

15 Portland Pier
Range & hot water
heaters

ATH
RMT
PH
AJS
ES

March 3, 1945

Portland Gas Light Co.
5 Temple Street
Portland 3, Maine

Subject: Installation of restaurant range and two
hot water heaters in the restaurant at 15 Port-
land Pier

Gentlemen:

Permit for above installations is herewith, subject to the following:

1. Protection beneath range seems to comply with Section 601-b-3 of the Building Code, but there is no indication that the gas fired hot water heaters will so comply. The application says that the heaters are to set on a solid base, presumably extending clear down to the floor, which, even though partially vented, would neither establish a safe condition nor comply with the above Section of the Building Code, unless there is something about the appliance as to clearance of burners above the floor or insulation under them which the application does not explain. Obviously this Section of the Building Code must be complied with. The asphalt tile on the floor is no doubt combustible of itself at high temperatures and therefore affords no fire protective value.

2. I understand that both hot water heaters are to be vented to the pipes which vent the hood, and that both are equipped with the safety device so that should the pilot or low flame be extinguished accidentally, the entire gas supply to the heater involved would be completely shut off and thus avoid a quick and large discharge of unburned gas into the ventilation system over the range.

Very truly yours,

Inspector of Buildings

Encl.

CC: William Smith
13 Portland Pier

Dr. Burroughs
Health Officer

FILL IN COMPLETELY AND SIGN WITH INK



Permit No. 151

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, February 28, 1945

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 15 Portland Pier Use of Building Restaurant No. Stories 1 New Building

Name and address of owner of appliance Lillian Smith, 15 Portland Pier Esplanade

Installer's name and address Portland Gas Light Co., 5 Temple Street Telephone 2-8201

General Description of Work

To install gas fired restaurant range and two automatic gas fired hot water heaters

Water heaters have safety pills

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no (if not, which story) 1st Kind of Fuel gas sets on solid

Material of supports of appliance (concrete floor or what kind) tile on wood Under range asbestos & metal

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 4" legs of hood over range

from top of smoke pipe 6" from front of appliance over 4" above water heater

Size of chimney flue Metal vent pipe thru roof 10" Dia. from sides or back of appliance Range over 3'

Other connections to same flue Vent from hood & water heaters Heaters - 6'

IF OIL BURNER

Name and type of burner Labeled and approved by Underwriters Laboratories

Will operator be always in attendance? Type of oil feed (gravity or pressure)

Location oil storage No. and capacity of tanks

Will all tanks be more than seven feet from any flame? How many tanks fireproofed? No. of tanks fireproofed

Amount of fee enclosed? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time)

Signature of Installer

Signature of Inspector

Signature of City Engineer

Signature of City Engineer

Signature of City Engineer

Signature of City Engineer

Signature of City Engineer

Signature of City Engineer

Signature of City Engineer

Signature of City Engineer

Signature of City Engineer

Signature of City Engineer

This is a temporary certificate
for final certificate.

COPY

Issued pending receipt of forms

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

This is to certify that the building
built at 11-15 Portland Pk.
finally inspected under Building Permit No. 44/1274 has been
of a restaurant and may now be occupied for the purposes

Date 5/10/45

Issued to George Lewis

Inspector of Buildings

HP 44/1274-I

PH
ATH
HRE
RMT
LW
AJS
BS

December 21, 1944

Mr. King Butland Sub'ect: New one story building for
Messrs. J. H. & J. G. Stevens restaurant at 11-13 Portland Pier
Mr. George Lewis

Gentlemen:

Revised plan showing side property lines more than 5 feet
from the north wall of building and other changes are at hand.

We can find no mention of type of hardware to be used on
exit doors nor of self-closing devices on toilet room and toilet
room vestibule doors.

The gate or door in the fence serving exit through kitchen
if required to be fastened against entry from the outside ought to
be equipped with fastening device equivalent to a vestibule lockset
so that persons using kitchen exit in an emergency will be able to
get out onto the wharf roadway merely by turning the usual knob or
pressing on the usual thumb latch without requiring a key or any
special knowledge.

Very truly yours,

Inspector of Buildings

WMO/S

... intended to ventilate this attic. If the north wall

PH
ATH
HRF
X RMT
TMW
AJS
BS

December 14, 1944

Mr. King Butland
Messrs. John Howard & John Calvin Stevens
Mr. George Lewis

Subject: Building permit for construction of one-story building at 11-13 Portland Pier

Gentlemen:

Above building permit is herewith, issued subject to the following:

1. Upon looking over the site I discovered that the substructure contractor (evidently Mr. Butland's contract is only for the superstructure) had soon started in driving piles which, of course, should not be done until the permit is actually issued. This contractor said his contract included driving piles and putting on the caps or sills. He drove one of the front piles in a very few minutes while I was there and I noted that the resistance to penetration was quite small, indicating that the most of the value of the piles to support the building will be from "skin" friction between the pile and the fill with little or no bearing capacity of the piles upon the strata beneath their points. This building is quite a light one, but because of its proposed use as a restaurant will require an annual victualler's license from the Municipal Officers. Naturally if anything goes wrong at any time with such a building bearing the approval of the Municipal Officers, the condition is immediately reported to them with the recommendations for whatever action they deem necessary with relation to the license. The fact that the building cannot operate without the license makes it exceedingly important to all concerned that the entire structure be built not only for immediate safety but for permanence. I am not concerned with the ability of the piles to support the building, but I am considerably in doubt as to whether or not the building may remain level or be without sag after a while because of later unequal settlement of the piles due to the marked inequality of the loads on the different piles sometimes there being a marked difference in the theoretical load on adjacent piles. It is unlikely that a live load on the floor will ever reach the designed load, but the dead weight of the material will always be there and it is quite likely that the maximum roof loads may occur. These possibilities accentuate the difference between the loads carried by the various piles. For instance the pile under center girder about 15 feet from the south end of the building will support not only its share of the first floor load but also a considerable portion of the roof load, while the piles under the center girder on either side of it will bear only the dead loads of the first floor plus a comparatively small superimposed load when the restaurant is not occupied. The load on the one pile might be three or four times as much as on the pile next to it. I recommend that consideration be given to this question before the caps are put on the piles.

2. The plan shows a distance of seven feet plus or minus between the north end of the new building and what presumably represents either the south end of the Sheehan building next door or the Sheehan property line. The substructure contractor did not know where the line between the Lee's and Sheehan property is. This is important because if the north wall of the new building would be closer than five feet to the lot line it is required to be constructed as a separation of one-hour fire resistance with standard fire resistant windows allowed, as per Section 205-b-1 of the Building Code. Requirement for such fire-resistant construction would mean that the exterior door in this wall would have to be a labelled Class 3 fire door. Before any superstructure above the sills is started, it is necessary that this property line be indicated on the ground accurately and that our inspector check it over upon notification of readiness to check. Please do not neglect this item as

64 OK

...arranged to ventilate this attic. If the north wall

Mr. King Rutland
Messrs. John Howard and
John Calvin Stevens
Mr. George Losh

October 14, 1944

the latter will have to be carefully checked up or anyway before any closing-in certificate is given, and that would be a bad time to find out that the wrong type of exterior wall had been used. Such a fire-resistant wall would require a parapet wall of the same fire-resistance.

3. In order to satisfy the requirements of two means of egress, an egress route from each other as possible, it will be necessary to design and construct the exterior door from the kitchen to the open air and the door from dining room to kitchen as a means of egress. Thus this exterior door would have to swing outwards and would have to be equipped with a standard exit light over it, showing in the kitchen, and another standard exit light showing in the dining room over the proper door leading from dining room to kitchen to serve as a means of egress. Then all of the stationary equipment in the kitchen would have to be so arranged that there would be at least a three foot wide passageway through the kitchen to the exterior door. The exterior door should have a white light out side of it. There are two pairs of swinging doors from dining room to kitchen, evidently service doors, and it appears that the door swinging toward the kitchen of the pair nearer Portland Pier driveway would have to be the exit door from dining room to kitchen, but apparently this door is only two feet six inches wide where 38 inches is required. The exit light showing in the dining room should make it clear which door is the one to take as the other door of the pair swings into the dining room. To swing the exterior door outwards with the steps the way they are shown would afford too much opportunity for accident. It would be necessary to build a platform outside of the door on the level of the kitchen floor and then run the steps toward the wharf driveway, a handrail being required on both sides and, of course, along the edge of the back wall of the walk on the wharf. - O.K.

4. The exit door in the south wall should have a standard exit light over it instead of an illuminated exit sign as indicated. All of these exit lights and the white light outside of the two exit doors should be on a single switch and the location of that exit light switch should be shown on the plans. - O.K.

5. Both exterior emergency exit doors and the entrance door also are required to be equipped with "vestibule" locksets and to be without any other fastenings. Probably the door between restaurant and kitchen can be left without any fastenings whatever. It is taken that there is no riser where the exit door in south wall opens onto the outside platform. If so it ought to be eliminated. The single step down or up directly beneath the main entrance door is conducive to accidents. There is a plan for an iron that this single riser is in violation of the building code, and I believe the situation should be adjusted by recessing a doorway an additional six inches so that all three risers between the wharf sidewalk level and the floor level of the restaurant would be susceptible of the street level and that a landing outside of the entrance at the same level as the restaurant floor would be as wide as the width of the entrance door. - O.K. - Hardware not specified

6. Both toilet room doors and both doors between dining room and toilet room vestibules are required to be tight-fitting and self-closing in the sense that they will be normally closed and kept closed by a suitable device. The plans do not show which toilet room is for either sex, but presumably the doors will be properly marked. - O.K. but self-closing not specified

7. A hatchway with cover about two feet by three feet will be required in the ceiling under the deeper part of the other side blind attic. Presumably the louvers in each end wall are intended to ventilate this attic. If the north wall

ing Euland
Mrs. John Edward and
Calvin Stevens
George Laska

December 14, 1944

should have to be fire-resistant, then the louvre in that end would have to be either protected with a fire door or moved to the front of the building. - O.K.

9. Apparently the prospective tenant (I understand Mrs. Lillian Smith and she is receiving a copy of this letter) is to be responsible for the installation of the range, hood, ventilation equipment, refrigeration, and any other cooking or hot water heating devices. She should bear in mind that separate permits are required from this department covering the installation of all of these and that such permits are issuable only to the actual installers. The installation work should not be commenced until the permits are actually in the possession of the installers. Each of these permits requires the approval of the Health Officers before being issued and therefore some time should be allowed for securing the permits before the time at which the installation is expected to commence.

10. Besides the requirement for notification of readiness of closing-in any part of the building and for waiting for the certificate of closure (green tag) after inspection before closing any part of the work in, notice is required when all features required by the building Code have been provided, for final inspection and the building is not to be occupied as a restaurant until the final inspection has been made, everything found in order and the certificate of occupancy issued to the owner from this department.

11. I presume it is clear that the studs of the outside walls are to go clear down to and get a bearing upon the tops of the piles (caps for piles) although that detail is not clearly shown on the plan in the Detail of Braced Frame on Piles.

12. The diagonal braced frame on piles under the rear wall to the piles under center pier are shown on the top and elevations, but I presume they are to occur at all of the piles under those two members.

13. I presume there is some understanding and agreement between architects and contractors as to the permanent means of fastening the caps on the piles, of having the cut-off of the piles exactly horizontal and of the method of fastening a diagonal bracing to the piles and to each other where they cross; but I can find nothing on the plan. In view of the difficulty of maintaining this underwork or repairing it after the building has been built, it is my belief that these connections ought not to be made in the usual manner of making connections between timbers in ordinary building construction. In view of the importance to the owner and the tenant of the matter of keeping this building in condition so that this department may not be compelled to say special concern on account of the victualler's license, I should think it would be well for the contractors and the architects to go into these matters of connections fairly carefully to make sure that there is complete understanding about it and that the work will be done in a manner undoubtedly permanent and not subject to early deterioration on account of the action of the elements and especially that of the salt air and salt water. O.K.

14. In view of the lateness of the season for starting construction work, the permit is issued with this long letter rather than delay the progress of the work. The normal way and perhaps the right way to do it would be to withhold the permit until the plans have been revised. In view of this I request that the above

Mr. King Rutland
Messrs. John Howard and
John Calvin Stevens
Mr. George Lovic

December 14, 1944

adjustments be indicated on revised plans and fresh prints filed here.

14. As a matter of record it might be well also to indicate the length of the piles, the substructure contractor having told us that the piles under the rear wall were 40 feet long, indicating a penetration of between 25 and 30 feet in the mud; that the piles under center girder were 30 feet long; that those under the front wall 25 feet long.

note

Very truly yours,

McD/H
CC: Mrs. Lillian Smith
25 Franklin Terrace
South Portland, Maine

Inspector of Buildings

Question of Responsibility for Support of the Roadway of Portland Pier

December 14, 1944

Discovering from the plan of the proposed one-story restaurant building for George Lewis at 13 Portland Pier that apparently the only thing that supports the roadway of Portland Pier at this location is the filled-in earth beneath the roadway which is retained by a wooden crib wall under about the center of the proposed Lewis building. By observation at low tide this crib is not in good shape.

I talked this matter over with George H. May, Commissioner of the Public Works Department this morning to see if he thought the city ought to do anything about this now before the new building is built. He said the roadway is a County way of a type which the city has always maintained and that in case of failure of such a crib and a settlement or cave-in of the roadway on that account, probably the method of filling in rock to a natural slope would take place, and that he thought there is no need to foresee any such failure as it is likely to be quite remote and can be best handled when it comes up.

Warren McDonald
Inspector of Buildings

S
OWNER

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
127 MIDDLE STREET, PORTLAND 3, MAINE

December 12, 1944

RECEIVED
DEC 14 1944
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Mr. Warren McDonald
Inspector of Buildings
City of Portland, Maine

My dear Mr. McDonald:

Restaurant
Harbor Realty Co.
Portland Pier

In order that your records may be complete, I thought it well to let you know that today we have authorized Mr. Butland, the contractor, to substitute 6 x 6 posts for the Lally Columns called for by the plan, due to the fact that considerable delay will be entailed if we adhere to the use of Lally Columns, and also that a Lally Column is not mandatory for this type of construction.

Sincerely yours,

John Howard Stevens
John Howard Stevens

JHS:MM

cc Harbor Realt. Co., Owner
cc Mr. Butland, Contractor

OWNER

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for restaurant _____ Date 12/11/11
at Portland Pier _____

El. Lewis

1. In whose name is the title of the property now recorded? _____
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? _____
3. Is the outline of the proposed work now staked out upon the ground? X If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? _____
4. What is to be maximum projection or overhang of eaves or drip? _____
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? yes

King Dillard



APPLICATION FOR PERMIT

PERMIT 1550

Class of Building or Type of Structure Third Class

Portland, Maine, December 5, 1944

DEC 14 1944

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 11-12 Portland Pier Within Fire Limits? yes Dist. No. 2

Owner's or Lessee's name and address George Lewis, 224 Commercial St. Telephone _____

Contractor's name and address King Rutland, 206 Franklin St. Telephone 2-7704

Architect John Howard and John Calvin Stevens, 187 Middle St. Plans filed yes No. of sheets 2

Proposed use of building Restaurant No. families _____

Other buildings on same lot _____

Estimated cost \$ 4,000. Fee \$ 3.00

Description of Present Building to be Altered

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

Last use _____ No. families _____

General Description of New Work

To erect one story frame, building app. 26' x 66' - as per plan

ALL WOODWORK OTHERWISE EXPOSED IN THE OPEN AIR WILL BE COVERED WITH ASBESTOS BOARD, EXCEPT DOORS WHEX NOT MORE THAN 21 SQUARE FEET IN AREA, AND WINDOW SASHES

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 flat Rise per foot _____ Roof covering Tar and Gravel, 4 ply

No. of chimneys no Material of chimneys _____ of lining _____

Kind of heat gas heaters Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind hemlock Dressed or full size? _____ dressed

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 _____

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 _____

Total 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 above work require removal or disturbing of any shade 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 to the work are observed? yes

Signature of owner George Lewis
DANIEL P. BURROUGHS, M. E.
CITY HEALTH OFFICER

10928
ORIGINAL

