

DATE June 29, 1940

As owner of the building at 121 1/2 Center Street

I, we hereby give consent to the erection of a sign projecting
over the public sidewalk for Paramount Billiards
a tenant of the building.

J. B. Brown

Philip G. Cluff
(Owner of building)



GENERAL BUSINESS ZONE

Permit No. 1246

APPLICATION FOR PERMIT TO ERECT SIGN
OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, Aug. 16, 1938.

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

AUG 18 1938

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 121-123 Centre St. Ward 1 Within Fire Limits? yes Dist. No. 1
Owner of building to which sign is to be attached J. B. Brown Estate, 210-212 Centre St.
Name and address of owner of sign Edward Conley, 200-202 Centre St., 121-123 Centre St.
Contractor's name and address G. O. Tainish Sign Co. Telephone 4-1708
When does contractor's bond expire? Oct. 1-1938.

Information Concerning Building

No. stories 3 Material of wall to which sign is to be attached brick

Details of Sign and Connections

Electric? yes Vertical dimension after erection 5 foot Horizontal 6 foot
Weight 140 lbs., Will there be any hollow spaces? yes Any rigid frame? yes
Material of frame angle iron No. advertising faces two material galv. iron
No. rigid connections yes Are they fastened directly to frame of sign? yes
No. through bolts one Size 1/2" Location, top or bottom top
No. guys one material angle iron Size 1 1/2" X 1 1/2" X 3/16"
Minimum clear height above sidewalk or street 10 foot

Maximum projection into street 0 foot

Fee \$ 1.00

Signature of contractor

G. O. Tainish Sign Co.
by Alvin M. Tainish

CHIEF OF FIRE DEPT.
INSPECTION COPY

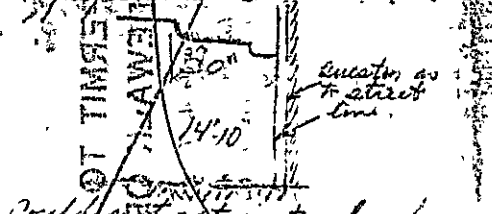
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Ward 4 Permit No. 38/1246
 Loc 12123 Center St.
 Owner Edward Cunley
 Date of permit 8/16/38
 Sign Contractor

*for a through for the work
 should be in place for
 this sign. etc.*

Final Inspn. 11/1/38. etc.
 See 35/184

NOTES
 Some sign repainted.
 A.T.H. which for a time
 from the party - 1/2
 section 6.5.6 1/2 inch
 2/16 Permits with etc.
 Actual length of sign from
 original & finished
 of sign as per C.D.C. etc.
 1/2/38



Could not get to check
 through hole
 10/16/38 Unable to get to
 the hole, etc.
 10/21/38, in same well
 found the hole - 10/21/38

11/1/38. This sign having
 on fastening used in
 sign 35/184, this called

MR. JLO LEE BEE
PRESIDENT
PHILIP GREELY CLIFFORD
TREAS & GENL. MGR
WILLIAM A. MCCANDLESS, JR.
CLERK

J. B. BROWN & SONS
PORTLAND, MAINE

DIRECTORS
PHILIP GREELY CLIFFORD
HERBERT PAYSON
WILLIAM H. CLIFFORD
HARRISON J. HOLT
JOHN S. PAYSON
DAVID W. TRUE
HAROLD LEE BERRY
WILLIAM H. CLIFFORD SR.
WILLIAM A. MCCANDLESS JR.

January 24, 1938.

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

RECEIVED

JAN 25 1938

DEPT. OF CITY CLERK
CITY OF PORTLAND

Dear Mr. McDonald:

I have your letter of January 22nd regarding the property at 117-123 Center Street. I have already seen Chief Sanborn and arranged to have a fire escape installed at once on the building according to his recommendations. I will change at once the doors so that they will swing out; we will have fire extinguishers installed at once and I am having a new heater put into the building with the proper safeguards.

My tenant assures me that he will never have 150 people in his hall.

I think this answers all of your recommendations and if not, I assure you that we will comply with them at once.

Yours very truly,

Philip Greely Clifford

Treasurer,
J. B. BROWN & SONS.

PGG:D.

January 22, 1938

File: C-36-11-I
R-2-8-88

J. B. Brown & Sons,
218 Middle Street
Portland, Maine

Gentlemen:

We find that the second story of the building which you are reported to own at 117-123 Center Street has been used for several weeks and is now being used both afternoons and evenings as an assembly hall for playing the game called Beano, with only one means of egress, with all of the doors, including the one at the foot of the main stairway, which would be likely to be used for an exit, swinging in, with no fire extinguishers, with no protection whatever around or over the heater rods, the top of the smokepipe of the heater at one point being only six inches below a wooden girder and without certain other safety features required for an assembly hall.

According to the Building Code a permit should have been applied for and secured before this second story was converted from a mercantile to that of an assembly hall. From consulting the Building Code I find that an assembly hall to accommodate 150 or more persons is not permissible in a building of this class of construction at such a distance above the grade as this second floor is located. The only remedy that I can suggest is that the occupancy of the hall be cut down by agreement to no more than 140 persons and that the hall and the building be equipped as required by the Building Code for minor assembly halls.

Please have the building vacated for this use at once or take immediate steps and have the second story and other parts of the building effected equipped as required for a minor assembly hall on or before February 7, 1938.

My duty has required that I report this condition to Chief Sanborn who is head of the Board of Fire Engineers for whatever action seems necessary on the part of the Board of Fire Engineers because it seems to be a very serious situation with a hundred and fifty people or more using this second story with only one means to get out.

Very truly yours,

RMCD/H

Inspector of Buildings

CC: Samuel Cox
47 Brown Street

THE HUSSEY MANUFACTURING COMPANY

IRONWORKERS SINCE EIGHTEEN THIRTY-FIVE

STRUCTURAL STEEL AND ORNAMENTAL IRON

PHONE 39-2 • NORTH BERWICK, ME.

February 21, 1938

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

RECEIVED

FEB 23 1938

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Dear Mr. McDonald:

Thank you kindly for your courteous letter of February 18 in regard to the revision of the fire escape for J. B. Brown & Sons, at 121-123 Center Street.

You very kindly enclosed amendment to application for permit and suggest that if we will have it signed and returned with twenty-five cents in cash the arrangement can be completed so that the job will be finished.

We are therefore returning to you herewith the amendment to application for permit together with twenty-five cents in cash and hope this will fix everything up all right.

If for any reason there is any question either by yourself or by Chief Sanborn we certainly will be pleased to cooperate in every way possible.

Sincerely yours,

THE HUSSEY MFG. COMPANY

P. W. Hussey
P. W. Hussey, Gen. Mgr.

PWH/M



Original Permit No. 57 68/91
Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT 22 1938

Portland, Maine, February 18, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 57/91 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. 121-123 Center Street Ward 4 Within Fire Limits? Yes Dist. No. 1

Owner's or Lessee's name and address. J. B. Brown & Sons, 318 Middle Street

Contractor's name and address. Hussey Mfg. Co., North Berwick

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

Increased cost of work. Additional fee .25

Description of Proposed Work

To change the counterbalance portion of the fire escape as indicated on the original plans to a counterweight section as shown on plans submitted 2/17/38.

