



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, July 31, 1950

PERMIT ISSUED

AUG 15 1950

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 50/ pertaining to the building or structure comprised in the original application 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 20-22 Preble Street Within Fire Limits? Yes Dist. No. 1
Owner's name and address Preble, Inc., 477 Congress Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Gogins & Clark, 46 Portland Street Telephone _____
Architect _____ Plans filed _____ No. of sheets _____
Proposed use of building offices, assembly hall, theater and stores No. families _____
Last use _____ No. families _____
Increased cost of work _____ Additional fee _____

Description of Proposed Work

At second floor entrance through a brick fire wall to assembly halls, to provide instead of double Class A fire doors, a single pair of Class C (labelled) fire doors or a single pair of standard fire resistant doors, in either case both doors of the pair to be equipped with automatic door closer.

Permit Issued with Letter

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? appeal sustained 9/4/50
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 _____ c. llar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
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 _____
Preble, Inc.

Approved:

Signature of Owner: William Tattle

Approved: 8/2/50

Inspector of Buildings

INSPECTOR IN COPY

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine

Philip Shirley Wadsworth, A.I.A.
Royal Boston, Jr., A.I.A.
William Dana Tuttle, A.I.A.

August 7, 1950

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

Re: Preble, Inc.
20-22 Preble St.
Portland, Maine

Dear Mr. McDonald:

We are handing you herewith a copy of our Drawing #101 which shows the method to be used in reinforcing the truss roof girders in the subject property.

Very truly yours,

William D. Tuttle

WADSWORTH, BOSTON & TUTTLE

*A.T.N.
This needs no
amendment, but
think you ought
to look in on this
job soon.*

*W.D.T.
8/8/50*

WDT:L
Enclosure
C-5010

RECEIVED
AUG 7 1950
DEPT. OF BLD'G. Insp.
CITY OF PORTLAND

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine

Philip Shirley Wadsworth, A.I.A.

Royal Boston, Jr., A.I.A.

William Dana Tuttle, A.I.A.

*Architect is changing
description of struts
car beams under roof
and will file revised plan*

August 1, 1950

Warren McDonald, Inspector of Buildings
Portland, Maine

File: AP 477 Congress Street-1
(20 Preble Street)

Dear Mr. McDonald:

We enclose one print of our Drawing #101 which shows the method of reinforcing the trussed beams on the job at 20-22 Preble Street, Portland, for Preble, Inc.

The method of reinforcement of the beam is to place another rod at the bottom of the existing tie rod, supporting the same on metal shoes which bear at the bearing of the rod on the strut and attaching the rod at the end of the wooden beam. The rods in place at the present time are not upset rods and this has been taken into account in making calculations. The metal strut indicated to support the new rod would be tack welded at the job to both the old rod and the new.

The amount of wood in the trussed beam is adequate and the only reinforcement which was necessary was in the tie rod.

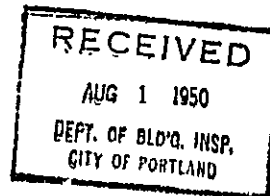
Will you be so kind as to go over this drawing and let us know whether it meets with your approval as a method of reinforcing the strut. We and Mr. Palmer both have every intent to make the roof in accordance with the Portland Building Code and the changes indicated in these drawings will do so.

Very truly yours,

Philip Wadsworth

WADSWORTH, BOSTON & TUTTLE

PSW:L
Enclosure
C-5010
Copy - Mr. Frank Palmer



*WMT
8/3/50*

AP 20-22 Preble Street

July 21, 1950

Coogins & Clark
46 Portland Street
Wadsworth, Boston & Tuttle
57 Exchange Street
Preble, Inc.
Attn. Mr. Palmer
477 Congress Street
Portland, Maine

Gentlemen:

The permit for alterations in the second story of the building at 20-22 Preble Street to provide there a dance studio and major assembly hall is issued herewith based on revised plans filed July 20, 1950 and subject to the following limitations:

1. It is understood that the proposed strengthening of the second floor framing as indicated on the plans is designed to provide a live load carrying capacity of 100 pounds per square foot for the entire second floor and that investigation is to be made to determine if the existing roof framing is adequate to take care of the added weight of the new hung ceiling at the rate of 40 pounds live load plus all dead loads involved. If the existing roof framing does not measure up to these requirements, some way of strengthening it is to be worked out.

2. There is no indication on the plans that the required four-hour protection is to be provided on the opening between the Chapman Building and the proposed establishment. This requirement will mean that Class A labelled fire doors equipped with the proper hardware, one on each side of the opening, will be required. The permit is issued on the basis that this detail is to be worked out on a revised plan and filed together with an application for an amendment to this permit. Any existing openings in the wall between the Chapman Building and the area where alterations are being made are to be filled solid with brick masonry at least 8" thick.

3. Handrails are required on both sides of all existing stairways to be used as a means of egress from this area, if not already provided. Likewise non-slip treads are required for all new and existing stairs.

4. The thresholds of the new door to alley from the new stairway as well as the existing one are required to be approximately at the grade of the ground outside them. Unless it already swings outward, the exit door from the existing stairway to the alley is required to be made to do so.

5. All doors to the enclosed stairways are required to be fire doors bearing the Class "B" label of Underwriters' Laboratories, Inc. and equipped with liquid door closers. This includes the existing doors at balcony level opening into the stairway enclosure, unless they are already fire doors. All fire doors in masonry walls are required to have metal frames, not wood metal covered.

6. Another exit door is required from the Meeting Room in the wall toward the alley. Since the matters of exit lights and anti-panic hardware are tied up with what arrangements are made in this regard, those details are held in abeyance, but are to be worked out on and shown on the revised plans filed with the application for amendment to this permit covering other details in question.

Grogins & Clark
Wadsworth, Boston & Tuttle
Frehle, Inc.....2

July 21, 1950

7. A separate permit issuable only to the installer is required for the installation of the automatic fire detection and alarm system which is to be installed as specified in the conditions set up in sustaining of the Building Code appeal.

Very truly yours,

MS/R

Inspector of Buildings

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine

Philip Shirley Wadsworth, A.I.A.
Royal Boston, Jr., A.I.A.
William Dana Tuttle, A.I.A.

July 21, 1950

Warren McDonald, Inspector of Buildings
City Hall
Portland, Maine

Dear Mr. McDonald:

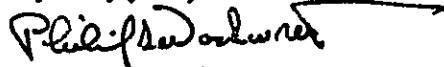
We enclose the Statement of Design on the Preble, Inc.
job which you requested.

I have personally measured and figured the belly rod
truss girders in the roof in view of the actual weight
of the structure as it exists as well as the addition
of the proposed plastered ceiling.

I find that the rods themselves would be stressed
to 21,000 pounds per square inch and that the wood
is more than satisfactory in size and stress. The
girders are unusually well built, adequate braces
separating the two beams which comprise the girder
are installed, and they are well braced from side
deflection due to the rafters framing into them.

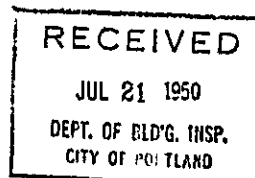
The rods in question will be replaced by rods which
will have the proper unit stress or the existing
rods will be supplemented by additional rods properly
attached, etc., so that the stresses stipulated in the
Portland Building Code will be met.

Very truly yours,



WADSWORTH, BOSTON & TUTTLE

PSW:L
Copy - Preble, Inc.
C-5010





WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine 3-8471

Philip Shirley Wadsworth, A.I.A.
Royal Boston, Jr., A.I.A.
William Dana Tuttle, A.I.A.

July 20, 1950

Warren McDonald, Inspector of Buildings
City Hall
Portland, Maine

Re: Preble, Inc.
20-22 Preble Street
Portland, Maine

Dear Mr. McDonald:

We are handing you herewith one set of blueprints, Sheets #1 and #2, in connection with Alterations to Second Story at 20-22 Preble Street.

The walls, partitions, and ceilings throughout this area are to be plastered. The walls and partitions will be lathed with 3/8" gypsum lath and plastered with "Vermiculite" aggregate in base coat and regular hard finish in finish coat. The ceilings will be lathed with expanded metal lath and plastering work shall consist of three coats of acoustical plaster.

All partitions are to be framed with 2" x 4" studs at 16" on centers.

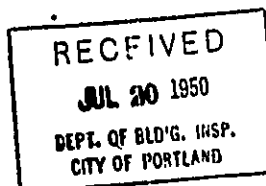
The new ceiling will be a hung ceiling as shown on the drawings.

It is the intent to have both inside exit stairs framed with wood studs and metal lathed and plastered both sides. All door openings into these stairways will be protected with self-closing metal doors and frames.

Very truly yours,

William D. Tuttle
WADSWORTH, BOSTON & TUTTLE

WDT:L
Enclosures
C-5010
Copy - Mr. Frank Palmer



Wadsworth, Boston & Tuttle
Preble, Inc.
Geogins & Clark-----2

July 10, 1950

Section 206-e-8--threshold of doorway leading to existing fire escape to be made approximately level with the floor. Section 212-e-5.3--no substantial step-down under outward swing of emergency exit doors leading to fire escapes. Rise and tread of new stairs not shown.

6. Section 206-e-8--Anti-panic hardware with "crash bar" full width of each door, required on both doors leading to fire escape, on no. 212, 211, 202, 212 and 223, and any other doors which are required as part of a means of egress for more than 150 persons.

Some difficulty is likely to arise at the entrance doors where either double Class 1 or single Class 2 fire door will be required, especially if fire doors are required on both sides of the wall.

7. Section 206-e-8--Standard exit lights are required inside of emergency exit doors leading to fire escapes, for 212, 211, 210, 202, 205 and 215 (no door shown in the latter opening). White lights on exit light circuits are required in all corridors and stairways serving as required means of egress, including existing stairway in Chapman Building, and outside each door leading to fire escape, switching of these standard exit lights and white lights to be arranged to accommodate the two occupancies of the floor, white lights in corridors on either side and exit light and white light outside at new fire escape not necessary to be kept burning when only the dance studio is in use, and exit light at 202 not being necessary when dance studio is unoccupied.

The exit light over door leading to existing fire escape needs such an arrangement that it may be clearly read by persons coming from either the front assembly hall or the dance studio, and must be kept burning whenever either part is occupied.

Indication of exit lights is based upon the fact that none is required to indicate a single means of egress which is the sole and habitual entrance. It appears that such is the situation of 222, 223, 212 and 213. In event the large front assembly room and the meeting room might be used at the same time by separate assemblies, the problem will arise as to the door in no. 210 obstructing the means of egress from the large hall through 211.

8. Section 206-e requires that the existing stairway in the Chapman Building be enclosed with at least one-hour fire resistance to stop travel of fire and smoke. This, however, will be accomplished by supplying the fire doors at the entrance, but one set of fire doors will have to be self-closing which perhaps may be accomplished by door closers on both doors, each closer to have an automatic closing feature in case the doors are left wide open.

9. No indication has been found of the material to be used in constructing partitions or in finishing the outside walls. This matter is controlled by the Public Assembly Ordinance, rather than the Building Code, which requires that no burnable wall, partition or ceiling covering be used unless fastened directly to non-burnable material without concealed spaces.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/D/G

AP 477 Congress Street-I
(20 Preble Street)

July 10, 1950

Wadsworth, Boston & Tuttle
57 Exchange Street
Preble, Inc.
Attn: Mr. Palmer
477 Congress Street
Geogins & Clark
46 Portland Street

Gentlemen:

Examination of application for permit and plan of alterations on the second floor at the rear of 477 Congress Street (over Preble Street entrance to Civic Theatre) to make there a dance studio and a major assembly hall, discloses the following deficient features as regards compliance with the Building Code:

1. Section 206-b-4 of the Code, applying to assembly halls, stipulates that if more than 300 persons would be accommodated at one time in the combination of halls, the second floor which would separate the proposed establishments from the arcade and a store below shall have a fire resistance capacity of 4-hours; but it appears that the floor is of wooden frame construction.

If the total capacity of the combination of assembly halls would be less than 300, the floor is required by Section 1-b of the Code to have at least 2-hour fire resistance.

Applying the requirements of the Code to the assembly halls in figuring maximum capacity in persons; 6 square feet per person, it appears that the assembly hall in front would accommodate 270 persons in the large room and a little over 100 in the "meeting room"; the dance studio (large room) about 100 persons. Thus if this maximum capacity were to be present at one time, the total would be about 540.

2. The plan relies upon metal fire escapes for emergency means of egress. Both fire escapes would have counterbalanced lower sections, however, contrary to Section 303-g-2 of the Code which provides that standard fire escapes for assembly halls accommodating more than 50 persons shall extend full width to the ground.

3. According to Section 206-e-4.1, at least three means of egress are required, two besides the main entrance. Thus the doorway leading to existing fire escape near the dance studio and the existing fire escape would have to be adjusted and rebuilt to comply with the requirements of the assembly halls--3' wide and extending full width to the ground.

4. According to whether or not the assembly halls would accommodate 300 or more persons or less than 300, the wall between the proposed establishment and the Chapman Building proper has to be either 4-hour fire resistance or 2-hour fire resistance. The wall, itself, is clearly 4-hour fire resistance, but the difference will come in the doors in the opening. If 4-hour resistance is required, Class-A (labeled) fire doors are required on both sides of the wall. If 2-hour fire resistance, a Class B fire door will suffice, and should be mounted on the Chapman Building side of the wall. All fire doors should be either self-closing or automatic-closing.

There is a note on the plan about removing the fire door nearer Preble Street, and it is not clear what that means--presumably there is no opening there now. Any former openings not up to the required fire resistance would have to be made so.

5. Section 206-e-4.3-Handrails required on both sides of existing stairway and non-slip treads if not already provided; also non-slip treads on new stairs from lobby. I take it that there is to be no substantial change in level of the second floor.

Handwritten notes and stamps in the top left corner, including a circular stamp with illegible text.

AP 477 Congress Street-I

July 11, 1950

Preble, Inc.
Attn: Mr. Palmer
477 Congress Street
Wadsworth, Boston & Tuttle
57 Exchange Street

Copy to:
Mark Barrett, Assistant Corporation Counsel

Gentlemen:

The building permit to cover alterations in second story at the rear of 477 Congress Street (over Preble Street entrance to the Civic Theatre) to establish there a dance studio and a major assembly hall, is not issuable under the Building Code because the provision of a 4-hour fire resistive floor between the proposed establishments and the mercantile occupancy in the first story is not intended, contrary to the provisions of Section 100-6-4 of the Code applying to major assembly halls.

The owner has indicated a desire to seek an exception from the Board of Municipal Officers, which acts as Board of Appeals under the Building Code. There is enclosed, therefore, an outline of the appeal procedure.

It is understood that you wish to offer the following as compensation for the lack of a separating floor of the required 4-hour fire resistance:

1. The fact that the existing second floor beneath the entire area to be occupied for the new purposes has a ceiling of metal lath and plaster over first story already existing covering the entire area to be occupied by the proposed establishments, which constitutes the second floor as a one-hour fire separation; and that the two new stairways to be established as emergency means of egress from second floor are to be enclosed in the first story with one-hour fire resistive partitions.
2. That a standard automatic fire detection and alarm system will be provided with the detection part of the system covering such part of the first story and the existing stairway leading to the second floor as may be approved by the Chief of the Fire Department, and that suitable alarm gongs or buzzers will be provided in the new establishments as he may determine to be necessary.
3. That both required emergency means of egress from the two establishments will lead, through one-hour fire resistive enclosures, directly to the open air at the ground level.

It is recommended that these proposed compensating features be stated in your appeal.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/G

Enclosure to each addressee: Outline of appeal procedure

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine

Philip Shirley Wadsworth, A.I.A.

Royal Boston, Jr., A.I.A.

3-8471 William Dana Tuttle, A.I.A.

R.M.T.
pls. call me.

WDT
10/18/50

October 19, 1950

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

Re: Preble, Inc.
20-22 Preble St.
Portland, Maine

Dear Mr. McDonald:

In accordance with your letter of October 3, steps
have been taken to comply therewith.

Within the next week or 10 days at the latest all
items covered in your letter will have been completed,
with the possible exception of the additional crash
bars on the double doors. This hardware has been
ordered and is expected to arrive in Portland some
time within the coming week. Immediately upon its
arrival it will be installed.

We are handing you herewith two copies of Sheet #2
on which certain additions have been made to comply
with the preparation of drawings for the public
assemblage ordinance. The seating capacities in
the classroom, meeting room, and assembly room have
been indicated thereon. The width of the aisles, the
banks of seats including number of rows, and number of
seats in each row have been indicated. All exit lights
have been indicated, all automatic fire gong stations
have been indicated and all emergency light units have
been indicated, including the master station.

The automatic exit hardware is covered by a note on the
drawing which indicates its location as well as type.

Very truly yours,

William D. Tuttle

WADSWORTH, BOSTON & TUTTLE

WDT:L
Enclosures
C-5010
Copy - Preble, Inc.

RECEIVED

OCT 19 1950

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT

PERMIT ISSUE
01435
SEP 13 1919
CITY of PORTLAND

Class of Building or Type of Structure Marquee
Portland, Maine, _____

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~the proposed building~~ in following building ~~structure~~ 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 20 Preble Street Within Fire Limits? yes Dist. No. 1
Owner's name and address Preble, Inc., 177 Congress Street Telephone _____
Lessee's name and address Civic Theater, 20 Preble Street Telephone _____
Contractor's name and address G. I. Brink, 147 W. Fourth St., So. Boston, Mass Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 5,000 Fee \$ 5.00

General Description of New Work

To erect marquee as per plans.

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 G. I. Brink**

Details of New Work

Is any plumbing 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: _____

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

Preble, Inc.
Civic Theater
G. I. Brink

Signature of owner by: G. I. Brink

INSPECTION COPY

NOTES

10

9/23/49 Marquis ~~upstairs to 2nd floor~~
C.A.

Permit No. 491428
Location 570 Noble St.
Owner Prince Theater
Date of permit 9/13/49
Notif. closing
Inspn. closing-in
Final Notif.
Final Inspn. J.A.M.T.
Cert. of Occupancy issued None

[The body of the document consists of a large area of horizontal lines, which is mostly crossed out with a large 'X' and contains no legible text.]

Dear Mr. Dacy: These matters came to light after our phone conversation this afternoon. The Municipal Officers approved both marquees, but it seems necessary that we have the detailed plans and issue the permits before your men come down here to start work.

File in 101

AP 477 Congress Street
AP 20 Preble Street

WMCD

September 8, 1919

C. I. Brink, Inc.
Attn: Mr. J. P. Dacy
117 West Fourth Street
South Boston, Massachusetts

Subject: Applications for erection of marquees and signs in connection therewith at 477 Congress Street and 20 Preble Street

Gentlemen:

A check of the plans filed with the applications raised several questions as to framing of the marquees and discloses lack of information concerning the frames and fastenings of the signs to be attached to the marquees. While the Preble Street marquee appears to check out all right, in the case of the Congress Street marquee our figures in regard to Beams C and L appear to indicate the need for larger channels than are indicated for these members. There may be some features of which we are not aware that you took into consideration in figuring the loads which these beams may be called upon to carry that may account for the discrepancy. However, according to our understanding of the plan and using your design figure of a total load of 65' per square foot, the 2" channel at 11.5' in the case of Beam C and the double 4" channels at 5.4' in the case of Beam E do not seem to figure out.

We note that you plan to weld the uplift pads to the frames of the marquees. While we have nothing against welding if it is properly done, the Building Code specifies that all such welding shall be done by local welders who have qualified and been certified under conditions set up by the Code or in the case of shop welding of prefabricated structural brought into the City for erection the welding shall be covered by a statement in writing from the fabricator that all welding has been designed and all shop welding performed according to the procedure and by properly qualified welders as set forth in the Code and qualification procedure established by the American Welding Society. Therefore if any such welding is to be done in connection with the frames of the marquees or signs, either one or the other of these requirements will need to be met.

Framing details of the construction and fastenings of all of the signs to be attached to the marquees, including the small ones to be hung below the marquees, is needed and also the manner in which they are to be fastened to the frames of the marquees.

In the case of the projecting sign for the Arcade Bowling Alley, which we understand is simply to be relocated on the face of the building we shall need a plan showing its new location on the building in relation to windows, kind and location of guys, manner of fastening to building, height above sidewalk and projection from wall of building. Since we have details of the construction of the sign furnished when the permit for its erection was issued, you will not need to show such details.

It will be necessary that all the above details be shown in compliance with Building Code requirements before any of the permits may be issued. It is important that no work be started on any of these structures until the permits have been issued, as it would be unfortunate to find questionable details needing correction when the required inspection before erection is made by a member of this department.

Very truly yours,

Warren McDonald
Inspector of Buildings

CC: Preble, Inc., 477 Congress Street
Civic Theatre, 20 Preble Street

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

September 7, 1949

ORDERED :

That a building permit to authorize construction and erection of a marquee for the Civic Theatre to project over the public sidewalk at 20 Preble Street from the entrance of the building owned by ^{but numbered 477 Congress Street,} ~~Preble, Inc.~~ be and hereby is approved, subject to compliance with all terms of the Building Code applying thereto—~~as~~ per Section 103-C.

ORDER

IN BOARD OF MUNICIPAL OFFICERS

CC: Lyman S. Moore
City Manager

Barnett I. Shur
Corporation Counsel

BOSTON

PROVIDENCE

SPRINGFIELD

WORCESTER

C · I · BRINK
INCORPORATED
ELECTRIC SIGNS

Neon Tubes

ESTABLISHED 1888

Outdoor Advertising

147 WEST FOURTH STREET
SO. BOSTON, MASS.

September 6, 1949

TERMS OF WARRANTY UNDER WHICH THIS AGREEMENT, OFFER OR ACCEPTANCE IS MADE ARE THAT MATERIAL PROVING DEFECTIVE WHEN USED FOR THE PURPOSE ORDERED WILL BE REPLACED WITHIN ONE YEAR. NO CLAIM FOR LABOR DAMAGES WILL BE ALLOWED. ALL AGREEMENTS ARE CONTINGENT UPON STRIKES, ACCIDENTS, DELAYS OF CARRIERS AND OTHER CAUSES UNAVOIDABLE OR BEYOND OUR CONTROL. QUOTATIONS SUBJECT TO CHANGE WITHOUT NOTICE. LICENSES, TAXES, PERMIT FEES AND ALL CHARGES PERTAINING TO SAME NOT INCLUDED IN QUOTATIONS. QUOTATIONS FOR RENTAL AGREEMENTS OR LEASES ARE NOT VALID OR BINDING EXCEPT ON SPECIAL FORMS PROVIDED, CONTAINING SPECIFICATIONS AND CONDITIONS APPROVED IN WRITING BY C. I. BRINK, INCORPORATED.

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

Dear Mr. McDonald:

In reply to your letter of September 2, I am enclosing check for \$13.00 to cover total cost of five building permits required for both marquees and signs together with two statements, one for each marquee, assuming full responsibility for the design of these structures.

The gauge of the welded steel decks is given under "Notes" on the plans. These will be 10-gauge plates; however, I neglected to give the gauge of the galvanized metal and stainless steel used in the letters, signs and attraction panels. These will all be of 24-gauge metal.

Also, I wish to assure you that with the exception of the decks, which will be pitched as shown on the plans, both the Congress St. and Preble St. marquees - and the Arcade signs attached to them - will be level and that no part of either of the marquees or the Arcade signs will be less than 10 feet above the surface of the sidewalk as required by the Building Code.

With kindest regards,

Yours very truly,

G. I. BRINK INCORPORATED

Arthur A. Sacy

JRD - R
Enclosure

RECEIVED

SEP 7 1949

DEPT. OF BLD'G. INSP
CITY OF PORTLAND

SM 12-48

AP 20 Preble St.
477 Congress St.

September 2, 1949

C. I. Brink, Inc.,
147 West Fourth St.,
South Boston, Mass.
Attention Mr. J. R. Dacey

Subject: Building permits for
construction and erection of
marquees and projection of signs
on them at 20 Preble St. and
477 Congress St. in Portland

Gentlemen:

We received today the plans of marquees and signs and your surety bond.

We need a signed statement of design to attach to each print, as per Section 104b3 of the Building Code. We only need one set of the plans, so there is enclosed two blank statements of design—one for each plan. If you will fill them out and have them signed by the party taking responsibility for the design and return, we will attach them to the prints we have.

As yet we have not received payment of the fees for the five permits, but presume the check is on the way or will be shortly. The fees are five dollars for each marquee and one dollar for each projecting sign permit—a total of \$13.00.

We have done no checking on the plans, but presume they contain full details of the signs, including gauge of metal covering, etc., as well as the full details of the marquees. If not, please furnish the complete information.

Very truly yours,

WMCD/H

Inspector of Buildings

P.S. We would like the assurance that no part of either marquee or of either sign for Arcade shops will be less than 10 feet above the surface of the sidewalk below it. That seems to be clear upon Preble Street, but not so clear on Congress Street. Presumably the bottom of the Arcade shop sign on Congress Street will be level, and more than 10 feet above the sidewalk at the end toward the curb.



PERMIT ISSUED
01482
SEP 14 1949

APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET CITY of PORTLAND

Portland, Maine, _____ 19__

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 20 Preble Street Within Fire Limits? yes Dist. No. 1

Owner of building to which sign is to be attached Preble, Inc.

Name and address of owner of sign Civic Theater, 20 Preble Street

Contractor's name and address C. I. Brink, 147 W. Fourth St., So. Boston, Mass. Telephone _____

When does contractor's bond expire? Dec. 31, 1949
For plans of signs see mar-11-49 plans

Information Concerning Building

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

Details of Sign and Connections

Electric? yes Vertical dimension after erection 7' Horizontal 8' 6"

Weight _____ lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame steel No. advertising faces 2 material glass and steel

No. rigid connections 4 Are they fastened directly to frame of sign? yes

No. through bolts 2 Size 1" Location, top or bottom top

No. guys 2 material chains Size 3/4"

Minimum clear height above sidewalk or street 10'

Maximum projection into street 18" in from curb

C. I. Brink

Fee \$ 1.00

Signature of contractor by: C. I. Brink

Original

✓
Permit No. 49/1482

Location 20 Preble St.

Owner Civic Theater

Date of permit 9/14/49

Sign Contractor _____

Final Inspn. _____

NOTES

9/22/49 signed without shop insps. ok

~~TABLE WITH MULTIPLE COLUMNS AND ROWS, MOSTLY BLANK OR FADING~~



APPLICATION FOR PERMIT TO ERECT Permit No. _____
SIGN OVER PUBLIC SIDEWALK OR STREET

Portland, Maine, _____ 19__

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 20 Preble Street Within Fire Limits? yes Dist. No. 1

Owner of building to which sign is to be attached Preble, Inc.

Name and address of owner of sign Arcade ~~Blvd~~ Bowling Alley
20 Preble Street

Contractor's name and address G. I. Brink, 147 W. Fourth St., So. Boston, Mass. Telephone _____

When does contractor's bond expire? _____

Information Concerning Building

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

Details of Sign and Connections

Electric? yes Vertical dimension after erection 2' 6" Horizontal 4' 6"

Weight 95 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2, material metal

No. rigid connections 5 Are they fastened directly to frame of sign? yes

No. through bolts 1, Size 3/4", Location, top or bottom top

No. guys 3, material cable and angle iron, Size 1/4" 1 1/2 x 3/16

Minimum clear height above sidewalk or street 13'

Maximum projection into street 4' 6"

G. I. Brink

Fee \$1.00

Signature of contractor by: _____

George H. Barthe

Original

Permit No. _____
 Location _____
 Owner _____
 Date of permit _____
 Sign Contractor _____
 Final Inspn. _____

NOTES

Work note to be done
9/8/49

1	CONTRACTOR
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APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, November 1, 1947

RECEIVED

NOV 4 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 47/2885 pertaining to the building or structure comprised in the original application 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 20-22 Preble Street Within Fire Limits? YES Dist. No. 1
 Owner's name and address Preble, Inc., 477 Congress Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Brown Construction Co., 562 Congress St. Telephone _____
 Architect Miller & Beal, Inc. Plans filed yes No. of sheets 3
 Proposed use of building Stores and offices No. families _____
 Increased cost of work _____ Additional fee .25

Description of Proposed Work

To locate stairs as per plans filed today.

PERMIT TO BE ISSUED TO Miller & Beal

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 _____
 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) 2-4-16" 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 _____

Approved: _____

Preble, Inc.
Miller & Beal

Signature of Owner By: Edwin C. Wain

Approved: 11/4/47 WMD
Inspector of Buildings.

INSPECTION COPY

AP 20-22 Froble Street-1

October 22, 1947

Pemble, Inc.
477 Congress Street
Miller & Real, Inc.
465 Congress Street

Subject: Permit for alterations
in first story of building at
20-22 Froble Street

Gentlemen:

Permit for above work is issued herewith to Owner based on revised plans received October 21, 1947. We understand that no work is contemplated in front store at this time. Attention of owner is called to the fact that work done under this permit will deprive this front store of a second means of egress and that before it is again used for mercantile purposes a second means of egress from both first floor and balcony must be provided.

Very truly yours,

Inspector of Buildings

AJS/s

cc: Brown Construction Company
562 Congress Street

AP 20-22 Preble Street-1

October 16, 1947

Preble, Ind.
177 Congress Street
Miller & Beal, Inc.
465 Congress Street

Subject: Application for permit for
alterations in first story of
building at 20-22 Preble Street

Gentlemen:

There are several matters not shown on plans which need clearing up before we can issue a permit for the above work. These are as follows:

1. With the dividing of the first floor and balcony into several sections, the store facing on Preble Street is left with only one means of egress from either the main floor or the balcony, whereas at least two means of egress are required from this section since the capacity based on one person to every 35 square feet is over 20 persons.

2. While it is not evident on plan, we understand that the existing stairs serving second balcony of the theater, whose use has been discontinued, are to be removed, at least in part, and new stairs from first floor to extended balcony provided. How is the space between theater and balcony to be closed off and with what material? - O.K.

3. The location of the two means of egress near the same end of the new rear store does not meet the requirements of Section 212e1.2(a) of the Building Code. An exit door in the outside wall opening into alley near the new partition between this store and the small center one would seem to meet requirements. Such a door would have to be a labelled fire door if closer than 30 feet to an opening in another building, as specified in Section 402a5 of the Code. - O.K.

4. Neither of the 8", 31-pound wide flange beams shown for support of balcony figure out to take care of the load of 75 pounds per square foot required by the Code for a mercantile use in the manner in which the loads are concentrated upon them. O.K.

Very truly yours,

Inspector of Buildings

AJS/B

CC: Brown Construction Company
262 Congress Street



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, Sept. 25, 1947

OCT 22 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter repair ~~and~~ install 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 20-25 Preble Street Within Fire Limits? yes Dist. No. 1
 Owner's name and address Preble, Inc., 477 Congress Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Brown Construction Co., 562 Congress St. Telephone _____
 Architect _____ Specifications _____ Plans yes No of sheets 1
 Proposed use of building Stores No. families _____
 Last use _____ No. families _____
 Material masonry No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1800. **INSPECTION NOT COMPLETE** Fee \$ 3.75
2206.

General Description of New Work

- To erect non-bearing partition in basement for storage room.
- To open up existing door in arcade to store space;
- To construct new stairs from first to second floor as per plan.
- To floor over space at balcony level as per plan.
- To make alterations to supports of balcony as per plan.
- To change existing center entrance door to store - no structural change.
- To erect non-bearing partition inside entrance door, as per plan.
- To remove lower portion of existing stairs to upper balcony of theatre not now in use and replace with new stairs to extended balcony.
- To cut in doorway in northerly wall, 1st story.

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 Preble, Inc.

Details of New Work

Is any plumbing 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: _____ 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

Preble, Inc.

INSPECTION COPY

Signature of owner By: _____

J. B. Adbury



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, October 28, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 20-22 Preble Street Within Fire Limits? yes Dist. No. 1
Owner's name and address Preble, Inc., 477 Congress Street Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Brown Construction Co., 562 Congress St. Telephone _____
Architect _____ Specifications _____ Plans yes No of sheets 1
Proposed use of building Stores and offices No. families _____
Last use _____ No. families _____
Material masonry No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 2000. Fee \$ 2.00

General Description of New Work

To partition off two rooms in basement under Preble Street Arcade for use as Day Nursery - 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. PERMIT TO BE ISSUED TO Preble, Inc.

Details of New Work

Is any plumbing 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:

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

Preble, Inc.

Signature of owner By: J. B. Albury

INSPECTION COPY

Permit No. 471
Location 20-72 Preble St.
Owner Preble, Inc.
Date of permit 10/1/47
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

NOTES!

Demolished

No.	DATE	DESCRIPTION	BY
1	10/1/47	Permit issued	
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Day Nursery

20-21/10

Sept 200 contd

Sept 212 contd

? 5/6 - quantity of
has fine
residue calling

? 5 treatment
system to
be used

OK
Wsh
in

OK
? 5
in

Day Nursery

20-22-1964

Test 240 cont'd

Test 212 cont'd

? 516 - function of
1 - his fine
resistance calling

? treatment
system to
be used

OK
5/5/64
K

OK
5/5/64
K

INQUIRY BLANK

ZONE NCB

FIRE DIST. No. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

~~Received~~
By Telephone

Date March 3, 1947

LOCATION 20 Preble Street OWNER Preble, Inc.

MADE BY Lester I. Beal of Miller & Beal, Inc. - TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING Theater, bowling alley and various mercantile

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

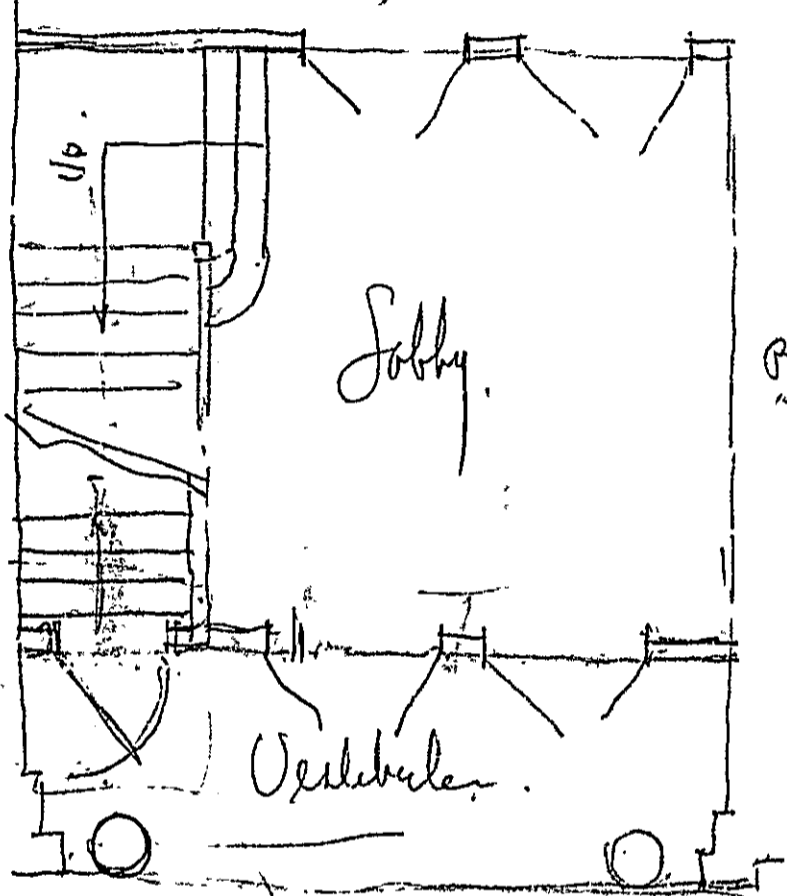
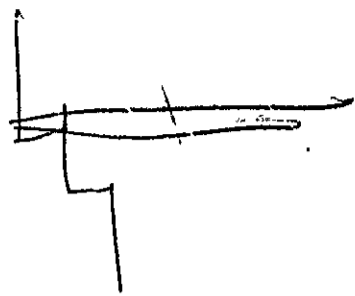
REMARKS: _____

INQUIRY: In general how does Building Code apply to re-arrangement of entrance to Civic Theater arcade from Preble Street including a new stairway to the cellar and a new stairway to second floor, as shown on sketch attached; and in particular could the top of the stairs to cellar be closer than three feet to the doorway at vestibule level?

ANSWER: There will be some question if it became necessary to make the outer doors of the entrance to Civic Theater of less net width. Mr. Beal said that he had talked the arrangement over with Chief Sanborn and Chief Sanborn had said he was satisfied with it. With regard to the terminal landing at the top of the cellar stairs, I told Mr. Beal that I thought the Building Code required the 3-foot landing at vestibule level inside the doorway, and he is to study the proposition of making both stairs to second floor and stairs to cellar somewhat narrower and try to gain enough distance to that the 3-foot deep landing can be provided.

DATE OF REPLY March 4, 1947 REPLY BY WmC

15-20
Sue's
with
20
20



Ref. of
5/3/47

Public St

INQUIRY BLANK

1 1/2"
2" gypsum

ZONE

FIRE DIST.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE 8/8/46

By Telephone

LOCATION 20-22 Peble Street OWNER Peble Corporation

MADE BY Raymond Mayo TEL. 3-4047

ADDRESS 465 Congress Street

PRESENT USE OF BUILDING Stores and offices

CLASS OF CONSTRUCTION First + second(?) NO. OF STORIES

REMARKS: This is area beneath Peble Street arcade
and the former Reliable Furniture Co store adjoining
about 45' x 100' in all.

INQUIRY: To provide required fire separation if basement
of this area of building is converted for Major
Assembly Hall purposes with the 1 1/2" thick terrazzo
floor (probably on wood framing) of arcade with
a similar covering over a floor of stone plus
a 2" gypsum block ceiling plastered and fastened
to wooden floor beneath, meet requirements of 2 hr fire
separation?

ANSWER:

1 - I doubted very much if it would, since the fire
protective material would depend upon the wood
floor beams for support, but would check into it
and let him know

Told him I don't think it is
advisable - also location of beams
and hall in cellar 8/11/46

OF REPLY

8/8/46

REPLY BY

A. J. Seave

20-22

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 22 Preble St. IN PORTLAND, MAINE

Preble Inc., being the owner of the
premises at 22 Preble St in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Arcade Bowling Alley
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 _____
Preble Inc., 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 22nd day of May, 1945

W. B. McLaughlin
Witness

Preble Inc.
Owner
Frank L. Palmer
Treas

RECEIVED



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Permit No. 687

To: the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, June 22, 1945 19

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 22 Preble St. Within Fire Limits? yes Dist. No. _____

Owner of building to which sign is to be attached Preble Inc. 477 Congress St.

Name and address of owner of sign Arcade Bowling Alleys 22 Preble St.

Contractor's name and address United Neon Display 74 Elm St. Telephone 20695

When does contractor's bond expire? an 1946

Information Concerning Building

No. stories 3 Material of wall to which sign is to be attached brick

Details of Sign and Connections

Electric? yes Vertical dimension after erection 2-6 x 4-6 Horizontal _____

Weight 95 lbs. Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame Angle iron No. advertising faces 2 material metal

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

No. through bolts no Size _____ Location, top or bottom _____

No. guys 1 material angle Size 1 1/2 x 3/16

Minimum clear height above sidewalk or street 10'

Maximum projection into street 4'-6"

Signature of contractor United Neon Display Fee \$ 1.00

[Handwritten signature] W.B. McLaughlin 63

ORIGINAL

CITY OF FIRE DEPT.

Wkd by G.P.H.

SENT TO FIRE DEPT. ASKED FROM FIRE DEPT. CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAITING

Permit No. 457 637

Location 22 Peblett St

Owner Arcade Bowling Alley

Date of permit 6/27/45

Sign Contractor

Final Inspn. J.P.M. - O.K.

NOTES

~~Stickler
J.P.M. Insp. O.K. O.K.~~



GENERAL BUSINESS
APPLICATION FOR PERMIT TO ERECT Permit No. 119
SIGN OVER PUBLIC SIDEWALK OR STREET

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, February 17, 1945
 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 22 Preble Street Within Fire Limits? Yes Dist. No. 1
 Owner of building to which sign is to be attached Preble, Inc.
 Name and address of owner of sign Reliable Furniture Co., 22 Preble St.
 Contractor's name and address Metro Neon, 95 Exchange St. Telephone 3-3052
 When does contractor's bond expire? January 1946

Information Concerning Building

No. stories 2 Material of wall to which sign is to be attached brick

Details of Sign and Connections

Electric? yes Vertical dimension after erection 19'10" Horizontal 6'
 Weight 1500 lbs, Will there be any hollow spaces? yes Any rigid frame? yes
 Material of frame metal angle iron No. advertising faces 2 material metal
 No rigid connections 6 Are they fastened directly to frame or sign? yes
 through bolts 2 Size 3/4" Location, top or bottom top
 No guys 4 material angle iron Size 2x2 1/2"
 Minimum clear height above sidewalk or street 15'
 Maximum projection into street 6'

*E. WILLIAMS A. L. FARM
 EQUIPMENT IS WAIVED*

Imp.
ORIGINAL

Fee from Metro Neon Fee \$ 1.00
 Signature of contractor BY: Fred E. Bates

Permit No. 45,119

Location 22 Preble St.

Owner Reliable Furniture Co

Date of permit 2/28/45

Sign Contractor

Final Inspn.

See 46/1543
for new location

NOTES

stick

5/1/45 Just transcribed
to be located to handle frame
in front of pick up

Ready for inspection PH
3/2/45 Transformed OK
PH

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT #22 Preble St. IN PORTLAND, MAINE

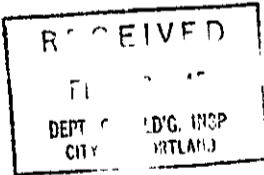
Preble Lane, being the owner of the
premises at #22 Preble Street in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Reliable Furniture Co
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

And in consideration of the issuance of said permit _____
Preble Lane, 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 20th day of February, 1945.

Charles H. Jones
Witness

Preble Lane Owner
By Frank L. Palmer
Treasurer.



22 Probie St.
Projecting sign

ATH
RMT
PH
AJS
BS

February 18, 1935

Ketro Dean
96 Exchange Street
Portland, Maine

Subject: Building permit for erection of projecting
sign for Reliable Furniture Company at 22 Probie
Street by Ketro Dean

Gentlemen:

Above permit is herewith, subject to the following:

1. On the plan at the two intermediate rigid connections, there appear what look like gullies between the horizontal members of the frame of the sign and the structural angle which is to be fastened to the front building wall. I presume there is an understanding between the designer and yourself as to the details of these as well as other connections, size and spacing of bolts necessary to develop the strength of all of the joints.
2. Apparently the square structural angle frame at the top of the sign is designed to bolt up under the horizontal 6×6 angle of the roof structure. It appears that you would have a better structural support, unless something unforeseen prevents, if the square frame at the top of the sign were to get a bearing on top of the horizontal 6×6 angle, thus the bolt connecting the two would not be in tension and not as such reliance would be placed upon the uplift guy.
3. At least three of the rigid connections there is the note "2-inch lag bolt - 5/8 inch diameter". I presume these are intended to be expansion bolts, since wooden plugs are not permitted in a rigid connection (Section 211-c-2 of the Code).
4. Please notify this office for inspection of the interior of the sign before it leaves the shop and make provision so that our inspector can see all parts of the interior of the frame.
5. I presume this sign is to be non-electric, but I see no indication of transformers within the sign and the same are to be supported. These supports of course will have to be the rigid members of the frame of the sign, and perhaps this detail can be taken care of at time of interior inspection, since I suppose the transformers will be in the sign before it is taken to the location where it is to be erected.

Very truly yours,

WCH/S

Inspector of Buildings

CC: Messrs. J. H. & J. C. Stevens
297 Middle Street

Reliable Furniture Co.
22 Probie Street

Probie Inc.
277 Congress Street

P.S. I am told that this is the first large projecting sign that you have erected in the City under your present organization. I presume you are aware of the responsibility of it and that you will take due precaution in getting right to occupy the sidewalk during the erection and to protect the public and their property on the street.



APPLICATION FOR PERMIT

PERMIT ISSUED
Permit No. 1176

Class of Building or Type of Structure _____

NOV 20 1944

Portland, Maine, November 21, 1944
Supersedes application 11/9/44

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Street Within Fire Limits? yes Dist. No. 1
 Owner's or Lessee's name and address Proble Corp., 477 Congress Street Telephone _____
New Bedford Amusement Co., (Civic Theatre, 477 Congress 3-2111
 Contractor's name and address Lessee Telephone _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building Theatre, stores No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 10. Fee \$ 1.00

Description of Present Building to be Altered

Memorandum from Department of Building Inspection, Portland, Maine

20 Probble Street-Alteration of entrance doors to Civic Theatre from Probble St., at
20 Probble - Owner of building Proble Corp., by and for New Bedford Amusement Co.
(Civic Theatre) November 10, 1944

To Lessee and Owners:

While not shown on the plans, it is to be borne in mind that all of these doors are to be equipped with anti-panic hardware.

CC: Proble Corp.
477 Congress St.

(Signed) Warren McDonald
Inspector of Buildings

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____ Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 By Proble Corp.
New Bedford Amusement Co.
 Signature of owner F. Zeitz

INSPECTION COPY



APPLICATION FOR PERMIT

PERMIT ASSURED
Permit No. 113

Class of Building or Type of Structure _____

NOV 10 1924

Portland, Maine, November 9, 1924
Superseding application 11/7/24

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Street _____ Within Fire Limits? Yes Dist. No. 1
 Owner's or Lessee's name and address Preble Corp. 477 Congress Street Telephone _____
Bedford Amusement Co., (Civic Theatre) 477 Congress Telephone _____
 Contractor's name and address Lessee _____
 Architect _____ Plans filed _____ No. of sheets _____
 Proposed use of building Theatre, storage No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 00. Fee \$ 1.00

Description of Present Building to be Altered

Material 5 No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Last use _____ No. families _____

General Description of New Work

former sliding doors with new doors as shown on plans

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

Details of New Work

Is any plumbing work involved in this work? _____
 Is any electrical work involved in this work? _____ Height average grade to top of plate _____
 Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 By Preble Corp.
Bedford Amusement Co.

Signature of owner _____

F. Zeitz

INSPECTION COPY



(G) GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Permit No. _____

Class of Building or Type of Structure Second Class

Portland, Maine, September 9, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Completed Sept. 13, 1944

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

Location 20 Preble Street Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Preble Corp. 477 Congress Street Telephone _____

Contractor's name and address Lessee Telephone _____

Architect Lessee Plans filed yes No. of sheets 3

Proposed use of building Theatre, stores, etc. No. families _____

Other buildings on same lot _____

Estimated cost \$ 300 Fee \$ 1.00

Description of Present Building to be Altered

Material brick No. stories 4 Heat _____ Style of roof _____ Roofing _____

Last use Theatre, stores, etc. No. families _____

General Description of New Work

To replace former sliding doors with new doors as shown on plans

To partition off new storeroom 11x11' in rear of stage first floor, 2x3 studs 16"00, sheet rock on outside

Handwritten notes:
Proposed door
not only as
regards
storeroom
deletion
of
some of
the
work
done
in
11/11/44
K. Hall

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

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? _____

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

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

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

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

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

Framing lumber—Kind _____ Dressed or full size? _____

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

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

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

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

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

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

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

If a Garage

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

Total number commercial cars to be accommodated _____

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

By Preble Corp. New Bedford Amusement Co.

By Felix Gaucher

173P.
ORIGINAL

51710A

Permit No. 44) 1153

Location 50 Pielle St

Owner Pielle Corp. Pierre Thach

Date of permit 10/18/46

Notif. closing in

Inspn. closing in

Final Notif.

Final Inspn. 1/14/47

Cert. of Occupancy issued None

Seat removal
4/13/47

NOTES

11/11/46 Work started. etc
12/20/46 Work complete
Check on inside doors
for fasteners etc
1/14/47 Occupied
doors Pielle St. only
work covered by other
permits. Work
completed. V.R.



PERMIT ISSUED

Permit No. 0295

APPLICATION FOR PERMIT TO REPAIR BUILDING

second Class Building

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, Mar. 21, 1935

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 22 Preble St. Ward 4 Within fire limits? YES Dist. No. 1

Owner's name and address Preble Corporation 477 Congress St. Telephone _____

Contractor's name and address A. J. Bird Co. Telephone 2-2722

Use of building Merchandise

No. stories 3 Height _____ ft. Gross area _____ sq. ft. Style of roof Flat

Type of present roof covering Tar and Gravel

General Description of New Work

Repair after fire-no alterations-Under arcade a 2 x 14 joist of Long Leaf Yellow Pine will be placed on each side of each burned joist with double row of solid bridging between all joists under arcade, including those not touched by fire; also ends of new joists where they bear on masonry wall will be closed in tight with masonry. Cracked concrete arch under one side of arcade will be removed and wall supported by steel beams or equal.

PRELIMINARY PERMIT TO REPAIR ARCADE FLOOR ONLY GIVEN FEB. 21, 1935.

If Roof Covering is to be Repaired or Renewed

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

When last repaired? _____ Area then repaired _____ sq. ft.

Are repairs or renewal due to damage by fire? yes if so, what area damaged? _____ sq. ft.

Area of roof to be repaired now? none _____ sq. ft.

Type of roofing to be used _____ sq. ft.

Trade name and grade of roof covering to be used _____ No. plies _____

Estimated cost \$ 1200

Fee \$ 3.75

INSPECTION COPY

Signature of owner Preble Corp.

by A. J. Bird

3 2 10

Ward _____ Permit No. _____

Location _____

Owner _____

Date of permit _____

Notif. closing-in _____

Final closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

NOTES

The work shown on this permit is in accordance with the plans and specifications on file in the office of the Building Department. The work shall be completed within the time specified on the permit. The contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on this permit. The contractor shall be responsible for obtaining all necessary permits and licenses for the work shown on this permit.

Approved: _____
 Building Department

Date: _____

BUILDING DEPARTMENT



Permit No. _____

APPLICATION FOR PERMIT TO REPAIR BUILDING

second Class Building

Portland, Maine, February 21, 1925

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location _____ Ward _____ Within fire limits? Yes No Dist. No. _____

Owner's name and address Prable Corporation 477 Congress St. Telephone _____

Contractor's name and address A. J. Bird Co. 66A Portland St. Telephone 2-2728

Use of building Mercantile

No. stories 5 Height _____ ft. Gross area _____ sq. ft. Style of roof Flat

Type of present roof covering Tar and gravel

General Description of New Work

Repair after fire no alterations

Preliminary permit to cover replacing burned timbers under the floor of entrance to Keith's Theatre only, this repair consists of providing a 2x14 joist of Long Leaf Southern Pine on each side of each burned timber.

If Roof Covering is to be Repaired or Renewed

When last repaired _____ Area then repaired _____

Are repairs or renewal due to damage by fire? Yes No If so, what area damaged? _____ sq. ft.

Area of roof to be repaired now? none _____ sq. ft.

Type of roofing to be used _____ No. plies _____

Trade name and grade of roof covering to be used _____

Estimated cost \$ 400. _____

Fees \$ 72 _____

CERTIFICATE OF OCCUPANCY REQUIREMENTS WAIVED

INSPECTION COPY

Signature of owner Prable Corp.

