505-515 FOREST AVENUE
1

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Jan. 14, 19 82

Receipt and Permit number A 88031

To the CHIEF ELECTRICAL INSPECTOR, *Portland, Maine:*

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 509 Forest Avenue

OWNER'S NAME: Dartmouth Co. ADDRESS: 4 Canal Plaza

	FEES
OUTLETS:	
Receptacles ____ Switches ____ Plugmold ____ ft. TOTAL 1-30	3.00
FIXTURES (number of)	
Incandescent ____ Flourescent x (not strip) TOTAL 20	4.00
Strip Flourescent ____ ft	
SERVICES:	
Overhead ____ Underground ____ Temporary ____ TOTAL amperes ____	
METERS. (number of)	
MOTORS· (number of)	
Fractional	
1 HP or over	
RESIDENTIAL HEATING.	
Oil or Gas (number of units)	
Electric (number of rooms)	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler)	
Oil or Gas (by separate units)	
Electric Under 20 kws ____ Over 20 kws ____	
APPLIANCES· (number of)	
Ranges ____ Water Heaters ____	
Cook Tops ____ Disposals ____	
Wall Ovens ____ Dishwashers ____	
Dryers ____ Compactors ____	
Fans ____ Others (denote) ____	
TOTAL ____	
MISCELLANEOUS: (number of)	
Branch Panels ____	
Transformers ____	
Air Conditioners Central Unit ____	
Separate Units (windows) ____	
Signs 20 sq. ft. and under ____	
Over 20 sq ft. ____	
Swimming Pools Above Ground ____	
In Ground ____	
Fire/Burglar Alarms Residential ____	
Commercial ____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under ____	
over 30 amps ____	
Circus, Fairs, etc. ____	
Alterations to wires ____	
Repairs after fire ____	
Emergency Lights, battery ____	
Emergency Generators ____	
INSTALLATION FEE DUE:	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ... DOUBLE FEE DUE:	
FOR REMOVAL OF A "STOP ORDER" (304-16 b)	
TOTAL AMOUNT DUE:	7.00

INSPECTION·

Will be ready on ready, 19__; or Will Call ____

CONTRACTOR'S NAME: Androscoggin Elec

ADDRESS: 48 Coburn St. Lewiston

TEL.: 782-2710

MASTER LICENSE NO.: 02969

LIMITED LICENSE NO.: ____

SIGNATURE OF CONTRACTOR: [signature]

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS —

Permit Number 8P6131

Location 502 Forest Ave.

Owner Dartmouth Co.

Date of Permit 1-14-82

Final Inspection 3-16-82

By Inspector Robby

Permit Application Register Page No. 10P

INSPECTIONS: Service _____ by _____

Service called in 2nd Floor Left

Closing-in 1-14-82 by Robby

PROGRESS INSPECTIONS: 1-19-82 2nd Floor Front

2-12-82 3rd Floor

2-23-82

3-16-82

CC

COMP

COMPLETED

DATE 3-16-82

DATE:	REMARKS:

CERTIFICATE OF APPROVAL

FOR INTERNAL PLUMBING

THE TOWN/CITY OF Portland

TOWN/CITY CODE 0 5 1 7 0

LPI NUMBER 0 0 1 2 3

DATE ISSUED 1 1 1 3 8 1 (Month Day Year)

50922 IC

Certificate of App. Number

Installer's Name S T I R E Y C (Last Name, FMI)

Installer Code ☒

1. Owner
2. Licensed Master Plumber
3. Licensed Oil Burnerman
4. Employee of Public Utility
5. Manufactured Housing Dealer
6. Manufactured Housing Mechanic
7. Limited License

Owner Dartmouth Pratt

Address 509 Hoyt Avenue

St/Lot Number, Street, Road Name, Subdivision

(Location where plumbing was done and inspected)

THE INTERNAL PLUMBING INSTALLED PURSUANT TO THE ABOVECERTIFICATE OF APPROVAL NUMBER HAS BEEN TESTED IN MY PRESENCE, FOUND TO BE FREE FROM LEAKS, AND WAS INSTALLED IN COMPLIANCE WITH THE MUNICIPAL AND STATE PLUMBING RULES.

Signature of LPI Emil R Goodwin

Date Inspected NOV 19 1980

OWNER'S COPY

INTERNAL PLUMBING PERMIT

FOR THE TOWN/CITY OF Portland

Town 5 | LPI Number 0 0 1 2 3 | Date Issued 1 1 1 8 1 (Month Day Year) | INSTALLER'S License No 1 1 5 7 8 | 50922 IP

PERMIT NUMBER

Address of Where Plumbing Is Done 4 [illegible] (St/Lot Number, Street/Road Name, Subdivision)

Installer Code 2

1. Owner
2. Licensed Master Plumber
3. Licensed Oil Burnerman
4. Employee of Public Utility
5. Manufactured Housing Dealer
6. Manufactured Housing Mech
7. Limited License

Name of Owner [illegible] (Last Name, F I M I, Mailing Address, Zip Code)

Type of Construction: 1 New, 2 Remodeling, 3 Addition, 4 Remodeling & Addition, 5 Replacement of Hot Water Heater, 6 Hook-up of Mobile Home, 7 Hook up of Modular Home, 8 Other (Specify) — 1

Plumbing To Serve: 1 Single (Res), 2 Multi Fam(Res), 3 Mobile Home, 4 Modular Home, 5 Commercial, 6 School, 7 Other (Specify) — 5

Number of Fixtures or Hook Ups: Sink(s) 1, Toilet(s), Bathtub(s), Lavatory(s), Shower(s), Urinal(s), Cloth Washer(s), Dish Washer(s), Hot Water Heater(s), Floor Drain(s), Hook Up(s) 1

TOWN'S COPY

IMPORTANT Note the following conditions

1. This Permit is non transferable to another person or party
2. If construction has not started within 6 months from the Date of Issue this Permit becomes invalid

Fixture Fee

Hook Up Fee 0 0

Total Fee

If Double Fee Check Box

Dept of Human Services
Div of Health Engineering

Signature of LPI

HHE 211 Rev 7/80

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 509 Forest Avenue

Date of Issue Nov. 17, 1981

Issued to Dartmouth Company

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. 81/940, 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
1st Floor	Professional Bldg. (Human Services)

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

11/17/81 Clayton C. Bartlett
(Date) Inspector

P. Samuel Hoffses
Inspector of Buildings

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

The Dartmouth Company

Res. 929-5704

Four Canal Plaza, Portland, Maine 04112
(207) 772-2794

Allan A. Bickford
General Superintendent

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP . . . . . .

B.O.C.A. TYPE OF CONSTRUCTION . . . . . 940 . . . . . .

ZONING LOCATION_____ PORTLAND, MAINE, Sept. 9, 1981

PERMIT ISSUED
SEP 10 1981
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 . . . . 509 Forest Avenue . . . . . Fire District #1 ☐, #2 ☐

1. Owner's name and address . Dartmouth Company - 4 Canal Plaza . . . . . Telephone . 772-2794
2. Lessee's name and adddress . . . . . 04 112 . . . . . Telephone . . . . . .
3. Contractor's name and address . Owner . . . . . Telephone . . . . . .
4. Architect . . . . . Specifications . . . . . Plans . . . . . Telephone . . . . . .

Proposed use of building . professional bldg. - human services . . . . . No. of sheets . . . . . .

Last use . . . . . same . . . . . No. families . . . . . .

Material . . . . . No. stories . . . . . Heat . . . . . Style of roof . . . . . No. families . . . . . .

Other buildings on same lot . . . . . Roofing . . . . . .

Estimated contractural cost $. 25,000 . . . .

FIELD INSPECTOR—Mr. . . . . Fee $. 135.00

This application is for: @ 775-5451 Ext. 234

Dwelling . . . . . .
Garage . . . . . .
Masonry Bldg. . . . . .
Metal Bldg . . . . . .
Alterations . . . . . .
Demolitions . . . . . .
Change of Use . . . . . .
Other . . . . . .

GENERAL DESCRIPTION

To make altorations 1st floor of building as per plans. 1 sheet of plans. no structural changes

Stamp of Special Conditions

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*

BUILDING INSPECTION—PLAN EXAMINER . . . .
ZONING: . . . . . .
BUILDING CODE: . . . . . .
Fire Dept.: . . . . . .
Health Dept.: . . . . . .
Others: . . . . . .

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? . . . . . .

Signature of Applicant . . Allan Bickford . . . Phone # . . . . same . . . . .

Type Name of above . . . . . Dartmouth Co. . . . . 1 ☒ 2 ☐ 3 ☐ 4 ☐
Allan Bickford Other . . . . . .
and Address . . . . . .

FILE COPY

(6)

11/16/81 – another screwed up job. Arthur went there today. Glen Bickford called for final. Cannot find original permit or plans. None-bearing partitions. Arthur said it looked OK. Bickford, OK.

Send C.O.

SEND CO

Allen

3 — Mon.