J. B. Brown & Sons
By Hussey Mfg. Co.

Signature of Owner By

Approved: *Oliver T. French*
Chief of Fire Department

Approved: 2/23/38

INSPECTION COPY Commissioner of Public Works

W. H. French
Inspector of Buildings

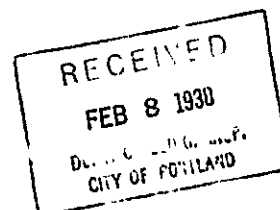
THE HUSSEY MANUFACTURING COMPANY

IRONWORKERS SINCE EIGHTEEN THIRTY-FIVE

STRUCTURAL STEEL AND ORNAMENTAL IRON

PHONE 39-2 ♦ NORTH BERWICK, ME.

February 7, 1938



Mr. Warren M. MacDonald,
Inspector of Buildings,
City Hall,
Portland, Maine

Dear Mr. MacDonald:

Your letter of February 5 has just come in in reference to the fire escape which we recently installed for the J. B. Brown & Sons Company at 121 Center Street, Portland.

Naturally, we are sorry to know that there is any criticism whatsoever of the job, and in order that we may get the full story we are wondering if it would be possible for the matter to rest in abeyance until the writer personally could get in to look the situation over and to consult with you as to how best the matter could be rectified.

We are somewhat surprised to know that your Code calls for a clearance of 10 feet 6 inches. For years we have worked on the basis that everything must be within 8 feet of the ground, from which of course you can readily see it is our fault if this is the case and we stand ready to rectify everything to your and to the owner's satisfaction. We will attend to it just as soon as the writer can consult with you.

Needless to say, we are very sorry that we are putting both you and the customer to any trouble and will do everything in our power to straighten the matter out satisfactory to all.

Sincerely yours,

THE HUSSEY MFG. COMPANY

P. W. Hussey
P. W. Hussey, Mgr. of Sales

PWH/M

cc to: J. B. Brown & Sons,
Portland, Maine

February 18, 1938

File: P.38/31-I

Hussey Mfg. Company,
North Berwick,
Maine

Gentlemen:

When your representative brought in two revised plans of the counterweighted fire escape stairway for J. B. Brown & Sons at 121-125 Center Street, he neglected to file the application for an amendment to the original permit. In order to clear up the situation promptly, we are departing from our usual custom and enclosing one copy of an application for this amendment which we have filled out for you. If you will have it signed and return to this office with 25 cents in coin, we can no doubt close the job quickly.

In the meantime your revised plan is being sent to Chief Sanborn for his criticism or approval.

Very truly yours,

WMcD/H

Inspector of Buildings

CC: Chief Sanborn:

This amended plan for your criticism or approval. The Hussey Co. got the counterbalanced portion of this fire escape so low that it was bound to interfere with traffic in the alley, and because, they could not keep the counterbalanced section that they originally planned and have now erected, and have room enough for the balancing weights to swing, they have redesigned it to provide a counterweighted section so that the movable section when it was up would be high enough to clear a truck or automobile.

Warren McDonald

File: P 38/1-1
R-2-1-38

February 5, 1938

Hussey Mfg. Company
North Berwick,
Maine

Gentlemen:

The counterbalanced portion of the fire escape which you have erected for J. B. Brown & Sons at 121-123 Center Street in this city has been erected at such a very small clearance above the surface of the alley that it interferes or will interfere very materially with traffic in the alley.

This clearance is considerably less than indicated on your plan even, and I should think, from the owners standpoint, even the clearance shown on the plan about eight feet and six inches would hardly be enough.

Although this is not a public alley in the sense that this city is in any way responsible for it, it seems as though the needs of the situation are comparable with a public alley as there is much traffic there. The Building Code provides that in the case of such a counterbalanced stairway over a public alley that the clearance under all supporting trusses, platforms, weights, etc., of counterbalanced portion, except the wall brackets, shall be not less than ten feet and six inches.

Please make arrangements to adjust this clearance so as to be reasonably within the bounds of good maintenance and operation both from the standpoint of being always ready for use, if needed by persons leaving the building, and that of non-interference with traffic in the alley. May we have this matter all cleared up at least by February 11, 1938?

Very truly yours,

WHD/H

Inspector of Buildings

CC: J. B. Brown & Sons
218 Middle Street

APPLICATION FOR PERMIT

Permit No. **009**

Class of Building or Type of Structure **Second Class**

Portland, Maine, **January 26, 1938**

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 **121-123 Center Street** Ward **4** Within Fire Limits? **yes** Dist. No. **1**

Owner's or Lessee's name and address **J. B. Brown & Sons, 218 Middle Street** Telephone _____

Contractor's name and address **Bussell Mfg. Co., North Berwick** Telephone _____

Architect's name and address _____ Telephone _____

Proposed use of building **restaurant and hall** No families _____

Other buildings on same lot _____

Plans filed as part of this application? **yes** No of sheets **1**

Estimated cost **\$975.** Fee **\$.75**

Description of Present Building to be Altered

Material **brick** No stories **5** Heat _____ Style of roof _____ Roofing _____

Last use **Restaurant and hall** No families _____

General Description of New Work

To erect all metal fire escape from ~~area~~ third floor to ground on north side of building
a. ~~on plan submitted.~~
b. ~~Structure~~ To enclose cellar stairs with wooden stud partitions covered with either
c. ~~lath and plaster or perforated gypsum lath and plaster on both sides of partitions,~~
d. ~~the undersides of soffit of stairs to be covered with similar material and a self-closing~~
e. ~~fire door (to be normally closed and kept closed by a suitable device) will be provided at~~
f. ~~the foot of the cellar stairs.~~
g. ~~Appropriate hardware will be provided on the door at the foot of the stairs to be taken out~~
h. ~~separate by and in the name of~~
i. ~~It is understood that this permit does not include installation of heating apparatus which is to be taken out~~
j. ~~the heating contractor.~~
k. ~~that the doors will new details of New Work be located on the~~
l. ~~that the doors will new details of New Work be located on the~~
m. ~~that the doors will new details of New Work be located on the~~
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v. ~~that the doors will new details of New Work be located on the~~
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x. ~~that the doors will new details of New Work be located on the~~
y. ~~that the doors will new details of New Work be located on the~~
z. ~~that the doors will new details of New Work be located on the~~

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____

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

Material of foundation _____ Thickness, top _____ bottom _____

Material of underpinning _____ Height _____ Thickness _____

Kind of Roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof

span over 8 feet. Sills and corner posts all one piece in cross section.

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

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

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

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

If a Garage

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

Total number 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**

INSPECTION COPY _____ Signature of owner **J. B. Brown & Sons**

_____ **Bussell Mfg. Co.**

No. 38/91

121-123 C. St.

A. S. B. B. B.

7/27/58

in

closure-in

Notif.

