

1941-1942



Location - 223 Commercial Street
(Complaint 67/44)

October 24, 1967

Carr Brothers Company
221 Commercial Street
Portland, Maine

Gentlemen:

There is a sign overhanging the sidewalk at 223 Commercial Street which you are reported to own or control.

This sign has begun to "flake off" at the bottom and should be removed or repaired by a bonded sign hanger.

Very truly yours,

Earle S. Smith
Field Inspector

ESS: kc
Enclosure



(C) GENERAL BUSINESS ZONE
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location: 225 Commercial St.

INSPECTION COPY

COMPLAINT NO. 53/17 Date Received 2/9/53

223-231
 Location 225 Commercial St. Use of Building _____

Owner's name and address James Fruit Co., 136 Commercial St. Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address ATI Telephone _____

Description: Center section of third, fourth and fifth floors dangerous as result of fire of Jan. 1952 and are not to be used.

NOTES: 4/15/53 - Jack Law of Law Bros. phoned to say that James Fruit Co. has failed to pay that Law Bros. are taking care of this job and will furnish repairs after job under a power permit.

WMS

PERMIT TO INSTALL PLUMBING *5/9 Dwyer* 15173

Date Issued: **5/7/65**
 PORTLAND PLUMBING INSPECTOR
 Address: **223 Commercial St.**
 Installation For: **Cumbrland Cold Storage**
 Owner of Bldg: **Same**
 Owner's Address: **Same**
 Plumber: **Faul Drom** Date: **5/7/65**

APPROVED FIRST INSPECTION	NEW	REPL	PROPOSED INSTALLATIONS	FEE	
				AMOUNT	TOTAL
			SINKS		
	1		LAVATORIES	1	52.00
	1		TOILETS	1	2.00
			BATH TUBS		
			SHOWERS		
			DRAINS		
	1		HOT WATER TANKS	1	2.00
			TANKLESS WATER HEATERS		
			GARBAGE GRINDERS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS (Conn. to house drain)		
				TOTAL	56.00

APPROVED FINAL INSPECTION
 Date: **7/9/65**
 BY: **ERNOLO R. GOODWIN**
 EMERGENCY BUILDING
 COMMERCIAL INSPECTOR
 RESIDENTIAL
 SINGLE
 MULTI FAMILY
 NEW CONSTRUCTION
 REMODELING

PORTLAND HEALTH DEPT. PLUMBING INSPECTION



GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUE
00228

MAR 3 1952

Class of Building or Type of Structure Masonry

Portland, Maine, February 25, 1952

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ ~~repair~~ ~~reconstruct~~ ~~the following building structure~~ ~~as required~~ 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 225-229 Commercial Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address Len-Jane Realty Co., 225-229 Commercial Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Simonds Construction Co., 482 1/2 Congress Street Telephone 3-5123
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building Wholesale fruit business No. families _____
 Last use _____ " " " " No. families _____
 Material masonry No. stories 5 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 12,000 Fee \$ 12.00

General Description of New Work

To repair after fire to former condition, without change of use and without alterations except rearranging non-bearing partitions on first floor of office, but if conditions in the areas of repair are found to be dangerously substandard of Building Code requirements, both Building Department and owner will be notified immediately. Nothing is to be done at present on second, third and fourth floors.

31-94-223-224 3025
 31-95-225-227 4425
 31-96-229-231 4450
 1-20-0

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY

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** Simonds Construction Co.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Ledger board? _____ Size _____
 Girders _____ Size _____ Girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) _____ 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

Len-Jane Realty Co.
Simonds Construction Co.

Signature of owner by: John H. Simonds, Capt.

