



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

INSPECTION COPY

COMPLAINT NO. C-53-31

Date Received March 11, 1953

*1520
5/6/53
131*

*Location
2-B Portland Pier
157177*

Location 2-B Portland Pier Use of Building Commercial

Owner's name and address Pine State Roof Co., 305 Deering Ave. Telephone _____

Tenant's name and address Center Portland, Inc., 16 Portland Pier Telephone _____

Complainant's name and address McD., through Mr. F. of B & P 22 Portland Pier Telephone _____

Description: Bay window on dock side in danger of falling. Entire building needs examination.

NOTES: 3/18/53 - Portion of 2-story frame bldg on rear (dock side) of bldg held in place by other than masonry. masonry is in danger of collapse. Second floor and roof joists run across bldg relying on the roof of bldg bldg and frame wall toward dock for support. Heavy loads of machinery etc in 1st story and fill under concrete floor together with deterioration of sill on all wharf structure have combined to push bottom of exterior wall toward dock and make wall settle. Shattering collapse. Wooden walkway on dock side of bldg is shattering to cut into dock. Has shillie & broken floor. Ed dangerous to walk on and should be barricaded at alley end. Timbers along dock side of alley between 2-B W. H. & South Pier are failing in Port Ocean and causing large holes in surface of driveway. - mks

3/18/53 - Letter - mks

4-29-53. Only work apparent in regards para 6+7. The wall was on the wharf side has been barricaded but no warning signs put up. Rotted timbers at the wall of the dock have been replaced.

one hole has been filled. 3/11/53 - could not get in to see just story where machinery was stored but a man in 7 with sharp sand most of the beam machinery had been re (over)

May 6, 1955

Cplt. 12-18 (called 2-3) Portland Pier--Assessor's Lot No. 30B5

Mr. Harry K. Torrey
157 High St.

Copy to Mr. Julian H. Orr
City Manager

Dear Mr. Torrey:

I have your note concerning the dilapidated building at the corner of Portland Pier, and an alley which runs between Portland Pier and Custom House Wharf, and I have again looked the building over on the outside.

We have had a number of difficulties with this building for the past two or three years. It is a combination structure, the wooden part of the building being owned by Harbor Realty Co., the principal of which is Mr. George I. Lewis. In back of the wooden part is a masonry building owned by others.

In 1953 the principal hazard was that the second floor of the wooden part of the building was heavily loaded with machinery belonging to the junk dealer just below on Portland Pier. There was some evidence that the heavy weight of this machinery was tending to topple the wooden portion of the building over into the dock. Upon our request the junk dealer told me that he had removed the machinery, and I presume that he has. In 1953 there were other defects about the wharf and the building, and an order was sent to Mr. Lewis under the Building Code to make the dangerous condition safe. Mr. Lewis saw fit to correct all of the defects except those that looked so badly in the wooden structure itself.

At my last inspection it became evident that extra high motor trucks have been colliding with the projecting bay windows on the alley side. Perhaps you will be good enough to understand that some property owners only do such work as they can be compelled to do. Though the superstructure of this wooden building appears to be in terrible shape, especially the bay windows, we would have great difficulty in enforcing our order in court because the burden of proof would be upon the City that the building is actually dangerous, and involved in that proof would arise the question dangerous to whom.

It is my belief that the only thing that we can do is to wait until such time as we can make out a case in court, if necessary, and then go after Mr. Lewis again.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

C 53/31

Rear about 12-18 Portland Pier

March 18, 1953

WMcD 4/22/53

Registered Mail -- Return Receipt

Mr. George I. Lewis
Harbor Realty Co.
224 Commercial St.

Dear Mr. Lewis:-

The two-story wooden frame building in the rear of about 12-18 Portland Pier (Assessors' Lot No. 3085), a wooden plank walkway on the side of the building toward the dock or slip and a portion of wooden retaining wall along the driveway between Portland Pier and Custom House Wharf, which you are reported to own or control, are found to be broken, weakened or out of repairs so as to be unsafe or dangerous.

