

File: AP 509 Forest Ave.-I
(Beth-el Temple)

November 15, 1947

To: Lyman S. Moore
City Manager

From: Warren McDonald
Insptr. of Bldgs.

Subject: Question of approval by Municipal Officers of building permit to allow a Jewish temple or synagogue in a portion of second story of the building at 509 Forest Avenue without providing partitions of one-hour fire resistance between the proposed religious occupancy and the existing mercantile use in second story

Dartmouth Real Estate Company have rented to a Jewish group, called Beth-el Temple, a portion of this second floor as above, and I have application for building permit to change this portion to what is termed a church use.

A considerable area of this floor is being used as business offices and the entire rear portion (the entire floor was a dance hall and youth recreational center not long ago) is vacant. The Building Code provides that there shall be partitions having one-hour fire resistance between the church use and the mercantile. The Jewish group, since both they and the owners consider this a temporary use, do not want to go to this expense.

The Building Code provides that, notwithstanding such special requirements, upon approval by the Municipal Officers of the building permit the church use may be established without such a safeguard as these partitions if any compensating safeguards stipulated by the Board are provided.

This building is of superior fire resistive construction except for certain interior partitions in second story, and the building is equipped with automatic sprinklers. In view of these safeguards already provided, it is my belief that the Municipal Officers can safely approve the permit without the fire resistive partitions with the limiting provision that the church use shall only be allowable if the balance of second story is not used for any hazardous use and that the present vacant portion is not used for any purpose which would threaten the safety of the users of the church occupancy.

In event you and the Board agree, I am enclosing an order which would cover the situation. As a matter of fact these people have inadvertently commenced this use and would appreciate greatly immediate action by the Board.

Inspector of Buildings

WMC/D

Enclosure: Tentative order for Municipal Officers

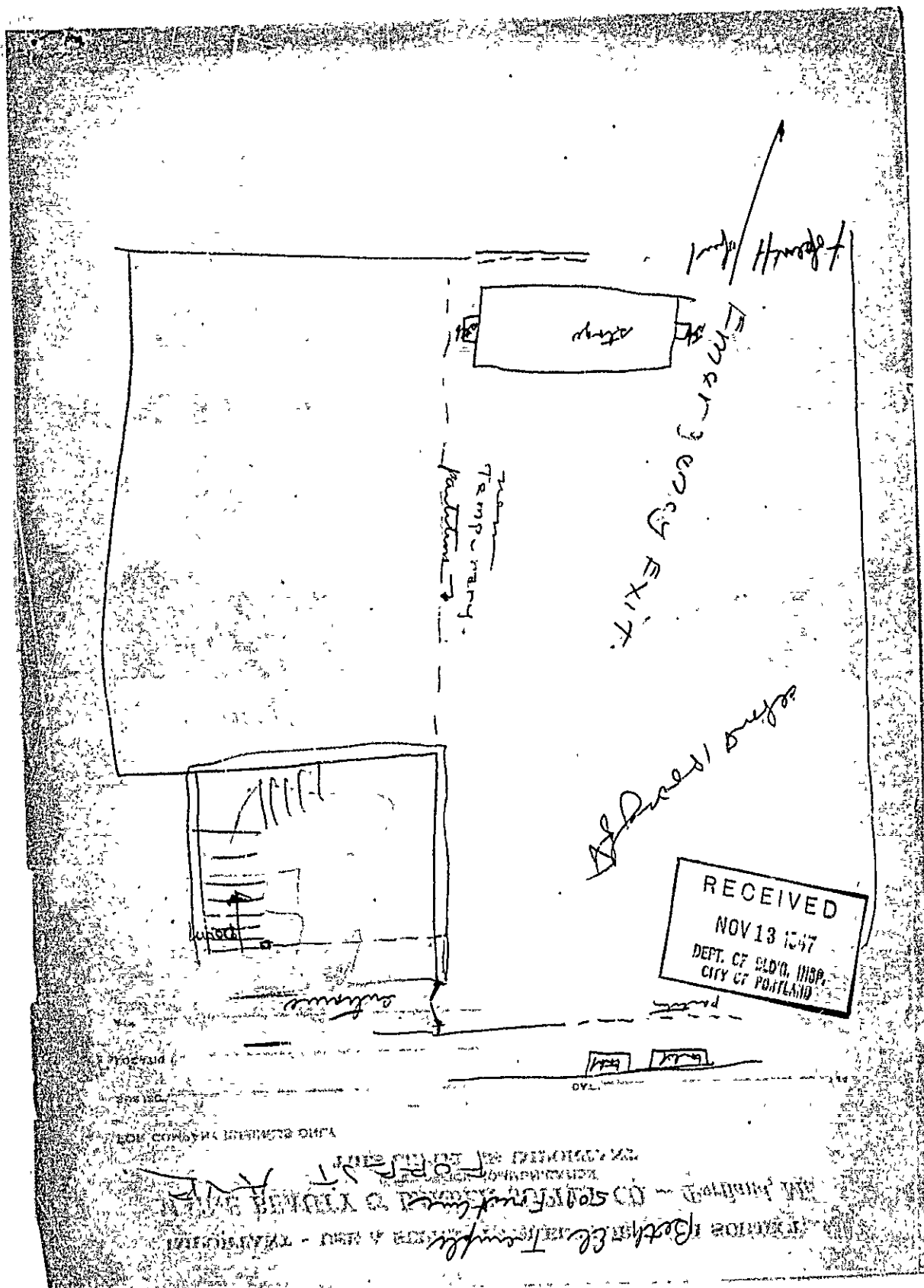
City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

*accepted
11 17 17*

ORDERED,

That a certain building permit to authorize change of use of a portion of second story of the building at 309 Forest Ave. to a Church Use, as defined by the Building Code, without providing the fire resistive partitions between the proposed church use and the existing mercantile use on second floor as required by the Building Code, be and hereby is approved, as authorized by Section 208j of the Code, provided that the church use shall be immediately discontinued if any part of second story is put to any hazardous use, or if the rear part of second story (now vacant) is put to any use which would threaten the safety of the users of the church occupancy.



(C) GENERAL BUSINESS ZON'

APPLICATION FOR PERMIT



Class of Building or Type of Structure Second Class

Portland, Maine, November 13, 1947

03184
NOV 22 1947

To the INSPECTOR OF BUILDINGS PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter ~~or~~ ~~add~~ ~~to~~ ~~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 509 Forest Avenue Within Fire Limits? yes Dist. No. 1B
Owner's name and address Dartmouth Realty Co, 290 Baxter Blvd. Telephone _____
Lessee's name and address Beth-el Temple, 509 Forest Avenue Telephone _____
Contractor's name and address lessee Telephone _____
Architect _____ Specifications _____ Plans yes No of sheets 1
Proposed use of building Church No. families _____
Last use Minor Assembly Hall No. families _____
Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 600. Fee \$ 2.00

General Description of New Work

To erect 40' non-bearing partition in hall on second floor dividing one large room into two rooms.
Studs 2x4, 16" O.C., sheetrock one side.

Approved by Municipal Officers 11/17/47

Permit Issued with Letter

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

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 _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ 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 of commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

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

Beth-el Temple

Signature of owner By: Carl John

INSPECTION COPY

Permit No. 47/3184
Location 579 Third ave
Owner Beth-el Temple
Date of permit 11/27/47
Notif. closing-in None Recd.
Inspn. closing-in _____
Final Notifi. None Recd.
Final Inspn. 2/12/48. C.R.
Cert. of Occupancy issued 2/18/48.

NOTES

~~2/12/48. Inspectors have
been received, although
conclusion of the work
covered on this permit is
now being inspected. Some
lockup is available to get
into it is sufficient. The
2/12/48. report over this on
location with Mr. Guy
C.R.~~



Original Permit No. 118146

Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, January 16, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 46/13 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 507 Forest Avenue (rear) - Dartmouth Road - East Within Fire Limits? Yes Dist. No. 18

Owner's or Lessee's name and address Samuel Silverman, 507 Forest Ave.

Contractor's name and address William Silverman, 335 Cumberland Ave.

Plans filed as part of this Amendment no No. of Sheets

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

In revised cost of work Additional fee 25

Forming Lumber: Kind? Dressed or Full Size?

Description of Proposed Work

Room on 11' x 15' to be partitioned off in basement now to be used for paint storage room. Studs 2x2, 16" O.C., covered on both sides with perforated gypsum lath and plaster. Labeled Class C fire door, self-closing, to be provided in opening. All wiring, ventilation, etc., to be installed to the approval of the Chief of the Fire Dept.