(G) GENERAL

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, December 17, 1953

023773

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 509 Forest Ave. Within Fire Limits? yes Dist. No. 1B

Owner's name and address Associated Hospital Service of Maine Telephone

Lessee's name and address 509 Forest Ave. Telephone

Contractor's name and address H. B. Clark, 745 Sawyer St., So. Portland Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Offices No. families

Last use " No. families

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 800. Fee $ 4.00

General Description of New Work

To partition off office and erect non-bearing partition to divide office space on ~~second~~ third floor as per plan.
2x3 studs, 16" O.C., plywood both sides and glass as per plan.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY

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* H. B. Clark

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 AJ

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

Associated Hospital Service of Maine

INSPECTION COPY

Signature of owner By: H B Clark PH

1/20

Permit No. 53/2378

Location 509 Forest Ave

Owner Associated Hospital Service

Date of permit 12/22/53

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/19/54

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

12/15/53 - Plumbing
rec on Final Form
1/19/54 - Work done
EJS

AP 509 Forest Ave.

December 22, 1953

Mr. H. B. Clark
745 Sawyer St.
South Portland, Me.

Copy to: Associated Hospital
Service of Maine
509 Forest Ave.

Dear Mr. Clark:-

Building permit covering erection of office partitions in a portion of the third story of the building at 509 Forest Ave. is issued herewith on the understanding that the entire third story is to be one tenancy occupied by the Associated Hospital Service of Maine, but subject to the following conditions:-

1. Care will need to be taken to make sure that a clear passageway is maintained at all times from the new office area to the head of the rear stairs serving as a second means of egress.

2. Doors serving as a means of egress from the office area are either to be equipped with no locks at all or with vestibule latchsets so installed that egress from this space may be had at any time, even though the doors are locked against entrance to this area, by merely turning the usual knob or by pressure on the usual thumb lever.

3. If necessary, because of the location of the new partitions adjustment of the location of the heads of the automatic sprinkler system is to be made.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

AP 509 Forest Ave.

December 18, 1953

Mr. H. B. Clark
745 Sawyer St.
South Portland, Me.

Copy to: Assoc. Hospital Service of Maine
509 Forest Ave.

Dear Mr. Clark:-

We are unable to issue a permit for erection of non-bearing partition in the third story (instead of second story as given in the application for permit) of the building at 509 Forest Ave. until information has been furnished to show that all requirements of the Building Code are to be met. Before this can be determined it is necessary for us to know whether the new office space is to be occupied by a tenant other than the Associated Hospital Service of Maine and if so, whether or not this tenant is to have control of any space in the third story outside the area to be partitioned off.

Presumably the intention is for the occupants of the new offices to use the rear stairway (mistakenly marked elevator on the plan) as a second means of egress, but the Building Code provides that access thereto shall be provided without passing through the quarters of others. It is noted that a low rail forming a passageway from the exit door of the new office space to the door at the head of the stairway has been crossed off on the plans, presumably indicating that it is not to be provided. If the space between the new office area and the stairway is not to be in the same tenancy as the office quarters, some separation is required between this space and the area needed for travel between the office area and the stairway.

Please furnish information as to just what the conditions are to be in this regard so that we can determine whether or not we are able to issue a permit for the proposed alterations.

Very truly yours,

Warren McDonald
Inspector of Buildings

AMS/3

(G) GENERAL BUSINESS ZONE

PERMIT ISSUED
00396
MAR 21 1951
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure First Class

Portland, Maine, March 9, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 509 Forest Avenue Estate Within Fire Limits? yes Dist. No.

Owner's name and address Dartmouth Realty Co., 290 Baxter Boulevard Telephone

Lessee's name and address Office, 95 Exchange Street Telephone

Contractor's name and address Paul B. McLellan Co., 52 Marginal Way Telephone 2-5951

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Offices No. families

Last use " No. families

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 1800. Fee $ 5.00

General Description of New Work

To construct non-bearing partitions as per plan on third floor.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED:

Miscellaneous

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

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

Dartmouth Real Estate Co.

Signature of owner by: Paul B. McLellan

INSPECTION COPY

Permit No. 51/398

Location 559 Forest Ave.

Owner Dartmouth Park Estate Co.

Date of permit 3/20/51

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/28/52

Cert. of Occupancy issued none

NOTES

3/30/51 - [illegible]

1/28/52 - There is no ceiling fixture on street side of exit instead of gooseneck. Will close C.E.S.

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

C O P Y

March 22, 1951

Mr. Paul McLellan
52 Marginal Way
Portland, Maine

Re: Alterations at 509 Forest Avenue
City File AP 509 Forest Avenue-I

Dear Mr. McLellan:

I am writing you concerning a building permit which has been issued to you by the City of Portland for construction of alterations at 509 Forest Avenue for the Dartmouth Realty Company. This letter is intended to clarify certain matters which Mr. McDonald requested me to clarify in his letter of March 20th to me, of which you have a copy. Please take the instructions in the letter as final and to amend the drawings from which you are working.

We will provide a railed off area extending from the exit door from the new lounge room on the third floor to the stairway door as follows:

> The rail will be built with a 2" x 4" shoe on the floor and a 2" x 4" cap supported at intervals of not more than 4'-0" by up-rights of 2" x 4". The minimum width between this railing and walls shall in no case be less than 4'-0". The rail shall be sturdily built and shall be so built that it can be removed at some future time when partitions are erected.

RECEIVED
MAR 23 1951
CITY OF PORTLAND

> A white light is to be installed over this exit door on the stair side, same to be connected to the same wiring which furnishes current to the exit light and to be controlled by the switch which controls the exit light. The fixture can be a simple gooseneck and must be of sufficient length so that the area leading from the exit door to the entrance to the stairs will be suitably illuminated. An exit light exists over the door to the stairs and will remain.

> The door leading to the exit area from the lounge room must be equipped with a panic bolt of the usual type and a lock. There will be no occasion for a knob on the stair side of this door since it will be used for exit only

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

C O P Y

The pair of doors leading from the corridor to the lounge room near the sink and counter shall be equipped with hold-open checks and push plates, but will not need to have any lock. This last should satisfy the requirements of the City of Portland and Mr. Cobb has told me that it is not necessary to lock this door.

Very truly yours,

WADSWORTH, BOSTON & TUTTLE

PS:/m-es
cc: Dartmouth Realty Company
Associated Hospital Service
Warren McDonald

R 507 Forest Avenue-I

March 20, 1951

Hadsworth, Foster & Tuttle
Attn: Mr. Philip F. Tamsworth
97 Preble Street
Portland, Maine

Copies to: Portland Health Department
97 Preble Street
Associated Hospital Service of Me.
507 Forest Avenue
Paul Hubbell Company
97 Marginal Way

Gentlemen:

The temporary expedient of providing a railed off area at the door from the exit door from the new lounge room in the third story of the building at 507 Forest Avenue to the door to the stairway enclosure in that story will be satisfactory on the basis outlined in your letter of March 16, 1951. The white light to be provided outside the exit door should be placed in such a location as to fully illuminate the railed area. If not existing, an exit light is required over the door to the stairway enclosure with white lighting in the enclosure, all of which are to be on the same circuit as the exit light and white light at the door from the lounge room.

The permit for the proposed alterations is being issued to the contractor on this basis. May we have a copy of the letter instructing the contractor how to proceed in this matter and as regards the temporary fence to be used on all doors to the lounge room.

Very truly yours,

Warren McDonald
Inspector of Bldg. Insp.

WJS/G

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine

Philip Shirley Wadsworth, A.I.A.
Royal Boston, Jr., A.I.A.
William Dana Tuttle, A.I.A.

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

March 16, 1951

Re: File AP 509 Forest Avenue-I

Dear Mr. McDonald:

This will acknowledge your letter of March 14th concerning the Dartmouth Real Estate job on Forest Avenue in the quarters of the Associated Hospital Service of Maine.

I have written to Paul B. McLellan Company and told them to carry out your requirements in regard to Items #2 and #3 of your letter.

We had, of course, realized that Item #1 was a definite requirement of the code. Neither the owners nor ourselves had any intention to evade this requirement. The area in which the doors to the exit stairs in question serves is at present unrented and is under the control of the Dartmouth Real Estate Corp. It would be of advantage to them and possibly to a future tenant if the enclosure leading from the door in question to the exit stairs could be built at such time as partition arrangement in this area is settled. This partition arrangement can not properly be settled until there is a tenant. Exit from this unrented area to the exit stairs must be provided when this area is occupied. Would it be possible to delay the building of this small piece of partition until a tenant is obtained, providing you had assurance that it would be done when there is a tenant? You would have control over it because partition arrangements in this rather sizeable area would have to be submitted to your department for a permit.

Would you be so kind as to reply to this question so we can get everything under control. If it would be of assistance in making a decision, I am sure the owners would be glad to erect a railing which will direct people from the exit door in the new lounge of the Associated Hospital Service to the stair door.

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

 March 16, 1951

This could be made of two by fours, would insure that people would not walk over the large area in the event of fire, and would be replaced by the par ion before mentioned when this area was leased.

Very truly yours,

Philip S. Wadsworth

WADSWORTH, BOSTON & TUTTLE

PSW/m-es
cc: Associated Hospital Service
Dartmouth Real Estate Corp.

Put in file with copy

AT 509 Forest Avenue-I

March 11, 1953

Bailey, Costen & Tuttle
157 Exchange Street

Paul R. P[illegible] Plan Company
55 [illegible] Way

Copies to: Dartmouth Realty Co.
95 Exchange Street

Associated Hospital Service of Maine
509 Forest Avenue

Gentlemen:

A check of the plan filed with the application for permit for alterations in the third story of the building at 509 Forest Avenue raises the following questions about which some information is needed before the permit for the work may be issued:

1. In the area outside the lounge room through which occupants of that room will need to pass to reach the exit stairway to be a part of the area leased and occupied by the Associated Hospital Service of Maine. If not, some method of reaching the stairway without passing through the area controlled by the tenant of the lounge room will need to be worked out.

2. Type of hardware to be provided on the double entrance doors to and the exit door from the lounge room is not indicated. Because the area of the room is such as to figure to have a capacity of more than 150 persons according to Building Code standards, anti-panic hardware with bars extending the full width of the door is required on all of these doors.

3. Exit lighting on the same circuit as the exit light is required outside the exit from the lounge room.

Information is needed to show that compliance with all of the above requirements is to be provided. Unless such information is shown on a revised plan, it should be furnished through written instructions from the architects to the contractor, a copy of which may be filed at this office.

Very truly yours,

Warren McDonald
Inspector of Buildings

WM/S

(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
01220
JUL 25 1950
CITY of PORTLAND

Class of Building or Type of Structure Second Class

Portland, Maine, July 13, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 509 Forest Avenue Within Fire Limits? Yes Dist. No.

Owner's name and address Dartmouth Realty Co., Telephone

Lessee's name and address Casco Bank, 675 Congress Street Telephone

Contractor's name and address Maine Metals, Inc., 169 Front St., So. Portland Telephone 4-6442

Architect Specifications Plans no No. of sheets

Proposed use of building Offices No. families

Last use " No. families

Material brick No. stories 2 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $60. Fee $.50

General Description of New Work

To remove existing metal (?) fire escapes running from second floor to ground on rear of building.

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

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED:

Miscellaneous

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

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

Dartmouth Realty Co.
Casco Ba
Maine Metals, Inc.

Signature of owner by: H. Leroy Cramer

COPY

Permit No. 501 / 2220

Location 1093 Forest Ave

Owner Northwestern Realty Co

Date of permit 7 / 25 / 501

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

GENERAL OFFICES IN CHICAGO • SALES OFFICES AND WAREHOUSES IN PRINCIPAL CITIES

CECO STEEL PRODUCTS CORPORATION

FORMERLY CONCRETE ENGINEERING COMPANY

DIRECT NEW YORK PHONES
RECTOR 2-3025
2-2392

625 GLENWOOD AVE., HILLSIDE 5, NEW JERSEY

NEW JERSEY PHONES:
WAVERLY 6-3500
6-3501
6-3502
6-3503

February 9, 1950

Fabricated Steel Products Co.
88 Broad Street
Boston, Massachusetts

Re: Contract 9-15-2174
Dartmouth Real Estate Co.

Gentlemen:

This is to advise you that the welding performed on the open web joists manufactured in our Hillside, New Jersey plant has been done by certified welders.

Yours very truly,

CECO STEEL PRODUCTS CORPORATION

F. H. Kitchell

District Engineer

FHKitchell/md

BP 509 Forest Avenue-I

January 25, 1950

Brown Construction Company
562 Congress Street
Portsmouth Real Estate Company
95 Exchange Street
Wadsworth, Boston & Tuttle
57 Exchange Street

Subject: Amendment #3 to permit 49/1816 covering changes in work at 509 Forest Avenue as shown on revised plans filed with application

Gentlemen:

The amendment covering the above work is issued herewith based on revised plans and specifications and subject to the following:

1. In view of Mr. Wadsworth's statement that it is his understanding that there never will be at any time more than 20 persons in the suite of offices numbered 8 to 12 in the second story, outswinging doors, exit signs and vestibule latchsets are not required for the doors to the corridors from this area. However, if there is a possibility that in the future changes may be made so that more than 20 persons will be likely to be present there, it would seem advisable to provide the above features at this time.

2. Doors 321 and 323, serving as means of egress from the lounge room in third story, are to be made to swing outward into corridor as called for in our letter of October 22, 1949 but not so indicated on the revised plans. See P. S.

3. Door 230 from Office No. 19 in second story if swung out as shown will interfere with the swing of Door 231. Since the capacity of this office is not great enough to require the exit doors to swing out, we suggest that Door 230 be made to swing into the office instead of as shown. See P. S.

4. Apparently the door openings shown at the heads of the two sets of rear stairs are existing and there is no objection to them, but it should be borne in mind that it is not lawful to provide doors in these openings located directly at the head of the stairs should they be contemplated in the future.

5. The rearrangement of exits at the rear of the building by eliminating use of the existing fire escapes and extensions thereof and by providing new stairways to third story over the existing ones from the first to second story will only suffice as far as the northerly half of the building is concerned as long as the offices in that section in both second and third stories are used under one occupancy as is now contemplated. Under this new arrangement Door 227 is to be made to swing into the corridor in the direction of exit travel instead of as shown. See P. S.

6. Exit signs are to be provided over doors 214, 225, 227 and 230 in the second story. The sign over door 227 should be on the workroom side of the doorway. A directional sign is also needed on the enclosing stairway partition in hallway outside Door 230 to indicate the head of the stairs leading to the ground. In the third story exit signs are to be provided over Doors 324 and 332 and an exit light over Door 322. Exit lights may be used in place of exit signs at any location if desired.

7. Attention is again called to the requirements for hardware on all doors involved in a means of egress. As stated before, all doors used for entrance or exit purposes for all spaces accommodating more than twenty persons are required to have only such locks as will allow the doors to be opened in the direction of exit travel by merely turning the usual knob or by pressure on a lever or bar even though the doors are locked

against travel in the opposite direction. Wherever double doors with each leaf less than three feet wide are involved, hardware must be such that both doors may be opened simultaneously. If there is any question as to what doors require such hardware, we shall be glad to check over the proposed locking arrangements if requested.

8. The steel beams and bar joists of that section of third floor supporting the cinder block partitions of the incinerator room are required to be fireproofed with material of 4-hour fire resistance. The arrangement shown on plans and indicated in specifications does not provide the required fireproofing. Since the Building Code requires partitions of only one-hour fire resistance for the incinerator room, wood stud partitions covered both sides with metal lath and plaster or partitions of 3" gypsum blocks may be used in place of the cinder blocks without fireproofing of the floor framing being necessary. Mr. Wadsworth has stated that partitions of metal lath and plaster or gypsum blocks will be used to avoid fireproofing and the amendment is issued on this basis. See P. S.

9. Presumably investigation has been made of the second floor construction to make sure that the 8" brick walls of the bow vault will not overload it.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

P. S. Since this letter was written letter and revised plans have been received from architects which take care of details mentioned in paragraphs 2, 3, 5 and 8.

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine

Philip Shirley Wadsworth, A.I.A.
Royal Boston, Jr., A.I.A.
William Dana Tuttle, A.I.A.

January 25, 1950

Warren McDonald, Building Inspector
City Hall
Portland, Maine

Re: Dartmouth Real Estate Co.
509 Forest Avenue
Portland, Maine

Dear Mr. McDonald:

In accordance with telephonic instructions from your office, we have changed door swings on the second and third floors in connection with the above-captioned job.

The walls of the Incinerator Room on the third floor have been changed from 6" cinder block as shown to 2" x 4" wood studs plastered both sides.

We are handing you herewith revised prints showing these changes.

Very truly yours,

William D. Tuttle

WADSWORTH, BOSTON & TUTTLE

WDT:L
Copy - Brown Construction Company
Enclosures
C-4832

LOCATION 50 Grant Ave

DATE 1/20/50

PERMIT Unit #1

INQUIRY

COMPLAINT

Ofs.

8th check.

It was not recommended these plans, but talked with Blvd Wardenwith some time ago and we found that this family large of this occupied by other than blue Chinese would not theoretically accommodate more than 20 persons and therefore did not require 2 doors (well separated)

BI-67

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine

Philip Shirley Wadsworth, A.I.A.
Royal Boston, Jr., A.I.A.
William Dana Tuttle, A.I.A.

January 11, 1950

Warren McDonald, Building Inspector
City Hall
Portland, Maine

Re: Dartmouth Real Estate Co.
509 Forest Avenue
Portland, Maine

Dear Mr. McDonald:

We are handing you herewith a set of plans and a copy of Bulletin #5 covering changes in connection with the above-captioned job.

