

156-1 WATSON STREET

POSTING SCHEDULE

| Instal. LA Troop | USE | Loc. No. | PLAN FILE | SYMBOLS |
|------------------|-----|----------|-----------|--|
| | | | | Type of Document Ap—Appeal Co—Complaint Da—Cert. of Occupancy I—Denied Applications In—Inquiry P—Permit |
| | | | | Type of Work Under Permit A—Alteration C—Change of use D—Demolition M—Moving N—New Bldg. or Structure R—Repair chimney Rfa—Repair after fire Rr—Repair after fire with alterations Rr—Repair roof covering |
| | | | | Type of Installation Permit Ck—Cooking appliance Ev—Elevator Ht—Heating appliance Hw—Hot water heater Inf—Inflammable liquids Pw—Power appliance Rn—Refrigeration Sq—Detached sign Sp—Projecting sign Sr—Automatic sprinklers Vt—Ventilation |
| | | | | Type of Use AH—Assembly Hall HH—Asylum, Hospitals & Homes CH—Church BI—Business & Industrial CL—Club & Lodge D—Dwelling M—Minor Garage MG—Major Garage R—Race S—Store T—Trailer U—Unspecified W—Warehouse Y—Yacht Club |



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

MAY 30 1980

ZONING LOCATION PORTLAND, MAINE, May 28, 1980 CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 158 Woodford St.
1. Owner's name and address Rocky Hill Lodge
2. Lessee's name and address
3. Contractor's name and address Androscoggin Lift Co. Rt. 136, Durham, Maine telephone 865-3871
4. Architect
Proposed use of building lodgehall
Last use
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 3,090 Fee \$ 14.50

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION
This application is for: @ 775-5451 Ext. 234 To install a chair lift from ground floor to second floor. Will mount on existing stairs and folds back when not in use.
Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4 Other:

DETAILS OF NEW WORK

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

IF A GARAGE

No. cars now accommodated on same lot, to 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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City require notices pertaining thereto are observed? yes.
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Reginald A. Ford Phone # 865-6948
Type Name of above Reginald Ford 1 2 3 4 Other and Address

FIELD INSPECTOR'S COPY

Permit No. 80/347
Location 158 Woodland St.
Owner Wesley W. Lodge
Date of permit 5-28-80
Approved 5-30-80 install chain lift

NOTES

7-3-80 Door locked but chain lift is
possible - installed - chain sent is
folded back





APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION _____ PORTLAND, MAINE, Feb 26, 1974

PERMIT ISSUED
MAR 1 1974
00144
CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION ..158 Woodlands St. Fire District #1 [], #2 []
1. Owner's name and address Knights of Pythias Hall, same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Portland, Sheet Metal, 74 Elm St, Portland Telephone 772-1939
4. Architect Specifications Plans No. of sheets
Proposed use of building existing hall No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 10.00

FIELD INSPECTOR—Mr. Sam Hofstet GENERAL DESCRIPTION

This application is for: @ 775-5451 install range hood and ventilate per plan.
Dwelling Ext. 234
Garage
Masonry Bldg.
Metal Bldg. Stamp of Special Conditions
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

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

IF A GARAGE

No. cars now accommodated on same lot, to 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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? ..
ZONING:
BUILDING CODE: OK 2-27-74 NR Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others:

Signature of Applicant David Cousins Phone # 772-1939
Type Name of above David Cousins 1 [] 2 [] 3 [x] 4 []

FIELD INSPECTOR'S COPY RFB Other and Address

Permit No. 74/144

SAM

Location 158 Woodford St

Owner Knights of Pythias Hall

Date of permit 3-1-74

Approved

3-18-74 *Consolidated*
4-4-74 *Will call*
8-19-74 *Completed*

NOTES

[Handwritten signature]

[Large handwritten mark]

[Lined area for notes or additional information]



B2 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

MAR 21 1972

0284

CITY OF PORTLAND

Class of Building or Type of Structure _____

Portland, Maine, March 17, 1972

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 158 Woodford St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Rocky Hill Realty Co, same Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Frank Morris, Box 72-Woodford Sta., Portland Telephone 781-4233
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Commercial Bldg. No. families _____
Last use " " No. families _____
Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 6,000. Fee \$ 18.00

General Description of New Work

To repair after fire to original condition.

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

Details of New Work

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

If a Garage

No. cars now accommodated on same lot _____, to 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:

O.K. E.S. 3/21/72

Miscellaneous

Will work require disturbing of any tree on a public street? _____
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 _____

CS 301

INSPECTION COPY

Signature of owner

By:

Frank Morris, Builder

Frank Morris

Permit No. 72/0284
Location 158 Woodford St.
Owner Rocky Hill Realty Co.
Date of permit 3/21/72
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____
Staking Out Notice FRU
Form Check Notice _____

NOTES

6/8/72
[Signature]

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 2106
 Issued 5-6-17

Portland Maine Jan 10, 1922

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address Rocky Hill Realty Co Tel. _____
 Contractor's Name and Address Edmund F. Lammie Tel. 792-137
 Location 158 Woodford St. Use of Building _____
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: New Work _____ Additions _____ Alterations Alterations
 Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number _____ Phase _____ H. P. _____ Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
Temporary Service Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous _____ Watts _____ Extra Cabinets or Panels _____
 Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence _____ 19 _____ Ready to cover in _____ 19 _____ Inspection _____ 19 _____
 Amount of Fee \$ _____
 Signed Edmund F. Lammie

DO NOT WRITE BELOW THIS LINE

SERVICE _____ METER _____ GROUND _____
 VISITS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____
 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____

REMARKS:

INSPECTED BY L. W. Herbert
 (OVER)

LOCATION Woodwards ST 158
 INSPECTION DATE 1/17/72
 WORK COMPLETED 1/17/72
 TOTAL NO. INSPECTIONS 1
 REMARKS:

FEE SCHEDULE FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

| | |
|---|---------|
| WIRING | |
| 1 to 30 Outlets | \$ 2.00 |
| 31 to 60 Outlets | 3.00 |
| Over 60 Outlets, each Outlet | .05 |
| (Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet). | |
| SERVICES | |
| Single Phase | 2.00 |
| Three Phase | 4.00 |
| MOTORS | |
| Not exceeding 50 H.P. | 3.00 |
| Over 50 H.P. | 4.00 |
| HEATING UNITS | |
| Domestic (Oil) | 2.00 |
| Commercial (Oil) | 4.00 |
| Electric Heat (Each Room) | .75 |
| APPLIANCES | |
| Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit | 1.50 |
| MISCELLANEOUS | |
| Temporary Service, Single Phase | 1.00 |
| Temporary Service, Three Phase | 2.00 |
| Circuses, Carnivals, Fairs, etc. | 10.00 |
| Meters, relocate | 1.00 |



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 8, 1965

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 158 Woodford St. Use of Building Store & Lodge No. Stories 2 1/2 See Building
 Name and address of owner of appliance Rocky Hill Realty Co. 158 Woodford St. Existing
 Installer's name and address Randall & McAllister 84 Commercial St. Telephone _____

General Description of Work

To install Oil-fired steam heating system (replacement)

IF HEATER, OR POWER BOILER

Location of appliance Basement Any burnable material in floor surface or beneath? none
 If so, how protected? _____ Kind of fuel? oil
 Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
 From top of smoke pipe 3' From front of appliance over 4' From sides or back of appliance over 3'
 Size of chimney flue 12x12 Other connections to same flue none
 If gas fired, how vented? _____ Rated maximum demand per hour _____
 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Iron-Firman Whirlpower-gun type Labeled by underwriters' laboratories? yes
 Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? bottom
 Type of floor beneath burner concrete Size of vent pipe 1 1/4"
 Location of oil storage existing Number and capacity of tanks 275 existing
 Low water shut off yes Make McD-Miller No. 674
 Will all tanks be more than five feet from any flame? yes How many tanks enclosed? _____
 Total capacity of any existing storage tanks for furnace burners _____

IF COOKING APPLIANCE

Location of appliance _____ Any burnable material in floor surface or beneath? _____
 If so, how protected? _____ Height of Legs, if any _____
 Skirting at bottom of appliance? _____ Distance to combustible material from top of appliance? _____
 From front of appliance _____ From sides and back _____ From top of smokepipe _____
 Size of chimney flue _____ Other connections to same flue _____
 Is hood to be provided? _____ If so, how vented? _____ Forced or gravity? _____
 If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK 1-8-65 SP

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

Randall & McAllister

CS 300

INSPECTION COPY

Signature of Installer by: W. Kilgore

W

Permit No. 65/39
 Location 158 Woodford St.
 Owner Rocky Hill Realty Co.
 Date of permit 1/11/65
 Approved 1/27/65 - Allen

NOTES

| | | |
|----|--------------------------|---|
| 1 | Fuel Pipe | ✓ |
| 2 | Vent Pipe | ✓ |
| 3 | Kind of fuel | ✓ |
| 4 | Burner Efficiency & ... | ✓ |
| 5 | Name of Lab. | ✓ |
| 6 | Stack Control | ✓ |
| 7 | Height | ✓ |
| 8 | Radius | ✓ |
| 9 | Flange Size | ✓ |
| 10 | Flange Supply Line | ✓ |
| 11 | Condition of Tanks | ✓ |
| 12 | Tank Capacity & Supports | ✓ |
| 13 | Tank Distance | ✓ |
| 14 | Clearance | ✓ |
| 15 | Insulation | ✓ |
| 16 | Low Water | ✓ |

Two large sections of lined paper for notes, both of which are crossed out with a large 'X'.

INQUIRY BLANK

ZONE B-2

FIRE DIST. 1B

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date Nov. 10, 1964

Verbal
By Telephone
By Letter

LOCATION 150-158 Woodford St. OWNER Rocky Hill Lodge Corp.

MADE BY Frederick A. Barstow TEL. _____

ADDRESS 11 Higgins Street

PRESENT USE OF BUILDING Store + Lodge Hall NO. STORIES 2

LAST USE OF BUILDING Same CLASS OF CONSTRUCTION Third

REMARKS _____

INQUIRY 1- Is it allowable to run dances for teenagers by invitation only and without charge? Dances to be run as a public service by the Lodge.