1/16/46 Samuel Silverman

Approved:

1/16/46

Signature of Owner Samuel Silverman

Chief of Fire Department

ORIGINAL

Commissioner of Public Works

Approved: 1/18/46
Inspector of Buildings

ATH
HMT
PH
AJS
HL
BS

AP 507 Forest Avenue-I

January 4, 1945

Mr. Samuel Silverman
507 Forest Avenue
Mr. William Silverman
335 Cumberland Avenue
Partners' Real Estate Company
290 Baxter Boulevard

Subject: Building permit for alterations in the
basement of garage at 507 Forest Avenue

Gentlemen:

The above permit is issued without sufficient information to know fully all details of the proposition, no location of the proposed room for repairing automobiles being shown, and presumably no change of use of any part of the basement from that of garage is involved.

In the absence of information so that we can check all of the details against Building Code requirements for garages, the owner and tenant will have to bear responsibility for compliance with the requirements without benefit of our previous check.

The attention of all of you is called, therefore, to the special requirements of the Building Code for garages, as contained in Section 204 of the Building Code, and especially to paragraphs 2E, 3.1, 3.2, 3.3 and paragraph d1.

The former paragraphs make special requirements as to fire protection in a garage where electrical equipment tending to produce sparks are to be used, or where operations requiring forging, welding, vulcanizing and other generating apparatus, spraying or finishes etc. are to take place.

The latter paragraph (d1) refers to the matter of ventilation in a basement garage. Since the new room is to be used for the repair of motor vehicles and consequently may involve running motors in the room or in the building, the matter of ventilation for the protection of health and lives of employees is exceedingly important.

Any failure to observe the above requirements resulting in accidents or other difficulties will have to be the responsibility of owners and tenants, this letter being due notice that the requirements exist.

Very truly yours,

Inspector of Buildings

KMD/s



**GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT**

Class of Building or Type of Structure First Class

Portland, Maine, January 2, 1946

PERMIT 12-111
00013
JAN 4 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 507 Forest Avenue (rear) Within Fire Limits? Yes Dist. No. 1E
 Owner's name and address Dartmouth Real Estate Co Telephone _____
 Lessee's name and address Samuel Silverman, 507 Forest Avenue Telephone _____
 Contractor's name and address William Silverman, 335 Cumberland Ave Telephone 2-5266
 Architect _____ Specifications _____ Plans No. _____ No. of sheets _____
 Proposed use of building Repair garage (rear) Hi-Loft and USO No. families _____
 Last use _____ " " " " No. families _____
 Material brick _____ No. stories 2-R Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 75 Fee \$ 50

General Description of New Work

To partition off room 18'x14' in basement repair garage - room to be used for repairing automobiles. Studs 2x3, 16" O.C., cover with asbestos board. This basement is sprinklered.

App. to Fire Dept. 1/2/46
Rec'd from Fire Dept. 1/3/46

NOTIFICATION OF CORRELATION
REQUIREMENTS

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

Details of New Work

Is any plumbing work involved in this work? no Is any electrical work involved in this work? no
 Height average grade to top of plate _____ 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 center _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED: _____

Miscellaneous

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

Dartmouth Real Estate Co.

Signature of owner Wm Silverman

Permit No. 46/13
 Location 307 Forest ave.
 Owner Samuel Shloman
 Date of permit 1/24/46
 Notif. closing-in 1/25/46
 Inspn. closing-in 1/25/46 - GT
 Final Notif.
 Final Inspn 12/16/46
 Cert. of Occupancy issued 1/20/46

NOTES
 1/7/48 - Mr. Samuel Shloman
 advised that some of
 the work done in the
 kitchen area was not
 done in accordance with
 the approved plans. The
 straightened out and
 the kitchen door
 has been provided in
 accordance with the
 approved plans. (S)

DATE	DESCRIPTION	BY	REMARKS
1/24/46	Permit issued	GT	
1/25/46	Inspection	GT	
12/16/46	Final inspection	GT	
1/20/46	Cert. of Occupancy issued	GT	
1/7/48	Notes on work	GT	

November 2, 1944

Mr. C. W. Gimbel, Gen. Sec.
YMCA 70 Forest Avenue
Portland 3, Maine

Subject: Alteration of two rear fire escapes at
the Hi-Loft, 509 Forest Avenue

Dear Mr. Gimbel:

I have Megquier & Jones Company's plan showing alteration of the two rear fire escapes as above, and it is all in order for issuance of the building permit therefor as soon as the application for the permit has been filed.

Upon inquiry at Megquier & Jones we find that they are to do all of the work except providing the concrete footing at the foot of each fire escape. They thought that the Hi-Loft organization intends to take care of that work. No doubt you have a print of the revised plan which shows that this concrete pier extends at least four feet below the finished grade of the ground which is the requirement.

It is desirable to have all of the work,--fire escape, alterations and foundations all in the one permit. Will you be kind enough to instruct Megquier & Jones to file that application to include all of the work or else will you have some other agent file the application for the building permit covering all of the work? There is a small building permit fee based on the cost of the work but that would hardly run to more than a dollar or so.

Very truly yours,

Inspector of Buildings

R.McD/S

CC: Megquier & Jones Company
35 Pearl Street

P.S. When the adjustment of the fire escapes is completed, no doubt you will take the barricades away from the exit doors. Until that is done, I recommend that the exit lights which evidently refer to these two exit doors be covered so that the two exits will not be indicated in any way as exits while they are barricaded,--the lights to be made effective again when the exit doors are available.

AC-1
EX-1
S-1
T-1
P.H.



APPLICATION FOR PERMIT

Class of Building or Type of Structure First Class

Portland, Maine December 1, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 509 Forest Avenue Within Fire Limits? yes Dist. No. 1B
 Owner's or Lessee's name and address Dartmouth Real Estate Co., 95 Exchange St. Telephone _____
 Lessee - Y.M.C.A.
 Contractor's name and address Samuel Aceto & Co., 40 Preble St. Telephone 3-5961
 Architect D. P. Echlin Plans filed _____ No. of sheets _____
 Proposed use of building USA, first floor, Hi-Loft 2d floor No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 300 Fee \$ 1.00

Description of Present Building to be Altered

Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Last use USA Army - HiLoft hall No. families _____

General Description of New Work

To make alterations to fire escape on rear of building as per plan

INSPE NOT COMPLETED

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

Signature of owner: Samuel Aceto & Co.
 By Samuel Aceto & Co.
 By John P. ...

Permit No. 44/1233

Location 509 Forest Ave

Owner Darrin W. P. E. at M.C.C.

Date of permit 12/6/45

Work closing-in

Work opening-in

Final Insp.

Cert. of Occupancy issued

NOTES

12/6/45. Section of new work not started. 12/21/45. Foundation erected but has temporary footing at grade due to soil conditions.

3/27/46 same work

12/21/45. Foundation erected but has temporary footing at grade due to soil conditions. 3/27/46 same work

Partially completed for walk-out with long office & kitchen

Final sign still present on fence when built.

L. P. Goran, Jr.
Ricker Gardens

February 7, 1944

over each of the wide doorways on either side of orchestra stage in that room, leading to main ballroom; exit light over doorway from lobby to long exit passageway on south side to be removed.

(5) provide standard exit light on wall of manager's office over telephone booth with arrow pointing to exit door leading to front stairs; if not existing now, also provide a standard exit light over main ballroom side of doorway leading to long exit passageway on the south side of the building which in turn leads to the exit top of front stairs.

(The term standard exit light means a light with letters in the word Exit no less than four and one-half inches high showing red on white background. As far as practicable all exit lights and all white lights outside of exits and in the two enclosed exit stairways in the rear should be controlled by a single switch and all switches controlling exit lights or such white lights should be clearly marked "Exit Light").

Some of the above requirements involve critical materials which probable will require adequate priorities from War Production Board. With application for such priorities it would be well to furnish a copy of this letter. Dance hall license for 1944 was approved by Municipal Officers subject to making improvements in exits and other safety features before February 16, 1944 and confirming the maximum number of persons accommodated in the establishment at any one time as 1939. Because of the inability of the undersigned to get around to these general improvements for all of the dance halls in sufficient season, the Municipal Officers have extended the time of compliance to March 15, 1944. It is desirable that you make every effort to so comply by that date. Even so, if you should find, despite these efforts, that you cannot complete these improvements, please furnish to the undersigned before March 6, 1944 a written statement of progress and the reasons why the work cannot be completed on that date.

Under the new ordinance we are hoping to get established as soon as possible a standard plan of each such establishment and to stabilize the features necessary for safety of the patrons, so as to avoid as far as possible new or changed requirements from year to year. In this connection I have two questions with regard to the safety of the patrons of Ricker Gardens which I have not been able to clear up in my own mind, and do not consider it fair to reach a conclusion on until I have had a chance from time to time to observe the actual conditions in the hall when patrons are there. First, there is the question of safety of persons (about 30 or so) on the balcony which has been provided over the soda shop. Second, there is the question of the unbalanced arrangement as regards respective locations of the four emergency exits and the single entrance, this despite the fact that the capacity is limited to 1900. The aggregate width of entrance and emergency exits figures to accommodate a little under 1900 persons. The fault is, however, that the four emergency exits aggregating a capacity of 700 persons are all located either in or rather close to the rear wall of the main ballroom. The question is if something should happen at the end of the hall to alarm the occupants, would they not all travel away from the four emergency exits and try to use the front stairway which a theoretical capacity as to exit width of less than 800? I am mindful of the superior construction of the building and the fact that it is equipped with automatic sprinklers, including the four utility rooms at the rear of the main hall; but it seems best to hold a decision on those two matters in abeyance pending a further study of the true situation at times when the hall is being used to at or near maximum capacity.