INSPECTION COPY

NOTES

2/28/52 - Most of floor framing is missing
to floor framing is missing
to third floor except the
center section of the building
except that the roof over
the entire building is gone.
Sections of floor framing
in center section will
need to have new timbers
and flooring. The front

part of the front exterior parapet wall
in bad condition and needs to be replaced.
There is evidence that in some stories parts
of the front wall have moved out as much
or more, but it is likely this conclusion is of
long standing since steel rods bolted in
leaving through the wall and fastening into
the division walls have been provided at some
prior date. Neither front or rear walls are
anchored to the floor framing at any story.

Elevator pent houses have been entirely re-
moved so it is impossible to tell what their
construction was. Both shaftways in building
cover at each story with closed shaft
ways.

Condition of projecting sign on front wall
of building needs to be investigated. There
are unprotected openings in second and
third stories in the wall between this build-
ing and the one at 21 Commercial Street
owned by Harbor Road Co. The elevator and
shaftway in this latter building is in
dangerous condition. - AJS

3-13-52 I have told Charlie
Simonds that the framing
as shown around the
elevator shaftways on the
attached floor (file # 1013)
is OK. He need not
annoy me with it. - AJS

3-20-52. Oldy looked no
wondering. - AJS

3-21-52. Framing of a of only
new work. Went over another
anchors with frame on old.
3-27-52. Pop from west end
side wall anchors did not
not fastened. Saw some
weld anchors not in.
Simonds said these are to
apply on all floors and are
a separate contract with
3-28-52. Simonds told me
McDonald the front and rear
walls were anchored by the

Permit No. 52/128
Location 223-231 Commercial St
Owner New York Supply Co
Date of permit 3/3/52
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 3-8-52
Cert. of Occupancy Issued

See Street 8

Location 223-231 Commercial St.

type of roof construction
that is, there is a plate
anchored to the masonry
walls and the roof boarding
is parallel with outside
walls and pitched & rafters
running at right angles
with outside wall. O.K.

4-15-42 work progressing
J.H.

5 P.M. Went over this
work at request of Mr. Borch
O.K. J.H.

221-253 Commercial St.

TEL. 2-7418

REFERENCES:
The Trade
Casco Bank & Trust Co.

Handwritten notes:
C. J. ...
J. ...
M. ...

JAMES FRUIT COMPANY

COMMISSION MERCHANTS

FRUITS AND VEGETABLES

225-231 COMMERCIAL ST.

PORTLAND 3, MAINE

March 17, 1952

Mr. Warren McDonald
Dept. of Building Inspection,
Portland, Me.

Dear Mr. McDonald:

Confirming our telephone conversation of Mon. Mar. 17, '52:
Please be advised that the en-Jane Realty Corp. is installing
an automatic sprinkling system, in their 223-231 Commercial St.
building.

Up to this point, we are still waiting for the figures of
above mentioned system, from the Grinnel Corp, having been re-
liably informed that they are tops in this field.

Again, let me assure you that we will have the system
installed, as soon as possible.

Very truly yours,

JAMES FRUIT CO.

Handwritten signature: James Brooks
Handwritten signature: Lee-Jane Corp

RE 13
MAR 18 1952
U.S. DEPT. OF JUSTICE
OFFICE OF PORTLAND

JB/ml

AP 223-231 Commercial Street

March 3, 1952

Simonds Construction Company
482 1/2 Congress Street
Mr. James Brooks, Treasurer
Lenjane Realty Corporation (James Fruit Co.)
135 Commercial Street

Gentlemen:

Building permit for partial repair after fire and some minor alterations at 223-231 Commercial Street is issued to Simonds Construction Company, herewith subject to the following. If these conditions are not understood, or, if you are unable or unwilling to abide by them, it is important that you refrain from starting the work and contact this office immediately.

1. The permit is issued upon the statement of the owners that the estimated total cost of repairs and alterations, including all construction work and built-in installations would hardly exceed about thirty-five thousand dollars (\$35,000) and that this figure would not be more than 60 percent of the value of the building before the fire.

