



I-3 INDUSTRIAL ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

CS-66

Location: 44-54 Portland Pier

INSPECTION COPY

COMPLAINT NO. 58/89

Date Received September 19, 1958

Location 44-55 Portland Street ^{Pier} Use of Building Fish plant and storage

Owner's name and address Harbor Realty Co., c/o George I. Lewis Telephone _____
224 Commercial St.

Tenant's name and address _____ Telephone _____

Complainant's name and address _____ Telephone _____ PH

Description: End wall of building toward harbor has settled and is in dangerous condition.

NOTES: 9-19-58 Harbor end of 3 story building has settled
about 2' indicating apparent failure of foundations - TTR

9/24/58 - Notice of dangerous condition posted by
R. M. Thibault, Inspector, at approx. 2:00 PM
and 11 notices, one at each 1st story entrance - wmc

9/25/58 Vint Lewis phoned to say that he had camera trouble at time of inspection, but
to confirm Ted's conclusion that the building is very dangerous, it being difficult
to see why it does not collapse. He said he is reporting to owner.

Later, Geo. Lewis phoned to say that V. Lewis says a satisfactory job will cost
from 8 to 10 thousand, that V. Lewis could not give a firm price; but that he (Geo.)
had instructed V. Lewis to go ahead and complete the job as soon as possible. However,
he said the job could not be completed by the target date of Oct. 25.

wmc

12-24-58 Work done. Notices removed TTR

Form 8811
May 1-30 1955

RETURN RECEIPT

Received from the Paymaster, the Registered or Insured Agent, the number of which appears on the face of this Card, \$

Mr. Eugene S. Thompson
(Signature of owner of property)

Eugene S. Carter
(Signature of addressee's agent - Agent should enter address in space below)

Date of delivery *7/26/55*

U. S. GOVERNMENT PRINTING OFFICE 16-51161-1

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 ~~also~~ ^{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

Cmplt. 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 deck 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

Encl: Sec. 109 of Building Code

Very truly yours,

Warren McDonald
Inspector of Buildings