ANSWER 1- See letter of 11/23/64

DATE OF REPLY 11/23/64

REPLY A.J.S.

Inquiry-156-158 Woodford. set

Nov. 23, 1964

Mr. Frederick A. Barstow
11 Higgins Street

cc to: Corporation Counsel
cc to: City Clerk

Dear Mr. Barstow:

In regard to your inquiry concerning the running of dances for teenagers in Rocky Hill Lodge Hall at the above named location, it is my understanding that this would be a project operated by the Lodge as a public service, that attendance would be by invitation only, and that no admission fee would be charged. Under such conditions this operation would not be classed as a public dance and no City dance hall license would be required.

In view of this fact, there appears to be no reason why such dances cannot be lawfully conducted as far as Zoning Ordinance and Building Code requirements are concerned as long as they are activities accessory to the allowable lodge hall use of the building. However, a public dance hall license could not be approved at this location because of Zoning Ordinance restrictions applying to the B-2 Business Zone in which the property is located as well as restrictions placed upon the use of the building by the Municipal Officers (City Council) at the time a Building Code appeal was sustained several years ago.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

PERMIT *(Filed)* ALL PLUMBING

155-158 Woodford St. 11318

Date Issued

4-12-62

PORTLAND PLUMBING INSPECTOR

By: J. P. Welch

APPROVED FIRST INSPECTION

Date: May 6 1962

By: J. P. Welch

APPROVED FINAL INSPECTION

Date: June 21 1962

By: JOSEPH E. WELCH

TYPE OF BUILDING

- COMMERCIAL
- RESIDENTIAL
- SINGLE
- MULTI FAMILY
- NEW CONSTRUCTION
- REMODELING

Address: Woodfords & Deering Avenue PERMIT NUMBER

Installation For: Fred Merrill

Owner of Bldg.: Fred Merrill

Owner's Address: Sawyer Street, South Portland

Plumber: Fred J. DeWaters Date: 4-12-62

| NEW | REP'L | PROPOSED INSTALLATIONS | NUMBER | FEE |
|-----|-------|-------------------------------------|--------|---------|
| 3 | ✓ | SINKS | 3 | \$ 5.00 |
| 2 | ✓ | LAVATORIES | 2 | 4.00 |
| 2 | ✓ | TOILETS | 2 | 1.20 |
| | | BATH TUBS | | |
| | | SHOWERS | | |
| 2 | ✓ | DRAINS | 2 | 1.20 |
| 1 | ✓ | HOT WATER TANKS | 1 | .60 |
| | | TANKLESS WATER HEATERS | | |
| | | GARBAGE GRINDERS | | |
| | | SEPTIC TANKS | | |
| | | HOUSE SEWERS | | |
| | | ROOF LEADERS (Conn. to house drain) | | |

PORTLAND HEALTH DEPT. PLUMBING INSPECTION TOTAL \$13.00

CITY OF PORTLAND, MAINE
OFFICE OF THE CITY CLERK

March 2 1959

APPLICATION FOR A Beano LICENSE (PUBLIC ASSEMBLAGE)

To the Municipal Officers:

The undersigned hereby applies for a Beano license,
involving a place of Public Assemblage for the period March 14 1959
to December 31 1959 inclusive.

Firm or Trade Name Rocky Hill Lodge #51 K of P

Name under which license is to be granted Rocky Hill Lodge

Street and Number where located 158 Woodford St.

Location in Building Second Floor Lodge Hall

Capacity in Persons 200 Name of room (if any) _____

Name of Licensee Rocky Hill Lodge Residence 158 Woodford St.

Name of Manager Robert Jordan Residence 214 Woodford St.

Owner of Building Rocky Hill Realty Corp. Address 158 Woodford St.

(Signed) By: Robert Jordan
Applicant

Approved Disapproved Subject to the following conditions _____

Chief of the Fire Department

Approved Disapproved Subject to the following conditions 3/2/59

Leon T. Webber
Chief of the Police Department

Approved Disapproved Subject to the following conditions _____

See letter attached 3/3/59 Albert J. Sears
Building Inspector

Approved Disapproved Subject to the following conditions _____

Health Officer

Date Last Inspection _____

Total Capacity _____

Approved: _____

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Arthur H. Duffet, City Clerk
DATE March 3, 1959

FROM: Albert J. Sears, Inspector of Buildings

SUBJECT: Beano license for Rocky Hill Lodge #51, K. of P. at 158 Woodford Street.

I am unable to approve this license because in 1956 when the lodge hall use was re-established in the second story of this building, the Municipal Officers in sustaining an appeal necessary under the Building Code set up a number of conditions as to use of the hall, one of which excluded any activity requiring an annual license from the Municipal Officers of the City of Portland. Another condition established was that the hall space should not be rented out or used, either habitually or occasionally, for assemblage with intent of financial gain to an individual, partnership or corporation.

Under the Building Code such an assembly hall use is not allowable in the second story of a wood frame building such as the building in question unless it is equipped with an automatic sprinkler system. Since the building was not to be equipped with such a system, the Municipal Officers in considering the appeal deemed it advisable to place the restrictions noted above upon the use of the building.

Very truly yours,

Inspector of Buildings

cc to: Julian H. Orr, City Manager

please
file
INQUIRY BLANK

ZONE B-2 zone
FIRE DIST. P-13

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date Jan. 21, 1959

Verbal
By Telephone
By letter

LOCATION 156-158 Woodford St OWNER Rocky Hill Lodge Corporation

MADE BY Frank Hassell TEL. 2-7421

ADDRESS 231 Middle Street

PRESENT USE OF BUILDING Lodge Hall NO. STORIES 2

LAST USE OF BUILDING Lodge Hall CLASS OF CONSTRUCTION Third

REMARKS _____

INQUIRY 1- Is there any way in which restrictions placed upon use of lodge hall by Municipal Officers at time of appeal in 1956 forbidding use of renting it for assemblage with intent of financial gain or any activity requiring an annual license from the Municipal Officers can be removed or lifted.

ANSWER 2/2/59 - Told Mr. Hassell over phone that another appeal to the Municipal Officers would be necessary, but that neither Chief Johnson of Fire Department nor myself would feel able to approve licensed activities for this second story hall in a building of Third Class Construction unless it were sprinkled.

DATE OF REPLY 2/2/59 REPLY A. J. Sears



APPLICATION FOR PERMIT

PERMIT ISSUED

01113

AUG 21 1958

CITY of PORTLAND

Class of Building or Type of Structure Third Class

To the INSPECTOR OF BUILDINGS, Portland, Me. PORTLAND, MAINE, August 21, 1958

The undersigned hereby applies for a permit to repair or renew roof covering of the following described building in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 158 Woodford Street

Owner's name and address Rocky Hill Realty Co. Telephone _____

Contractor's name and address owners Telephone _____

Use of building—Present stores and lodge hall Proposed stores and lodge hall

No. of Stories 2 1/2 Style of roof pitch Type of present roof covering asph.

Type and Grade of roofing to be used Class C Und. Lab. asphalt roofing No. plies _____

GENERAL DESCRIPTION OF NEW WORK

To cover one-half of roof

Rocky Hill Realty Co.

Fee \$ 50
INSPECTION COPY

Signature of Owner By: Bernard L. Shaw

(COPY)

CITY OF PORTLAND
DEPARTMENT OF BUILDING INSPECTION



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 156-158 Woodford St.

Date of Issue February 15, 1957

Issued to Rocky Hill Realty Corp.

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 56/1661, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY
Club & Lodge
Minor Assembly Hall

Second Story

Limiting Conditions: The use of 2nd story shall be limited strictly to club and lodge use, excluding renting out or using that space, either habitually or occasionally, for assemblage with intent of financial gain to an individual, partnership or corporation, and excluding any activity requiring an annual license from the Municipal Officers of the City of Portland.
Not more than three motor vehicles shall be stored in the building at any one time.

Approved:

Nelson F. Cartwright
Inspector

W. A. ...
Inspector of Buildings

(Date)

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



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, November 5, 1956

PERMIT 188721

NOV 5 1956

11/5/56

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/1661 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 158 Woodford St. Within Fire Limits? Dist. No.

Owner's name and address Rocky Hill Lodge, Inc., 158 Woodford St. Telephone

Lessee's name and address Telephone

Contractor's name and address J. Ernest Roberts, 1024 Washington Ave. Telephone 3-6576

Architect Plans filed yes No. of sheets 2

Proposed use of building Store & Minor Assembly Hall No. families

Last use Store and offices and former assembly hall No. families

Increased cost of work Additional fee 50

Description of Proposed Work

To change arrangement at front entrance from that shown on original plan.

*Revised plan sheet 2 rec'd in
R. O. office 11/5/56*

Details of New Work

Permit issued to
J. Ernest Roberts

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

Approved: Signature of Owner By: J. Ernest Roberts

 Approved: 11/6/56 W. W. W. Inspector of Buildings

INSPECTION COPY

C-10-154-5C-Marka

RSU WPC 12/14/56

December 7, 1956

156-158 Woodford St.—Large fire-resistive door in connection with alterations and change of use

Copies to M Leslie C. Russell
80 Oak St.
Mr. Cleveland A. Heath
Cacco Printing Co.
231 Middle St.
Mr. J. Ernest Roberts
1024 Washington Ave.

Mr. King Rutland
169 Maine Ave.

Dear Mr. Rutland:—

With relation to this troublesome fire-resistive door, Inspector Cartwright was out there on Dec. 3rd, following your report that the operation of the door had been fixed, and tested the closing arrangements for the door by taking off the weight. The door ran down the inclined track of its own weight, but recoiled when it hit the stop at the door jamb, finally stopping so that there was an opening about four inches wide between the door jamb and the door. Two tests resulted the same.

Please fix the door so it will close of itself and stay closed, and when that has been accomplished phone the office and make arrangements with Inspector Cartwright to go to the job with you with the hope that we can finally discharge this door from the list of things yet to be done. OK
11/17/56

After our talk out there the other morning, a letter was addressed to the Lodge officers listing the things which still needed to be done. No copy was sent to you because of the uncertainty as to how much of the work you were to do.

Of the 10 items of unfinished work listed in this letter, it appears likely that you are involved in #2, which referred to the large door mentioned above.