2. The owners are committed to installing a complete automatic sprinkler system in the building. We find that the James Fruit Company has been leasing from Harbor Realty Company, a large refrigerator room on two floors of the adjoining building at 221 Commercial Street, and that there is a doorway to each refrigerator room in the masonry wall between Lenjane and Harbor Realty ownerships, these two openings having no firedoor protection. Upon taking the matter up with Mr. Brooks, he has given assurance that arrangements will be made with Harbor Realty Company either to extend the sprinkler system proposed at 223-231 Commercial Street to fully cover these two refrigeration rooms, or to provide an automatic Class A (labelled) firedoor on the Harbor Realty side of each of these openings.

3. This permit includes only the repairs after fire of the first and fifth floors, certain minor alterations in first story and reconstruction of the roof with the venthouses, as outlined in contractor's letter of February 25th; and excluding the features related in the last paragraph of that letter which reads in part: "Nothing in this permit relates to the elevator walls or elevator enclosures on the second, third or fourth floors." The repair work and any alterations included in the contractor's letter, are excluded from this permit. Before the work is started there will have to be application for an amendment describing the work, and that amendment will have to be approved and issued.

Separate permits to be applied for by and issuable only to the actual installers will be required for the elevators (at which time the question of enclosures will be worked out), the sprinkler system, and mechanical refrigeration systems, the latter not being considered a part of the structure.

4. When this building was built the front and rear masonry walls were not anchored to the floor framing. Sometime in the past the front wall has pulled away somewhat from the frame of the building. An effort was made, evidently, to counteract this movement at sometime in the past by running "star" bolts through the front

March 3, 1952

wall to anchor it to the masonry walls between sections.

This permit is issued on the basis that both front and rear walls of all sections will be anchored to the framing of all floors above the first by means of metal anchors, equally spaced two to each wall (front and rear) of each section. If the building were being built new, the requirement would be that these anchors must be not less than $1\frac{1}{2} \times 3/8$ inches securely fastened to the bottom surface of the floor or roof framing members and that each anchor would have to be long enough to engage at least three joists. Normally, of course, the anchor would be built in to the new masonry and perhaps the contractor would prefer to use steel bolts on the end of these bars.

5. Similar anchors are required to engage the framing of the new roof with not only the front and rear walls but the side or division walls of each section. In the case of the roof the anchors are required to be spaced not more than 8' from center to center, where the roof joists are parallel with the masonry walls, the anchors must be long enough to engage the bottom edge of at least three joists. Where the joists are at right angles to the masonry wall, the anchor, of course, will run the length of the joist, must be fastened at the bottom edge of the joist (not the side) and must extend out along the bottom edge of the joist at least 16".

6. Not shown on the plan, but two rows of 2x3 cross bridging are required where 3x12's are to be used on 19' spans in the new roof.

7. We have no information as to the framing of the walls and roof of the penthouses, and no information as to how the head-in-off and framing out for the elevator shaftway is to be provided in the roof. This will have to be according to Building Code requirements, of course, and if the contractor wants to avoid having some difficulty after the work is done, it would be best for him to file framing plans of these various features. His plan calls for the outside of the penthouses to be covered with metal. This should be no less than 26 gauge galvanized metal or equivalent and should cover the entire outside, including cornice and trim.

8. A section of the most easterly parapet wall at the Commercial Street end of the building requires replacing. All other parapet walls should be examined thoroughly and repaired if found necessary.

9. Considerable damage by the fire requires removal or repairs in the center section of the building including the third floor framing and up, none of this floor framing being covered in this permit now issued, but to be covered by application for amendment to the permit now issued well in advance of the time that you want to start this part of the work, and with the application should be filed full framing information.