INTERSECTION NOT COMPLETE

rt. of Occupancy issued

NOTES

1/15/58

1/15/58

1/15/58

1/15/58

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FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

(G) GENERAL PURPOSE ZONE

Permit No. 0114

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 4, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 121 Center Street Use of Building Restaurant No. Stories 3
Name and address of owner Rosario Rossetti, 121 Center Street Ward 4
Contractor's name and address Owner Telephone 3-9524

General Description of Work

To install gas-fired frying kettle

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? If not, which story 1st Kind of Fuel gas
Material of supports of heater or equipment (concrete floor or what kind) wood - 3' above floor
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace,
from top of smoke pipe , from front of heater over 3' from sides or back of heater back 7' side over 5'
Size of chimney flue Other connections to same flue
Hood provided over frying kettle IF OIL BURNER
No enclosed burners
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 of 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 contractor

Rosario Rossetti

INSPECTION COPY

Ward 4 Permit No. 32/114
 Location 21 Carter St.
 Owner Rosario Rosetti
 Date of permit 2/4/37
 Post Card sent _____
 Notif. for insp. none
 Approval Tag issued 2/11/37 V.D.S.
 Oil Burner Check List (date) _____
 1. Kind of heat gas fired boiler
 2. Label _____
 3. Anti-siphon _____
 4. Oil storage _____
 5. Tank distance _____
 6. Vent pipe _____
 7. Fill pipe _____
 8. Gauge _____
 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

A.D.H. Perhaps protection
 will be necessary
 when there is only
 7" in back. imposed

Protection provided in
 back etc.



GENERAL BUSINESS ZONE

PERMIT ISSUED
1335Permit No. 1335
AUG 20 1935APPLICATION FOR PERMIT TO ERECT SIGN
OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, August 28, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 121 Center Street Ward 4 Within Fire Limits? yes Dist. No. 1
Owner of building to which sign is to be attached Brown Estate
Name and address of owner of sign Italian Royal Restaurant, 121 Center St.
Contractor's name and address Greene of Portland, 275 Middle St. Telephone 5-4242
When does contractor's bond expire? August, 1936

Information Concerning Building

No. stories 5 Material of wall to which sign is to be attached brick

Details of Sign and Connections

Electric? yes Vertical dimension after erection 2' Horizontal 4'3"
Weight 80 lbs., Will there be any hollow spaces? yes Any rigid frame? yes
Material of frame angle iron No. advertising faces 2 material galv. iron
No. rigid connections 2 Are they fastened directly to frame of sign? yes
No. through bolts 20 Size _____ Location, top or bottom _____
No. guys 3 material angle iron and cable Size 3" - 1 1/2 x 1 1/2 x 1/8
Minimum clear height above sidewalk or street 18'
Maximum projection into street 58"

Greene of Portland

Fee \$ 1.00

INSPECTION COPY

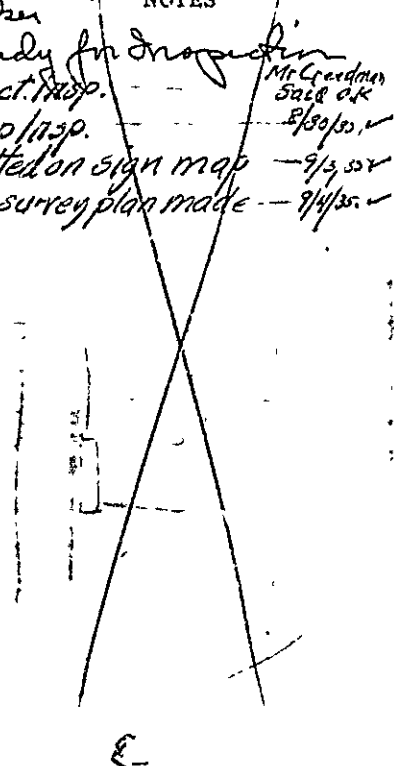
CHIEF OF FIRE DEPT.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

54446

4 Permit No. 35/1355
Location 121 Center St
Owner Italian Royal Restaurant
Permit 8/30/35
Sign Contractor
Final Inspn. 9/3/35 C.B.

NOTES
Sticker
Ready for inspection
Elect. Map. - - -
Stop sign - - -
Spotted on sign map - 9/3/35
Sign survey plan made - 9/4/35 -



February 19, 1935

File Receipt No. 3806B-I

United Neon Display,
27 Monument Square,
Portland, Maine.

Gentlemen:

Enclosed is the building permit covering erection of projecting sign for R. Rossetti at 121 Center Street.

Please note that it is necessary to make the rigid angle iron guys fast to the frame of the sign at points at least one foot in from the outside edge of the sign so that the guys will be approximately at forty-five degrees with the face of the sign.

The permit is given under this condition.

Very truly yours,

McD/H

Inspector of Buildings.



GENERAL BUSINESS PERMIT ISSUE

Permit No. 0184

APPLICATION FOR PERMIT TO ERECT SIGN
OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, February 16, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 121 Center Street Ward 4 Within Fire Limits? yes Dist. No. 1

Owner of building to which sign is to be attached J. B. Brown & Sons

Name and address of owner of sign R. Rossetti, 121 Center St.

Contractor's name and address United Neon Display, 27 Monument Sq. Telephone 2-0695

When does contractor's bond expire? October, 1935

Information Concerning Building

No. stories 5 Material of wall to which sign is to be attached brick CHARPENTIER OF OLLIVANT

Details of Sign and Connections

Electric? yes Vertical dimension after erection 8' Horizontal 5'5"

Weight 150 lbs, Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material sheet iron

No. rigid connections 4 Are they fastened directly to frame or sign? yes

No. through bolts one Size 1/2" Location, top or bottom top

No. guys 1 material cable Size 1/8"

Minimum clear height above sidewalk or street 15'

Maximum projection into street 5'5"

United Neon Display

Fee \$ 1.00

Oliver T. Sanborn Signature of Contractor By M. G. W. W. W.

INSPECTION COPY

CHIEF OF FIRE DEPT.

W 4 Permit No. 35/184

Location 121 Center St.

Owner P. P. Rossetti

Date of permit 02/19/35

Sign Contractor

Final Inspu. 3/17/337 Odo.

NOTES

Reading Lamp temperature O.K.
2/20/80. Ther inspection O.K.
no electrical inf at this
time. Bob

2/27/1971 - lit up

2/20/53, Dist. of Columbia

2/26/35 - 1935 - 1935

single guy got in. Two
Carmichael put it on.

3/2/35; Single gun

3/3/35 Angle side view

[Handwritten signature]



FILL IN COMPLETELY AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

February 14, 1935

Portland, Maine,

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 121-123 Center Street Use of Building restaurant
Name and address of owner Rosario Rosetti, 123 Center St. Ward 4
Contractor's name and address Owner

General Description of Work
To install two gas fired restaurant range and hot water heater

NOTIFICATION
OR CLOSING-IN IS WAITED.
CERTIFICATE OF
REQUIREMENT IS W.