The set of drawings does not contain Sheets #4, #5, #6 or #11. These sheets did not have any changes made on them.

Very truly yours,

William D. Tuttle

WADSWORTH, BOSTON & TUTTLE

WDT:L
Enclosures
C-4832

Building Inspector's Office

General Construction of Alterations to Building at 509 Forest Avenue, Portland, Maine, for the Dartmouth Real Estate Company

Bulletin #5
January 9, 1950
C-4832

Hadsworth, Boston & Tuttle
Architects
Portland, Maine

ADDENDA

This Bulletin is intended to cover, in general, Revision #2 of the Drawings dated January 5, 1950.

SHEET #1:

Make changes in Corridor partitions as shown and install new permanent partitions between Office #19 and unassigned space and between Office #20 and unassigned space. These partitions shall be constructed in accordance with paragraph 9.13 under "Carpentry."

Install all new Office division partition work as shown. These partitions shall be movable partitions in accordance with paragraph 9.12 under "Carpentry." Note that partitions enclosing Offices #15, #16, #17, and #18 shall have glass operating transoms from top of the standard height partition to ceiling. Coat Room partition shall be made up of standard units but shall have plywood panels in lieu of glass. Area above standard 7' height shall be the same as for other partitions in this area except plywood panels in lieu of glass.

Construct rail and gate in Office #19; and rail, gate, counter, and Cashier's Office in Office #20 as later detailed. Check desk in Lobby of Office #20 shall be to detail. Construct vault in new location as shown. Repair as necessary and install new handrails on the existing exit stair leading from second floor to ground.

Install new glass block windows and wood sash in place of doors leading to fire escapes from Work Room #2 and Office #19.

Janitor's Closets #1 and #2 shall be built in new location.

Incinerator Room shall be moved to third floor.

SHEET #2:

Build new Men's and Women's Toilets in location as shown. These are in lieu of the future Men's and Women's Toilets as shown. Build new Janitor's Closet as shown.

Build new Incinerator Room as shown. Same construction as specified for room on second floor.

Build new permanent partitions as shown.

Dartmouth Real Estate Company
Bulletin #5 (continued)

Note that Door Schedule has been rearranged on both second and third floors in accordance with these changes.

Omit fire escape leading from third to second floor fire escape. Install new glass block and wood sash window in lieu of door opening #326. Note that window opening #326 bears #333 on revised drawing.

SHEET #3:

This sheet has been altered to indicate changes entailing doors, relocation of incinerator air duct and chimney, etc.

SHEETS #4, #5, and #6 have no alterations.

SHEETS #7 and #8 - Plumbing Work - have been altered in accordance with new Partition and Office layouts in second and third floors.

SHEETS #9 and #10 - Sprinkler Work - have been altered in accordance with new Partition and Office layouts in second and third floors.

SHEET #11 has no alterations.

SHEETS #12, #13, and #14 - Heating - have been altered in accordance with new Partition and Office layouts in second and third floors.

SHEETS #7, #8, and #8E - Electrical Work - have been altered in accordance with new Partition and Office layouts on second and third floors.

SPECIFICATIONS:

SECTION V - Masonry - Page 20, Article 5.10

SECTION X - Lathing and Plastering - Page 32, Article 10.8

Omit beam fireproofing on all structural steel beams supporting the new third floor. All new columns in this area shall be fireproofed as specified.

All new structural steel beams and columns supporting masonry walls of Corridor from Stair Tower across existing second story roof shall be fireproofed as specified.

Fireproof existing steel beams, running parallel with Forest Avenue, from column #15 to center column and from column #16 to center column.

PERMIT ISSUED
JAN 23 1950
CITY of PORTLAND

APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, January 18, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 49/1816 *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 509 Forest Avenue Within Fire Limits? yes Dist. No. 1B

Owner's name and address Dartmouth Realty Co. Telephone

Lessee's name and address Telephone

Contractor's name and address Brown Construction Co., 562 Congress Street Telephone

Architect Wadsworth, Boston & Tuttle, 57 Exchange Street Plans filed yes No. of sheets 11

Proposed use of building Offices No. families

Last use " No. families

Increased cost of work 7,000. Additional fee 7.00

Description of Proposed Work

To make changes as shown on plans and specifications.

Permit Issued with Letter

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

Approved:
with letter by AJS

Dartmouth Realty Co.
Brown Construction Co.
Signature of Owner by: George F. Hurley Jr.

Approved: 1/26/50

INSPECTION COPY

Inspector of Buildings

~~10/2/50~~
~~9/5/50~~
~~11/2/50~~

EP 509 Forest Avenue

WAMcD/8/10/50

E.S.A. Looking for these missing lamps from Dartmouth Co. Just sent to you 8/31/50 to check up on what was missing. When we get notice

8/31/50

July 31, 1950

Wadsworth, Boston & Luttle
57 Exchange Street
Portland, Maine
Att: of Mr. Wadsworth

Two copies to architect for use with owner and contractor.

Gentlemen,

In connection with the alterations in the Building of Dartmouth Real Estate Company to provide quarters for the Associated Hospital Service of Maine, our inspector reports that the following minor details have not yet been provided:

1. No exit sign over doors 214 and 227, second floor.

2. No exit light over door 322 and no exit sign over door 324, third floor.

Will you be kind enough to get these matters cleared up and let us know so that we can issue the certificate of occupancy which is really required because the use is changed from Public Assemblage to Business.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

39-WV-66 87

BF 509 Forest Avenue

N/WMcD/8/10/50

July 31, 1950

Wadsworth, Boston & Tuttle
57 Exchange Street
Portland, Maine
Att: of Mr. Wadsworth

Two copies to architect for use with owner and contractor.

Gentlemen,

In connection with the alterations in the Building of Dartmouth Real Estate Company to provide quarters for the Associated Hospital Service of Maine, our inspector reports that the following minor details have not yet been provided:

1. No exit sign over doors 214 and 227, second floor.

2. No exit light over door 322 and no exit sign over door 324, third floor.

Will you be kind enough to get these matters cleared up and let us know so that we can issue the certificate of occupancy which is really required because the use is changed from Public Assemblage to Business.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/H

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, May 17, 1950

I, Ellis S. Hanson, as an employee of Otis Elevator Company, have personally supervised the installation or alterations to the elevator, hatchways and enclosures at 509 Forest Avenue as permitted under Building Permit _____, and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

Ellis S. Hanson
(Signature)

PORTLAND, MAINE, May 17th 1950

STATE OF MAINE

CUMBERLAND, SS:
Personally appeared the above named Ellis S. Hanson and made oath the statements by him subscribed are true.

Richard E. Harvey
Notary Public ~~Justice of the Peace~~

APPLICANT'S COPY

No. sheets 1

Proposed use of building " No. families

Material of outside walls of building brick, interior frame plaster

No. of stories 3 Style of roof flat No. of existing elevators in building none

Remarks Fee $ 2.00

Details of Proposed Work

Extent of work by elevator contractor new elevator

Extent of work by owner hatchway

Type of Elevator passenger, in new or existing shaftway new

Shaftway enclosed or open enclosed No. elevator stops 3

Capacity of elevator 2,000 pounds, Speed in feet per minute 100'

Material of cables steel No. and size of existing cables 4-½"

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

Minimum diameter of sheaves 30" Minimum clearance counterweights and overhead beams 3' 6"

Minimum clearance above car at topmost floor level 3' 6"

Minimum clearance buffer plates and springs when car is at lowest floor level 13 5/8"

Type of power electric Type of machine No. 1 or 6119 electric traction

Will elevator be equipped with the following safety devices:—governor? yes, car safety? yes, electric brakes? yes, automatic terminal stops at top and bottom? yes, slack cable stops? none, safety floor stops? none

If Passenger Elevator

Passenger capacity? 14 Area of platform 4' 8" x 6' Material of enclosure steel

No. of entrances 3 Type of gates door, interlocked yes automatic closing device? yes

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

Will doors in shaftway enclosure be interlocked? yes

If Freight Elevator

Area of platform _____ No. of sides enclosed _____ Height of enclosure _____

Will shaftway be enclosed? _____ Self-closing hatch gates? _____ Height? _____ Bi-parting doors? _____

No. outside entrances to shaftway? _____ Self-closing slatted gates? _____ Height? _____

approved
R.J. 5/25/50

Otis Elevator Co.
Signature of elevator contractor E. S. Hanson

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, _____

I, _____

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

_____
(Signature)

PORTLAND, MAINE, _____

STATE OF MAINE

CUMBERLAND, SS:
Personally appeared the above named _____ and made oath the statements by him subscribed are true.

_____
Notary Public ~~Justice of the Peace~~

INSPECTION COPY

GENERAL BUSINESS CONP

APPLICATION FOR ELEVATOR PERMIT

00116

CITY of PORTLAND

A-ESS

Portland, Maine, January 25, 1950

To the INSPECTOR OF BUILDINGS, Portland, Me.

