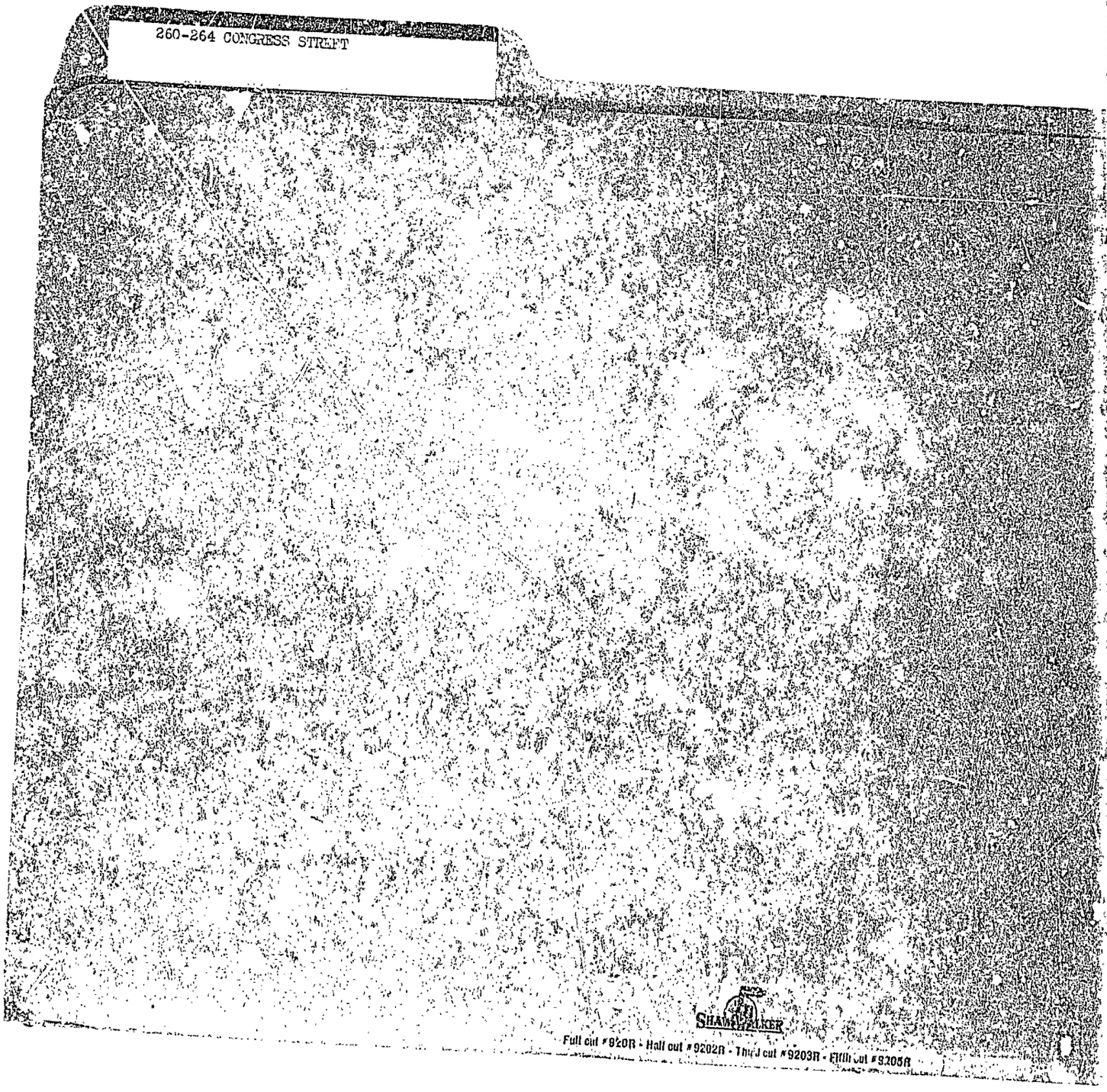

260-264 CONGRESS STREET
SHAW-WALKER
Full cut #920R - Half cut #9202R - Third cut #9203R - Fifth cut #9205R

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

Location: 246-264 Congress Street

INSPECTION COPY
COMPLAINT NO. 82-46 Date Received June 10, 1982

Location 246-264 Congress St. Use of Building housing for elderly

Owner's name and address ~~City of Portland, Maine~~ Telephone

Tenant's name and address Donalco Inc.-Main St. So. Portland Telephone 767-3248

Complainant's name and address Joe Gray- Urban Dev. from City Council Telephone

Description: Debris going onto street and sidewalk from demolition, chute not being used.

NOTES: Chute OK - Intend - dust coming from sidewalk Re-Constructing across street.

CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

April 26, 1982

Donalco Company
141 Main Street
South Portland, Maine 04106

Re: 248-264 Congress Street &
109-115 India Street

Dear Sir:

I have reviewed the change in plans for 248-264 Congress Street and 109-115 India Street and find no problems with this revision.

If I can be of any service, or if you have any questions on this matter, please call 775-5451, Ext. 346.

Sincerely,

P. S. Hoffses
Chief of Inspection Services

PSH/jmr

PERMIT NUMBER 9352

Date Issued 10-4-60

PORTLAND PLUMBING INSPECTOR

By J P Welch

APPROVED FIRST INSPECTION

Date Oct. 5-60

By JOSEPH P. WELCH

APPROVED FINAL INSPECTION

Date Oct. 13-60

By JOSEPH P. WELCH

TYPE OF BUILDING

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

PERMIT TO INSTALL PLUMBING

Address: 260 Congress St. Congress Street

Installation For: City of Portland (Recreation Building)

Owner of Bldg.: City of Portland

Owner's Address: 389 Congress

Plumber: Richard P. Waltz

Date: 10-4-60

NEW	REP'L	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES		
1		TOILETS	1	$2.00
		BATH TUBS		
		SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
1		Urinal	1	2.00
			Total 2	$4.00

3

5M 12-53 ☐ PORTLAND HEALTH DEPT. PLUMBING INSPECTION

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 3750

Address 260-264 Congress St. cor. India St.

Installation For Model Family Practice Unit

Owner of Bldg.: Maine Medical Center

Owner's Address: 22 Bramhall St.

Date: 7-1-74

Plumber: ~~XXX~~ W.G. Savage

247 Foreside Rd., Falmouth, Me.

Date Issued July 1, 1974

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. Rough Insp.

Date JUL 26 1974

By

App. Final Insp.

Date SEP 3 1974

By ERNOLD R. GOODWIN CHIEF PLUMBING INSPECTOR

Type of Bldg.

- ☐ Commercial
- ☐ Residential
- ☐ Single
- ☐ Multi Family
- ☐ New Construction
- ☐ Remodeling

NEW	REPL.		NO.	FEE
		SINKS	1	2.00
1		LAVATORIES JUL 8 1974	14	14.00
14		TOILETS	6	3.60
6		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE JUL 10 1974		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		Base Fee		3.00
		TOTAL	21	22.60

Building and Inspection Services Dept.: Plumbing Inspection

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

August 4, 1971

City of Portland

With relation to permit applied for to demolish a building or portion of building at 260 Congress Street it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspection Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

R. Lovell Brown
Director

h

Eradication of this building has been completed.

R. Lovell Brown

Contractor:
Santino Viola

8.6.71
"No evidence of rodent activity"
Unit: Ben Bldg.

APPLICATION FOR PERMIT

PERMIT ISSUED
AUG 9 1971
836
CITY of PORTLAND

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

Portland, Maine, August 4, 1971

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 260 Congress Street ..... Within Fire Limits? ..... Dist. No. .....

Owner's name and address City of Portland ..... Telephone .....

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

Contractor's name and address Santino Viola, 12 Frost St. ..... Telephone .....

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

Proposed use of building ..... No. families .....

Last use Recreation building ..... No. families .....

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

Other buildings on same lot .....

Estimated cost $ ..... Fee $ 10.00

General Description of New Work

To demolish existing recreation building

Sent to Health Dept. 8/4/71

Rec'd from Health Dept. _____

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*** Viola

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) ..... in. 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? .....

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

City of Portland

CS 301

INSPECTION COPY

Signature of owner By: .....

Permit No. 71193
Location 260 Congress St.
Owner City of Portland
Date of permit 7/9/71
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

NOTES

8/30/71
2/3rds demolitioned
H.

11/2/71
Demolitioned
H.

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
#11855
SEP 5 1958
CITY of PORTLAND

Portland, Maine, Sept. 5, 1958

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 260 Congress St. Use of Building Recreation Bldg. No. Stories 2 ~~New~~ Building / Existing "

Name and address of owner of appliance City of Portland Maine, 389 Congress St.

Installer's name and address Gould Farmer Co. of Maine Inc. 70 Free St. Telephone 3-8187

General Description of Work

To install Oil burning equipment in connection with existing steam heat. (conversion)

IF HEATER, OR POWER BOILER

Location of appliance ..... Any burnable material in floor surface or beneath? .....

If so, how protected? ..... Kind of fuel? .....

Minimum distance to burnable material, from top of appliance or casing top of furnace .....

From top of smoke pipe ..... From front of appliance ..... From sides or back of appliance .....

Size of chimney flue ..... Other connections to same flue .....

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

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? .....

IF OIL BURNER

Name and type of burner Petro-gun type Labelled by underwriters' laboratories? yes

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

Type of floor beneath burner concrete Size of vent pipe 1¼"

Location of oil storage basement Number and capacity of tanks 2-275 gals.

Low water shut off yes Make McDonnell-Miller No. 47

Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance ..... Any burnable material in floor surface or beneath? .....

If so, how protected? ..... Height of Legs, if any .....