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? heater If not, which story water heater Kind of fuel gas
Material of supports of heater or equipment (concrete floor or what kind) wood - 6" log
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace. ranges 9' heater 6'
from top of smoke pipe 12" heater from front of heater 10' from side no wood with back of heater
Size of chimney 12" heater Other connections hood over ranges vented thru outside wall of building

Enclosed burners produce not more than 50,000 B.T.U.
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? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor

Rosario Rosetti

Ward 4 Permit No 35/169

Location 121-3 Center St

Owner Rosario Rosetti

Date of permit 2/13/35

Post Card sent

Notif. for insp.

Approval Tag issued

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. Gauge

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.

men + not yet visited
the chimney - A.J.S.

NOTES

2/18/35 - Sarge range con-
nected up + hood up.
Gas heater is in base -



Original Permit No. 25/129

Amendment No. 18 Yes

AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, February 18, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 25/129 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 121-123 Center Street Ward 4 With the Fire Lin yes Dist. No. 1

Owner's or Lessee's name and address Rosario Rossetti, 2 Atlantic St.

Contractor's name and address On Lease

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

Increased cost of work

Additional fee .25

Description of Proposed Work

To cut in three foot door between kitchen and dining room, 1st floor

Signature of Rosario Rossetti

Approved:

Chief of Fire Department.

Approved: 7/8/37

Commissioner of Public Works

INSPECTION COPY

Inspector of Buildings



APPLICATION FOR PERMIT

PERMIT 0139

Class of Building or Type of Structure Second Class

FEB 4 1935

Portland, Maine, January 25, 1935

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 121-123 Center Street Ward 4 Within Fire Limits? Yes Dist. No. 1
Owner's or Lessee's name and address Rosario Rossetti, 2 Atlantic Street Telephone no
Contractor's name and address Owner Telephone _____
Architect's name and address _____
Proposed use of building Restaurant and vacant No. families _____
Other buildings on same lot _____
Plans filed as part of this application? Yes No. of sheets 1
Estimated cost \$ 100.00 Fee \$.50

Description of Present Building to be Altered

Material brick No. stories 5 Heat _____ Style of roof _____ Roofing _____
Last use Restaurant and vacant No. families _____

Preliminary Permit given to build 21' sheathing partition only - 1/25/35
General Description of New Work

To build 21 foot sheathing partition across rear of store at 123 to provide kitchen. To build sheathing partitions to provide two toilet rooms and a vestibule for entrance, partitions to extend to ceiling and all doors to be self-closing. There are interior toilets and will be vented by sheet metal ducts, each at least 50 square inches in cross section and both to lead to a chimney flue which has a cross sectional area of more than 112 square inches and which will not be used for any other purpose. Both front doors will be made to swing outwards and no one not to swing over the public sidewalk. Exit door will be placed over the kitchen door at 123 and over the rear exit door at 121. This latter door will be made to swing outwards and both it and the rear door 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. Copies of plans to be taken out separately by and in the name of the heating contractor. Without any other action then turning the knob inside without the use of a key and

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

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____
Total number 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

INSPECTION COPY

Signature of owner

Rosario Rossetti



Permit No. _____

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second ClassPortland, Maine, January 25, 1955

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 121-125 Center Street Ward 4 Within Fire Limits? yes Dist. No. 1Owner's or Lessee's name and address Rosario Rossetti, 2 Atlantic St. Telephone noContractor's name and address Owner Telephone _____

Architect's name and address _____

Proposed use of building Restaurant and vacant No. families _____

Other buildings on same lot _____

Plans filed as part of this application? yes No. of sheets 1Estimated cost \$ 75.00 Fee \$.50

Description of Present Building to be Altered

Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____Last use Restaurant and vacant No. families _____

General Description of New Work

To put in 21' sheathing partition across rear corner of room to provide kitchen
To put in sheathing partitions to provide two new toilet, partitions to extend to ceiling,
to be vented to outside air by vent shaft at least fifteen inches in cross section,
doors to vestibules and toilets to be made self-closing in such a way that there will be
little chance of both doors being open at the same time.
Preliminary Permit given to build 21' sheathing partition only - 1/25/55

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

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____
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 _____

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? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside wall _____ serving partitions) 2x4 or O. C. Girders 6x8 or larger. Bridging in every floor and flat roof
span over 8 feet. Sills _____ posts all one piece in cross section.

Joists and raft _____ 1st floor _____ 2nd _____ 3rd _____ roof _____

Ceilings _____ 1st floor _____ 2nd _____ 3rd _____ roof _____

Maximum span _____ 1st floor _____ 2nd _____ 3rd _____ roof _____

If one story building _____ wall thickness of walls? _____ height _____

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? noWill there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yesSignature of owner Rosario Rossetti

INSPECTION COPY

57242

Page 4 Permit No. 35/139

21-3 Center St.

Owner: Prasanna Prasanna

Date of permit 2/4/35

Exp. closing-in

Final Notif.

Final Inspr. 10/1/36

Cert. of Occupancy issued None

NOTES

1/28/35 - Curb wheel
on kitchen sink
2/5/35 - Both sink
and stove at
present. Plumber
from kitchen
works on other
kitchen sink
no sink pipe from
kitchen sink
to below floor
and in land
tires chimney
no chimney in kitchen
chimney has
cleanout. How about
toilet vent? - A.G.S.

1/28/35 - Mr.
Russetti that
entrance doors will
have to be made to
swing out and that
near exit door on
right end of build-
ing to make to
swing out also. In
case of fire would
exit this door and
over large room
between the two
rooms. Also told
him that putting
of toilet to chimney
will not be O.K.
2/9/35 - Work being
done - A.G.S.
2/13/35 - Work progressing
A.G.S.
2/18/35 - Bar opened for
business. Doors at exit
doors changed. Doors
on inside toilet not
self-closing. Women's
toilet not completed.
Swing of rear door not
changed. No shield

over heater smoke-
pipe nor cleanout
in chimney - A.G.S.
2/27/35 - Springs
needed on all toilet
room doors. Shield
needed over smoke-
pipe of heater and
cleanout door to
be provided. Swing
of rear door changed
but proper lock
not yet provided.
Exit signs not
yet up. Gas hot
water heater in
basement yet to
be provided - A.G.S.
3/4/35 - Not yet done
A.G.S.
3/6/35 - Matters not
yet taken care of -
A.G.S.
3/9/35 - Proper lock
provided on exit
door. Springs on
inside toilet doors. Rest
of work not yet taken
care of - A.G.S.

3/16/35 - Matters taken
care of except shield
over smoke pipe over
for gas hot water heat
and cleanout door
in chimney - A.G.S.
4/9/35 - None of above
matters yet taken
care of. Mr. Russetti
promised to have
this work done this
week - A.G.S.
4/17/35 - Mr. Russetti
promised to have the
done by Saturday Apr
20th - A.G.S.



Location, Ownership and detail must be correct, complete and legible.

Separate application required for every building.

Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the

Portland, August 23, 1921 192

INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location 123 Centre St., Ward, 4 in fire-limits? yes

Name of Owner or Lessee, J. B. Brown Estate— Address 218 Middle

" " Contractor, Greene & Maloney " 270 Middle St.

