



1-3 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third class

Portland, Maine, Dec. 17 1958

PERMIT ISSUED

01276

DEC. 23 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Portland Pier (43-51) Within Fire Limits? yes Dist. No. 1111
 Owner's name and address Portland Vessels Inc. P.O. Box 914 Portland Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address A.H. Hudson Co. P.O. Box 914 Portland Me. Telephone 3-0688
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ Storage Sheds. No. families _____
 Material frame No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$.50

General Description of New Work

To demolish existing 1-story frame storage sheds.

No sewer connections.
space

Use of ~~land~~ for future unknown.

Erradicatio letter sent 12/19/58

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewers? _____ 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 _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists, rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On ceiling: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? 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

Portland Vessels Inc.
A.H. Hudson Co.

Signature of owner by: _____

INSPECTION COPY

F. M.

NOTES

1/14/59 - No work started -
Allan

2/11/59 - Job almost done -
Allan

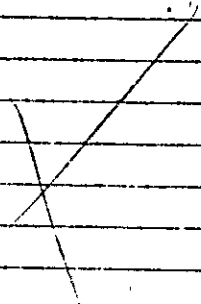
3/20/59 - Same - Allan

4/23/59 - Same. Work
has started again -
Allan

5/22/59 - Job almost completed
Allan

6/19/59 - Not all done yet -
Allan

8/17/59 - Work done - Allan



Handwritten notes on the right margin, possibly a signature or initials.

Permit No.	5-8-1976
Location	143-51 Eastbank Ave.
Owner	Robert Maxwell, Inc.
Date of permit	12/23/58
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

December 19, 1958

Portland Vessels Inc.
P.O. Box 914
Portland Maine

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at #43-51 Portland Pier it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

Warren McDonald

Warren McDonald
Inspector of Buildings

WMCD/H

Eradication of this building has been completed.

Norman A. Winch
sheds 12/22/58 OK check

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Julian H. Orr, City Manager
FROM: Warren McDonald, Inspector of Buildings
SUBJECT: Vehicle "turnaround" on Portland Pier

DATE Dec. 12, 1958

cc to: Corporation Counsel
cc to: Commissioner of Public Works

Deputy Rand reports that while the planks of the deck are defective here and there, the condition would hardly warrant an order from this department to correct an unsafe structure.

Incidentally he learned indirectly that the owner, George Lewis, claims that the city is obligated to maintain this area of the wharf, either by terms of a lease or by precedent having been set.

Inspector of Buildings

WMCD:m

Sept. 30, 1958

New England Telephone & Telegraph Company
Att: Mr. Kerry E. Jackson
45 Forest Avenue

Gentlemen:

Enclosed herewith is permit for erection of an outside telephone booth at 42 Portland Pier. Because of the location in Fire District #1 and #2 of the other two booths, for the erection of which permit applications have been filed, and their closeness to other buildings, approval of the Fire Department must be secured before permits can be issued.

We are taking steps to place these applications before that department for consideration.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS:m



I-3 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

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

Portland, Maine, ... September 26, 1958

PERMIT ISSUED
01414

OCT 8 1958

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location ... 12 Portland Pier ... Within Fire Limits? ... yes ... Dist. No. ... 2

Owner's name and address ... Sargent, Lord & Co., Portland Pier ... Telephone ...

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

Contractor's name and address ... New England Tel. & Tel. Co., 45 Forest Ave. ... Telephone ...

Architect ... Specifications ... Plans ... yes ... No. of sheets ... 1

Proposed use of building ... Outdoor telephone booth ... No. families ...

Last use ... No. families ...

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

Other building on same lot ... Fee \$... 2.00

Estimated cost \$... 400.00

General Description of New Work

To erect outside telephone booth. This booth to be constructed and foundations constructed as per American Tel. & Tel. Standards--Section C-44-201 Issue 1-5-19-42 Type KS-14611

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** New England Tel. c/o E.R. Jackson

Details of New Work

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

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

Has septic tank notice been sent? ... Form notice sent? ...

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

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

Material of foundation ... Thickness, top ... bottom ... cellar ...

Material of underpinning ... Height ... Thickness ...

Kind of roof ... Rise per foot ... Roof covering ...

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

Framing Lumber--Kind ... Dressed or full size? ... Corner posts ... Sills ...

Size Girder ... Columns under girders ... Size ... Max. on centers ...

Kind and thickness of outside sheathing of exterior walls? ...

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

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

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

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

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

If a Garage

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

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

Miscellaneous

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

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

New England Tel. & Tel. Co.

APPROVED:
with letter by ags

Signature of owner ... By: E.R. Jackson

SECTION COPY ags

PK

NOTES

10/17/38 - *Work started*
OK

11/31/38 - *Same*
OK

11/14/38 - *Work started*
OK

11/28/38 - *All installed*
OK

Permit No. 58/17414
 Location 42 Eastland Ave
 Owner August J. Davis
 Date of permit 10/8/38
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

11/1/38

Form 6811

Rev. 1-30

RETURN RECEIPT

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

Ms. Henry D. Lewis, Mark & Riddle

(Signature or name of addressee)

Florence W. Carter

(Signature of addressee's agent - Agent should enter addressee's name on the OVE address)

Date of delivery

7/24

1958

CITY OF PORTLAND, MAINE

DEPT. OF BUILDING INSPECTION



WARREN McDONALD
INSPECTOR

ALBERT J. SEARS
DEPUTY INSPECTOR

True copy

← NOTICE OF DANGEROUS BUILDING →

This building, commonly known as 44-55 Portland Pier, and occupying a part or all of the lot identified by Assessor's Lot No. 30-B-5, is deemed to be immediately dangerous to persons or other property.

* * * * *

This notice is a WARNING to ALL PERSONS likely to be exposed to such danger, and is ~~given~~ ^{posted} as authorized by Section 110 of the Building Code of the City of Portland

Warren McDonald
Inspector of Buildings

September 24, 1958

Sept. 24, 1958

FU-TIR- 10/27/58

Reg. Mail
Ret. Receipt

Emplt. 44-55 Portland Pier (Assessor's Lot No. 30-B-5)
Notice of dangerous building and order relating thereto

Mr. George I. Lewis
Harbor Realty Company
224 Commercial Street

Dear Mr. Lewis:

The 3-story wooden frame mercantile building which you are reported to own or control at 44-55 Portland Pier (Assessor's Lot No. 30-B-5) is found to be broken, weakened or out of repair so as to be unsafe and dangerous,

As authorized and directed by Sec. 109 of the Building Code of the City of Portland (copy enclosed) you are hereby required to have made before October 25, 1958, such change, repair, or alteration as to permanently correct this dangerous condition.

