

Simonis Construction Co.-----5

April 23, 1943

make mandatory either the removal of, the placing in conformance with the requirements then in effect of, or the limiting of the use consistent with the non-conformance of the non-conforming building, structure, equipment or part thereof involved, when a period of six months after the present national emergency has expired;". That this clause of the law may be satisfied, will you be kind enough without delay to secure the signature of the duly authorized representative of the owners of the property to the attached statement. signature to be witnessed and return the statement to this office for filing before the permit is issued. A copy of the statement is also enclosed for your own information. Our records show the owners of the property to be the Proprietors of Custom House Wharf.

10. Requirements as to having permit posted on the premises before work is started, as to notification for inspection before closing in, securing certificate of enclosure before closing in; as to notification of readiness for final inspection and securing the certificate of occupancy from this department before the new use is put into effect, apply just the same in this case as when the change of use is for private parties.

Very truly yours,

Inspector of Buildings

TMCD/H

CC: Area Engineers Office
U.S. Army
76 Pearl Street

Prop. Custom House Wharf
84 Commercial St.

Agg
Horn
C.C.L.

File Rept. 30374-I

April 12, 1945

Capt. G. W. Novius,
Executive Officer
Corps. of Engineers
U.S. Engineers Office
51 St. James Avenue
Boston, Massachusetts

Subject: Alterations in building at 5-23
Custom House Wharf in Portland, Maine

Dear Sir:

Examination of your plan raises certain questions which were not considered when the representative of your department was here in the office. As explained to him a building permit for this work may be issued with some of the details short of Building Code requirements if the deviations are approved by a majority of a special committee. After consultation with the Chief of the Fire Department there are the following questions:

1. Chief Jenborn says if persons are to be habitually stationed in the ship supply warehouse there should be an emergency exit from the harbor end out on the roof of one story portion with railing to exterior wall on dock side, thence by platform and ladder to wharf level. By putting an exit light over doorway from dormitory to warehouse this new exit would also serve the dormitory in case of fire at stairhall end. We are not at all sure how quickly 50 men could travel down the two ladders shown in case they were prevented from using the stairway. If there are to be no persons habitually in the warehouse then the additional exit ought to be from the driveway side of the dormitory as near as can be to the partition at the elevator.

2. There are window and door openings in first story directly below proposed exit platform, and apparently the ladders would run across double doors. Any such openings within 10 feet of the ladders ought to be covered up with sheathing covered by asbestos board on the outside.

3. We are unaware as to what will be the occupancy of that part of first story of two story building now occupied by Williams Machine Shop. The occupancy by Nordic Supply presents considerable hazard on account of quantity of paint, oil, turpentine, signal rockets, cylinders of oxygen, and perhaps acetylene. Our Code would normally require a plastered ceiling of one-hour fire resistance over entire first story, and a partition covered on both sides with similar material between dormitory and second story warehouse with a fire door in the partition; also partitions of same material enclosing elevator in first story. We feel that we can accept the unprotected ceiling if the highly inflammable and explosive materials of the Nordic Company is segregated in the harbor end of the first story, so as not to be under the dormitory; if the elevator well in first story is enclosed tightly with partitions covered on Nordic side with no less than asbestos lumber; and if some type of automatic fire alarm approved by the Chief of the Fire Department is provided in the Nordic occupancy of first story.

4. We feel that we can accept the ordinary partitions between dormitory and ship supply warehouse if there is the assurance that there will be a watchman or guard on duty there during the dark hours, or if an automatic fire alarm in the warehouse is provided.

Capt. G. W. Nevius-----2

April 12, 1943

5. I am aware that your letter of April 8th directs that further revisions found necessary be taken up with the contractor direct. The above matters seem of sufficient importance that they ought to be taken up with you. An early decision will be appreciated in order that we may serve you promptly as regards issuing the permit; because I am required to get from the owner of the building a written agreement to abandon the use as a dormitory at the end of the emergency, before the permit is issued.

6. There are a number of other matters which can be taken care of without doubt which I will take up direct with the contractor, with a copy to you, such as exit lights, locksets and the like.

Very truly yours,

Inspector of Buildings

C.C. Simonds Construction Co., Inc.
12 Monument Square

P.S. I am well aware that most fire alarm systems consists largely of critical materials which are not procurable. I believe, however, that a system which would satisfy Chief Sanborn can be devised with a single alarm bell, perhaps in dormitory office, and by a few fusible links, a quantity of bell wire and considerable ingenuity. These materials are no doubt procurable.

AM/1 jm

ADDRESS REPLY TO
THE DISTRICT ENGINEER
U. S. ENGINEER OFFICE
3D FLOOR, PARK SQUARE BUILDING
31 ST. JAMES AVENUE
BOSTON, MASS.

REFER TO FILE NO.

WAR DEPARTMENT
UNITED STATES ENGINEER OFFICE
3D FLOOR, PARK SQUARE BUILDING
31 ST. JAMES AVENUE
BOSTON, MASS.

April 8, 1943

IN REPLY REFER TO ES

Department of Building Inspection
City of Portland
Maine

Subject: Application of the Building and Zoning
Laws of the City of Portland to Construc-
tion Projects for the Armed Forces of
the Federal Government.

Attention: Mr. Warren McDonald

Gentlemen:

Reference is made to your letter of March 25, 1943, and to
a meeting in your office with a representative of this Depart-
ment on April 7, 1943, concerning subject above.

Drawings have been revised in accordance with your recom-
mendations and are being forwarded to the Simonds Construction
Co., Inc., contractor for the building alterations, for submis-
sion to your department for approval. Any further revisions
found necessary in order to conform with the requirements of
the building code and emergency amendment thereto shall be dis-
cussed with the contractor for compliance.

For the District Engineer:

Very truly yours,

G. W. Nevius
G. W. Nevius
Captain, Corps of Engineers
Executive Officer

Division Engineer, NED



*Original is in
Office of
City Clerk*

MEMORANDUM OF FEATURES OF DORMITORY PROPOSED BY U. S. ARMY
ON SECOND FLOOR OF BUILDING AT 5-25 CUSTOM HOUSE WHARF, WHICH
WOULD NOT CONFORM WITH BUILDING CODE REQUIREMENTS, PERMIT AND
CERTIFICATE OF OCCUPANCY THEREFOR TO BE ISSUED AS AUTHORIZED
BY SECTION 103-d.1 of the BUILDING CODE OF THE CITY OF
PORTLAND, MAINE

April 28, 1945

Location.....5-25 Custom House Wharf.

Owner of Wharf and Building.....Proprietors of Custom House Wharf

Description- U. S. Army has leased entire second story of the building and proposes
to remodel to provide a dormitory with accessory rooms for about 60 men and a
storage warehouse in the second story of the building, the first story except
for entrance and elevator to second story to be used by private parties for
various mercantile purposes.

Non-conformance with Building Code and Reasons for Allowances

Floor area larger than allowed by precise terms of the Code in a building of
this construction.

Fire resistive partition separating dormitory and warehouse in second story;
fire resistive ceiling over ceiling of entire first story; one-hour fire resistive
enclosure of entrance, stairway and elevator in first story NOT PROVIDED

REASON- Difficult, if not impracticable to provide fire resistive ceilings
over existing occupancies, and difficult, if not impracticable to get material
and skilled labor to make other fire resistive surfaces.

Deficiencies deemed to be offset by provisions of electric,
automatic fire alarm system covering both stories of entire two-story portion
of building, with automatic trouble indicating devices, supervised by
American District Telegraph service, designed to give alarm in dormitory
and at ADT headquarters.

Ladders for fire escapes have landings about 11'-3" above wharf deck instead
of maximum ordinarily allowed of 10 feet. Minor deficiencies as to width of
landing, etc. of entrance stairs.

REASON- Not practicable to provide stairs in place of ladders if working
space on wharf is to be preserved.

Deficiencies deemed to be offset by fact that men in dormitory
will all times be under army discipline and physically fit to use the
ladders in safety.

Heated by a number of coal-fired stoves in second story instead of by a central
heating plant in first story.

REASON- Not practicable to heat second story by one heating plant, and not
practicable to have heating appliances in private quarters in first story.

Deficiency deemed to be offset by the automatic alarm system and
the fact that a guard or watch will always be on duty in the dormitory at
night.

Safeguards for Public Interests-Signed agreement by owners of building to discon-
tinue dormitory use at end of war emergency.

(Emergency clause of City
Code requires that copy of
this record be filed with
together with

Approved by (Signed) J. E. Barlow City Manager

Oliver T. Sanborn Chief of Fire Dept



APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Third Class

Permit No. 1220

APR 20 1948

Portland, Maine, April 9, 1948

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 5-21 Custom House Wharf Within Fire Limits? yes Dist. No. 2

Owner's name and address Proprietors of Custom House Wharf Telephone _____
Lessee - United States of America - War Department

Contractor's name and address Stranda Construction Co., Inc., 12 Vermont St. Telephone 3-5123

Architect H. P. Army Engineers 76 Pearl St. Plans filed yes No. of sheets 1

Proposed use of building Dormitory and ship supply warehouse (Area Engineers Office) No. families _____

Other buildings on same lot _____

Estimated cost \$ 2,500. Fee \$ 2.75

Description of Present Building to be Altered
Material wood metal-clad No. stories 2 Heat boilers Style of roof flat Roofing T&G
Last use warehouse No. families _____

General Description of New Work
To make alterations to building as per plans submitted

INSPECTION NOT COMPLETED

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

Details of New Work

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

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

Material of foundation _____ Thickness, top _____ bottom _____ 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 _____ Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind _____ Dressed or full size? _____

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

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

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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

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

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

If a Garage _____

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

_____ commercial cars to be accommodated _____

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

Miscellaneous _____

_____ moving or arching of any shade tree on a _____

_____ requirements pertaining thereto _____

COMPLAINT NO. (1) INDUSTRIAL ZONE COPY

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

Complaint No. C-49-51

Location Custom House Wharf
Owner's name and address Prop. of Custom House Wharf Date Received March 28, 1949
Tenant's name and address (Lundgren) Use of Building Store
Complainant's name and address ESS Telephone _____
Telephone _____
Telephone _____

Description: Warm air heater installed without permit and fuel oil tanks not properly installed. Heater and tanks set on wooden floor (wharf)

Vertical lines for additional text or notes.

ZONE

49-61

Custom-House-Wharf

Date Received 3/28/49

Date Disposed of 4/6/49

NOTES

3/28/49 Mr. Denton of
 Pullman Co. called about
 timbers. They did not want
 to do timbers work
 under contract. Ford
 thought it was better they
 should apply for
 permit to do
 timber work. P.H.

U.S. CUSTOMS AND BORDER PROTECTION
 OFFICE OF THE DISTRICT INSPECTOR
 NEW YORK

Quantity of
 1000
 1000
 1000

5-23

INQUIRY BLANK

ZONE I

FIRE DIST. #2

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 1/21/49

Verbal
By Telephone

LOCATION 5-23 Custom Ho. Whf OWNER Proprietors of B.H. Whf

MADE BY H. F. Merrill TEL. 2-5682

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: How would Bldg code apply to enclosed housing to 2nd floor of this frame bldg to the brick bldg at 10 1/2 Commercial St (W.S. Jordan's) for convey of air load. How could use 2nd floor of this bldg for storage?

ANSWER: Since a line down required at both ends of hoisting, Mr. Hook of N.E.F. Ins. Rating Bureau says they would want double fire doors at opening in brick wall of Bldg at 10 1/2 Commercial. Mr. Merrill says W.S. Jordan has given up this idea.

DATE OF REPLY 1/25/49 REPLY BY MMK



(4) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building - Type of Structure... Third Class

Portland, Maine, May 23, 1946

PERMIT ISSUED

00931
MAY 24 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 92 Commercial Street Within Fire Limits? yes Dist. No. 3-2
Owner's name and address Proprietor's Custom House Whf., Telephone
Lessee's name and address Telephone
Contractor's name and address Fred Hallier, 20 Turner Street Telephone 39
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Fish market and shop No. families
Last use No. families
Material frame No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 25. Fee .50

General Description of New Work

To construct 1 story frame addition 5'x22' on rear of building to store lumber.

ALL WOODWORK OTHERWISE EXPOSED IN THE OPEN AIR WILL BE COVERED WITH NEW GALVANIZED METAL AT LEAST NO. 26 GAUGE, EXCEPT WINDOW SASHES AND DOOR NOT MORE THAN 21 SQUARE FEET IN AREA

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED
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.

Details of New Work

Is any plumbing work involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate 5' Height average grade to highest point of roof 6'
Size, front depth No. stories 1 solid or filled land? earth or rock?
Material of foundation Wharf Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof flat-shed Rise per foot 2" Roof covering asphalt roofing Glass C. Ind. Lath.
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing lumber: Kind second-hand 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 whf, 2nd, 3rd, roof 2x4
On centers: 1st floor, 2nd, 3rd, roof 2x4
Maximum span: 1st floor, 2nd, 3rd, roof 5'
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:

Blank lines for signature and date

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

Prop. Custom House Wharf

Signature of owner by: Fred F. G. Hallier

INSPECTION COPY