" " Architect " mill construction

Material of Building is Brick Style of Roof, flat Material of Roofing, tar & gravel

Size of Building is 100 ft. feet long; 100 ft. feet wide. No. of Stories, 3

Cellar Wall is constructed of stone is inches wide on bottom and batters to inches on top.

Underpinning is brick is inches thick; is feet in height.

Height of Building 35 ft. Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for? stores upper part storage. No. of Families?

What will Building now be used for? same.

DETAIL OF PROPOSED WORK

alterations of 2 windows on the back, (1st story), added.

all to comply with the building ordinance.

Estimated Cost \$ 200.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? ; No. of feet wide? ; No. of feet high above sidewalk?

No. of Stories high? ; Style of Roof? ; Material of Roofing?

Of what material will the Extension be built? Foundation?

If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.

How will the extension be occupied? How connected with Main Building?

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations

No. of feet high from level of ground to highest part of Roof to be?

How many feet will the External Walls be increased in height? Party Walls

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? in Story.

Size of the opening? How protected?

How will the remaining portion of the wall be supported?

Signature of Owner or
Authorized Representative Greene & Maloney

Address 270 Middle St.

Descrip-
tion of
Present
Bldg.

RECORDED

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

117-
123 Centre St.



Application for Permit for Alterations

Plans must be filed with this application.
General application reduced to 10¢ per page.
Fees for alterations and plans must be correct. Compliance may

PERMIT GRANTED

August 14, 1921 102

Permit filled out by _____

Permit number _____

Location 123 Centre St.

FINAL REPORT

102

Has the work been completed in accordance with this application and plans filed and approved?

Law been violated? _____ Doc. No. _____ of 102

Nature of violation? _____

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----

Violation removed, when? _____ 102

Estimated cost of alterations, etc., \$ _____

Inspector of Buildings

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

IN FULL WHEN ON FILE

102

GEO. C. TAINSH

Commercial Signs

CARD, CLOTH,
WOOD, GLASS,
METAL AND

Electric Signs

TELEPHONE 4246



27 MONUMENT SQUARE
PORTLAND, MAINE

ESTABLISHED 1905

Outdoor Advertising

WALL OR BULLETIN
TO PROMOTE THE
SALE OF ANYTHING

Locations Secured

SKETCHES FURNISHED

123 Center St.

June 16-1920.

Sign Committee,
Portland, Maine.
Gentlemen,-

We wish to secure permit for hanging two
sided projecting board sign size 2'-6" X 5' for
Woodis Lunch located at 123 Centre St., Portland, Me.,
as per sketch attached.

Very truly yours,
G. C. Tainsh Sign Co.,

A handwritten signature in cursive script, appearing to read "G. C. Tainsh", is written over the typed name of the company.

GCT/AMT

Permit issued June 16, 1920

INQUIRY BLANK

ZONE

G.

FIRE DIST.

#1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTIONVerbal
By Telephone

Date

12/27/48

LOCATION

171-123 Center OWNER J B Brown & Co

MADE BY

Garry Pelton Jr. for President TEL. 2-1491

ADDRESS

72 Bailey Rd.

PRESENT USE OF BUILDING

Various

CLASS OF CONSTRUCTION

NO. OF STORIES

REMARKS:

m. Conley & New atwood has key.

Write to Harry C. Little, Atty.

INQUIRY:

How does B.C. aff. it use of 2nd
floor hall formerly used by
Colonel U.S. as club room
for Portland S. & L. Club?

ANSWER:

By letter

3/22/63- This use has long since been discontinued
and upper stories of building in time that was
located have been demolished following a fire

Please put in G.C. File

DATE OF REPLY

1/3/49

REPLY BY

W.M.H.

BI 76

CITY OF PORTLAND, MAINE
OFFICE OF THE CITY CLERK

5/19
May 14 1958

APPLICATION FOR A Beano Hall LICENSE (PUBLIC ASSEMBLAGE)

To the Municipal Officers:

The undersigned hereby applies for a Beano Hall license,
involving a place of Public Assemblage for the period 6/3 1958
to Dec. 21 1958 inclusive.

Firm or Trade Name Central Club Inc.

NAME under which license is to be granted Central Club Inc.

Street and Number where located 121 1/2 Center Street

Location in Building 2nd floor assembly hall

Capacity in Persons 175 Name of room (if any) _____

Name of Licensee Same Residence _____

Name of Manager Edw. J. Conley Residence 8 Cedar St., So. Portland

Owner of Building J. B. Brown & Sons Address 57 Exchange St.

(Signed) Central Club, Inc. By: Edw. J. Conley, Treas.
Applicant

Approved _____ Disapproved _____ Subject to the following conditions _____

Chief of the Fire Department

Approved _____ Disapproved _____ Subject to the following conditions _____

Chief of the Police Department

Approved _____ Disapproved _____ Subject to the following conditions _____

Building Inspector

Approved _____ Disapproved _____ Subject to the following conditions _____

Health Officer

Date Last Inspection _____

Total Capacity _____

Approved: _____
Inspector

121-123 Center Street

4/20/49

April 6, 1949

Mr. William Hamilton, President
Portland Press Club
State Engraving Company
Press Herald Building
390 Congress Street
J. B. Brown & Sons
57 Exchange Street

Subject: Provisions for safety of the
occupants of the second story of the
building at 121-123 Center Street

Gentlemen:

On February 5 at the urgent request of one or more of the officers of the Portland Press Club to the end that the transfer of the liquor license of the Club to 121-123 Center Street might be immediately approved by the Municipal Officers, I reported to the Municipal Officers five recommended improvements for safety of the club quarters with the expectation that the Board would be willing to approve the transfer upon the conditions noted without insisting upon the improvement actually being made before approval. I understand that the transfer was approved by the Municipal Officers and the five features of improvement attached to the approval as conditions thereof.

On February 8 I wrote to Mr. Hamilton as President of the Portland Press Club with copy to J. B. Brown & Sons, listing these features of improvement with some explanation.

It was disturbing to have our Inspector, who had been inspecting the new fire escape under construction on the Free Street side of the building, bring in the report on March 30 that none of the improvements for safety enumerated in paragraphs 2, 3, 4, and 5 of my letter of February 8 had been cared for,--namely adjustment of emergency exit door from second floor hall to existing fire escape; equipping the exterior door at foot of stairway to Free Street with anti-panic hardware and the two existing doors from second floor assembly hall on either side of stairs to the stair hall with vestibule latches; the equipping of the main stairway with anti-slip surfaces on treads and providing exit lights over certain doors, and the freeing of the counterweighted lower section of the existing fire escape so that it could be used including a more suitable railing.

It appears that all concerned must in some manner have misunderstood the fact that these improvements are of the utmost importance for the safety of the occupants of the second floor quarters in case of an emergency which may occur at any time. The construction of new fire escape of course was the most difficult of all of them, and it was fully expected that all of the others would be cared for immediately.

Perhaps I am the only one in City Hall who has knowledge of the conditions as to these important defects, and, if they are not all cared for before April 20, 1949, I shall be obliged to consult the Corporation Counsel of the City to find out what my duty is in the light of the conditional approval of the Municipal Officers of Portland on the transfer of the liquor license.