City Clerk
Chief Newell
CC: Chief Sanborn
Med / R

Very truly yours,

Inspector of Buildings

Ricker Gardens-----5

February 7, 1944

Chief Santorn:

While wholly within your jurisdiction, I noted at time of my inspection that loose seats and settees are apparently being used in the exit passageway between soda shop and check room and the passageway against the rear wall from that passageway to the rear exit door No. 3 which seem to obstruct exit. Also, I noted an aming of combustible material in front of the soda shop counter and another over the space at northwest corner of the smaller hall formerly used as a check room. Also, an electric light at this latter location is connected by a portable cord.

Warren McDonald

OLIVER T. SANBORN
CHIEF

*Ande
Richard J. Gardner*

"Always be careful with fire all ways"



CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

December 28 1943

Mr. Warren McDonald
Inspector of Buildings
Portland, Me.

Dear Sir:-

I hereby approve the following dance hall license applications.

Ricker Gardens

- Perrow Dance Studio
- Three Arts Studio
- Frye Hall
- Model School of Dance
- Presumpscot Grange #15 P of H
- Deering Grange #535
- Falmouth Hotel
- Portland Exposition Building
- Greymore Hotel
- Morocco Lounge
- Columbia Hotel
- Eastland Hotel

The license application for Ricker Gardens is approved conditionally provided the following defects are corrected by January 15, 1944.

Fix the door from the front entrance, to the basement so it can be locked. This is to be kept locked at all times when the dance hall is in use.

The exit lights at the right of the stairs on the second floor, and the one at the end of the corridor entering the rear dance hall have been discontinued and are used for extension cords.

These exitlights are to be put back, and hereafter the exit lights are not to be tampered with.

Suitable outlets must be provided to replace the extension cords now in use.

The make-shift wiring on the stage of the rear dance hall, must be removed.

No fuses over 15 Amp. shall be used in the lighting circuits.

A red light was in one fixture outside of an emergency exit, and another one had no bulb. White lights must be provided on the outside of all emergency exits.

The self-closing mechanism has been removed from the fire door at the head of the stairway in the north east corner of the building. This will have to be replaced.

The hand rail on one side of the above stairs has been removed. This must be replaced.

"Always be careful with fire all ways"

OLIVER T. SANBORN
CHIEF



CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

#2

There is an unnecessary accumulation of rubbish, wood, and other combustible material in the so-called storeroom in the rear dance hall. This must be removed.

Only one fire extinguisher was found on the premises. This has not been recharged for two years, and the discharge hose was unfit for use.

This extinguisher must be repaired, recharged, and placed in some visible place at or near the refreshment booth in the rear dance hall.

A second fire extinguisher must be provided, and located at some convenient place near the check room at the front of the building.

I will notify you not later than January 15, whether or not the above defects have been remedied.

Yours truly,

Oliver T. Sanborn
Oliver T. Sanborn
Chief Fire Dept.

RICKER GARDEN ---509 FOREST AVENUE

December 31, 1942

RECOMMENDATION:

That license be granted, conditionally, and effective from day to day, only, pending study of the plans of the establishment furnished as ordered by the Municipal Officers, and any changes that may appear necessary for public safety.

ROOMS TO BE LICENSED:

Two large adjoining assembly halls on the second floor.

SUBJECT TO THE FOLLOWING CONDITIONS:

That the capacity of both halls and ante rooms, all told, be limited to 1000 persons.

December 24, 1942

Leon H. Corson, Jr., Prop
Ricker Gardens
509 Forest Avenue,
Portland, Maine

Subject: Dance License for Ricker Garden
at 509 Forest Avenue

Dear Sir:

1. When inspection was made early in November bolts were found on two of the rear exit doors which are at the top of the inside stairs, and the anti-panic bar in the interior door at the foot of the inside exit stairs on the southern end of the hall had been reversed so that it was of little effect. We are told that these bolts have been removed completely and permanently from these doors that the emergency doors at the top of the inside stairs have both been equipped with anti-panic hardware and that there are no locks whatever on the emergency doors at the foot of these inside stairs. This is satisfactory.

2. At time of inspection the second exit door in the rear wall from the south was found to bind at the bottom so that the door would not open wide.

3. A considerable amount of refuse cartons and other combustible rubbish was found under the rear fire escape, although it was understood that the materials did not belong to the proprietors of the hall, it should be removed and the practice of placing combustible material of any kind under or around these fire escapes should be discontinued even for temporary periods.

We are somewhat handicapped because we have not yet received the duplicate layout plan of the hall and its various appointments according to our letter of December 15th. We are inclined to think, however, that it will be necessary to definitely limit the capacity of this hall based on the width and location of the exits. That may be better determined when the plans are received. It would be well to get those plans in our hands as soon as possible so that there may be sufficient time to analyze them and to determine what, if any, limitations or other changes may be necessary in time for the report to the Municipal Officers so that there may be no interruption of the licensed period.

INSPECTION BOARD

Chief of the Police Department

Chief of the Fire Department

Inspector of Buildings

Leon P. Gorman Prop.
Rucker Gardens
68 Deerfield Road,
Portland, Maine

January 9, 1941

Dear Sir:

Upon examination of Rucker Gardens preparatory to passing upon the dance hall license for 1941, members of the Inspection Board found the following unsatisfactory and unsafe conditions existing which are to be corrected and notification given that this work has been done so that another inspection may be made and a favorable report be made to the Municipal Officers on the license, so that the license may be issued:

Remove all of the rubbish back of the partition on the north side of the front section of the dance hall.

Replace the broken section of railing on the left hand side of the extreme south exit stairs. The anti-panic bar on the door at the foot of these stairs has been reversed so that it will not open the door quickly in case of emergency.

All four exit doors leading from the hall either to the rear stairs or the fire escapes were found to have either hooks or bolts as that contrary to law. We are familiar with the argument that persons can be kept from coming into the hall from the outside by no other means than said hooks or bolts, but these devices which are likely to defeat the entire purpose of the exit doors are to be removed nevertheless. Anti-panic hardware may be secured, applied and kept in adjustment so that no ordinary person can enter from the outside and so that operation of the anti-panic bars will always open the exit doors without fail. Such anti-panic hardware on all of these doors is required.

The fire extinguishers require refilling and servicing. This is to be done each year, and is a long time overdue. The person filling each fire extinguisher should attach to it a tag bearing upon the tag the date of refilling and the name of the person actually doing the work.

Please have these matters all attended to without delay, and notify the Inspector of Buildings when the work is completed so that another inspection may be made. The period for which the 1941 licenses are issued is already underway, and it is desirable from the standpoint of all concerned that you continue to operate no longer than absolutely necessary without the legal license actually in your possession.

INSPECTION BOARD

Chief of the Fire Department

Inspector of Buildings

Chief of the Police Department

CITY OF PORTLAND, MAINE

EXECUTIVE DEPARTMENT

CITY COUNCIL
ADAM P. LEIGHTON, CHAIRMAN
EDWARD C. HERRY
ARTHUR E. CRAIG
W. EARLE ESKILSON
WILLIAM J. WARD

JAMES E. BARLOW
CITY MANAGER
TELEPHONES
DIAL 3-0682 & 3-3807

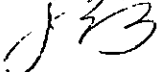
March 11, 1938

Mr. Warren McDonald
Inspector of Buildings
CITY BUILDING
Portland, Maine

Dear Sir:

Mr. Leant reports to me that Mr. Gorman states that he will have the recommendations of the Board complied with immediately. In fact, he has submitted a written statement to me to that effect.

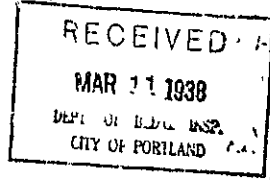
Very truly yours,



James E. Barlow
CITY MANAGER

JEB:G

CC: Mr. Ralph D. Brooks
Chief of the Police Department
Mr. Oliver T. Sanborn
Chief of the Fire Department
(Members of the Board of Inspection)



CITY OF PORTLAND, MAINE
EXECUTIVE DEPARTMENT

CITY COUNCIL
ADAM P. LEIGHTON, CHAIRMAN
EDWARD C. BERRY
ARTHUR E. CRAIG
W. EARLE ESKILSON
WILLIAM J. WARD

JAMES E. DARLOW
CITY MANAGER
TELEPHONE
DIAL 3-6682 & 3-3997

File in

March 8, 1938

Mr. Warren McBohaid
Inspector of Buildings
CITY BUILDING
Portland, Maine

Dear Sir:

In reference to the report of the Inspection Committee which you sent to me, the Council discussed the matter of the permit for a dance hall for Acker Gardens.