Number 2 referred to the wooden outside fire escape in that the fire escape had not been built according to the plans. It is my impression that the Lodge was to put in the foundation pier under the wooden post which would support the cross-beam under about the center of the run of outside stairs; but that you were to care for the wood post and the wood girder running to the building for support of the stair stringers at about their center. This cross-beam is shown 4x8 on the plan, but 4x6 will meet the needs, if set with the 6-inch dimension upright. OK
11/20

Number 10 calls for fixing the anti-panic hardware and all exterior entrance and exit doors so that they open easily. Perhaps this is your responsibility. OK
11/20

Will you be good enough to take care promptly of all of these items which are your responsibility and any others that you know of coming in your assignments

Mr. King Rutland - - - - -f2

December 7, 1956

on the job, and let us know when the work is done so that we may, before Dec. 14th, know that all of the work in which you are involved on this job has been completed satisfactorily.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/C

November 29, 1956

BT 156-158 Woodford St.—Alterations and change of use of second floor to Club & Lodge purposes and temporary certificate of occupancy

Mr. Leslie C. Hassell, Treas.
Rocky Hill Realty Corp.
80 Oak St.

Copies to Mr. Hassell for Corp. record
Mr. Cleveland A. Heath
Mr. J. Ernest Roberts
Mr. Elmer F. Lawrence

Dear Mr. Hassell,

This letter is a temporary certificate of occupancy to allow the use of the second floor of the building at 158 Woodford St., owned by Rocky Hill Realty Corp., for lodge purposes subject to the following list of permanent conditions established by the Board of Municipal Officers when granting Building Code appeal on June 1, 1956, and subject to completion and correction of the deficiencies indicated on the attached list.

The permanent conditions are:

--not more than three motor vehicles shall be stored in the building at any one time.

--use of second story shall be limited strictly to Club and Lodge use, excluding renting out or using that space, either habitually or occasionally for assemblage with intent of financial gain to an individual, partnership or corporation.

--any activity which requires an annual license from the Municipal Officers of the City of Portland shall be excluded.

After inspection today and a conference with Messrs. Heath, Lawrence and Roberts, this temporary certificate is issued out of the belief that the features, required by the Building Code and by the action of the Board of Municipal Officers on appeal necessary for the immediate safety of the persons using the second story during this temporary period, have been substantially cared for; and to accommodate the purposes of the Lodge for a temporary period only. Accordingly, it is essential that all concerned cooperate to make good the list of deficiencies and uncompleted items on the attached list.

When all of these items are cared for or any substantial portion of them, we hope that you will be cooperative enough to notify this office so that we can check them off as completed. When all is completed the final certificate of occupancy will be issued to the owner, but that, too, will bear the permanent conditions listed above.

Very truly yours,

Warren McDonald
Inspector of Buildings

NHed/s

November 26, 1956.

At 158 Woodford St.—alterations and change of use of
second floor to Club and Lodge use

Mr. Lester P. Libby
Secretary, Foxy Hill Lodge
1111 Forest Ave.

Copies to Messrs. Alder, Lawless, Lawrence,
Roberts and Butland.

Dear Mr. Libby:-

It was astonishing to find from both you and Mr. Alder during telephone conversation Monday morning that some of the principal officers of the Lodge knew nothing about the extensive transactions as to Building Code appeal, conditions attached thereto and conditions under which building permit was issued. Perhaps we are somewhat at fault in that letters to the Lodge were mailed to 158 Woodford St. Evidently someone there must have received them or they are still lying there waiting to be read. I agreed to summarize these matters in a letter to you with copies to the others interested on the basis that you would call at the office Monday noon to get the letter and also the copies for the other interested parties, a meeting to be held this evening at Mr. Alder's home to see if something could not be done to finish the job and time make it possible for us to issue the certificate of occupancy so that the planned opening on Thursday evening could take place with safety and in compliance with law. After long negotiations with Attorney Childs for the former owner, an appeal under the building code was filed by former owner because to return the second floor to Club and Lodge use the requirements of the building code for protection of that proposed use from the business use and garage in the first story and the business offices in the second story were considered prohibitive as to costs.

This appeal was granted on June 1st with quite a number of conditions assigned by the Board. Evidently on the basis of all of this the Lodge acquired the property from Mr. Kinross, the permit to make the alterations and provide the required improvements was applied for as agent for the Lodge by Mr. Butland on Sept. 19th and the permit was issued to him on Oct. 2nd with an extensive letter setting forth the conditions of the appeal and many matters stipulated by the Building Code and which were not shown completely on the plans. This letter with the permit was the first of five letters which have been written on the job, copies of all of them being sent to the Lodge at 158 Woodford St. I believe we have extra copies of these letters, and if they can be found they will be enclosed to you herewith. These letters were dated 10/2, 10/23, 10/24, 10/31 (2 letters).

Our inspector found an error in the plans of the front entrance steps, and Mr. Roberts in the name of the Lodge secured an amendment to the permit on 11/8 to take care of the necessary change at that point. It was also found that the contractor had even lit, without authorization, to widen the doorway between the first story garage and the room adjoining to 15 feet instead of the 8 feet shown on the plan, and to install a very large solid wood door on a sliding track instead of the swinging doors shown on the plan. This door was to be fire-resistant accor-

Mr. Lester F. Lithy - - - - -2

November 26, 1956

ing to the appeal which meant that it would be capable of closing of itself (automatically) in case of fire in the garage.

After some conversations over the phone Mr. Lawrence secured on Oct. 24th the required permit to cover installation of the automatic fire alarm which the Lodge had agreed to at the time of appeal or compensation for omission of a fire-resistive second floor and other protective features. The copies of letters enclosed will explain the many conditions and difficulties which have arisen, some of which are still the reason why we are unable to issue the certificate of occupancy.

On November 14th our inspector found the following items were not completed or else he was unable to make inspection because the second story was locked:-

1. The very large fire-resistive door between the garage and the adjoining room was still not arranged so that it would close of itself in case of fire in the garage. This large door was originally intended to run on a horizontal track with arrangement to release a weight to close the door in case of fire. This arrangement was not correct and the door would not close of itself. The large door was then put on an inclined track with the intended arrangement for a weight to hold the door open, the weight to be released in case of fire in the garage and the door to close of its own weight by sliding down the inclined track.

We would appreciate being told who gave the orders to the contractor to change this doorway and door. The reason given by an employee was that a large steam cleaning machine was to be kept in the room beside the garage and the smaller door would not let it pass. It then turned out that the fuel for making steam in the appliance was either gasoline or fuel oil which increased the hazard so that a fire-resistive ceiling would be necessary over this room which also should be cut off from the balance of first story by fire-resistive partitions. We were then told that, to avoid this expense, Mr. Kinear had decided to keep the equipment elsewhere. If this is true, then the large doorway and large door which is causing so much trouble, need not have been built that way, and would not have been if the contractor had applied for an amendment and secured it before making the change.

2. Our inspector was not sure how much had been done on the fire alarm system. With the permit to Mr. Lawrence was sent an extensive letter explaining the conditions (copy of letter enclosed). The following in addition to par. 2 of this letter is written especially to Mr. Lawrence (who is receiving a copy of this letter) on account of later developments:-

It is assumed that he purchased the control box from Eastern Fire Equipment. In that case he should see Mr. Hult of that company and get the company to furnish the special toggle switch, which we have agreed upon as being adequate to make reasonably sure that the party in charge of the system will test the capacity of the batteries daily to ring the gongs.

3. It is not clear from his report whether the swing of the men's toilet room door (Par. 4 of 10/2 letter) has been cared for and whether the signs indicating use of toilet rooms as to each sex and the ventilation of the inside toilet rooms had been cared for. Certainly between all of you these details, if not fixed, can be done quickly.

4. No non-slip treads had been provided on the front stairs (Par. 5, 10/2).

5. He was unable to get in to see if exit lights and white lights had been

Mr. Lester P. Libby - - - - -3

November 26, 1956

provided (Par. 3, 10/2).

6. Loose pipe columns in first story, column caps etc. had not been secured (Par. 12, 10/2). Various openings around chimney in first story in basement had not been sealed up (Par. 13, 10/2). Stairwell had not been provided over smokepipe in basement (Par. 14, 10/2).

7. Apparently some openings still remain in the chimney of first story - to be sealed tightly (Par. 15, 10/2).

It is not known whether cooking equipment, gas hot water heater, etc. have been installed. At any rate the required separate permits for these installations have not been secured. (Par. 16, 10/2).

8. Foundations under the foot of outside wooden fire escape had not then been completed.

It should be clear to you and your associates that most of these provisions are not something "cocked-up" just to satisfy the requirements of law, but they are for the safety of the occupants of the second floor. Obviously a certificate of occupancy cannot be issued until these safety features are cared for. Whether or not you can get organized and take swift steps to get all of these matters cleared up by early Thursday morning, so that final inspection may be made and the certificate of occupancy issued for the function of Thursday evening, is not known to us. If you have confidence in your capability for doing this, that you advertise the opening affair, we will do the best we can to cooperate. Otherwise, it would be best to postpone the opening until some later date.

Two items may cause difficulty--(1) the foundations for the outside fire escape, if not already constructed; (2) the special toggle switch for the fire alarm system.

(1) If it is not practicable to quickly construct the foundations of the fire escape, we would issue a temporary certificate if we can be assured that the temporary supports of the escape are safe for use.

(2) If it takes time to procure the special toggle switch, we can issue a temporary certificate to be effective until the toggle switch can be secured.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMS:G
Enclosures: Copies of several letters
from Building Department

P. S. With reference to Par. 3 above - our inspector says that on Nov. 14, the new partitions for second floor toilet rooms had not been built, nor the plumbing installed; that he heard some talk of changing location of toilet rooms to rear of second floor. If that is to be done a revised plan showing the change and application for amendment filed, and amendment approved before that part of the work is started.

November 7, 1956

BP 156-158 Woodford St.—Alterations and change of
use of second floor to club and lodge
purposes—work done contrary to plans

Mr. King Butland
163 Maine Ave.

Dear Mr. Butland:—

It is important that you read the fourth paragraph of my letter to you of October 31st on the above subject, and file belated application for the amendment before 4 o'clock Thursday, November 8th. Mr. Roberts has left a print of the revised plan here but only you can file the application for amendment.