This letter is also notice of the dangerous condition of many planks in the deck of the wharf structure between the exterior wall of this building and the dock upon which it faces; and also to have this dangerous condition permanently corrected before the above date.

This condition was brought to your attention on Monday, Sept. 22nd, when we met at the building, and when it was obvious from outside inspection that both ends of the building have settled, leaving a "hump" in the middle, the end of the building toward the harbor being the worst and having settled probably at least 16 inches from its original level and to such an extent that the floor of the wholesale fish establishment at the entrance is approximately 10 inches below the level of the walkway of the wharf. At that time I also expressed to you a real concern as to the safety of the persons employed or occupied in the building.

Since then, your contractor and Deputy Inspector Rand (at our request) have been able to examine the under structure of the wharf which is the foundation of the building, and found conditions even worse than anticipated--piling rotted off at the top; caps of the piling (acting as main supports of the building) crushed, split and dislocated to such an extent as to threaten collapse of the building at any time.

Because of this obvious threat to safety of occupants of the building, notices today have been posted at every entrance to the building warning all persons who might be exposed to such danger, as authorized by Sec. 110 of the Building Code.

Mr. MacLean of Sargent Lord & Company has been notified of the general condition (his company is believed to be the only tenant other than Ward's Sea Foods, Inc. and to be using much of the first story and parts or all of the upper floors for storage), and he has been warned to add no more loads to any part of the structure.

WMcD:m

Enc: Sec. 109 of Building Code

Very truly yours,

Warren McDonald
Inspector of Buildings

Reg. Mail
Ret. Rec.

Oct. 16, 1958

FU-TR-11/27/58

Cmplt- 41-43 Portland Pier - Dangerous buildings and order relating thereto

Mr. George I. Lewis
Harbor Realty Company
224 Commercial Street

Dear Mr. Lewis:

You and I talked about the condition of these buildings a few week ago, but this letter is formal notice required by Sec. 109 of the Building Code of Portland that the two adjoining buildings which you are reported to own or control at about 41-43 Portland Pier have been found to be broken, weakened or out of repair so as to be unsafe and dangerous.

As authorized and directed by the same section of the Building Code (copy enclosed) you, as party in control of the buildings are required to have made before November 17, 1958, such change, repair or alterations as found necessary to permanently correct the dangerous conditions.

It appears that the wharf structure beneath the adjoining ends of the buildings must have failed since these adjoining ends of the buildings have caved in. Should they collapse to a greater extent, danger would be threatened to persons, boats or other property occupying that portion of the dock and possibly to those on the wharf roadway.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD:n

Enc: copy of Sec. 109 of the Building Code

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

April 22, 1957

Copy to: Health Director

Mr. Leland Murray
Shore Road
Cape Elizabeth, Maine

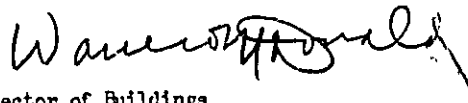
Dear Mr. Murray:

With relation to permit applied for to demolish a building or portion of building at 9 Portland Pier it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,




Inspector of Buildings

WtcD/H

Eradication of this building has been completed.



Health Director

Date 23 Apr 57 



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine April 22, 1957

PERMIT ISSUED
00532
APR 26 1957
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 9 Portland Pier Within Fire Limits? _____ Dist. No. _____
Owner's name and address City of Portland Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Leland P. Murray, Shore Rd., Cape Elizabeth Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use _____ Restaurant _____ No. families _____
Material frame _____ No. stories 4 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish existing 4-story wooden building -
No sewer

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** Leland Murray

Crackdown letter sent 4/22/57
Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

City of Portland

Signature of owner

By: Leland P. Murray

INSPECTION COPY

NOTES

5/1/57 - Work started - Allen
5/1/57 - Building demolished - Allen

Large grid area with a large 'X' drawn across it, indicating that the content is void or unused.

Permit No.	5715332
Location	City of Portland
Owner	City of Portland
Date of permit	4/26/57
Notif. closing-in	
Inspn. closing-in	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

Vertical grid area on the right side of the page, containing various administrative fields and checkboxes, some of which are partially filled or marked.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

January 7, 1957

Center Realty Co., Inc.
22 Portland Pier

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at 23-25 Portland Pier it is unlawful to commence demolition work until a permit has been issued from this department.

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

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

Very truly yours,

Warren McDonald
Inspector of Buildings

WHicD/H

Eradication of this building has been completed.

Edward ...
Health Director

Date *9 Jan 57*

4/29/57 - cable removed but only a huge mental alarm fan on lower part of area. Mr. Kriger says they had to buy the bldg in order to get the bldg on other side of wharf. They have no plans for use of wharf.

WMCD 4/26/57

April 12, 1957

21-25 Portland Pier--Use of portion of wharf made vacant by demolition

Mr. Lewis H. Kriger
Treas. Center Realty Co., Inc.
22 Portland Pier

Dear Mr. Kriger,

Several weeks ago we issued a permit to Center Realty Co., Inc. to demolish a building at 21-25 Portland Pier, and the building has since been demolished.

Upon looking the situation over a little while ago, I found that the underwork of the Wharf is in bad structural condition. At that time someone had begun to store material on the wharf deck, the storage consisting then of only two coils of wire rope. Perhaps that was only a beginning of an increased amount of material to be stored there later.

Section 180 of the Zoning Ordinance provides that it shall be unlawful to use or permit the use of any premises or building or part thereof hereafter erected or altered wholly or partly in its use or structure until the Inspector of Buildings shall certify on a certificate of occupancy that the proposed use is allowable.