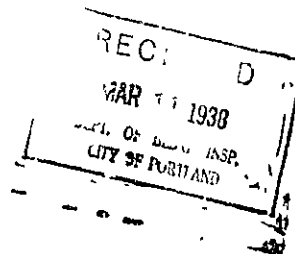
Mr. Ward expressed the opinion that he would like to look over the committee's report, and, also, Mr. Belmont was instructed to report on the crevices in which cigarette butts might collect.

The matter will be taken up at the next Council meeting.

Very truly yours,

JED
James E. Darlow
CITY MANAGER

JEB:G



February 19, 1938

James E. Barlow,
City Manager

Dear Sir:

Upon our annual inspection of dance halls preparatory to passing upon applications for licenses, we find that conditions at Ricker Gardens, operated by Leon F. Gorman at 509 Forest Avenue, are extremely hazardous from the standpoint of the safety of the patrons.

There are two halls in this establishment, one on the Forest Avenue front and the other in the rear, both in the second story. The hall in the rear has a wide border around the floor with an incombustible surface, and on this border are placed many chairs and stools upon which the patrons may sit. The dance floor within this border is of wood and between the dance floor and the border is a crevice perhaps half an inch in width. At the time of our inspection this border was littered with a good many cigarette butts and many of them had found their way into this crevice between the burnable floor and the border. To add to the danger two of the exit doors from this hall were equipped with bolts of a type which it is difficult to know how to operate. It is true that these bolts were not fastened when we were making the inspection, but it is evident that they were put there for use, and ordinarily would be used fastening the doors against the outside at least when persons were not in the hall. The possibilities of having some attendant trusted with unfastening these bolts, neglecting it and having a fire start from these cigarette butts and a panic ensue, are bad to contemplate.

You are well aware of the practically one hundred per cent lack of cooperation by Mr. Gorman in similar circumstances in the past.

We have been very fortunate in Portland that we have had no disasters such as might easily take place any night at Ricker Gardens. We feel that unless something is done by the enforcement officers to the full extent of their powers to remedy this situation, that responsibility for such a disaster would be inevitably laid at their door.

Jesse E. Baslow----- 2

February 19, 1938

We recommend, therefore, in view of the many cases in the past when Mr. Gorman has had an opportunity to cooperate, and has never done so, that the dance hall be closed until such time as Mr. Gorman reaches the frame of mind when he is willing to observe the common rules of safety. Although he has applied for his license for 1938 and probably paid the fee, I understand that the license has not been issued because the Inspection Board have not had opportunity to make their inspection and report to you.

May we urge prompt action in this matter?

INSPECTION BOARD

Chief Fire Department

Inspector of Buildings

Chief of Police Department

March 14, 1937

Mr. Leon P. Gorman
586 Forest Avenue
Portland, Maine

Dear Sir:

Upon examination of Dickie Gorman's preparatory to passing upon the driver's license for 1937, the Inspection Board finds the following conditions to be corrected:

Wires at each of the large openings between the two doors are loose, hanging and subject to mechanical injury.

Electrical fuses as large as 25 amperes were found in the receptacles although fuses larger than 15 amperes are considered unsafe and illegal.

The fire extinguishers require recharging and complete servicing, an operation which should be performed each year.

With relation to the rear exit on the north side there is a bolt on the inside door, rubber tracks on the stairs are loose and in some cases completely gone, the exit door at the foot of the stairs sticks so as to interfere with rapid exit and the sight outside of this door is defective.

With relation to the rear exit on the south side there is a bolt on the door at the top of the stairs. There is a piece of lumber behind the anti-suit bar at the foot of the stairs, making the hardware inoperative.

Temporary strings of lights have been run over the rear driver's exit in an improper manner and are to be removed.

Please have these matters fully taken care of on or before March 25, 1937 and notify the Chief of the Fire Department when the work has been done so that another inspection may be made.

INSPECTION BOARD

Chief of the Fire Department

Inspector of Public Safety

Chief of the Police Department

Copy for Chief Brooks
Copy for Chief Sanborn

AL: 1/15
January 22, 1935

Mr. Leon P. Gorman,
58 Deerfield Road,
Portland, Maine.

Dear Sir:

Upon examination of Ricker Gardens at 509 Forest Avenue preparatory to passing upon the dance hall license for 1935, the Inspection Board of the City found the following conditions to be corrected before approval of the license may be given:

OK 1/23
A great deal of temporary wiring of electric lights was found in various parts of the building over which you have jurisdiction. This wiring was put up apparently by some person not licensed to do electrical work and without a permit from the Electrical Department. Much of it is positively dangerous. The ceiling light fixtures in the rear dance hall have been removed and makeshift fixtures provided, this work also having been done without a permit from the Electrical Department as required by law. Some of the fuses in the panel box are as high as 30 amperes which is too strong for safety. All of this temporary wiring must be removed or replaced and the fixtures repaired by a licensed electrician working under a permit from the Electrical Department, and the fuses must be reduced in strength to that required by the Electrical Department.

OK 1/23
At the rear exit stair hall on the south side the railing was found broken, material was found obstructing the stairs and the exit lights both inside and outside of this exit were found out.

OK 1/23
At the rear exit stair hall on the north side it was found that the railing on both sides of the stairs had disappeared. A bolt was found on the exit door at the bottom of the stairs which prevents the use of the anti-panic hardware. The outside exit light was not burning.

OK 1/23
Two wires were placed over the opening back of the orchestra stage a few years ago to prevent waste material from falling down behind the stage, requires replacing in one or two places.

If you have any question about the electrical wiring, fixtures, etc., you may secure information from Mr. Howarth, Electrical Inspector. If you have any question about any of the other deficiencies information may be secured from the Inspector of Buildings.

Mr. Leon F. Gorran—2

From our conference with you and the City Manager it is understood that you will have all of these conditions corrected before the hall is opened to the public on the evening of January 28, 1935.

INSPECTION BOARD

Chief of the Fire Department

Inspector of Buildings

Chief of the Police Department

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
INSPECTION BOARD.

June 1, 1929

Mr. Jason E. Harlow, City Manager
Portland, Maine

Dear Sir:

The Inspection Board hereby approve dance hall
license for the summer season of 1929 for Riverside
Pavilion, 48 Riverside Street.

Respectfully submitted,

Chief of Police.

Chief of Fire Department.

Inspector of Buildings.

RICKER GARDENS

LAST DANCE TONIGHT!

HAL LAMING

AND HIS ORCHESTRA

Special Early Price to 8 P. M. 40c plus tax after 8 P. M. 75c plus tax
Service men's Ave. at—All Evening 50c tax inc

Portland Press Herald
Sat. March 11, 1944

FOR A LITTLE WHILE

Yes, I guess this is it. Tonight we close for the duration. We had been determined to keep the GARDENS open—win, lose or draw—but, then, "The best laid plans of mice and men . . ." and so forth.

We know very well of how little importance is this closing; but, to us, and to many of our friends scattered—now—the world around, there will be a few minutes of regret; a few thoughts of some swell times.

Swell, because in the past thirteen years we have had the pleasure of presenting from our stage the greatest names in the realm of popular music; swell, because of the thousands—yes, hundreds of thousands—of feet that have danced across our ballroom are now—somewhere—walking, pushing, fighting, and spreading Democracy and all it stands for, into the utmost, barbaric regions of this globe; and, swell, because at this ballroom—in all ballrooms in this great Country—Democracy has flourished; every man an equal, and, as an equal to do as he so desired.

Yes, this is it; the last night for the duration. Then, once again, we will entertain dancing Portlanders; and, "The best laid plans of mice and men . . ." WILL NOT BE PUT ASIDE.

Sincerely

Leon P. Gorman, Jr.

Ricker Gardens

Copy to Mr. J. M. S.
y m s

February 7, 1944

L. W. Gorham, Jr.,
420 Cottage Rd., So. Portland
Dartmouth Real Estate Co.
90 Exchange Street

Subject: Requirements of Inspector of Buildings
as to improvements in exits and other
features at Ricker Gardens, 509 Forest St.

Gentlemen:

As per Section 3-F of an ordinance regulating places of public assembly (of
herewith) you are directed to make improvements as follows in the above place of publ.
assembly, your appeal rights relating thereto being set forth in Section 4-c of the
same ordinance:

1. Equip both entrance doors at Forest Avenue with anti-panic hardware and
remove all fastenings of every description, so that persons on the inside are always
open either of double doors instantly without requiring a key or any special knowledge.

2. Provide handrail on the other side of front stairs (full length). Remove
small ticket box from entrance door at top of front stairs which obstructs the stairs.