Skirting at bottom of appliance? ..... Distance to combustible material from top of appliance? .....

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

Size of chimney flue ..... Other connections to same flue .....

Is hood to be provided? ..... If so, how vented? ..... Forced or gravity? .....

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

.....

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

APPROVED: C.R. 9-5-58 Wm

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

Gould Farmer Co. of Maine Inc.

Signature of Installer by: E. Allen

C17 MAINE PRINTING CO.

INSPECTION COPY

~~9/26~~ 10/20 C-1

Permit No. 58/1885

Location 260 Congress St

Owner City of Portland

Date of permit 9/5/58

Approved 10-1-58 [illegible]

NOTES

1. Fill Pipe
2. Vent Pipe
3. Kind of Heat — Steam
4. Burner Rigidity & Supports
5. Name & Label
6. Stack Control
7. High Limit Control
8. Remote Control
9. Piping Support & Protection
10. Valve in Supply Line
11. Capacity of Tanks
12. Tank Rigidity & Supports
13. Tank Distance
14. Oil Gauge
15. Instruction Card
16. Low Water Shutoff

9-24-58 Work Started [illegible]

INQUIRY BLANK Erie

ZONE B

FIRE DIST. 1

OK MR 10/27/54

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date Oct. 22, 1954

Verbal
~~By Telephone~~

LOCATION 260 Congress St. OWNER City of Portland

MADE BY Jack Crain TEL. 4-1459

ADDRESS Recreation Dept.

PRESENT USE OF BUILDING NO. STORIES

LAST USE OF BUILDING CLASS CONSTRUCTION

REMARKS

INQUIRY 1 - Would it be allowable to park one truck and one station wagon in small area beside Recreation Building between this building and fence of North School yard, space being about 7½' wide and 40' deep.

ANSWER 1 - Such a use is permissible as long as not more than one commercial vehicle is parked there.

DATE OF REPLY 10/22/54 REPLY BY A. J. Sears

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
02044
OCT 15 1951
CITY of PORTLAND

Portland, Maine, October 15, 1951

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 260 Congress Street Use of Building Recreational Bldg No. Stories New Building / Existing "

Name and address of owner of appliance City of Portland

Installer's name and address Acme Engineering Co., 46 Market Street Telephone 5-0011

General Description of Work

To install indirect water storage heater for domestic hot water

IF HEATER, OR POWER BOILER

Location of appliance or source of heat basement at boiler Type of floor beneath appliance concrete

If wood, how protected? Kind of fuel coal

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 6'

From top of smoke pipe none From front of appliance over 4' From sides or back of appliance over 3'

Size of chimney flue Other connections to same flue

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

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?

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

Type of floor beneath burner

Location of oil storage Number and capacity of tanks

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

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

Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or combustible material from top of appliance

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

Size of chimney flue Other connections to same flue

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

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

This water heater is connected to existing boiler/

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

APPROVED:
OK 10-15-51 Pmf

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

Acme Engineering Co.

INSPECTION COPY

Signature of Installer by: R. [illegible]

11-17-52

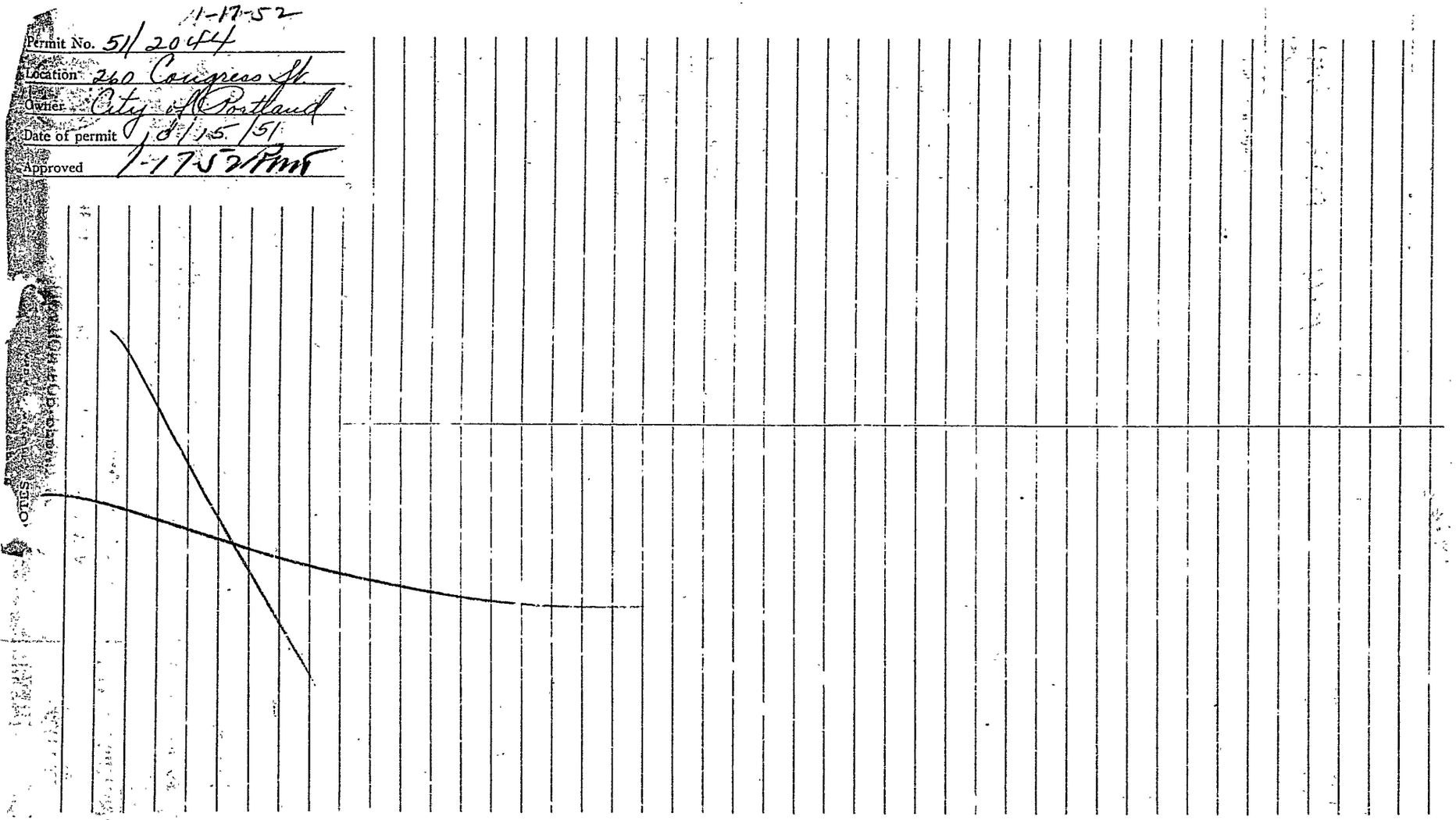
Permit No. 51/2044

Location 260 Congress St.

Owner City of Portland

Date of permit 10/15/51

Approved 11-17-52 PMS



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

01315

Class of Building or Type of Structure Second Class

Portland, Maine, July 1, 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter repair ~~demolish~~ 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 260 Congress Within Fire Limits? yes Dist. No. 1

Owner's name and address City of Portland Telephone

Lessee's name and address Telephone

Contractor's name and address Robert Verrier Construction Co., 65 Commercial St. Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building ~~Recreation Hall~~ " No. families

Last use No. families

Material brick No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 50. Fee $ .50

Health Notices to Health Officer and thus

General Description of New Work

To reloaate existing door between basement assembly hall and men's toilet room.

Door to vestibule to be at least 24" wide and made self-closing in such a way that there will be little chance of both doors being open at the same time.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

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?

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

City of Portland

APPROVED:

Signature of owner By: Wm. C. Barton

INSPECTION COPY

Permit No. 46/1315

Location 2606 Congress St

Owner City of Portland

Date of permit 7/19/46

Notif. closing-in

Inspn. closing-in

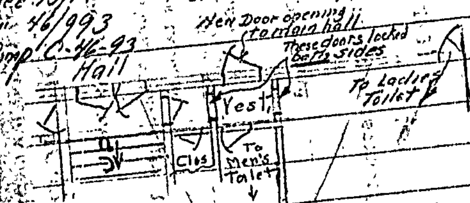
Final Notif.

Final Inspn. 7/25/46. [illegible]

Cert. of Occupancy issued None

NOTES

Sec 45/19
" 46/993
Comp. C-46-93



7-25-46. Layout for basement toilets as of this date.

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND 3, MAINE

RECEIVED
JUN 5 1946
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

June 4, 1946

Mr. Warren McDonald
Inspector of Buildings
Portland 3, Maine

Re: Alterations- Toilet Room
Lee Recreation Building

Dear Sir:

Your letter of June 3 regarding the above job received, and description of method of handling the door at the foot of the main stairway in the lower hall is very clearly stated, and will be carried out as you have suggested.

Regarding the notation on the India Street entrance "Provide entrance lock here", it is the intention that this door will be treated exactly the same as the main front entrance door, which does have a lock on it. The door can always, of course, be opened from the inside.

Sincerely yours,

John Howard Stevens

JHS:MM

cc Robert A. Verrier Construction Co.
William P. Banton
James E. Barlow, City Manager

ATH
BSS
BLT
PH
AJS
AL
BS

AP 260 Congress Street,
corner of India St.-I

June 5, 1946

Robert Verrier Construction Company
65 Commercial Street
Messrs. John Howard & John Calvin Stevens
187 Middle Street

Subject: Alterations as to toilet room arrangement in Granville Lee Recreation Building at 260 Congress Street, corner of India Street

Gentlemen:

Permit for the above work is issued to contractor, subject to the following:

At our recent conference the problem arose as to locks and hardware on the double entrance doors to the multiple social hall in the basement in view of the toilet room change. Due to the unusual way in which the hall in the basement would be used at times, all parties concerned feel that it is necessary to have the entrance doors to the basement hall at the foot of the stairs to Congress Street locked against persons on the inside of the hall.

