

204-206 COMMERCIAL STREET



SHAGGY WALKER

Full cut # 920R • Hat cut # 9202R • Third cut # 9203R • Fifth cut # 9205R



(1) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Concrete block

Portland, Maine, May 19, 1954

PERMIT ISSUED
00721
JUN 1 1954
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 206 Commercial St. Within Fire Limits? yes Dist. No. _____
 Owner's name and address Lortier Harris & Jack Carr, Telephone _____
202 Commercial St. 207 Commercial St.
 Lessee's name and address _____ Telephone _____
 Contractor's name and address D. R. Chase, Inc., 416 Fore St. Telephone 3-2433
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building restaurant No. families _____
 Last use _____ " _____ No. families _____
 Material conc block No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 700. Fee \$ 4.00

General Description of New Work

To strengthen building where it has settled 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** D. R. Chase, Inc.

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:

with letter by AGJ

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

Harris & Carr

Signature of owner by: Donald R. Chase, Inc. H. Chase, Jr.

INSPECTION COPY

4/24

Permit No. 544/721

Location: 206 Commercial St.

Owner: Shavina & Cassa

Date of permit: 6/1/54

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 6/11/54

Cert of Occupancy issued

Saking Out Notice

Form Check Notice

NOTES

6/11/54 - Fixing hole in
popped wall of underpinning
found under old wall - Allen

Large section of lined paper with a large handwritten 'X' drawn across it, indicating that the notes are void or unused.

June 1, 1954

AP - 206 Commercial St. - Foundation repair

Owners-Mortier Harris
202 Commercial St.
Jack Carr
207 Commercial St.

Contractor-D. H. Chase, Inc.
416 Fors St.

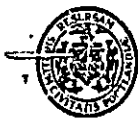
Engineer-Clifford L. English
63 Craigie St.

Permit for above work is issued herewith based on revised plan filed June 1, 1954. It is understood that the new reinforced concrete footing is to be installed in sections of one, such length as will prevent further damage to the wall above and that the reinforcement is to be spliced where two sections join. Existing concrete block walls are to be re-laid where badly damaged due to settlement.

It is understood that work other than that shown on the plans and covered by the application for permit now being issued is contemplated, but that before any of it is started a new permit or an amendment to this permit will be secured.

Warren McDonald
Inspector of buildings

AJS/2



(I) INDUSTRIAL ZONE

APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
01269
AUG 6 1953
CITY of PORTLAND

Portland, Maine, August 5, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specification

Location 204 Commercial St. With Fire Linus? yes Dist. N.

Owner of building to which sign is to be attached Garr Realty Co.

Name and address of owner of sign Gogh & King, 204 Commercial St.

Contractor's name and address United Neon Display, 71 Elm St. Telephone 2-0695

When does contractor's bond expire? Dec. 31, 1953

Information Concerning Building

No. stories 3 Material of wall to which sign is to be attached wood CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? no Vertical dimension after erection 2' Horizontal 3'

Weight 40 lbs. Will there be any hollow spaces? no Any rigid frame? no

Material of frame wood No advertising faces 2, material masonite

No. rigid connections 2 Are they fastened directly to frame of sign? yes

No. through bolts none, Size , Location, top or bottom

No. guys 4, material cable, Size 5/16"

Minimum clear height above sidewalk or street 12'

Maximum projection into street 3' 6" United Neon Display Fee \$ 2.00

8-6-53 C.K. R.
INSPECTION COPY

Signature of contractor by: Thomas J. Koenig

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED
TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 204 Commercial St IN PORTLAND, MAINE

Carr Realty Co., being the owner of the
premises at 204 Commercial St in Portland, Maine, hereby gives
consent to the erection of a certain sign owned by Gough & Ying, Inc.
projecting over the public sidewalk from said premises as described
in application to the Inspector of Buildings of Portland, Maine
for a permit to cover erection of said sign:

And in consideration of the issuance of said permit
Carr Realty Co, owner of said premises, in event said
sign shall cease to serve the purpose for which it was erected or shall
become dangerous and in event the owner of said sign shall fail to
remove said sign or make it permanently safe in case the sign still
serves the purpose for which it was erected, hereby agrees for
himself, for his heirs, its successors, and his or its assigns, to
completely remove said sign within of notice from said
Inspector of Buildings that said such condition and of
order from him to remove it.

In Witness whereof the owner of said premises has signed
this consent and agreement this 5 day of August, 19 53

Fred J. Fisher
Witness

Carr Realty Co
By Morton B. Harris, Secy.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, November 10, 1948

PERMIT ISSUED 02173 NOV 20 1948 CITY of PORTLAND

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 210 Commercial Street - Use of Building Restaurant - No. Stories 188 - Next Building Existing " " Name and address of owner of appliance Harris Realty Co., 188 Commercial Street - Installer's name and address Harris Oil Company, 202 Commercial Street Telephone 2-3304

General Description of Work

To install warm air heating system & oil burning equipment in place of gas-fired boiler

IF HEATER, OR POWER BOILER

Sent to Fire Dept. 11/10/48 Rec'd from Fire Dept.