On this basis it is not lawful for the wharf deck to be used for any purpose until our certificate has been issued. If you mean to use the wharf deck without a building on it, it would be best to apply for the certificate of occupancy by letter stating what part of the wharf deck you wish to use and what for in some detail. However, in view of the extraordinary structural condition of the piling and other supporting members beneath the wharf deck, we could, of course, not issue any certificate until you had established not only what the probable load would be upon the structure, but how you intended to reinforce the deck and its supports to certainly carry the proposed loads under Building Code standards.

It appears that any such strengthening would require a building permit and, with the application for the permit, a design plan showing just how and with what materials the strengthening would be made.

May we hear from you as to what your plans are and under what program you hope to proceed before April 26, 1957? In the meantime it is important that whatever material may be now stored on the wharf deck be removed and no other material stored there until you have a certificate of occupancy.

Very truly yours,

Warren McDonald, Inspector of Buildings

8 B

WMCD/B



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Jan. 7, 1957

PERMIT ISSUED
000-1
JAN 9 1957
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~repair~~ ~~demolish~~ ~~install~~ the following building structure ~~or~~ ~~part~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 23-25 Portland Pier Within Fire Limits? yes Dist. No. _____
 Owner's name and address Center Realty Co., Inc., 22 Portland Pier Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address L. E. Murray, Shore Road, Cape Elizabeth Telephone 2-6207
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use storage No. families _____
 Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish 2-story frame storage building approximately 24' x 40'.

No sewer connection

Eradications letter has been sent 1/7/57

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

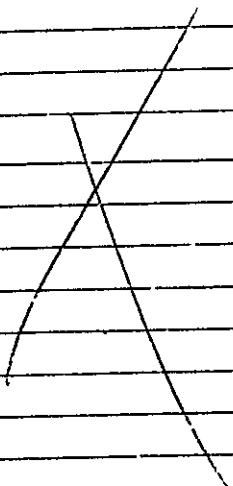
Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Center Realty Co., Inc.

Signature of owner by: *[Signature]*

NOTES

1/14/57 - Work started - Allen
1/29/57 - Building demolished - Allen



Permit No. 57/25
 Location 2325 South Woodbury
 Owner Central Realty Co. Inc.
 Date of permit 1/19/57
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

December 14, 1956

AP 6-16 Portland Pier—Reconstruction of part of wharf and alteration of building for S. Seiger & Co.,

A. H. Hudson Co.,
P. O. Box 914
S. Seiger & Co.,
22 Portland Pier

Copy to Louis Bernstein, Esq.,
97 Exchange St.

Gentlemen:

Rather than hold out for a complete plan thoroughly analyzed by some specialist in marine structural work, we have undertaken to investigate as best we could the proposal contained in Mr. Lewis's revised plan, received here December 7, modified by some later conversations with him. On the basis of this plan and our investigation, the permit for the work is issued to the contractor, herewith, with the following comments:

It appears that the worst condition, as to the stability of the new concrete wall, would occur between the 12x12 crossmembers which are intended to transmit the load of the building to the top of the wall and back into the fill under the building. The main questionable feature appears to be the unequal bearing of the "toe" of the base of the wall (the edge toward the water) on the ground beneath it since the theoretical resultant of the loads appears to cut the base well outside of the "middle third" of the base. Thus, under conditions figured, the heaviest load upon the soil beneath the wall could likely run to about 3500 pounds per square foot while there would be practically no load upon the soil at the outer edge of the base. Like all retaining wall designs this reasoning is quite theoretical, and must be based upon assumptions as to the loads which might not be the same in practice as the assumptions.

For a considerable portion of the length of the wall there would be no piles under the "toe" but in some places there are piles under the opposite edge of the base, or the "heel". The possibility of trouble, of course, lies in the fact that if the soil beneath the toe of the wall should settle substantially more than that soil in back, the tendency would be for the wall to tilt with the top of it moving out toward the water. The more movement of this character which took place, the more the tendency of the loads behind the wall to revolve it more about the "toe". If this tendency should take place at a point where there is a pile under the heel and none under the toe, the threat to the stability of the wall would be greater than otherwise.

I feel that we have gone as far as we should in this analysis, certainly further than the duty of this department requires. Therefore, the permit is issued on the basis that Mr. Kriger and Mr. Lewis will consult about the matter and decide whether or not the owner will accept the risk that the above figures may indicate in the light of Mr. Lewis's knowledge of the true conditions as to piles and capacity of the soil beneath the wall.

H. Hudson Co.
S. Seiger & Co.

2

December 14, 1956

If you are to go ahead on the basis shown on the plan, you are at liberty to proceed. If any substantial changes are decided upon, it is important, in compliance with the Building Code, that a revised plan showing the changes be filed with application for an amendment to the permit now issued.

A number of unusual proposals are presented as regards the balance of the work which would not be allowable under the Building Code, if this were a new building. These features largely involve leaving wooden timbers in contact with the ground and in case of the 12x12 girders almost completely buried in the ground at a level where preservation cannot be hoped for by being steadily immersed in water. I have mentioned this both to Mr. Kriger and Mr. Lewis, neither of whom seem to be concerned by the prospect of permanency of the work. It seems to me that different details could be worked out, which would eliminate this promise of ~~early~~ deterioration—early or late. It would then be but a short step to find out how much more cost would be involved to follow the more permanent details.

The plans not showing the details, inquiry from Mr. Lewis develops that either a new concrete floor or an asphalt paving floor will be used in the building (not decided which), and that the under surface of the floor will be at the same level as the top of the 12x12 cross girders. Thus, the bottom at least of the new sills would be in contact with the ground and something beneath the sills would be needed to retain the earth under the floor. Mr. Lewis was not certain what would be used here. Neither is it clear how the fill under the floor would slope off to the top of the new retaining wall.

The Plans show the 12x12 cross girders at their inner ends to bear merely upon the existing fill. It has been suggested to Mr. Lewis that he provide an adequate concrete footing beneath the inner end of these girders, and perhaps extend them a little further toward the driveway of the wharf, thus to give the assurance that ^{the} 12x12s would act as beams and would not rely in any way upon support upon the new fill.