Inasmuch as there are two exits from this lower hall besides the entrance doors, and these exits are ample to take care of means of egress for the capacity of the hall without counting the entrance doors, it appears that no violence will be done to the requirements of the Building Code for such a place of assemblage if precautions are taken to make sure that these entrance doors are and cannot be locked against persons on the inside getting out whenever the basement hall is being used in such a way that these doors are used for entrance from Congress Street. In talking this matter over with the architect the conclusion was reached that the best way to accomplish this matter of locking these entrance doors is to provide a wooden bar on the Congress Street side, pivoted on the "standing" door of the double doors to drop into a loop or socket from the other door of the pair. This bar would be equipped with a staple or loop on the standing door and a hasp on the end of the bar with padlock, so that when the double doors were to be used for entrance the bar could be pivoted into a vertical position on the standing door and locked in place with the padlock.

I believe there is no exit light over these double entrance doors, but if there is, for this temporary period, the exit lights should be completely removed, especially as it is not required when the doors are used for entrance, and no exit lights should be there if the doors would be locked on some occasion.

On the original plans of these changes there is a notation outside the exit door to India Street from the basement level: "Provide entrance lock here". It is not clear what that means but no lock of any kind is permitted on that door which would defeat the purpose of the anti-panic hardware.

Very truly yours,

Inspector of Buildings

MJOD/S

CC: Mr. William P. Benton
418 Congress Street

Memorandum from Department of Building Inspection, Portland, Maine

260 Congress St.---Alterations in Lee Recreation Building by Verrier Const. Co. for City of Portland---4/27/46

Original to Messrs J.H. & J.C. Stevens

To Contractor and Architect:

After talking with Mr. Stevens on 4/27/46, it is my understanding that he is to talk with Health Dept. people about their objections to the new arrangement, make whatever changes are necessary on the plans and file new arrangement with application for the permit. In the meantime we are to hold the permit here.

CC Robert Verrier Construction Co., 65 Commercial St.

(*Signed*) **Warren McDonald**
Inspector of Buildings

No. families

Material brick No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 300. Fee $ 1.00

Health P... to Health Officer and thus ✓

General Description of New Work

To cut in two new doors, first floor, in men and women's toilet rooms.
To construct two non-bearing partitions to separate toilet rooms as per plan.
Studs 2x3 and 2x4, 16" O.C., covered with sheetrock both sides.
Doors to vestibule and toilet rooms to be at least 24" wide and made self-closing in such a way that there will be little chance of both doors being open at the same time.

See plan approved 5/24/46 + letter of 6/3/46

Permit Issued with Letter

Sent to Fire Dept. 4/24/46
Rec'd from Fire Dept. 4/25/46

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED Oliver T. Sanborn
CHIEF OF FIRE DEPT.

Miscellaneous

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

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

City of Portland

Signature of owner By: R A Verrier Const Co. C. H. ... Supt

INSPECTION COPY

PERMIT ISSUED
00993
JUN 5 1946

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, April 24, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to alter 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 260 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address City of Portland Telephone

Lessee's name and address Telephone

Contractor's name and address Robert Verrier Construction Co., 65 Commercial Telephone 4-2684

Architect John Howard & John Calvin Stevens Specifications Plans yes No. of sheets 1

Proposed use of building Assembly Hall No. families

Last use " No. families

Material brick No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 300. Fee $ 1.00

Health Notices to
Health Officer and thus ✓

General Description of New Work

To cut in two new doors, first floor, in men and women's toilet rooms.
To construct two non-bearing partitions to separate toilet rooms as per plan.
Studs 2x3 and 2x4, 16" O.C., covered with sheetrock both sides.
Doors to vestibule and toilet rooms to be at least 24" wide and made self-closing in such a way that there will be little chance of both doors being open at the same time.

See plan approved 5/27/46 + letter 6/3/46

Permit Issued with Letter

Sent to Fire Dept. 4/24/46
Rec'd from Fire Dept. 4/25/46

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED: Oliver T. Sanborn
CHIEF OF FIRE DEPT.

Miscellaneous

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

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

City of Portland

Signature of owner By: R A Verrier Const Co. [illegible] Supt.

INSPECTION COPY

Permit No. 46/ 993

Location 260 Congress St.

Owner City of Portland

Date of permit 5/3/46

Notif. closing-in

Insp. closing-in

Final Notif.

Final Inspn. 3/8/47. O.K.

Cert. of Occupancy issued None

See 45/19
46/1375
Comp. C 46-93

NOTES

3/8/47 Work Completed, [illegible] V.S.O. [illegible] vacated. Special locking for [illegible] front doors [illegible] when occupied by [illegible] of V.S.O. will be removed. O.K.

City of Portland . . . 260 Congress St.
F.W.A. Project Me. 17-176 Church of Messiah (U.S.O.)
Final insp. notice 8/30/45.
Insp. made — 9-6-45

I have called here several times the last few weeks and
found it closed. Today it was open so I made an
inspection. The man (evidently to be in charge, not a
workman) was there. Another one following me in said
he was the local U.S.O. head and I believe had head-
quarters 11 Congress Sq.* He gave me his name but I
did not put it down. He said they plan to occupy
it the first of next week, although I believe officially
purposes. They, in a roundabout way I understand
the shipyard band is to rehearse here. The racks
and a few instruments are now in the balcony.
We have had no notification for final inspection,
and several matters are questionable or not completed.

8/6/45. The matter of major importance is the platform and
handrails outside the Congress St. entrance. This has not
O.K. been done and attention has been drawn to it in a recent
letter by Mr. McDonald to the proper parties.

type A
Unable to find hardware for doors at foot of
8/6/45 balcony stairs, main floor level, specified. Doors
were o.k. at time of this inspection but there is
a keyhole and typical latches. Assurance should
O.K. be given that if or when locked by a key (and
this is very likely with band equipment there) that
neither latch will be locked so it can not be
opened from the balcony side.
8/6/45. Balcony stairs should have handrails both sides
Not as shown on plan. Have only one now.
Done
There is only one handrail on steps, stage to
India St. exit. Plan shows off stage room as accom-
modating 13 persons. Even though this is not a
natural means of general egress, it would be an exit for
persons in this room, and steps should have hand-
rails both sides. ~~Although not called for it would~~ OVER
seem advisable to have ~~vestibule locks~~ on this door.

There is a condition in the new coal bin that seems should be given consideration. I took this up with the foreman some time ago but heard nothing from it. A soil line runs practically parallel with Indiana St. and 15" or 20" above the floor. This is just inside of the Indiana St. wall and about the boiler room floor level. Coal being dumped it would be likely to spring or otherwise injure this line. Sheet 28 plan of coal bin does not show this pipe.

Revised plan of balcony stair enclosure has not been filed as called for in letter of 1-30-45.

As statement of design on sheet 10 covering 21 sheets satisfactory. There is now 26 sheets with the additional sheets covering considerable construction detail.

* Cecil L. Ko[illegible], dir.
10 Congress Sq. Rm. 405

Check headroom at doors foot of balcony stairs. Can be keyed[illegible]?

Handrails one side of balcony stairway

~~Atwood [illegible]~~ [illegible] Co. [illegible]

When folding partitions are closed every emergency exit is shut from view.

B[illegible]-I

ATH
[illegible]
PH
AJS
HL
BS

October 23, 1945

Messrs. John Howard & John Calvin Stevens
187 Middle Street
Portland 3, Maine

Subject: Provision of protective hood over the range at USO building at 160 Congress Street, corner of India [illegible]

Gentlemen:

Apparently everything is about ready for operation at the above building, but no protective hood has been provided over the kitchen range, as required by the Health Department and by the Building Code.

This probably represents an oversight, having been brought to your attention early in our negotiations about the building. The Portland Gas Light Company, which has installed the range, says that they have nothing to do with the proposed hood.

Will you be kind enough to see that the same is provided without delay.

Very truly yours,

Inspector of Buildings

McD/G

CC: James E. Barlow, City Manager

Although not an immediate urgent matter it seems the nature of the trouble warrant immediate notification.

Location 260 Congress St.

Permit
Inquiry
Complaint

Date 7-29-76

U.S.O. Bldg. Co. Ordinance

This inspection was the result of a complaint by the Fire Dept. While there other matters were called to my attention, all are covered in the same complaint.

I believe this bldg. comes under the recreation dept. head.

O.O.C.

(G) Certificate

APPLICATION FOR

Class of Building or Type of Structure Secon...

Portland, Maine, December 29, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 260 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's or ~~Lessee's~~ name and address City of Portland Telephone

Contractor's name and address Robert A. Verrier Const. Co., 415 Congress St. Telephone 3-3161

Architect John Howard & John Calvin Stevens, 187 Middle St. & Spec. Plans filed yes No. of sheets 21

Proposed use of building USG No. families

Other buildings on same lot USG

Estimated cost $ 33,680. Fee $ 25.50

Description of Present Building to be Altered

Material brick No. stories 2 Heat hot air Style of roof pitch Roofing slate

Last use Church No. families

General Description of New Work

To make alterations as per plans

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

Details of New Work

Is any plumbing work involved in this work?

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining

Kind of heat Type of fuel Is gas fitting involved?