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

Location 509 Forest Avenue Ward _____ Within Fire Limits? yes Dist. No. x 1B

Owner's name and address Dartmouth Real Estate Co., 95 Exchange Street

Elevator contractor's name and address Otis Elevator Co., 495 Fore Street Telephone 3-8058

Plans filed as part of application yes No. sheets 1

Last use of building Offices No. families _____

Proposed use of building " No. families _____

Material of outside walls of building brick, interior frame plaster

No. of stories 3 Style of roof flat No. of existing elevators in building none

Remarks Fee $ 2.00

Details of Proposed Work

Extent of work by elevator contractor new elevator

Extent of work by owner hatchway

Type of Elevator passenger, in new or existing shaftway new

Shaftway enclosed or open enclosed No. elevator stops 3

Capacity of elevator 2,000 pounds, Speed in feet per minute 100'

Material of cables steel No. and size of hoisting cables 4-½"

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

Minimum diameter of sheaves 30" Minimum clearance counterweights and overhead beams 3' 6"

Minimum clearance above car at topmost floor level 3' 6"

Minimum clearance buffer plates and springs when car is at lowest floor level 13 5/8"

Type of power electric Type of machine No. 1 or 6119 electric traction

Will elevator be equipped with the following safety devices:—governor? yes, car safety? yes, electric brakes? yes, automatic terminal stops at top and bottom? yes, slack cable stops? none, safety floor stops? none

If Passenger Elevator

Passenger capacity? 14 Area of platform 4' 8" x 6' Material of enclosure steel

No. of entrances 3 Type of gates door, interlocked yes automatic closing device? yes

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

Will doors in shaftway enclosure be interlocked? yes

If Freight Elevator

Area of platform _____ No. of sides enclosed _____ Height of enclosure _____

Will shaftway be enclosed? _____ Self-closing hatch gates? _____ Height? _____ Bi-parting doors? _____

No. outside entrances to shaftway? _____ Self-closing slatted gates? _____ Height? _____

approved 1/27/50

Otis Elevator Co.

Signature of elevator contractor E. J. Hanson

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, _____

I, _____

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

_____ (Signature)

PORTLAND, MAINE, _____

STATE OF MAINE

CUMBERLAND, SS:

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

_____ Public, Justice of the Peace

INSPECTION COPY

Permit No. 50/116

Location 509 Forest Ave

Owner Dartmouth Real Estate Co.

Date of permit 11/28/50

Elev. Cont.

Statement of tests rec'd. 5/19/50

Final Notif.

Final Inspn. 5/24/50

Certificate issued

NOTES

3/7/50 - Work started on elevator installation. ESS

5/16/50 - Left work & with Otis Elevator to send cap attachment of elevator tests. ESS.

5/24/50 - Work done. Insp. & material of cables, rat guards on metal plates. ESS.

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
00265
MAR 6 1950
CITY of PORTLAND

Portland, Maine, March 2, 1950

A--ESS

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 509 Forest Avenue Use of Building Store & Offices No Stories — New Building / Existing "

Name and address of owner of appliance Dartmouth Real Estate Co.

Installer's name and address Brown Construction Co., 562 Congress St. Telephone 4-0553

General Description of Work

To install incinerator

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Third floor Type of floor beneath appliance concrete

If wood, how protected? Kind of fuel

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace metal lath & plaster

From top of smoke pipe From front of appliance OVER 4' From sides or back of appliance 24"

Size of chimney flue 8" dia Other connections to same flue None

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

IF OIL BURNER

Name and type of burner Labelled by underwriter's laboratories?

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?

Type of floor beneath burner

Location of oil storage Number and capacity of tanks

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? How may tanks fire proofed?

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or combustible material from top of appliance

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented?

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Incinerator is to be connected to stack. See plans with general construction permit.

Amount of fee enclosed? 2.00 ($1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Permit Issued with Letter

APPROVED:
with letter by CEJ

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

Brown Construction Co.

Signature of Installer by: George Huston Jr.

INSPECTION COPY

Permit No. 50/265

Location 509 Forest Ave.

Owner Dartmouth Realty Co.

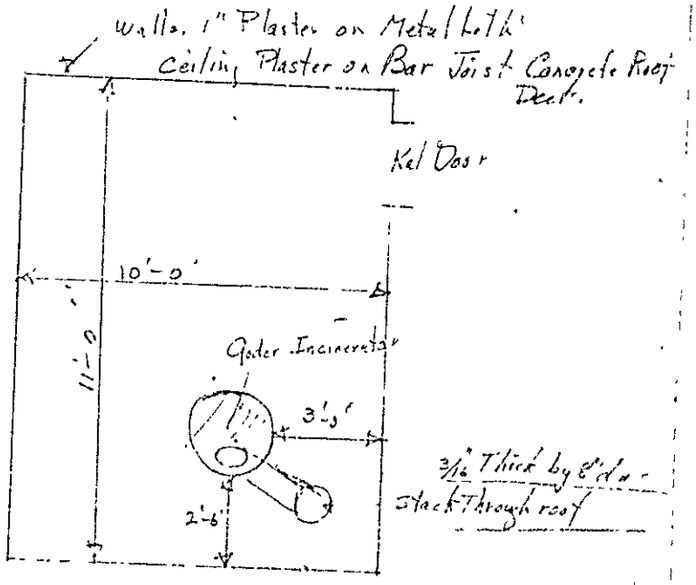
Date of permit 3/6/50

Approved 4/3/50

NOTES

3/7/50 - Work started

4/3/50 - Work done C.B.S.



For location in building see Archs. plans

See plans + Spec. for Incinerator + Stack.

Incinerator on 3rd Floor.
Dartmouth Real estate Co.
519 Forest Ave.

AP 509 Forest Avenue

March 6, 1950

Brown Construction Co.,
562 Congress Street
Portland, Maine

Subject: Permit for installation of incinerator in third story of building at 509 Forest Avenue

Gentlemen:

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

1. The metal stack to which the incinerator is to be connected must be kept a minimum of 6" away from the wood stud partitions plastered on metal lath and a greater clearance than this is desirable if it can easily be provided.

2. Care must be taken where the stack extends through the incombustible roof to provide clearance enough between the sides of the stack and the combustible roofing felts to prevent their ignition. Some clearance between the stack and the concrete is also desirable to allow for expansion of the stack.

3. A cleanout door is also required in the stack at a point a short distance above the floor.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJB/B

CC Dartmouth Real Estate Co.,
95 Exchange Street

GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

00168

A-ESS

Class of Building or Type of Structure Second & First Const.

Portland, Maine, February 9, 1950

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 509 Forest Avenue Within Fire Limits? Yes Dist. No

Owner's name and address Dartmouth Realty Company, 509 Forest Avenue Telephone

Lessee's name and address Telephone

Contractor's name and address Eastern Sprinkler Corp., 405 Fore Street Telephone 4-1421

Architect Specifications Plans yes No of sheets 2

Proposed use of building Offices No families

Last use " No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $

Fee $ 1.00

General Description of New Work

To extend existing sprinkler system (wet) to cover new second floor 3rd Floor as per plans ~~xxxxx~~ submitted.

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 Eastern Sprinkler Corp.

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 lot 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?

Girder 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:

OK - 2/11/50 - A. J. S.

Miscellaneous

Will work require disturbing of any tree or 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 Realty Company
Eastern Sprinkler Corporation

Signature of owner By: [signature] Engineer

INSPECTION COPY

Permit No. 50/1168

Location 509 Forest Ave

Owner Dartmouth Realty Co.

Date of permit 2/[illegible]/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 4/3/50

Cert. of Occupancy issued none

NOTES

4/3/50. Work done O.K. [illegible]

GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
00098
JAN 25 1950
CITY of PORTLAND

Class of Building or Type of Structure Installation

Portland, Maine, January 20, 1950

A-255

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following 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., Telephone

Lessee's name and address Telephone

Contractor's name and address M. B. Bourne & Sons, 56 Cross Street Telephone

Architect Specifications see alteration permit Plans No. of sheets

Proposed use of building Offices No. families

Last use No. families

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

General Description of New Work

To install mechanical ventilation for toilet rooms as per plans filed with alteration permit.

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

Details of New Work

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

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

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

Material of foundation 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:
1/25/50 - O.K. - A.J.S.

Miscellaneous

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

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

Dartmouth Realty Co.
M. B. Bourne & Sons

Signature of owner by: W. Cyrell

INSPECTION COPY

Permit No. 50/98

Location 609 Springbrook Blvd

Owner Cottonwood Realty Co

Date of permit 1/25/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn 4/15/50

Cert. of Occupancy issued

NOTES

4/15/50 - NW addition & [illegible]

1/23/56 - [illegible]

GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
61815
OCT 22 1949

Building or Type of Structure Second Class

Portland, Maine, October 10, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 509 Forest Ave. Within Fire Limits? yes Dist. No. 18

Owner's name and address Dartmouth Realty Co. Telephone

Lessee's name and address Telephone

Contractor's name and address Brown Construction Co., 568 Congress St. Telephone 40359

Architect ~~Miller & Feely, Inc.~~ Wadsworth, Boston & Tuttle 37 Exchange Specifications yes Plans yes No. of sheets 15

Proposed use of building Mercantile No. families

Last use " & Minor Assembly Hall No. families

Material brick No. stories 3 Heat Style of roof Roofing

Other buildings on same lot Fee $ 100.

