

Form 00-9 (Rev. 3-53)

Postmaster per *[Signature]*
POSTMARK

9852

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Return Receipt fee 0.7 Spl. Del'y fee _____

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67-10-10423-3 GPO

NOTICE TO SENDER—Enter below name and address of addressee as to identification. Preserve and submit this receipt in case of inquiry or application for indemnity.

Rev. Dennis
(Name of addressee) _____ (P. O. and State of address) _____

chlt
at 1-2-18 Portland Pier

On unnamed alley in rear of the Thomas Block, from Pearl St.,
(Burgess Fobes Co.) there is a very dilapidated building
at the corner of Portland Pier, with bay windows facing West,
apparently owned by George I. Lewis, with sheet iron sides. Some
of these strips have fallen down on the North side, and others
are weakening. This structure is much worse than any of
Ramson's, and is a fire and health menace in some respects.

Mr. Torrey left this
rec'd 4/18/55
MD

DELIVERING Deliver ONLY to address of
EMPLOYEE Show address where delivered

Received from the Postmaster the Registered or Insured Article, the number of which appears on the face of this return receipt.

1 *James H. Kruger*
(Signature or name of addressee)

2 (Signature of addressee's agent—Agent should enter addressee's name on line ONE above)

Date of delivery OCT 9 1955 10

Form 3811
Rev. 4-54
U. S. GOVERNMENT PRINTING OFFICE 16-12111

Reg. Mail
Return Receipt

RRcd 11/19/56

October 17, 1956

Compt. Rear of about 12-18 Portland Pier (Assessors' Lot No. 30-B-5)

Kr. Lewis H. Kriger
Center Realty Inc.
22 Portland Pier

Copy to Mr. Kriger

Dear Mr. Kriger:

The two-story wooden frame building, used presently for storage, at the rear of about 12-18 Portland Pier (Assessors' Lot No. 30-B-5) is found to be broken, weakened and out of repair so as to be unsafe or dangerous.

As authorized by Section 109 of the Building Code of Portland (copy enclosed) you are hereby required to have these dangerous conditions permanently corrected before November 19, 1956.

From as close an examination as could be made under the circumstances, it is my belief that the remedy is to completely demolish the building. It is my impression that you have been considering removing the upper story only, providing a roof over the first story and continuing the building as a one-story building. However, your attention is called to the fact that the condition of the exterior wall of the building toward Custom House Wharf is such as to indicate that the sub-structure of the building, probably including the wharf structure itself, is definitely defective—a condition which has no doubt contributed to the deterioration of the building.

A building permit from this department is required before demolition of any part of the building or alteration of the building is undertaken.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHcd/B
Enc: Copy of Section 109 of the Building Code

1/3



g. de

INDUSTRIAL ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

INSPECTION COPY

COMPLAINT NO. 5716

Date Received 3/9/55

Location 12-18 Portland Pier

Location 12-18 Portland Pier

Use of Building _____

Owner's name and address Mrs. Emma Jordan, c/o Mr. Joseph G. Jordan

Telephone 2-2-832

131 Commercial St.

Tenant's name and address _____

Telephone _____

Complainant's name and address _____

Red

Telephone _____

Description: Dangerous condition in building

NOTES: 3-9-55. Visit under copy the morning

the morning of the 9th. Saw a lot of

steel pipe and steel plate in place

which had been purchased from the

company. The work was done by

the end of the street. WILL

3-9-55. Call Mr. Jordan and had

idea about the steel plate and

steel pipe. They had been to the

company. I saw a woman who was

working for a job in the

company. She was told that the

steel plate was in the

company. She was told that the

steel plate was in the

company. She was told that the

steel plate was in the

company. She was told that the

steel plate was in the

company. She was told that the

April 5, 1955

Cpl. 12-18 Portland Pier--Dangerous condition of building supports
and foundation

Mrs. Emma Jordan
c/o Mr. Joseph C. Jordan
131 Commercial St.

Dear Mrs. Jordan:

Following our letter to you of March 9 requiring correction of the defective condition of post and foundation in the first story of your building at 12-18 Portland Pier, we received your letter by Joseph assuring that steps would be made to investigate and correct the difficulty.

Later a man came to the office and tried to apply for a building permit to change out the wooden post to structural steel columns. Our permit clerk told him that we would need a plan showing both the design of the columns and the foundations of them before we could issue such a permit under the law. He said that he had no such plan and had no authority to have one made and would have to receive further instructions. He also said that the work of changing out the post was nearly completed, and then left the office. Now, Mrs. Jordan, I know that you realize that we are not trying to make things unnecessarily complicated, and that the information that we need before a permit can be issued is for the eventual benefit of the owner as well as all parties involved.

I found time to examine the situation on April 4 and found that two large wooden columns had been replaced by two structural steel H-columns with plate top and bottom. I have little doubt that the columns are strong enough to take the loads, but I do not recollect that the bearing plates at top and bottom were anchored. More important, I learned by inquiry that the fill under the concrete floor had merely been brought up to a good level, compacted and the column bearing plate and patching of the concrete floor merely supported on this compacted fill. If you had followed the usual procedure and filed a plan we would have insisted that some type of concrete foundation be provided beneath the columns to such a depth that the filled-in material beneath the floor, if washed out or set led by any means, as happened before, the foundation and the columns would remain well supported.

We are not disposed to raise any questions about the job now; but as far as I can see, any settlement or displacement of the material beneath the floor is likely to immediately affect the stability of the steel columns. It is important that you keep track of this condition and make sure that everything is stable before any very heavy loads are placed on the second floor.

Very truly yours,

WMCJ/B

Warren McDonald
Inspector of Buildings

JOSEPH F. JORDAN
PRESIDENT & TREASURER



127-137 COMMERCIAL STREET
PORTLAND 3, MAINE
TELEPHONE 2-2832

JOSEPH C. JORDAN
GENERAL MANAGER

*Under contract
with P. Leonard
WJD
3/11/55*

March 10, 1955.

Warren McDonald
Inspector of Buildings
& Department of Building Inspection
Portland, Maine

Dear Mr. McDonald:

This is to inform you that we are proceeding with our investigation and correction of conditions at our garage at Portland Pier as was mentioned in your letter of February 9th.

We will advise you what measures are to be taken and will ask your advice as to whether these alterations will be satisfactory.

JcJ/gh

Very truly yours,
Joseph C. Jordan
for
Joseph C. Jordan
Mrs. Emma Jordan.

RECEIVED
MAR 11 1955
CITY OF PORTLAND
DEPT. OF BUILDINGS

"THERE IS NO SUBSTITUTE FOR JORDAN'S QUALITY"

March 9, 1955

0-12-18 Portland Pier

Registered Mail
Return Receipt

Mrs. Emma Jordan
c/o Mr. Joseph C. Jordan
131 Commercial St.

Dear Mrs. Jordan:-

An inspector from this office has found a dangerous condition in the building which you are reported to own or control at 12-18 Portland Pier.

As directed by Sect. 109a of the Building Code (copy enclosed) you are hereby required to have made before March 23rd, 1955, such changes, repairs or alterations as may be necessary to permanently correct this dangerous condition.

The second floor over the former garage and perhaps the roof also are supported by a number of heavy steel beams and at least one large wooden girder or beam, all running at right angles to the driveway of Portland Pier. In the center of this wooden girder is a large wooden post. Examination of the bottom of the post shows that it is badly rotted, and has little, if any, bearing upon the material beneath the post. Slightly enough the heavy beam overhead is not in contact with the top of the post. Strange-ly enough the heavy beam overhead is not in contact with the top of the post but is about one-quarter of an inch above it, though it is evident that the bolster at the top of the post has been spliced to the girder.

It is not easy to see what happened, but it is easy to see that this girder could be called upon to support a very substantial load, and if it should settle back into place and get a bearing again upon the post, there would be nothing under the post to support it. In this connection it is important that absolutely no further loads be put on the second floor than exist now, and that the loads there now should not be changed in location-until the condition is permanently corrected.

There is another peculiar condition which may or may not be dangerous. The concrete floor of the former garage is broken on a line at right angles with the driveway and perhaps one-quarter of the length of the building from the harbor end. The concrete toward Commercial St. appears to have raised and there is quite a lot of void space beneath the concrete slab. This crack comes directly at this post, and no doubt there is some association between the two defects.

We are particularly concerned about this crack and the unevenness of the floor because your present tenant is setting upon the raised part of the slab a large, but not very heavy, gas-fired furnace for drying Venetian blinds. We are concerned lest he not rupture the gas supply lines, which of course would be a hazard to your building, the entire wharf and perhaps the entire water front.

We shall have to ask that you work together with this tenant to see to it that nothing like that occurs.

Very truly yours,

Warren McDonald
Inspector of Buildings

MHD/6
Enclosure: Copy of Sect. 109 of the
Building Code



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 8, 1955

PERMIT ISSUED 00233 MAR 9 1955 CITY OF PORTLAND

FILL IN AND SIGN WITH INK

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 12, Portland, Pier Use of Building cleaning plant No. Stories 2 NK Building Name and address of owner of appliance Messrs. Venekian Blind Laundry, (A. P. Meco) 2-1/2 Existing Insaller's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8301

General Description of Work

To install Venekian blind drying machine

F HEATER OR POWER BOILER

Permit Issued with Letter

Location of appliance 1st floor Any burnable material in floor surface or beneath? no If so, how protected? Kind of fuel? Gas Minimum distance to burnable material from top of appliance or casing top of furnace 12" From top of smoke pipe 12" From front of appliance over 4' From sides or back of appliance over 3' Size of chimney flue 8x12 Other connections to same flue none If gas fired how vented? to chimney Rated maximum demand per hour 250,000 Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? Yes

IF OIL BURNER

Name and type of burner Labeled 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 Size of vent pipe Number and capacity of tanks Location of oil storage Make How many tanks enclosed? Low water shut off No Will all tanks be more than five feet from any flame? Total capacity of any existing storage tanks for furnace burners

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

Made by Venekian Blind Laundry Equipment Co., Wichita, Kansas. Vent. pipe will have 2, or 3" clearance under a wooden beam, shield to be provided. Amount of fee enclosed? 2.00 (\$3.00 for one heater, etc. 60 cents additional for each additional heater, etc. in same building at same time.)

APPROVED:

Signature of Installer by: Portland Gas Light Co.

INSPECTION COPY

Signature of Installer by: CHASION MARK

NOTES

3/15 - Cyrum with DMIT residence
 that there will be 150000 lbs
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 will be of 2000 & 12 in place
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 is a road level that I can
 see that has been for
 several years of residential
 with

3/14/55, Ave. G

Emp. Trucking Inc.
 Fried Friday

3-17-55 7th Street

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by address down
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3-24-55. Small Street

6th St. Fried with
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aluminum foil
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print against the
 shell of shell

cup of oil
 AMP

3-25-55 Fried with
 oil in Pan

3-28-55 1/2 H. Fried
 has been used

7/14/55-1/2 H. Fried
 also have

also have
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also have
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also have
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also have
 Fried with

Permit No. 5312833-2-8
 3-14-55
 Location 12 G. H. Ave.
 Owner David Hamilton
 Date of permit 3/9/55
 Approved

3-14-55	12 G. H. Ave.	David Hamilton	3/9/55
3-17-55	7th Street		
3-24-55	Small Street		
3-25-55	Fried with oil in Pan		
3-28-55	1/2 H. Fried		
7/14/55	1/2 H. Fried		

March 9, 1955

AP - 12 Portland Pier
Installation of gas-fired vented blind drying machine

Portland Gas Light Co.

5 Temple St.

Merces Venable Blind Laundry

12 Portland Pier

Copy to owner of the building

Gentlemen:--

After talking things over with Mr. Gibson of the Gas Light Co. and with the owner of the appliance, an examination of the building, the permit for installation is issued herewith, subject to the following conditions. If these conditions are not understood, or if you are unable or unwilling to comply with them, connection and use of the appliance should not take place, but you should contact this office with your information to show compliance with the regulations.

1. Apparently this appliance has no draft hood incorporated in it. Section 602b of the Building Code provides that vent connectors shall have draft hoods when required by and shall be designed and installed according to the best engineering practices, and that the vent connectors shall pitch generally upwards from the appliance to the connection with the flue without depressions or pockets to prevent free circulation. There is very little difference in level of the vent outlet of the appliance and opening to the chimney flue. We have been able to find no regulations as to whether or not the best engineering practice requires draft hoods. It is hoped that the engineers of the Gas Company will determine both of these factors from the standpoint of safe operation before connecting the gas to the appliances.

2. Somewhat contrary to the information on the application, the clearance between the top of the two vent connectors and the wood of a heavy beam, which supports second floor, will be only about one inch. The owner of the appliance has agreed to provide Type B vent pipe where these two vents pass under this beam and extending far enough beyond the sides of the beam in each case so that no ordinary vent pipe (not Type B) will be closer than nine inches to any woodwork. In fact he agreed to use a Type B vent from the appliance connections to a point at least nine inches beyond the beam so the connector proceeds on toward the chimney. In addition to the use of the Type B vent, the owner is to supply a shield of no less than 28 gauge metal, suspended on non-burnable spacers from the wooden beam so that there will be an air space both between the shield and wooden beam and between the shield and the top of the Type B vent. This metal shield is to extend at least nine inches beyond each side of the wooden beam.

3. There is a defective condition of the concrete floor where the appliance is to be mounted. It appears that a part of the concrete floor may have been raised by some action so that there is more or less space beneath the concrete slab on which the appliance is to be mounted. What caused this distortion or whether or not the slab will go back into place is not known; but the owner of the appliance should bear in mind that he must bear the responsibility of any distortion or rupture of gas pipes in such a case.

4. Fairly close to the appliance in a large wooden post, evidently designed to support the large wooden beam referred to above, and this wooden beam is one of the

Portland Gas Light Co. - - - - - #2
Wares Venetian Blind Laundry

March 9, 1955

Major supports of the second floor of the building. The bottom of this wooden post is badly rotted and appears to have very little, if any, bearing on the material beneath the floor. Strongly enough the large wood beam does not rest direct bearing on the top of this post but sets about a quarter of an inch above the top of the post.

5. These two conditions may be dangerous. On that basis we are requiring the owner of the building to take steps to make the situation permanently safe. It would seem that the owner of the appliance, for his own interest, should understand what these changes to provide safety may mean to the appliance and to his business.

Very truly yours,

Warren McDonald
Inspector of Buildings.

WACD/g

Photograph and blueprint returned to Wares Venetian Blind Laundry