10. Some damage has been done to the projecting sign over the public sidewalk, either at the time of the fire or before, and a bonded sign hanger should be employed to make a thorough examination of the condition of the frame of the sign, if guys and it's fastenings to the building, to take responsibility for its safety. We would like a written report from the sign hanger or other contractor with recommendations as to what is needed. If it is found necessary to have any work done on the sign, even if a permit is not required, the work should be done by a bonded sign hanger. Our records show that the sign was erected about 1940 by C. C. Trainor Sign Co.,. If it is necessary to take the sign down and leave it down, or to take it down and erect it again, a permit from this department is required, which must be applied for by and is issuable only to a bonded sign hanger, and with the application full information.

Simonds Construction Company
Lenjano Realty Corporation -----3

March 3, 1952

11. It is important that the contractor does not neglect the requirement of law that this department be notified of readiness of inspection before any part of new or old partitions or ceilings are covered from view to any degree what ever, at that time the plumbing and electric wiring to go in any such concealed spaces to be in place and inspected by the respective inspectors from other departments. None of the work to be covered up at all until our tag of approval has been left at the job.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/B

AP 225-229 Commercial Street-I

February 26, 1952

Mr. James Brooks, Treasurer
Luzjane Realty Corporation (James Fruit Co.)
135 Commercial Street
Portland, Maine

Copy to: Simonds Construction Company
482 1/2 Congress Street

Dear Mr. Brooks:

Referring to our telephone conversation concerning the fire loss at 223-229 Commercial Street which followed by letter to you of February 19, Simonds Construction Company has applied for a building permit for repair after fire without substantial alterations in the building, giving the total estimated cost of \$12,000. Mr. Simonds also says that you are getting estimates of the costs of installation of a sprinkler system.

Again referring to my letter and to our conversation, I understood with reference to the paragraph at the top of the second page of my letter that you were to communicate with this office, and give us your estimate of the value of the building before the fire and what you expected to spend for repair after fire and any new work or alterations involved.

Please furnish these figures so that we can pass on Mr. Simonds application in the light of Building Code requirements. We talked about the question of distinguishing between the value and cost of repairing the building and those features which are inherently part of the building on the basis that a built-in refrigeration room would be a part of the building value but installation of refrigeration equipment like compressors would be an installation. We have had inquiries about repairs or replacement of the elevator and its machinery and any safety equipment in connection therewith. It is my feeling that everything in connection with the elevator is inherently a part of the building and the value of that equipment should rightfully be included in the value of the building before the fire; and the cost of repairing or replacing should be included in the total figure to be spent.

I take it that Mr. Simonds' figure of \$12,000, includes only the work enumerated in the contractor's letter of February 25, a copy of which you no doubt have. No mention is made of such work as electric wiring and plumbing. The last paragraph of his letter says: "Nothing in this permit relates to the elevator wells or elevator enclosure nor any work on the second, third or fourth floors. Additional application for these three floors will be applied for at a later date."

We are not critical of the contractor's application for it seems to include the work which he has been authorized to do. However, the basic problem still remains as to how much by way of fire protection and safety the Building Code requires beyond that which existed before the fire—in this 5-story building.

As explained in my first letter no basis can be found for determining these requirements until we know the proportion of the total value of the building and its built-in features before the fire, which you intend to spend in an all-inclusive way to restore the building, to alter it and to improve it. Thus the cost of the sprinkler system, as intended, should be included in the latter figure as well as cost of restoring or replacing elevator equipment, electric wiring, plumbing etc.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

SIMONDS CONSTRUCTION CO., INC.
GENERAL CONTRACTORS
(XXXXXXXXXXXX) 482 1/2 Congress Street
PORTLAND 3, MAINE

February 25, 1952

Mr. Warren MacDonald,
Building Inspector
City Hall
Portland, Maine

RE: Len - Jane Realty Company (Owners)
225-229 Commercial Street
Portland, Maine

Dear Sir:

We are making application for Building Permit under this date for repairs to the above property which was damaged by fire recently, (month of January), as follows:

FIRST FLOOR

To build two (2) office partitions as shown on sketch ;
To install sheet rock ceiling in the three (3) sections of building;
To repair or renew rear doors - the new doors to be covered with metal;
To repair rear metal windows & glaze with hammered wire glass;
To renew or repair sash at front of building; glaze same.
To renew or repair the present entrance doors at the front;

FIFTH FLOOR

Repair the present rear metal windows & glaze with wire glass;
Renew the present wood windows at the front of building;

ROOF

Reconstruct the roof using 4 x 12 Douglas Fir spaced, approximately 20 " covered with 2" matched Hemlock plank with a five ply T & G gravel roof the above construction to be used on the center section, also West section similar to former roof construction. The East section to have 3 x 12 DF spaced 20" on centers; same as old construction.
All flashings to be copper

It is the intention to reconstruct the new roof in its entirety similar to the previous roof including parapet walls, flashings & etc.

There were two (2) penthouses on the old roof, approximately, 7'x 14'x 8' high of frame construction and covered with metal. It is the intent to renew or replace the above mentioned penthouses to enclose the elevator and machinery.

Nothing in this permit relates to the elevator wells or elevator enclosures nor any work on the second, third or fourth floors. Additional application for these three floors will be applied for at a later date. Submitted for approval by Simonds Construction Co., Inc.,

John H. Simonds Pres. & Treas.

Put
with file
copy

GL 223-229 Commercial Street

February 19, 1952

Mr. James Brooks, Treas.
Lenjane Realty Corp. (James Fruit Co.,)
135 Commercial Street
Portland, Maine

Dear Mr. Brooks:

We are getting a number of inquiries from various contractors as to how the Building Code would apply to repair after fire at 223-229 Commercial Street and to possible alterations of the building during the process of repair. So that you may be in position to make plans to the best advantage, it seems best to tell you of the way in which Building Code requirements for safety and fire protection, effect the proposition.

Enclosed is a copy of page 2 of the Building Code containing marked Sections 101-d, (including d.1 to d.4).

You will note that the question of to what extent the building would have to comply with the requirements for new buildings depends upon the proportion of the value of the building before the fire represented by the estimated cost of repairs and alterations.

It appears from Section 102-d-1 that if there are to be substantial alterations, and if the total cost of repair after fire and of alterations will exceed 60% of the value of the building before the fire, the entire building would have to be made to conform with the requirements of the Code for new buildings with reasonable allowance for structural strength for portions of the building not damaged by fire.

If substantial alterations were not involved and, if the cost of repair after fire were to exceed 70% of the value of the building before the fire, the building would have to be made to comply with the requirements of the Building Code in the same manner.

You will also note from 102-d-3 that when the total cost of the proposed operations shall closely approach the percentages of value in question, the owner shall furnish estimate of value of the building and the total cost of the proposed or required work, and that, if there is any disagreement about the way these values apply to the Building Code, the owner has the right of appeal to the Municipal Officers.

You will also note from 102-d-4 that when the total cost of alterations and repairs would be clearly less than the above percentages of value of the building before the fire, the Code requires that the building shall be made to conform with Code requirements for new buildings, in portions altered or repaired, as the Inspector shall determine, subject to appeal to Municipal Officers.

Mr. James Brooks-----2

February 19, 1952

I have been told that you have the fire loss in process of adjustment or, perhaps, adjustment is completed. When that adjustment is completed and you have a good idea of what you plan to spend, will you be good enough to communicate with this office, preferably in writing, and give us your estimate of value of the building before the fire, in a general way whether or not you propose alterations, and what you expect to spend in the operations.

In event the amount you will spend is clearly less than the percentages given, it will fall to my lot to decide, in view of all the circumstances, what requirements of the Building Code for new buildings of the height and area and type of construction, which you would have after the work is done, should be complied with.

I understand that your building was not sprinklered. If the expected cost would exceed the percentages given above, the fact of whether or not you now provide a sprinkler system would not have very great effect on the requirements of the Code. If, however, it falls to me to decide, proposal to now provide a sprinkler system will be very effective in offsetting otherwise required fire protective features.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

Enc: Page 2. of the Building Code

Inquiry 223 Commercial St.