It was noted that the existing column under the farther end of the center truss under what will be the roof (the truss nearer Commercial St.) is considerably out of plumb. This, of course, is to be made plumb and well supported.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/B

Enclosure to Mr. Lewis: Permit card and copy of application

WHCD 12/10/56

December 3, 1956

AP 6-16 Portland Pier—Alteration of building by removing second story to make a one story structure with new roof, thus to correct a dangerous condition

A. H. Hudson Co.,
P. O. Box 914,
Att: Mr. Lewis

Center Realty Co.,
22 Portland Pier
Att: Mr. Lewis H. Kriger, Treas.

Gentlemen:

We are unable to issue the permit for the above work because the plans do not show compliance with Building Code requirements. I have talked the proposition over with Mr. Lewis before the plans were filed. We have great confidence in the ability of the Hudson Co. to perform any marine structural work according to the plans decided upon, but the plan submitted contains neither enough information to show us precisely how the work is intended, nor evidences of rational engineering design supported by the statement of design of a party experienced in such design.

Such work around the water, and especially around tide water, has its peculiarities not only as to methods of construction, which the contractor can easily devise, but in methods of design as well, such design being a specialty. It is strongly recommended that you employ a thoroughly experienced designer of marine structural work to figure out a design according to the principles used everywhere in such work, and that you file his design plan with the statement of design, called for by the Building Code, attached to it.

The plans submitted have not been turned aside lightly, but have been considered at some length and our examination raises a considerable number of questions, among them the following, which cannot well be answered verbally or any other way than by showing on the plans:

- there is a note to cover the second floor with roll roofing, but the second floor is presumably approximately level at the present time while the plans show a definite pitch downward toward the water.
- no detail is shown of the trusses under present second floor on spans of more than 22 feet. It is not sufficient to assume that these will be all right because they have existed for a long time.
- the exterior wall toward the water is evidently a bearing wall intended to support the roof. Presumably this wall is to be supported on a sill of uncertain size to act as a beam between the new concrete block piers and supported upon the piers by bearing upon 12x12s, which would get a bearing on the new concrete block piers and extend for an undetermined distance away from the water.

William C. ...

... Building Co.

NOV 1 1934

The wall, with relation to Section 2-12, is to permit the concrete to
 and against existing walls. It is not understood, for would it appear to
 give a uniform load. For the bottom of the wall to avoid the tendency
 toward overturning.
 What is to be the situation between the new concrete block floor and the
 inside face of the concrete retaining wall is not clear.
 The function of the floor which would bear upon the concrete block floor
 is not clear.
 Also, the section where the concrete retaining wall is to be built, it
 appears that the ground will be easily deteriorated which tends to
 mean that the new retaining wall is to support not only the full water
 first floor but also the surcharge or whatever load reaches the concrete
 block floor, including part of the load of the floor and exterior wall.

Since the proposal originates quite largely because of a written order
 from this department to correct a defective condition, the time period of the order
 having long since passed, we shall expect to hear definitely, of the constructive
 steps which you mean to take to comply with the order, before December 10, 1934.

The original order expressed the opinion that total demolition appears to
 be the most likely remedy. It shall be glad, indeed, to have as much of the building
 dug as can be safely maintained restored to safe condition rather than to demolish
 but this department also has a definite responsibility to see that the work thus
 restored can be checked against Building Code requirements as required by the code
 before a permit can be issued.

Very truly yours,

Harold Herbald
Inspector of Buildings

WRCD/S



INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Nov. 16, 1956

PERMIT ISSUED

02211

DEC 14 1956

CITY OF PORTLAND, MAINE

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair or reconstruct all the following building in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 6-16 Portland Pier Within Fire Limits? YES Dist No.
Owner's name and address S. Seiger & Co., 22 Portland Pier Telephone
Lessee's name and address Telephone
Contractor's name and address A. H. Hudson Co., P. O. Box 914 Telephone 3-0688
Architect Specifications Plans YES No. of sheets 1
Proposed use of building WAREHOUSE No. families
Last use No. families
Material wood No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 2500. Fee \$ 5.00

General Description of New Work

To remove entire second story and provide new roof, as per plan.
To repair existing foundation as per plans.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber--Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

S. Seiger & Co.

Signature of owner by:

INSPECTION COPY

4-11-58 7/19

NOTES

- Going toward Commercial St. to
the level -

12/20/56 2nd floor hardwood - covered
- 20th

1/7/57 Conform with engineering
- Allen

1/29/57 - Same as last time
Allen

2/19/57 Wood down Allen

Permit No. 5412211

Location 2511 Eastwood Green

Owner J. J. Higgins & Co.

Date of permit 12/14/56

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Blank lined area for notes and form completion.

PERMIT ISSUED
02176
DEC 7 1956
CITY OF PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Dec. 7, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~excavate, repair or demolish~~ excavate, repair or demolish the following building structure, equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 6-16 Portland Pier Within Fire Limits? yes Dist. No. _____
Owner's name and address S. Seiger & Co., 22 Portland Pier Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address A. H. Hudson Co. P. O. Box 914 Telephone 3-0668
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building warehouse No. families _____
Last use " No. families _____
Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To remove entire second story in advance of providing new roof and repairing foundation.
See application filed No. 16, 1956

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

S. Seiger & Co.
A. H. Hudson Co.

Signature of owner by: [Signature]

12/12/56

NOTES

12/12/56 - work started - Allan

(This section contains a large handwritten 'X' and some faint, illegible text.)

Permit No. 56/12/176
 Location 2811
 Owner 26-16
 Date of permit 1-2-56
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Sinking Out-Notice
 Form Check Notice

(This section contains a large grid of empty lines for notes or data.)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED

DEC 15 1956

CITY OF PORTLAND

Portland, Maine, Dec. 4, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 60 Portland Pier Use of Building Lobster Pound No. Stories Existing Building Name and address of owner of appliance New Meadows Lobster Found, 60 Portland Pier Installer's name and address Harris Oil Co., 202 Commercial St. Telephone 2-8504

General Description of Work

To install relocate steam boiler and oil burner

IF HEATER, OR POWER BOILER

Location of appliance first floor Any burnable material in floor surface or beneath? yes If so, how protected? 2x4x2 2-1/2" layers of hollow tile Kind of fuel? oil Minimum distance to burnable material, from top of appliance or casing top of furnace over 15" From top of smoke pipe over 15" from front of appliance over 4" From sides or back of appliance 3" Size of chimney flue steel stack Other connections to same flue none If gas fired, how vented? see separate permit Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner General Electric Labeled by underwriter's laboratories? yes Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom top Type of floor beneath burner see above Size of vent pipe existing Location of oil storage Number and capacity of tanks existing Low water shut off Make No. Will all tanks be more than five feet from any flame? yes 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

12/17/56 - Dang Archer at Harris Oil Co. tells me that the 4" steel will be laid at right angles on top of sheet metal or asbestos building lumber

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

APPROVED:

OK - 12/14/56 - Allen

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

Harris Oil Co.