Estimated cost $ 100,000.

General Description of New Work

To make alterations to building as per plan submitted.

INSPECTION NOT COMPLETE

Permit Issued with Letters

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** Brown Construction Co.

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size? Size

Corner posts Sills Girt or ledger board?

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED:

Miscellaneous

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

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

Dartmouth Realty Estate Co.
Brown Construction Co.

4-0359

Signature of owner By: George F. Hurston Jr.

INSPECTION COPY

NOTES

2-449

To Inspector: Many of the ways in this long letter will not be in the contract. There might be some construction that you can talk with Lieut. Pla and find out how they intend to best learning on excavating brick wall for 3rd floor joist. - WM

11/3/49 - Work not started TJH

11/28/49 - Same - Some material on job TJH

12/6/49 - Only electrical work being done now TJH

12/13/49 - Work started. Some steel in place for 3rd floor TJH

1/9/50 - The 3rd floor joists bear on brick wall (cut in) Many of the joists bear into the wall only 2½". If these plates are 4" wide, the bearing area will be sufficient. TJH

1/19/50 - Left G.T. to close on Southeast section 2nd floor. No wiring or plumbing to be covered until inspected and approved. E.S.S.

1/19/50 - Mr. Br-Baum doing work. Rain also subject to Lieut. Baum to the next meeting. E.S.S.

1/21/50 - Ventilation permit applied for. E.S.S.

1/23/50 - Permission given to close in, pending approval of Plumbing, Electric, Heating, Elev. Pint. and - Terminal E.S.S.

1/30/50 - Captain Cyrup on Southeast - spoke to Bldg. inspector E.S.S.

1/30/50 - Left G.T. with notes, permission

Dept. of Occupancy issued

Final Inspn.

Final Notify

INSPECTION NOT COMPLETED 1/31/51

Inspection Card

2/8/50 - Called Captain Smith to see if he would permit brick work to be laid out - John P. McGill

2/14/50 - Plastering work ready to finish on 1st floor

2/24/50 - Bronco is to install in cement. Elev. well only for inspection E.S.S.

3/9/50 - All notes promptly P.S.S.

4/3/50 - Inspection of plumbing work finished. Lindskoll E.S.S.

4/15/50 - Same as above E.S.S.

5/2/50 - No exit signs down 214 & 227 2nd floor. No exit light over door 322 on right door 324 3rd floor. E.S.S.

5/24/50 - Same E.S.S.

7/28/50 - Same as above

7/31/50 - Better attention above deficiencies

11/28/50 - Mr. Wadsworth said he would look into matters of exit signs & light. He will call me. Not this work has been done. E.S.S.

AP 509 Forest Avenue-I

October 22, 1949

Broom Construction Company
562 Congress Street
Wadsworth, Boston & Tuttle
57 Exchange Street
Dartmouth Real Estate Company
290 Baxter Boulevard

Subject: Building permit for alterations and change of use of the combination mercantile and assembly hall building at 509 Forest Avenue

Gentlemen:

Building permit for the above work is issued to the contractors, herewith, and with another letter which sets forth certain conditions pertaining to compliance with the Building Code upon which the permit is issued.

Upon inquiry from the architects since the application for the building permit was filed, it is found that the Building Code will allow the omission of the proposed outside fire escape extension from third to second floor and the door and doorway at third floor level leading thereto, on the basis that the new rear stairway from third to second floor on the north side will suffice as a rear means of egress on the north side of third floor if the same tenant is to occupy both floors and free passageway will be always afforded from this stairway through the room marked "work room #2" to door #268 leading to the present fire escape. If this were done the swing of door 268 need not be changed, also upon inquiry of the architect, it is found that fireproofing of all of the steel beams under the new third floor and of the new columns supporting that floor are not required on the basis that the building is not required to be of First Class Construction, and this new steel in [illegible] portion of the building will not be called upon to support masonry walls. [illegible] steel beams and the new columns, however, intended to support the masonry walls of corridor from stair tower across existing second story roof are required to be fireproofed.

It is understood that consideration will be given and the decision made whether or not to adopt these two alternates. In order not to delay issuance of the permit awaiting such decisions and the necessary revisions of the plans if the alternates are to be adopted, the permit is issued based on the plans and specifications as they are now.

If either or both of these alternates are adopted, it is necessary that the plans and specifications be revised and that the contractor file application for amendment to the permit now issued and with the application the revised plans and specifications for checking.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

A- 509 Forest Avenue-I

October 22, 1949

Brown Construction Company
562 Congress Street
Wadsworth, Boston & Tuttle
57 Exchange Street
Dartmouth Real Estate Company
290 Baxter Boulevard

Subject: Building permit for alterations and change of use of a part of a combined mercantile and assembly hall building at 509 Forest Avenue

Gentlemen:

This letter sets up conditions upon which the building permit is issued, and to establish good control and avoid misunderstandings, a copy of the letter is sent to the contractor with the request that it be given at the outset to the superintendent in charge of the job. Our inspector has instructions to go over this letter and any subsequent letters with the superintendent at the early stages of the work and as necessary later to the end that there may be good cooperation all the time for the benefit of the owner. A number of the items listed are not really conditions, but are given to clear up cooperation between plans and specifications, where doubt may appear, and to clear the matter up for our inspector and the superintendent in charge without research.

The permit is issued to the contractor, herewith, and with another letter of the same date relating to possible alternates, but subject to the following:

1. For protection of the building and all concerned, it is important that the main sprinkler valve be closed only the minimum length of time necessary to cut out any part of the sprinkler system being worked upon and bypass the remainder, and that alteration of the sprinkler system be planned so that the smallest areas of the building possible will be without protection for the shortest possible period.

It is understood that it will be necessary for one of the tenants to occupy a considerable part of the second floor temporarily while their quarters are being prepared. Care must be exercised, especially while the front stairs are not usable, so that other means of egress be available to the temporary occupants of any of the spaces, and to be as far separated as possible, the way to them clearly marked and kept unencumbered.

Since a substantial part of the building is now to be changed from assembly purposes to business and industrial class of use, notice for final inspection is required when the features controlled by the Building Code are completed, and it is not lawful to permanently occupy the new quarters until the certificate of occupancy for that use has been issued. We shall try to cooperate to the end that the difficulties of occupying the building before the work is completed may be met by means of temporary certificates or otherwise, and we ask cooperation of the contractor to that end.

2. Separate permits from this department, to be applied for by and issuable only to the actual installer are required for the following features, and the general contractor is expected to notify all of these installers except the installer of the electric tor of this fact: mechanical ventilation for toilet rooms etc., any mechanical ventilation permanently installed in the lounge room; incinerator; elevator; alterations and adjustment of sprinkler system (this application required with it plans of the changes bearing upon them stamp of approval of the New England Fire Insurance Rating Association or some equivalent authority).

3. Though clearly stipulated in the specifications, all welding in shops in the Portland area and all welding on the job is required to be done by welders who have previously been certified here as having been qualified under the procedure of the American

Welding Society (no other procedure will do) within one year prior to the date on which the welding is to be done, and who carry proof of that certification by way of certificate. This is particularly emphasized because, while there are many welders in Portland and the fact that they are not certified here is not taken to mean that they are not competent welders, only a few welders have bothered to go through with the certification procedure and keep their certificates effective by going through with the procedure and renewing the certificates every year.

If the steel joists are manufactured in local shops the welding on them must be by welders certified as above. If, however, the joists are to be manufactured in shops outside of the Portland area, advantage may be taken of the procedure authorized on page 171 of the Code Appendix by the general contractor having the manufacturer supply in writing to this department a blanket certification to the effect that all welding has been designed and that all shop welding has been performed according to the procedure and by properly qualified welders as set forth in the Code and qualification procedure established by the American Welding Society. The contractor should proceed to get this blanket certification as soon as the supplier of the joists is known so that delay in erecting the joists may not take place after they have arrived on the job.

4. In the same manner as required for the usual closing-in inspection, notice is to be given to this office when the solid gypsum blocks have been attached to steel beams and new columns supporting masonry walls on the second story roof and the plaster is not to be applied until our green tag is left at the job.

5. All required fire doors are required to bear upon them the label of the Underwriters Laboratories, Inc., identifying each door as approved for the use intended, as follows: No. 210 corridor to incinerator room—Class C, to be set in structural metal frame(not metal covered), to have incombustible threshold and to be self-closing by means of liquid door closer with heat-sensitive automatic closer allowed; No. 301 from stair hall to roof and 401 from elevator machinery room, Class C, D, E or F—sills of threshold to be of incombustible material, and frames to be structural metal or hollow metal (not wood metal covered); doors to elevator enclosure, Class B, sills or thresholds of incombustible material and frames, if any, of structural or hollow metal (not metal covered), doors to be automatic-closing or self-closing, or if neither of these is feasible, to be interlocked with elevator mechanism and so arranged that they can be opened from the outside only by using a key.