Honestly, King, it doesn't seem necessary to remind you so many times. Perhaps I should have sent the letter by Registered Mail with Return Receipt, but it didn't seem necessary at that time and it doesn't seem necessary now.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

WHD 11/7/56

October 31, 1956

BP 156-158 Woodford St.—Alterations and change of use of second floor to Club & Lodge purposes—work done contrary to the plans

Mr. King Rutland
163 Faine Ave.

Copies to Rocky Hill Lodge, Inc.
158 Woodford St.
Mr. William B. Millard
Birch Knolls, Cape Elizabeth

Mr. Ernest Roberts, 1024 Washington Ave.

Dear Mr. Rutland,

Please read again the second paragraph of my letter of October 23 concerning the above job and the need for applying for an amendment to the building permit because changes had been made contrary to the plans; particularly that part which refers to the enlarged doorway and door between the garage and the balance of the building in the first story. While it turns out that the arrangement at the entrance door from Woodford St. is not in your contract, the cutting of the enlarged doorway and providing the automatic closing door at the rear of first story is in your contract.

While at the job on account of the difficulties of the entrance from Woodford St., I learned that your men had completed the enlarged door and that you had declared that the door closes satisfactorily. Upon testing it I found that it did not. At least at that time it was so arranged that it would afford no protection whatever because it could not be relied upon to close of itself in case of fire in the garage.

The design of the automatic closing arrangement is such that it could hardly be expected to operate with any degree of permanency, even if it did long enough for us to issue the certificate of occupancy for the building. The fact is that the door is too heavy unless its own weight is taken advantage of to close it, a practice which is quite usual with heavy fire doors. If you are to avoid reducing the size of the opening and consequently the size and weight of the door to what you got a permit for, it is suggested that you try adjusting the top of the door and the track so that the door will undoubtedly and quickly close due to its own weight on the inclined track when released by fire. This normally makes necessary holding the door open by suitable weight rather than by using a weight to close it. The fusible element in the connection between the door and the weight should obviously be over the doorway which the door is intended to protect. As a matter of fact, if such a wide opening is to be left it appears that two fusible links would be needed—one about one-third of the width of the door opening from the jamb.

How you would allow such a departure from the plans without first filing application for amendment with suitable plans, and getting the amendment approved and issued before making the change, is not understandable. All of that must be done belatedly now, and we shall expect the application to be filed here with full detail

Mr. King Eastland-----2

October 31, 1956

plans by way of a blueprint with all of the information on it printed from the original before November 7, 1956.

The partition in which the doorway is, was evidently a bearing partition. I could not discover if any suitable girder or beam had been introduced over the opening which must be 12 or 15 feet wide instead of the eight foot wide opening shown on the plan on which you based your application for the permit (the plan also showed double swinging doors). I seem to remember seeing a fairly heavy steel H-beam on the side of this partition toward the railroad tracks, and it occurs to me that that may have been put up recently to care for the support over the wide opening. At any rate no such beam shows on the plan. This all means that the entire support of the second floor at that point will have to be described on the new plan, including how much load will be delivered from the second floor and if this steel beam has been put in recently, or even if it was in there before, we will need the computations of some competent party together with statement of design to show that it is adequate together with its supports.

The Lodge is trying to do everything possible to use the second floor for its first function under the new use on November 15, I have been told. No doubt they and you will cooperate so that there may be no doubt of our being able to issue the required certificate of occupancy so that they can legally carry out their plans.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/B

3/B

RFU WHed 11/7/56

October 31, 1956

BP 156-158 Woodford St.—Alterations and change of use
of second floor and questions arising under
the Building Code

Copy to Mr. J. Ernest Roberts
1024 Washington Ave.

Copy to Mr. William B. Millward
Birch Knolls
Cape Elizabeth

Rocky Hill Lodge, Inc.
158 Woodford St.

Gentlemen:-

I am told that you desire to first use the second floor for lodge purposes on November 15th. Unless fast and careful work is done we will hardly be able to issue the certificate of occupancy required before the building is used on second floor for lodge purposes.

Please refer to the second paragraph of my letter of October 23rd relating to work contrary to the plan and the problem of the front entrance. It turns out that Contractor Butland has nothing to do with the front entrance arrangement, and that appears well on the way to cure the difficulty in that Mr. Roberts is supplying a revised plan and filing application for amendment to the permit already issued to Mr. Butland.

With regard to the other item of the enlarged doorway, there is enclosed a copy ^{of letter} to Contractor Butland. It is assumed that the Lodge is employing him and this substantial and important change from your plans was not authorized by the Lodge. If it has been authorized by the Lodge, perhaps without realizing it, the Lodge is a party to the violation of the Building Code. If Mr. Butland had applied for an amendment with the necessary plans before starting that part of the work, much time and difficulty would have been saved.

From talking with an employee of your first floor tenant (I believe he is the former owner) I learned that the doorway was made about twice as wide as shown on the plan because of a certain piece of equipment which the tenant desires to store in a room toward the railroad tracks which is too bulky to get through the door shown on the plan. No doubt you will recognize, after all of the lengthy negotiations and the successful Building Code appeal in which no mention was made of this machine, the tenant's need cannot represent a sufficient reason for making the change contrary to the application for the permit signed in your name as owner by Mr. Butland.

When the tenant's employee was asked what fuel was used to generate steam in the equipment, he first said gasoline and then changed it to fuel oil. It seems certain that if either fuel is used in the machine there must be a storage tank on the machine of some capacity. Perhaps, if the fuel is oil, certainly if

Rocky Hill Lodge, Inc. - - - -/2

October 31, 1956

the fuel is gasoline the entire question of protection of the second floor is again raised because there is no fire protection under the second floor over this room.

Turning to the plan again I notice that that part of this same room toward the railroad tracks is marked "garage". I take it that indication is in error. If it is the case then the ceiling of that room must be protected as required for the garage under the successful appeal.

Will you be good enough to let us know, preferably in writing, before November 7th, what the Lodge will do to straighten out this entire matter so that we may be in a position to avoid disappointing you as to issuance of the certificate of occupancy before November 15th? Among other things please clear up finally the type of fuel used in the cleaning machine, the capacity of its storage tank and whether or not any of the fuel is kept in this room outside of the machine; also the location of "garage" shown on the plans as indicated above. If this is in truth to be used as a garage in any way, have your contractor include in his application for amendment the same protection under the second floor as called for by your granted appeal over what we had thought of as the garage all along.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G
Enclosure: Copy of letter to contractor

RFU Wkcd 11/1/56

October 23, 1956

BP 156-158 Woodford St.—Alterations and change of use
of second floor to Club and Lodge purposes

Mr. King Rutland
163 Maine Ave.
Rocky Hill Lodge, Inc.
158 Woodford St.
Mr. William B. Millward
Birch Knolls, Cape Elizabeth

Gentlemen:—

Our field inspector reports two important changes and deficiencies
with relation to the above job:

- that Sheet 2 of the plans is in error in that Section A-A indicates two new steps of concrete outside of the entrance door at Woodford St., each riser $8\frac{1}{2}$ inches high which adds up to 17 inches. If our inspector's measurement on the job is correct there is about 22 inches between the public sidewalk of Woodford St. and the level of the floor of the building just inside the entrance door. To be sure the concrete platform shown just outside of the entrance door has a slight pitch to it, but five inches is too much for a ramp extending about two feet only. Actually the plan indicates this ramp as being one-half inch to the foot. Thus the total difference in levels between the sidewalk and the floor inside the door as shown on the plan is 18 inches. The Lodge and Architect are familiar with our objection to the outswinging door over a step-down - before the permit was issued, and this plan was accepted as a remedy.
- instead of the 8-foot by 7-foot doorway between the garage and the storage space adjoining it, the opening has been made about twice as wide which means a very heavy door to be equipped and successfully operated as automatic-closing.

We shall expect application for amendment to the building permit indicating by plan the remedy which you propose for the entrance door situation and to include the true width of the ^{rear} doorway and how you to propose to make the sliding door automatic-closing with the assurance that it will "hug" the partition closely enough and close of itself in case of fire with certainty—this before November 1, 1956.

In event you find that our inspector's measurements are in error, please notify this office immediately.

Very truly yours,

Wkcd/g

Inspector of Buildings

October 2, 1956

AP 15c-158 Woodford Street

Rocky Hill Lodge, Inc.
158 Woodford Street
Mr. King Butland
163 Maine Avenue

Copy to Mr. W. B. Millward Sr.

Gentlemen:-

Building permit for alterations to building at the above location to provide a minor assembly hall in second story thereof is issued herewith based on two sheets of plans, one filed at this office on September 19, 1956 and the other on September 21, 1956, but subject to the following conditions:-

1. Permit is issued subject to compliance with conditions stipulated by the Municipal Officers in sustaining the Building Code appeal, which are as follows:-

- a - Not more than three motor vehicles shall be stored in the building at any one time.
- b - The garage section shall be separated from the balance of the building by fire-resistive construction as required by the Building Code, but allowing one solid wood door of uniform thickness of not less than 1 3/4 inches equipped with automatic closing hardware.
- c - A standard automatic fire detection and alarm system shall be installed with detection part of system covering entire basement or collar, entire first and second stories and any other parts required by the Fire Chief of the City of Portland.
- d - Except for certain business offices at the front, the use of the second story shall be limited strictly to club and lodge use, excluding renting out or using that space, either habitually or occasionally, for assemblage with intent of financial gain to an individual, partnership or corporation, and excluding any activity requiring an annual license from the Municipal Officers of the City of Portland.

2. Both sides of all partitions separating the garage area from the storage area as well as the ceiling over garage area are required to be covered with the fire-resistive material which is to provide the required one hour fire-resistance. The 5/8-inch thick gypsum wall board indicated will furnish the required fire-resistance, but the two layers of 3/8-inch gypsum wall board cannot be approved unless they are glued together and fastened to the studding with nails at least 1 7/8 inches long. In either case all joints between sheets of wall board and all nail heads are required to be taped and cemented.

No. 1
Closing
hardware

Not done
11-13-56

Part
on
copy

O.K.

Rocky Hill Lodge, Inc. - - - - - 2
Mr. King Sutland

October 2, 1956

3. The pair of doors shown on opening from garage to storage area does not meet the condition stipulated by the Municipal Officers. If an opening of this size is needed, it must be covered by a single door, which can be sliding but must be also equipped with automatic closing hardware. *Not done*

4. Swing of doors for men's toilet and vestibule is to be such that they will not interfere with each other. Signs are to be posted indicating the toilet to be used by each sex. Ventilation of the inside toilet rooms is to be done in accordance with requirements of the Plumbing Inspector. *?*

5. Non-slip treads on front stairs are to be long enough to cover all parts of the treads on which a person is likely to step. *Not OK*

6. At the front stairway handrails are to be provided on both sides so as to cover the bottom steps and the adjusted step outside the entrance door at foot of stairs. *OK*

7. At the new rear outside stairway the handrails are to be extended to cover the concrete bottom step on which bottom of stairs is to be supported. *OK*

8. White lights in front hall and stairway are to be on the same circuit and controlled by the same switch as the exit lights serving the rear outside stairway. *OK*

9. Landing at top of new outside stairway is to be no more than the thickness of the usual threshold below the level of the second floor. *OK*

10. All openings in second floor are to be framed in with construction equivalent in strength to that of rest of floor framing. *OK*

11. A new post with proper foundation is to be provided in first story at about the center of 10-inch steel beam beneath dining room area in line with posts carrying two similar beams supporting the same area. *OK*

12. Check is to be made of all pipe columns beneath first floor framing of front section of building and all loose columns are to be properly wedged and shimmed up and the column caps and wedging securely fastened to beams which they support. *No*

13. Openings in basement in wall of chimney around heater smokepipe and where small vent pipe was formerly located are to be sealed tightly with masonry. Opening around vent pipe from gas-fired unit heater where it enters same chimney in first story is to be similarly sealed. *No*

14. A shield of 3/16-inch thick asbestos lumber at least as wide as three times the diameter of the smokepipe is to be suspended about halfway between the top of the smokepipe of the heater and the floor joists above. *No*

15. If rear chimney is to be used for any purpose, all unclosed openings in first story are to be sealed tightly. *?*

16. Separate permits issuable only to the actual installers are required for the installation of any cooking equipment, gas hot water heater, etc. *?*

Rocky Hill Lodge, Inc. - - - - - 3
Mr. King Rutland

October 2, 1956

17. Installation of the automatic alarm system also requires a separate permit issuable only to the actual installer. Information as to the type of system to be used, areas to be covered by detection part of system, kind and location of gongs, etc. will need to be furnished with application for this permit so that it can be sent to the Chief of the Fire Department for his approval of all of these details. No.

18. A certificate of occupancy for the new minor assembly hall use is required from this department before it is put into use. Except for the kitchen, rooms in rear of dining room are not to be used for persons to assemble in any number whatever, and this limitation will appear on the certificate of occupancy when issued.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

Another copy given Mr. Millward
8/31/56

HB

June 5, 1956

AP 174 Woodford St.--Alterations and change of use of the greater part of the
second story from Business use to Club and Lodge use

Dana W. Childs, Esq.
650 Forest Ave.

Copy to Mr. Childs for Mr. Kinnear
Mr. Ernest Roberts
1024 Washington Ave.
Mr. William B. Millward
Birch Knolls, Cape Elis.

Dear Mr. Childs:

As yet we have no official notification that the Board of Municipal Officers have granted the building Code appeal relating to the above, but it is my belief that the appeal has been granted conditionally substantially as indicated at the hearing on Friday while you and Mr. Roberts were present.

There are a number of deficiencies as regards compliance with the Building Code and these should be made good by revision of the plans and fresh prints filed with your application for the building permit. The contractor who is to do the improvement and alteration work should also be added to the application for the permit.

1. The new partition to set off the garage portion in the first story, as mentioned at the hearing and as will be required by action of the Board, should be shown together with the fire-resistive materials to be used both on the partition and on the ceiling over the garage to afford 1-hour fire resistance. By action of the Board, however, one opening in the partition is allowable for the purpose of moving goods from the garage part to the other rear room and this door may be a solid wood door of uniform thickness no less than one and three-quarter inches, made automatic closing in case of fire in the garage when the door is open and may be set in an opening cased with wood omitting metal covering. The balance of the partition and the ceiling, however, must be of at least 1-hour fire resistance.

2. Only one toilet room shown accessible to occupants of Club and Lodge part of second story. See Section 212g of the Code and indicate on the plans and provide separate toilet rooms for each sex, suitably marked, each to contain one wash bowl and one water closet at least. Show means of ventilation both of the existing toilet room and the new one and how they will be marked for each sex. If the new toilet room should be close to dining room or kitchen provisions should be made to satisfy the requirements of Section 212g2.

3. Show and provide handrails on both sides of fire escape, both rails to extend at least clear to the lowest riser.

4. If possible show and provide an outswinging door at least three feet wide leading from dining room to fire escape landing direct, to be equipped with anti-panic hardware and standard exit light with white light outside. If this is not possible see to it that the doorway from dining room to rear hall (no door shown), the door from rear hall to vestibule inside existing door to fire escape and existing door to fire escape landing are each at least 34 inches wide and each equipped with anti-panic hardware with crash bar clear across the width of the door, also standard exit light over

June 5, 1956

the doorway from dining room to rear hall and another over the existing doorway from rear hall to vestibule and a white light in vestibule as well as a white light outside over the fire escape landing.

5. Show and provide anti-panic hardware with crash bar across full width at each of the double doors at Woodford Street entrance. Show and provide similar hardware on the pair of doors at the top of the entrance stairs and on the pair of doors leading from minor assembly hall to stairhall or leave these doors without locks or fastenings of any kind and equip each door of each pair with suitable self-closing device. No doors shown between dining room and assembly hall. If provided, they must swing toward dining room or be double acting and equipped with hardware similar to that described for the doors at the top of the stairs.
6. Except for the kitchen, rooms in the rear of the dining room are not to be used for persons to assemble in any number whatever, and this limitation will appear on the certificate of occupancy required from this department before the new use can be put into effect.
7. If not existing, show and provide anti-slip surfaces of treads on entrance stairs/second floor to extend to such a width that persons normally walking up and down the stairs would be protected. Show and provide short handrails on both sides of the adjusted steps at Woodford St. entrance to extend fully to the lowest riser. Show and adjust handrails on front stairs to include the lowest riser.
8. Provide white lights in the exit light circuits in the hallway at top of front stairs second floor, at the foot of these stairs and one outside of the exterior doors at Woodford St. These white lights are to be on the same circuit and controlled by the same single switch as the white lights and standard exit lights for the rear exit mentioned above, the switch to be clearly marked exit lights on the panel.
9. It is assumed that the Club and Lodge rooms are to be heated by the existing system and that system is either steam or hot water. If it should turn out to be warm air, we should be notified for special checking.
10. The architect is receiving a copy of this letter, and he should either furnish the design figures to show the competency of the inverted structural steel bracket (shown to strengthen the fire escape landing) or provide a more usual construction in such a case of a normal structural steel bracket above the landing with a rod of suitable size from bracket to support the outside corner of the landing. In the latter case at least one 3/4-inch bolt with washers would be required through the wall, so engaging the uprights in the wall or auxiliary supports between them as to undoubtedly take the downward load of the platform. In any case the live load on the platform and on the stairs is to be taken at 100 pounds per square foot.
11. If not already existing, show and provide concrete foundation for the lower end of the fire escape to extend no less than four feet below the surface of the ground and no less than six inches above. A good way is to form this pier so that it supports the wooden stringers and forms the bottom step. Adjust handrails so that they will fully protect persons at this lowest riser.
12. Architect should attach his statement of design to the new prints to cover the design of the reinforced concrete at adjusted exit steps and the design of the fire escape landing.
13. It is my recollection that this second floor was strengthened some years ago to care for possible dancing or active games and assembly hall on second floor. There has not been sufficient time to investigate that detail; but should it turn out

Dana W. Childs, Esq. _____ 3

June 5, 1956

that strengthening is needed for the second floor to accommodate the assembly hall, that, of course, will have to be provided.

It is not known whether the present owner or the prospective purchaser is to make these improvements. It would seem that the sequence of procedure would be as follows:—revise plans as above and file them with the application together with the name of the contractor who is to do the work, so that the building permit may be issued; engage the fire alarm installer of your choice and have him apply for the required separate permit for the installation of the fire alarm system, so that we can get the approval of the Fire Department upon the permit and issue it; when the improvements are all made, including the installation of the automatic fire detection and alarm system, notify this office for final inspection whereupon, if all is found in order, the required certificate of occupancy for the new use of the major part of the second floor will be issued—without which it is unlawful to occupy the second floor for the new use. When the certificate of occupancy is issued it will carry upon it the limitation established by the Municipal Officers in granting the appeal, that, except for certain business offices at the front the use of second story shall be limited strictly to Club and lodge use, excluding renting out or using that space either habitually or occasionally for assemblage with the intent of financial gain to an individual, partnership or corporation, and excluding any activity requiring annual license from the Municipal Officers.

From the discussion at the hearing on the appeal it is concluded that the other conditions attached by the Municipal Officers will be that motor vehicles stored in the building at one time be limited to three; the garage part be separated from the balance of the building by fire-resistive construction required by the Code but allowing one solid wood door of uniform thickness no less than one and three-quarter inches and made self-closing; a standard automatic fire detection and alarm system to be installed with detection system covering entire basement or cellar, entire first and second stories and any other parts required by the Chief of the Fire Department.

Very truly yours,

Warren McDonald
Inspector of Buildings

WNC/D

6 B 7 A

Kinnear-158 Woodford St.

That motor vehicles stored in the building at one time be limited to three

the garage part be separated from the balance of the building by fire resistive construction required by the Code.

a standard automatic fire detection and alarm system be installed with detection system covering entire basement or cellar, entire first and second stories and any other parts required by Fire Chief.

except for certain business offices at the front the use of second story be limited strictly to Club & Lodge use, excluding ~~whenever~~ renting out or using that space, either habitually or occasionally for assemblage with intent of financial gain to an individual, partnership or corporation and excluding any activity requiring annual license from the Municipal Officers.

but allowing one solid
wood door of uniform
thickness not less than
one and three quarters
inches ~~used~~ automatic
closing

May 14, 1956

AP 158 Woodford St.—Proposed change of use of second floor
of mercantile building to club and lodge use including minor
assembly hall

Dana W. Childs, Esq.
650 Forest Ave.

Copies to Mr. Childs for: Maker of the plan
Owner of the building
Prospective tenant

Dear Mr. Childs:—

After my extensive letter of April 30th on the above subject, the paper tracing filed on May 7th with your application for the building permit for change of use, was disappointing in that

- the maker of the plan neglected to add to it his name and address, as required by the Code (enclosed is a copy of this letter for him, also a copy for the owner of the building and the prospective tenant, so that all may understand the situation).
- under the directions of the Building Code, the maker of such a plan should not only show all details pertinent to the situation which are under the control of the Building Code, but he is expected to examine the Building Code for himself to see what improvements are required and to indicate what he proposes for improvements on the plan, as distinguished from existing conditions, so that the proposition can be checked against the requirements. Obviously this small department cannot make such plans for the owner, since he is required to produce them himself; and besides private parties make their livelihood by making such plans with which the city cannot interfere with the tax payers' money.
- no attempt seems to have been made to answer the questions raised in the second and third paragraphs of our letter as to providing fire-resistive ceilings, partitions etc. between the proposed club and lodge use and the other parts of the building. This situation is a little more complicated from the fact that the plan shows a stairway from the proposed dining room to the first story which would have to be properly enclosed in the first story or removed and the well permanently floored over at second floor.
- the maker of the plan has not indicated clearly the proposed use of several of the rooms in the rear of the proposed kitchen on second floor; nor has he shown whether the offices indicated in the front of the second floor are to be for the prospective club and lodge tenant or for some other tenant by way of a business use. If the latter these offices would also have to be separated by fire-resistive construction from the club and lodge tenancy.

In order to make some start at clearing up the situation, I looked over the building on May 19th (after the window shade shop was closed for the day) and found a number of additional features which require attention:

One or more motor vehicles were in the first story at the rear part of the building, constituting that part as a garage. If the space thus used could accommodate more

Dana W. Childs, Esq. - - - -/2

May 14, 1956

than three motor vehicles at one time, that part would have to be separated from the proposed club and lodge tenancy by a ceiling of 2-hour fire resistance without any openings in it and perhaps some 2-hour fire resistance partitions would be needed around that space. If the space thus used could accommodate only three motor vehicles at one time, the same would apply but only one-hour fire resistance need be provided. Your plan maker should go into all this and show parts of the first story, when necessary, including the assembly of materials that he proposes to give the separations of required fire resistance.

The wooden stairway and its upper landing at the side of the building (evidently intended as an emergency means of egress, are not in good condition and the upper landing is dangerous, not having been adequately supported in the first place. The plan maker should show clearly what is proposed to be done about rehabilitating and adequately supporting both stairway and landing, providing handrails on both sides of it and including a masonry foundation below the bottom step extending no less than four feet below the surface of the ground and no less than six inches above the surface of the ground.

I could make enough examination of the ceiling of first story by looking in through the entrance door to make clear that there is no fire-resistive ceiling there at present.

Your attention is again called to the fifth paragraph of our former letter as to the appeal rights of the owner, and as to the kind of plans which are necessary before any application for a permit is complete and before any appeal is filed.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

P. S. You or the plan maker may have the paper tracing back for completing. It is suggested that the revised and improved plan be filed as a blueprint with all of the information on it printed from the original.

April 30, 1956

AP 158 Woodford St.—Proposed change of use of second floor
of mercantile building to club and lodge use including minor
assembly hall

Dana W. Childs, Esq.
650 Forest Ave.

One copy to Mr. Childs

Dear Mr. Childs:—

From our telephone conversation I found that the proposal is to change the entire second floor so that a new tenant may use it purely for fraternal lodge purposes to include what the Building Code calls a minor assembly hall for meetings of the lodge and minor assemblies of persons incident to lodge activities. Many years ago this second floor was used by the then owner for a similar lodge use and other assembly activities. In 1948, however, a former owner converted the second floor to business purposes and secured a certificate of occupancy from this department for that change—thus canceling out any peculiar rights that the second floor had as to a non-conforming use allowed to continue because it existed when the Building Code was adopted.

The proposal in the owner's application indicates then that a club and lodge use, including minor assembly hall, is intended over an existing business or manufacturing operation (window shade shop). At the outset in checking the proposal against Building Code requirements, it is found in Sect. 212 Paragraph b2 that a fire-resistive separation, consisting of ceilings, floors, partitions etc., is required between the two uses (evidently for the protection of the persons assembled) which would afford a resistance against the passage of fire for at least one hour.

This requirement for fire protection and safety of the occupants of second floor would mean a fire-resistive ceiling which probably does not exist now over the entire first story, enclosure of any stairways or shaftways between first and second stories with an assembly of materials calculated to afford the required amount of resistance and equipping all openings in these separations with self-closing labelled fire doors. Such an improvement may cost quite an extensive outlay of money, and the decision should be made as to what is to be done about this feature before going further with the proposal.

As I explained over the phone, architectural floor plans showing all of the features involved in checking Building Code requirements against the proposal, should be filed with the application. It was my impression that we might have at least the basis of such architectural plans in our files from former negotiations, but it turns out that we do not have any such record. Therefore, if the owner should decide to go ahead with the improvements, it would first be necessary to have prepared the architectural plans and filed here with his application so that the job could be checked thoroughly against Building Code requirements other than the one mentioned above.

When change of use of a building or part thereof is contemplated, the applicant

Dana W. Childs, Esq. - - - #2

April 30, 1956

has appeal rights to the Board of Municipal Officers (the Board of Appeals under the Building Code) seeking relief from undue hardship wherever relief may be granted without substantially departing from the intent and purpose of the Code. This owner has such rights; but in the case of questions of public safety it is usually considered necessary to offer to the Board some type of compensatory improvements. If this owner desires such appeal, it would still be necessary to prepare the architectural plans and file with the application before the appeal is filed, thus to make possible a thorough check of the proposal to bring to light any other requirements concerning which the owner might like to appeal. Such plans should be made by some party experienced in the usual way of making such plans, they should be filed as blueprints with all of the information on them printed from the original, and the maker should be sufficiently acquainted with Building Code requirements for the new use to show on the plans all essential features controlled by the Building Code and improvements necessary to meet those requirements.

A copy of this letter is enclosed for dealing with the owner or the prospective tenant.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

Enclosure: Copy of this letter

5-B

Dec 3 1956

Second Sheet

Location 158 Woodfords St.

Complaint No. _____

Permit No. 1661

12-3-56 Tested large fire resistive door inside garage 1st floor by removing sash cord at point "A" (see sketch opposite side this page)

Two tests - results the same. Door runs down inclined track by own weight hits stop "B" hard - recoils about 6" leaving door ajar about 4". M.Z.C.

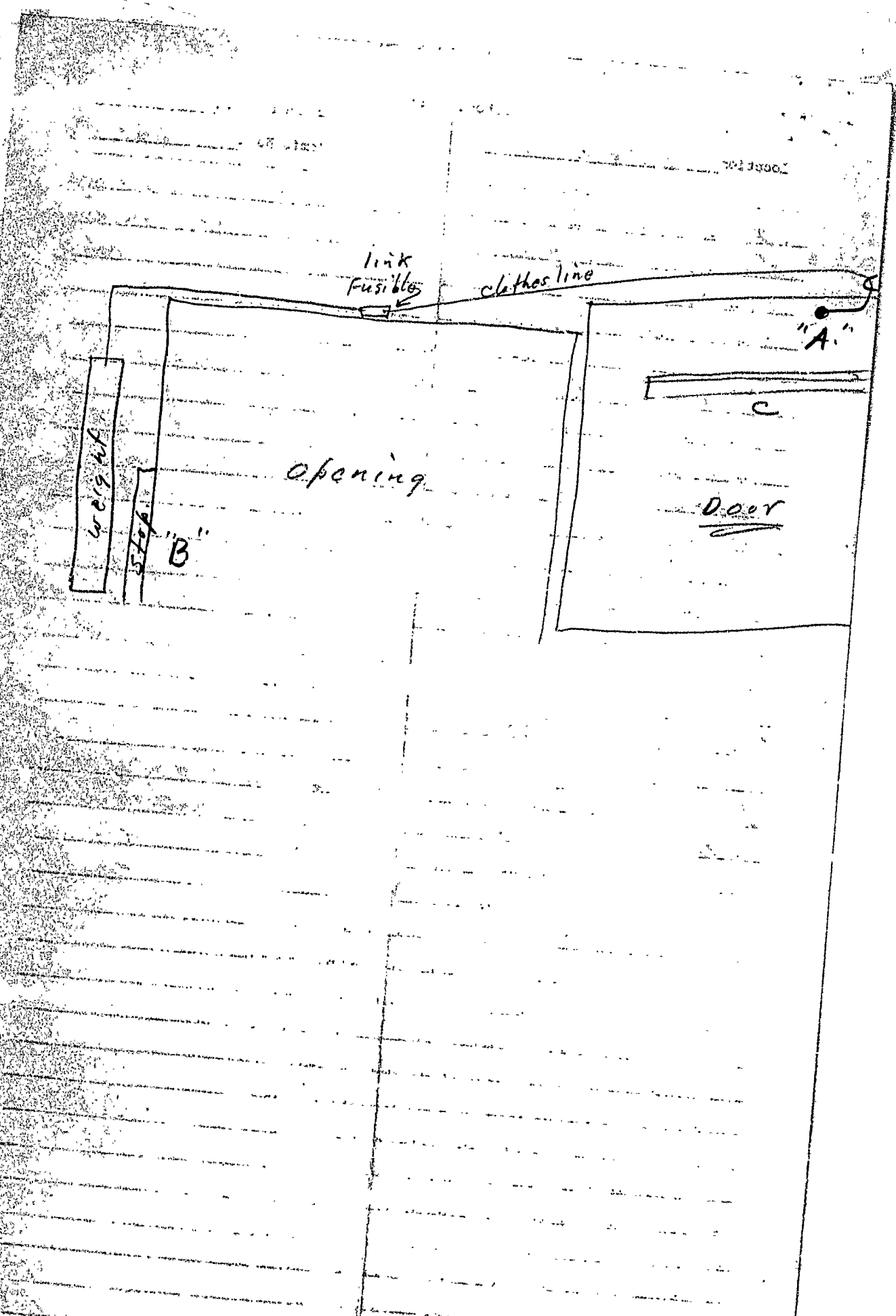
A new angle iron 3" x 2" has been thru bolted about 3/4th the length of door at position C. (P)

12/7/56 - Letter - ~~WA~~

1-3-57 Two fire gongs not on yet. Balance of work completed. Battery Box! (P)

2-13-57 Gongs both on O.K. M.Z.C.