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Material columns under girders Size Max. on centers

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

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

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

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

If a Garage

No. cars now accommodated on same lot to be accommodated

Total number commercial cars to be accommodated

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

Miscellaneous

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

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

Sent to Health Dept. 12/29/44 *Signature of owner* By City of Portland
Robert A. Verrier Const. Co.

ORIGINAL O.K. from Health Dept. THOMAS P. BURKE

Permit No. 45) 19
Location 260 Congress St
Owner City of Portland
Date of permit 1/8/45
Notif. closing-in
Inspn. closing-in 2/12/45 B.T.
Final Notif. 8/30/45
Final Inspn.
Cert. of Occupancy issued
NOTES

[illegible]

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1377

OCT 16 1945

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, October 11, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 260 Congress Street Use of Building U. S. O. No. Stories 1 ~~New Building~~ Existing "

Name and address of owner of appliance City of Portland

Installer's name and address Portland Gas Light Company Telephone 2-8321

10/15/45 O.K. [illegible]

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

General Description of Work

To ~~[illegible]~~ Relocate Gas Range

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? If not, which story 1st Kind of Fuel Gas

Material of supports of appliance (concrete floor or what kind) (Wood) to be on legs with asbestos board & metal

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 6'

from top of smoke pipe from front of appliance 6' from sides or back of appliance 8" insulated

Size of chimney flue Other connections to same flue

Sent to Health Dept. 10/12/45

IF OIL BURNER

Rec'd. from Health Dept. 10/13/45

Name and type of burner Labeled and approved by Underwriters' Laboratories?

Will operator be always in attendance? Type of oil feed (gravity or pressure)

Location oil storage No. and capacity of tanks

Will all tanks be more than seven feet from any flame? How many tanks fireproofed?

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

Signature of Installer PORTLAND GAS LIGHT COMPANY

By: [signature]

ORIGINAL

[Left margin, vertical:] 1/13/45 — [illegible] M. Burroughs, M.D. CITY HEALTH OFFICER

Permit No. 45/1377

Location 260 Congress St.

Owner City of Portland

Date of Permit 10/16/45

Post Card sent

Notif. for inspn.

Approval ~~Tag issued~~ 12-13-45 [illegible]

Oil Burner Check List (date)

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank Distance
6. Vent Pipe
7. Fill Pipe
8. Guage
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
16.

NOTES

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED
Permit No. 1225
SEP 26 1945

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, Sept 21, 1945

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 260 Congress St. Use of Building U.S.O. No. Stories 2 ~~New Building~~ Existing "

Name and address of owner of appliance City of Portland

Installer's name and address Portland Gas Lt Co Telephone 2-8321

General Description of Work

To install Gas Fired Restaurant Range (BTU 35,000) To be vented to Hood over range. Hood to be provided by City

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? No If not, which story 1st Kind of Fuel Portland Gas

Material of supports of appliance (concrete floor or what kind) asphalt tile on wood on metal (on 3" legs) with insulation under metal

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

from top of smoke pipe ______ from front of appliance 3' from sides or back of appliance 10"

Size of chimney flue ______ Other connections to same flue ______

IF OIL BURNER

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

Name and type of burner ______ Labeled and approved by Underwriters' Laboratories? ______

Will operator be always in attendance? ______ Type of oil feed (gravity or pressure)? ______

Location oil storage ______ No. and capacity of tanks ______

Will all tanks be more than seven feet from any flame? ______ How many tanks fireproofed? ______

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

INSPECTION COPY

Signature of Installer Portland Gas Lt Co
Carl M. Morgan

Permit No. 45/1225

Location 260 Congress St.

Owner City of Portland

Date of Permit 6/26/45

Post Card sent

Notif. for inspn.

Approval ~~Tag~~ issued 12/14/45 [illegible]

AH. 45/19

Oil Burner Check List (date)

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank Distance
6. Vent Pipe
7. Fill Pipe
8. Guage
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
16.

NOTES

ATH
RHT
PH
AJS
HL
BS

July 13, 1945

James P. Barlow
City Manager

Subject: Certain features at new USO building (City owned) at 160 Congress Street, corner of India

Dear Mr. Barlow:

When the building permit for this project was issued, your attention was called to certain features which ought to be attended to, since it became apparent that it was City money that would likely have to pay for extras. Among these was the proposition of the front outside steps on Congress Street, and the conditions created by changing the swing of the front entrance doors so they would swing outwards.

When those doors are swung outwards, as they have now been made to swing, there is a single step down outside of the doors in their closed position so that persons cannot see it, but about midway of the width of the double doors when the doors are wide open. My suggestion was that, in view of the fact that this situation was contrary to the spirit of the Building Code if not the letter, that a landing be built of concrete outside of the doorways up to the level of the threshold of the doors so that the single step would be eliminated in its former location and would occur out in normal fashion at the top of the other steps leading down to the Congress Street sidewalk; also that handrails be provided on each side of each doorway running clear from the front wall of the building to the Congress Street sidewalk.

I presume the building will soon be ready for occupancy, and under the Building Code it should not be used as an assembly hall without the certificate of occupancy from this department. In passing the building the other day I noted that the front entrance doors had actually been made to swing outwards, but that no change had been made as to the steps, and no railings had been provided. Perhaps the architect still had that in mind, but I am writing as a reminder that it ought to be taken care of well in advance of the date of opening so that a certificate of occupancy can be issued all in good order before the public actually use the building.

When the permit was issued, Mr. Stevens questioned the need of this change, citing several other public buildings in the city which had somewhat the same situation. A check with safety authorities will show, I am sure, that this situation is dangerous even under normal use of the entrance when people are leaving the building, and the hazard in case of an emergency where panic conditions may be approached or reached seems obvious.

Very truly yours,

Inspector of Buildings

WLC/S

CC: John Howard & John Calvin Stevens
187 Middle Street

ATH
MT
PH
AJS
BS

File: BP 45/13-I

April 28, 1945

James E. Barlow
City Manager

Subject: Conversion of former church at 260 Congress Street, corner of India to recreation building, owned by the City of Portland

Dear Mr. Barlow:

It is my impression that all extra work occurring on this building has to be paid for by the city, and I presume you must have already authorized the extra as to enlarged concrete foundations for certain main columns and the enlargement of the coal bin which I have just approved under the Building Code, although the most of the actual work has been done for some time.

Because the building is city owned and will be city maintained, I feel more responsibility about the building than merely that imposed by the Building Code.

In attached letter to the architects I have drawn attention to the matter of water draining into the space below the lower wooden frame floor of the building, and I urge that the best possible steps be taken to permanently keep the water from running beneath the building, at the same time providing adequate ventilation for the space beneath the lowest floor.

Very truly yours,

Inspector of Buildings

WicD/S

ATH
RMT
PH
AJS
BS

PH 45/19-I
260 Congress St.

April 29, 1945

Messrs. John Howard & John Calvin Stevens
187 Middle Street
Portland 3, Maine

Subject: Alterations of former Church of the Messiah at 260 Congress St., corner of India Street to make there a recreation building for USO

Gentlemen:

I have approved today the amendment to the building permit on the above job, the amendment to cover constructing four more massive concrete foundations for the new main columns supporting the main assembly hall floor and enlargement of the existing.

With regard to enlargement of the column foundations, I presume that this was decided upon because of the soil conditions encountered when the excavation was made for the original footings, these soil conditions, I am told, being both soft and wet. I understand that the bearing upon the soil under the new foundations would be theoretically about one ton per square foot. This ought to be enough unless the soil conditions are pretty bad underneath, but I presume you were satisfied yourselves about that before designing the new foundations.

In looking the situation over at the building, I discovered that the ground beneath the building around the column foundations in the so called "crawl" space is still very wet, and the foreman tells me that it has been wet since before excavation there was commenced. It is his feeling that most of the water is coming from the school yard by way of surface drainage. From the standpoint of maintenance of the building, and it being in the ownership of the city and probably will have to be maintained by the city, this water problem seems very important. I am told that there is in mind a proposition for venting this space between the ground and the under side of the lower floor in an effort to prevent deterioration of the lumber. That, of course, is of great importance and the efficiency of such a ventilation system would have to be sure. While I have no duty toward the matter under the Building Code, I feel that the source of this water should be discovered and, if at all practicable, that it be drained off before it enters beneath the building, even it means a sub-surface drain outside of the walls where the trouble is occurring. I presume the decision as to what should be done will be in the hands of Mr. Harlow, City Manager, since the situation is not controlled by the Building Code.

I noted that although the change in the smokepipe from the heater had been made as to location, a not very substantial improvement has been made by the change because the top of the pipe is still only nine inches below the woodwork above it. This smokepipe must be 16 inches or 18 inches in diameter, and a nine inch clearance is not enough, being questionable even if a shield is provided with such a large smokepipe. The hazard, of course, is not from normal heat from the boiler but the probability that at some time the soot or creosote in the pipe itself will take fire and the pipe become quickly white hot. There is no reason why the smokepipe could not be made considerably lower. Only thing to hinder at all is the wooden girder, now about 12 inches below the pipe. One of the workmen there told me that this wooden girder which was always there is to be used to support the joists above around the chimney opening. It is not a difficult job, however, to cut this old wooden girder and support it on either side of the smokepipe, thus allowing the smokepipe to be lowered considerably amount. This is important enough so that the pipe ought to be lowered very definitely even if it means cutting the batten of the flue lower into the chimney and lowering the clean-out door which is on the other side from the heater room.

April 28, 1945

Will you be kind enough to advise wether or not it has been decided to enclose the boiler room with fire resistive material of one-hour fire resistance as recommended to the City Manager in my letter of January 29, copy of which you have, the Building Code not requiring this fire resistive enclosure because the halls in the building are technically classified as Minor Public Assemblage. It is my impression that some additional fire resistive material such as concrete blocks has been put into the walls of the boiler room, but there is the question of the ceiling. If it is the intention to make the ceiling fire resistive, the hot water tank and some of the piping have been installed so that to plaster the ceiling would be quite difficult in places.