Very truly yours,

WCB/G

Inspector of Buildings

CC: A. Edwin Smith, City Clerk

Oliver F. Sanborn, Chief of the Fire Department

Chief Sanborn:

The only authority I have in this matter is through the approval on the transfer of the license by the Municipal Officers. I presume you have direct authority, however, with regard to these deficient safety conditions especially those whereby use of the fire escape toward Congress Street from the second floor is practically nullified by the operation of the exit door and the counterweighted fire escape section on March 30 at least would not drop to the ground under any ordinary weight.

Warren McDonald

PA 121-123 Center Street
Portland Press Club

February 8, 1949

Mr. William Hamilton
State Engraving Company
Press Herald Building
390 Congress Street
Portland, Maine

Subject: Use of the second floor at 121-123 Center
Street for Portland Press Club

Dear Mr. Hamilton:

Mr. Kelley, one of the directors of the Portland Press Club telephoned me last evening and asked me to send to you a copy of the recommendations as to safety features at the new club rooms which I made to the Board of Municipal Officers in connection with the Board's approval of the transfer of the State liquor license to the new location. They are as follows:

1. Provide new standard metal fire escape, no less than 34" wide, from second floor to the ground on the side toward Free Street, and cut in a new exit door leading to the fire escape.
2. Adjust the emergency exit door from second floor to existing fire escape on the Congress Street side so that the door when swung open will neither obstruct the fire escape from the third floor nor the stairs to the ground and so that the full width of the fire escape will be available for exit.
3. Equip the exterior door at foot of stairway leading to Free Street, each of the existing doors leading from large assembly room on either side of second floor to stair hall, the new emergency exit door to new fire escape and the new door to existing fire escape with anti-panic hardware (crash-bar clear across the door).
4. Equip the main stairway with anti-slip surfaces on treads. Provide standard exit lights over both doors leading to fire escape and the Free Street side of the doorway connecting the two large assembly rooms, and wire up these exit lights with the white lights in the main stair hall and with the white light to be provided outside of each door leading to fire escape, so that all of these lights will be controlled by as few switches as possible, these switches to be marked on the panel "EXIT LIGHTS".
5. Free the counter-weighted lower section of existing fire escape so that it will operate easily and take steps to see that it stays that way. Change out the chain guard on the lowest run of stationary stairs to a rigid rail in such a way that this rigid rail will not cause accident due to the lowering of the lower run of stairs.

With reference to paragraph 3 I find that vestibule latchsets would satisfy the requirements of the Public Assembly Ordinance on the two doors leading from the large assembly hall on either side to the stair hall, and this change may save a little money. The type of lockset would be the same but the usual knob could be used instead the crash-bar across the door. With reference to paragraph 4 no exit light would be needed on the Free Street side of the double doors at the front of the building between the two large assembly rooms, because this doorway need not be counted as a required means of egress, each large room having two means of egress of its own. But the standard exit light should be installed over the door from large assembly room on the Free Street side

Mr. William Hamilton-----2

February 8, 1949

to the stair hall, since this door will probably not be used habitually for entrance.

The permit for erection of the fire escape is being issued to Megquier & Jones with a letter relating to certain features, especially the doorways and doors leading to the fire escape from second and third floors. Copy of this letter with the permit is being enclosed with this letter and a copy of it also to the owners of the building. Chief Sanborn of the Fire Department, when giving his approval to the permit for the new fire escape, wished to emphasize the fact that whoever is in charge the building and the new fire escape must bear the responsibility of seeing to it that the counter-weighted lower section of stairway is kept in condition such that it will easily operate in case of emergency.

When all of these safety features have been completed, please notify this office for inspection, so that the entire matter may be cleared from our records.

Very truly yours,

Inspector of Buildings

WHD/G

Enclosure: Copy of letter about fire escape

CC: J. L. Brown & Sons with copy of letter about fire escape
57 Exchange Street

Oliver T. Sanborn
Chief of the Fire Department

File: PA 121-123 Center Street
Portland Press Club
(Second floor)

The Board of Municipal Officers

February 5, 1949

Warren McDonald, Insptr. of Bldgs.

Approval by Municipal Officers of transfer of State liquor license of Portland Press Club from 193 Middle Street to the second floor at 121-123 Center Street

The officers of the Press Club and the owner of the building at 121-123 Center Street have been advised of improvements necessary to bring this second floor up to the standards of safety of the Public Assemblage Ordinance, some time ago. The Club has already moved to the new quarters, but there has not been sufficient time to make the required improvements.

If the Board decides to approve the transfer of the liquor license before the improvements for safety have been completed, it is recommended that that approval be conditional upon making the following improvements:

1. Provide a new standard metal fire escape, no less than 34" wide, from second floor to the ground on the side toward Free Street, and cut in a new exit door leading to the fire escape.
2. Adjust the emergency exit door from second floor to existing fire escape on the Congress Street side so that the door when swung open will neither obstruct the fire escape from the third floor nor the stairs to the ground and so that the full width of the fire escape will be available for exit.
3. Equip the exterior door at foot of stairway leading to Free Street, each of the existing doors leading from large assembly room on either side of second floor, to stairhall, the new emergency exit door to new fire escape and the new door to existing fire escape with anti-panic hardware (crash-bar clear across the door).
4. Equip the main stairway with anti-slip surfaces on treads. Provide standard exit lights over both doors leading to fire escapes and on the Free Street side of the doorway connecting the two large assembly rooms, and wire up these exit lights with the white lights in the main stairhall and with a white light to be provided outside of each door leading to fire escapes, so that all of these lights will be controlled by as few switches as possible, these switches to be marked on the panel "EXIT LIGHTS".
5. Free the counter-weighted lower section of existing fire escape so that it will operate easily and take steps to see that it stays that way. Change out the chain guard on the lowest run of stationary stairs to a rigid rail.

Respectfully submitted,

Inspector of Buildings

CC: Lyman S. Moore, City Manager
Edward T. Gignoux, Assistant Corporation Counsel

I-121-123 Center Street

January 3, 1947

Harry C Libby, Esq.
Attorney for Portland Press Club
465 Congress Street
Portland, Maine

Subject: Inquiry by L. E. Felton, Jr. as to how
Building Code and Public Assembly Ordinance
would affect the use of the second floor of the
building at 121-123 Center Street by the Port-
land Press Club

Dear Mr Libby:

Mr Felton has asked me to direct this letter to you in answer to his inquiry, and the situation appears as follows:

It appears that this second floor has been used for assemblage of one^{kind} or another for many years, probably since 1926, the latter being the effective date under which the Building Code would have control. Therefore, under the Building Code the second floor has the classification as an established place of assemblage and the Code would not control until changes were proposed, either physical changes or increase as to capacity or features of hazard.

There is, however, the important matter of licenses which the Municipal Officers of Portland either issue or approve for issuance, the latter being such as malt beverages or liquor licenses issued by the State, but first approved by the Municipal Officers of Portland. I am told by the Corporation Counsel that it is my duty to notify the Municipal Officers of any conditions considered unsafe with relation to establishments under consideration by them for issuance of or approval of a license. This feature becomes important because the Press Club means to transfer their liquor license to their new location, wherever that may be, and perhaps they would later contemplate applications for other licenses which would have to be issued or approved by the Municipal Officers.

Under State Enabling Act as to places of public assemblage and under our local Public Assembly Ordinance, this second story, used as a unit, would undoubtedly be classified as a place of public assemblage because the capacity in persons would be 100 or more. If only the half of the second story toward Congress Street were used for club rooms, and the other half was not used by either members or guests of the club, the establishment would probably not be classified as a place of public assemblage under either law because the one large room would hardly accommodate as many as 100 persons. Certainly it would not be classified as a place of public assemblage, if the club would agree that the number of persons accommodated at one time, including employees, would never exceed 99. Such an agreement applied to the entire second floor, however, would hardly be acceptable because the floor area is so large.

If the club should decide to use only the half of the floor toward Congress Street, we would be in a position to raise no objection as to approval of the liquor license, provided the following improvements were made:

1. The door from large room to stair hall and the entrance door in first story to be equipped with anti-panic hardware (crash-bar clear across the door).
2. Equip main stairway with anti-slip treads or surfaces of anti-slip material.
3. Adjust the bi-folding emergency exit door to the fire escape so that in the open position it would not obstruct either the fire escape stairs from the third floor or the stairs to the ground. This will be difficult. It seems clear that the bi-folding arrangement must be eliminated and either a single door or pair of narrow doors be recessed and the steps to the doorway adjusted so that when the doors were swung open they would not project beyond the exterior wall of the building, or perhaps narrow double doors may be

Harry C. Libby, Esq.----- -2

January 3, 1949

provided and mounted at the outside face of the brick wall in such a manner that when swung open the doors would swing back flat against the brick wall and be held there so as not to swing back and forth and obstruct the fire escape in time of need. In any case a single door or each of a pair would have to be equipped with anti-panic hardware. The present bi-folding door, when swung open cuts down the width of the fire escape stairway to the ground to very little more than one foot.

4. Free the counter-weighted lower section of fire escape so that it will operate easily and keep it that way. If possible change the chain guard on the lowest run of stationary stairs to a rigid rail.

5. Wire the exit light up with the white lights in the stair hall so that all are controlled by one switch and add a white light outside of the emergency exit door to fire escape on the same switch, the switch controlling these lights to be clearly marked EXIT LIGHTS on the panel.

If the establishment were to be classified as a place of public assemblage, a number of important deficiencies from the standards of safety set up by the Public Assemblage Ordinance, would be present. The main stairway, where fire and smoke would be more likely to travel, is in the center of the width of the building. Thus, should a flash fire involve the stairway and quickly involve the large room on the Congress Street side, persons in the large room on the other side could neither use the main stairway nor reach the fire escape. This could be remedied by providing a fire escape on the Free Street side, if there is land enough on that side, but such a new fire escape would have to be at least 54" wide and would have to extend clear to the ground.

The existing fire escape is only 24" wide while the Ordinance sets up a minimum safe width of 30".

Very truly yours,

WMD/G

Inspector of Buildings

CC: Mr. Edward J. Conlay
121-123 Center Street

J. B. Brown & Sons
57 Exchange Street

Mr. L. E. Polton, Jr.
72 Carlyle Road

Oliver T. Sanborn
Chief of the Fire Department

A. Edwin Smith
City Clerk.

To Mr. Smith:

In event the Port of Press Club should apply for approval of the Municipal Officers on transfer of their liquor license to this or any other location, from their present location on Middle Street, will you be good enough to give me a chance to report to the Municipal Officers, as the Corporation Council says that I should do that.

Warren McDonald

7258 EX-7
4/11/59

May 29, 1959

PA-121 1/2 Center St.-Application for license to play Beano and defects preventing approval

Mr. Edward J. Conley, Treas.
Central Club, Inc.
121 1/2 Center Street

cc to: J. E. Brown & Sons
Exchange Street
cc to: Fire Chief
cc to: City Clerk

Dear Mr. Conley:

Upon examination of the building, our Field Inspector finds the following defects which prevent the approval of this department upon the application of the Central Club for a license to play Beano in the assembly rooms:

1. The entrance door from Center Street at the ground floor requires anti-panic hardware with a crash bar clear across the door and all other fastenings of every description removed.

2. The fire escape on the side toward Congress Street has been badly damaged, several of the trends being bent so badly that it would not be safe for the public to use the fire escape in case of need.

3. The movable lower section of stairway of fire escapes on both sides of the building are held up by counterweights and a cable running over a pulley or sheave above. This operating arrangement requires adjustment and perhaps alterations so that these removable stairways will descend smoothly and gradually when persons enter on them and have taken the first two or three steps. The counterweights only need to be heavy enough to hold the movable stairway in substantially a horizontal position when the stairway may be coated with ice. If this adjustment is made, the stairway should descend smoothly and gradually, holding when a comparatively small weight of persons enters the movable stairway. Of course, the pulley above should always be kept lubricated and attention given to it so it will not be "frozen". It is obvious that these movable stairways are questionable safety devices at best. If not in good adjustment, they present a very definite accident hazard in case of a number of people having to leave the building in an emergency. Imagine what would happen if the movable stairway stayed up until about six or eight persons got on it and then suddenly descended striking the ground with such force that those that were on it, and perhaps those behind them would be seriously injured, if not killed. In this connection it is suggested that a shelter be provided over the pulley in each case so that the material will not deteriorate quickly, so that there is a reasonable chance of keeping the pulley in good operating condition.

4. Inside of the doorway leading to the fire escape on the side toward Congress Street there is a step-up of more than ten inches. In the past this has been cared for by a portable step which could be placed in position or removed. At time of inspection this movable step was out of position. The step must be permanently fastened in position so that it will be ready at any time

Mr. Edward J. Conley

(2)

of emergency.

5. At the time of the inspection, the exit lights and the white lights in the exit circuits were not in working condition. Of course, they must be made so.

6. The large swinging gate at the street line of Center Street on the side toward Free must be altered and adjusted in some manner so that persons using the fire escape on that side can quickly open the gate or door without any special knowledge by turning the usual knob or pressing on the usual thumb piece. This gate must swing outwards. It appears that the only way is to alter the gate so that an ordinary door three feet wide may swing outwards. If this door is for an emergency use only it may swing over the public sidewalk, in which case it must have no knob or other handhold on the outside to admit persons entering from the outside.

When all of the above defects have been made good, please notify this office for another inspection.

All of the above is on the basis that the third floor is not to be used in connection with the Beano license.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD:M

HAROLD LEE BERRY
PRESIDENT
GEORGE K. BRADFORD
VICE PRESIDENT
PHILIP GREELY CLIFFORD
TREAS. & GENL. MGR
WILLIAM A. MCCANDLESS
CLERK
WILLIAM H. CLIFFORD 3RD
ASSISTANT TO GENL. MGR

J. B. BROWN & SONS
57 EXCHANGE STREET
PORTLAND, MAINE

DIRECTORS
PHILIP GREELY CLIFFORD
WILLIAM H. CLIFFORD
CHARLES P. EMERSON
HAROLD LEE BERRY
WILLIAM H. CLIFFORD 3RD
WILLIAM A. MCCANDLESS
HERBERT PAYN, JR.
HASKET DERBY
GEORGE K. BRADFORD

*Plut.
As noted
file with
paper
6/11/58*

June 10, 1958.

Mr. Warren McDonald
Inspector of Buildings
389 Congress Street
Portland, Maine.

Dear Mr. McDonald:

Answering your letter of May
29th to Edward J. Conley, copy to J. B. Brown
& Sons, let me say that we are arranging to
have all the matters in your said letter attended
to at once.

Yours very truly,

J. B. BROWN & SONS
By

Philip G. Clifford.

Treasurer.

PGC:jm





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 121 Center Street

Issued to John Martin

Date of Issue March 8, 1984

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 83-3038, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Restaurant & Lounge

Limiting Conditions.

This certificate supersedes
certificate issued

Approved: 4

(Date)

Inspector

Inspector of Buildings

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



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

December 28, 1983

Donalco Inc.
141 Main Street
South Portland, ME 04106

RE: 121 Center Street, Portland

Dear Sir:

Your application for a building permit to make renovations at 121 Center Street, Portland, Maine, has been reviewed, and a building permit is herewith issued subject to the following requirement.

The temporary dust barriers shall not interfere with required exiting from occupied areas.

If you have any questions on this requirement, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/kat

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

3038

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION ... PORTLAND, MAINE Dec., 23, 1983..

PERMIT ISSUED

DEC. 28 1983

CITY of PORTLAND

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

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

LOCATION ... 121 Center Street - The Art Gallery - 1st Floor Fire District #1 ☐ #2 ☐

1 Owner's name and address John Martin - same Telephone 775-3733....

2 Lessee's name and address Telephone

3 Contractor's name and address Donalco Inc. - 141 Main St., S. P. 04106. Telephone 767-3248....

..... No. of sheets

Proposed use of building Restaurant No. families

Law use same No. families

Material No stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 15,000.00 - 115,000

FIELD INSPECTOR-Mr. @ 775-5451

Renovations, as per plan.

Appeal Fees \$

Base Fee

Late Fee

TOTAL \$ 85.00

Stamp of Special Conditions

PERMIT ISSUED
WITH LETTER

ISSUE PERMIT TO #3

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? no Is any electrical work involved in this work? no

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

Has septic tank notice been sent? Form notice sent?

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

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

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

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

Framing Lumber—Kind Dressed or full size? Corner posts Sills

Size Girder Columns under girders Size Max. on centers

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

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

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

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

IF A GARAGE

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

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

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no

ZONING: Will there be in charge of the above work a person competent

BUILDING CODE: to see that the State and City requirements pertaining thereto

Fire Dept. are observed? yes

Health Dept. Others:

Signature of Applicant Ron Norton for Donalco Phone #

Type Name of above Ron Norton for Donalco 1 ☐ 2 ☐ 3 ☒ 4 ☐

Other and Address

PERMIT ISSUED

FIELD INSPECTOR'S COPY

OFFICE FILE COPY

137 Ms Schmuckal

Permit No 83/3038
Location 121 Center St
Owner John Martin
Date of permit 12-23-83
Approved 12-28-83
Dwelling _____
Garage _____
Alteration to restaurant

NOTES

1/8/83 WIP OK CM
2/6/84 Dining Area
Left Completed - CM
Accept For Opening

2/14/84 OK For
C/O - Left Dining
Area & Lounge

CM



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

filmed

Date Dec. 28, 1983
Receipt and Permit number B 19719

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 121 Center Street - The Art Gallery

OWNER'S NAME: John Martin ADDRESS: Main St. So. Portland

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

INSPECTION:

Will be ready on _____, 19____; or Will Call xx

CONTRACTOR'S NAME: Real Poulin
ADDRESS: 244 Webster Rd. Lewiston
TEL.: 783-6428
MASTER LICENSE NO.: 03375
LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

Real Poulin

INSPECTOR'S COPY — WHITE
OFFICE COPY — CANARY
CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 19719

Location 121 Center St.

Owner J. Martin

Date of Permit 12-28-83

Final Inspection 2-8-84

By Inspector. *Gibbs*

Permit Application Register Page No. 19

INSPECTIONS: Service _____ by _____
Service called in _____
Closing-in _____ by _____

PROGRESS INSPECTIONS: 1-3-84, 2-8-84,
1-13-84, _____,
1-30-84, _____,
2-3-84, _____,
2-6-84, _____,
2-7-84, _____

CODE
COMPLIANCE
COMPLETED

PROGRESS INSPECTIONS:

**CODE
COMPLIANCE
COMPLETE**

DATE 2-8-88

REMARKS:



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date April 16, 1986
Receipt and Permit number p26455

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

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

LOCATION OF WORK: 121 Center Street

OWNER'S NAME: The Art Gallery Rest. ADDRESS same

FEES

OUTLETS:

Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL 1-30 3.00

FIXTURES: (number of)

Incandescent 20 Fluorescent 10 (not strip) TOTAL 30 5.00

Strip Fluorescent _____ ft.

SERVICES:

Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..

METERS: (number of) _____

MOTORS: (number of)

Fractional _____

1 HP or over _____

RESIDENTIAL HEATING:

Oil or Gas (number of units) _____

Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:

Oil or Gas (by a main boiler) _____

Oil or Gas (by separate units) _____

Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of)

Ranges _____ Water Heaters _____

Cook Tops _____ Disposals _____

Wall Ovens _____ Dishwashers _____

Dryers _____ Compactors _____

Fans _____ Others (denote) _____

TOTAL _____

MISCELLANEOUS: (number of)

Branch Panels _____

Transformers _____

Air Conditioners Central Unit _____

Separate Units (windows) _____

Signs 20 sq. ft. and under _____

Over 20 sq. ft. _____

Swimming Pools Above Ground _____

In Ground _____

Fire/Burglar Alarms Residential _____

Commercial _____

Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____

over 30 amps _____

Circus, Fairs, etc. _____

Alterations to wires X 2.00

Repairs after fire _____

Emergency Lights, battery _____

Emergency Generators _____

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..

DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER" (304-1b.b) ..

TOTAL AMOUNT DUE: _____

10.00

INSPECTION:

Will be ready on _____ 19__ ; or Will Call X _____

CONTRACTOR'S NAME: B.H. Milliken

ADDRESS: 1400 Washington Ave., Portland

TEL.: 878-2822

MASTER LICENSE NO.: 03604

SIGNATURE OF CONTRACTOR:

LIMITED LICENSE NO.: _____

B.H. Milliken

INSPECTOR'S COPY — WHITE

OFFICE COPY — CANARY

CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 26455

Location 1210 South St.

Owner Art Gallery Corp.

Date of Permit 4-16-86

Final Inspection _____

By Inspector _____

Permit Application Register Page No. 110

INSPECTIONS: Service _____ by _____

Service called in _____

Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

_____ / _____ / _____

DATE:

REMARKS:

1/4/89

Permit expired