X





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, September 19, 1956

PERMIT ISSUED
01631
OCT 2 1956
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 158 Woodford St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Rocky Hill Lodge, Inc., 158 Woodford St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address King Butland, 163 Maine Ave. Telephone 2-7704
Architect _____ Specifications _____ Plans yes No. of sheets 2
Proposed use of building Store and minor assembly hall No. families _____
Last use Store and offices and former assembly hall No. families _____
Material frame No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 500. Fee \$ 2.00

General Description of New Work

To make alterations to second floor to provide minor assembly hall, including outside fire escape, etc.
(Front steps to be done by others)

Permit issued with letter

Work conditional 6/1/56

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

Details of New Work

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

If a Garage

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

APPROVED:

with letter by C.J.D.

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

Rocky Hill Lodge, Inc.

By:

King Butland

Signature of owner

INSPECTION COPY

12-14

10-11
11-8
10-15

Permit No. 56/146/1

Location 156 Woodland St.

Owner Rocky Hill Lodge, Inc.

Date of permit 10/2/56

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued 2/10/57 MCD

Staking Out Notice

Form Check Notice

NOTES

10-26-56 Interior
 lawn garage door
 only 1 1/2" thick
 Chimney not done
 Near stairs in me
 lookings yet
 Steel beam in road
 supported in center
 No fire alarm
 No hardware yet

10/3/56 better
 action before 7:30
 P.M.

10/6/56 - better to
 contractors and
 call on to owner

11-14-56 Rear exit
 stairway has no
 footings under
 supports under
 see notes on Catbars.

11/15/56 - 5 P.M. when
 close and three auto
 1-0-0 in Cement
 down from roof

Harry Barlow
 Charles E. Bowman
 63 Emerson

11-29-56 City of
 Ho to be hung & set
 Near to what to be
 Gaston Tubel

NOTES

10-16-56 Interior
 large garage door
 only 1 1/2" thick
 Chimney not done
 Rear stairs on - no
 footings yet.
 Steel beam not
 supported in center
 No fire alarm.
 No hardware yet.

10/20/56 better to
 return before 10/20
 of May

10/31/56 - better to
 contract and
 return to owner

11-14-56 Rear exit
 stairway has no
 footings under
 supports for floor
 see notes on catwalks.

11/14/56 - better to
 close and close auto
 door. Check in center
 of door for labels and

12-14

Permit No. 56/1 96/1
 Location 158 Woodford St.
 Owner Picky Hill Lodge, Inc
 Date of permit 10/2/56
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 2/10/57 MD
 Staking Out Notice
 Form Check Notice

Hung Barlow
 Elizabeth B. Bower
 G. S. Emerson

11-29-56
 No to be here
 Rear to be
 Pass to be

103156 - 90 enter to
entrance and
relent over

11-14-56 Rear exit
stairway has no
fastings under
supports. *OP*
see notes on letters.

11/14/56 - 6 Pine den
does not close auto
1 - C. G. H. G. G. G.
at all

Harry Biello
Chance on Bonomi
63 Emerson

11-29-56 T.A. + V. follows
No be hand self close
Rear toilet to be vented
Faster trip of ladders
lower smoke pipe

Mr.
Mr.
Gen
ret
rear
rang
burn
ther
whi ch
30 we
NFC/B

December 14, 1956

158 Woodford St.

Rocky Hill Lodge Corp.

Automatic Fire Alarm

Mr. Elmer Lawrence
28 Jackson St.
Mr. Leslie C. Hassell
80 Oak St.

Gentlemen:

The Spot Fire Lowecator thermostat located about six feet over the new gas range installed in the second floor rear at above location has burned out.

Presumably this particular thermostat had a melting range of 135° (degrees) and naturally "let go" when all eight burners were being tested. The suppliers of the above thermostats inform us they stock a 212° (degree) thermostat, which should provide safety in this particular location.

When the above situation is repaired, please advise so we may make another final inspection.

Very truly yours,

Nelson F. Cartwright
Field Inspector

NFC/B

DEFICIENT FEATURES AS REGARDS USE OF THE SECOND STORY FOR CLUB AND LODGE
USE AT 158 WOODFORD ST.--NECESSARY TO BE CORRECTED OR
COMPLETED TO SECURE FINAL CERTIFICATE OF OCCUPANCY

November 29, 1956

Copies to:
Messrs. Essell, Math,
Roberts and Lawrence,
and to Mr. Essell for
owner's records.

1. --Fire Alarm
 - a. Single unapproved bell in use temporarily. Two Edwards approved gongs on order to be installed as soon as received.
 - b. Ordinary toggle switch temporarily on control panel. Special toggle switch on order to be installed as soon as received. This special switch so designed that normal position will test capacity of batteries to ring gongs--to test ringing of gongs by AC current requires holding switch manually in opposite position.
 - c. Eight more thermostats required--one in crawl space in rear of cellar; one in double closet rear of second floor, dividing partition to be removed to at least three feet below the ceiling; one in vestibule of women's toilet room second floor; six in four business offices front of second floor and hall and toilet room in connection with them.
 - d. Better support to be provided beneath battery box.
 - e. Permanent sign to be near control box showing instructions as to operating and testing system and where and how to secure service if system gets out of order. Also permanent sign at test button to read: TEST BUTTON. TEST CAPACITY OF BATTERIES TO RING GONGS--DAILY.
2. --Large fire resistive door between garage and next room, first story, does not close automatically. Contractor Butland to rearrange weight, its holding rope or chain, and fusible links so that door will positively close of itself at all times when weight is released, and one or more fusible links to be in the controlling rope or chain at about the center of the doorway and not above the top of the doorway. In the process he is to make the large door permanently stiff and rugged against warping, buckling and sagging so that once fixed to operate properly it will remain that way. If that is found not feasible on account of the size of the door, he is to reduce the doorway to the original width shown on the plans and provide a properly operating door accordingly.
3. --Wooden outside fire escape not built as shown on plan. To correct--provide 4x6 under center of stringers, well supported on the wall frame of the building, and on other end by 4x4 post supported on and anchored to concrete pier as shown on plan.
4. --Move exit light from inside entrance doors at top of stairs to lodge hall side of rear exit doorway.
5. --Door of Ladies Toilet Room (new location in rear) and vestibule door to be hung and made self-closing normally in the closed position.
6. --Ladies Toilet Room to be vented as agreed with Plumbing Inspector.
7. --Fasten tops of certain pipe columns in cellar. Suspend shield over smoke-pipe in cellar on non-burnable hangers--about halfway between pipe and joists above instead of against joists as at present.
8. --Have installer get permits and install cooking equipment and hot water heater.
9. --Steam cleaning machine in room next to garage to be permanently removed from the premises.
10. --Fix anti-panic hardware and all exterior entrance and exit doors so they open easily.

DEFICIENT FEATURES AS REGARDS USE OF THE SECOND STORY FOR CLUB AND LODGE
USE AT 158 WOODFORD ST.--NECESSARY TO BE CORRECTED OR
COMPLETED TO SECURE FINAL CERTIFICATE OF OCCUPANCY

November 29, 1956

Copies to:
Messrs. Hassell, Heath,
Roberts and Lawrence,
and to Mr. Hassell for
owner's records.

1. --Fire Alarm
 - a. Single unapproved bell in use temporarily. Two Edwards approved gongs on order to be installed as soon as received.
 - b. Ordinary toggle switch temporarily on control panel. Special toggle switch on order to be installed as soon as received. This special switch so designed that normal position will test capacity of batteries to ring gongs--to test ringing of gongs by AC current requires holding switch manually in opposite position.
 - c. Eight more thermostats required--one in crawl space in rear of cellar; one in double closet rear of second floor, dividing partition to be removed to at least three feet below the ceiling; one in vestibule of women's toilet room second floor; six in four business offices front of second floor and hall and toilet room in connection with them.
 - d. Better support to be provided beneath battery box.
 - e. Permanent sign to be near control box showing instructions as to operating and testing system and where and how to secure service if system gets out of order. Also permanent sign at test button to read: TEST BUTTON. TEST CAPACITY OF BATTERIES TO RING GONGS--DAILY.
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7. --Fasten tops of certain pipe columns in cellar. Suspend shield over smoke-pipe in cellar on non-burnable hangers--about halfway between pipe and joists above instead of against joists as at present.
8. --Have installer get permits and install cooking equipment and hot water heater.
9. --Steam cleaning machine in room next to garage to be permanently removed from the premises.
10. --Fix anti-panic hardware and all exterior entrance and exit doors so they open easily.

October 24, 1956

AP 158 Woodford St.—Automatic fire alarm for
Rocky Hill Lodge Corp.

Mr. Elmer Lawrence
28 Jackson St.
Rocky Hill Lodge Corp.
158 Woodford St.

Copy to Fire Chief

Gentlemen:-

Building permit for the above installation is issued to Mr. Lawrence, herewith, subject to the following conditions. If these are not understood, or, if you are unable to comply with them, please contact this office at once with more information as to compliance with the regulations.

1. Condition attached by the Municipal Officers to granting Building Code appeal by the Lodge calls for "a standard automatic fire detection and alarm system shall be installed with detection system covering the entire basement or cellar, entire first and second stories and any other parts required by the Fire Chief of the City of Portland". It is to be noted that thermostats are to cover the ceiling of the first story garage even though the garage has been cut off from the balance of the building by fire-resistive construction. Mr. Lawrence's application which has the required approval of Chief Marr of the Fire Department stipulates that the detection thermostats will cover entire basement, first floor, second floor and attic, all public and stair halls, all closets off halls or under stairs and all hazardous rooms and attached garage. It states that one gong of undetermined size will be located in the public hall on second floor serving Lodge and offices. The correct location of thermostats and gongs in such a system is not an exact proposition, and the Chief's approval upon such a permit is always qualified by the condition that additional or re-arrangement of thermostats and gongs may be found necessary due to conditions not foreseen. Admittedly this is a difficult proposition for owner and installer, but it is the best that we can do unless complete plans of the entire system are to be furnished. The installer usually prefers this uncertainty to the cost of making plans. If in doubt as he goes along, it would be well to contact the Fire Chief. This is especially necessary as regards the location and size of the gong to be used and also to make sure that not more than one gong will be necessary, and that can be told in advance.

2. The Building Code requires that such a system shall be powered by dry batteries or storage batteries. Your proposal is to use a dual powered system whereby the gongs will normally be sounded by the regular Central Maine power which is alternating current with automatic change-over so that, in case the regular current should fail due to storm or otherwise, dry batteries will automatically sound the gongs and therefore must constantly be kept in good condition by daily tests of the capacity of the batteries to ring the gongs.

Under these circumstances, since the system will be normally powered by either dry batteries or storage batteries, and since the Central Maine current is subject to interruption, it is especially important that facilities be provided for test-

Mr. Elmer Lawrence - - - - #2
Rocky Hill Lodge Corp.

October 24, 1956

ing the capacity of the batteries at all times and that these tests be made merely by touching the test button daily.

Therefore, a separate test button or switch is required, the operation of which at any time will indicate the ability of the batteries to sound the gongs. This separate test button or switch is to be clearly and permanently marked "Test batteries daily by operating this button (or switch)." This is in addition to the usual instructions which the installer has agreed to fasten to the control box as to operation of system and where and how to secure servicing if system gets out of order.

3. When the system has been completely installed it is necessary that the installer notify both Fire Headquarters and this department of readiness for final inspection.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G
Enclosure to Mr. Lawrence. Permit card and copy of application

57

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE
158 Woodford St.—Installation of fire alarm system for Rocky Hill Lodge by
[redacted], Installer

When such a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bell rings loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily, if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

CC: Rocky Hill Lodge Corp.
158 Woodford St.

(Signed) Warren McDonald
Inspector of Buildings



APPLICATION FOR PERMIT

Class of Building or Type of Structure.....Installation.....

Portland, Maine, October 19, 1956

PERMIT ISSUED
01372
OCT 21 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~repair~~ ~~demish~~ 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 158 Woodford Street Within Fire Limits?..... Dist. No.
 Owner's name and address Rocky Hill Lodge Corp., 158 Woodford St. Telephone

Lessee's name and address..... Telephone

Contractor's name and address E. L. Lawrence, 28 Jackson St. Telephone 4-4090

Architect..... Specifications..... Plans no No. of sheets.....

Proposed use of building Club and Lodge No. families.....

Last use..... "..... No. families.....

Material frame..... No. stories 2 Heat..... Style of roof..... Roofing.....

Other building on same lot.....

Estimated cost \$..... Fee \$ 2.00

General Description of New Work

To install automatic fire alarm using Spot Fire Lowecator thermostats Model 101-102 (made by Star Sprinkler Corp.) not more than 30' apart nor more than 15' at right angles from any wall or partition extending to ceiling; to cover entire basement, ~~2nd~~ 1st floor, 2nd floor and attic, all public and stair halls, all closets off halls or under stairs and all hazardous rooms and attached garage; gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year, installed in substantial cabinet of no less than 14 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6" nor more than 6' above floor in dry, clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable of testing bells and gongs frequently. Alarm silencing switch, if provided, will be so arranged that alarm will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where it is to be located. ~~It is the responsibility of the contractor to provide a permit to be issued by the City of Portland.~~

~~It is the responsibility of the contractor to provide a permit to be issued by the City of Portland.~~

Permit Issued with Letter

Details of New Work serving lodge and offices

Is any plumbing involved in this work?..... Is any electrical work involved in this work?..... yes

Is connection to be made to public sewer?..... If not, what is proposed for sewage?.....

Has septic tank notice been sent?..... Form notice sent?.....

Height average grade to top of plate..... Height average grade to highest point of roof.....

Size, front..... depth..... No. stories..... solid or filled land?..... earth or rock?.....

Material of foundation..... Thickness, top..... bottom..... cellar.....

Material of underpinning..... Height..... Thickness.....

Kind of roof..... Rise per foot..... Roof covering.....

No. of chimneys..... Material of chimneys..... of lining..... Kind of heat..... fuel.....

Framing Lumber--Kind..... Dressed or full size?..... Corner posts..... Sills.....

Size Girder..... Columns under girders..... Size..... Max. on centers.....

Kind and thickness of outside sheathing of exterior walls?.....

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?.....

Permit Issued with Letter

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:

Harry J. Moore
 CHIEF OF FIRE DEPT.

Miscellaneous

Will work require disturbing of any tree on a public street?..... no

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

Rocky Hill Lodge Corp
 Signature of owner

By: E. L. Lawrence

INSPECTION COPY

NOTES

Fire Alarm

11/17/56 - Chief Man has advised one alarm that Justice has ordered 2 - Edwards bells but they have not chimed.

M. Lawrence has been told about alarm one - wanted to be installed and will order one. Temporary wiring will be set up the ordinary toggle switch.

He is to get me from when necessary for inspection.

11/29/56 (M. Lawrence) alarm in garage. Alarm was called. M. Lawrence called. Alarm in Ladies' Changing Room closed. And there is hall. Alarm 17 Ladies changing room.

11/29/56 - one alarm in front of building near 100

1472
11/23/59
CAPIT 204 4/11
7-4
Permit No. 676/1872
Location 158 Woodford St.
Owner Rocky Hill Lodge Corp.
Date of permit 10/24/56
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued 7/15/57 (und)
Staking Out Notice
Form Check Notice

11/19/56 - See under cert of occ + Cert of defici. cert items

11/19/56 - See under cert of occ + Cert of defici. cert items

11/19/56 - See under cert of occ + Cert of defici. cert items

December 10, 1956

AP 158 Woodford St.--Installation of gas-fired range
for Rocky Hill Lodge Corp.

Mr. Leslie C. Hassell, Treas.
Rocky Hill Realty Corp.
80 Oak St.
Portland Gas Light Co.
5 Temple St.

Gentlemen:-

Permit for installation of a gas-fired range at the new Rocky Hill Lodge quarters, 158 Woodford St. is issued to the Portland Gas Light Co., herewith.

While this appliance is termed "a restaurant range", when such appliances are installed for churches, fraternal organizations and the like, we have tended to class them more as domestic ranges on the basis that they will not be used steadily or at any long periods at all. One reason for this classification as a domestic range is to avoid the expensive installation of a fire-protective and ventilating hood with vent duct to the open air or to a chimney, these being requirements for all restaurant ranges.

The Portland Gas Light Co., which knows more about gas-fired appliances than most of us, advise that it should be safe to install this range under the circumstances without venting it to the outside air, and that the only practicable way to vent the range is by providing a hood and vent duct.

However, we do not know how the Lodge may decide to use this range, and this letter is for the purpose of advising the Lodge that if the use of the range should become excessive beyond that usually encountered in such an establishment, the discharge of the products of combustion both from the ovens and the open burners could be detrimental to persons in the lodge quarters.

If at any time it should be determined to use the range excessively, it would be well to bear these conditions in mind and to provide the hood and vent duct.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G
Encl. to Portland Gas Light Co.--Permit card
and copy of application



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Dec. 10, 1956

RECEIVED
DEC 11 1956
A-NFC

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 158 Woodford St. Use of Building Hall No. Stories 2 New Building Existing "
Name and address of owner of appliance Rocky Hill Lodge Corp., 158 Woodford St.
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas-fired range 184 Garland

IF HEATER, OR POWER BOILER

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

IF OIL BURNER

Permit Issued with Letter

Name and type of burner Labelled by underwriter's laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance second floor kitchen Any burnable material in floor surface or beneath? yes
If so, how protected? Height of Legs, if any 4"
Skirting at bottom of appliance? none Distance to combustible material from top of appliance?
From front of appliance over 4" From sides and back over 3' 6" From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? none If so, how vented? Forced or gravity?
If gas fired, how vented? none Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Manually controlled
Permit Issued with Letter

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

[Signature line for Inspector of Buildings]

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

Portland Gas Light Co.

Signature of Installer by:

Richard A. Lane



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 2

Portland, Maine, Nov. 8, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/1661 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 158 Woodford St. Within Fire Limits? no Dist. No.
Owner's name and address Rocky Hill Lodge, Inc., 158 Woodford St. Telephone
Lessee's name and address Telephone
Contractor's name and address W.C. King Butland, 163 Maine Ave. Telephone 2-7704
Architect Plans filed yes No. of sheets 1
Proposed use of building store & Minor Assembly Hall No. families
Last use store & offices and former assembly hall No. families
Increased cost of work Additional fee 50

Description of Proposed Work

To provide enlarged doorway and door between the garage and the balance of the building in first story as per plan.

11/15/56 Work done last permit was recorded 11

Amendment to be issued to King Butland
Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
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 3 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
Approved: Rocky Hill Lodge, Inc.

Signature of Owner by:
Approved: W.C. King Butland
Inspector of Buildings

Provided that: not more than three motor vehicles shall be stored in the building at any one time; the garage section shall be separated from the balance of the building by fire resistive construction as required by the Building Code but allowing one solid wood door of uniform thickness not less than 1-3/4" made automatic closing; a standard automatic fire detection and alarm system shall be installed with detection system covering entire basement or cellar; entire first and second stories and any other parts required by the Fire Chief of the City of Portland; and except for certain business offices at the front, the use of the second story shall be limited strictly to Club & Lodge use, excluding renting out or using that space, either habitually or occasionally for assemblage with intent of financial gain to an individual, partnership or corporation and excluding any activity requiring an annual license from the Municipal Officers of the City of Portland.