Also, will you advise what decision as been reached with regard to the existing step-down at the entrance doors which, unless changed, will come directly beneath the swing of the entrance doors when they are made to swing outwards, and the matter of handrails on either side of the otherwise very broad steps in front of the building, changes here having been recommended to the City Manager in the same letter. To leave the step-down as it is would be, I feel, contrary to at least the spirit and probably the letter of the Building Code, and certainly contrary to the best information we have as regards safety even on the basis of normal use of the entrance as an exit.

Very truly yours,

Inspector of Buildings

WMcD/S

cc: Robert Verrier Construction Co.
85 Commercial Street

City Manager

Original Permit No. 45/19[illegible]

Amendment No. 1

APR 20 1945

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, April 20, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 45/19 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 260 Congress Street Within Fire Limits? Yes Dist. No. 1

Owner's or Lessee's name and address City of Portland

Contractor's name and address Robert Verrier Construction Co.

Plans filed as part of this Amendment yes No. of Sheets 1

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

Increased cost of work Additional fee .25

Framing Lumber: Kind? Dressed or Full Size?

Description of Proposed Work

To construct several concrete piers for foundation as per plan submitted.

To enlarge coal bin as per plan Sheet # 28

City of Portland
Robert Verrier Construction Co.

Approved:

Signature of Owner By: Peter Holden

Bp 45/13-I

ATH
RHT
XPH
AJS
BS

March 16, 1945

Robert A. Verrier Construction Co.
415 Congress Street
Portland 3, Maine

Subject: New firescape at proposed USO building at 260 Congress Street, corner of India St.

Gentlemen:

Copies of this letter are being sent to the architects and to the engineer of Mcguier & Jones Company because it is of interest to all. Some details of the fire escape plan are not as indicated on the architects' original drawing. The architects' drawing shows the width of the fire escape to be three feet, the same as the exit door, the fire escape plan shows a 3-foot wide landing outside the exit door but the stair runs only two foot six inches wide. The stairway ought to be as wide as the door.

While it is true that the architects' drawing shows one step down from the exit doorway threshold to the fire escape landing, and while it is true that the Building Code in case of standard fire escapes allows but does not require a landing outside of such an exit door to be one step below the threshold, it is the clear intent of the Building Code where a number of persons are involved that there shall be not just one step down at any point in a means of egress, a point which has been under discussion on this same job at two other doorways serving as a means of egress. I see no reason why this landing may not be made substantially level with the threshold of the door and that it clearly should be done in view of the fact that this is a public enterprise and the building is owned by the city.

The Building Code requires that the lower end of the fire escape be supported on something more substantial than a brick sidewall, in other words a foundation below frost or at least four feet below the surface of the ground.

It should be made clear on the plan that there is a handrail on both sides of the upper short run of the fire escape.

The brackett supporting the India Street side of the intermediate landing and the two runs of stairs has no through bolts shown at the top of it. This brackett extends about six feet from the building and the depth of it is fairly small. In this design, I presume that Mr. Hutchins has taken into account the fact that this fire escape, contrary to the usual practice of dwelling houses and apartment house is clearly required to be designed for a liveload of 100 pounds per square foot, including landings and stairs.

Very truly yours,

Inspector of Buildings

WMcD/S

CC: J. R. & J. C. Stevens
187 Middle Street

Mcguier & Jones
c/o W. S. Hutchins
195 Middle Street

ROBERT A. VERRIER CONSTRUCTION CO.

Contractors & Industrial Engineers

415 CONGRESS STREET PORTLAND 3, MAINE

Telephones: 2-2091 — 3-3161 Room 608

March 13, 1945

Mr. Oliver T. Sanborn
Chief Engineer
Central Fire Station
380 Congress Street
Portland 3, Maine

Dear Sir:

Enclosed detail on fire escape for the Church of Messiah on India and Congress Streets,

When approved kindly return to the above address.

Very truly yours,

Robert A. Verrier Construction Co.

Robert A. Verrier

Robert A. Verrier

RAV.s
enc.

See letter of Mar 16, 45 attached & insp. copy, to Contr., Arch't, Fire Chief.
OB.

RECEIVED
MAR 15 1945
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

ATH
RMT
PH
AJS
BS

AP #60 Congress St.

February 14, 1945

Messrs. J. H. & J. C. Stevens
Robert A. Verrier Construction Co.

Subject: Ventilation system and proposed Club House at #60 Congress Street, corner of India Street

Gentlemen:

With relation to such a mechanical ventilation system, the Building Code, outside of a few requirements as to the ducts etc. being of incombustible material sets up in Appendix A a compulsory standard for the details of such systems as National Board of Fire Underwriters [illegible] Pamphlet No. 90--Standards for the Installation of Air Conditioning, Warm Air Heating, Air Cooling and Ventilating systems. If the architect does not have a copy of these standards, the pamphlet may be examined at this office. This system is of course required to comply with these standards.

Some of the details controlled by the pamphlet are not shown on the [illegible] or specified as far as I have been able to find, and I should say that some [illegible] details shown on the plan are contrary to this standard, notably where wood [illegible]ts are apparently proposed directly against the ducts which I understand are [illegible] of metal.

Among items that I note in the standards concerning which you may go astray are the following:

If flexible connections between ducts and fan are to be provided to avoid "telegraphing" vibration from the fan, these connections are required to be of flexible asbestos.

Ducts, if of metal, up to 12 inches in width are required to be no less thickness than No. 26 gauge and ducts between 12 inches and 60 inches in width are required to be no less thickness than 24 gauge.

Metal ducts are required to be at least ½-inch from all combustible construction including plaster on wooden laths (apparently the plan shows the ducts directly in contact with wood).

Wherever the ducts pass through partitions or run through floors or ceilings, this ½-inch space around them is required to be filled with incombustible fire stops. I do not understand that such ducts in combustible partitions or spaces between ceilings and floors are to have the void spaces around them completely filled with fire stopping material, although that would probably satisfy the requirement, but that at least the space where they enter a partition or disappear up through a ceiling or floor should be so fire stopped. I note that all of the hangers of the ducts are to be of metal which is according to the standards.

As referred to in a previous letter, I have understood from Mr. Stevens that the fan in the concealed space above Room X is to be fully enclosed (he thought at one time that this enclosure would be a tight box of asbestos lumber with access door for maintaining the fan). However, that may be, it is important that there should be no leaks in the ventilating system in this concealed space where the fan is to be located for obvious reasons.

Will the architects be kind enough to supplement their sheet number 26 entitled Detail of Exhaust Duct so that the contractor may have full instructions as to how to

Stevens, Verrier ———— 2 February 14, 1945

construct this system in compliance with the Code and the standard set up thereby?

Very truly yours,

Inspector of Buildings

RMcD/s

(6)

Public Assembly 2-7-45

Church of Messiah 260 Congress St. K.

Remodeling for use as U.S.O.

Sect. Mod. of 15" 42.9# I = 58.9

$$58.9 \times 20000 = \frac{11780000 \times 8}{372} = \frac{94260000}{372} = 25333$$

$$\frac{25333}{31 \times 14} = 58.3\#\,\phi \times 2 = 116\#\,\phi \text{ for } 2\text{-}15'' I's$$ O.K.

31
12
62
31
372

58.9
20000
11,780,000

372)94260000(253
744
1986
1860
1260

31
14
124
31
434

434)25333(58.3
2170
3633
3472
1590

Sheet #10 should be revised to show changed construction shown on sheet #25, also various sections noted on this sheet should be as designated on sheet #10.

Mr Vernier's foreman spoke of a condition arising at the East and West ends under former balcony front. Proposed method of taking care of this situation was to have been shown on this sheet (#25) of revised details. I do not find it.

As per note on sheet 25, shop drawing detail of beam connection to follow later.

ATH
HRF
RMT
PH
AJS
BS

BP 45/13-I

January 30, 1945

Messrs. John Howard & John Calvin Stevens
187 Middle Street
Portland 3, Maine

Subject: Alterations of former church at 260 Congress Street to make Club and Lodge building for USO

Gentlemen:

With reference to your letter of January 17 to the City Manager by item numbers which have been carried along through our correspondence, please note the following:

7. Where the door is to be changed from one side to the other the one [illegible] stairway leading up to the balcony, I presume you will revise the plan before the job is finished and let us have revised prints so that we will have a record as the job is built.

17. It is my belief that I should not approve the method of supporting the floor joists under the upper hall on the steel beams unless the bottom edges of the joists are firmly supported upon the steel. As far as I can determine from the revised plans these joists would be carried upon the steel beam on the bottom edge of scabs to be spiked to the sides of the present joists where they butt. Due to the close quarters in which the men must work in spiking these scabs and the fact that probably the workmen who put these scabs on could hardly be expected to realize how important they are, I feel that the arrangement is not adequate, and I am unwilling to take the responsibility of having this floor supported this way then all of the work covered up in view of the fact that the floor will be used for dancing in the future and for other activities which may produce both vibration and impact. A number of ways of supporting the bottom edges of these joists on the steel appear feasible. From your detail, if no other way presents itself, only about an inch of headroom in the lower room would be lost if you lowered the I-beam sufficiently to provide a plate across the top heavy enough to pick up the under edge of the joist. If you feel that more headroom rather than less should be provided, and if channels of the proper size can be procured, box girders could be provided with two channels in each girder and the edges of flange facing each other with shelf angles on each side at proper level to pick up the joists, box girder to be shoved up against the lower edge of the joists before the notch is cut out. The scabs are still an excellent idea to tie the joists together. Where the 10x14 girder is to remain, no difficulty appears if stout nailing strips of 2x4 were driven up under the underedge of the floor joists on either side of the girder and spiked there, the ceiling below being finished later on. I would like to see the steel company's detail of the proposed connection of the 24-inch I-beams and the 12-inch wide flange beam which, it appears, will be called upon to support the total reaction of the 12-inch beam, this before the shop work is done on the steel.

