Test of Masons' Hydrated Lime

(Canaan, Conn.)

Old Harbor Village Housing Project

**

Test Number	B-373
Date Received	September 11, 1936
Source	From you in sealed bag
Sample	For possible use on above project; no identification.
Method of Test	Federal Specifications SS-L-351 for Lime, Hydrated; Div. 6, Sec. 6, Specifications for Old Harbor Village Housing Project.

Chemical Analyses (calculated to non volatile basis)

CaO	60.8%	95% Min. Required
MgO	38.7	
CO_2	2.5	7% Max. allowed
Total	102.0	

7-Day Cube Strength (500#/sq.in. required)

Employing Whitehall Cement and Highland Brick Sand
Lime used as lime-putty
Mortar mixed to flow of 100%

1-1-6 Mortar	1-2-7 Mortar	Nominal 1-1-5 Mortar
775#/sq.in.	395#/sq.in.	900#/sq.in.
910	495	1015
925	500	1000
Ave. 870#/sq.in.	Ave. 465#/sq.in.	Ave. 970#/sq.in.

PWA Mass. #H-3302 THE THOMPSON & LICHTNER CO., INC. November 4, 1936

28-Day Cube Strength (800#/sq.in. required)

1-1-6 Mortar	1-2-7 Mortar	Nominal 1-1-5 Mortar
1100#/sq.in.	755#/sq.in.	1040#/sq.in.
1210	770	1450
1360	875	1445
Ave. 1225#/sq.in.	Ave. 800#/sq.in.	Ave. 1310#/sq.in.

Suction Tests (Minimum flow of 70% required)

Flow of 1-1-6 Mortar after Suction	- 75%
" " 1-2-7 " " "	- 95"
" " 1-1-5 " " "	- 90%

Specifications fully met except in the one case as noted thus "-".

Certified Correct,

THE THOMPSON & LICHTNER CO. INC.

RECEIVED
SEP 11 1948
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

HGP:MN

H.G. Protze

Note: 1-1-6 and 1-2-7, proportions by volumes as specified. Nominal 1-1-5 proportions as per specification requirements as follows:

94# cement - 1 c.f. lime-putty - 4cu.ft. sand

cc 3
copied
7/6/42

Form 3811
Rev. 1-1-40

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

1 Connie Wilmoth
(Signature or name of addressee)

2 J. Lee
(Signature of addressee's agent. Agent should enter addressee's name on line ONE above)

Date of delivery 8/26/49

U. S. GOVERNMENT PRINTING OFFICE 16—11

Form 3806-S

Receipt for Registered Article No 4139 Postmaster per

POSTMARK

Fee paid ___ cents. *Class postage* 1

Declared value ___ Surcharge paid, $___

Return Receipt fee 1 Spl. Del'y fee ___
Delivery restricted to addressee

In person ___ or order ___ *Fee paid* ___
Accepting employee will place his *initial* in place indicating restricted delivery.

87—16—30433-3 ooo

The sender should write the name of the addressee on back hereof as an identification. Preserve and submit this receipt in case of inquiry or application for indemnity.

Registry Fees and Indemnity.—Domestic registry fees range from 20 cents for indemnity not exceeding $5 up to $1.55 for indemnity not exceeding $1,000. The fee on domestic registered matter without intrinsic value and for which indemnity is not paid is 20 cents. Consult postmaster as to the specific domestic registry fees and surcharges and as to the registry fees chargeable on registered parcel-post packages for foreign countries. Fees on domestic registered C. O. D. mail range from 25 cents to $5.00. Indemnity claims must be filed within 1 year (C. O. D. 6 months) from date of mailing.

Bp 48/769-1
C-18-96-1
Reg. Mail

August 24, 1943

W. T. Grant Company
Construction Department
Attn: Mr. P. A. Cunnius
1441 Broadway
New York 18, N. Y.

Subject: Defective conditions of bearing material beneath east foundation wall of the W. T. Grant Company building at 510 Congress Street

Gentlemen:

Excavation for a new building adjoining the above wall has disclosed that the bearing material beneath the above wall on the Free Street end is quite questionable as to capacity to support that portion of your building in safety.

In view of the report of your consulting engineers, Sculps, Stevenson and Value, it is my duty to notify you of this condition and to direct, and you are hereby directed to make such change, repair or alteration as is deemed necessary to make the condition permanently safe, forthwith.

I am mindful of the disagreement between your company and Mr. Sumner Schein, architect for Enterprise Realty, Inc., owners of the proposed building next door as to who is responsible for paying. This order to make good the defective condition is not to be taken as representing any opinion of the City of Portland as to who shall do the work or who shall pay for it, but is issued as directed by Section 109a of the Building Code to the Grant Company as owner or at least as principal in the control of the building, as instructed by this section. The letter is sent by registered mail, not as any evidence of mistrust, but to satisfy requirements of law.

From a practical standpoint it is agreed between you that the bearing material beneath your wall is not now adequate, and it seems to be the opinion of your consulting engineers that it would not be safe to wait that bearing condition up by building the Enterprise wall against it.

It is quite imperative that the Enterprise people go ahead with their work and it is equally imperative that your wall be adequately and permanently supported without delay before we get the rain which is long over due. In view of these needs I recommend strongly that Messrs. Cunnius and Schein get together immediately and agree upon having the Enterprise contractor proceed with the work of underpinning on the basis that each appoint a referee and the two referees appoint a third, the decision of this board to be final as to who shall pay for the work and in what proportion, taking into consideration all of the conditions, including provisions of Section 307x3. I am recommending similarly to Mr. Schein and stand ready to do all that I can to clear up the situation fairly.

Very truly yours,

Inspector of Buildings

WFCD/S

BP 48/769-Amdt. #1-1
(Advance permit for construction 504 Congress Street)

June 25, 1948

F. W. Cunningham & Sons
131 State Street
Mr. Sumner Schein
333 Washington Street
Boston, Mass.

Subject: Amendment to advance permit for excavation and construction of foundation only at 500-503 Congress Street, corner of Brown St.— the amendment to cover changes in foundation design

Gentlemen:

As per my conversation with Messrs. Cullinan and Wall, the amendment of the above advance permit to cover change in design of the foundation is issued to the contractor, herewith, subject to the following:

1. The wall intended to underpin the party wall between the proposed building and the Grant Store is to be given sufficient bearing area relative to the character of the bearing soil beneath it to assure that there will be no substantial difference in settlement at that wall and at the columns of the new building which, it is understood, will all get a final bearing upon ledge. It is understood that the underpinning wall is to be built in the usual alternating four or five foot sections, that the wall is to be built somewhat wider than the existing wall and the forms to be built so that there will be a projection of the underpinning wall above the base of the existing wall to establish a "head" on the new concrete to make a tight job of underpinning.

2. The foundation wall panels whether between caissons or straight wall are to be redesigned based upon the actual height of earth to be retained from sidewalk levels to basement floor level using the actual span of the vertical slabs between basement floor and steel beams of first floor frame and introducing reinforcement in the vertical slabs where the tension in the concrete would exceed 75 pounds per square inch. This design is to include reinforcement, if found necessary, of the portion of the vertical slab which will act as a beam between first floor steel beams to take the "reaction" at the top of the vertical slabs and deliver it to the steel frame of first floor.

3. At our conference it seemed evident that the maximum height of earth to be retained on these vertical slabs will be 13.5 feet at the west corner on Congress St. and that that will taper off to about 11.5 at the corner of Congress and Brown. It is evident, however, that the actual span of the vertical slabs will be much less than these figures, in view of the fact that the first floor supporting steel will be some distance below the public sidewalk grades. Will the architect please furnish copies of this new investigation or design? While the net result may be not much different than the investigation of stresses shown on data received here June 15, that investigation was made on the basis of a depth of retained earth of only 12 feet which is the same figure used for the span of the slab. It is essential that our records show the true investigation and if that shows additional reinforcement needed, we should have the design plan of that.

Very truly yours,

Inspector of Buildings

WMcD/S
Encl. to contractor: Approved amendment
CC: Enterprise Realty Company, Inc.
1479 Hancock Street
Quincy, Mass.

SUMNER SCHEIN, B.S., C.E.
Architect and Engineer
333 WASHINGTON STREET, BOSTON
LAFAYETTE 3-0123

June 14, 1948

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

Re: Enterprise Store
Portland, Maine

Dear Sir:

Enclosed please find herewith computations showing results of investigation of stresses in foundation walls due to earth pressures.

Yours very truly,

William Wald

William Wald

WW:B

Enc.

Rec'd 6/15/48

APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED
JUN 25 1948
CITY of PORTLAND

Amendment No. # 1

Portland, Maine, June 18, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 48/769 *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 504 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Enterprise Realty Co., Inc., 1479 Hancock St. Quincy, Mass. Telephone

Lessee's name and address Telephone

Contractor's name and address F. W. Cunningham & Sons, 181 State St. Telephone 3-0246

Architect Plans filed yes No. of sheets

Proposed use of building Stores (2) No. families

Increased cost of work Additional fee .25

Description of Proposed Work

To construct foundation as per plan filed today.

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:

Enterprise Realty Co., Inc.
F. W. Cunningham & Son

Signature of Owner John J. Cunningham Jr.
By

Permit Issued with Letter

Approved: 6/25/48 [illegible]
Inspector of Buildings.

INSPECTION COPY

SUMNER SCHEIN, B.S., C.E.
Architect and Engineer
333 WASHINGTON STREET, BOSTON
LAFAYETTE 0123

May 19, 1948

Edwin H. Abbott Jr. & William H. Dow et al Trustees
c/o Estate of Fred N. Dow
12 Monument Square
Portland 3, Maine

Gentlemen:

This is to notify you that we are about to begin construction of a building for the Enterprise Realty Co., Inc., located at 500-508 Congress Street, Portland, Maine, this location being adjacent to your property on Congress Street.

In accordance with Section 307-A-4 of the Building Code of the City of Portland, Maine, it is necessary that you be notified of the work to be done, namely: if the foundation wall adjoining our premises does not extend into the ground to a grade equal to that of the foundation walls of the new Enterprise Building, it is the intention of the Enterprise Realty Co., Inc. to underpin the wall of your building to such depth as may be required by the Building Department of the City of Portland, Maine.

General Excavation, removal of ledge, etc., will commence within the next ten days. In excavating under any walls to be underpinned, the work will be done in sections of not over five (5') feet in length.

Very truly yours,

Sumner Schein

SS:b

cc: Portland, Maine, Building Department.

AP 504 Congress Street-1
(Advance permit for excavation & Foundation only).

May 19, 1948

F. W. Cunningham & Sons
181 State Street
Portland 3, Maine

Subject: Advance permit for excavation and construction of foundation only at 504 Congress Street

Gentlemen:

Having received the assurance that the owner of the adjoining lot has been notified in writing of the intent of Enterprise Realty Co., Inc. to excavate along the property line, the advance permit for excavation and foundation only is issued, herewith, subject to check of details of foundation before the form work is started.

Very truly yours,

Inspector of Buildings

MacD/S

CC: Mr. Sumner Schein
333 Washington Street
Boston, Mass.

Enterprise Realty Co., Inc.
1479 Hancock Street
Quincy, Mass.

(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00769
MAY 20 1948
CITY of PORTLAND

Class of Building or Type of Structure Foundation

Portland, Maine, May 18, 1948

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 504 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Enterprise Realty Co., Inc., 1479 Hancock St. ~~Boston~~ Quincy, Mass. Telephone

Lessee's name and address Telephone

Contractor's name and address F. W. Cunningham & Sons, 181 State St. Telephone 3-0246

Architect Specifications Plans yes No. of sheets

Proposed use of building Stores (2) No. families

Last 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 excavate and construct foundation only for 1 and 2 story brick building as per plans.

3-7123

Permit issued with Letter

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

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 concrete at least 4' below grade Thickness, top ~~12~~ 16" bottom 15" cellar yes

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

Enterprise Realty Co., Inc.
F. W. Cunningham & Sons

SPECTION COPY

Signature of owner By: Robert W. Cullinan

Permit No. 48/769

Location 5th Carnegie St.

Owner Enterprise Realty Co.

Date of permit 9/20/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 9/22/48

Cert. of Occupancy issued 1/17/56

NOTES

9/23/48 Work covered by this permit practically completed. General contractor's permit 48/1702 issued 9/22/48 CG

APPLICATION FOR PERMIT

PERMIT ISSUED
00118
FEB 3 1948
CITY of PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, February 3, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect, repair~~ demolish ~~alter~~ the following building ~~structure~~ 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 500-502 Congress St. Within Fire Limits? yes Dist. No. 1

Owner's name and address Markson Bros., 500-502 Congress Street Telephone

Lessee's name and address Telephone

Contractor's name and address The Everett ~~Star~~ Salvage & Wrecking Co. 1690 Revere Beach Parkway, Everett, Mass. Telephone

Architect Specifications Plans No of sheets

Proposed use of building No. families

Last use Stores No. families

Material brick No. stories 4 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

General Description of New Work

To demolish building approximately 40' x 45'.

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

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 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

Markson Bros.
The Everett Salvage & Wrecking Co.

INSPECTION COPY

Signature of owner by: David B Gold

Permit No. 48/118

Location 500-502 Congress St.

Owner Markham Bros.

Date of permit 2/3/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
00090
JAN 26 1948
CITY of PORTLAND

Portland, Maine, January 22, 1948

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 504 Congress Street Use of Building Store No. Stories 3 ~~New Building~~ Existing "

Name and address of owner of appliance Markson Brothers, 504 Congress Street

Installer's name and address P. Reuben & Co., 111 Middle Street Telephone 2-8491

General Description of Work

To install steam boiler for temporary use.

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Cellar Type of floor beneath appliance Concrete

If wood, how protected? Kind of fuel Oil

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 2'

From top of smoke pipe See below From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue Other connections to same flue

If gas fired, how vented? Rated maximum demand per hour

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

Location of oil storage Number and capacity of tanks

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 Kind of fuel Type of floor beneath appliance

If wood, how protected?

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? If so, how vented?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Temporary smokepipe as directed by Mr. McDonald

Permit issued with Letter

Amount of fee enclosed? 1.00 ($1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:
1-23-48 [illegible]

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

P. Reuben & Company

Signature of Installer By: [illegible]

INSPECTION COPY