Location of appliance or source of heat First floor - Type of floor beneath appliance wood - If wood, how protected? asbestos, tile and steel plate - Kind of fuel oil - Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 4' - From top of smoke pipe 12" (34) - From front of appliance over 4' - From sides or back of appliance 12" over 3' - Size of chimney flue, steel stack Other connections to same flue 4 1/2" in diameter, concrete base 4' below grade - If gas fired, how vented? - Rated maximum demand per hour

IF OIL BURNER

Permit issued with Memo

Name and type of burner General Electric - Labelled by underwriter's laboratories? yes - Will operator be always in attendance? - Does oil supply line feed from top or bottom of tank? top - Type of floor beneath burner wood (see above) - Location of oil storage outside above ground concrete footings 4' below grade - Number and capacity of tanks 1-275 gal. - If two 275-gallon tanks, will three-way valve be provided? - Will all tanks be more than five feet from any flame? yes - How many tanks fire proofed? - Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance - Kind of fuel - Type of floor beneath appliance - If wood, how protected? - Minimum distance to wood or 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? - If gas fired, how vented? - Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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:

Signature of Inspector of Buildings, dated 11/17/48

Permit issued with Memo

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 Company

Signature of Installer

Signature of Andrew R. Sides

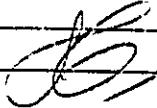
INSPECTION COPY

Permit No. 48/2173
Location 210 Commercial St.
Owner Harris Oil Co.
Date of permit 11/20/48
Approved _____

NOTES

- 1 Fill Pipe _____
- 2 Vent Pipe _____
- 3 Kind of Heat _____
- 4 Burner Model & Support _____
- 5 Name & Label _____
- 6 Suck Control _____
- 7 High Level Control _____
- 8 Remote Control _____
- 9 Piping Support & Protection _____
- 10 Valves (to supply) _____
- 11 Capacity of Tanks _____
- 12 Tank Rigidity & Supports _____
- 13 Tank Clearance _____
- 14 Oil Guard _____
- 15 Instruction Card _____
- 16 _____

None installed



Memorandum from Department of Building Inspection, Portland, Maine

210 Commercial Street—Installation of warm air heating system and oil burning equipment
for Harris Realty Company at 210 Commercial Street by Harris Oil Co. Installers

November 20, 1948

Harris Oil Co.,
202 Commercial St.,
Portland 3, Maine

Gentlemen:

The building permit for installation of warm air heating system and oil burning equipment is issued herewith subject to the following:

All stack joints are to be welded.

Stack temperature will not reach 750°.

Stack will be about 25 feet in height and will be braced to building at frequent intervals for rigidity. Stack will be 24" from building (building metal covered) and extend 24" above roof. Metal of stack to be no less than 3/16" in thickness.

Where smokepipe passes through partition and outside wall, a metal tangle no less than 12" in diameter will be provided.

Cleanout door and frame to be provided at bottom of stack.

ATU:/R

CC: Harris Realty Co.
188 Commercial St.

(Signed) Warren McDonald
Inspector of Buildings

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT 210 COMM ST IN PORTLAND, MAINE

CARR REALTY CO.

HARRIS REALTY CO. JOINT, being the owner of the

premises at 210 COMM ST in Portland, Maine hereby gives

consent to the erection of a certain sign owned by NEGRINI BROS

projecting over the public sidewalk from said premises as described in

application to the Inspector of Buildings of Portland, Maine for a permit

to cover erection of said sign;

And in consideration of the issuance of said permit HARRIS

REALTY CO CARR REALTY CO owner of said premises, in event said sign

shall cease to serve the purpose for which it was erected or shall become

dangerous and in event the owner of said sign shall fail to remove said sign

or make it permanently safe in case the sign still serves the purpose for

which it was erected, hereby agrees for himself or itself, for his heirs, its

successors, and his or its assigns, to completely remove said sign within

ten days of notice from said Inspector of Buildings that said sign is in

such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this

consent and agreement this 26 day of MARCH, 1947

H. Wallace
Witness

Harris Realty Co Joint owner
Carr Realty Co Owner
By Master D. Harris agent

(I) INDUSTRIAL ZONE

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Permit No. 00501



Portland, Maine, March 21, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location Commercial St. Within Fire Limits? yes Dist. No. _____
Owner of building to which sign is to be attached Harris Realty Co & Carr Realty Co.
Name & address of owner of sign Hegrini Bros., 210 Commercial St.
Contractor's name and address Wallace Neon Co., 183 Main St., So. Portland Telephone 3-1611
When does contractor's bond expire? Jan. 48

Information Concerning Building

No. stories 1 Material of wall to which sign is to be attached wood
CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Details of Sign and Connections

Electric? yes Vertical dimension after erection 3' Horizontal 6'6"
Weight 70 lbs. Will there be any hollow spaces? No Yes Any rigid frame? yes
Material of frame metal 1 3/4 x 3/16 No. advertising faces 2 material metal
No. rigid connector 3 Are they fastened directly to frame of sign? yes
No. through bolts 3 size 3/8 Location, top or bottom top & bottom
No. guys 1 material chain Size 2/0
Minimum clear height above sidewalk or street 12'
Maximum projection into street 6'6"

Signature of contractor Wallace Neun Fee \$ 1.00

Original
ORIGINAL



(1) INDUSTRIAL ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation _____

PERMIT ISSUED
02551
DEC 26 1946

Portland, Maine, December 24, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ 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 206 COMMERCIAL ST Within Fire Limits? yes Dist. No. 2
 Owner's name and address HARRIS REALTY CO, 188 Commercial St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address PECKWOOD SPA. CO 141 MILK Telephone NRK 6250
 Architect _____ Specifications BOSTON MASS Plans yes No. of sheets 2
 Proposed use of building Mercantile No. families _____
 Last use _____ No. families _____
 Material frame No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

INSPECTION NOT COMPLETE
INSTALL NEW DRY PIPE VALVE

6 172 NEW SPAS.

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? No Is any electrical work involved in this work? No
 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

FILE COPY

Signature of owner _____

Permit No. 46/2551

Location 206 Commercial St

Owner Harris Realty Co

Date of permit 12/26/46

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspection **NOT COMPLETED**

Cert. of Occupancy issued _____

46/2551
46/2551
46/2551

NOTES

Large section of the form consisting of multiple horizontal lines, mostly blank, with a large 'X' drawn across the middle section.

Handwritten notes:
Please
with
at
202-106
Commercial
Street
Boston
12/13/46

ROCKWOOD Sprinkler Company

141 MILK STREET



BOSTON 9, MASS.

December 11, 1946

Portland Building Dept.
Portland, Me.

Gentlemen:

We are enclosing one set of blueprints showing the installation of sprinklers throughout the property owned by the Harris Realty Company at 202-106 Commercial Street, Boston, Mass.