Signature of Installer by: D.F. Haucci

INSPECTION COPY

November 28, 1956

AP - End of Portland Pier - 30 - B - 16

A. H. Hudson Co.
P. O. Box 914
Portland, Maine

Copy to New Meadows Lobster Pound, Inc.
Portland Pier

Gentlemen:

Permit for erection of an outside metal stack to serve low pressure steam boiler in building at the above location is issued herewith based on plan filed with application for permit, but subject to the following conditions:

1. Flue gas temperatures to be vented to this unlined stack are never to exceed 750 degrees Fahrenheit.
2. Stack is to be so located that it will not be closer than 24 inches to any part of a wood frame building.
3. Top of stack is to be not less than 10 feet above any roof surface within 25 feet of it.
4. Where smokepipe from boiler extends through wood frame wall of building, a ventilating thimble with a diameter at least twice that of the smokepipe is required.
5. A separate permit issuable only to the actual installer is required for relocation of the boiler within the building and with application therefore will need to be furnished among other details information as to type of base on which heater is to be set.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/D



(3) INDUSTRIAL ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
 Portland, Maine, Nov. 23, 1956

NOT ISSUED

02139
 NOV 26 1956

CITY OF PORTLAND, MAINE

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location End of Portland Pier 30-B-16 Within Fire Limits? yes Dist. No. _____
 Owner's name and address New Meadows Lobster Pound, Inc., End of Portland Pier Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address A. H. Hudson Co., P. O. Box 914 Telephone 3-0688
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 250. Fee \$ 2.00

General Description of New Work

To erect steel stank as per plan.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY
 REQUIREMENT IS MET

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If 2 Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

Will work require disturbing of any tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

with letter by agd

New Meadows Lobster Pound, Inc.
 A. H. Hudson Co.

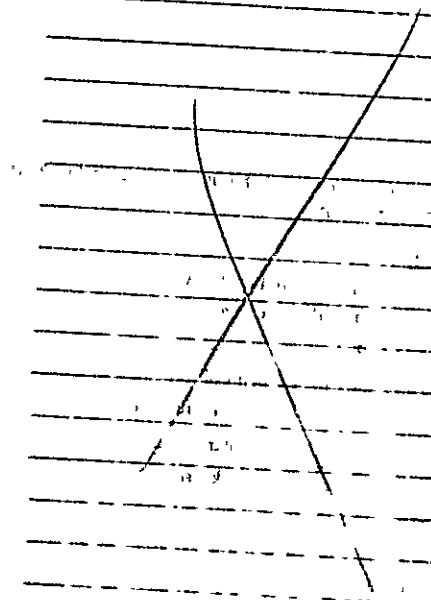
Signature of owner by: *[Signature]*

INSPECTION COPY

NOTES

- Check plans before inspection -
 - Stack not to be closer than
 24" to wood block -
 - Stack to be 10' higher than
 roof surface within 25' -
 - Ventilation through roof
 stack open there will be
 toxic gas if smoke pipe -
 - Permit needed for
 relocation of loads -

12/13/30 - Job completed -
 Allen



Permit No. 56/379
 Location
 Owner
 Date of Permit
 Notif. closing in
 Inspn. closing in
 Final Notif.
 Final Inspr.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 60 Portland Pier

Issued to **New Meadows Lobster Building, Inc.**

Date of Issue **Supt. 27, 1956**

This is to certify that the building, premises or part thereof, at the above location, built ~~about~~
~~about 1933~~ **changed as to use** under Building Permit No. **56/456**, 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

New Addition

Storage of live lobsters

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

9/27/56
(Date)

A. Allen
Inspector

W. W. W. W.
Inspector of Buildings

Notice: This certificate identifies lawful use of building or 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

September 4, 1956

Copy to Mr. Armstrong for Mr. Greenleaf

Mr. Samuel L. Armstrong
President, New Meadows
Lobster Building, Inc.
60 Portland Pier

Copy to Mr. Frank Greenleaf
c/o New Meadows Inn
West Bath, Maine

Dear Mr. Armstrong:-

Upon inspection of the above job on September 4, 1956, the following
omission was found:

The doorway in new warehouse facing toward Fore St. must be cov-
ered with 26 gauge galvanized metal. See our letter to you of
May 11, 1956.

It is important that the above condition be corrected before September
25, 1956 and that you notify this office of readiness for another inspection,
so that, if all is found in order, the certificate of occupancy required by
law may be issued.

If additional information relative to the above is desired, please
phone Inspector Soule at 4-1431, extension 234, any week day but Saturday be-
tween 8:00 and 8:30 A. M.

Very truly yours,

Allan Soule
Field Inspector

AAA/g

May 11, 1956

BP 60 Portland Pier - Amendment #1--Construction of
one-story building on reconstructed wharf deck
at 60 Portland Pier

Copy to Mr. Armstrong for Mr. Greenleaf

Copy to Mr. Frank Greenleaf
c/o New Meadows Inn
West Bath, Maine

Mr. Samuel L. Armstrong
President, New Meadows
Lobster Building, Inc.
60 Portland Pier

Copy to A. H. Hudson
566 Sawyer St.
South Portland

Dear Mr. Armstrong:-

The above amendment to building permit is issued to you, herewith, having been approved subject to the following. If these conditions are not understood, it is important that the building shall not be started and that you contact this office immediately with more information to show compliance with the Building Code.

Though the application for amendment says that Mr. Hudson is to be the contractor (he is contractor for the wharf work), but I take that to be incorrect because the plan says that Mr. Greenleaf is to be the contractor for the building. That the contractor may be fully aware of some of the matters which we talked over with you, the essential part of the description of the work on the amendment is quoted as follows:--"...details as per plan attached but 2x6 studs or uprights in exterior walls are to be placed 16" on centers instead of 24" shown on plan. Header over the 6-foot wide door opening inside wall is to be no less than 6x6 and all headers over doors and windows are to be supported by jack studs beneath them under each end. Exterior walls are to be covered on the outside with asbestos shingles, and all exterior trim including corner boards, eaves and trim around windows and doors will be covered with no less than 26 gauge galvanized metal flashed under the shingles."

While not indicated in the application, all doors in doorways exceeding 21 square feet in area are to be covered on the outside and lapped around the edges with similar metal.

The plan does not show the proposed arrangement where a part of the roof of this proposed building will adjoin the wall of an existing two-story building in such a way as to provide a large pocket or valley between the new roof and the existing building. You say that you have a way of caring for this situation which will neither overload the rafters of the new building in case of very heavy snow nor will it fail to drain off the water so that both buildings will not deteriorate. In the absence of any details of it we shall have to rely upon our field inspector to check the situation up and see if all is in order.

S B
t B
7 B

Samuel L. Armstrong - - - #2

May 11, 1956

You have described the wooden tanks which are to be provided in which to store the live lobsters in circulating salt water. These are considered as "fixtures" rather than part of the building. Nevertheless their weight with the water and the lobsters run to a large figure, and it is important that they be supported in such a manner that no part of the wharf or the building will be overloaded.

At first you said that they might like to use the space above the ties across the building at the eaves line for some type of storage. When you applied for the amendment you said that you had abandoned that idea.

When all details controlled by the Building Code have been completed, you are required to notify this office of readiness for final inspection upon which, if all is found in order, the certificate of occupancy will be issued from this department. It is unlawful to use this building until the certificate has actually been issued.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCJ/G

Enclosure: Copy of application for amendment #1

7B



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, May 7, 1956

PERMIT ISSUED

MAY 11 1956

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 56/456 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 60 Portland Pier Within Fire Limits? yes Dist. No.

Owner's name and address New Meadows Lobster Building, Inc., 60 Portland Pier Telephone

Lessee's name and address Telephone

Contractor's name and address A. H. Hudson, 566 Sawyer St., So. Portland Telephone

Architect Plans filed yes No. of sheets

Proposed use of building storage of lobsters No. families

Last use No. families

Increased cost of work 15,000 Additional fee 17.00

Description of Proposed Work:

To construct on the portion of rebuilt wharf under advance permit one story building 25' x 70' for warehouse for storage of live lobsters, details as per plan attached but 2x6 studs or uprights in exterior walls are to be placed 16" on centers instead of 24" shown on plan. Header over the 6-foot wide door opening in side wall is to be no less than 6x6 and all headers over doors and windows are to be supported by jack studs beneath them under each end. Exterior walls are to be covered on the outside with asbestos ~~xxxxxx~~ shingles, and all exterior trim including cornerboards, eaves and trim around windows and doors will be covered with no less than 26 gauge galvanized metal flashed under the shingles.

*6 x 6 on 6" spacing in header = 338.9
125 x 6 x 30 = 2250*

Details of New Work

Permit Issued with Letter

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering Asphalt Class. C Und. Lab.

No. of chimneys Material of chimneys of lining

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

Approved:

Signature of Owner by: Samuel L. Huntington, Pres.

Approved: [Signature] Inspector of Buildings

APR 18 1956

APR 18 1956

AP 60 Portland Pier--Reconstruction of portion of wharf and
deck preparatory to constructing a new one-story
frame building

Mr. Samuel L. Armstrong
Vice President, New England Lobster Building, Inc.
63 Portland Pier
Mr. A. J. Hudson
566 Sawyer Street
South Portland

Permit--

Building permit for the above work is issued to Mr. Armstrong, herewith,
subject to the following. If these conditions are not understood, please con-
tact this office before starting the work.

1. While the specifications on the plan do not specify any size, it
is assumed, and it is necessary that the piles comply with Sect. 307c5.3 of the
Building Code including the limitation on minimum diameter--at least six inches
in smallest diameter at the tip, at least 11 inches in smallest diameter two
feet from the butt and at least 10 inches in smallest diameter at the cut-off,
these measurements to be taken under the bark.

2. While the plan represents very heavy construction, this advance per-
mit must be issued without prejudice of the strength of the wharf and its timber-
ing and deck to support the loads of the proposed building and its contents--a
fact which can only be established after we have the design plans of the build-
ing.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/G

7B



(1) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 12, 1956

PERMIT ISSUED 00456 APR 28 1956 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

I, the undersigned hereby apply for a permit to erect ~~at the location of~~ the following building ~~at the location of~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location: 60 Portland Pier. Within Fire Limits? yes. Dist. No. ... Owner's name and address: New Meadows Lobster Building, Inc., 60 Portland Pier. Telephone ... Contractor's name and address: A. H. Hudson, 566 Sawyer St., So. Portland. Telephone ... Proposed use of building: Storage of lobsters. No. of sheets: 1. Estimated cost \$: ... Fee \$: 1.00

General Description of New Work

To construct floor only for proposed 1-story frame building 70' x 25', as per plans. Floor to be covered under this building permit will be 90' x 28'.

Permit Issued with Letter

ADVANCE PERMIT

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

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work? Is connection to be made to public sewer? If not, what is proposed for sewage? Has septic tank notice been sent? Form notice sent? Height average grade to top of plate Height average grade to highest point of roof Size, front depth No. stories solid or filled land? earth or rock? Material of foundation Thickness, top bottom cellar Material of underpinning Height Thickness Kind of roof Rise per foot Roof covering No. of chimneys Material of chimneys of lining Kind of heat fuel Framing lumber—Kind Dressed or full size? Corner posts Sills Girt or ledger board? Size Girders Size Columns under girders Size Max. on centers Studs (outside walls and carrying partitions) 2x4-10" O. C. Bridging in every floor and flat roof span over 8 feet. Joists and rafters: 1st floor, 2nd, 3rd, roof On centers: 1st floor, 2nd, 3rd, roof Maximum span: 1st floor, 2nd, 3rd, roof If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated... number commercial cars to be accommodated... Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? 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.

New Meadows Lobster Building, Inc.

Signature of owner by: Samuel L. ...

INSPECTION COPY

C16-254-1M-Marks

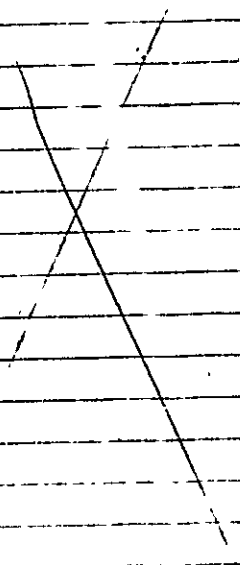
NOTES

5/4/56 - Remaining parts
of the set up of - Allie
5/22/56 - Ditch the fire
in place - Allie
6/5/56 - I cut over the
alley on the road between the
new & old building with the
fence - building is not all
finished up - Allie
6/19/56 - Iron outside door
needed. They are to be covered
with wood. Allie
7/17/56 - Metal needed for
outside door towards back
- Allie
8/17/56 - - Allie
9/27/56 - Job finished
Allie

James
 11-11-56
 11-11-56

Permit No. 56/456
 Location 100 Eastland Drive
 Owner Jew Meadows
 Date of permit 4/18/56
 Notif. closing-in
 Instr. closing-in
 Final Notif.
 Final Instr. 9/27/56
 Cert. of Occupancy issued 9/28/56
 Staking Out Notice
 Form Check Notice

James
 11-11-56
 11-11-56





CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

INSPECTION COPY

COMPLAINT NO. C-53-31

Date Received March 11, 1953

Location 2-B Portland Pier Use of Building Commercial
 Owner's name and address Anchor Realty Co., 305 Deering Ave. Telephone Portland Pier
 Tenant's name and address Center Realty, Inc., 16 Portland Pier Telephone Portland Pier
 Complainant's name and address McD., through Mr. F. of B & F Telephone Portland Pier

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. bldg owned by others than in as was in - structure of collapse. Second floor and roof joists run across bldg resting on the wall of 1st story 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 and wall which structure have combined to push bottom of exterior wall toward dock and make wall settle. Shoring called for. Wooden walkway on dock side of bldg in threatening to cut into dock. Has sill & broken floor. Ed dangerous to walk on and should be barricaded at alley end. Timbers along dock side of alley between 2nd W. Pier & 1st Pier are failing in 1st story end, causing large holes in surface of driveway. - mks

3/18/53 - Letter - m
#29-53. Only work apparent is regards para 6 & 7. The wall on the what side has been barricaded but no warning sign put up. Rotted timbers at the wall of the dock have been replaced. one hole has been filled. m
7/10/53 - could not get in to see first story where machinery was stored but a man in work shirt said most of the heavy machinery had been re (over)

Handwritten notes:
 12-18 (over) 12-18 + 303.5
 1/6/53
 1st story
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 3rd story
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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 conditions 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. 3035), 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.

FD-35 (Rev. 2-25)

Receipt for Registered Article No. 9852

Postmaster Rec.

POSTMARK

Fee paid 3 cents. Class postage 12

Declared value Nil Surcharge paid, \$.....

Return Receipt fee 02 Spl. Del'y fee

Delivery restricted to addressee

In person or order Fee paid.....

Accepting employee will place his initials in space indicating restricted delivery.

ST-10-10423-3 GPO

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

(Name of addressee)

(P. O. and State of address)

Rev. Dennis

12-18 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
WJ

DELIVERING
EMPLOYEE

Deliver ONLY to addressee
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.

Lewis H. Kuzin

(Signature or name of addressee)

(Signature of addressee's agent - Agent should enter addressee's name on the ONI 43-54)

Date of delivery OCT 19 1956

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' 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. Emma Jordan, c/o Mr. Joseph C. Jordan Telephone 2-2832

131 Commercial St.

Tenant's name and address _____ Telephone _____

Complainant's name and address Field Telephone _____

Description: Dangerous condition in building

NOTES: 3-23-55 Jack Jordan says the man
he engaged to do this work, looked
at the floor and plans to put a
steel post in place of the wooden
stick. He has promised him for
erecting the work. Jordan says
to have this done in place of
the end of the work. W.P.M.

3-23-55 Called Mr. Jordan back and said
was would like to have a permit and
a plan of what they propose to do.
Mr. Jordan seemed to be flustered about
getting to send a man supervisor
to apply for a permit, that he
is going to get a permit. He says
up shop saying he will get it
done with him. W.P.M.

4/4/55 Inspr - see letter of 3/10/55 - W.P.M.

April 5, 1955

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

Mrs. Emma Jordan
c/o Mr. Joseph G. 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

VMcd/B

JOSEPH F. JORDAN
PRESIDENT & TREASURER

JOSEPH C. JORDAN
GENERAL MANAGER



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

*Invoice copy
with receipt
RMF
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.

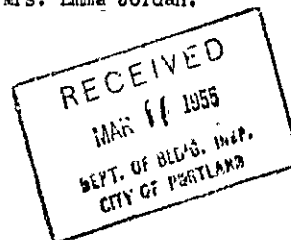
We will advise you what measures are to be taken and will ask your advice as to whether these alterations will be satisfactory.

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 Building Existing " Name and address of owner of appliance Venetian Blind Laundry, (A. R. Waco) 2-16? Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8301

General Description of Work

To install Venetian blind drying machine

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.

see letter

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

APPROVED:

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 by:

INSPECTION COPY

CIV-254-1M MAINE

NOTES

3/1/55 - Exam with W.M. It disclosed that there will be 15" concrete above all planes that burner will be set. Lead 12 in. above concrete floor and that there is no void beneath the floor anyway. See letter for description of next connect.

Approved

Date of permit

3/9/55

Owner: David L. ...

Location: ...

Permit No. 551833-2-16

3-14-55

3-14-55 Saw G.

corp. Structures was made Friday

3-17-55 Mr. Shue

found Mr. Wans has the metal ramp, he trips to Kame it up by Wednesday.

3-24-55 could not

get in. Could not see to check thru windows. Could not see in sure, maybe the shield had been supplied.

3-25-55 could not get in

3-28-55 Mr. Shue has been installed

4/4/55 - While no shields have been provided none

is necessary since Type B suit had been used and they are at least one such low order - W.M.

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.
Wares Venetian Blind Laundry
12 Portland Pier

Copy to owner of the building

3200 Commercial St. Portland, Me.
To Mr. Joseph C. Johnson
181 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



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED
01537
SEP 24 1954
CITY OF PORTLAND

Portland, Maine, Sept. 20, 1954.

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 54 Portland Pier Use of Building Fish House No. Stories 1 New Building Existing "
Name and address of owner of appliance Woods Sea Foods, Inc. 54 Portland Pier
Installer's name and address Ballard Oil & Equipment Co. Telephone 2-1991

General Description of Work

To install oil fired forced warm air heating system with rectangular ducts

IF HEATER, OR POWER BOILER

Location of appliance adjacent to chimney Any burnable material in floor surface or beneath? None
If so, how protected? not applicable Kind of fuel? No. 2 oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 35"
From top of smoke pipe 24" From front of appliance 10" From sides or back of appliance 84"
Size of chimney flue 8x8 Other connections to same flue None
If gas fired, how vented? _____ Rated maximum demand per hour 1 GPH
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? Yes

IF OIL BURNER

Name and type of burner Coleman gun type 1943 Labelled by underwriter's laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner con.rete Size of vent pipe 1 1/4"
Location of oil storage 1st floor ~~Exxxxx~~ Number and capacity of tanks 1 - 275
Low water shut off not required Make _____ No. _____
Will all tanks be more than five feet from any flame? Yes How many tanks enclosed? None
Total capacity of any existing storage tanks for furnace burners None

IF COOKING APPLIANCE

Location of appliance _____ Any burnable material in floor surface or beneath? _____
If so, how protected? _____ Height of Legs, if any _____
Skirting at bottom of appliance? _____ Distance to combustible material from top of appliance? _____
From front of appliance _____ From sides and back _____ From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____
Is hood to be provided? _____ If so, how vented? _____ Forced or gravity? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Tank to be welded in steel fabricated dike per drawing submitted to the building department by Mr. Dunton previously in connection with this charge.

7-23-54 Underwriter's approval visit for gas meter & floor finish and back elevations 107 6 1/2" 1-87-16

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

APPROVED:

OK 9.23.54 [Signature]

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

BALLARD OIL & EQUIPMENT CO.

Inspection
EXH. COPY

Signature of Installer *[Signature]* Richard J. Cole, Mgr. OB Department



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 28, 1954

PERMIT ISSUED

0072854

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 60 Portland Pier Within Fire Limits? yes Dist. No. _____
Owner's name and address George Lewis, 30 York St. Telephone _____
Lessee's name and address New Meadows Lobster Pound, 60 Portland Pier Telephone 4-6562
Contractor's name and address " " " Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building wholesale No. families _____
Last use " " No. families _____
Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 100. Fee \$.50

General Description of New Work

To install I-beam for hoist as per plan.

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO New Meadows Lobster Pound

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Has septic tank notice been sent? _____ Form notice sent? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Suds (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED.

[Signature]
with letter by *[Signature]*

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

George Lewis
New Meadows Lobster Pound

Signature of owner by: *[Signature]*

INSPECTION COPY

PERMIT 12222

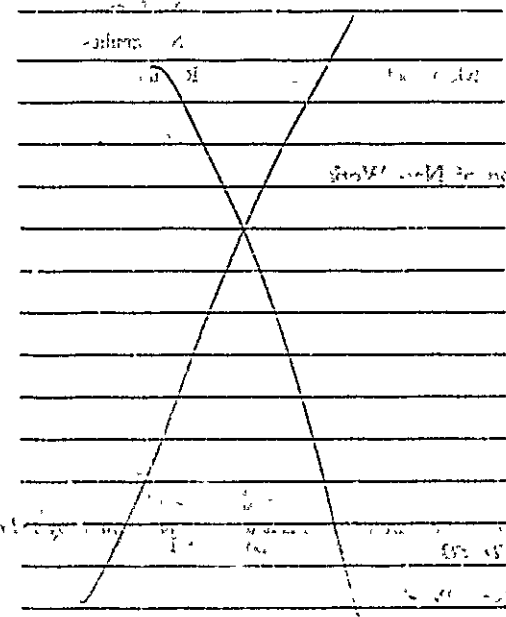
NOTES

6/10/54 - *Mr. work done - Allen*

6/22/54 - *Same - Allen*

7/12/54 - *T. beam in place - Allen*

Work completed - Allen



Permit No. *54-7222*

Location *68 Parkside Circle*

Owner *Mr. Myrdorot Robert Edmund*

Date of permit *6/1/54*

Notif. closing-in

Insph. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

1/31 7/3

part to form and for a permit to building thereon

and to be in compliance with the provisions of

the laws of the city of Chicago and the

ordinances of the city of Chicago

REPRODUCTION COPY



(1) INDUSTRIAL 7 INC

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 25, 1953

PERMIT ISSUED

14427
AUG 25 1953

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 15 Portland Pier Within Fire Limits? yes Dist. No. _____

Owner's name and address Harbor Realty Co., 15 Portland Pier Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address owners Telephone _____

Architect _____ Telephone _____

Proposed use of building restaurant Specifications _____ Plans no No. of sheets _____

Last use _____ No. families _____

Material wood No. stories 1 Heat _____ Style of roof _____ No. families _____

Other buildings on same lot _____ Roofing _____

Estimated cost \$ 2,000. Fee \$ 5.00

General Description of New Work

To repair after fire to former condition without alterations and without change of use, but if conditions in the areas of repair are found to be dangerously substandard of Building Code requirements, both Building Department and owner will be notified immediately. Cause - unknown. Took place recently. No structural damage.

See note on back of map for copy of change off - no

It was found that all employees at the door had a hard time getting in at all - this change

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

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

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

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

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

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

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

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

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

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

If a Garage

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

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

APPROVED:

Miscellaneous

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

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

Harbor Realty Co. *John D. Luman*

INSPECTION COPY

Signature of owner by:

