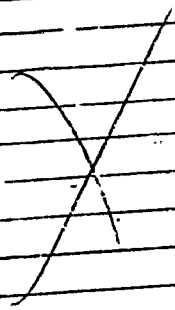


68

Permit No. 607 491
Location 85 Noble Stur
Owner Portland Auto Tap
Date of permit 5/13/65
Sign Contractor
Final Inspn. 6/3/65

NOTES

6/3/65 - Work done
S. S. S.



3642

PERMIT NUMBER

[illegible]

PORTLAND HEALTH DEPT. PLUMBING INSPECTION

TOTAL ►	\$10.00
---------	---------

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION Total \$11.80

5M 12-53 ☐

2-4-64
 No imping on pressure workings.
 Electric heater.

PERMIT NUMBER 10020

Date issued 4/24/61
 PORTLAND PLUMBING INSPECTOR

By J. P. Welch

APPROVED FIRST INSPECTION

Date 4-24-1961
 JOSEPH P. WELCH

By

APPROVED FINAL INSPECTION

Date July 19, 1961
 JOSEPH P. WELCH

TYPE OF BUILDING
☐ COMMERCIAL
☐ RESIDENTIAL
☐ SINGLE
☐ MULTI FAMILY
☐ NEW CONSTRUCTION
☐ REMODELING

PERMIT TO INSTALL PLUMBING

Address: 85 Preble Street
 Installation For: Cardente Brothers
 Owner of Bldg.: Cardente Brothers
 Owner's Address: 85 Preble Street

Plumber: Leuben Katz Date: 4/24/61

NEW	REPL	PROPOSED INSTALLATIONS	NUMBER	FEE
		SINKS		
		LAVATORIES	3	\$ 6.00
		TOILETS	4	5.20
		BATH TUBS		
		SHOWERS		
		DRAINS		
		F-CI WATER TANKS		
		TANKLESS WATER HEATERS	3	
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
1		Urinals	1	.60
			Total	\$11.80



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, January 24, 1961

PERMIT 00068
JAN 25 1961
CITY OF PORTLAND

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 El. Beale Street Use of Building Automobile showroom No. Stories 1 New Building
Name and address of owner of appliance Edward D. Nores, 465 Congress St. Existing "
Installer's name and address E. Fels Co., 42 Union St. Telephone 2-1939

General Description of Work

To install oil burning equipment in connection with existing steam heat (conversion)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable 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
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Petro Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 12"
Location of oil storage basement in heater room Number and capacity of tanks 1-275 gal.
Low water shut off yes Make McDonnell-Filler No. 47-2
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to 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? Forced or gravity?
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

OK 1.25.61 [Signature]

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

E. Fels Co.

CS 300

INSPECTION COPY

Signature of Installer

R. C. Dutton

916

Permit No. 61168
Location 81 Pickett St.
Owner Edward D. Hayes
Date of permit 1/25/61
Approved 1-31-61 JH

NOTES

NOTES



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 22, 1956

PERMIT ISSUED
008-34
JUN 22 1956
CITY OF PORTLAND

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 ... 85 Freble St. ... Use of Building ... Garage ... No. Stories ... 3 ... ☒ New Building
Name and address of owner of appliance ... Portland Bulk Co., 85 Freble St. ... Existing "
Installer's name and address ... Thomas J. Mack Co., 329 Warren St., Roxbury, Mass. ... Telephone ...
Permit to be mailed to Mass.

General Description of Work

To install steam boiler and oil burning equipment (replacement)

IF HEATER, OR POWER BOILER

Location of appliance boiler room ... Any burnable material in floor surface or beneath? ... no
If so, how protected? ... Kind of fuel? ... oil
Minimum distance to burnable material, from top of appliance or casing top of furnace ...
From top of smoke pipe ... * ... From front of appliance ... * ... From side ... * ... Back of appliance ... *
Size of chimney flue ... 10" in diameter ... Other connections to same flue ... none
If gas fired, how vented? ... Rated maximum demand per hour ...
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? ... yes

IF OIL BURNER

Name and type of burner ... Iron Fireman ... Labelled by underwriters' 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 ... concrete ... Size of vent pipe ... existing
Location of oil storage ... outside underground ... Number and capacity of tanks ... 1-5000 gal existing
Low water shut off ... Make ... No.
Will all tanks be more than five feet from any flame? ... yes ... How many tanks enclosed? ...
Total capacity of any existing storage tanks for furnace burners ...

IF COOKING APPLIANCE

Location of appliance ... Any burnable material in floor surface or beneath? ...
If so, how protected? ... Height of Legs, if any ...
Skirting at bottom of appliance? ... Distance to 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? ... Forced or gravity? ...
If gas fired, how vented? ... Rated maximum demand per hour ...

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

No combustible material

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:

6.27.56

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

Thomas J. Mack Co.

Signature of Installer

Arthur Towle

CITY OF PORTLAND, MAINE PRINTING CO.

INSPECTION COPY

- 1 Mill _____
- 2 Test Pipe _____
- 3 Kind of Heat _____
- 4 Burner Quantity & Support _____
- 5 Water & Fuel _____
- 6 Stack Control _____
- 7 High Limit Control _____
- 8 Burner Control _____
- 9 Piping Support & Protection _____
- 10 Valves in Supply Line _____
- 11 Capacity of Tanks _____
- 12 Tank Quantity & Support _____
- 13 Tank Insulation _____
- 14 Oil Gauge _____
- 15 Insulation Panel _____
- 16 Low Water Control _____

NOTES

NOTES
6-27-66 Continuation

Entered

726.56 Investigation

Ch. 11: The History of the U.S.

Permit No. 56/864
Location 85 Oak St.
Owner Carlisle & Co.
Date of permit 6/22/56
Approved J. S. S. S.

75
S
C



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Dec. 27, 1954

PERMIT INCORP
023
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 65 Temple St. Use of Building WAREHOUSE No. Stories 1 Next Building Existing " "
Name and address of owner of appliance Portland Brick Co., 65 Temple St.
Installer's name and address Matthews Sales Service, 159 Fore St. Telephone

General Description of Work

To install oil burner equipment in connection with existing steam heating system.
replace boiler

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable 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
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Gilbert Oil Burner 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 concrete Size of vent pipe 1"
Location of oil storage in old coal bin Number and capacity of tanks 2-275 gal.
Low water shut off yes Make Worcester No. 17-2
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to 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? Forced or gravity?
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:

CN-12/27/54 - A. J. S.

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

Matthews Sales Service

Signature of Installer by: St Matthews

INSPECTION COPY

45 Pottle St.
17/2/54

The house was
untenanted yesterday
because the old one
broke down. The new
one is only a
temporary one for
a couple of months
while the old one
is being repaired.

YB

W. J. P. Church

W. J.
17/2/54



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT 18800
00150
1 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, January 21, 1947

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 85 Preble Street Within Fire Limits? yes Dist. No. 1B
Owner of building to which sign is to be attached Portland Buick Company
Name and address of owner of sign Portland Buick Co.
Contractor's name and address Donnelly Advertising Co., 73 Main St. Telephone 2-0050
When does contractor's bond expire? Dec. 31, 1948 SO. PORTLAND

Information Concerning Building

No. stories 1 Material of wall to which sign is to be attached Brick

Details of Sign and Connections

Remove USO sign and erect original sign under permit 41/245
Electric? Vertical dimension after erection Horizontal
Weight lbs. Will there be any hollow spaces? Any rigid frame?
Material of frame No. advertising faces, material Are they fastened directly to frame of sign?
No. rigid connections Location, top or bottom
No. through bolts Size
No. guys material, Size
Minimum clear height above sidewalk or street 20'
Maximum projection into street 6'

1-31-47. O.K. O.B.
CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Sup.
ORIGINAL

Signature of contractor by: Donnelly Advertising Co. \$ 1.00
H. Meier

Permit No. 47/190

Location 85th St

Owner Portland Cement Co.

Date of permit 2/1/47

Sign Contractor

Final Inspn. 2/18/47-26

See 4/245

NOTES

Large area with horizontal lines, crossed out with a large X, indicating no notes or a voided section.



APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 20, 1946

PERMIT ISSUED

00043
MAY 25 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 85 Preble St. Use of Building GARAGE No. Stories 2 ~~New Building~~ Existing
Name and address of owner of appliance Portland Buick Co., 85 Preble St.
Installer's name and address Ballard Oil & Equipment Co., 135 Marginal Way Telephone 2-1991

General Description of Work

To install Heavy Oil Burner in Existing Steam Plant

IF HEATER, OR POWER BOILER

Location of appliance or source of heat Basement Type of floor beneath appliance Concrete
If wood, how protected? Oil Kind of fuel Oil
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

IF OIL BURNER

Name and type of burner Enterprise Labelled by underwriters' laboratories? Yes
Will operator be always in attendance? No Does oil supply line feed from top or bottom of tank? Top
Type of floor beneath burner Concrete
Location of oil storage Outside Number and capacity of tanks 1-5400
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?

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 smoke pipe
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? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

Chas. D. [Signature]
CHIEF OF FIRE DEPT.

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto be observed? Yes

BALLARD OIL & EQUIPMENT CO.

Signature of Installer

BY

INSPECTION COPY

Permit No. 46/943
Location 85 Noble St
Owner Portland Bruck Co
Date of permit 5/25/46
Approved 6-18-46 P. M. S.

NOTES

1. Fill in place ☒
2. Vent Pipe ☒
3. Kind of Heat Steam
4. Burner Rigidities & Supports ☒
5. Name & Label ☒
6. Stack Control ☒
7. High Limit Control ☒
8. Pressure Control ☒
9. Pressure (1) part of protection ☒
10. Valves in Supply Line ☒
11. Capacity of Tank ☒
12. Tank Rating & Supports ☒
13. Water Pressure ☒
14. Water Level ☒
15. Water in Tank ☒

WITHOUT ISSUANCE OF PERMIT

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

Check List of Compliance with Building Code and Zoning Ordinance Requirements

April 8, 1946

Job Location 79 Froble Street Owner Portland Buick Company

Contractor Eastern Fire Protection Co. Architect _____

Building permit IS NOT ISSUABLE because compliance with law IS NOT SHOWN ON APPLICATION.

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. 302e5. Plans of the proposed automatic sprinkler system as filed with the application for the permit do not bear the stamp of approval of any Fire Insurance Rating organization such as the New England Insurance Rating Bureau. This approval is necessary before the building permit for installation may be issued.

Inspector of Buildings

Original to: Eastern Fire Protection Company
23 Main Street
Lowiston, Maine

CC: Portland Buick Company
79 Froble Street
Portland 3, Maine



(C) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, April 1, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 79 Preble Street Within Fire Limits? yes Dist. No. 1B
Owner's name and address Portland Buick Co., 79 Preble Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Eastern Fire Protection Co., 7 183 Main St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 4
Proposed use of building Garage No. families _____
Last use _____ No. families _____
Material _____ No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install wet sprinkler system for entire building as per plans.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

414/46
45/46

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

Details of New Work

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

Oliver D. L. Jones
CHIEF OF FIRE DEPT.

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

Eastern Fire Protection Co.

Signature of owner By Lawrence E. Hall

INSPECTION COPY

P

Owner Portland Buick Co

Notif. closing-in:

Inspn. closing-in

Final Notif

Final Inspn. 4/12/86

Cert. of Occupancy issued *None*

NOTES

4/12/46-P.I.F.-00

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply to File
74-85
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CITY OF PORTLAND, MAINE

Department of Building Inspection

February 15, 1945

FU

Major H. E. Cleverdon,
76 Pearl Street,
Portland, Maine

Subject: Proposed use of third story
of Buick Garage for dormitory for WAAC

Dear Sir:

With relation to the above will you be kind enough to see that this letter of protest reaches that officer who has charge of making final decision as to whether or not the above project will go forward.

Since my letter of January 28th to you, a representative of the Boston office of the United States Engineers has shown me tentative plan of the dormitory layout and has gone over briefly that part of my letter which indicated the requirements of the Portland Building Code relating to conversion of this third story over a public garage for use as a dormitory. His office has no jurisdiction over whether or not the project will go forward.

This letter is a formal protest against converting this third story from a public garage for use as living quarters for more than 200 members of the armed forces unless the requirements of the building law as thoroughly enabled by state law are complied with, not only as regards securing building permits before the work is commenced and certificates of occupancy before the quarters are actually occupied, but more important as regards providing safety features as required by law to safeguard the occupants; these safety features being a minimum for the protection of human beings, and ought to be more rather than less important due to the fact that the human beings involved would be members of our armed forces.

It is no doubt true that some of the materials and equipment necessary to provide these safety features in this building are difficult if not impossible to procure. It is reasonable to suppose, however, that the army with its broad powers of commandeering can find suitable quarters for this purpose in the city without resorting to the use of a building used for such a hazardous occupancy in the space below the proposed living quarters or at least a building equipped with automatic fire protection.

Very truly yours,

WARREN McDONALD

Inspector of Buildings

WmCD/H

CC: James E. Barlow
City Manager

200-400000
200-400000

Inquiry 73-85 Preble St.

February 15, 1945

Major H. S. Cleverdon,
76 Pearl Street,
Portland, Maine

Subject: Proposed use of third story
of Buick Garage for dormitory for WAAC

Dear Sir:

With relation to the above will you be kind enough to see that this letter of protest reaches that officer who has charge of making final decision as to whether or not the above project will go forward.

Since my letter of January 28th to you, a representative of the Boston office of the United States Engineers has shown me a tentative plan of the dormitory layout and has gone over briefly that part of my letter which indicated the requirements of the Portland Building Code relating to conversion of this third story over a public garage for use as a dormitory. His office has no jurisdiction over whether or not the project will go forward.

This letter is a formal protest against converting this third story from a public garage for use as living quarters for more than 400 members of the armed forces unless the requirements of the building law as thoroughly enabled by state law are complied with, not only as regards securing building permits before the work is commenced and certificates of occupancy before the quarters are actually occupied, but more important as regards providing safety features as required by law to safeguard the occupants; these safety features being a minimum for the protection of human beings, and ought to be more rather than less important due to the fact that the human beings involved would be members of our armed forces.

It is no doubt true that some of the materials and equipment necessary to provide these safety features in this building are difficult if not impossible to procure. It is reasonable to suppose, however, that the army with its broad powers of commandeering can find suitable quarters for this purpose in the city without resorting to the use of a building used for such a hazardous occupancy in the space below the proposed living quarters or at least a building equipped with automatic fire protection.

Very truly yours,

W.McD/H

Inspector of Buildings

CC: James E. Barlow
City Manager

agf
JTB
BNV

February 13, 1946

James E. Barlow,
City Manager

Subject: Policy of the city toward
activities of the armed forces on private
property at 73-85 Preble St. and at
Pier No. 1 of the Canadian National Rail-
ways

Dear Mr. Barlow:

The large questions of policy raised by government activities at these two locations ought to be settled in my opinion by someone besides myself.

I have talked both of these matters over with you to some extent, and this morning I have examined to quite a degree the developments on Pier No. 1. They are tremendous and hold large prospects for trouble in my judgment.

Since the job at the Buick Garage has not really been started but the Navy job is so far along (large areas of the buildings are already in use) it appears best to handle them by different methods. Accordingly there are attached two proposed letters, one by myself to Major Cleverdon with the request that he forward the letter to the officer really empowered to make decisions with relation to the Buick Garage; the other which I recommend be written to Secretary Knox because he is at the top of the entire outfit and which it seems to me a mere building inspector should not write.

I have prepared these with the thought that you might like to go over the two propositions with the members of the Council on Monday night. If it seems wise that these letters be sent, it is my belief that that is all we can do.

Very truly yours,

WMCD/H

Inspector of Buildings

P.S. I am attaching also copies of my previous letter to Major Cleverdon to refresh your memory of that matter.

*File 73-85
Jm. G. Cleverdon*

WAR DEPARTMENT
United States Engineer Suboffice
Post Office Box 1731
Portland, Maine

HSC/g

February 3, 1943.

Mr. Warren McDonald,
Inspector of Buildings,
Department of Building Inspection,
389 Congress Street
Portland, Maine.

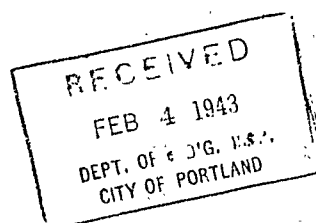
Dear Sir:

Re: Inquiry 73-85 Preble St.
cor. Oxford St.

This will acknowledge receipt of your letter dated January 28, 1943, relative to proposed use of 3rd story of Buick Building for dormitory and the 1st story above basement of the Buick showroom at corner Preble & Oxford St. (73-85 Preble St.) for commissary and recreation rooms to accommodate 212 members of WAAC, with memorandum of necessary improvements attached.

This letter has been forwarded to Mr. Kelleher of our Boston District Office for consideration and action.

Herbert S. Cleverdon
HERBERT S. CLEVERDON
Major, Corps of Engineers
Area Engineer.



Inquiry 73-85 Preble St.
cor. Oxford St.

January 28, 1945

Major J. S. Cleverdon,
73 Pearl Street,
Portland, Maine

Subject: Proposed use of 3rd story of
Buick Garage for dormitory and the
1st story above basement of the Buick
showroom at corner Preble & Oxford St.
(73-85 Preble St.) for commissary &
recreation rooms to accommodate all
members of WAAC

Dear Sir:

Your own personal attitude of cooperation, which no doubt reflects the same attitude on the part of your superiors, is much appreciated; but I was frankly disturbed on examining the building to find that the third floor of the garage had already been used by some considerable number of male soldiers under conditions which seem far from affording even reasonable safety to the men quartered there. Among these conditions I found a coal-fired restaurant range which evidently had been used without any fire protective hood over it with the wooden framing of the roof exposed directly overhead; quite a lot of dwarf partitions erected for the most part of about as combustible material as could be assembled for such purpose; the door leading from the third floor quarters to the fire resistive enclosed stairway, a sliding door which is difficult if not impossible to open in the case of panic in any particular number of people; the outside door leading to the open air on the north side of the building, swinging in to the enclosure instead of in the direction of exit, this door with a hasp and padlock on the inside; the only other exit from the third floor being a door 23 inches wide set in a large garage door and leading to the wide ramp to the level of Oxford Street, being of insufficient width and height to serve as an exit and locked with a surface latch on the inside put on in such an unusual way as to make it likely that persons in a hurry would not find out how to open it in time; a spray room for applying paint or lacquer in the rear of the second story separated from the balance of the second floor merely by curtains, without adequate automatic fire protection and while there is an exhaust fan it is not efficient enough to prevent the fumes from the material used for spraying penetrating throughout the story even to the enclosed existing stairway from the third floor.

Probably you had no control over this situation, and the soldiers have now been moved out without any catastrophe having happened; but that such a situation should exist establishes the principle that even the armed forces ought to go through the regularly constituted processes under the city building code, fire laws, etc., if the personnel for whose reasonable safety someone must be responsible, are to be protected from unnecessary hazards. It seems apparent that the City of Portland has no easy means of preventing the armed forces from using even private property in any way they see fit. There is no apparent reason, however, why the army should not apply in the name of the owner of the building for a building permit to cover necessary physical changes and to cover conversion of the use of a part of these buildings, and file complete plans for reasonable checking of the safety requirements. I can assure you that the plans would not be open to any but the necessary persons in this department, that they would all be pledged to secrecy, and that if you so desired the plans would be returned to you after the checking had been done. I have no other information to go on than that which you gave me in a few minutes and verbally the other day. Under those circumstances I have made as careful a check as I could. You will

Major H. S. Cloverden-----2

January 22, 1945

see from the attached sheet that compliance with the Building Code would require extensive work. From whatever experience I have had it is my belief however, that ordinary care for the safety of these women, irrespective of compliance with law, demands that these improvements be made with the possible exception of the "light and air" provisions and the number of toilet fixtures and lavatories.

Very truly yours,

WicD/H

Inspector of Buildings

CC: Lewiston Buick Co.
59 Preble Street

James E. Barlow
City Manager

P.S. It is my usual practice to give a copy of matters like this to the building owner. Under the circumstances I did not do so until the city says it is all right to do so. If that is all right all you be good enough to tell me as soon as possible.

MEMORANDUM OF NECESSARY IMPROVEMENTS TO CONVERT THIRD FLOOR OF MAIN GARAGE AND FIRST STORY OF GARAGE BUILDING AT 73-35 PREBLE STREET FOR DORMITORY, COMMISSARY AND RECREATION ROOMS FOR WAAC

January 28, 1943

1. Remove the fire door leading from the first and second stories of the main garage to the enclosed stair tower and to the elevator shaft and the fire door from the third floor to the elevator shaft and close all of these openings with masonry no less than eight inches thick. Remove air compressor or whatever the equipment is at the lowest level in the enclosed stair tower. Close the opening between the first story of the main garage and the portion of the corner building to be used for commissary and recreation with an unpierced wall of masonry no less than eight inches thick properly supported. If the basement of the corner building is to be used in connection with the garage probably a fire separation of at least two-hour resistance is required over the basement.
2. Divide the third floor dormitory area into units not exceeding 4000 square feet each by means of fire wall having four-hour fire resistance (usually masonry walls eight inches thick) with every opening equipped with standard Class A fire doors; or equip the entire floor with automatic sprinklers in which case the area should be divided into units not more than 5000 square feet each by similar fire walls. This is on account of the very large area with the wooden frame roof and the combustible material which it is understood you intend to make the partitions out of.
3. Separate the space used for spraying from the balance of the second story by a masonry wall no less than four inches thick (thicker if necessary on account of unsupported height), providing standard Class C fire doors. Equip the spray room space with automatic sprinklers. See to it that the use of electrical extension cords and portable motor equipment is discontinued within the spray room. Construct the partitions forming the system of corridors connecting the three exits with plaster on perforated gypsum lath or metal lath on both sides and provide a ceiling over the corridors of similar material. Provide private fire alarm to cover the dormitory to the approval of the Chief of the Fire Department. Provide a vented hood of incombustible material over the cooking range and any other cooking appliances wherever they are located. Provide Class C fire door, self-closing in the stairway enclosure at the first floor level near the Preble Street entrance to the main garage in place of the wooden door there. Make the fire door at the top of boiler room stairs self-closing, in the sense that it is normally closed and kept closed by suitable device, making sure at the same time that there is opportunity in the boiler room walls for the entry of air for combustion purposes without depending upon the air coming through this doorway.
4. Make the door to the outside air at the foot of the enclosed stair tower to swing out instead of in and equip with such a lockset that the door can under no circumstances be locked against persons on the inside getting out merely by turning the usual knob, without the need of a key or any special knowledge. Although not specifically required it is recommended that anti-panic hardware be put on this door. Provide lights the full length of the enclosed stairway and through the system of corridors connecting exits all on a separate switch and to be kept burning through all the dark hours. Make the sliding fire door from the third floor to the stair tower a swinging door, swinging toward the stairs and equipped with hardware similar to that indicated for the outside door at the foot of the stairs. Anti-panic hardware recommended here also. Provide an exit light over this door. Enlarge

the widest door in the large dorm leading to a ramp from the third floor, lower the threshold to the level of the floor, make the door no less than 68 inches wide (double doors 44 inches wide opening would be better), make doors swing out and equipped with hardware similar to that indicated for the other exit doors (anti-panic hardware recommended here also). Provide exit light over this door. This ramp is too steep to meet legal requirements for an exit, but perhaps something could be worked out to make it usable. At the least the central part not much wider than the exit door at the top is side should be railed off and some type of anti-slip treatment given to the floor between the rails. It would probably be satisfactory if an enclosed ramp thoroughly smooth on the floor could be devised so that the occupants of the third floor could slide down instead of walking. This would require a change in the door arrangement of course. The new exit door leading to new metal stairway should be similarly equipped. It is to be noted that one or more gasoline tanks are buried in the ground in such a location that they probably would be under this proposed metal stairway.

5. In the absence of the plans of the layout of the dormitory floor it is not possible to pass upon the adequacy of the exits, but an exit would not be considered adequate if it were in such a location that an emergency which blocks another exit would probably block that one also.
6. The following "light and air requirements" apply: each room used for living quarters should have outside operative windows opening upon an open space controlled by the owner no less than five feet wide with aggregate area of window in a given room no less than 10 per cent of the floor area of the room; every public corridor should have a similar outside window no less than six square feet in area.
7. For 112 persons no less than 12 water closets and no less than 24 lavatories are required.