Please be good enough to mail to us by return mail permit applications and we will fill out one and return same to you as soon as possible.

Yours very truly,

ROCKWOOD SPRINKLER COMPANY

By: *F. Sabbow*
F. Sabbow

FS/j

RECEIVED
DEC 15 1946
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Inquiry 202-206 Commercial
Street

AT
✓ EES
✓ EMT
✓ AJS
✓ PH
✓ DJ
✓ HD
✓ BS

December 18, 1948

Rockwood Sprinkler Company
141 Milk Street
Boston 3, Massachusetts

Subject: Request for application blanks
for permit to cover Sprinkler System
in the property of Harris Realty Com-
pany at 202-206 Commercial Street,
Portland, Maine

Attention: Mr. F. Saffow

Gentlemen:

Your request received and one set of two sheets of blueprints show-
ing the proposed system.

The prints do not carry the stamp of approval of the New England In-
surance Rating Bureau, however, and we cannot use them in that shape.

With the return of the application forms all filled out and the fee
of one dollar (\$1.00), please furnish the prints with the stamp of approval,
so that we can proceed.

Very truly yours,

Inspector of Buildings

EMCD/D

Encl. Two copies of application blank for sprinkler permit.

CC: Harris Realty Company
206 Commercial Street
Portland 3, Maine

INQUIRY BLANK

ZONE _____

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date December 13, 1946

LOCATION 202-206 Commercial Street OWNER Harris Realty Company

MADE BY Rockwood Sprinkler Company - TEL. _____

ADDRESS 141 Milk Street, Boston 9, Massachusetts

PRESENT USE OF BUILDING Business

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: For application blanks to cover installation of automatic sprinkler
system in stand of buildings owned by Harris Realty Company

ANSWER: See Letter 12/13/46

DATE OF REPLY 12/13/46 REPLY BY WLD



FILL IN AND SIGN WITH INK
**APPLICATION FOR PERMIT FOR
 HEATING, COOKING OR POWER EQUIPMENT**

PERMIT ISSUED
 02065
 OCT 20 1946

Portland, Maine, October 5, 1946

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 ²⁰⁶ 210 Commercial Street Use of Building Restaurant No. Stories 2 ~~New Building~~ Existing "
 Name and address of owner of appliance Harris Company, 198 Commercial Street
 Installer's name and address Portland Gas Light Co., 5 Temple Street Telephone 2-8321

INSPECTION OF COMPLETE General Description of Work

To install gas-fired warm air heater

Health Notices to Health Officer thus IF HEATER, OR POWER BOILER

Location of appliance or source of heat First floor Type of floor beneath appliance wood.
 If wood, how protected? Source of heat over 2' from floor Kind of fuel gas
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace 2' 11"
 From top of smoke pipe 10" From front of appliance 6' From sides or back of appliance ~~6'~~ insulated
 Size of chimney flue Other connections to same flue
 If gas fired, how vented? Vented to hood over range with PGL Co. pipe Rated maximum demand per hour 100,000

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
 Location of oil storage Number and capacity of tanks
 If two 275-gallon tanks, will three-way valve be provided?
 Will all tanks be more than five feet from any flame? How many tanks fire proofed?

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
 If wood, how protected?
 Minimum distance to wood or 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?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Burner has device for automatically shutting off gas supply in case automatic heat control demands heat and the supply of gas fails to ignite.

Distance from fire chamber to back of casing is 6 inches, thus making clearance from firing chamber to plastered partition in back of heater at least 12 inches.

Amount of fee enclosed? 1.00 . . . (\$1.00 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

INSPECTION COPY

Signature of Installer by: Earl M. Morgan Portland Gas Light Company

B73

Permit No. 46/2065

Location 210 Commercial St.

Owner Harris Company

Date of permit 10/21/46

Approved

AM 4/387

NOTES

INSPECTION NOT COMPLETE

1-10-46 - Could not

get in - (Pmb)

1-20-47 Same

(Pmb)

18394

At 204 Commercial Street-

September 23, 1946

Portland Gas Light Company
Attn: Mr. Carl W. Moran
3 Temple Street
Harris Company
188 Commercial Street

Subject: Conditional building permit for installation of gas-fired broiler, range, two water heaters and two frying appliances at 204 Commercial Street

Certificate:

After my conversation at the building with Messrs. Harris and Kewell, I agreed to issue the permit for these appliances subject to the following conditions:

1. It is understood that both hot water heaters are to be on second floor and vented by ICL standard vent pipe and where vent pipe passes through the roof, protection will be provided as called for by Sec. 601a3.4 and 43 of the Building Code (old Sec. numbers).

2. If both water heaters are to be connected to the same vent pipe, then both are to be equipped with an automatic device so that should the pilot flame be extinguished in either appliance, the gas supply to that appliance would be automatically shut off completely.

3. Broiler, range and both frying appliances are to be under a single metal hood which will extend six inches beyond the general area of these appliances. A principal problem comes in connection with the means of venting this hood and of providing suitable ventilation also for the kitchen which the owner desires to be by gravity only if possible. At our conference on the job a suitable foundation was found for a masonry chimney in a location that seemed to be feasible to vent the hood but the owner insists that he wants the gravity ventilating arrangement for the kitchen to be surrounding the outside rim of the vent from the hood and would like both to go straight up over the center of the hood through second story and through the roof. In view of my objection to the arrangement already installed, that of ordinary metal duct to vent the hood enclosed or covered from view from first story coiling up in a rectangular duct consisting of sheet metal on the inside and asbestos lumber with unsealed joints on the outside, Messrs. Harris and Kewell proposed an encasement of brick (usual size of clay brick), these bricks to be made up with Portland cement and particles of mica, to be cast in a brick machine, laid up in mortar with the 4-inch dimension flat. I agreed tentatively to that arrangement with certain conditions and provided it turned out that the use of this mica brick could be shown as feasible and durable, they to have at least one sample brick made up and brought up to be looked over, the latter to be done and the matter settled before the new encasement is built.