A. J. Bird

35268

Ward 4 Permit No. 35/295
 Location 22 Peble St.
 Owner Peble Corp
 Date of permit 3/21/35
 Notif. closing-in 4/2/35
 Insp. closing-in 4/2/35 - O.K.
 Final Notif.
 Final Inspn. 4/22/35
 Cert. of Occupancy issued None

NOTES

3/21/35 - There was appar-
 ently no question in
 regard to position of upright
 beneath store. However,
 I believe that question
 of cracked concrete
 arch has never been
 settled. Also it should
 be understood that ends
 of timbers beneath
 bridge entrance must
 be checked in and also
 I believe two more
 block bridges must
 be put in, as some of
 timbers are on grade
 a cent. Also, look
 about cracked con-
 crete of lintel over
 one of openings.

lower sections of old
 pool worn. A.G.S.
 3/28/35 - Nearly all of
 new timbers in place -
 A.G.S.



GENERAL BUSINESS ZONE
 APPLICATION FOR PERMIT **PERMIT ISSUED**

Class of Building or Type of Structure Second Class **NOV 28 1933**
 Portland, Maine, November 28, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 22 Proble Street Ward 4 Within Fire Limits? yes Dist. No. 1
 Owner's or lessee's name and address Proble Corporation, 477 Congress St. Telephone _____
 Contractor's name and address A. J. Bird Co., 52A Portland St. Telephone 2-2725
 Architect's name and address _____
 Proposed use of building Amusement Establishment No. families _____
 Other buildings on same _____
 Plans filed as part of this application? no No. of sheets _____
 Estimated cost \$ 60. Fee \$.50

Description of Present Building to be Altered

Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Last use Amusement Establishment No. families _____

General Description of New Work

To relocate existing stairway to balcony so that it will be on the southerly side of the room instead of the northerly side, properly closing in the existing opening in the balcony.
 To build a non-bearing partition on the southerly side about 7' high to provide stock room

NOTIFICATION BY FORE LATHING OR CLOSING IN IS WAIVED.
 CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED.

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

Details of New Work

Height average grade to top of plate _____
 Size front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
 To be erected on solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of Roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____
 Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Material columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

INSPECTION COPY

Signature of owner Proble Corporation
A. J. Bird

Ward 4 Permit No. 33/1810

Location 22 Puelle St.

Owner Puelle Corp

Date of permit 11/28/33

if closing-in

on closing-in

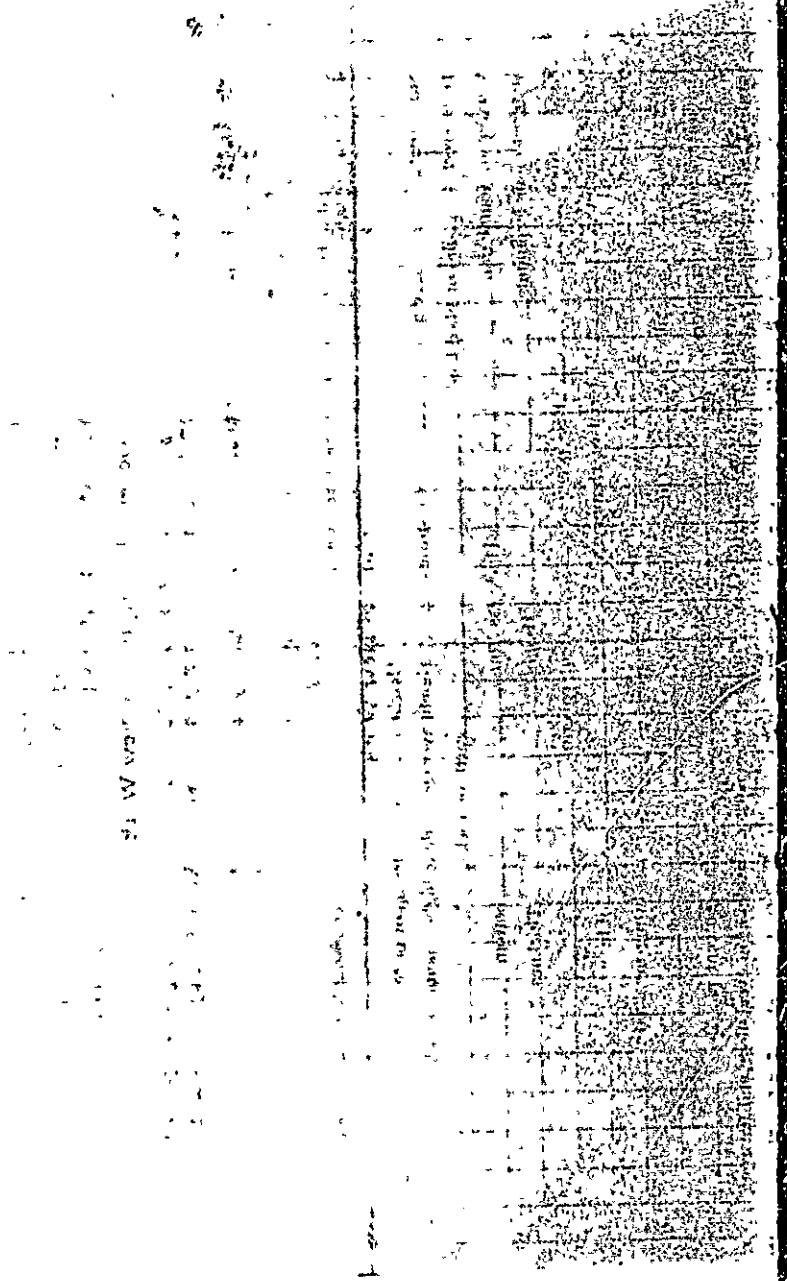
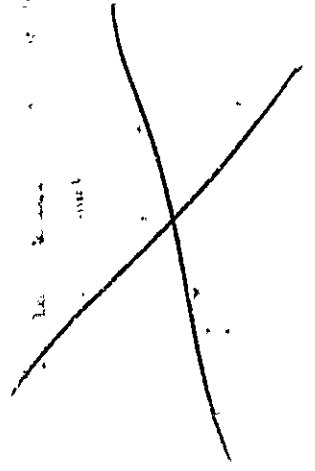
al Notif.

al Inspn. 12/5/33

Cert. of Occupancy issued None

NOTES

12/5/33 - work nearly completed - O.J.S.



CITY OF PORTLAND
DEPARTMENT OF BUILDING INSPECTION

35/45-1

April 6, 1935

Oliver T. Sanborn, Chief of Fire Department
Portland, Maine

Dear Sir:

Recently I gave a building permit for minor alterations in the first story store at 22 Proble Street. It was my understanding when the permit was issued that the store was to be used for an ordinary retail store. It turns out, however, that the store is being used as a sort of amusement parlor where various games and machines are available to be played by the public. There is a balcony all around this store, and I find that there is only one pair of stairs leading from this balcony. This condition is called to your attention so that you may see whether or not you believe the means of egress from this balcony to be adequate.

Very truly yours,

Inspector of Buildings

KZ/RS



Original Permit No. PERMIT 74 ISSU

Amendment No. 1

AMENDMENT TO APPLICATION FOR PERMIT

FEB 24 1935

Portland, Maine, February 24, 1935

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 22/45 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 22 Preble Street Ward 4 With the Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address Reliable Furniture Co., 22 Preble St.

Contractor's name and address A. J. Bird Co., 521 Portland St. P 4250

Plans filed as part of this Amendment no No of sheets _____

Description of Proposed Work

To change entrance to a 9' recess - no structural change - door to swing outward.

Signature of Lessee Reliable Furniture Co.
A. J. Bird

Approved: _____
Chief of Fire Department.

Approved: 2/24/35

INSPECTION COPY _____
Commissioner of Public Works.

W. A. McDonald
Inspector of Buildings.
Fee 25¢
7311A



GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

PERMIT ISSUED
0045
JAN 12 1933

Class of Building or Type of Structure Second Class

Portland, Maine, January 12, 1933

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 22 Prable Street Ward 4 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address Reliable Furniture Co. 22 Prable St. Telephone _____
Contractor's name and address A. J. Bird Co. 52A Portland St. Telephone P. 4250
Architect's name and address _____
Proposed use of building Stores and offices No. families _____
Other buildings on same lot _____
Plans filed as part of this application? no No. of sheets _____
Estimated cost \$ 20. Fee \$.25

Description of Present Building to be Altered

Material brick No. stories 4 Heat _____ Style of roof _____ Roofing _____
Last use stores and offices No. families _____

General Description of New Work

To remove existing bearing partition under balcony (10x20) on side of store, first floor, putting in 4x4 posts to support same temporarily pending remodeling of store by future tenant

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

Details of New Work

Height average grade to top of plate _____
Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-10" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

Signature of owner Reliable Furniture Co.
A. J. Bird Co.

COPY

By A. J. Bird

1176

Ward 4 Permit No. 33/45
 Location 22 Peble St.
 Owner Reliable Furniture Co
 Date of permit 1/12/33.
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn. ✓
 Cert. of Occupancy issued

NOTES

A.G.S. We shall
 need to check this
 job before they get
 it closed in, as the
 no insufficient
 information on the
 application - mnd
 1/17/33 - No work at all
 as yet - C. J. S.
 1/20/33 - Same - C. J. S.
 1/25/33 - Same - A. G. S.
 1/31/33 - Same - A. G. S.
 2/6/33 - Same - A. G. S.
 2/14/33 - Same - A. G. S.
 2/18/33 - Same - A. G. S.
 2/27/33 - Work started -
 A. G. S.
 3/1/33 - Partition taken
 from beneath
 door + several 2 1/2"

iron pipe columns
 put in. (For framing
 of balcony left side
 of store see Permit
 # 30/1465. - Subject span
 between posts 13. Bal-
 cony to be used for pub-
 lic. A. G. S.
 4/5/33 - Letter to Fire
 Chief about egress - mnd

Sometime later Chief
 Sanborn phoned that
 on account of small
 number of people
 accommodated on
 balcony he thought
 exits all right. - mnd

6/12/34 - This may
 as well be charged
 off - mnd

Reliable Furniture Co. - 20-22 Preble St.

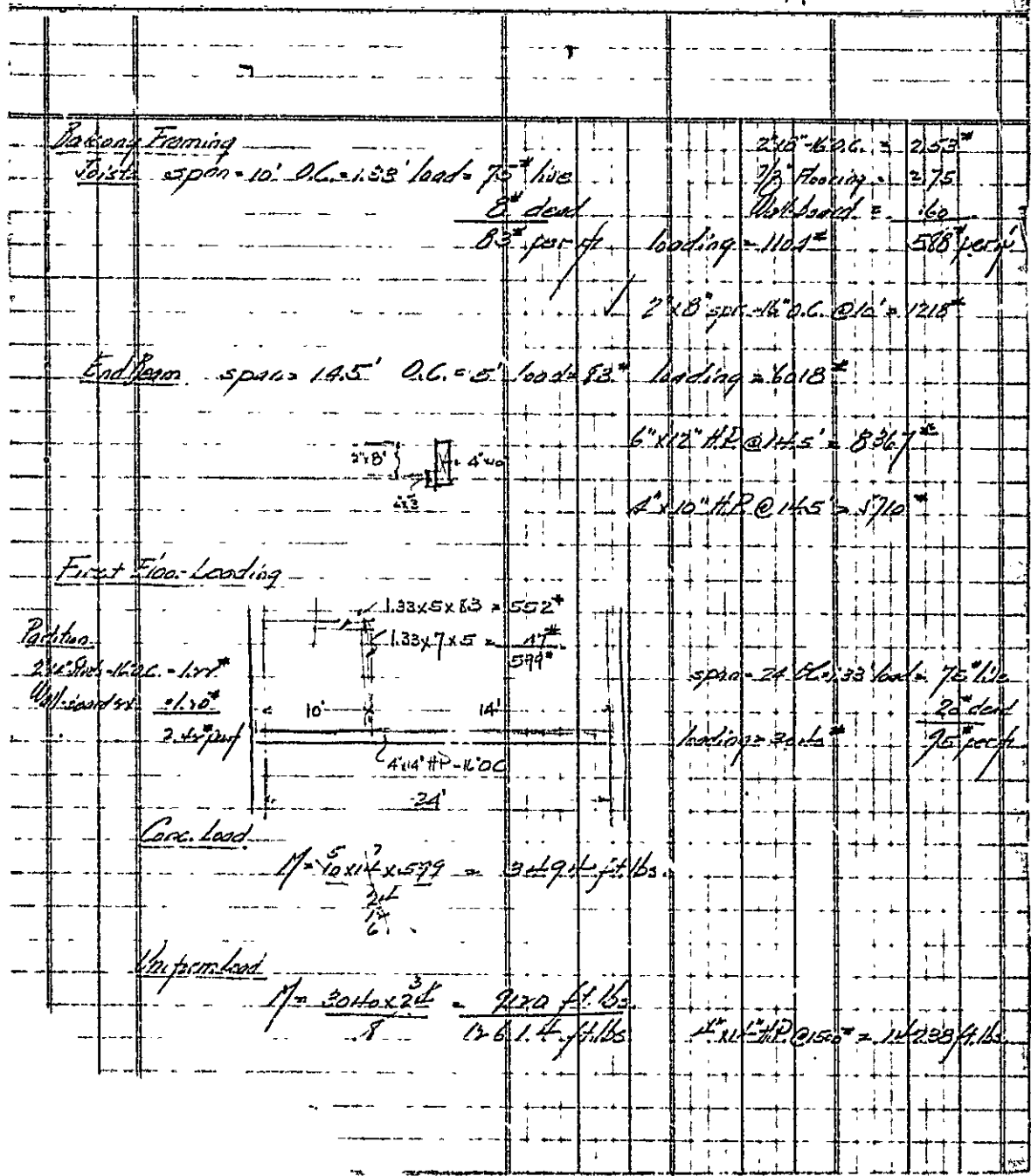
2x8 joist - 12" o.c good for on 14'-9" span
 $2 \times 5 \times 30 = 1060$

X $\frac{1060}{14.75} = 71.5 \text{ psf}$

Should be designed for no less than
85 psf

What supports carrying partitions,
means of access + exit from
balcony?

Reliable Furniture Co.
7/15/30





APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

RECEIVED
JUL 17 1930

Portland, Maine, July 12, 1930

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 20-22 Prable Street Ward 4 Within Fire Limits? Yes Dist. No. 2
Owner's or Lessee's name and address A. Levy, 20 Prable St. Telephone _____
Contractor's name and address F. A. Rumery Co., 533 Forest Ave. Telephone 7 4345
Architect's name and address _____
Proposed use of building Furniture store No. families _____
Other buildings on same lot _____

Description of Present Building to be Altered

Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use furniture store No. families _____

General Description of New Work

To build balcony on one side of first floor 53' x 11', as per plan submitted

Details of New Work

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____
To be erected on solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Distance, heater to chimney _____
If oil burner, name and model _____
Capacity and location of oil tanks _____
Is gas fitting involved? _____ Size of service _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Material columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no
Plans filed as part of this application? yes No. sheets 1
Estimated cost \$ 400. Fee \$.75
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 owner F. A. Rumery Co.
By A. Levy
d J O'Neil
2432

Work 4 Permit No. 30/1465

Location 20-22 Pickle St.

Owner A. Long

Date of permit 7/17/30

Notif. closing-in _____

Ins. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

NOTES

8/9/30 - Work com-
pletely finished. No
notification for
inspection before
closing in given.



Det. of ...

A large grid or table with multiple columns and rows, containing faint, illegible text and markings. It appears to be a detailed record or schedule.



APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Permit No. _____

Portland, Maine, Oct. 1, 1929 19

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 22 Preble Street Ward 4 Within Fire Limits? yes Dist. No. 1
 Owner of building to which sign is to be attached Preble Corporation 477 Congress St.
 Name and address of owner of sign Reliable Furniture Company 22 Preble Street
 Contractor's name and address O. I. Brink, Inc. 24 Gold St., So. Boston, Mass. Telephone F 4800
 When does contractor's bond expire? June 1930

Information Concerning Building

~~_____ stories~~ material or wall to which sign is to be attached stone and brick

Details of Sign and Connections

Electric? yes Vertical dimension after erection 3'9" Horizontal 26'
 Weight 1000 lbs., Will there be any hollow spaces? yes Any rigid frame? yes
 Material of frame angle iron No. advertising faces 5 material galvanized metal
 No. rigid connections 4 Are they fastened directly to frame of sign? yes
 No. through bolts 4 Size 5/8ths Location, top or bottom both
 No. guys 2 material 5/8ths seven strand steel cable Size 5/8ths
 Minimum clear height above sidewalk or street 16'
 Maximum projection into street 6'

Fee \$ 1.00

Signature of contractor O. I. Brink, Inc.
by Cumberland County Power & Light Co.

O. I. Brink, Inc.

INSPECTION COPY

Ward _____ Permit No. _____
Location 22 Beeble St.
Owner Reliable Furniture
Date of permit _____
Sign Contractor _____
Final Inspn. _____

NOTES

Reliable Furniture
4/11/30