3. Adjust both rear fire escapes so that persons using them will be guided
clear to the ground level on steps at least as wide as the fire escape (about 44")
with substantial hand or guard rails clear down to the ground, so that a considerable
number of persons in an emergency will not arrive on the platform which is also a
loading platform for the place of business in the first story and the surface about
three feet or so above the ground, and find themselves crowded off of the edge of
the platform on account of not being able to quickly locate and reach the steps to
the ground.

4. Remove non-bearing, wallboard partition along north wall of smaller (front)
assembly hall, thus eliminating long narrow closet which is not protected by sprinkler
heads.

5. Changes are necessary in exit lights and for convenience the four rear
exits are numbered from one to four in order with number one toward Woodford's Square.
(a) relocate exit 1 over inside doors at 1 and 4, to corner of exit stair enclosure,
angling them so they may be clearly seen from greater part of large hall, and providing
arrow under in each case pointing toward the exit door.

(b) Having relocated the triangular exit globe now over 2 to 3, provide new
standard exit light suspended in suitable manner between dressing room for orchestra
and log cabin storage room, even with the face of both log cabins which lie toward
main hall.

(c) provide standard exit light suspended in permanent position between soda
shop and check room even with the face of soda shop toward main ballroom.

(d) If not already provided (not shown on plans), provide adequate white lights
outside of outside doors of 1, 2, 3 and 4.

(e) provide standard exit light, showing in room marked Main Entrance and Lobby.

PUBLIC ASSEMBLY
TEACHER GARDEN 509 FOREST AVE.
in connection with use as South Recreation Center

9/30/41
10

Front doors do not have anti-panic hardware.

Handrail on only one side of front stairs.

Handrails of both the north and south rear exits should ext. full length of stairs.

As I understood Mr McDonald right, the north and south rear exits are the only ones to be used, signs leading to the other of both illuminated and painted, are to be removed. This has not been done. No change has been made in position of north and south rear exits lights so that they may be more clearly seen from different parts of the hall.

All lights over both openings between the two halls have been removed. Should have exit signs.

The exit light over passageway leading from main hall to org. office has been removed. This passageway is now open only to the dance hall and is to be a dark gallery.

The space marked check room has been made into a lounge with a 3'-6" high enclosure all around except the entrance, which is from the small hall entrance. The door at the entrance shall lead to front org. office. This is to be kept locked and space used for storage.

1-2 I don't see that these changes create any hazard but wonder if the removal of doors and closing of various openings is under the supervision of anyone. I understand what is, or what is not to be done.

Although not one mentioned, the other arrangement got evidence of the dance floor being practically concluded by them.

June 2, 1944

Mr. Hoyt Payson, Corporation Counsel

Subject: Use of Ricker Gardens at
503 Forest Avenue as a Youth Recre-
ation Center sponsored by the Y.M.C.A.

Dear Mr. Payson:

I shall appreciate your interpretation of Public Assemblage Ordinance (Section 2) as to whether Ricker Gardens under the new arrangement will be a Class A or Class B place of public assemblage. The Y.M.C.A. has arranged with Gorman to take up his lease which runs until the latter part of August, but at a very nominal rental. It is not known whether Gorman or the owners of the building are suffering the loss or reduction in income from the property, although there may have been some arrangement whereby the rentals for the summer months was only nominal anyway.

The Youth Center is to be organized on the basis of memberships with only members and carefully supervised invited guests to attend. There are two halls on the second floor, - the one nearer Forest Avenue to be used for games such as ping-pong, - and the other hall to be used primarily for dancing. The present plan is to make a nominal charge for admission, even for members (the members to pay a membership fee), probably ten cents for each person. The idea is to try out the plan through the summer months with the thought that if it works out and if the parental representatives of the Y.M.C.A. think it worth while, some new arrangement for a lease will be made for the winter months, I suppose on other than the nominal rental basis.

As far as the Public Assemblage Ordinance is concerned, the only difference between Class A and Class B is that in the former compliance with the standards of safety are mandatory, while with the latter enforcing officers act merely in an advisory capacity to warn all concerned of substandard conditions, but with no power to require compliance.

Inevitably this situation involves the question of whether or not a dance hall license is required, a question with which the enforcing officers are not concerned except that if dance license is required, the enforcing officers are expected by the Public Assemblage Ordinance to approve or disapprove the application before it reaches the Municipal Officers. General Secretary Glubel of the Y.M.C.A. is under the impression that no dance hall or dance license is required because they have been operating without one up at the Y.M.C.A. building.

There is an effective dance hall license at the present time, issued I believe in the tenant's name, and presumably he had some kind of a blanket dance license, also. The dance hall license was approved December 31st conditional upon certain improvements being made and a time limit was set. The improvements have not been made. Mr. Glubel has agreed to us as the most needed improvement, - that of anti-panic hardware on the entrance doors; but the most difficult one, - that of making adjustment of two rear fire escapes for safety, he would like to avoid, at least for the temporary period. Probably that can be done without any opposition on my part if they will further limit the occupancy of the hall below the limit of one thousand already on it. It seems to me that it would be well to clear the atmosphere

(W. Mayo Payson - P)

(I am explaining the situation to the Municipal Officers at the Board of Appeals hearing at eleven o'clock this morning) if the Municipal Officers would revoke the dance licenses now in effect there on the basis that the holders are no longer in control of the situation. That of course would be done on Monday night.

This is more or less of a community enterprise and it seems best for us all to know what policy is to be followed before they get too far along with it. As far as the safety features are concerned, or at least my part of them, I feel that everything can be adjusted without any friction.

Very truly yours,

Inspector of Buildings.

McD/W

37
Conference Relating to Use of Former Ricker Gardens at 509 Forest Avenue for the
Hi-Loft Club (High School Age)

August 11, 1944

Present were Councilmen Herman B. Libby, City Manager James E. Barlow,
Chief Oliver T. Sanborn and Messrs. Freeman, Gimbel, Abbott and McDonald.

As regards safety features Chief Sanborn and myself were asked what we
could approve and what would be needed to secure our approval for a permanent
arrangement.

I said that as far as my field of responsibility goes, if the total
occupancy of the hall were limited to 600 persons the same improvements listed
to Mr. Gorman in a letter last February are necessary, those which have not been
done being installing anti-panic hardware on the entrance doors, removing every
other type of fastening that could be used to keep the doors closed against
persons on the inside getting out; adjustment of the two outside rear fire escapes
so they would go directly to the ground instead of landing on the freight loading
platform; adjustment and installation of exit lights so that persons in both
halls would have no doubt how to reach all of the means of egress; removal of the
decorative partition which runs about 18 inches from the outside wall toward
Woodford Square.

I said that it does not seem to me important to remove the partition for
the short portion of the experimental period left,--to September 1st. Mr. Gimbel
said that if the Club were permanently established they would prefer to extend
the sprinkler heads over the space between partition and exterior wall rather
than remove the partition. That is satisfactory provided care is taken that
nothing be stored in this long narrow passage.

Mr. Gimbel asked if the capacity of the hall could be increased over
600 if the rear fire escapes were readjusted. He was told that the capacity
ought not to exceed 600 even if the adjustment was made in the fire escapes;
but that if more than 600 capacity were desired a study of the situation ought
to be made by a competent man with the owners of the building cooperating, and
work out, if not more exits, at least a better distribution of the exits so that,
taken together with the entrance the total means of egress would be balanced.

It was made plain that there is no great objection to leaving the outside
fire escapes as they are if the hall is limited to 600 and if the exit doors
leading to the fire escapes were covered up so that persons would not mistake
them for exits. Mr. Gimbel asked then what would be the use of adjusting the
fire escapes if they could have the same capacity without going to that expense.
I told him that it was more desirable to leave all of the present exits and make
them safe because it is never good practice to eliminate means of egress which
have served a place of public assemblage for a long time, because in case of
panic and fatalities there would always be the feeling that the people might
have gotten out in safety had those exits not been closed.

The question came up as to what would become of the log cabins and other
structures in the rear of the dance hall in event Hi-Loft became a permanent
establishment there. Mr. Gimbel was unable to say what the plan would be.

Then ensued a discussion as to the city participation in the expense
with which public safety is not involved.

Warren McDonald

See sheet #2

N.B. I always hate to give a definite list of requirements to a man of Mr. Gimbel's attitude because if any little thing is left out such a man makes a great deal of it. For instance there would doubtless be other requirements in Chief Sanborn's field of responsibility such as fire extinguishers, arrangement of game room and lounge, installation of other refreshment booths, etc., which might be desired on the permanent basis.

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

CORPORATION COUNSEL

RECEIVED

NOV 27 1944

CLERK OF COURSE
CITY OF PORTLAND

November 24, 1944

To Each Member of the City Council
Portland, Maine

Re: Hi-Loft

Gentlemen:

Mr. Smith and I have been over the matter of Hi-Loft very carefully with Vernon McDonald in two conferences. The situation, as we now understand it, as to the physical aspects of safety at this building, is as follows. We understand that, for the purposes for which it is used, the assembly hall is limited to six hundred people.

There are five exits from this hall, one in the front and four on the back of the building. This, of course, does not constitute a well balanced setup because of the danger that four of the exits might be blocked because of their grouping. It is true, however, that of the four exits on the back of the building two are so located that one is at one end of the back of the building and the other is at the other end of the back of the building, and that both these exits are safe and proper. These two exits, with the front exit, would usually be considered sufficient to handle the six hundred people permissible.

There are two other exits toward the center of the back of the building which lead to fire escapes. Mr. McDonald does not consider these exits safe for use because the fire escapes lead to a loading platform which is unrailed, and which, used in the dark in a panic, might lead to injury of persons who might step off the loading platform without realizing that it is three feet above the ground. These two exits at the present time are closed and barred and Mr. McDonald has instructed that the exit signs be covered. Plans have been submitted by Maguire & Jones for reconstruction of these fire escapes so that they will be safe and will not lead to the loading platform but will lead directly to the ground. Whether or not such construction is to be carried out at an early date Mr. McDonald does not know.

Mr. McDonald argues that even though the three safe and usable exits might be considered ordinarily sufficient that there are still two hazards involved. One, if the two fire escape exits were closed by direction of the Municipal Officers because they are at present unsafe and if anyone should be injured in a panic because of insufficient remaining exits, the government would be blamed and questioned as to the closing of the exits instead of forcing their repair.

His other argument is that these two unsafe exits have always existed since the building of the building and that knowledge of their existence might lead to their attempted use in a panic and if they were barred might result in injury.

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

CORPORATION COUNSEL

- 2 -

This seems to be the complete story as to the physical condition of the building.

On the legal side, places of public assemblage are divided into two groups, - one, in which the city government controls places of public assemblage, which are those that are used for gain and are open to the public; and the other those of the religious or social type in which the city government acts only in an advisory capacity as to the safety features. Strictly speaking, under the terms of the ordinance, the requirement for safety features, in a place such as Hi-Loft, should be directed to the owner of the building, the Dartsouth Real Estate Company, rather than to some tenant at will whose ownership in the building is very slight. The YMCA is a tenant at will in this building and they would appear to be the type of organization whose occupancy is not to be controlled by the ordinance. On the other hand, the Dartsouth Real Estate Company is far from being a charitable or eleemosynary organization and it does not rent the building for a place of public assembly for gain.

The Building Inspector feels that he gets his chief control over these places of public assembly through license for some specific type of activity, such as dance halls, theatres, restaurants, etc. Our ordinance controlling dance halls can be interpreted to require a license in the Hi-Loft activity although the ordinance is not as clear cut on that proposition as we might like to see it. In any case, we feel that there should be no question of a license fee involved in this Hi-Loft activity. The \$10.25 fee is too potty a matter for the city to have any controversy over in connection with such a work as is being carried on. We feel that it should be made clear to Hi-Loft that if a license is to be required for their dances out there that it is only for the purpose of having the safety inspection and safety requirements set under the Public Assemblage Ordinance. Since any controversy over this matter is bound to have public repercussion, the real question which seems to face the Council at the moment is whether or not the safety features of the assembly hall are sufficiently insufficient so that the Council should insist that full compliance with the Building Inspector's desires in this regard must be had.

Very truly yours,

W. Mayo Pinyan
W. Mayo Pinyan
CORPORATION COUNSEL

WMP:G

CC: Mr. A. Edwin Smith
✓ Mr. Warren McDonald

A. Edwin Smith
A. Edwin Smith
CITY CLERK

August 2, 1944

Board of Municipal
Officers

Subject: Recommended revocation of dance
hall license at Ricker Gardens, 509
Forest Avenue, issued upon application
by Leon P. Gorman, Jr., Mgr.

Gentlemen:

I find that the above dance hall license is issued to the building rather than to any individual or operating company; and therefore the license is still effective although Ricker Gardens closed as a public dance hall on March 11, 1944.

This license for 1944 was issued subject to making certain improvements as directed in Building Inspector's letter not later than February 15, 1944. Because of difficulties arising under wartime conditions, this date was extended to March 15th. About that time you will remember that Leon P. Gorman, Jr. appeared before the Municipal Officers and asked to be allowed to operate the hall without making the improvements until sometime in April, saying that he had been called to the Armed Forces and would like to avoid the expenditure in view of the short time that the improvements could be of any benefit. Before he got through he withdrew his plea and said that he would close the hall which he did on March 11th.

Since early in July the Hi-Loft, a club of high school age members under the auspices of the YMCA and with the assistance of service clubs and others have been operating the hall as a recreation center for the "teen-age" group. Mr. Gimbel, General Secretary of the YMCA has had a copy of my letter to Mr. Gorman stipulating the improvements since before the new venture was started; but none of the improvements directed in my letter have been made. Mr. Gimbel explains the situation by saying that the use of the hall by the Hi-Loft is in the nature of a trial for two months and that the proposition will be placed on a permanent basis in the fall only if approved by representative parents of the young people and if satisfactory arrangements can be made with the owners of the building.

In view of the fact that the hall is being operated with probably no profit to the owners of the building, or the operators of the enterprise, I doubt if it can be classed as a Class A place of public assemblage at the present time. It must be either Class A or Class B, and if the latter desired improvements are not mandatory.

I am unwilling to bear any responsibility for the use of the hall for any type of public assemblage until the stipulated improvements have been made. To clear the city of responsibility under the license, I recommend that it be revoked, and that the members of the Board of Appeals be convened as Municipal Officers for that purpose next Friday, August 4th at 11 o'clock.

Very truly yours,

WMcD/H

Inspector of Buildings

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

BUILDING INSPECTOR

November 25, 1944

W. Mayo Payson,
Corporation Counsel

subject: Proposed letter to members of the City
Council relating to control of the Hi-Loft,
second story of Dartmouth Real Estate Co. build-
ing at 509 Forest Avenue

Dear Mr. Payson:

Only one feature occurs to me as being omitted from the above proposed letter, but that feature seems fairly vital. In the last paragraph the way is laid open to the Municipal Officers of requiring a license and remitting the fee. The question of whether or not a place shall be licensed as a dance hall, however, is covered by the Dance Hall Ordinance and not the Public Assemblage Ordinance. Under the latter ordinance the Hi-Loft would have mandatory control because the owners are renting out the hall for gain as compared, for one instance, with the Masonic Service Center where only advisory control obtains because of no gain on the part of the owners. On the basis of the Public Assemblage Ordinance the city has mandatory control of the Hi-Loft under the penalty clause only; unless a license is required by the Dance Hall Ordinance. Under Public Assemblage Ordinance the city has only advisory control over the Masonic Service Center unless the Dance Hall Ordinance requires a license there in which case the city would have mandatory control by the method of issuing or denying the license.

It seems to me under Sections 1 and 2 of the Dance Hall Ordinance that both the Hi-Loft and the Masonic Service Center require a dance hall license from the City Council (this would hardly be the case with the Masonic Service Center if the descriptive clause in Section 1 read: "A public dance hall is hereby defined to be any building, room, hall or other place which is kept or used for public dancing and in which for compensation paid, etc....." and instead of the way it does read: "Public dancing, or in which for compensation paid, etc.....".

The man who is responsible for the Hi-Loft is keen enough to search out and analyze this difference, and it is my belief that it would not be best to start out on any procedure that we cannot fully defend. If we do, and Mr. Kimbel can trace the thing through both ordinances, it appears likely that he can place the City Council in the situation of requiring a license for the Masonic Service Center and some other places. With an application for a license for the Masonic Service Center the city would have a great deal of difficulty, because I would be unable to approve it.

Very truly yours,

Inspector of Buildings

McD/H
CC: A. Edwin Smith
City Clerk

Handwritten notes: (P) 3, 1, 9

IMPORTANT — URGENT

TO ALL PARENTS
OF HI-LOFT MEMBERS

The response to Hi-Loft has been so gratifying (membership count today - 1173) that we who fostered and assisted in projecting the plan are more than pleased. Across the beautiful sky of our successful venture have come several dark clouds.

Perhaps you have seen in the papers the discussion which has been carried on with the City Building Inspector, with regard to the safety of Hi-Loft. We who are in daily contact with this activity know that the building is of fire-proof structure, poured concrete and steel and also has a sprinkler system in the recreational area. We however want to have your confident backing. Therefore, a meeting is being called

FRIDAY, AUGUST 11TH, 7:45
YMCA—SECOND FLOOR ROOMS A, B & C

At this time, we will discuss several important matters:

1. The safety of Hi-Loft
2. The organization of an Advisory Council
3. The continuance of this project on a year-round basis

We hope you will consider the high school boy and girl activity as such an important matter that you will be willing to give up other plans for Friday night in order to attend this meeting.

C. H. G. [Signature]
Rev. J. [Signature] 8/12/44

*make copies for the City Clerk
& deliver in duplicate to
much - these copies on this
original file me*

MEMORANDUM--PUBLIC ASSEMBLAGE--RICKER GARDENS (YMCA HI-LOFT, 509 FOREST AVE.)

July 6, 1944

I telephoned Mr. Gimbel today about the arrangements at the former Ricker Gardens (YMCA Hi-Loft) which is to open tonight, and asked him how much of the work indicated in my former letter to the proprietors of Ricker Gardens as necessary to comply with safety, had been completed in view of the opening of the Hi-Loft tonight. He said not very much had been done to correct these features considered not up to standards. He said that the owners of building had refused to put any money at all into improvements in view of the fact that the YMCA were only using the hall for a trial period of two months--that the YMCA did not plan to put any anti-panic hardware on the front doors unless this trial period proved so successful as to create a demand on the part of the public for the YMCA to continue this recreational effort. In that case a new lease would be made with the owners of the building for the winter months and the owners would supply the anti-panic hardware for the front doors.

Mr. Gimbel said that the front doors were fastened only by a hasp and padlock on the outside and could not be locked from the inside. He felt that this was fully equivalent of anti-panic hardware, but I explained to him that the anti-panic hardware was the requirement of law, and that with such unsatisfactory fastenings as a hasp and padlock on a double door, auxiliary fastenings were quite likely to be put on at a later date could easily defeat the surfaces of safe exit.

Mr. Gimbel said that they were trying to get the handrails put on the stairs, said that they had merely taken down the lights and the exit lights to clean them, and was quite sure that all of their arrangements would be psychologically safe, explaining in some length that the closing of the corridor from the rear assembly hall to the front stairhall was in the interest of safety.

We discussed the matter of the General Electric platform at the first story which makes the safety of two of the rear fire escapes questionable, and no conclusion was reached.

I explained to him that the hall was either Class A Public Assemblage or Class B; that if Class A Assemblage Enforcing Officers had authority to require improvements, if Class B Enforcing Officers could only act in advisory capacity. I told him that it seemed perfectly evident that everyone concerned was just as much interested in the safety of the young people who are to use the hall under the new auspices as in the people who used the hall under the dance hall license issued to the Germans. He agreed to that but feels that some of the requirements are, as he expressed it, "not reasonable". In view of the question as to the safety of two of the rear exits, I asked him if they expected to limit the capacity of the hall or if they expected such numbers limitations would be necessary. He said that the maximum number had been 375 but that they did expect larger crowd tonight because had been invited.

Warren McDonald

CC: James E. Barlow, City Manager
A. Edwin Smith, City Clerk

GENERAL DATA SHEET --- ACTIVITY LICENSED BY MUNICIPAL OFFICERS

Type of License Dance Hall
 Location 509 Forest Ave
 Name of General Establishment Picker Gardens

Name and Location in Building of Particular Rooms Licensed with Capacity of Each in Persons:

	Capacity in Persons	
	Theoretical by B. C.	Limits Set in License
<u>Second Floor</u>		<u>1,000</u>

Name and Address of Owner of Building Dartmouth Real Estate
Co., 95 Exchange St.

Name and Address of Licensee Picker Gardens, L. P. Gorman Mgr
509 Forest Ave

Data About Plans Filed and License

<u>Current License?</u>	<u>Date Expiration?</u>	<u>Plans Filed?</u>	<u>FO Sheets?</u>
		<u>12/27/42</u>	<u>1</u>

CITY OF PORTLAND, MAINE
Office of the City Clerk

License expires.....19

Application for (RENEWAL) or (NEW LICENSE) for a license to operate
(Check the one Desired) Moving Picture Theatre Dance Studio
Stage Productions Other Amusement
Dance Hall

Name ..Ricker Gardens..... Location.....509 Forest Avenue.....

Name of the Operating Company or
Individual..L.P.GORTON.....Address....58 Deerfield Road.....

Name of Manager..L.P.GORTON.....Address....58 Deerfield Road.....

Owner of Building...F. SWIFT.....Address....Ricker Apartments.....

If OTHER AMUSEMENT than indicated above describe here.....

Have complete plans of the establishment been filed in duplicate with
Inspector of Buildings? (Answer Yes or No)...Yes.....

FEE (Enclosed) \$10.²⁵.....

IF A THEATRE

Seating capacity of orchestra, exclusive of boxes?.....
Seating capacity of first balcony, if any?.....
Seating capacity of second balcony, if any?.....
Total seating capacity of boxes, if any, fixed seats?.....
loose seats?.....
Grand total capacity?

IF OTHER THAN THEATRE

Seating capacity main floor, loose seats or sections of seats at tables
or otherwise?.....;fixed seats(fastened down),booths or otherwise?
Seating capacity first balcony, if any, fixed seats?.....loose seats?
Seating capacity second balcony,if any, fixed seats?.....loose seats?
Estimated capacity for dancing or similar activities?.....
Total seating capacity main floor when part is used for dancing or similar?
.....
Signature operating individual or company.....

December 28, 1943

Ricker Gardens, 509 Forest Avenue

APPROVED SUBJECT TO: filing completed plan and making minor
improvements in exit and other safety features before Feb. 15, 1944;
maximum number of persons accommodated at any one time, 1000.

Inspector of Buildings

Extended time to March 15, 1944

H/1-Loft 2-8-46.

Matters on regular
inspection form O.K.
J. L.

PUBLIC ASSEMBLAGE
INSPECTION REPORT
OF

White Lights in Passageways & Outside Doors. Fire Hose

HIL-LOFT (PICKER GARDENS)

Fire Escapes *O.K.*

AT 509 FOREST AVE.

Inspector *Walter H. Smith*

Sprinkler Equipment

Date of Inspection *10-19-45 3:30 P.M.* Other Outside Structures

Defects reported to owner or proprietor

Fire Curtain

By letter _____ (date)

Verbally _____ (date)

INSPECTION NOTES

Emergency Lighting

EXITS

Doors & Hardware *See previous report.*

Vents over Stage
Auto operators

FIRE PROTECTION EQUIPMENT

Fire Extinguishers

State operators

Exit Lights *See previous report.*

<u>GENERAL ELECTRICAL EQUIPMENT</u>	Temporary Decorations (crepe paper, etc.)	<u>FIXED SEATING</u>
Fuses	<i>None</i>	Check number all sections <i>None</i>
Portable Equipment Used Permanently		Aisles <i>None</i>
	<u>MOTION PICTURE BOOTH</u>	
	Shutters	<u>PORTABLE SEATING</u>
<u>FIRE HAZARDS</u>		Check number all sections <i>See plan</i>
Combustible Storage	Fire Extinguisher	Aisles <i>See plan</i>
	Door	
Permanent Decorations <i>O.K.</i>		<u>MISCELLANEOUS</u>
	Fan	
Semi-Permanent Decorations (Draperies, etc.)		
<i>O.K.</i>		

PUBLIC ACCOUNTS

INSPECTION REPORT

OF

HI-LOFT (RICKER GARDEN)

AT 509 FOREST AVE.

Inspector Arthur Hamilton

Date of Inspection 7-24-45 3:45 P.M.

Defects reported to owner or proprietor

By letter _____ (date)

Verbally in charge in office (date)

INSPECTION NOTES

EXITS

Doors & Hardware Self closing device on rear exit, south side has been disconnected.

Exit Lights Rear south light not angled.

White Lights in Passageways & Outside Doors. Fire Hose

Fire Escapes 0, 1, 2

Sprinkler Equipment

Other Outside Structures

Fire Curtain

Emergency Lighting

Vents over Stage
Auto operators

FIRE PROTECTION EQUIPMENT

Fire Extinguishers

State operators

GENERAL ELECTRICAL EQUIPMENT	Temporary Decorations (crepe paper, etc.)	FIXED SEATING
Fuses	<i>None</i>	Check number all sections
Portable Equipment Used Permanently	<p style="text-align: center;"><u>MOTION PICTURE BOOTH</u></p> Shutters	Aisles <p style="text-align: center;"><u>PORTABLE SEATING</u></p> Check number all sections <i>See plan</i>
<p style="text-align: center;"><u>FIRE HAZARDS</u></p> Combustible Storage <i>Space between stage wall (left side facing stage) full of debris, rough lumber etc.</i>	Fire Extinguisher Door	Aisles <i>See plan</i>
Permanent Decorations <i>O.K.</i>	Fan	<p style="text-align: center;"><u>MISCELLANEOUS</u></p> <i>Table across apt. (Hallway) upper lobby, south side</i>
Semi-Permanent Decorations (Draperies, etc.) <i>O.K.</i>		

PUBLIC ASSEMBLY
INSPECTION REPORT

OF

1ST LOFT (RIVER GARDENS)

AT 509 FIVE STAR AVE.

Inspector Wm. Hamilton

Date of Inspection 6-28-45 2 P.M.

Defects reported to owner or proprietor

By letter _____ (date)

Verbally _____ (date)

INSPECTION NOTES

EXITS

Doors & Hardware O.K.

Exit Lights O.K.

White Lights in Passageways & Outside Doors O.K. Fire Hose O.K.

Fire Escapes O.K.

Sprinkler Equipment O.K.

Other Outside Structures O.K.

Fire Curtain O.K.

Emergency Lighting O.K.

Vents over Stage O.K.
Auto operators O.K.

FIRE PROTECTION EQUIPMENT

Fire Extinguishers O.K.

State operators O.K.

<p><u>GENERAL ELECTRICAL EQUIPMENT</u></p> <p>Fuses</p>	<p>Temporary Decorations(crepe paper, etc.)</p> <p><i>None</i></p>	<p><u>FIXED SEATING</u></p> <p>Check number all sections <i>None</i></p>
<p>Portable Equipment Used Permanently</p>	<p><u>MOTION PICTURE BOOTH</u></p> <p>Shutters</p>	<p>Aisles <i>None</i></p>
<p><u>FIRE HAZARDS</u></p> <p>Combustible Storage</p>	<p>Fire Extinguisher</p> <p>Door</p>	<p><u>PORTABLE SEATING</u></p> <p>Check number all sections <i>See plan</i></p> <p>Aisles <i>See plan</i></p>
<p>Permanent Decorations <i>O.K.</i></p>	<p>Fan</p>	<p><u>MISCELLANEOUS</u></p> <p><i>Rear south exit light has not been angled.</i></p>
<p>Semi-Permanent Decorations(Draperies, etc)</p> <p><i>O.K.</i></p>		

PUBLIC ASSEMBLAGE
INSPECTION REPORT

OF

RICKER GARDENS
(HI-LOFT)

AT 509 FOREST AVE.

Inspector Alton Hamilton

Date of Inspection 5-28-45 3 P.M.

Defects reported to owner or proprietor

By letter _____ (date)

Verbally _____ (date)

INSPECTION NOTES

EXITS

Doors & Hardware O.K.

~~White Lights in Passageways & Outside Doors. Fire Hose~~

~~Fire Escapes O.K.~~

~~Sprinkler Equipment~~

~~Other Outside Structures~~

~~Fire Curtain~~

~~Emergency Lighting~~

~~Vents over Stage
Auto operators~~

FIRE PROTECTION EQUIPMENT

~~Fire Extinguishers~~

~~State operators~~

Exit Lights O.K.

GENERAL ELECTRICAL EQUIPMENT	Temporary Decorations (crepe paper, etc.)	FIXED SEATING
Fuses	<i>None</i>	Check number all sections
Portable Equipment Used Permanently	<u>MOTION PICTURE BOOTH</u>	Aisles
<u>FIRE HAZARDS</u>	Shutters	<u>PORTABLE SEATING</u>
Combustible Storage	Fire Extinguisher	Check number all sections <i>see plan</i>
Permanent Decoration <i>O.K.</i>	Door	Aisles <i>see plan</i>
Semi-Permanent Decorations (Draperies, etc.)	Fan	<u>MISCELLANEOUS</u>
<i>O.K.</i>		<i>Exit light, near south, has not been angled.</i>

PUBLIC ASSEMBLAGE
INSPECTION REPORT
OF

~~White Lights in Passageways & Outside Doors: Fire Hose~~

RICKER GARDENS
(HI-LOFT)
AT 509 FOREST AVE.

Fire Escapes O.K.

Inspector Allen Hamilton

~~Sprinkler Equipment~~

Date of Inspection 4-26-45 2:30 PM

~~Other Outside Structures~~

Defects reported to owner or proprietor

By letter _____ (date)

Verbally _____ (date)

~~Fire Curtain~~

INSPECTION NOTES

~~Emergency Lighting~~

EXITS

Doors & Hardware O.K.

~~Vents over Stage
Auto operators~~

FIRE PROTECTION EQUIPMENT

~~Fire Extinguishers~~

~~State operators~~

Exit Lights O.K.

GENERAL ELECTRICAL EQUIPMENT

Fuses

Portable Equipment Used Permanently

FIRE HAZARDS
Combustible Storage

Permanent Decorations O.K.

Semi-Permanent Decorations (Draperies, etc)
O.K.

Temporary Decorations (crepe paper, etc.)

None

MOTION PICTURE BOOTH

Shutters

Fire Extinguisher

Door

Fan

FIXED SEATING

Check number all sections

Aisles

PORTABLE SEATING

Check number all sections *See plan*

Aisles *See plan*

MISCELLANEOUS

Handrails for both rear seats O.K.
Rear seats to fire escape inspected and
door spit light over
Concrete footings at foot of rear
fire escape spit over
and confirmed that it is "angling"
of rear spit light, south side.

Mr. McLaughlin is party in charge

PUBLIC ASSEMBLY

INSPECTION REPORT

OF

PICKER GARDEN

AT 609 FOREST AVE.

Inspector Alton Hamilton

Date of Inspection 3-28-45, 2:30 P.M.

Defects reported to owner or proprietor

By letter _____ (date)

Verbally _____ (date)

INSPECTION NOTES

EXITS

Doors & Hardware *Pen exit, north side by
dry sticks. Sash. Cap with seal.
They would release it before room
required.*

Exit Lights *The two near exits leading
to fire escape have been replaced as
pieces have been completed. Shall
have exit light on upland now.*

White Lights in Passageways & Outside Doors: Fire Hose

Fire Escapes *O.K.*

Sprinkler Equipment

Other Outside Structures

Fire Curtain

Emergency Lighting

Vents over Stage
Auto operators

FIRE PROTECTION EQUIPMENT

Fire Extinguishers

State operators

<u>GENERAL ELECTRICAL EQUIPMENT</u>	Temporary Decorations(crepe paper, etc.)	<u>FIXED SEATING</u>
Fuses	<i>None</i>	Check number all sections <i>None</i>
Portable Equipment Used Permanently		Aisles <i>None</i>
<u>FIRE HAZARDS</u> Combustible Storage	<u>MOTION PICTURE BOOTH</u> Shutters	<u>PORTABLE SEATING</u> Check number all sections <i>See plan</i>
		Aisles <i>See plan</i>
Permanent Decorations <i>O.K.</i>	Fire Extinguisher	<u>MISCELLANEOUS</u> <i>Sections of handrails for both stairs, with 1.500th near exits need to be replaced</i>
Semi-Permanent Decorations(Draperies, etc) <i>O.K.</i>	Door Fan	

PUBLIC ASSEMBLY

INSPECTION REPORT

OF

RICKER GARDEN

AT 509 FOREST AVE

Inspector Allen J. Hamilton

Date of Inspection 2-26-44

Defects reported to owner or proprietor

By letter _____ (date)

Verbally _____ (date)

INSPECTION NOTES

EXITS

Doors & Hardware OK

FIRE PROTECTION EQUIPMENT

Fire Extinguishers

Exit Lights OK

White Lights in Passageways & Outside Doors. Fire Hose

Two run outside out.

Fire Escapes OK

Sprinkler Equipment

Other Outside Structures

Fire Curtain

Emergency Lighting

Vents over Stage
Auto operators

State operators

<u>GENERAL ELECTRICAL EQUIPMENT</u>	Temporary Decorations(crepe paper, etc.)	<u>FIXED SEATING</u>
Fuses	<i>None</i>	Check number all sections <i>None</i>
Portable Equipment Used Permanently	<u>MOTION PICTURE BOOTH</u>	Aisles <i>None</i>
<u>FIRE HAZARDS</u>	Shutters	<u>PORTABLE SEATING</u>
Combustible Storage <i>OK</i>	Fire Extinguisher	Check number all sections <i>See plan</i>
Permanent Decorations	Door	Aisles <i>See plan</i>
<i>OK</i>	Fan	<u>MISCELLANEOUS</u>
Semi-Permanent Decorations(Draperies, etc)		<i>An unusual amount of hall smoking articles were apparently under no control.</i>
<i>OK</i>		<i>Handrails removed and wholly fixed. One length only has been removed.</i>

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
PUBLIC ASSEMBLAGE INSPECTION REPORT
FOR

RICKER GARDENS

AT

609 FOREST AVENUE

Date of notice to owner _____

The following defects were found at the above establishment by inspection while activities ~~XXXXXXXXXXXX~~ while activities were not in progress on 1/23/44. These conditions were reported verbally on that date to Leon P. Gorman, Jr.. If not already cared for, they should be corrected at once. Reports such as this establish the character of the establishment and the attitude of the management, and will be taken into account when the license comes up for renewal. Obviously this record could be had enough to justify an adverse recommendation to the licensing board; or even to justify recommendation of suspension of license at any time.

Both rear exits should have missing sections of handrails replaced so they will be continuous from top to bottom.

The missing handrail right side of northerly exit has been partly replaced but is not satisfactory.

Countersigned:

W. Warren Donald
Inspector of Buildings.

Arthur Hamilton
Public Assemblage Inspector