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# Earle W. Noyes & Sons

MOVING SPECIALISTS

TELEPHONE: 207 / 775-5878

P.O. BOX 938 / OXFORD AND FRANKLIN STREETS / PORTLAND, MAINE 04104-0938

December 15, 1989

City of Portland  
389 Congress St.  
Portland, Maine 04101

Attn: Samuel Hoffses  
Chief Inspection Services

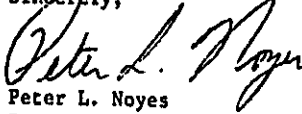
Dear Mr. Hoffses:

Enclosed please find a second opinion concerning the condition of the property at the corner of Chestnut and Kennebec Streets prepared by Edwin G. Lee, Structural Engineer.

This opinion makes it clear that the structure constitutes an immediate hazard to public health and safety.

We would appreciate the prompt issuance of a demolition permit for the remaining structure.

Sincerely,



Peter L. Noyes  
President

FLN/ch

Enclosure

cc: L. Nelson Esq

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**EDWIN C. LEE ASSOCIATES**

**STRUCTURAL ENGINEERS**

**73~~50~~ BROOK STREET**

**WESTBROOK, MAINE 04092**

**PHONE (207) 797-4882**

**December 12, 1989**

Mr. Lester Noyes  
Earle W. Noyes and Sons  
P. O. Box 938  
Portland, Maine 04104

Re: Building at Kennebec and Chestnut Streets, Portland, Maine  
Structural Condition

Dear Mr. Noyes:

As you requested, I made an inspection of the building referenced above on Wednesday, November 22, 1989. The three (3) story structure is part of the stove foundry complex severely damaged by fire. My inspection was to determine whether those portions of the building at the corner of Kennebec and Chestnut Streets posed a threat to public health and safety.

The building in question appears to be in three sections - each divided by full height masonry firewalls running traversely from front to back. As viewed from Kennebec Street, the right hand third of the building appears to have been heavily involved in the fire, and has been substantially razed. The center third of the building received substantial fire damage to its top floor. Although its roof remains, its interior-framing was heavily charred by the fire. Its roof lines sag as its rather slender framing was weakened by the fire. Interiors of the third floor reflect the effects of intense heat. Roof timbers bear upon the 8 inch thick transverse masonry firewalls.

Wood framing for the roof over the left (westerly) portion of the building took a sharp contrast to that of the center roof. Here, long (24'+) trusses were constructed with two, horizontal wood members forming a top and bottom chord. These are connected by boards set somewhat off of vertical plumb. Some boards are presently missing. Truss depths vary to accomplish roof pitches and the 10 foot clear ceiling height. Trusses bear upon the interior, masonry

**ANALYSIS - DESIGN - INVESTIGATION**

EDWIN C. LEE ASSOCIATES

Structural Conditions  
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firewall and the somewhat thicker exterior masonry wall, parallel to Chestnut Street. Firewalls do not extend above roof lines, and thus were ineffective in halting the spread of fire across upper roof levels. The easterly ends of trusses appear to have been charred by fire.

Due to the fragile construction of these trusses, and their weakening by the fire, it is my professional opinion that there exists a high probability of collapse under heavy, Code range, snows, or buffeting winds. Such a failure of roof structure would most probably take place at their interior bearings. Such a drop at their easterly bearing would thrust the weight of roof high against the westerly wall and push masonry onto Chestnut Street.

The rear, (north) masonry wall of the center portion of this building sets badly out of alignment. It appears that its horizontal tie rod anchors were torn away. A definite destabilization is present due to this lack of ties and substantial distortion.

The eight inch thick masonry firewalls at the third floor levels serve as supports for the high, roof framing. The wall between the center and left hand sections of the building, is unacceptable by contemporary standards of construction. The two four inch thick wythes of brick appear to abut with unmortared surfaces. Also, header courses are widely, and not uniformly, spaced.

Due to the distress and weaknesses noted in this building, the structure does constitute an immediate hazard to public health and safety. If there are any further questions you may have, do not hesitate to call me.

Sincerely,

*Edwin C. Lee*  
Edwin C. Lee Associates

ECL:kc

cc: L. Nelson, Esq.