6. As stipulated in the specifications windows 304 to 310 inclusive, in walls of new corridor on second story roof, to be glazed with wire glass.

7. Only two places are noted where questions may arise as to installation of sprinkler heads. In concealed space over hung ceiling of second floor corridor where, if there is to be no combustible material at all exposed in the concealed space, sprinkler heads may be omitted because of the difficulty of servicing them. If combustible material is to be exposed in this space, need for sprinkler heads and access to them is likely. It is not clear whether a sprinkler head is intended both beneath the elevator machinery room slab and beneath the roof of the machinery room. There will be a head beneath the machinery room slab, of course, but objection is often raised to one under the roof of the penthouse because of the question of freezing. That question will have to be settled because the regulations do not look favorably upon a so-called "cold weather valve".

8. Solid brickwork is to be bonded every sixth course instead of every seventh as specified. Note metal ties for cavity wall are specified to be rust resistive and 3/16" thick.

Framing of new front stairs and landings, especially 6x6 floor beams are required to be anchored to existing walls and elevator enclosure walls at every opportunity, not more than 8' from center to center by means of metal anchors 1½" x 3/8" x 16" long, fastened to the bottom edge of the wooden member.

Wherever plastered ceilings are to meet masonry walls which are or are to be plastered using wooden strapping, non-burnable fire stops are required.

9. There may be some deficiency in area of thin glass in windows of elevator machinery room, area of glass required to be no less than 1/4 of the area of the elevator shaftway. That glass to be clear not more than 3/16" in thickness instead of the wire glass indicated on the plans.

The grating in machinery room floor requires such openings as will reject a ball larger than one inch in diameter.

10. Door 326, office No. 4 to proposed fire escape, to be 3' wide instead of 2' 10". Door 322, lounge room to office No. 5, and 323 from office No. 5 to corridor required as second exit from lounge room. Lounge room figures to possible capacity of more than fifty, in which case door 323 to swing toward corridor and also double doors 321. Door 317 from third floor unassigned space to corridor to swing toward corridor. Door 231 to second floor hall from new stairway enclosure in rear on south side to be 3' wide instead of 2' 10". Door 226 on opposite side would have to be the same if fire escape extension is eliminated.

If offices 8, 9, 10, 11 and 12, including any space for the public would ever accommodate more than fifty persons at one time, door 224 should swing toward corridor, and double doors 225 also.

11. All doors and passageways constituting a part of required means of egress except those used habitually for entrance are required to be marked by standard exit signs, directional or otherwise, letter of word "exit" show red, no less than 6" high, on appropriate background. See Section 215-e-4. The architect should work out these locations and designate to contractor, and we will cooperate. There are some exit lights which may be used of course in lieu of signs but exit lights are not required except over door 322 from lounge room, if that room would accommodate more than fifty persons at one time because this room has to be classified as a minor assembly hall. White lights are required outside of each exit door to fire escapes, and the white lights in all stair towers counted as means of egress should be on separate circuits, marked on the panel "exit lights".

12. Hardware is under an allowance or to be furnished by the owner, but well in advance of need of buying it, the kind of door hardware required on all doors counted as means of egress should be determined by the architects, and we will check it if designation is made as to whether or not the locksets will be vestibule latchsets or anti-panic hardware rather than using catalogue designations. With reference to Section 212-e-2.5 it will be seen that all doors part of a means of egress accommodating more than twenty persons (this will include some of the larger offices) require auchlocks or latches, and only such, that all fastenings that would keep the door from opening will be instantly released, without special knowledge or ability, merely by turning the customary knob or by pressure on a plate or lever (this is commonly termed a vestibule latchset). Of course anti-panic hardware is always acceptable, and it appears that the existing doors leading to rear fire escapes and the double entrance doors at Forest Avenue are so equipped. The double doors on the second floor to the stair tower are only partially so equipped, and must receive some treatment. Difficulties arise where double doors are used as part of a means of egress with each leaf less than 3' wide (this is the case in a number of instances on this job). The vestibule latchset is expected to make available quickly a doorway at least 3' wide. Thus with double doors some arrangement must be supplied to make the "standing" door available quickly simultaneously with the "working" door.

13. It is assumed that the architects have thoroughly investigated the capacity of the present column footings to take the very substantially increased loads, not relying on the arrangement of the building obviously for a future third floor to establish that fact.

Brown Construction Company
Nadworth, Boston & Tuttle
Dartmouth Real Estate Company

October 22, 1949

The mortar specified for the brickwork appears to be somewhere between combination mortar and lime mortar, and it is assumed that the design of bearing plates did not exceed 110 pounds per square inch compression on the brickwork.

If cooking appliances in the lounge room other than the portable, plug-in type are contemplated, separate permits for their installation are required and maybe some of them will require ventilated hoods. If food were to be sold in the lounge room for consumption there, the Health Department has jurisdiction over the appointments and over the ventilation of the room.

Presumably the floors of vaults have been designed for a heavier load than the 50 pounds per square foot for the offices; also that location of any heavy equipment like safes has been anticipated and the floor made stronger accordingly or else all of the office floors have been investigated or designed on the basis of Section 306-a-3.

With reference to Section 702-b-4, the design of the floor slab of elevator machinery room requires a strength to support 300 pounds concentrated on any four square inches (not every four square inches simultaneously).

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

CC: To contractor for his superintendent

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CERTIFICATE OF OCCUPANCY

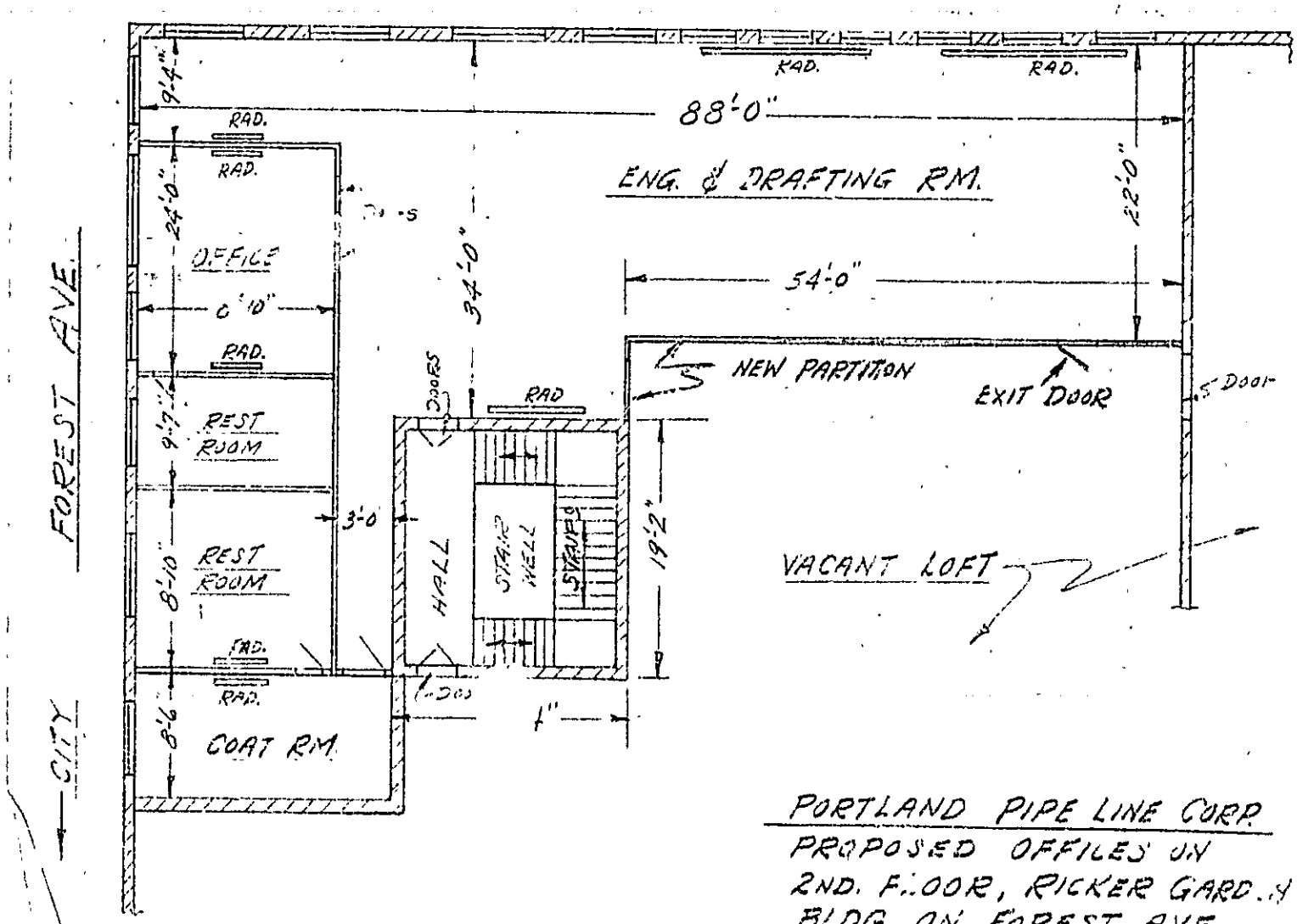
This is to certify that the building at 50 Forest Avenue, built altered under Building Permit No. 47/1273, has been finally inspected and may now be occupied for the purpose of mercantile use.

Date: 7/21/47

Inspector of Buildings

Issued to Portland Pipe Line Corp.

(Conditions attached on reverse side)



PORTLAND PIPE LINE CORP.
PROPOSED OFFICES ON
2ND. FLOOR, RICKER GARD.
BLDG. ON FOREST AVE.
PORTLAND, ME.

NO. SCALE.
T.A.B. JUNE, 6, 1947.

SKETCH NO. H-218

AP 509 Forest Avenue-I
(Alterations for Portland
Pipe Line Corp.)

June 9, 1947

Portland Pipe Line Corp.
335 Forest Avenue
Dartmouth Real Estate Co.
290 Baxter Boulevard

Subject: Building permit for alterations in second story of building at 509 Forest Avenue

Gentlemen:

Building permit for the above work is issued subject to the following:

I am told that the balance of second floor not to be occupied by Portland Pipe Line Corp. is now and probably will be kept vacant during the term of the Pipe Line's temporary occupancy.

If the balance of the second floor should be occupied for any purpose, the emergency means of egress for the employees of the Pipe Line Company would be unlawful under Section 212a1.4 of the Building Code which forbids counting a means of egress if it leads through the private quarters of others than the parties which the means of egress is intended to serve.

It is necessary that the passage from the exit door from the drafting room to the rear fire escape be kept clear and available at all times in case of emergency, and whenever employees are in the new engineering office in the dark hours, suitable means of illuminating this passageway should be provided.

The new exit door in the new partition should be no less than 30 inches wide and no less than 6 feet 4 inches high.

Because the last established use of this second story was for public assemblage, this change to mercantile use constitutes a change of class of use which requires from this office a certificate of occupancy before the space may be lawfully used by the Pipe Line Corp.. Also note the requirement of the Building Code for notice of readiness for closing-in before any of the work is covered from view.

About the only construction work involved is the new partition, and I note that it is to be covered on one side only. We do not have the name of the contractor who is to build the partition, but you should make sure that he understands the minimum requirements for the partition--no less than 2x3 studs, set upright, no more than 16 inches from center to center, and that it would be best for him to notify this office before putting on any of the wallboard so that there will be no possibility of trying to make closing-in or final inspection and find that something about construction of the partition is contrary to the Building Code and thus hold up the certificate of occupancy.

Very truly yours,

Inspector of Buildings

WMcD/S

PERMIT ISSUED
01273
JUN 9 1947

APPLICATION FOR PERMIT

Class of Building or Type of Structure First-Class

Portland, Maine, June 7,1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ect 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 505 Forest Ave. Within Fire Limits? yes Dist. No. 1B

Owner's name and address F.A.Rumery 9 Ricker Park Telephone

Lessee's name and address Portland Pipe Line Corp. 505 Forest Ave. Telephone 2-1944

Contractor's name and address ~~Gerald Cole 50 Read St,~~ Main office 335 Foerst Ave. Telephone

Architect Specifications Plans No of sheets

Proposed use of building mercantile No. families

Last use same No. families

Material brick No. stories 2 Heat steam Style of roof flat Roofing T&G

Other buildings on same lot

Estimated cost $200 Fee $ 1.00

General Description of New Work

To construct 54' partition as per plan for office space as per plan
2x3 studs 16"O.C. sheetrock one side

area of floor 90x90 = 8,100
107x90 = 9630
17,730
2 stories and close
foundation = 18000 } OK

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.

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind dressed hemlock Dressed or full size? Size

Corner posts Sills Girt or ledger board?

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?

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

APPROVED:

Signature of owner F.A. Rumery
Portland Pipe Line Corp.

INSPECTION COPY

H
79E

Permit No. 47/1273

Location 509 Forest Ave

Owner Portland Pipe Line

Date of permit 6/9/47

Notif. closing-in

Inspn. closing-in

Final Notif. 6/12/47

Final Inspn. 6/19/47 OK

Cert. of Occupancy issued 6/21/47

NOTES

6/13/47 work completed (corrugated) sidewalk 24" o.c. actual thickness 16" o.c.

6/14/47 Notified Mr. Cassidy Gas Pipe will put in 4 stud making thickness 12" o.c.

6/19/47 Plaster partition studding 12" o.c. OK

COPY

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Dartmouth Real Estate Company Date of Issue February 18, 1948

This is to certify that the building, premises, or part thereof, indicated below, and ~~built~~—altered—changed as to use at 309 Forest Avenue
under Building Permit No. 47/3184, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
Entire Second Story	Mercantile Office, front north side Church, front south side Entire rear, unused except for exit purposes for above uses

Limiting Conditions:
Passageways through rear portion to emergency exits always to be kept clear and accessible to users of front portion. Church use to be immediately discontinued if any part of 2nd story is put to any hazardous use, or any use which would threaten safety of users of church occupancy, as per order of the Municipal Officers of 11/17/47.

This certificate supersedes certificate issued June 21, 1947

CC: Beth-el Temple

Inspector of Buildings

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

509 Forest Ave. — Various uses.
Dartmouth Realty Co. owner

two separate areas and uses

Basement — Bond Bread, distribution of bakery products. Products delivered here and taken over for local delivery in trucks.
City delivery trucks kept in basement.

Brown Motors, repair garage, reconditioning and ferder work.

Entire first flr. General Motors parts division.

Second Flr — Engineering Dept. Portland Pipe Line.

Beth-El Temple
Jewish services.

AF 509 Forest Avenue-I

November 22, 1947

Beth -el Temple
Attn: Mr. Carl Zolov
509 Forest Avenue
Portland, Maine

Subject: Permit for minor alterations in second story of building at 509 Forest Avenue and change of use of a portion of second floor for a Church

Gentlemen:

Building permit for the above work and change is issued herewith to the tenant, subject to the following:

1. It became possible to put the question of approval of the building permit before the Municipal Officers as to their approval of the permit on the basis of not providing certain fire resistive partitions between the proposed church use and the existing mercantile use on second floor, at the meeting of the Board on November 17. The Board voted to approve the permit, "provided that the church use shall 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 safety of the users of the church occupancy."

2. Mr. Zolov was to have a new lock placed on one of the pair of entrance doors to the area which you are to use for security against persons entering from the outside, this lock to be of such a type that both doors would open immediately outwards upon pressure from the inside on the anti-panic bar on the other door or against the door itself.

3. Arrangements are to be made so that passage through the rear space on the second floor now vacant will always be open and unobstructed to the exit door at the top of exit stairs on the extreme south side of building. The exit light over this exit door is to be made operative on the part of the tenants of Beth-el Temple area, sufficient white light is to be provided on the same circuit as this exit light to adequately illuminate the passageway through the vacant area, and sufficient white lights on the same switch to be provided in the emergency exit stairway and at least one light outside of the exit doorway at the foot of the stairway. Arrangements should also be made with the owners of the building so that parking of automobiles will not be permitted outside of this exterior exit doorway in such a way as to obstruct free and clear exit and getting away from the outside of the exit doorway without obstruction (an automobile did block this means of egress the day I was there).

4. Where the former dance floor was built on the concrete floor, a plank filler, beveled, was put in so as to avoid an abrupt difference in level between the wooden dance floor and the concrete floor of the building. When I was there, part of this level toward the passageway to the rear exit stairway had been removed to fill in in another place. Mr. Zolov was to see to it that this beveled plank was replaced so that persons in the Beth -el Temple area, if compelled to use the emergency exit, would not suffer an abrupt change of level anywhere in the passageway of perhaps two inches--thus to avoid disaster in time of emergency.

5. Movable seats are to be used, and the Building Code provides that aisles with access to them from all seats in such auditoriums shall be provided and arranged to lead to the means of egress by the most direct line of travel possible in each situation; that where spaces between rows of seats, are not wide enough for easy passage, cross aisles shall be provided with no more than 20 rows of chairs between them, such

cross aisles to be no less than 44 inches wide; that aisles with seats on both sides of them shall have minimum width of 36 inches, and those with seats on only one side, 24 inches.

6. When all of these arrangements have been made, notice to this office of readiness for final inspection is required, and if everything is found in order, the required certificate of occupancy will be issued.

Very truly yours,

Inspector of Buildings

MMcb/S

CC: Dartmouth Real Estate Company
290 Baxter Boulevard