As authorized and directed by Sect. 107 of the Building Code (copy attached) you are hereby required to have made before April 22nd, 1953 such changes, repairs, or alterations as may be found necessary to permanently correct these dangerous conditions.

The building is in the rear of a brick building reported to be owned by others, but projecting on both ends of the brick building to a frontage on Portland Pier. The first floor of the building is of broken and settling concrete and is heavily loaded with used machinery and other very heavy materials. The second floor is not heavily loaded, but the floor joists of second floor and roof rely upon the wall of the brick building for support of their ends toward the roadway and upon the exterior wall of the building on the dock side. Whether the cause for the major defects lies in the heavy loading of the first floor slab, or in the pressure of any earth fill which may be beneath the floor of the building and exerting pressure against the wooden crib wall at the face of the dock, the timbers of the crib wall being quite badly deteriorated, or in the rotting of the sill and piling beneath the exterior wall of the building on the dock side, or in a combination of these features, is not determined.

However, one or all of these conditions has caused the lower part of the exterior wall toward the dock to move outward toward the dock and to sag substantially at several places - this to such an extent, since this wooden frame wall is a bearing wall, as to threaten collapse of the building.

After examination of the building one would reasonably question the economy of trying to make it permanently safe, and the cure appears to be the demolition of the building - an operation which requires a permit from this department before it is started.

The walkway along the dock side of the building is not safe to be walked upon by anyone, but is open for any person to walk on it at its end at the driveway between Portland Pier and Custom House Wharf. You are hereby required to have the end of this walkway barricaded and a warning sign erected immediately.

There are a few rotten and dislodged timbers near this building but located in the end wall of the dock toward Commercial St. which are bulging outwards toward the dock, thus failing to retain the fill of the driveway, and there are at least two large holes in the surface which are dangerous. Cure of this hazard by replacement of the timbers by sound ones is obvious.

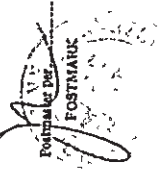
Form 3800-8 (Rev. 2-53) **9852**
 Postmark for Registered Article No.

Declared value \$ 0.00 Class postage 12
 Surcharge paid, \$
 Return Receipt fee 0.00 Sp. Del. fee
 Delivery restricted to addressee?

in person or order Fee paid
 Accepting employee will place his initials in space
 indicating restricted delivery.

NOTICE TO SENDER—Enter below name and address of addressee to whom return receipt is to be delivered. Return and initial
 this receipt in case of inquiry or application for claim.

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



87-15-19413-3 070

of 12-18 Portland News

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. J. J. J. J. J.

Rec'd 1/18/17

DELIVER ONLY to addressee
 EMPLOYEE of _____
 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. Ruff*
 2
 3
 4
 5

Date of delivery **OCT 9 1956**
 Signature of addressee's agent: *[Signature]*
 Signature of addressee: *[Signature]*
 Signature of post office: *[Signature]*

U.S. DEPARTMENT OF POSTS AND TELEGRAPHS
 Form 3811
 (Rev. 4-54)

Reg. Mail
Return Receipt

WMCD 11/19/56

October 17, 1956

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

Mr. 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

WMCD/B

Enc: Copy of Section 109 of the Building Code

6B



g.c.

(1) INDUSTRIAL ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location
12-18 Portland Pier

INSPECTION COPY

COMPLAINT NO. 55/16

Date Received 3/9/55

Location 12-18 Portland Pier Use of Building _____

Owner's name and address Mrs. Erna Jordan, c/o Mr. Joseph C. Jordan Telephone 2-2832
131 Commercial St.