I know nothing about the durability of such mica brick or what would be their action under the intense heat of a grease fire on or over any of the appliances. It was agreed, however, that if this turned out to be workable, the ICL standard vent pipe was to be used to vent the hood, or, if ordinary galvanized pipe were used, a metal clad fire door would be set in structural metal frame in the mica brick enclosure of suitable size so that the inside vent pipe could be examined as to its condition at any time. The mica brick chimney was to be carried up to a little distance below the wooden roof and from that level up through the roof, clay brick to be used to some point above the roof, where galvanized metal pipe would be unobstructably supported and anchored, the inner pipe for venting the hood to be carried up clear to the

Portland Gas Light Company
Harris Company ----- 2

September 23, 1940

top of the outer galvanized pipe which would meet the ventilation of the kitchen. It was agreed that the mica brick chimney would be started at the level of the ceiling of first story and supported up on structural angles, the second floor framing to be headed off in suitable manner so that the angles could support the mica brick chimney or enclosure with suitable clearance between its outside wall and the woodwork of the floor framing and the floor and without any opening whatever from the kitchen up into the second story outside of the mica brick enclosure. Where the top of the enclosure passes through the roof, the roof framing is to be suitably headed off and the enclosure flashed to the roof in such a way that the woodwork of the roof framing or the roof boarding would be no closer than three inches to the outside of the brick enclosure.

This entire program of venting is quite experimental, and I still feel that a better, safer and more undoubtedly permanent arrangement could be arrived at if a competent ventilation man were consulted. However, I will do all I can to make this arrangement work, but would like more assurances about the permanency and the rigidity of the light brick construction which is used of course to save extensive supports for the usual masonry construction. It would be well for the owner to find out how this mica would stand up under intense heat for 1 hr. rather of the opinion that a hot grease fire, either by its own heat, or by action of the Fire Department, would ruin the enclosure, so that after each such fire, it would all have to be built over again. Mr. Harris was certainly right when he said that any fire there would be disastrous even from the standpoint of the restaurant. The only way to guard against such a disaster is to so build this protective device that the fire will be held in it, for we must reckon with the fact that a grease fire may occur at any time despite all carefulness on the part of the restaurant operators. It must also be reckoned with the fact that a certain amount of grease will carry up and be deposited between the hood vent pipe and the inside of the enclosure, this ^{would} most likely be ignited if a grease fire takes place. Therefore, precautions would always have to be taken that no combustible material were close to the outside of the enclosure in the second story.

Very truly yours,

Inspector of Buildings

KMcD/S

CO: William Hunting, Chief Restaurant Inspector
Health Department

Oliver T. Canborn, Chief
of the Fire Department

AP 210 Commercial Street-I
(Cooking & water heat-
ing equipment)

September 6, 1946

Portland Gas Light Company
Attention: Mr. Carl W. Morgan
5 Temple Street
Harris Company
169 Commercial Street

Subject: Application for permit re-
installation of gas-fired broil-
er and hot water heater at
Commercial Street

Gentlemen:

Mr. Morgan's application of August 15 was so incomplete that we have never been able to issue the building permit or to find out just what was intended. On September 3, 1946, someone filed a plan of hood and proposed vent through the building and through the roof and also showing the location of the range, but the other questions not answered on the application remain unanswered, and it appears that the range is now proposed on the opposite side of the kitchen from that shown on the architect's original layout plan.

Application shows that appliances are to be on first and second floor. Which of the appliances are intended on the second floor? Clearance to combustible material from sides and back of appliance is given as ten inches, but what are the clearances from the hot water heater and the gas-fired broiler.

No clearances at all above the floor given for any of the appliances. If there is concrete floor in first story, it must be merely a concrete surface on a wooden floor and therefore plenty of clearance will be necessary between lower burners and concrete surface to prevent constant heat striking downward and setting fire to the wood underneath as has happened in other places. See Section 601b and c of the Building Code (old section numbers).

Application says that Portland Gas Light Company standard vent pipe is to be used and that water heater is to be vented through the roof--hood over range also vented through the roof. Does this mean that the hot water heater is to have a separate vent through the roof--separate from the hood vent, or what does it mean?

Application says that the hood is existing. Since this is an entirely new kitchen, the hood must have been set up during the construction work and therefore must be considered as a new installation required to comply with the Building Code in all particulars.

The plan filed here September 3, of hood and vent running through second floor and up through the roof neither complies with Building Code requirements nor would it be safe in my opinion. The pipe (suppose it is PGL standard as that is indicated on the application) would be concealed by enclosing partitions and a thimble from second floor to roof while Section 601c4 of the Building Code provides that such ducts or vent pipes shall not be allowed in concealed spaces.

Section 601d2 provides that such a vent pipe shall not pass through any floor, unless a special permit is given in cases where a masonry chimney is impracticable. My duty will not allow me to issue a special permit to carry this vent pipe through the

September 6, 1946

second floor because I believe it would create a dangerous condition from the standpoint of fire hazard in that experience shows that after such hoods and vent pipes have been in use for awhile considerable grease is likely to adhere to the hood and the pipes. After that condition has obtained, a wick fire in fat on the range would make the total of hood and duct "white hot" almost instantly. I should certainly be blameworthy if I should give a special permit to set up such a condition anywhere in the city, especially on the shelves where the fire hazard and threat of large loss to surrounding property is every present. I recommend that you see if arrangements cannot be made for approval of the Health Department to run the vent pipe through outside wall with proper thimble and clearance and then up the side of the building in the outside air, properly anchored to the building of course. It seems to me the principal hazard here is that of fire and that there could be hardly any health hazard in this locality. If you could see to the range against exterior wall as shown on architect's plan of the kitchen, this method of venting would be very simple.

On the architect's plan I note that an exhaust fan is shown for a wall vent of the kitchen. Is this still proposed? If so, this fan should be in the direct leading from the hood, otherwise the hood vent would be ineffective if operated merely by gravity in case of a wick fire on the range with the exhaust fan in operation. The installation of this exhaust fan, by the way, requires a separate permit from this department to be applied for by and being issuable only to the actual installer. If such an exhaust fan is contemplated, you should consult the Gas Company authorities since unless everything is properly designed such an exhaust fan creates a great deal of trouble with gas burners.

Very truly yours,

Inspector of Buildings

W McD/D

CC: William B. Panting
Chief Restaurant Inspector
Health Department

Mr. William O. Aralaga
25 Mitchell Road
South Portland, Maine



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, August 15, 1946

PERMIT ISSUED 01837 SEP 22 1946

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 204 220 Commercial St. Use of Building Restaurant No. Stories ... New Building Existing " Name and address of owner of appliance The Harris Co., 189 Commercial St. Installer's name and address The Portland Portland Gas Light Co. Telephone 2-8321 5 Temple St.

General Description of Work

To install gas-fired broiler, range and water heater 2 fri-o-lators. INSPECTION NOT COMPLETE

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance If wood, how protected? Kind of fuel Minimum distance to wood or combustible material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour Health Officer and taster

IF OIL BURNER

Permit Issued with Letter

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 Location of oil storage Number and capacity of tanks If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? How many tanks fire proofed?

IF COOKING APPLIANCE

Location of appliance 1st and 2nd Kind of fuel gas Type of floor beneath appliance con.-wood If wood, how protected? Minimum distance to wood or combustible material from top of appliance 6" From front of appliance Over 6" From sides and back 10" range From top of smoke pipe Size of chimney flue existing Other connections to same flue Is hood to be provided? existing If so, how vented? through roof - 12" vent If gas fired, how vented? water heater through roof. Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

PGL standard vent pipe to be used for water heaters Water heater equipped with automatic shutoff dev Water heaters are on second floor - 12" above floor - insulated - 10" sides and back Range on concrete floor - 4" air space floor to range - double insulation bottom of range 10" sides and back Broiler flame 4" above floor - 10" sides and back Fri-o-lators 10" from sides and back - vented to same hood as other appliances 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.) 1.00 additional

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: Carl M. May...

INSPECTION COPY

Permit No. 46/1837

Location 210 Commercial St.

Owner The Klavin Co.

Date of permit 9/23/46

Approved

4/1/47

NOTES

INSPECTION NOT COMPLETED

4/1/47 One water heater (160000 BTU) installed

and connected to vent from roof (as in plan)

Quarter of 1 1/2" pipe main air heater

interior floor (as in plan) allowed vent over road

vent pipe

4/18/47 Mr. Morgan not installed with primary Mr. Hill also

3/8/47 - Told Mr. Venable about gas if home

combustion to hood vent pipe

same be installed

has O.S. Co. draftsmen to

draw and carry

independently

sent to P. G. Smith for

plan I considered this special

direct experiment and that I

want to build it out of old

the special kind with no

1/4" 160000 BTU pipe on top

joint exposed

produce a roll along against

mechanical damage with

incalculable material and

suitable angles at bottom

am willing to have them to do it

and we will pass on it after

it is done. The

is to be done in brick duct

I proposed from about 2000

brick before

laying in mortar

3/24/47 Told Mr. Morgan that we could not go

along with warm air

heater vented into (cut in)

hood. He is to think

there is and suggest

another arrangement



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 4653

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, May 31, 1940

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 204 Commercial Street Use of Building Store No. Stories 2 New Building
Existing

Name and address of owner of appliance Maine State Net & Twine Co. 204 Commercial St.

Installer's name and address Owner Telephone 1-2551

General Description of Work

To install steam heating system

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes no If not, which story 1st Kind of Fuel coal

Material of supports of appliance (concrete floor or what kind) wood protected as required by Building Code

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 6"

from top of smoke pipe 5" from front of appliance over 4" from sides or back of appliance 3"

Size of chimney flue 12x8 Other connections to same flue none

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? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Maine State Net & Twine Co.

INSPECTION COPY

Signature of Installer St. E. H. ...
By

70320

Permit No. 40/653

Location: 204 Commercial St.

Owner: Maine State Net & Turbine Co.

Date of Permit 5/31/40

Post Card sent

Notif. for insp.

Approval Tag issued

Oil Burner Check List (date)

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent Pipe
7. Fill Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

with this heat these
 water are heated by
 steam and not by
 a direct flame so
 considered O.K. etc.
 6/15/40 installation
 not started etc.
 6/10/40 same etc.
 6/14/40 same etc.
 7/1/40

6/16/40 Iron padlocked, to be
 recant check later etc.
 10/1/40 Same etc.
 10/3/40 Letter P.H.

NOTES
 6/15/40 installation not
 started. Check matter of
 tax water connected



INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, March 2, 1946

MAINE 19146

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Supersedes application of Feb. 13, 1946

The undersigned hereby applies for a permit to alter ~~and~~ ~~rebuild~~ ~~and~~ ~~rebuild~~ all 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 224 Commercial Street Within Fire Limits? Yes Dist. No. 2
Owner's name and address The Harris Company, 188 Commercial Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address H. C. Newall and W. B. Sturdee 126 Belmont Telephone 2-1634
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Store, restaurant and barber shop No. families _____
Last use Storage No. families _____
Material frame _____ No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 4000. Fee \$ 2.50 add'l. 2.00 pd.

INSPECTION NOT COMPLETE

General Description of New Work
Entire building to be sprinklered.
To demolish existing two story rear portion of building as per plan.
To construct new outside wall for remaining portion of building - wall to be covered on the outside with metal or asbestos.
To construct new store front - no change in opening.
To replace present wood supports for 12x12 plate over with 4" lally columns - 12x12 sill at bottom.
To erect 40' non-bearing partition in first floor as per plan - 2x4 studs 16" O.C., sheetrock both sides.
To partition off toilet room - 2x4 studs, 16" O.C., sheetrock both sides.
To cut in new rear door for clothing store - exit light to be provided -
To construct rear platform as per plan for clothing store.
To partition off kitchen and two toilet rooms rear of restaurant, Permit Issued with Letter providing concrete floor in kitchen as per plan - laid per Health Dept. regulations.
To cut in new entrance door for restaurant.
To cut in new " " on side for barber shop
To partition off toilet room in barber shop all as per plan.
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.
To construct outside brick chimney brickwork to be corbelled so as to pass through outside wall of building at the point where smokepipe enters so as to obviate need of carrying smoke-pipe through outside wall.
Is any plumbing work involved in this work? yes Is any electrical work involved in this work? yes

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.
Jolts 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 C. requirements pertaining thereto are observed? yes

The Harris Company

APPROVED:
Albert J. ...
W. B. Sturdee
...
CHIEF OF FIRE DEPT.

Signature of owner By: W. B. Sturdee

INSPECTION COPY

BP 537-1 204 Commercial

ATH
✓ESS
✓RMT
✓PH
✓AJS
✓HL
✓BS

May 3, 1946

The Harris Co.,
188 Commercial St.
Mr. H. C. Newell,
444 Sawyer St.,
So. Portland

Subject: Alterations at 204 Commercial St.

Gentlemen:

We received Mr. Newell's revised plan on the above job, relating only to the foundations, on April 26th in reply to my letter of March 19th.

For foundation under the west wall, the plan shows an 18-inch thick concrete wall "on top of existing stone". But our inspector reports that someone has deposited loose stone to a depth of more than a foot in the bottom of the new concrete form, evidently with the idea of pouring concrete in on top of the loose stone.

This practice is not allowable under Section 509a3.6 of the Building Law which says in part: "...Concrete in foundation walls and piers shall be poured directly upon the original soil or solid rock at the bottom of such form or excavation, and in no case shall earth, loose rock or any other filling material be placed at the bottom of such form or excavation and concrete poured thereon."

It is therefore necessary that you have all of the loose rock removed, and notify this office for inspection before any concrete is poured in the forms.

As regards the pile foundations under the remainder of the building, by the time we had received the plan as to what you proposed you were all committed to it—for you had deposited a great deal of sand fill beneath the building so that we could not see just what had been done. Obviously we can take no responsibility for it. If the fill between the old piling and the new wooden waling strips were all sand there would be little doubt of the tides regularly saturating all of the wood below mean tide. If the fill is of such a character that all of the wood below mean tide is not kept saturated or if there is wood in the fill above mean high tide, you are likely to have early decay and trouble.

As I have explained the restaurant is an activity licensed annually by the Municipal Officers, and we of this department have an unusual responsibility toward it annually besides that of issuing the certificate to occupy the restaurant under the Building Code without which the restaurant cannot legally operate. All of this must be entered in the records, and, of course, at the first signs of distress that may appear under the restaurant due to these uncertain conditions, report would have to be made by this department to the licensing authorities.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

CC Mr. Barlow, City Manager

ATH
RST
JFH
JJS
HL
BS

AP 204 Commercial Street-I

March 19, 1946

The Harris Company
189 Commercial Street
E. C. Nowall & W. B. Sturdee
126 Bolton Street

Subject: Building permit for alterations and change
of use at 204 Commercial Street

Gentlemen:

Building permit for above work, having been approved by the Municipal Officers on March 18, 1946, as to proposal to sell alcoholic beverages for consumption on the premises, is issued herewith to the contractors, subject to the following, references being to sections of the Building Code where they apply.

1. Section 205e4, 206e8. Exit lights inside the emergency exit doorways are desirable but not required in either case, in the clothing store because exit lights are not required in mercantile establishments and in the restaurant because the capacity in patrons plus employees would hardly exceed 50. Standard exit signs with the letters in the word exit no less than six inches high showing red on an appropriate background and suitably illuminated would be sufficient, but the white lights outside of the exit doorways are required as shown. If exit lights are used inside, the inside lights and the outside are to be on a separate switch in each establishment and both controlled by the same switch.

2. Section 104q8 & 4. Separate permits from this office to be applied ^{for} and issuable only to the actual installers are required to cover installation of a restaurant range, any friers, hot water heaters or similar fire-actuated devices, mechanical refrigeration other than the portable plug-in type, hood and exhaust fan over the range and any other mechanical ventilation--permits to be secured before the work covered by them is started.

3. General. There are quite a number of omissions on the plans and there are some discrepancies between the plans and the application. While the part of building to be torn down is being removed, it is necessary that the architect revise the plans showing the missing information and file revised prints here before starting any of the new exterior walls or the excavation or foundations for them:

(1) General Description in application calls for new outside brick chimney but nothing about lining--plan shows none.

(2) No information whatever on the plan as to what is to hold the fill for the parking lot as to existing or proposed construction. I have heard some talk of cribwork. If the present construction as to walls etc. is not competent to hold the fill, the full details should be shown on the plans with details of any cribwork, its foundation and anchorage.

(3) No indication of details, design, material etc. of foundation under new exterior wall under this portion of 2-story building to remain.

(4) No details of framing of new exterior walls as to how they are to support the second floor or roof of the building or whether or not the exterior walls of second story over them will be new, existing or what.

Harris
Newall & Sturdee ----- 2

March 19, 1946

(5) No definite information shown as to supports of first floor 10x10 girders or the sills. Presumably there is piling under part or all of the portion of building to remain, but not so indicated. As far as the plan goes, the only indication of supports for the 10x10 girders is a pile under the location of the new Lally columns which if true would place the 10x10's on spans of 12 feet which would raise a question of their strength to carry the live load of 75 pounds per square foot required in the clothing store and 100 pounds per square foot live load required in the restaurant.

(6) Plan indicates existing 10x10 posts to support second story over new store fronts. Application seems to indicate that they are to be changed out to 4-inch "Lally" columns. Bear in mind that columns of second hand pipe are not allowable in this mercantile building except that such pipe exists and is of adequate size and in good condition, they can remain. Irrespective of whether or not the second floor is to be used, as long as it remains, full live and dead loads from it must be taken into account in all designs.

(7) Our inspector reports that he was unable to see very well the condition of the piling, its spacing or anything else about it as it exists under the building, even at low tide. The designer must be responsible for this and if strengthening is needed, it should be shown on the plans. Extra care is also needed when an establishment like the restaurant is to depend upon issuance and renewal year after year of a license by Municipal Officers as we have to be particularly careful with construction work on which the Municipal Officers is to give tacit approval.

(8) No details of concrete surface on kitchen and toilet room floors as to thickness, grading, sanitary base, reinforcement or anything else.

(9) Because the restaurant is classified under the Building Code as a Minor Assembly Hall, the use of that part of the building for the restaurant constitutes a change of use and that part of the building requires final inspection and approval and the certificate of occupancy to be issued from this department before it is actually put into use as a restaurant.

(10) Not certain where the "section at Lally column" is taken--whether it represents a section through the part where there are existing Lally columns or a section through the store front. If it represents new construction, I am not willing to approve the granite block on top of the pile, the 10x10 girder on top of the granite and the Lally column bearing on that, at least not until more details are furnished to show that this is a stable structure.

Very truly yours,

Inspector of Buildings

WHD/S

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

March 18, 1946

ORDERED:

That a building permit to cover alterations in the building at 204 Commercial Street where a certain part of the first story is intended to be used as a restaurant in which the sale of alcoholic beverages for consumption on the premises is proposed, be and hereby is approved subject to full compliance with all terms of the Building Code and all other laws relating to the same subject matter, this action being ^{as} provided in Section 103c4.2 of the Building Code.

RECORDED

CITY CLERK

AP 104 Commercial St.-I

March 12, 1946

The Harris Company
188 Commercial Street
Portland 3, Maine

Gentlemen

Consideration of approval of the building permit involving alterations in your building at Commercial Street, where a restaurant is proposed involving the sale of beverages for consumption on the premises, will be heard by the Board of Municipal Officers at a hearing on other matters which is to commence at eleven o'clock in the forenoon, Friday, March 15, 1946, approval of such a building permit by the Municipal Officers being required by Section 105c4.2 of the Building Code before a building permit can be issued.

While definite action will hardly be taken until the Council meeting on Monday night, March 18, you will have an opportunity to be heard on the matter on Friday if you wish to be present or be represented.

Very truly yours,

Inspector of Buildings

WMD/L

CC: A. E. Smith
City Clerk

①

Alterations - Mercantile Bldg. 204 1/2 Commercial St. 3-13-46
 To The Harris Co. D.P.
 Store - Ben Barber - Barber Shop. Plan filed Mar 2-46.
 Third Class Const.

I was unable to make a close examination of the piling and supports for this building even at low tide. Factors that I was able to see the conditions were not too good and should be thoroughly gone over during the alterations.

Sect. 405 a 2+3 (see list 2) Construction O.K. except store down slightly exceeds 2' 4" area.

Sect. 205	Sect. 206	Sect. 212
a - O.K.	a - O.K.	a - O.K.
b - O.K.	b - O.K.	b - O.K.
c - O.K.	c - O.K.	c - O.K.
d - O.K.	d - O.K. (very near platform)	d - O.K.
e - O.K.	e - 8' pits light below	e - O.K. (4.9)
	a.c. but not required.	
f - O.K.	f - O.K.	f - O.K.
g - O.K.	g - O.K.	g - O.K.
h - (see note on plan)	h - (see note on plan)	h - O.K. (see note on plan)
i - O.K.	i - O.K.	i - O.K.
J - O.K.	J - O.K.	J - O.K.

Construction Details

Sect. 301 f (Height Limitations) O.K.

" 301 g (Area) O.K.

" 302 a (Separations) O.K.

" 303 The intention is to build an outside chimney to eliminate exhaust fan and side wall vents.

Sect. 304 (First Floor) Need more information for check of girders under first floor. Spacing of pile a (shown in section) vary with first floor walls.

Assume flat floor 10' x 12' on 12' centers (same as tally) good

for $\frac{9.526}{11 \times 12} = 72 \frac{1}{2}$ N.C.

$\frac{132 \times 9.526}{172} = 72 \frac{1}{2}$

Alterations - Mucantet Bldg.

204-12 Connected!! 3-13-46
The Harris Co. ②

First Floor - 4x10-12" o.c. 12' span girders
for $\frac{3332}{12} = 277.67$ #4 31K.

This floor and girders should not be as
weak as to strength.

Second Floor - Although not to be used strength
of girders will be considered in case of future
use.

Girders under 10x10 on 12' span grid for
 $\frac{2732}{12 \times 12} = 61.44$ #4

144) 8732 (60
564
72

Second Floor joints same as first floor.

Roof - Girders and joints same as
second floor.

Plan should show whether or not any
existing partitions are being removed.

As in title rear and side walls of Ben
Parker and Barber Shop new construction
framing signs should be given, corner posts
sills later also framing of kitchen and
toilet partitions.

How is demolition and building of
new outside wall to effect roof framing.

CITY OF PORTLAND.....DEPT. OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

February 21, 1946

Job Location 204 Commercial Street Owner Harris Company

Contractor H. C. Rexell & W. H. Sturdy Architect _____

References at left are to sections of Building Code where applicable. If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

1. Sec. 208e1 & 212a2.1. Since the use of the building is being changed from storage to a store where customer's will be served, and since the floor area of the proposed clothing store would be over 1970 square feet, the capacity in persons assigned by the Building Code for such an area requires that there be two well separated means of egress so located with relation to each other and the persons they would serve that an emergency which involves one means of egress would not be likely to make the other inaccessible or impassable. Since the proposed entrance door is in the front of the building, it would be logical to place the emergency means of egress either in the rear wall of the store or very close to it in one of the side walls. I understand that the situation of the building on the wharf is such and the relative location of buildings on adjoining properties are such that it would be quite difficult to provide this emergency means of egress in a place where it would satisfy the Building Code or do any particular good. This is a requirement of law, however, and perhaps can be worked out in some manner. Also, both the entrance door and the emergency exit door would be required to swing outwards and to be equipped with so-called vestibule locksets which are of the type that any person on the inside can always quickly open the door by turning the usual knob or pressing on the usual thumb latch without requiring a key or any special knowledge. Such a lockset excludes anything in the way of a dead bolt. Since the entrance door is apparently right on the line of the public sidewalk, it will be necessary to recess the door sufficiently so that when the door swings out no part of it will project over the public sidewalk. A standard exit sign will be required over the emergency exit door.
2. Sec. 212d. While the matter of ventilation of toilet rooms does not come under the control of the Building Code now, I note there is no provision for ventilation shown on the plan, and suggest you consult the Plumbing Inspector in the Health Department, this matter being controlled by the Plumbing Ordinance and the State Health regulations.
3. Sec. 405a2. Presumably the shingles to be used on the new store front are to be asbestos (rigid) not asphalt. In addition the new roofwork including cornice, trim around the windows, window sills, in fact all trim of the new store front is required to be covered with no less than No. 26 gauge galvanized metal. The asbestos is considered equivalent to the metal, but cannot be bent around angles.
4. Sec. 310f3. The proposed columns are indicated to be 4-inch "lally" columns. Sometimes ordinary pipe columns, even of second hand pipe, are referred to by this name. Second hand pipe columns are not permitted to be used in this mercantile building.
5. General Structural. There is not enough information as to the frame of the building, the second floor and of the roof to show how much load will come upon the 12x12 plate evidently either existing or proposed at the top of the first story. With the larger show windows, it seems likely that substantially greater concentrated loads will come down through the columns than have been transmitted down through

the front wall at those points. It is necessary to show on the plan what will be the foundation of these Lally columns, and if they are to be new foundations, the material, size, the fact that they would extend at least four feet below the surface of the ground etc., together with the method of anchoring of the columns to the foundation should be shown.

Inspector of Buildings

CC: The Harris Company
188 Commercial Street



INDUSTRIAL ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Third

Portland, Maine, February 13, 1946

MAR 10 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 or if any, submitted herewith and the following specifications:

Location 204 Commercial Street Within Fire Limits? Yes Dist. No. 2
Owner's name and address Harris Company, 204 Commercial Street Telephone
Lessee's name and address Telephone
Contractor's name and address H.C. Newall & W.B. Sturdee Telephone 2-1634
Architect Specifications Plans No. of sheets
Proposed use of building Clothing store No. families
Last use Storage house No. families
Material Frame No. stories 2 Heat No Style of roof Pitch Roofing Asphalt
Other buildings on same lot Storage
Estimated cost \$1,000 Fee \$ 2.00

General Description of New Work

To construct new store front, no change in over all opening. 4" lally columns to replace present wood supports for 12x12 plate over and 12.12 sill at bottom.
To erect a 40' non-bearing partition in first floor as per plan. 2x4 studs 16" on centers covered with sheetrock on both sides.
To erect two small partitions for toilet as per plan. 2x4 studs 16" on centers sheetrock on both sides.
3/2/46 -

Sent to Health Dept.
Rec'd. from Health Dept.

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? Yes Is any electrical work involved in this work? Yes
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 Hemlock Dress or full size? Dressed
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: [Signature box]

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 H.C. Newall & W.B. Sturdee

H.C. Newall & W.B. Sturdee
Harris Company

Signature of owner By: W.B. Sturdee

INSPECTION COPY

Permit No 46/387
Location 204 Commercial
Owner *Maria Company*
Date of permit 3/19/46
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert of Occupancy issued

NOTE: *Work well beyond
has been classified
with out inspection
Director as to stability
of building
The work was very poor
considerable falling in
work has been done. Some
up in places and small
patches of concrete
concrete poured at
now possible to get under
building at low tide.
Building subjected to
and fall of tide in
shd condition. It
is not approved at all*

*Time in C.K. the floor
and needs to be
checked out. The
4/26/46. Revised
plans of foundation
revised. *imad*
5/18/46. Letter
re new foundations
*imad**

No.	Remarks	Date
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APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATION.

Date February 24, 19 77
 Receipt and Permit number D 05094

To the CHIEF ELECTRICAL INSPECTOR Portland, Maine

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 705 Commercial Street
 OWNER'S NAME: Sam's Restaurant ADDRESS: same

	FEES
OUTLETS:	
Receptacles _____ Outlets _____ Plugmold _____ ft TOTAL _____	
FIXTURES: (number of)	
Incandescent _____ Fluorescent _____ (not strip) TOTAL _____	
Strip Fluorescent _____ ft _____	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (numb. of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by 4 main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES (number of)	
Ranges _____	Water Heaters _____
Cook Tops _____	Disposals _____
Wall Ovens _____	Dishwashers _____
Dryers _____	Compressors _____
Fans _____	Others (denote) _____
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Cigas 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circuits, Fairs, etc. _____	
Alterations to wires _____	2.00
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT _____	INSTALLATION FEE DUE
FOR REMOVAL OF A "STOP ORDER" (304.63) _____	DOUBLE FEE DUE
	TOTAL AMOUNT DUE. <u>5.00 min</u>

INSPECTION
 Will be ready on _____, 19 ____; or Will Call _____
CONTRACTOR'S NAME Favreau Elec
ADDRESS 37 Jordan Ave. Brunswick
TEL. 725-2005
MASTER LICENSE NO. 04386
LIMITED LICENSE NO. _____
SIGNATURE OF CONTRACTOR.
Robert C. Favreau

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN