1918-1919

482-484 CONGRESS STREET

1

522 Congress Street-I

July 11, 1949

Google & Clark
46 Portland Street
Portland, Maine

Subject: Permit for construction of loading platform and erection of metal bundle chute in rear yard off Free Street of store at 522 Congress Street

Gentlemen:

The permit for the above work is issued herewith based on plans filed with the application and subject to the following:

1. Since the property is located in Fire District #1, the wood platform is required to be constructed as for Heavy Timber Construction. This means that none of the timbers used in its construction may be less than 6x6 nominal dimension, all of the lumber including the planking to be dressed four sides. Therefore the 4x6 timbers shown in the framing are not allowable. Mr. Clark has said that he will use 6x6 wherever 4x6 are indicated and the permit is issued on this basis. This size timber merely works out to provide the minimum one hundred pound live load specified by the Code, so that if a larger allowable live load is desired, larger timbers are needed. In such a case an amendment to this permit indicating the framing to be used should be filed for checking and approval before framing is started.

2. Presumably investigation has been made to make sure that the concentrated loads from the new platform will not overload the concrete floor of the yard over the coal bunker and for storage vaults where platform will be located. If not, this should be done before work is started.

3. The fire doors to be provided for protection of the openings at the top and bottom of the bundle chute are required to bear the Class B label of the Underwriters Laboratories.

4. Presumably a section of the fire escape outside the second story windows is to be removed where the new chute is to pass in front of one of the windows in this wall. Since there is another window opening onto the fire escape from the same area as served by the other window, this should be all right, but the window which is to serve as a means of egress must be clearly marked as available for this purpose and directional signs indicating its location provided if necessary. A railing is to be provided on the end of the fire escape platform where section is removed.

Very truly yours,

Inspector of Buildings

AJS/G

CC: Porteous, Mitchell & Braun
522 Congress Street

Maguire & Jones Company
33 Pearl Street

For Foreman on the job

GENERAL BUSINESS ZONE

PERMIT ISSUED
010332
JUL 21 1949
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, July 1, 1949

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

Owner's name and address Porteous, Mitchell & Braun, 522 Congress St. Telephone

Lessee's name and address Telephone

Contractor's name and address Googins & Clark, 46 Portland Street Telephone 2-3168

Architect Specifications Plans yes No. of sheets 2

Proposed use of building Store No. families

Last use " No. families

Material brick No. stories 5 Heat Style of roof Roofing

Other buildings on same lot Fee $ 5.00

Estimated cost $ 3,500

General Description of New Work

To construct open leading platform on Free Street side of building 10' x 28' and construct bundle chute as per plans.

Permit Issued with Letter

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

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? th or rock?

Material of foundation Thickness, top bottom

Material of underpinning Height

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kin

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board?

Girders Size Columns under girders Size

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat

Joists and rafters: 1st floor, 2nd, 3rd

On centers: 1st floor, 2nd, 3rd

Maximum span: 1st floor, 2nd, 3rd

If one story building with masonry walls, thickness of walls?

If a Garage

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

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

Miscellaneous

Will work require disturbing of any tree on a public st.

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:
with letter by CJS

Porteous, Mitchell & Braun
Googins & Clark

Signature of owner by: Arthur H. Clark

INSPECTION COPY

B

Permit No. 49/10032

Location 525 Sansome St.

Owner Montgomery Hilton Co.

Date of permit 7/14/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 12/2/49

Cert. of Occupancy issued

NOTES

9/28/49 [illegible] Fire Dept. [illegible] OSE

7-28-49 Construction started [illegible]

8-25-49 Work [illegible] [illegible]

[illegible] not labelled. Windows & [illegible]

[illegible] not [illegible]

8-29-49 Windows [illegible] [illegible]

in Foundation [illegible] [illegible]

and [illegible]

12/5/49 - Same as previous insp.

doors not labled TA

12/7/49 - These doors have a fusible link which will permit them to close in the event of fire. Class B doors not required (M.M.D). TA

[illegible]

PERMIT ISSUED
JUL 14 1949
CITY of PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, July 12, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 49/1032 *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 6 522 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Porteous, Mitchell & Braun, 522 Congress St. Telephone

Lessee's name and address Telephone

Contractor's name and address Googins & Clark, 46 Portland St. Telephone

Architect Plans filed no No. of sheets

Proposed use of building Store No. families

Last use " No. families

Increased cost of work Additional fee .25

Description of Proposed Work

To use 6x6 timbers where necessary in place of 4x6 framing given on original plan.

Details of New Work. Googins & Clark

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:
OK-7/13/49-AJS

Porteous, Mitchell & Braun
Googins & Clark

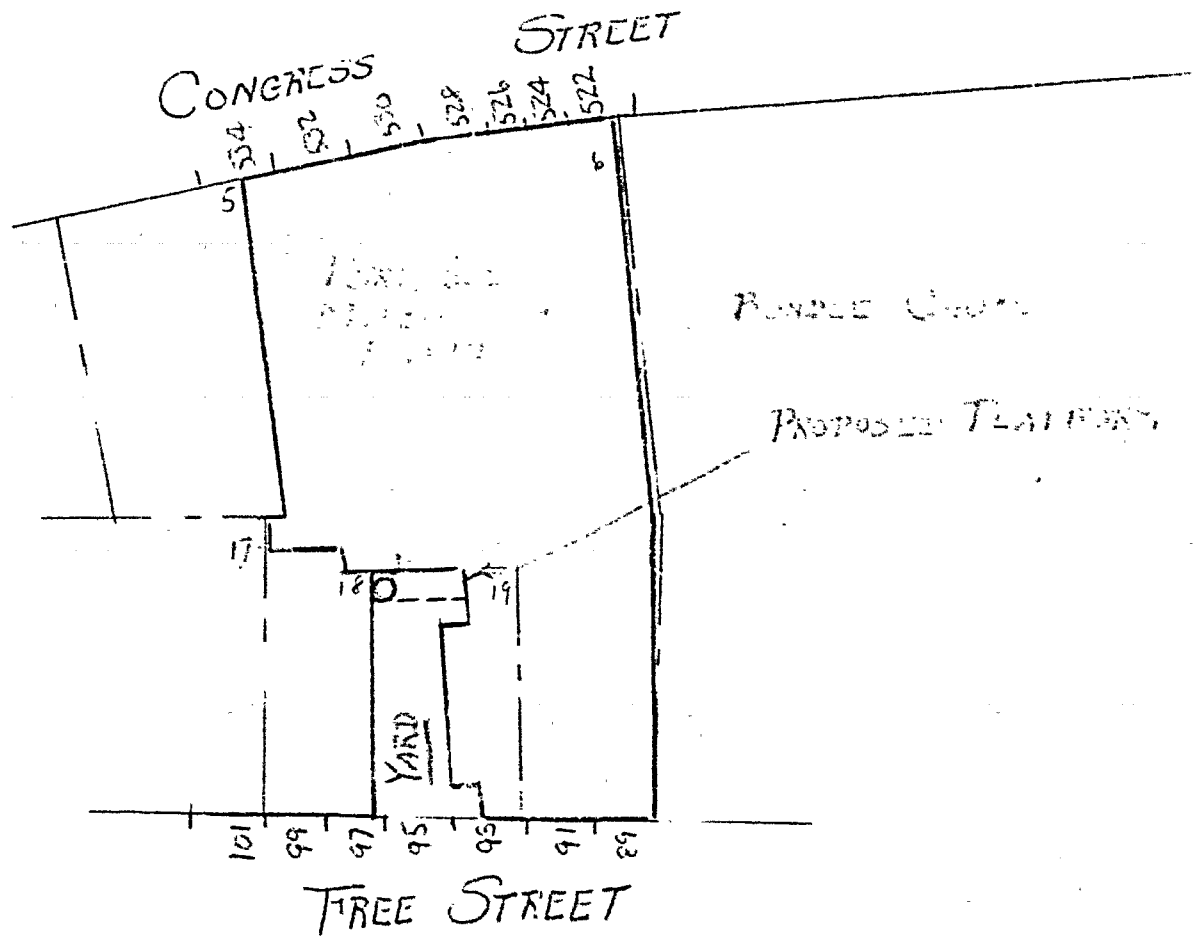
Signature of Owner By:

Approved: 7/14/49

Inspector of Buildin

INSPECTION COPY

37-C


CONGRESS STREET
534
532
530
528
526
524
522
5
6
PROPOSED TEMPORARY
17
18
19
YARD
101
99
97
95
93
91
89
TREE STREET

INQUIRY BLANK

ZONE G

FIRE DIST. #1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

~~Verbal~~
By Telephone

Date 5/20/49

LOCATION 522 Congress Street OWNER Pourtons, Mitchell + Braun.

MADE BY Lester J. Beal TEL. 3-4047

ADDRESS 465 Congress Street

PRESENT USE OF BUILDING Department Store

CLASS OF CONSTRUCTION Heavy Timber ? NO. OF STORIES

REMARKS:

INQUIRY: 1- In the case of a large picture window to be provided in easterly wall of a fourth story addition which is to be built, this wall being practically the lot line, would outside sprinkler heads providing a water curtain be acceptable in lieu of the wire glass ordinarily required in such location?

ANSWER: 1 - Told Mr. Mayo over the phone that an sprinkler head or heads with manually controlled valve and installed in accordance with specifications of the National Board of Underwriters will be acceptable in place wire glass.

DATE OF REPLY 5/23/49 REPLY BY ajs

BI 76

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, January 26, 1949

08
JAN 1 1949
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect, alter, 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 522 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Porteous, Mitchell & Braun, 522 Congress St. Telephone

Lessee's name and address Telephone

Contractor's name and address The Fels Company, 42 Union Street Telephone 2-1939

Architect Specifications Plans ~~yes~~ No. of sheets

Proposed use of building Store No. families

Last use " No. families

Material brick No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

General Description of New Work

To install mechanical ventilation system on first floor.

This system is intended to remove odors of cooking over domestic cooking appliances used for demonstration purposes only. The exhaust duct is to extend to the open air through the exterior wall on west side of building.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. ***PERMIT TO BE ISSUED TO*** The Fels Company

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

Porteous, Mitchell & Braun &
The Fels Company

Signature of owner by: Charles N. Fels

INSPECTION COPY

NOTES

[illegible] to [illegible]
[illegible] Opening [illegible] find [illegible] not
[illegible] Opening [illegible] with shutters.
Visit for demonstration not
yet that work [illegible]
5-22-49 [illegible]
7-6-49 does not [illegible] through [illegible]
done. Mr. Nelson [illegible] shutters
[illegible]
7-11-49 Mr. Nelson said work done. [illegible]
12/5/49 - This vent system consists of a intake
in the ceiling from there it must run
between the floor + ceiling. I Goes up the
inside of the balcony wall + out thru a
window in the west wall. Part of the glass
being removed with tin in place.

Permit No. 49/115
Location 522 Congress St.
Owner Congress Mitchell & Rogers
Date of permit 1/26/49
Notif. closing-in
Insp. closing-in
Final Notif.
Final Insp. 12/5/49
Cert. of Occupancy issued

GENERAL BUSINESS 20518

APPLICATION FOR PERMIT

PERMIT ISSUED
023953
DEC 30 1968
CITY of PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, December 28, 1968

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish 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 522 Congress Street

Owner's name and address Porteous, Mitchell & Braun Co., 522 Congress St. Within Fire Limits? yes Dist. No. 1

Lessee's name and address Telephone

Contractor's name and address Googins & Clark, 46 Portland Street Telephone

Architect Specifications Plans yes No. of sheets 1 Telephone 2-3158

Proposed use of building Store No. families

Last use " No. families

Material brick No. stories 5 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 1500 Fee $ 5.00

General Description of New Work

To extend present balcony about 29' and construct new flight of stairs leading thereto as shown on plan.
To cut in new door from balcony to elevator as per plan.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

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?

Girders Size Columns under girders Size Size

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:
with letter by A.J.S.

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

Porteous, Mitchell & Braun Co.
Googins & Clark

INSPECTION COPY *Signature of owner* by:

Permit No. 4/5/2393
Location 528 Compress St.
Owner Gulf Terminal Warehouse & Transfer Co.
Date of permit 12/30/48
Notif. closing-in 1/12/49 3:45
Comp'n. closing-in * 1/12/49
Final Notif.
Final Inspn. 6-17-52 [illegible]
Cert. of Occupancy issued None

NOTES

~~1/5/49 [illegible] 1/10/49 [illegible] * 1/12/49 [illegible] 1-56.~~

~~1/18/49 [illegible] 2/8/49 [illegible] 5-56~~

7-13-49. Mr. Cote on two weeks vacation. 1-56.

7-26-49. Went on opening over balcony to elevator shaft. Should be balcony gate with wire fence after 2/1. Mr. Cote thinks should be closed in for 2 hour resistance. 1-56

7-29-49. Mr. Cote said management plans a door here later. 1-56.

12/5/49 — Looks as though sprinkler had been extended? if so, No permit. Opening in wall to elevator still closed off with celotex

12/7/49 — We will approve this on all explanation of sprinkler extension to matter fire door at enclosure opening and have notified them to secure permit on basis that the door will be interlocked or associated with elevator mechanism. If not in such a association no elevator permit is needed. [illegible]

3-18-52. Can see daylight from balcony to elevator cut but shaft has been closed with wood studding and wall board. 1-56.

3-19-52. Mr. Clark said they will alter the opening with masonry. 1-56

3-27-52. Not done. 1-56.

~~1/4~~ permit requirement for 4-24-52. Not done. 1-56.

6-5-52. Mr. Clark said door to elevator at balcony level will be closed with masonry. 1-56.

6-12-52. Work not done. 1-56.

AP 522 Congress Street-I

December 30, 1948

Goodhue & Clark
46 Portland Street
Portland, Maine

Subject: Permit for constructing addition to balcony in first story of store at 522 Congress Street

Gentlemen:

The permit for the above work is issued hereunder subject to the following:

1. Since no detail is shown on plans as to how the rods supporting the balcony are to be fastened to the second floor framing, this permit is issued on the basis that the same method will be used as was followed, as shown on plans which we have on file, when the original balcony was built in 1935. If there is any question as to just what this construction is, the plans showing it may be consulted at this office if desired.

2. The permit is also issued on the condition that the automatic sprinkler system will be extended to cover the space under the new balcony.

3. A Class "B" labelled fire door is required in the new opening from the elevator shaft to the balcony.

Very truly yours,

Inspector of Buildings

AJG/G

CC: Porteous, Mitchell & Braun
522 Congress Street

(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01056
JUN 24 1948
CITY of PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, June 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 522 Congress St. Within Fire Limits? yes Dist. No. 1

Owner's name and address Porteous, Mitchell & Braun Co., 522 Cong. St. Telephone

Lessee's name and address Telephone

Contractor's name and address The Fels Co., 52 Union Street Telephone 2-1939

Pettingill & Ross 2-6223

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Store No. families

Last use Store No. families

Material masonry No. stories 5 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

General Description of New Work

To install ventilation system for restaurant on fifth floor, as per plan

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

alth Notices to
alth Officer and thus

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?

ROVED:
D. K- 6/24/48-AJS

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

Porteous Mitchell & Braun Co.
The Fels Co.

Signature of owner BY: Charles H Nelson

INSPECTION COPY

Permit No. 48/1056

Location 522 Carpenter St.

Owner Carlton Mutchell

Date of permit 6/24/48

Notif. closing-in

Insp. closing-in

Final Notif.

Final Insp. 7/2/48 [illegible]

Cert. of Occupancy issued [illegible]

NOTES

9/14/48 Construction varies from plan, as this Dr. Pettinill, Sta.

9/15/48 Insp't advised this with Mr. Pettinill, is constructed as per attached plan. One side is clear to wood & will be painted it is as get start of asbestos tile and a eighth 1/2" pillars for air space. Sta.

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 24, 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 522 Congress St. Use of Building Store No. Stories 5 New Building / Existing "

Name and address of owner of appliance Porteous, Mitchell & Braun Co., 522 Congress St.

Installer's name and address The Fels Co., 42 Union St. Telephone 2-1939

General Description of Work

To install high pressure gas-fired steam boiler on 5th floor (fur repair room)

IF HEATER, OR POWER BOILER

Location of appliance or source of heat 5th Type of floor beneath appliance wood

If wood, how protected? 4" legs metal and asbestos Kind of fuel gas

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 5'

From top of smoke pipe From front of appliance Over 4' From sides or back of appliance 2' metal shield

Size of chimney flue Other connections to same flue

If gas fired, how vented? through roof 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 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

Floor beneath boiler to be covered with asbestos and metal.

Permit never received because the Building Inspector never received any answer to letter of 2/5/48. Work known installation of plant has been made, and but be endorsed to file on 9/90 for lack of this information. 3/15/50

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:

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

The Fels Co.

INSPECTION COPY

Signature of Installer By: Charles H Nelson

Permit No. 481

Location 422 Congress St

Owner Portous & Mitchell

Date of permit 2/ 148

Approved

NOTES

AP 522 Congress Street-I

February 25, 1948

The Fels Company
42 Union Street
Portland 3, Maine

Subject: Application for building permit to cover installation of high pressure gas-fired steam boiler on the 5th floor of the Porteous, Mitchell & Braun's Store at 522 Congress Street
Attn: Mr. Charles Nelson

Gentlemen:

Some of the essential information as to the installation was inadvertently left off of the application which Mr. Nelson signed. Where the application says how the wooden floor beneath the appliance is to be protected, the indication is merely 4 inches but I understand that the appliance sets on legs so that the bottom of the appliance is at least 4 inches above the floor and the space beneath will be open to the atmosphere of the room in which the appliance is to be located; also that a protection of sheet metal and asbestos is to be laid on the floor before the appliance is set up.

The rated maximum demand of the appliance in BTU per hour was left out, but since this is to be a high pressure boiler, undoubtedly that will exceed 50,000 BTU per hour. The appliance is indicated on the application to be vented through the roof, presumably by some type of metal or other incombustible material.

Examination of Section 602a3.3 and 3.4 of the Building Code will show that such an appliance may only be vented to other than a masonry chimney if the appliance will never produce, at maximum input rating, flue gas temperatures at the point of connection with the vent pipe in excess of 550 degrees Fahrenheit; and if an agreement shall be filed with the application that such temperature will not be exceeded and that temperature tests will be run after the installation is completed if deemed necessary and, should the tests show flue gas temperatures in excess of 550 degrees Fahrenheit, that a legal masonry flue to vent the appliance will be constructed.

To facilitate the issuance of the permit, I am enclosing a blank statement of agreement which you will probably desire to fill in and have signed by the owner of the building.

You will note from Section 602a3.4 of the Code the specifications as to the material, thickness etc. of such a vent or outlet pipe at all points outside of the room where the appliance is located. This will include going through the ceiling of 5th story of course and also through the roof. You will also note in this section the clearances required from this vent pipe and the special arrangement or protection where the vent pipe passes through the roof.

This latter section as to passing through the roof refers to Section 602d2, marked copy enclosed, but special standards set up by the Municipal Officers and referred to in the Appendix of the Code allow only 4-inch air space between the vent pipe and the thimble instead of the 6-inch indicated in Section 602d2. In other respects this Section is to be followed as covered in the text. A 4-inch clearance is required if ordinary heavy metal pipes such as is used for water is used for the vent pipe through the roof, but if specially insulated vent pipe is used, the standard set up by the Municipal Officers will allow this clearance between insulated vent pipe and the thimble to be one inch, but not less. The Portland Gas Light Company, when most of such appliances were being installed by that company, worked out an insulated pipe which seemed to be satisfactory consisting of two layers of galvanized iron and sheet asbestos between. Wherever burnable material necessary to be protected, however, is 3 feet or less from the draft hood of the gas-fired appliance (the distance to be measured along the center line of the pipe), a clearance of no less than 3 inches is to be maintained even between insulated pipe and burnable material.

February 25, 1943

When the agreement above referred to has been signed and filed here with the application, we will assume that the clearance beneath the appliance will be as indicated above as well as the BTU input, but there will still be left the details of what kind of vent pipe is to be used and what the situation will be where it passes through the roof and perhaps the ceiling of the 5th story. The best way to clear this matter up so that there will not be misunderstanding and difficulties later after the installation is made, is to file a sketch here showing really what is intended, including the thimble from ceiling level, if any, through the roof and 9 inches above, the weather protective hood attached to the vent pipe but not to the thimble etc.

Very truly yours,

Inspector of Buildings

WMcD/S

Encl: Blank statement as to vent gas temperatures and tests
Copy of Section 602d2 of Building Code
CC: Porteous, Mitchell & Braun Company
522 Congress Street

Gentlemen:

It is my recollection that the highest story in your building has formerly been used almost exclusively for storage which required not more than two persons to be up there habitually. It may be that the installation of this steam boiler in a "fur repair room" may mean additional employees—more than two habitually up there. In that case will you be good enough to check up on the means of egress because the Building Code requires that where more than two persons would be habitually in any story above the first in a mercantile establishment there shall be no less than two means of egress of a type defined by the Building Code (Section 212e), these exits to be so separated and so located with relation to each other and the persons they are intended to serve that one emergency would be unlikely to make them both impassable or inaccessible.

Very truly yours,

Inspector of Buildings

WMcD/S

Memorandum from Department of Building Inspection, Portland, Maine

532 Congress Street—Cutting in new window at fourth floor of Porteous, Mitchell & Braun Company by Googins & Clark, contractors—7/2/47

To Contractor & Owner:

This location is in Fire District No. 1, and, while the precise location of this window is not indicated on the application, it appears likely that the proposed new opening is either not more than 50' distant from some part of a nearby roof or not more than 5' from a property line. In either of these cases Section 402a5 of the Code requires that the window shall be a standard fire resistive window—metal sash and wire glass.

WMcD/S
CC: Porteous, Mitchell & Braun
532 Congress Street

(*Signed*) Warren McDonald
Inspector of Buildings

(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01559
JUL 2 1947

Class of Building or Type of Structure Second Class

Portland, Maine, June 30, 1947

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

Owner's name and address Porteous Mitchell & Braun Co., 532 Cong. St. Telephone

Lessee's name and address Telephone

Contractor's name and address Googins & Clark, 46 Portland St. Telephone 2-3168

Architect Specifications Plans no No of sheets

Proposed use of building Store No. families

Last use " No. families

Material brick No. stories 5 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 150. Fee $ 1.00

General Description of New Work

To cut in new window , 4th floor, in office. This portion of buildings is frame covered with asbestos

Permit Issued with Memo

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing 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

Permit Issued with Memo
Porteous-Mitchell & Braun Co.
Googins & Clark
By C. H. Clark

INSPECTION COPY

Signature of owner

By:

Permit No. 117/1559

Location 532 Congress St

Owner Dorothy Mitchell Brown

Date of permit 7/2/42

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued none

NOTES

11/24/47 — EJS

Memorandum from Department of Building Inspection, Portland, Maine

522 Congress St.—Alteration of freight elevator equipment for Porteous, Mitchell and Braun by Otis Elevator Co.— 8/30/45

To Installer and Owner:

I understand from Mr. Williams of the elevator company that a standard grating is to be installed beneath the raised elevator machinery in place of the solid floor under machinery in its present position, to afford vent in case of fire in the shaftway upwards to the existing "thin glass" skylight which is also to be raised under construction permit to increase height of elevator penthouse.

CC Porteous, Mitchell & Braun Co.,
522 Congress St.

(*Signed*) Warren McDonald
Inspector of Buildings

APPLICATION FOR ELEVATOR PERMIT

AUG 30 1945

Portland, Maine, August 29, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install alter____ elevator____ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications submitted herewith, and the following specifications:

Location 522 Congress Street Ward____ Within Fire Limits? Yes Dist. No. 1

Owner's name and address Porteous, Mitchell & Braun Co., 522 Congress St.

Elevator contractor's name and address Otis Elevator Co., 495 Fore Street Telephone 3-8050

Last use of building Store No. families____

Proposed use of building " No. families____

Material of outside walls of building brick, interior frame____

No. of stories 6 Style of roof flat No. of existing elevators in building 6

Remarks

Increase height of cross-head of elevator car from 9'6" to 12'9"; raise elevator machinery in accordance and furnish and install new inter-lock hatchway gates.

Details of Proposed Work

Extent of work by elevator contractor As above

Extent of work by owner Extending height of elevator shaftway

Type of elevator freight, in ~~xxxxx~~ existing shaftway

Shaftway enclosed or open enclosed brick No. elevator stops ~~6~~ 7

Capacity of elevator 3000 lbs, Speed in feet per minute 60

Material of cables steel No. and size of hoisting cables 2 - 3/4"

Location of machinery overhead Material of supports steel, of guides steel

Minimum diameter of sheaves 30" Minimum clearance counterweights and overhead beams 3'

Minimum clearance above car at topmost floor level 3'

Minimum clearance buffer plates and springs when car is at lowest floor level 2'6"

Type of power electric Type of machine drum

Will elevator be equipped with the following safety devices:—governor? Yes, car safety? Yes, electric brakes? Yes, automatic terminal stops at top and bottom? Yes, slack cable stops? Yes, safety floor stops? rope lock

If Passenger Elevator

Passenger capacity? ____ Area of platform ____ Material of enclosure ____

No. of entrances ____ Type of gates ____, interlocked? ____, automatic closing device? ____

Will elevator be automatic or will operator be in attendance? ____

Will doors in shaftway enclosure be interlocked? ____

If Freight Elevator

Area of platform 6'6"x7' No. of sides enclosed 2 Height of enclosure 6'

Will shaftway be enclosed? yes Self-closing hatch gates? inter-lock no, height? 5'6"

No. outside entrances to shaftway? 1 Self-closing slatted gates? bi-parting height? full 8'

Miscellaneous

Plans filed as part of this application? no No. of sheets ____

Estimated cost of work by elevator contractor? $ 1400. Fee, $ 3.75

Signature of elevator contractor Otis Elev. Co. J. J. Williams

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, ____

I, ____

as an employee of ____, have personally supervised the installation of alterations to the elevator___, hatchways and enclosures at ____ as permitted under Building Permit ____, and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator___ will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

____ (Signature)

PORTLAND, MAINE, ____

STATE OF MAINE

CUMBERLAND, SS:

Personally appeared the above named ____ and made oath the statements by him subscribed are true.

Inop.

~~ORIGINAL~~

____ Notary Public, Justice of the Peace

Permit No. 45/1014

Location 522 Congress St

Owner Fortinus, Mitchell & Braun

Date of permit 8/30/45

Elev. Cont. Otis Elevator Co.

Statement of tests rec'd

Final Notif.

Final Inspn.

Certificate issued

NOTES

INSPECTION NOT COMPLETED

Memorandum from Department of Building Inspection, Portland, Maine

522 Congress St., -Alterations to Elevator Pent House for Porteous, Mitchell and Braun by Goggins and Clark, Contractors--8/25/45

To Owner and Builder:

I am told that Otis Elevator Co. is to make the adjustments and alterations in elevator equipment, and that they will be responsible for securing the required elevator permit before their part of the work is started; also that they will furnish with that application, full information with plans, if necessary showing the extent and import of the change in the elevator mechanism adjustments, including the material and design of the new floor under raised equipment , if one is required by law or intended.

CC Porteous Mitchell & Braun Co.,
522 Congress St.
Otis Elevator Co.,
491-493 Fore Street

(*Signed*) Warren McDonald
Inspector of Buildings

(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
982
AUG 15 1945

Class of Building or Type of Structure Second

Portland, Maine, August 13, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Owner's name and address Porteous, Mitchell and Braun, 522 Congress Street Telephone

Lessee's name and address Telephone

Contractor's name and address Coogins & Clark, 46 Portland Street Telephone 2-3163

Architect Specifications Plans No. of sheets

Proposed use of building Department Store No. families

Last use Same No. families

Material brick No. stories 6 Heat Style of roof flat Roofing

Other buildings on same lot

Estimated cost $ 450.00

Fee $ 1.00

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

General Description of New Work

To raise intact roof over freight elevator shaft in Free Street end of building about 2', building 12" brick walls of shaft up to new level. To raise steel beams supporting elevator machinery to new level and to enlarge door opening from shaft to roof or main building, providing double doors in opening, these doors to be metal clad.

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

Details of New Work

Is any plumbing work involved in this work? no is any electrical work involved in this work? yes

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

Signature of owner Porteous, Mitchell & Braun
By Coogins & Clark
By A. H. Clark

INSPECTION COPY

Permit No. 45982

Location 522 Congress St.

Owner Portland, Mitchell & Company

Date of permit 8/25/45

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn. INSPECTION NOT COMPLETED

Cert. of Occupancy issued

NOTES

7/[illegible]/45 [illegible]

[illegible]

10/[illegible]/45 [illegible]

10/10/45 [illegible]

10/25/45 [illegible]

11/6/45 [illegible]

(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

PERMIT No. ISSUED

Portland, Maine, August 21, 1944 AUG 23 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 522 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's or lessee's name and address Porteous, Mitchell & Braun Co. Telephone

Contractor's name and address Cooging & Clark, 46 Portland Street Telephone 2-3168

Architect Plans filed yes No. of sheets 1

Proposed use of building Store No. families

Other buildings on same lot

Estimated cost $ 300. Fee $ 1.00

Description of Present Building to be Altered

Material brick No. stories 5 Heat Style of roof Roofing

Last use Store No. families

General Description of New Work

To construct metal vent pipe from boiler room to beneath first floor, cutting in new opening in main wall (20" wall) all as per plan.

State Fire Dept. 8/23/44

Local Fire Dept. 8/23/44

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing work involved in this work?

Is any electrical work involved in this work? no Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Porteous, Mitchell & Braun Co. Cooging & Clark

Signature of owner by A. H. Clark

INSPECTION COPY

CHIEF OF FIRE DEPT.

Permit No. 44/830

Location 522 Congress St

Owner Portreus, Mitchell & Braun

Date of permit 8/23/44

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 10/4/44

Cert. of Occupancy issued None

NOTES

8/24/44 - Called Mr. Clark about lining of duct between floors opening beneath wood sill. He says that during forming this part of duct will be lined inside and out with asbestos lumber - A.J.S.

10/4/44 - Work not completed - AJ

GENERAL BUSINESS ZONE

PERMIT ISSUED

Permit No. 1438

DEC 31 1942

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, December 29, 1942

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter ~~install~~ the following building ~~structure equipment~~ in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 520-522 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's ~~or lessee's~~ name and address Porteous, Mitchell & Braun Co. Telephone

Contractor's name and address Googins & Clark, 45 Portland St. Telephone 2-3168

Architect Plans filed yes No. of sheets 1

Proposed use of building Store No. families

Other buildings on same lot

Estimated cost $ 500. Fee $ 1.00

Description of Present Building to be Altered

Material brick No. stories 6 Heat Style of roof Roofing

Last use Store No. families

General Description of New Work

To put in new 12" brick wall, 11' high, to use portion of existing fur vault for new coal storage space app. 14' x 16'

To cut in new 4'x6' opening in existing 24" brick wall of boiler room (

All as shown on plan

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.

O.K.-A.G.S.-12/30/42

Details of New Work

Is any plumbing work involved in this work?

Is any electrical work involved in this work? Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated

Total number commercial cars to be accommodated

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of owner Porteous, Mitchell & Braun Co.
By Googins & Clark
By A. H. Clark

INSPECTION COPY

Permit No. 42/1438

Location 522-534 Congress St.

Owner Portsmouth Mutual Bldg Co

Date of permit 12/31/42.

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 3/12/43

Cert. of Occupancy issued None

NOTES

12/ /42 - Structural
the 5th floor
It appears [illegible]
would [illegible]
the first story and
for storage of coal
This is a divide of
main building
beyond the Arcade
in front to street
which formerly the
roof over this room.
This lower room
is in the basement
of the main building
H. Forbes O. Nourse. Ck
3/12/43 - Walkdown. Ck

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

G

Verbal in person
By telephone

Date 9/10/42

Location 522-524 Congress Street

Made by Mr. Fenderson, P. M. & E. Co. 2-1681

Inquiry- 1 Can wooden shutters be removed and wire glass windows in wood sash be provided on 1st, 2d and 3d floors northerly side next

2x to Congress Street?

Should this come in the form

3 wall or temporary? [illegible] No side

Answer- 1 Would have you call, but did not think wood sash persists hle

Told Mr. Fenderson sash would

2 have to be metal, but that

fractions of few pounds would

3 be used with present glass &

would send, but on that day could

get few pounds. [illegible] 9/11/42

Reply by TMV

8F1402

Gave original to Mr. B. Gilchrist

CITY OF PORTLAND, MAINE

EXECUTIVE DEPARTMENT

CITY COUNCIL
EDWARD C. BERRY, CHAIRMAN
WILLIAM J. WARD
HARRY E. MARTIN
ADAM P. LEIGHTON
HERMAN B. LIBBY

JAMES E. BARLOW
CITY MANAGER

TELEPHONES
DIAL 3-0583 & 3-3307

January 22, 1942

Mr. Warren McDonald
Building Inspector
CITY BUILDING

Dear Sir:

I am returning herewith the agreement by Portecus, Mitchell & Braun which is required by Municipal Officers Order approving the new long marquee over Congress Street, the agreement also requiring my approval.

Very truly yours,

James E. Barlow
CITY MANAGER

JEB/d
Enclosure

RECEIVED
JAN 23 1942
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

AGREEMENT RELATING TO MAINTENANCE OF AND REMOVAL OF ICE AND SNOW FROM A PROPOSED MARQUEE OVER THE PUBLIC SIDEWALK OF CONGRESS STREET IN FRONT OF THE BUILDING AT 522-534 CONGRESS STREET OCCUPIED BY PORTEOUS, MITCHELL & BRAUN

In consideration of approval of building permit by the Municipal Officers of the City of Portland, the permit to include the construction and erection of a certain marquee over the public sidewalk of Congress Street at 522-534 Congress Street in front of the building now occupied by Porteous, Mitchell & Braun Company, and pursuant to the terms of the order approving said permit, the owner of said building hereby agrees for himself or itself, his or its successors, heirs or assigns, in order to serve the public interests in connection with the use of the public sidewalk and street, as follows:

1. To ascertain the provisions of a certain ordinance of the City of Portland relating to removal of snow and ice and to carefully observe all terms of said ordinance and all terms of any subsequent amendment thereto as they relate to said marquee on the basis that the roof of the marquee is considered as the roof of a building or part of a building; and if it becomes necessary to remove snow or ice from said roof to have particular care taken so that such snow or ice will be temporarily deposited on the public street at such a time after a given storm and in such a manner, with due regard for the safety of the public, that such snow or ice will normally be removed by city forces and equipment at the same time that other snow or ice occasioned by the same storm is being removed, or will have such snow or ice from said roof, necessarily deposited upon the public street, promptly removed at the expense of said owner.

2. To provide adequate roof drainage by way of conductors connected to the sewer and other necessary devices to fully take care of drainage of the roof of said marquee, and to extend the heating system of the building in such a manner or to provide equivalent facilities to keep conductor pipes serving said roof and the intakes of said pipes from said roof free of snow and ice at all times so that the drainage system will operate to remove all water from said roof immediately after it is deposited or appears there.

3. To refrain from placing or supporting on and allowing to be placed or supported on said marquee any advertising device other than a painted representation upon the faces of the marquee and other than certain individual letters specifically permitted above and along the edges of the marquee for the purpose of displaying the firm name as specifically allowed in Municipal Officers' order of October 24, 1941; or any decorations or ornamentation other than shown upon the plans accompanying the application for the permit; or any display of persons, goods or objects.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th of January A.D. 1942.

Porteous, Mitchell & Braun Co.
~~JOHN PORTEOUS~~
By: Lorris R. Porteous, Pres.

WITNESS:
W E Doherty

RECEIVED
JAN 14 1942
DEPT. OF P.U.C. ENG.
CITY OF PORTLAND

Approved January 16, 1942
J E Barlow
City Manager

INSPECTION NOT COMPLETED

41/440-I
Amend. No. 5

March 7, 1944

Douglas A Clark
46 Portland Street,
Portland, Maine

Subject: Glass block partition for stairway enclosure at F.W.W. store, 516-524 Congress Street

Gentlemen:

Enclosed is the amendment covering substitution of the above glass block partition for the metal lath and plaster partition indicated on the original drawings. Please note that the way the Building Code has been amended to take care of this situation calls for this partition to have fire resistance recognized as safe against light fire exposure (Class F openings).

The specifications of the Underwriters' Laboratories, Inc. which apply in this case provide that the blocks shall be "laid with one-quarter inch horizontal and vertical mortar joints; a one-quarter by one and one-quarter inch steel shearlock bar secured to the sill for full length and coated with asphaltum paint before laying the first row; mortar consisting of one part Portland cement, one part hydrated lime, and four parts No. 1 screened Leopede sand by volume; each horizontal joint except between the two top rows reinforced for full length with No. 3 and No. 18 Awg galvanized wire mesh; the glass block panels extending one and one-quarter inches into grooves two and one-quarter inches deep in jambs and three and one-quarter inches deep in lintels of the masonry openings, with glass or mineral wool in the remaining spaces in the grooves to provide for expansion of the glass panels; exterior jamb and lintel edges caulked with waterproofing mastic."

It is understood that the blocks to be used are known as P.C. hollow glass blocks, about five and three-quarter inches by five and three-quarter inches face and about three and seven-eighths inches thick.

Please see to it that these specifications are complied with.

Very truly yours,

Inspector of Buildings

MacD/M

CC: Porteous, Mitchell & Braun Co.
522 Congress Street

Miller & Beal, Inc.
465 Congress Street

INSPECTION NOT COMPLETED

February 17, 1942

Hilber & Beal, Inc.,
435 Congress Street,
Portland, Maine

Gentlemen:

On February 16th, the City Council ordained an amendment to Section 111-F-5 of the Building Code which would allow the type of glass block partition at the top of the basement stairs proposed at the building of Porteous, Mitchell & Braun as you requested, also a self-closing door in the enclosing partition constructed of wire glass with incombustible frame.

This amendment cannot be fully assured until it has been approved by Justice of the State Court which probably will not take place for a few days.

If this ordinance finally becomes effective, the contractor, as agent for the owner, on the Porteous, Mitchell & Braun job should apply for an amendment to the original permit clearly stating what change is proposed in this stairway enclosure.

The owner and contractor each has a copy of this letter.

Very truly yours,

Inspector of Buildings

Fiet/d

CC: Porteous, Mitchell & Braun
522 Congress Street
Attention Mr. Fowler

Googins & Clark
46 Portland Street

44-I
nd. No. 4

January 14, 1942

Subject: Conditions relating to building permit for alterations to building at 522-534 Congress Street

Clark,
and Street,
, Maine

m:

The City Manager having approved the agreement signed by the owner of ve building relating to maintenance of the proposed marquee, the building is issued herewith, subject to the following:

1. Except for the proposed marquee it is understood that no part of r work will be closer to the curb line of Congress Street than the present column enclosures.

2. The new revolving doors to be provided at the Congress Street entrance required to be of the anti-panic collapsible type.

3. Handrails are to be provided as follows:-on both sides of steps to new ot rooms which are to be beneath public sidewalk; on both sides of new steps leading from existing westerly stairway to the first floor, these handrails to be no than 36 inches apart or a center handrail provided; handrails on both sides of steps at the farthest front opening in the common brick wall between the two rea at the first story as well as a center handrail. All of these handrails to run the full length of each run of steps down to the very outer edge of lowest tread in such a manner that a person using the handrail will not be led to think they have reached the bottom of the steps before they have.

4. Exit signs with letters showing red or green on an appropriate background d letters no less than six inches in height to be provided so as to be readily een from all parts of the first story sales space and the basement sales space, hichever the case may be, in what was the Kresge store,-over the rear opening n the common wall between the two stores in the first story, and over the most ppropriate opening in this common wall near the rear of the basement to lead most directly to the rear stairs from the basement in the present P.M.&B. store to the first story or to the outside air, this latter means of egress to be clearly marked all the way to such a point that any person could obviously see outside doors leading to the street. If these stairs which now lead up from the P.M.& B. shipping room to the first story are to be used, the location of them as a means of egress is obscure now and adequate signs should be posted all the way so that any person in the former Kresge basement can find the way to the outside air without confusion or uncertainty.

5. There is some confusion as to the requirements for fireproofing structural steel. Only the structural steel supporting masonry walls is required to be fireproofed. It is understood that all of the fireproofing is to consist of poured concrete at least two inches in thickness, or a three-quarter inch layer of metal lath and plaster may be substituted for the outer one-half inch thickness of this poured concrete, but there is to be no woodwork or any other combustible material between the steel member to be fireproofed and the outer face of the required thickness of fireproofing material. All of the structural steel supporting brickwork

over the steel in the corner brick wall between the two stores and the new column to be constructed in the basement and the first story (if the steel which it supports is to support masonry) are to be fireproofed in this manner. All of the steel beams on the store front supporting the brick apron wall are to be fireproofed in this manner except that the granite veneer may be counted as fire-proofing on the face of the store front provided the space between the veneer and steel is filled with mortar.

6. It is understood that the ceiling of the marquee is to be supported upon metal hangers and strapping and that all other new ceilings under concealed spaces not large enough to accommodate the maintenance of automatic sprinkler heads are to be supported upon incombustible hangers and strapping.

7. The door in the wire glass and metal frame partition shown on the revised plan between the first story sales space and the lobby at the top of the new basement stairs is to be of wire glass with metal frame or a Class C labelled fire door, and this door is to be self-closing in the sense that it is normally closed and kept closed by a suitable door closer.

8. The door on the landing at the top of the few steps leading from the first story sales space to the adjusted west stairway is to be a self-closing Class C fire door bearing the label of the Underwriters' Laboratories, Inc. indicating approval for Use in Room and Corridor Partitions. Attention, especially of the owner and tenants of the building, is called to the fact that this door has such a relation to the highest riser of the curved steps that accident may be caused. It is my belief that every effort should be made to provide the required enclosure of this stairway at the second floor level at least as far as having this door in this location is concerned, the Building Code allowing this stairway to be enclosed in either the first story or at the well in the second story. Perhaps the latter is not feasible, but in some what similar situations in the past after the job has been finished, the owner has been inclined to think that this office in some way could eliminate legal requirements so that accidents might be avoided. In connection with the enclosure of this stairway it is understood that the enclosure is to be with metal lath and plaster on both sides of the enclosing partitions and similar material is to be returned under the soffit of stairs and landing exposed in the sales space.

9. All concealed spaces where it is practicable to install and maintain sprinkler heads are to be fully covered with extensions of the existing sprinkler system, and it is understood that all show windows are to be sprinklered either with a dry-pipe system or with an arrangement by check valves so that an anti-freeze mixture may be in the pipes and heads exposed to the show windows. The plan of the extended and adjusted sprinkler system bearing the approval of the New England Insurance Rating Bureau is to be filed here with an application for amendment to this permit to cover the changes in the sprinkler system before that part of the work is commenced.

10 The use of the thin granite veneer is permitted under special authorization of the Municipal Officers on account of the less thickness of veneer than that specified as minimum in the Building Code. The text of this authorizing order adopted after petition by the Porteous, Mitchell & Braun Company is enclosed and is to be followed. I understand there has been some difference of opinion as to filling the space back of the vertical granite veneer with mortar. This operation is required by the terms of this authorizing order, but is not to be construed as making the City of Portland responsible for any defects in this type of construction

or difficulties involved in its erection. If in the opinion of the contractors or others in authority it is not possible to make or maintain a good job with this type of construction following the authorizing order, then some other type should be used in compliance with the ordinance, those conditions of the authorizing order being the terms under which the Municipal Officers appear to feel it safe to depart from the precise requirements of the ordinance. It is understood that the horizontal granite members are to be supported by bolting to the steel instead of using the twisted wire indicated on the plans.

11. There has been reference either in the correspondence or in the specification to the feature that the masonry encasement of certain columns would help to support the structural steel beams. Dependence upon such a support is not contemplated in the Building Code and I presume this idea is not reflected in the actual design of the steel beams.

12. It appears that the first floor plan does not show clearly the changes intended at the rear where a new opening is shown to be cut in the wall between the former Kresge store and a passageway open on the Free Street end. Mr. Beal tells me that certain walls of this passageway are to be removed taking the space into the store space and this new doorway is to lead directly from the former Kresge store to the first story salon space of the P.M.2B. store with probably an exit door nearby leading directly to the P.M.2B Free Street driveway. Certainly this proposed arrangement ought to be shown on the plans. Since it is not, the plans ought to be revised to show the complete arrangement and the contractors should file the revised plan with an application for an amendment to this permit. At the same time the handrails and exit signs mentioned above should be shown on this revised plan.

13. Upon signing his required approval upon the permit, the Commissioner of Public Works does so with the stipulation with regard to the structural framing of the new public sidewalk that the new 8-inch I-beams at 21 pounds to the foot are not acceptable but the alternate of eight inch or ten inch I-beams at 25.4 pounds to the foot is acceptable. This refers to a plan entitled Congress Street Sidewalk Showing Existing Steel and Required New Steel, Concrete Slabs and Reinforcements on Sheet 7.

14. It is understood that there are no supporting structural steel columns now located in second story or the stories above, directly over the spots where the new steel columns are indicated to be provided in basement and second story.

15. Mr. Beal says that extreme care is to be taken in wedging up the present steel columns preparatory to removing the present foundations so that the bearing on all shores and the different areas of them will take up at the same time and as equally in all parts as possible. I understand that the notched surfaces of the inclined shores where they are to bear against structural angles to the columns, are to be relied upon in a major way. The factor of safety present at these points is not so large that a very great inequality in time or proportionate quantity of application of the loads might not seriously overload the bearing area of the shore or the outstanding leg of the auxiliary angle.

Very truly yours,

MMcD/H

Inspector of Buildings.

CC: Miller & Beal, Inc., 465 Congress St.
Porteous, Mitchell & Braun Co., 522 Congress Street Att. Mr. Fowler

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

ORDERED,

That, as authorized by Section 114 of the Building Code, that the following alternate method and material of construction be set up and allowed as coming within the intent and purpose of the Code, to be printed in Appendix B under the heading THIN GRANITE VENEER, and referenced to Section 207-b-8.5-(a) of the Code:

SECTION 207-b-8.5-(a).....Thin Granite Veneer

Approved by the Municipal Officers.....October 24, 1941

THIN GRANITE VENEER when, otherwise than specified below, it is applied strictly in accordance with the directions of the manufacturer, and provided further (1) height of such veneer shall be limited to 25 feet above grade; (2) veneer shall be supported by such an arrangement that its entire weight may be transmitted to the foundations of the building to which veneer is attached without depending upon the bonding or tieing of the individual blocks; (3) such veneer shall be allowed only when laid up at the same time as and thoroughly anchored to new masonry backing sufficient of itself in thickness and anchorage to undoubtedly support the veneer laterally; (4) veneer stones shall be anchored to backing by non-corrodible anchors no less than No. 8 gauge dowelled at least one inch into the top edge of each stone and not more than 24 inches apart where stones are not more than 12 inches high, similarly dowelled into both top and bottom edges where stones are more than 12 inches high, and similarly dowelled into both ends no more than 24 inches apart where stones are more than 24 inches high; (5) all spaces which would otherwise exist between veneer and backing to be slushed full of mortar.

Early in negotiations Mr. Fowler said that if necessary all tenants in the building other than Porteous, Mitchell & Braun Company would be eliminated (I believe there is only one other) to make feasible the discharging of the west exit stairway into the P.M.&B. store. This is necessary under the Building Code, and I presume all arrangements will be made so that this other tenant will be out of the building before the change in this means of egress is actually made. In this connection this westerly stairway is acting as by far the safest emergency means of egress for the upper floors of the store, and it is essential that this means of egress shall not be closed at any time while the store is occupied, even during the construction work. It is expected that the contractors will so arrange their work that the change over from the old to the new stairs at the bottom that persons in the store will have available this westerly stairway for egress to Congress Street without obstruction.

Very truly yours,

Inspector of Buildings

WMcD/H
CC: Googins & Clark,
46 Portland Street
Miller & Beal, Inc., 465 Congress Street

P.S. Upon attempting to secure the City Manager's tentative approval of the enclosed agreement, I find that he is out of town for a few days, probably will be back by Thursday or Friday. If you want to save time perhaps you would prefer to make out a similar agreement and execute it so that if he is willing to approve it everything will be settled when he returns. Our record shows the building to be actually owned by John Porteous. Obviously the agreement should be signed by the actual owner or his authorized agent.

AGREEMENT RELATING TO MAINTENANCE OF AND REMOVAL OF ICE AND SNOW FROM A PROPOSED MARQUEE OVER THE PUBLIC SIDEWALK OF CONGRESS STREET IN FRONT OF THE BUILDING AT 522-534 CONGRESS STREET OCCUPIED BY PORTEOUS, MITCHELL & BRAUN

In consideration of approval of building permit by the Municipal Officers of the City of Portland, the permit to include the construction and erection of a certain marquee over the public sidewalk of Congress Street at 522-534 Congress Street in front of the building now occupied by Porteous, Mitchell & Braun Company, and pursuant to the terms of the order approving said permit, the owner of said building hereby agrees for himself or itself, in or its successors, heirs or assigns in order to serve the public interests in connection with the use of the public sidewalk and street, as follows:

1. To ascertain the provisions of a certain ordinance of the City of Portland relating to removal of snow and ice and to carefully observe all terms of said ordinance and all terms of any subsequent amendment thereto as they relate to said marquee on the basis that the roof of the marquee is considered as the roof of a building or part of a building; and if it becomes necessary to remove snow or ice from said roof to have particular care taken so that such snow or ice will be temporarily deposited on the public street at such a time after a given storm and in such a manner, with due regard for the safety of the public, that such snow or ice will normally be removed by city forces and equipment at the same time that other snow or ice occasioned by the same storm is being removed, or will have such snow or ice from said roof necessarily deposited upon the public street promptly removed at the expense of said owner.

2. To provide adequate roof drainage by way of conductors connected to the sewer and other necessary devices to fully take care of drainage of the roof of said marquee, and to extend the heating system of the building in such a manner or to provide equivalent facilities to keep conductor pipes serving said roof and the intakes of said pipes from said roof free of snow and ice at all times so that the drainage system will operate to remove all water from said roof immediately after it is deposited or appears there.

3. To refrain from placing or supporting on and allowing to be placed or supported on said marquee any advertising device other than a painted representation on the faces of the marquee and other than certain individual letters specifically permitted above and along the edges of the marquee for the purpose of displaying the firm name as specifically allowed in Municipal Officers' order of October 24, 1941; or any decorations or ornamentation other than shown upon the plans accompanying the application for the permit; or any display of persons, goods or objects.

IN WITNESS THEREOF, we have hereunto set our hands and seals this _____ of January A.D. 1942.

PORTEOUS, MITCHELL & BRAUN CO.

WITNESS:

_____

By: _____

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE, IN CITY COUNCIL ASSEMBLED, AS FOLLOWS:

SECTION 1. The owner, tenant, occupant, or any person having the care of any building or lot of land bordering on any street, lane, court, square, or public place within the city, where there is any footway or sidewalk, shall, within twenty-four hours after the ceasing to fall of any snow, cause such snow to be removed from such footway or sidewalk, and, in default thereof, shall forfeit and pay a sum not less than two dollars, nor more than ten dollars; and for each and every hour thereafter that the same shall remain on such footway or sidewalk, such owner, tenant, occupant or other person, shall forfeit and pay a sum not less than one dollar, nor more than ten dollars.

SECTION 2. Whenever the sidewalk, or any part thereof adjoining any building or lot of land on any street shall be encumbered with ice, it shall be the duty of the owner, tenant, occupant or person having the care of such building or lot, to cause such sidewalk to be made safe and convenient by removing the ice therefrom, or by covering the same with sand or some other suitable substance; and in case such owner, tenant, occupant or other person shall neglect so to do, for the space of six hours during the day time, he shall forfeit and pay not less than two dollars, nor more than five dollars, and a like sum for every day that the same shall continue so encumbered.

SECTION 3. No person, firm or corporation shall lay, throw or place, or cause to be laid, thrown or placed on any public street or way, any snow or ice from any private property. If, in the removal of snow or ice from private property, it is necessary to place temporarily snow or ice on any public street or way, such snow or ice shall immediately be removed from the public street or way, by and at the expense of the person, firm or corporation that caused it to be placed on the public street or way. Provided, however, that on those portions of streets from which the City removes snow by loading and hauling away, snow may be removed from roofs of buildings abutting thereon for a distance of forty (40) feet from the side lines of such portions of streets and deposited in the roadways thereof near the curb line where it shall be accessible for removal by the City, if such removal from the roofs of said buildings and placing in the roadways of said streets is done before removal of snow as aforesaid by said City. Any violator of this section shall be liable to a fine of not less than twenty-five dollars ($25.00) and not more than fifty dollars ($50.00).

SECTION 4. That the ordinance approved by the Mayor on December 6, 1916 and all additions and amendments thereto be and hereby are repealed.

ORDAINED: February 7, 1938

APPROVED: February 18, 1938 by Guy H. Sturgis, Justice Supreme Judicial Court.

File copy

COPY

RECEIVED
DEC 31 1941
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

December 30, 1941

Mr. Ralph Bramhall
First Portland National Bank
Portland, Maine

Dear Ralph:

This is to notify you, as Trustee of the Dow Estate, that we are lowering our cellar level in the former Kresge store one foot, ten and one-half inches (1' 10½".)

I understand that as an abutter you should be notified.

Cordially yours,

PORTEOUS, MITCHELL & BRAUN CO.

D. A. Fowler
General Manager

daf/f

Explained to Mr. Bramhall of Dow Estate that the improvement of this lot from Dow to Hardford as the modernizing of local mill of P. M. & B. Co. I also said the matter should be referred to Stevens, Architect.

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

GEORGE H. MAY
EDWIN L. LYNCH
BRYAN O. WHITNEY
DIVISION ENGINEERS

CLARENCE A. GATO
SECRETARY
JAMES A. ROBINSON
SUPERINTENDENT

CITY OF PORTLAND, MAINE

Department of Public Works

EDWARD M. HUNT
COMMISSIONER AND CITY ENGINEER

January 10, 1942

Mr. Warren McDonald, Inspector of Buildings,
City of Portland,
Portland, Maine.

Dear Sir:

There is returned herewith in duplicate amendment to application for permit No. 41/444 which pertains to the alteration of the building at 522-534 Congress Street owned by Porteous, Mitchell & Braun Company. It is understood that these plans contemplate the occupation of the space under the sidewalk at 522-534 Congress Street.

Attention is called to the fact that this public space is occupied under a license granted to Watson Miller & Co., May 16, 1904, and recorded in the office of City Clerk in Vol. 32, Page 485, and a license issued to Porteous, Mitchell & Braun Co., March 13, 1911, and recorded in the office of the City Clerk in Vol. 39, Page 384.

These licenses may be revoked by the Municipal Officers at any time if it becomes necessary to take the space under the sidewalk for any public use.

Yours truly,

Edward M. Hunt

Commissioner of Public Works

EMH/fm

RECEIVED
JAN 10 1942
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Sent
A.H.
A.J.S.

P. 41/444-I
Amend. No. 3

December 30, 1941

Googins & Clark,
48 Portland Street,
Portland, Maine

Subject: Preliminary permit for a certain part of excavation only in connection with alterations of the Porteous, Mitchell & Braun Co. building at 528-534 Congress Street

Gentlemen:

As agreed with Mr. Beal yesterday, enclosed is an approved amendment to the Porteous, Mitchell & Braun permit which you already have, the amendment to cover excavation only in connection with the work contemplated in amendment No. 4 and the plans attached thereto but no excavation to be done closer than six feet to the P M&B westerly property line under this approved amendment.

Before the final permit may be issued, under Section 306-a-4 of the Building Code, it is necessary that the owner notify the owner of the property abutting their westerly property line in writing of the intention to excavate, the notice to contain a statement of the extent and character of the excavation so to be made. That I may have the evidence that this notice has been given it would be well to give me a copy of that notice.

Arrangements for occupying a part or all of the public sidewalk on Congress Street, for protection of the public on the street and for a temporary sidewalk ought to be made with the Commissioner of Public Works, and I suggest that these details be worked out with him at once, this being, I presume, the duty of the contractor.

Upon finding that the plans do not show any enclosure of the new basement stairs either at the first floor level or at the basement level, I am told that the owner contemplates some type of appeal, seeking the right to leave these stairs open at both levels. Of course anyone has the right at any time to appeal to or petition the City Council, but it should be borne in mind that this is not such a type of appeal under the Building Code that the Municipal Officers can grant a variance in a particular case. The only way the desired result could be obtained would be an amendment to the Building Code so that anyone could do what is being sought in this case. May I say that the Building Code Revision Commission have already considered such a type of situation and has recommended a change in the Code which is already adopted allowing such an enclosure to be of wire glass panels with incombustible frame.

I am told that the time element is important on this job, and, if the owner is not reconciled to the provisions of the Code as they apply to this matter, I suggest that they make the plans comply with the Code so that the building permit may be issued thereon and then carry on their appeal or petition proceedings afterward. I do not see how we can issue any more preliminary permits since there appears to be no good reason why the plans and specifications cannot be made to comply with the Building Code after all of the time which has elapsed.

Before the final permit is issued details as complete as can be made in advance ought to be furnished of the precise method of shoring the greater portion of the

December 30, 1941

westerly part of the building and holding it in place with the full loads of occupancy while the steel columns are being extended, also the fact as to whether or not all of the columns will be taken care of at one operation or how many at a time. This is a fairly substantial operation, and it seems to me that my duty requires that I have on file here rather complete information as to the methods intended and the basis of them supported by the theoretical loads and stresses of material.

Very truly yours,

Inspector of Buildings

WHeD/H

CC: Miller & Beal, Inc.
465 Congress Street

Porteous, Mitchell & Braun Co.
522 Congress Street

October 13, 1941

Subject: Application for permit
to alter store front and
entrances in the building of
Bortcous, Mitchell & Braun Co.
at 528-534 Congress Street

etails about the plans of the above project (the apparent
g an opening in the wall which now divides the Bortcous,
tore from the Kresge store in the first story, the proposed
nce to the basement under the present Kresge store and some
d me to believe that the resulting arrangement after the
ay be considerably more expensive than is indicated by the
application: "To alter store front and entrances as per plans
t the intention to make what are now two stores in the first
ore? Is it the intention to have the public use the basement
Kresge store? Are there to be any openings in the wall now
basements? What about the stairway now leading to the public
terly side of the building and serving the upper floors of the

changes questioned in the above paragraph are contemplated,
re comprehensive plans must be forthcoming, and there should
statement of the entire scope of the work intended both as to
is of the work and the resulting arrangement. For instance,
is to become a single store or the basement under Kresge's
r the public, we would at least a skeleton plan of the first
ut of the entire building showing clearly all means of egress
all proposed connections between the two sections of the build-
er essential details to show clearly for our records that the
will comply with Building Code requirements.

nicipal officers who are required by the Building Code to approve
it including a marquee as proposed, adopted an order (copy
ctober 6th approving the permit, as far as the marquee only is
itionally. It would be well for the owner to consider the
removal and drainage and disposal of ice and draw up and present
nager for his consideration the written agreement indicated in the

y impression from the plans that you plan to project the new
neen several inches toward the curb line from the present face
s, water table, etc. If that impression is correct, it is hardly
will be allowed as the Public Works Department advises me that
of your building is at the street line,-thus the new work would
inches on the street from the sidewalk grade up.

ously the roof of the marquee is intended to be flat, and I can
indication of a drainage system as required. I presume that there
that the marquee at the west end will clear all points of the public sidewalk
10 feet.

RECEIVED
OCT 6 1941

October 1[illegible], 1941

The proposed granite veneer scales about one and three-quarter inches thick and apparently does not satisfy the minimum of three inches thick set up in Section 307-b-8.5-(a) of the Code, and there is a question in my mind if the method of anchorage satisfies the requirements of paragraph(c). I doubt if I can bring myself to give approval to the method of supporting the proposed thin granite outfit over the entrances, which seems to intend supports about one foot nine inches apart at right angles to Kearney Street and about three feet from center to center the other way, these supports ~~to intend~~ to depend upon wire ties of uncertain material and gauge. The idea of depending upon a wire tie at all is questionable.

On the large scale section on Sheet 4 of the plans the bottom flanges of the I-beam and channel supporting the new eight inch brick wall which in turn supports the marquee is not shown to be fully fireproofed. This is required, of course, and the fireproofing in thickness and material is required to rate four-hour fire resistance.

Some fairly substantial structural changes by way of relocation of some of the main steel columns are planned. I am not questioning the safety of your design or your statement of design supporting it, but my duty requires plans of this entire structural change of sufficient completeness including the foundation so that the entire change contemplated may be fully checked, if found necessary, without other reference than to our records here, and so that we may be able to show at any time on what detailed basis of compliance with the Building Code, the permit was issued.

Apparently the surface of the ramp at the lower entrance would have to have a satisfactory non-slip surface. I presume the revolving doors shown at the lower entrance are the same as now in use.

Section 305-f-1 of the Code provides that the new basement stairs be enclosed either in the first story or in the basement by a separation having one hour fire resistance with self-closing fire door.

This building has always been rated as Heavy Timber Construction although the size of floor timbers does not satisfy fully the requirements of the Building Code for Heavy Timber Construction and did not satisfy the former Building Code for the requirements of Mill Construction. The maximum height of the present building is in excess of the allowable height for a building of Second Class Construction even though sprinklered, but comes within the height allowed for Heavy Timber Construction sprinklered. I realize that the permit now applied for does not involve any change of height, but the owners from time to time are increasing the height of certain sections fronting on Free Street. The point in bringing this matter up at this time is that the area of the building is also such that even though sprinklered it would not be permitted of Second Class Construction, and all new work therefore should be planned to comply with the required details of Heavy Timber Construction, sprinklered. This might for instance affect the materials and construction of the proposed stairway to the basement and conceivably some of the arrangements about the show window although the provisions of the Building Code concerning wooden construction of smaller than the usual size members in Heavy Timber Construction are rather liberal in such a case where the building is sprinklered. It is also desirable before a permit is issued that we

Miller & Beal, Inc.

October 13, 1941

have either complete plans of the sprinkler system installment or at least sufficient plans to show just what spaces are contemplated to be sprinklered and any which you do not contemplate protection for, for one reason or another.

Very truly yours,

Inspector of Buildings

MEB/H

CC: Porteous, Mitchell & Braun Co.
522 Congress Street

Goggins & Clark, Inc.
46 Portland Street

d
ths
sh

MILLER & BEAL, INC.
ARCHITECTS
BANK OF COMMERCE BUILDING
PORTLAND, MAINE

RECEIVED
OCT 16 1941
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

October 15, 1941

Mr. Warren M. McDonald,
Inspector of Buildings,
Portland, Maine.

Dear Sir:

In answer to your letter to us dated Oct. 13, 1941, with notations relative to Application for Permit For New Store Fronts For Porteous, Mitchell & Braun Co.

We were commissioned to draw the above titled plans some time ago, and proceeded with only the work in question. Recently however the Owners desired that we continue as soon as possible and make the necessary plans for lowering the basement floor in the Easterly section of the building, to the grade of the Owners present sales basement floor, making openings thru the division wall in order to provide a larger and rearranged sales area, with a new entrance from the Street. The new stairway together with present stairway will provide two means of egress from the Basement.

Executing this work entails about thirty inches of excavation (ledge is anticipated), lengthening all column supports and the installation of an all metal suspended ceiling, plastered, to conceal the maze of piping in this area. We have in our possession 65 sheets, borrowed from the files of Megquire & Jones Co. showing details of the structural steel, framings, etc., of both portions of this building. It will be necessary for us to make a thoro investigation of present conditions in order to prepare intelligent plans for the work. When these plans are made it is the intention of the Owners to then request Permit for this part of the work.

Now, in regard to the new store front work, we first determined that there are two structural steel members framed into all columns at the street front, the inside member is a lattice girder and the outer member a 15" 42 lb. I beam. The outer edge of flange of this last named beam is 2 and 1/4" back from the face of present stone plinths and was the governing detail. The cost would be great to remove six such I beams and with what we wished to accomplish it was unnecessary.

MILLER & BEAL, INC.
ARCHITECTS
BANK OF COMMERCE BUILDING
PORTLAND, MAINE

Bldg Inspector.

P.M.& B.

It is also inadvisable to remove the lime-stone facings surrounding the seven steel columns in the Facade of the building, as such masonry does assist the end bearings of the new steel lintels. The cross sectional area of the present steel columns of the building are more than adequate to take all original and contemplated loads.

The Polished Agate Granite for the front comes 1 3/4" to 2" thick. It was proposed to have a stone Mason cut the present granite plinth back 1" and shear the cap and neck moulding from each of the seven stone piers, to make a flush surface, on which the veneering would be applied and bonded to same with the proper number and sized non-rusting bond irons. By gaining an inch at the base of present piers, the face of the new veneering would come 1" ahead of present face of plinth stone. Generally the die of a Building is 1" in from the perimeter of the Lot, and the Foundation usually built directly up to the perimeter if so we would infringe sidewalk 1/4" (not several inches).

When the order was given to the Cold Spring Granite Company, Cold Spring, Minnesota, for $5000. worth of Precision Cut Agate Polished Granite for the Store Fronts, it was done to get something more substantial than a Glass Facing. This material is used extensively throughout the Country. Details and photographs of executed work may be found in Sweet's Index. The average height of our facing is only about 18"- 6". If thicker stones were used it would only cause greater weights to be supported on the proposed new lintels. We have just received the Shop Drawings from the above Company for this work.

The Owners have been placing orders for several weeks for the new bronze revolving door, ten single swing bronze doors, with transoms and frames for same. Orders have been placed for all bronze for the store front including the glass sash sets, face of canopy, letters, etc; all this has been done in the face of dwindling metal stocks to safeguard the Contractor and Owner in the execution of the Work.

Great consideration was given the Canopy, such a protection will eliminate cloth awnings which soon deteriorate; create a certain atmosphere or glow in viewing the window displays; present a chaste and modern appearance; this is not a flamboyant, neon festooned, theatre, advertising, marquee. Due to its great length, the upper end is

MILLER & BEAL, INC.
ARCHITECTS
BANK OF COMMERCE BUILDING
PORTLAND, MAINE

P.M.&.B.

Bldg. Inspector

9'- 6 1/2" above the sidewalk, the lower end 14'- 3" above sidewalk, making the average height approximately Twelve Feet up. In the Sketch the Firms name in 24" bronze letters, each 1/2" face x 2" depth, was to be bolted to the front edge of the Canopy, and at each end in 18" high letters was to be bolted P.M.&.B. No illumination of any kind is to be provided in or on the said Canopy. The roof is 1 and 1/2" below the outer edges of the Canopy and it was the intention to tilt the street edge up 1" to give pitch to run water, which is to be taken down concealed in the masonry piers and connected into the sewer. The number of conductors and the size of each conforming to the Local Plumbing Regulations. A steam loop is to be installed around each roof outlet to keep such drains free in Winter.

The Fireproofing of steel beams supporting masonry is indicated by scale detail on the plans. 1 and 1/2" in thickness was shown for concrete, good for (3) hours, over that is indicated 3/4" thickness of plaster, good for (1) hour; together providing a (4) hour protection, as requested in the Code.

All entrance Vestibules to Stores are to have a wearing surface of Carborundum Non-Slip vitrified ceramic tile.

The proposed new staircase to be all metal and plaster, monumental in character, so designed that its use will be an invitation to explore the various departments of the store.

The Building which heretofore has been occupied by several firms, will henceforth be used exclusively by its Owner.

Respectfully yours,

Miller & Beal Inc.

by Lester H. Beal Pres.

c. Owner
Contractor

P. 41/444-I
Amend. 3

November 21, 1941

Subject: Fire protection for stairways in alterations for Porteous, Mitchell & Braun Co. at 523 Congress Street

Mr. Lester I. Beal,
Miller & Beal, Inc.
465 Congress Street,
Portland, Maine

Dear Mr. Beal:

I have been thinking over the proposition of providing the enclosure for the existing stairway on the westerly side of the Porteous, Mitchell & Braun building (this is the stairway which is existing now, is separated from the present Kresge store but would discharge into the first floor of the proposed extension of the Porteous store), and some doubts arise as to the proposition of putting the self-closing fire door on the first landing above the main store floor.

I think that there is little doubt that this door and the partition in which it existed would serve the requirements for fire prevention, but I am wondering as to the practical working out of this unusual situation of having a doorway and door, (especially a self-closing door which must be closed all the time) on an intermediate landing. I am afraid that if the plan goes through and the door is actually installed, that the owners, not realizing the true situation from the plans, will find that the door in this position is very awkward for their customers or employees and perhaps tends to cause accidents. It is conceivable even that their liability insurance people will object to it.

Before I could approve the arrangement on your final plans, I think a written assurance would be required from the owner who would have consulted his liability insurance people, so that there would be no "come-back" later. In similar situations where unusual methods have been adopted, it is fairly common for the owner to come here afterward, after contractors and architects have departed, claim the arrangement is not practical, and because of that fact they should be relieved of it and also of the requirement as to protection which the device was originally intended to satisfy.

Very truly yours,

Inspector of Buildings

WMcD/H

original

PORTEOUS, MITCHELL AND BRAUN CO.

PORTLAND, MAINE,

December 30, 1941

DEC 31 1941
CITY OF PORTLAND

Mr. Warren McDonald
Building Inspector
City Hall
Portland, Maine

Dear Mr. McDonald:

I have learned from Mr. Beal that our letter of December 20, written to the Municipal Officers of Portland, has not as yet come to your attention. Therefore, in order to expedite matters, I am sending a copy of this letter to you, which you will find enclosed. Would you please let me know when this matter can be reviewed with the Municipal Officers, as we are naturally desirous of having this petition receive attention as soon as possible.

Thank you for allowing Mr. Clark to start work on our basement. Time is certainly most important to us in this entire venture.

Cordially yours,

PORTEOUS, MITCHELL & BRAUN CO.

D. A. Fowler

D. A. Fowler
General Manager

daf/f
Enc.--1

COPY

December 20, 1941

To the Municipal Officers of the
City of Portland, Maine

RECEIVED
DEC 31 1941
CITY CLERK PORTLAND

Re: PROPOSED ALTERATIONS AND
ADDITIONS TO P. M. & B. Store

Gentlemen:

The Architects, together with our Store Manager, Mr. Fowler, have been in conference with Mr. Warren McDonald, City Building Inspector, going over the proposed extensive alterations and additions to our store building.

As far as we know, all conditions for the work meet the requirements given in the latest City Building Ordinance; except a requirement which would cause us to close in the top or the bottom of a new monumental type stairway from the new first floor store to the new basement store area.

We desire, for several reasons, that this new ornamental flight of stairs be made free from obstructions at both ends:

(1) for ease in customer's use; better circulation, less congestion and less sales resistance.
(2) no concealment of such stairs, from the enclosed end.
(3) inharmonious appearance of an enclosure, as a screen, or a box.
(4) additional cost of at least $500. for an adequate screen.

Upon compl tion of our enlarged basement store, there will be three distinct Exits for the customer's use.

We desire that our new basement entrance stairway be similar to the existing basement stairway, open and much more imposing. The new stairs are to consist of steel stringers, steel risers, and steel treads, with finished tread surfaces of Kompolite, equipped with non-slip grit nosings, all materials unburnable.

Realizing our full responsibility to the public and to the personnel of our store, we make this Appeal; to be allowed to make this one flight of stairs open and free.

Mr. Fowler and Mr. McDonald discussed matter with Mr. Braun this forenoon. Mr. O. reserves decision until further notice.
1/3/42

Very truly yours,

PORTEOUS, MITCHELL & BRAUN CO.

by _____
President

P. 41/944-I
Amend. No. 1

June 13, 1941

Gooding & Clark,
56 Portland Street,
Portland, Maine

Gentlemen:

Enclosed is the amendment to building permit No. 41/444 issued for alterations at the Portland, Mitchell & Fraun Co. building at 570-584 Congress Street, extending through to Free Street. This amendment to cover a one-story brick addition on the existing two-story rear portion of the building on the Free Street front is approved subject to the following:

1. When I talked with Mr. Clark yesterday on the phone there seemed to be some doubt in his mind as to whether or not the framing timbers of floor and roof are required to be dressed on four sides. The height and area of this building is such that the minimum type of construction required by the Building Code is mill construction, and this class of construction requires all framing members to be dressed on four sides and also floor and roof sheathing to be dressed on four sides. By the term "dressed" is meant planed smooth not just the smoothness produced by cutting to size with a saw. We are able to accept the temporary roof framing of members less than six inches in least dimension because the building is sprinklered and because the roof is temporary until such time as further additions upward are provided. I note that the roof of the pent house is proposed to be framed with joists two inches thick. If this is only a temporary roof until such time as the building and elevator shaft is further extended upwards, we can accept these small size joists provided there is at least one sprinkler head under the roof or as many as are required by the Insurance Rating Bureau. If this is to be the final roof of the elevator pent house, then the framing should be changed so as to have no members less than six inches in least cross sectional dimension (nominal size) and the roof sheathing should be made no less than two inch nominal thickness, tongued and grooved.

2. I note that another architect designed the original building and foundations, and I presume Miller & Beal, Inc., who have a copy of this letter as does the owner of the building, have the original plans and have checked through the columns, the foundations and especially the plate girder on the Free Street front and the columns supporting it to make sure that all will take the additional loads caused by the proposed addition to the building, also that the soil conditions under the foundations are such as to take safely the additional loads without settlement.

3. Plastering is not acceptable for fireproofing the structural steel. I lintels over the windows on the Free Street front, but poured concrete suitably reinforced or similar should be used.

4. The windows in the new pent house are required to be of clear glass not exceeding 3/16 of an inch in thickness with no light less than 200 square inches in area. The total net area of the glass in these windows is required to be equal to at least three-quarters of the area of the elevator shaft. I have

June 16, 1941

Congdon & Clark,

not discovered whether you intend to use a concrete floor for the machinery room or just a grating. It is essential that these thin glass windows be in such a location as to effectively vent the elevator shaft, in case of fire in the shaft. If a solid concrete machinery room floor is intended covering the entire area of the shaft, then these thin glass windows should be below the machinery room floor. If the thin glass windows are above the machinery room floor, then not more than one-half of it is permitted to be solid.

5. Before any work is done on the installation of the sprinkler system extension, it is necessary that the sprinkler company plans bearing the stamp of approval of the New England Fire Insurance Rating Bureau or some other competent agency should be filed in this office.

6. I note an alternate relating to the use of glass blocks instead of windows in the Free Street front of the new third story. If this alternate has been decided upon, please notify this office as there may be some limitation as to area and lateral supports for the glass blocks.

7. I note that the existing fire escape lands on the roof of a small one-story projection from the main building and there is only a makeshift ladder leading from this roof to the ground. I think it will be necessary for some arrangement to be worked out so that persons who find it necessary to use the fire escape may be sure of following it in safety all the way to the ground. Perhaps a counter-balanced section of stairway can be devised.

Very truly yours,

Inspector of Buildings

MeD/H

CC: Portsous, Mitchell & Braun Co.
622 Congress Street

Miller & Beal, Inc.
465 Congress Street

Rept. 31USC-I

April 10, 1941

Goodine & Clark,
46 Portland Street,
Portland, Maine

Gentlemen:

Enclosed is the building permit covering a proposed addition at the fourth floor level extending back towards Free Street for Portcous, Mitchell and Braun Company at their building #522-524 Congress Street.

Please note the following conditions under which the permit is issued:

It is understood that the automatic sprinkler system covering the existing building is to be extended to fully cover the proposed addition.

Although I can not find any indications on the plans, the structural steel planned to support the masonry wall of the fifth story where the addition joins the existing building is required to be fireproofed. This steel includes not only the double steel girders beneath the wall but columns 25 and 26. If concrete is to be used for the fireproofing, at least two inch thickness is required all around both beams and columns. Plaster for this fireproofing is not allowable.

Very truly yours,

Inspector of Buildings

Mell/H

CC: Portcous, Mitchell & Braun Co.
522 Congress Street