18. We have no record of receipt of the statement of design.

Smokepipe

The situation as to headroom of this smokepipe has always been bad, crawling under it, or else climbing over pipes on the other side of the boiler pit being the only means of reaching the boiler pit and the coal bin. Whether or not Mr. Harlow decides to have the boiler room enclosed, I recommend that location of smokepipe (this has to be removed anyway) be changed so that it will run from the boiler fitting up a short distance and then straight toward India Street parallel with the wall in which the chimney is located, then a right angle bend or elbow opposite the chimney, and at the same time the smokepipe connection to the chimney be lowered as much

Messrs. J. H. & J. C. Stevens ———— January 31, 1945

as feasible by moving the vertical run of smokepipe at the boiler fitting quarter. I feel sure this will give room for an iron ladder down into the pit in front of the boiler, thus eliminating the need of the wooden steps and the need of crawling under the smokepipe to get access to the boiler pit. Even if the ceiling of boiler room is covered with one hour fire resistance all clearance possible between this large smokepipe and the ceiling is desirable in the event the smokepipe becomes "white hot" from a fire in the smokepipe itself. Of course suitable clean-out fittings should be provided on the smokepipe so that it will not be necessary to remove the pipe to clean it.

Very truly yours,

Inspector of Buildings

WMcO/S

CC: James E. Barlow
City Manager

Robert A. Warrior Construction Co.
415 Congress Street

ATH
HRF
RMT
PH
X AJS
BS

460 Congress Street

January 23, 1945

James E. Barlow
City Manager

Subject: Safety features in connection with alteration of the former Church of the Messiah 460 Congress Street to make there quarters for USO

Dear Mr. Barlow:

I have a copy of Mr. Stevens' letter of January 17 to you relating to cost of certain extra items, and from it I gather that the City is to pay for these extras.

With reference to item numbered 5 and to the last paragraph on page 2 of Mr. Stevens' letter which refers to the same item, it is my belief that the spirit of the Building Code if not the letter call for the situation that the front entrance doors be corrected not only by providing a new deck outside of the entrance doors at the same level as the lobby inside as large as practicable but by providing a stout hand-rail on each side of each pair of doors, as close to the doorway as practicable and extending from the doorway clear to the bottom of the front steps.

The doors as they have existed swing in, and now they are to be made to swing outwards. This single step or riser in question is only about a foot from where the face of the doors will presumably be when they are changed to the outside of the opening. Thus, if left as Mr. Stevens recommends even with normal use of the doors for leaving the building, not mentioning the function of the doors as an exit in the case of even mild panic, persons leaving the building would be unable to see this step before opening the doors and in all likelihood their first step after they had pushed the doors open would take one foot down to the lower level outside the single step. The hazard in such a situation seems obvious even under normal use. It is not extreme to suppose in the case of panic the first few people in the rush out of these doors may fall and others trample over them. It is true, as Mr. Stevens has said, that quite a number of entrances to downtown buildings have the similar single step down at the entrance. Throughout safety circles it is well established that a single step down is a hazard even under normal use, and this is especially true when the single step is obscured by a closed door at the top level. I think without exceptions our attitude in City Hall has been since adoption of the 1926 Building Code that building requirements should steadily encourage raising the standard of safety in existing conditions rather than building down to them or letting them continue with complacency when opportunity is afforded to raise them. In view of the fact that this building is city owned and in the main will be city controlled, irrespective of the precise requirements of the Building Code, I recommend that this situation be improved as outlined above even if the city has to stand all of the cost. The cost ought not to be very much since, if the foundation of the landing at the top of the present steps is adequate (and it appears to be) all that is needed are two concrete slabs about three feet by eight feet and four handrails, ten or twelve feet long.

While not required by the Building Code in this building which will be classified as a Club and Lodge use with minor assembly halls, I recommend that the heater room in the cellar be fully enclosed by separations of at least one hour fire resistance. Through a rear the heating plant has been largely open to the cellar with the floor above the cellar used presumably for Sunday School rooms and the like. It is now to be used as an assembly hall with a capacity of several hundred. The former church auditorium is legally in the first story with this basement assembly room below it and of itself has a capacity of four or five hundred people. If this building were a commercial enterprise, say like Frye Hall, the heater room would have to be enclosed with two hour fire resis-

tance. Since there is to be no assembly hall in the former church having a capacity of 100 or more above the first story, the Building Code requires no enclosure whatever for the heater room. I feel that this is a definite inconsistency and weakness in the Code which as soon as possible will be brought to the attention of the Building Code Commission. The city ought to make this job right rather than take advantage of an obvious inconsistency not in line with public safety.

As a result of a trip up to the building today, other matters appear which I feel should be brought to your attention though the Building Code is not involved in them. The coal bin has always been quite small for a building of such size, and considerable of that capacity has been cut due to lowering a part of the floor of the basement at the India Street exit. It seems to me the coal storage capacity would be entirely inadequate for a building which is to be heated every day of the week.

It is my belief that a study should be made of the heating proposition now as to whether the use of oil [illegible] possible or desirable; and, if not, some way should be worked out of providing adequate coal storage capacity, and some way of getting the coal into the building without dusting it or carrying it through the finished exit passageway of the lower hall which is also directly off the ante room beside the stage.

There is no real cellar under the main part of the building,—only an unfinished space about four feet deep beneath the lowest wooden floor which is the floor of the basement. Evidently when the boiler pit was excavated, the dirt was piled into this space all around the boiler room so that there is no easy way to reach this space. I believe while the contractor is working there, he should be employed to remove all of this excess dirt, giving a chance to get in this under space and crawl around it for servicing pipes etc., also smoothing up the dirt floor and removing any refuse material there. Extensive strengthening of the floor over this space is required to make it safe for the new use, requiring more than 40 concrete piers and a considerable quantity of wooden girders. I am not sure in just what shape the specifications require that this under space be left; but unless the matter is taken care of after all of this excavation and work in restricted quarters, the entire space is likely to be nearly impassable.

If the heater room is made fire resistive, as recommended, a certain amount of heat will be cut off from this under space; but I am told that one or more steam mains run through this space and although insulated, I suppose there will be enough heat there to keep pipes or traps from freezing.

Very truly yours,

WHOD/S

Inspector of Buildings

CC: Messrs. J. H. & J. C. Stevens
137 Middle Street

AP 260 Congress St.

ATH
HRF
RMT
PH
AJS
BS

January 6, 1945

Robert A. Verrier Construction Co.
Messrs. John Howard & John Calvin Stevens

Subject: Building permit to cover alterations in former Church of Messiah at 260 Congress Street, corner of India to convert the building from church use to Club and Lodge use

Gentlemen:

Above building permit which I understand includes removal of the steeple down to the bell deck, is issued herewith to the contractor, subject to the following (references at the left wherever they occur are to the numbers (at the extreme left) of items in Building Inspector's preliminary review notes of December 2?, 1944 and references under the head of Section and Paragraph are to the Building Code):

See plans filed Jan 15, 45.

	Sec.	Para.	
O.K. 1. 2.	206	c-?-(b)	While new stair tower is not a required means of egress from lower hall, it is required for the upper hall on account of the small capacity of the exits to India Street. On this basis I believe the Code allows the doors from the upper hall to the stair tower to be ordinary doors but the doors from the lower hall to the stair tower are required to be standard Class B (labeled as approved for use in vertical shafts) self-closing fire doors; and the bricking up of windows opening from lower hall into the stair tower should be at least eight inches thick.
O.K. 4.	206	e-8	Hardware on all exit doors not marked on the plan. Hall doors from spaces accommodating more than 150 to have anti-panic hardware with bars on both doors in case of double doors; hall doors from spaces accommodating less than 150 to have either anti-panic hardware or "vestibule locksets".
5.	212	e-2.2	Situation at India Street exit from lower hall to be corrected so that there will not be one step down beneath the swing outwards of the exit doors. Similar situation at front entrance doors from Congress Street to be decided later. Somewhat similar situation at steps from stage to lower hall to be corrected by relocating steps and changing swing of door.
O.K. 6.	212	e-1.2-(d)	Steps from room on India Street side of stage, lower hall, to be relocated to clear possible obstruction in exit hall and trap door in floor of this exit hall for putting in coal to be eliminated or at least so located so that there could not be obstruction in the exit passageway.
7.	206	c	Enclosure of stairway from balcony game room (the stairway toward India Street) is to be altered so that the doorway at the foot of the stairs will open into the main upper hall instead of the opposite direction to the main lobby and the doorway shown on the plan to be eliminated and enclosing partitions built as elsewhere in stairway enclosure.
O.K. 8.	212	e-1.2-(c)	Exit doorway from stair tower to school yard to made six feet wide.
9.	212	e-4.4 e-4.5	All white lights in interior means of egress passages, enclosed stairways, new stair tower, outside of exit to North School yard, outside of India Street exit if white light is needed there, outside of upper hall exit fire escape will be on the same circuits as corresponding standard exit lights, controlled by as few switches as possible compatible with the varying uses of the rooms and all means of egress switches will be suitably marked on the switch panels where they occur.

only front ent. not fixed

14. 306 c-? Depth of existing retaining wall intended for foundation of part of new stair tower to be investigated to see if it extends at least four feet below the surface of the ground or to ledge. If not, wall to be underpinned any other defects corrected to make support for the new superstructure. New foundation walls for stair tower to be carried to similar depth.