December 31, 1947

Consolidated Elevator Co., Inc.
253 Summer Street
Boston 10, Massachusetts

Subject: Application of Building Code to use
of existing elevator shaftway for new ele-
vator at 223 Commercial Street in this city

Gentlemen:

I am sorry for the delay in answering your inquiry of December 9--due to the pressure of incoming applications for permits in this office, and other matters which could not wait.

In answer to question #1--"Can the present wellway be used or must it be fire-proofed?"--the present wellway may be used without fire resistive enclosure if the owner desires, so long as the wellway is not changed in location to any degree whatever and as long as the area of the floor openings is not increased. If either of these changes were to take place, the shaftway would have to be enclosed with partitions and fire doors having no less than 1-hour fire resistance and because the building is apparently more than three stories high, there could be no burnable material in these enclosing partitions. Of course if the shaftway were to be thus enclosed whether required or not, all of the requirements of the Building Code would apply as to safety provisions against accident and venting of the shaftway at the top etc., etc.

#2. "Must landing openings have steel or wood gates, or must bi-parting steel doors be used?" If shaftway is not to be enclosed, gates are required operating with the movement of the elevator and may be either of wood or steel but must have a low rail and be otherwise in compliance with standard elevator code. If shaftway is enclosed, a number of combinations may be used both as to fire protection and accident hazard--if bi-parting fire doors are used, no gates are required, or ordinary fire doors made either automatic-closing or self-closing may be used and with the automatic doors at least, since they would normally stand open, the automatic gates would be required and might be required with self-closing doors unless having the features of bi-parting doors.

In event you are to do the work, application for the permit is to be made at this office and the permit issued before any work of installation is started. Since you are out of town, if it will serve your purpose, we will depart from our usual practice and send to you copies of the application form if you will request them. With the application is to be filed a detail plan of the entire layout including a design plan of the machine beams and other supports of the elevator machinery and the elevator and its load, itself. This design plan is required to bear upon it the statement of design of the actual designer who should have established in some manner his qualifications as a designer--this referring particularly to the design of the supporting beams and columns, if any. A copy of a blank statement of design is enclosed for your information.

Also for your information there are enclosed pages 157 to 162 (inclusive) of the Building Code referring to elevator and elevator enclosures. If this wellway is not to be increased in area or changed in location, you are particularly referred to Section 704. In any event please note the requirements of Section 705.

In event an enclosure is intended or any other structural alterations made necessary by the installation of the new elevator equipment, that work is to be covered by a separate construction permit from this department and full plans filed

December 31, 1947

whether you are to do the work or the owner. The owner usually does such work, and he is receiving a copy of this letter so that he may advise the contractor accordingly and may have whatever plans are necessary made and filed with the application for the construction permit in the first instance.

The reference in Section 702a "shall be designed and details provided according to the latest authoritative methods of engineering practice" refers to American Standard Safety Code for Elevators, Dumbwaiters and Escalators as approved by American Standards Association, which has been set up as standard practice having the effect of law by our Board of Standards—that is in all particulars not specifically controlled in the text of the Code.

Very truly yours,

Inspector of Buildings

WHC0/3

Enclosures: Pages 157 to 162 (inclusive) of the Building Code of Portland
and blank statement of design

CC: Janou Fruit Company
225 Commercial Street

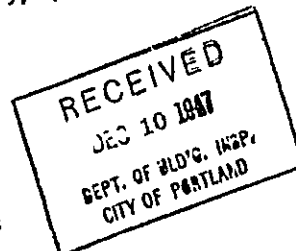
CONSOLIDATED ELEVATOR COMPANY
INCORPORATED

SHEPARD BALL BEARING ELEVATORS
263 SUMMER STREET, BOSTON 10

December 9, 1947

City of Portland
Building Department
City Hall
Portland, Maine

Subject: 223 Commercial Street
Portland, Maine



Gentlemen:

We have been called in to figure a new elevator at the subject location to replace one which was recently ruined by fire.

We would appreciate receiving information from you regarding this installation as follows:

1. Can the present wellway be used or must it be fireproofed?
2. Must landing openings have steel or wood gates, or must bi-parting steel doors be used?

We of course will comply with all A.S.E. Codes where our elevators are concerned but, inasmuch as this building is wood construction now, we wondered just how far we had to go regarding the wellway.

It will of course be up to the owner to furnish us with a wellway conforming to your demands, but we will have to outline in our contract what those demands will be. Therefore, we will appreciate hearing from you on this matter.

Yours very truly,

CONSOLIDATED ELEVATOR COMPANY, Inc.

Walter G. Murphy
Walter G. Murphy, President

WG:MH

TWENTY FOUR HOUR SERVICE • HUBBARD 8830



Get INQUIRY BLANK

ZONE 9

FIRE DIST: 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal *Letter*
By Telephone

Date 12/10/47

LOCATION 223 Commercial ^{Basement} OWNER James Fruit Co.

MADE BY Consolidated Elev Co TEL. _____

ADDRESS 263 Summer St Boston 10, Mass

PRESENT USE OF BUILDING Merchandise

CLASS OF CONSTRUCTION 2nd NO. OF STORIES 4

REMARKS: _____

INQUIRY: *As to enclosure of elevator shafting if new elevator installed. See letter of 12/10/47.*

ANSWER: *Letter 12/31/47*

DATE OF REPLY 12/31/47 REPLY BY *[Signature]*



(G) GE BUSINESS ZONING
APPLICATION FOR PERMIT

Class of Building or Type of Structure. Second Class
Portland, Maine, March 12, 1947

PERMIT
003:28
MAR 13 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a permit to erect, alter, enlarge, repair, or demolish 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 223 Commercial Street Within Fire Limits? yes Dist. No. 1
Owner's name and address Len-Jane Realty Corp. Telephone _____
Lessee's name and address James Fruit Co., 223-225 Commercial St. Telephone 2-7418
Contractor's name and address Brown Construction Co., 565 Congress St. Telephone _____
Architect _____ Specifications _____ Plans no. _____ No. of sheets _____
Proposed use of building Wholesale No. families _____
Last use _____ " _____ No. families _____
Material brick No. stories 5 Heat _____ Style of roof flat Roofing _____
Other buildings on same lot _____ Fee \$ 6.50
Estimated cost \$ 3000. General Description of New Work 3/13/47. O.K. O.R.

To Repair after Fire to former condition. No alterations.
(Cause - unknown)

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? 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 _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Dressed or full size? _____
Framing lumber—Kind _____ Sills _____ Girt or ledger board? _____ Size _____
Corner posts _____ Columns under girders _____ Size _____ Max. on centers _____
Girders (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 _____, height? _____
If one story building with masonry walls, thickness of walls? _____

If a Garage

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

Miscellaneous

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

APPROVED:

James Fruit Co.

Signature of owner By: James Fruit Co.

INSPECTION COPY

Permit No. 474398
 Location 223 Commercial St
 Owner James Thrail Co.
 Date of permit 3/14/47
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. Not Recd
 Final Inspn. _____
 Cert. of Occupancy issued None

NOTES

~~7/22/47 structure was built
 with concrete walls
 not restrained on any side
 at this time, installer
 must get permit
 before, etc.~~

Permit No.	Location	Owner	Date of permit	Notif. closing-in	Inspn. closing-in	Final Notif.	Final Inspn.	Cert. of Occupancy issued	Notes
474398	223 Commercial St	James Thrail Co.	3/14/47			Not Recd		None	Structure built with concrete walls, not restrained on any side at this time, installer must get permit before, etc.