Tenant's name and address _____ Telephone _____

Complainant's name and address WED Telephone _____

Description: Dangerous condition in building

NOTES: 3-23-55 Dick Jordan says the man
he engaged to do this work, looked
the job over and plans to put a
stick post in place of the wooden one
which has prevented him from
erecting the work. Jordan wishes
to have this post in place by
the end of the week. WED

3-23-55 Called Mr. Jordan back and said in
was wrong (later) to have a permit and
a plan if what they propose to do.
Mr. Jordan seemed to be hesitating about
making to send a man up there
to apply for a permit, that he
is going to do an inspection. He then
is saying she will not get work
it looks with her. WED

4/4/55 - Inspm - see letter of 4/10/55 - WED

April 5, 1955

Cplt. 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,

Warren McDonald
Inspector of Buildings

VMd/B

JOSEPH F. JORDAN
PRESIDENT & TREASURER

JOSEPH C. JORDAN
GENERAL MANAGER



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

*Invoice complete
with
RM T. Jordan
2/11/55*

March 10, 1955.

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

Dear Mr. McDonald:

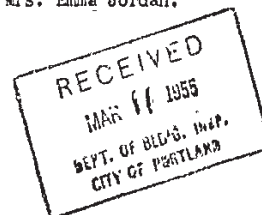
This is to inform you that we are proceeding with our investigation and correction of conditions at our garage at Portland Pier as was mentioned in your letter of February 9th.

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

Very truly yours,

Joseph C. Jordan
Joseph C. Jordan
for
Mrs. Emma Jordan.

JCJ/gh



"THERE IS NO SUBSTITUTE FOR JORDAN'S QUALITY"

March 9, 1955

C-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 this 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. Strangely 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 spiked 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 portion 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 put this appliance in operation and then the slab return to its former level and possibly 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

WHcD/G
Enclosure: Copy of Sect. 109 of the
Building Code



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, March 8, 1955

PERMIT ISSUED 00233 MAR 9 1955 CITY OF PORTLAND

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 Not Building Existing Name and address of owner of appliance Venetian Blind Laundry, (A. R. Waco) 2-1/2 Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8381

General Description of Work

To install Venetian blind drying machine

see letter Permit Issued with Letter

IF HEATER, OR POWER BOILER

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 Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Size of vent pipe Location of oil storage Number and capacity of tanks Low water shut off Make No. Will all tanks be more than five feet from any flame? How many tanks enclosed? 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 Venetian Blind Laundry Equipment Co., Wichita, Kansas. Vent pipe will have 2 or 3" clearance under a wooden beam, shield to be provided.

APPROVED:

Inspector's signature box

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

Portland Gas Light Co.

Signature of Installer:

INSPECTION COPY

C17-256-1M MARKS

NOTES

3/4/55 - Exam with W.M. T. disclose that there will be 15' of concrete above all planes that burner will be at least 12 in. above concrete floor, and that there is no void beneath the floor anyway. See letter for description of said connection.

Approved

Date of permit

Location

Permit No.

Owner

3/9/55

Paul H. [unclear]

12 [unclear] [unclear]

55-1483-2-1-8

3-14-55 Saw G.

comp. Structures were made Friday

3-17-55 No shield

found in W. Wars like the metal comp. the pipe to same at comp by Wednesday

3-24-55 shield not

at all. Could not see the heavy three windows. Shield not seen in same. Maybe the shield had been supplied

3-25-55 could not

get in

3-28-55 No shield

has been installed

4/4/55 - While no

shields have been

provided more

is necessary since

Type B pipe has

been used and they are at

least one inch

low order - W.M.T.

Table with multiple rows and columns, mostly blank or faintly visible text.

March 9, 1955

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

Portland Gas Light Co.
5 Temple St.
Hares Venetian Blind Laundry
12 Portland Pier

Copy to owner of the building

*3211 Commercial St.
To Mr. Joseph C. Jordan
131 Commercial St.*

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 more information to show compliance with the regulations.

1. Apparently this appliance has no draft hood incorporated in it. Section 602ab 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 practice, 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 appliance.

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 as 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 is 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. Strangely enough the large wood beam does not get 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.

WMcD/G

Photograph and blueprint returned to Wares Venetian Blind Laundry