16. 310 Ordinary pipe columns of second hand pipe not allowed, even if new pipe such columns not permitted to be less than four inches in outside diameter.

17. 311 c-? Detail where joists of upper floor hall is shown to get a bearing on wooden nailing strip on the top of the I-beams with not more than half of the depth of the joists above bearing point and the rest of the depth cut out as at present, to be investigated and redesigned to give better support for the full depth of the joists, which may be redesign of the steel beams.

18. 1.4 b-3 Architect's signed statement of design is to be attached to the prints of revised plans when filed here.

19. 404 Fan chamber to be in "dead" space above ceiling of room X is to be entirely of incombustible material as is all of the rest of the ventilation system, is to be practically air tight so as to preclude fire or excessive temperatures being drawn from the building and discharged into the dead space and is to be adequately insulated from any combustible material around it.

The Health Department has approved the building permit subject to provision of hood over kitchen range and satisfactory piece of ventilating this hood. Presumably more detail plans of the location of the kitchen equipment will be furnished later, and this hood, means of ventilation and other appointments and appliances in the kitchen indicated in detail. It is to be borne in mind that cooking appliances of all kinds, mechanical ventilation whether in the kitchen or elsewhere, and mechanical refrigeration other than the similar "plug-in" type require separate permits from this department before such installation is started and these permits are issuable only to the actual installer, approval of the Health Department being required upon these permits as well as the permit now issued.

It is understood that at some later date well in advance of completion of the work architect is to consult the Fire Chief and procure and locate fire extinguishing equipment accordingly.

Our examination of the building reveals the following matters to be taken care of, and these should be cleared up well in advance of notice for final inspection. In some cases it would be best, no doubt, to take the proposed solution of the problem up here or furnish a detail plan of it before the work is done:

Fifteen inch smokepipe from heater is closer than 15 inches to floor joists above and where it enters chimney is practically touching a wooden girder. Even removal of this girder for a part of its length would give insufficient clearance for safety with such a large smokepipe.

Large open space between rear main brick wall and stud partition is exposed to boiler room on each side of chimney and should be cut off from boiler room by suitable fire stops.

Supports for floor of stage in extreme rear projection at rear of building are insecure.

Where 6x8 girder is to be supported by new pipe columns, two different sized timbers as to depth are lap-spliced, and the smaller timbers do not get a bearing on the girder.

Existing cross-bridging in floor joists over chair storage room and unfinished sections of cellar adjoining requires nailing. Ends of joists are corbelled up on loose bricks, some of which have fallen out leaving timbers without support in one case on both ends.

All openings having no ceilings must be gone over carefully and all openings up beside brick wall and into partitions tightly cut off by non-burnable fire stops.

Very truly yours,

Inspector of Buildings

E'eD/f

CC: A. Erwin Smith
Acting City Manager

1/6/45

W. McD —

Ventilation of Hood over range

will the board fence be removed

between the church & the crypt bldg.

this was put up at our request

to prevent nuisance & complaints

L.B.B. —

Mr. McDonald, Inspector of Bldgs. City of Portland, Me.

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND, MAINE

January 17, 1945.

Mr. James A. Barlow, Manager of Portland, Maine

COPY

Project #17-176N
Church of Messiah
Portland, Maine

Dear Sir:

In issuing the Building Permit, the Inspector of Buildings in his letter of January 6 calls attention to certain points which will make changes in the contract drawings, some of which will entail additional cost.

For this reason, we have had Mr. Verrier, the contractor, study these items and we can now report as follows:-

(Item numbers, as per Inspector of Buildings' letter)

2. Additional cost for Class B doors in lower story of new stair tower.....$31.00

We believe that it is not necessary to change doors in upper story, but if the City decides to do so, the same item of cost should again be added.

4. This matter of hardware is to be checked and a later report made.

5. Our revised drawing, submitted herewith, shows how we propose to overcome the objections at the India Street door. Mr. Verrier says this means an extra of $ 30.00

6. ~~This is shown on revised drawing~~ and because of the requirements for metal covered door to coal bin, the extra cost is .....$ 25.00

7. Change in location of door involves no extra cost.

8. Rider door, as shown by revised drawing.

9. We believe no extra cost is involved, but we have not yet checked this with electrician.

14. Depth of wall, to be determined. Probably of sufficient depth.

16. No extra involved.

17. Revised drawing shows how this unforeseen difficulty is to be taken care of. It has been decided that the most economical way to install the additional timbers in main floor, as per contract, is to work from the top,

Project #17-176N
JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2nd, A.I.A.
ARCHITECTS
167 MIDDLE STREET, PORTLAND, MAINE

Mr. James E. Barlow
City Manager of Portland, Maine
-2

COPY

instead of removing the old ceiling in the lower hall. The U.E.C. is agreeable to leaving the present steel ceiling. On this basis Mr. Verrier figures that there will be saving enough to take care of the revised method of supporting the floor joists, as detailed on our revised drawing. Therefore, no change in price.

18. Signed statement of design has been furnished.

19. Contract takes care of this. No extra expense.

Smoke pipe. It is suggested that the wooden girder at back will be removed for a length of about 5'-0" and each end supported by a post carried down to adequate bearing. The 5'-0" gap to be supported by an angle iron properly supported, to carry the overhead timbers. The entire length of smoke pipe to then have above it a 3'-0" width of 5/16" asbestos board separated from the ceiling by about 1/2" air space. This adds $ 25.00

Open Space. There are several such places, and the contractor is to fill them properly and make later report on extra cost, which will be a small item.

Supports, for floor at rear of stage. Report later. Not a large item.

6 x 6 Girder, will be fixed by introduction of additional posts resting on concrete footings 6" above the basement floorat an additional cost of ..... $ 20.00

Cross Bridging, etc., will be fixed. No extra charge. Also the question of "no ceilings" etc.

Furthermore, the elimination of the two risers in stairway in fire tower has been accomplished by extending the first landing straight across to the other stair, thus lifting the exterior door two risers.

Grading up the schoolyard at that point with excavated material, eliminates any necessity for outside steps at that point. This change makes no difference in cost.

Referring to Item #5, again want to record my pleas to leave the doors and thresholds at main front entrance as they now are, and have been, for many years. I do not consider that any hazzard is presented by the customary one step down at the threshold of a door on the exterior of a building.

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND, MAINE

January 17, 1945

Mr. James E. Barlow
City Manager of Portland, Maine
-3

Project #17-176M
Church of Messiah

COPY

One other piece of construction has been uncovered, not included in the Inspector's letter, which will need adjustment with possible additional cost, but it is not expected to be a large amount.

It is still being studied and must be subject for a later report.

These changes, as above, mean a total addition to the contract of $131.00, which we recommend accepting.

If you decide to add the other pair of Class B doors in basement of Stair tower, another item of $31.00 should be added, making a total of $162.00.

Sincerely yours,

John Howard Stevens

JHS:MM

cc Mr. McDonald, Inspector of Buildings, City of Portland, Me.
cc Mr. Verrier, contractor
cc Mr. Tyrell, F.W.A.

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.

ARCHITECTS

187 MIDDLE STREET, PORTLAND 3, MAINE

January 4, 1945.

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

U S O - Church of Messiah
Cor. India & Congress Streets
Portland, Maine

Dear Sir:

In order to expedite the issuing of building permit, I am replying to your preliminary review dated December 21, 1944, as you suggested in our interview this morning. Items below follow the sequence of your letter.

✓ 1. This window will be bricked-up since it is not needed as a window.

✓ 2. If this must be classified as a fire exit stair tower, then the requirements you enumerate will be met.

But - please review this point.
This, as an exit, is superfluous.
We have enough other exits to take care of both floors. Therefore, must requirements be met?

✓ 3. Accomplished by omitting the two risers, raise platform and exterior door sill to higher level, and add these two risers on bottom run of stairs. Lift grade in schoolyard to new level of door sill.

✓ 4. Hardware will all be as required by Code.

✓ 5. We want to leave the front entrance exactly as it has been for these many years past, but we can arrange the India Street exit to conform to your suggestion.

✓ 6. Closet can be eliminated, steps turned the other way to get them out of the direct passageway from main hall to exit, and somehow (to be submitted later) we will arrange to take in coal without any trap door in a passageway.

✓ 7. The door next to tower at foot of that stairway will be changed to open into the main hall directly opposite its present location.

✓ 8. Width of doors from stair tower to schoolyard to be 6'-0".

✓ 9. Yes.

✓ 10. Yes.

STEVENS
ARCHITECTS

January 4, 1945

-2
Mr. Warren McDonald
Inspector of Buildings
City of Portland, Maine

U S O - Church of Messiah

11. No closets intended, or expected.

12. Yes.

13. Plan not to be changed unless the Board of Health requires.

14. We have assumed that since this wall was designed by the Department of Public Works and shows no cracks after all these years, that it is adequately founded; but it is to be investigated.

15. The portion of 9" brick wall more than 12'-0" high is so narrow and supported at each edge by the 12" portion of the wall, that it is agreed that it constitutes a "panel" and is to remain.

16. Noted.

17. This point to be explored more fully with the contractor and a later report to be made to you on method of accomplishing a better bearing for timbers, old and new.

18. To be attached.

19. The "dead space" in which the fan chamber is located, is not used as a plenum chamber.
The entire system, including the fan chamber, is air-tight.

Fire equipment will be attended to in due time.

Sincerely yours,

John Howard Stevens

JHS:MM

cc. City Manager, Portland, Maine
Contractor, Robert A. Verrier

P.S.- Will you please furnish Mr. Verrier with a copy of your letter of December 21, in order that he may understand this letter of mine.

JHS JHS

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Location of Job 260 Congress Street, corner India Street

Owner City of Portland — Architect John Howard & John Calvin Stevens

Contractor Not given — December 21, 1944

This is a preliminary examination of plans and specifications in advance of filing of application for building permit. It is to be borne in mind that while every effort is made to check proposed details against Building Code requirements, especially those contained in the special requirements section for this type of use and the general requirements section for all types of use, the fact that details not in compliance with the ordinance are overlooked in the checking has no effect on the requirements of the ordinance which must be complied with whether called to the applicant's attention before issuance of the permit or after the job is underway. Where essential changes in the plans become necessary it is hoped that the originals will be revised and fresh prints furnished with the application for the building permit. Sections and paragraph indications in column on left are references to Building Code sections and paragraphs applying.

	Sec.	Para.	
1.	206	b-3	Make window in rear wall closer than five feet to lot line either a standard fire resistive window or close the opening with no less than 8-inch thickness of masonry.
2.	206	e-5-(b)	Double doors from lower hall to stair tower and from upper hall to new stair tower required to be standard Class B self-closing fire doors. Bricking-up of windows otherwise opening into this new stair tower should be at least eight inches thick.
3.	206	e-6	Minimum of three risers required in new stair tower instead of two shown at one point.
4.	206	e-6	Not clear whether all of the doors in means of egress are equipped with hardware as called for by the Code. Some places marked on the plans, some places not. Presumably double doors between lower hall and lobby to India Street exit are to be free swinging without fastenings. Not sure from schedule of door hardware that all doors in the several means of egress not equipped with anti-panic hardware but intended to accommodate more than 20 persons will have "vestibule locksets" or equivalent. If an equivalent is to be used I should like to know what it is before it is bought. In connection with the double doors and the anti-panic hardware on them there ought to be an anti-panic bar on each door of each pair.
5.	212	e-2.2	Precise application of this paragraph to the two situations noted is questionable, but situation at India Street exit from lower hall and at the two main entrance doorways from Congress Street where there is apparently one step down closer to the doorway than the width of a single door would be definitely dangerous in the case of forced evacuation of both halls in an emergency. At first situation could not the step at threshold of door be continued out so as to make two risers together and a handrail placed on both sides. At the entrance it would seem practicable to raise the level next below the thresholds to the threshold level and make an additional riser at the top of present outside steps. A less important similar situation occurs where door from room on India Street side of stage to lower hall opens directly over steps down to side exit. See later note about this exit passageway.
6.	212	e-1.2-(d)	Steps from room on India Street side of stage, lower hall, offer obstruction in exit passageway from lower hall to India Street exit. I believe these steps could be turned the other way, eliminating

✓	6.	212	e-1.2-(d) cont'd	appears to be a closet at the stage level and remove all question of obstruction, at the same time to clear up the matter of the swing of the door over the steps. Proposition of having a hatchway in this exit corridor floor for putting in coal is not good and I cannot approve it. No apparent reason why coal cannot be put into boiler room between this exit passageway and rear wall.
✓	7.	206	e	Both stairways from game room in balcony lead into or are directly exposed to the entrance lobby - thus an emergency arising in the lobby would leave no way whatever for people in the balcony to get out.
✓	8.	212	e-1.2-(e)	Means of egress via new stair tower from lower hall is four feet wide and means of egress via stair tower from upper hall is four feet wide, making an aggregate width of eight feet. This paragraph allows in such a case 25 per cent reduction of total width of two means of egress. This requires the doorway to the school yard to be six feet wide ?
✓	9.	212	e-4.4 e-4.5	Presumably all white lights in interior means of egress passages, the new stair tower and white lights outside of exit to North School yard and outside India Street exit if needed also, also outside of upper hall exit to fire escape will be on the same circuits as the corresponding standard exit lights, controlled by as few switches as possible compatible with the varying uses of the rooms and all means of egress switches suitably marked on the switch panels where they occur.
✓	10.	212	e-5.3	Rise and tread of new and exiting stairs not dimensioned on plans - presume they satisfy present Code requirements.
✓	11.	212	e-5.5	While no closets are shown beneath stairs from main floor level to balcony, that unoccupied space may suggest such a proposition. Such closets under stairs are not allowable.
✓	12.	206	e-4.1	Lower hall is to be capable of dividing up into a number of smaller rooms by folding or rolling partitions. Under any combination of these rooms I presume each one will have two ways of getting out easily accessible and well separated one from the other.
✓	13.	212	h-1	It appears desirable to have doors on each of the doorways provided between lower lobby and ante-room leading to toilet rooms and that these doors and doors leading directly to the toilet rooms from the ante-rooms be made self-closing to care for the situation where food may be served in the adjacent assembly halls.

GENERAL CONSTRUCTION

✓	14.	306	c-2	Depth of existing retaining wall intended to be used for foundation of part of new stair tower will have to be at least four feet below the surface of the ground or to ledge if ledge is encountered and steps should be taken to find out the depth of the present wall. The same depth is required for the new end foundation walls.
✓	15.	308	b-3	Part of 8-inch brick walls of new stair tower appear to have unsupported height more than 12 feet.
✓	16.	310	f-3.2	Ordinary pipe columns, even if of new pipe are not permitted to be less than four inches in outside diameter.
✓	17.	511	c-2	In view of the fact that the main floor is likely to be subjected to heavier loads and different types of loads such as dancing, etc., than it has borne before, it is my belief that definite support should be given to the lower edge of the floor joists where they stick down about half the depth of the joist below the top flange of the new steel beams, either by way of shelf

Checking Schedule at 260 Congress St., corner India in Advance of Application for Permit.

17. 511 c-2 cont'd — angles bolted to the beams or otherwise. Where dressed 2x10 joists are to be put beside existing two and one-half by 10 joists under main hall floor at every other joist, the new joists ought to get a bearing of its own under each end not relying upon the spiking to the existing joists.

18. 104 b-3 — Signed statement of design should be attached to the plans when filed with application for permit to cover structural steel design.

19. 604 a to e — I have not had sufficient opportunity to fully understand the ventilation system shown on Sheet 18. Not clear what is meant by installing fan in "dead" space above ceiling of X. Perhaps this dead space is to be a sort of plenum chamber in which case walls, ceiling, floor and access doors leading to it would have to be of fire-resistive construction. As I understand it the ventilation system for the kitchen is not shown on the plans. Because food is to be served there presumably the Health Officer will have to approve the building permit when applied for. Suggest you see if he is satisfied with kitchen arrangement in advance.

PUBLIC ASSEMBLAGE ORDINANCE

Under the Public Assemblage Ordinance this building being owned by the City of Portland and used as a Club and Lodge Building by the USO without prospect of gain for anyone will be classified as a Class B place of public assemblage in which class the city has only advisory not mandatory control. In view of the fact that the city is the owner I should think the establishment ought to be placed in compliance with the standards of safety contained in Section 3 of the Public Assemblage Ordinance at the outset. One feature of these standards which I recollect as not being taken care of by Building Code requirements is that of the provision of fire extinguishing equipment, character and location of which is determined by the Chief of the Fire Department as one of the Enforcing Officers of the Ordinance. I suggest that he be consulted well in advance of the opening of the hall and what he suggests be provided.

Inspector of Buildings

FILL IN COMPLETELY AND SIGN WITH INK (G) GENERAL BUSINESS ZONE

PERMIT ISSUED

Permit No. 59

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, ~~Feb. 12, 1945~~

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 260 Congress Street Use of Building U S G No. Stories 2 ~~New Building~~ Existing "

Name and address of owner of appliance City of Portland

Installer's name and address H. A. Williams, R.F.D. # 3, Portland Telephone 3-4817

General Description of Work

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

To install heater for hot water

EDUCATION SERVICE LABEL REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story Kind of Fuel coal

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 4'

from top of smoke pipe 18" from front of appliance Over 4' from sides or back of appliance over 4'

Size of chimney flue 16 x 16 Other connections to same flue Heating boiler

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters' Laboratories?

Will operator be always in attendance? Type of oil feed (gravity or pressure)

Location oil storage No. and capacity of tanks

Will all tanks be more than seven feet from any flame? How many tanks fireproofed?

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

Signature of Installer H. A. Williams

Quick

ORIGINAL

Permit No. 45/89

Location 260 Congress Street

Owner City of Portland

Date of Permit 2/14/45

Post Card sent

Notif. for inspn. 7/17/45

Approval Tag issued

Alt. 45/19

Oil Burner Check List (date)

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank Distance
6. Vent Pipe
7. Fill Pipe
8. Guage
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
16.

NOTES

1-27-45 V Prof

(G) GENERAL BUSINESS ZONE

RECORD OF PLUMBING PERMIT

DATE Jan. 13, 1945

Location 260 Congress St.

Owner City of Portland

Plumber H. G. Williams

New Building — Old Building —

How is building occupied? USO Club

How many families? — Number of Stores? 2

Present Use of Building? Church — Proposed Use USO Club

NATURE OF WORK

	Closets	Lavatories	Bath Tubs	Sinks	Laundry Trays	Conductors	Foot Baths	Slop Hoppers	Cuspidors	Soda Fountains	Ice Boxes	Urinals	Shower Baths	Drinking Fountains	Stall Drains	Butler Sinks	Dish Washers	Washing Machines	Soil Pipe Extended Through Roof	Drains	Cellar Drains	Roof Drains	Cement Drain Removed	Vaults & Cesspools Done Away With
Basement	6	6	12									3	4	1						5				
Stories																								
1st				2										1										

Remarks: