Permit No. 51/2547

Location 427 Congress St.

Owner Civic Theater

Date of permit 12/14/51

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

1-22-52 Instalarte 3 ea. [illegible]

2-21-52 Service outlet

11-25-52 Change outlet

11/25/52 expired [illegible] Sept. [illegible]

INSPECTION

AP 477 Congress Street

December 13, 1951

Civic Theater
Attn: Mr. Fisher Zeitz
477 Congress Street
Portland, Maine

Copy to, Preble, Inc.,
477 Congress Street

Gentlemen:

Approval of the arrangement shown on the revised plan for alterations in connection with the candy counter in the lobby of the Civic Theater at 477 Congress Street having been obtained from the Chief of the Fire Department, the permit for the work shown on this plan and indicated in the application for permit is issued herewith. It is understood that no combustible material is to be used in the construction of any of the new partitions and ceiling and that no part of the new enclosed space is to be under the existing stairway. The permit is issued on this basis.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJH/B

AP
File: 477 Congress Street-I

December 8, 1951

Oliver T. Sanborn, Chief of the Fire Department

Warren McDonald, Insptr. of Bldgs.

Constructing new partitions in lobby of Civic Theater at 477 Congress Street

Revised plan for alterations in connection with the candy counter in the lobby at the Civic Theater is sent herewith. As you will recall, you were unable to approve their original plan which called for the enclosure of space under the stairs to balcony for storage in connection with the candy counter. Their new plan calls for the partitions to follow the outer edge of the stairway, with the space directly underneath of it open from the far side of the stairs. Partitions are to be constructed with metal studs instead of the wood studs originally planned and are to be covered with metal lath and plaster. Are you able to approve the proposed work under these conditions?

Inspector of Buildings

AJS/G

AP 477 Congress Street-I

November 9, 1951

Copy to: Preble, Inc.
477 Congress Street

Civic Theater
Attn: Mr. Fisher Zeitz
477 Congress Street
Portland, Maine

Gentlemen:

We are unable to issue a permit for construction of new partitions in connection with the candy counter in the lobby of the Civic Theater at 477 Congress Street for the following reasons:

1. The Chief of the Fire Department is unwilling to approve the enclosure for stock room purposes beneath the stairway leading to the balcony.

2. The use of any combustible material in covering or framing of either partitions or ceilings is not allowable under the Building Code.

It may be that you can accomplish your purpose of making the appearance of the candy counter more attractive by an arrangement of partitions which will not fully enclose the space under the stairs and which will be of such construction as to satisfy Building Code requirements. In such a case the plan filed with the application for permit should be revised to show the proposed arrangement; otherwise we will authorize return to you by voucher of the amount of the permit fee paid if you will return the receipt for same to this office within ten days of the receipt of this letter.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/G

File: AP 477 Congress Street

November 6, 1951

Oliver T. Sanborn, Chief of the Fire Department

Warren McDonald, Insptr. of Bldgs.

Application for permit for alterations in Civic Theatre lobby.

Attached is application for a permit with plan intended to cover alterations in the lobby of Civic Theatre beneath the stairs to the first balcony. Examination on the ground seems to show that the space between these stairs is now wide open although there is some material and equipment in that space.

The plans are not very clear but it evidently seems to be the intention to partition off a stock room beneath the stairs from the balance of the lobby and from the ice cream and candy stand.

The new partition construction is proposed using wooden studs covered with asbestosboard. This wooden stud construction is not allowed under the Building Code. More important is the question whether or not this stock room should be allowed beneath the stairs. The stairs, I believe, are of wooden construction and though they propose to cover the part of the stairs exposed to the stock room with metal lath and plaster, there is no sprinkler system.

The Building Code does not allow a closet beneath stairs except in First Class Construction or when sprinklered.

What do you say?

Inspector of Buildings.

WMcD/G

Attachment: Application, plan and permit for alterations

INQUIRY BLANK

Entry 8.

ZONE _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

FIRE DIST. _____

Verbal
By Telephone

Date October 31, 1950

LOCATION 472 Congress Street, Corner of (12-18 Preble Street) OWNER Preble, Inc.

MADE BY William Tuttle for the owners

ADDRESS _____ TEL. _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: How would Building Code apply to moving station WPOR from their present quarters to the second floor over the Bicknell retail store, involving a studio 20' x 24', clearly classified as Minor Assembly Hall--later on probably present quarters of WPOR to be changed to a restaurant perhaps connected with the recently established assembly halls on second floor?

ANSWER: Not possible to go over all of the requirements. The present strength of floor of proposed studio (50 pounds per square foot live load) will be acceptable although the weights are not fixed on the basis that a condition will be put on the certificate of occupancy excluding active games, dancing etc. Exit lights would be required for emergency exit from studio and the vestibule locksets on both entrance and emergency exit with the likelihood that anti-panic hardware would be required at the foot of the stairway to Preble Street if that stairway would serve as a means of egress from the future restaurant.

DATE OF REPLY 10/31/50 REPLY BY WWcD

(G) GENERAL BUSINESS ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED
00605
MAY 2 1950
CITY OF PORTLAND

*Class of Building or Type of Structure* First Class

*Portland, Maine,* April 27, 1950

*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 477 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Preble, Inc., 477 Congress Street Telephone

Lessee's name and address Civic Theatre, 477 Congress Street Telephone

Contractor's name and address C. DiBiase Co., 551 Congress Street Telephone 3-1023

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Theatre, stores and offices No. families

Last use " " " No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 500. Fee $ 2.00

## General Description of New Work

To make alterations in basement of Civic Theatre as per plan.

CHECK FIRE WALL 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 contracto . PERMIT TO BE ISSUED TO* C. DiBiase Co.

## 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 Sill or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying walls) 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:*

CHIEF OF FIRE DEPT.

CHIEF OF POLICE

## 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 Theatre
C. DiBiase Co.

*Signature of owner* by: C. Mullen DiBiase Pres.

Permit No. 501605

Location 477 Congress St.

Owner Civic Theatre

Date of permit 5/2/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. none

Cert. of Occupancy issued

NOTES

Permit Issued

Not Required

(-) GENERAL BUSINESS ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED
06379
APR 4 1950
CITY of PORTLAND

*Class of Building or Type of Structure* Installation

C2

*Portland, Maine,* March 21, 1950

Plans filed 3/24/50

*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 477 Congress Street — Within Fire Limits? yes — Dist. No. 1

Owner's name and address Preble, Inc., 477 Congress Street — Telephone

Lessee's name and address Civic Theater, 477 Congress Street — Telephone

Contractor's name and address Charles B. Bloumin, Inc., 270 Columbia St., Cambridge, Mass. — Telephone

Architect — Specifications — Plans yes — No. of sheets 1

Proposed use of building Theater, stores and offices

Last use " " " — No. families

Material — No. stories — Heat — Style of roof — Roofing — No. families

Other buildings on same lot

Estimated cost $

Fee $ 1.00

## General Description of New Work

To install air-conditioning system in entire theater as per plans, ~~[illegible]~~ new ducts York 100 H. P. air-conditioning system. Evaporator condenser unit located outside ~~aboveground~~ Compressor and A unit located in room adjacent to boiler room. Duct outlets to be in ceiling.

Permit issued with memo

3/31/50
4/3/50

*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*** Civic Theater

## 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 lot, to be accommodated — number commercial cars to be accommodated

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

APPROVED:

[illegible]

CHIEF OF FIRE DEPT.

## Miscellaneous

Will work require disturbing of any tree on a public street? no

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

Preble, Inc.

Signature of owner [illegible]

[illegible] COPY

Permit No. 50/ 329

Location 4717 Cougar St.

Owner Pasco Cougar Theatre

Date of permit 4/4/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. None

Cert. of Occupancy issued

NOTES

8/6/51 - MO inspection made 2.8.8

PERMIT ISSUED
01483
SEP 14 1949
CITY of PORTLAND

# APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Permit No. _____

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 477 Congress 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 marquise 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 _____

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

Material of frame steel No. advertising faces 3, 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

Fee $ 1.00

C. I. Brink

*Signature of contractor* by: George H. Barton

Copy
ORIGINAL

Permit No. 83

Location 477 Congress St.

Owner Civic Theater

Date of permit 9/14/49

Sign Contractor

Final Insp. 9/29/49 J.C.

NOTES

9-23-49 Style inspected OK. J.C.

**Memorandum from Department of Building Inspection, Portland, Maine**

477 Congress Street—Erection of marquee for Civic Theatre at Congress Street entrance to arcade by C. J. Brink, Inc.—9/13/49

Permit for this marquee is issued subject to the following:

Erector to redesign anchorage and supports of the structural members at the bottom of the marquee running along the face of the building if found necessary and depending on what type of bearing material is found when soundings are made.

In view of the fact that erector is to use the same eye-bolts and two of the same chains as were used in the present marquee and in view of the fact that the combined live and dead load on marquee and signs will be substantially more than delivered by the present marquee and signs, erector is to bear the responsibility for knowing that these existing eye-bolts are in such situation and so fastened and supported as to safely deliver the total load to the frame of the building.

It was found impracticable to use the additional channel against the 8-inch channel at the face of the marquee as Mr. Lacey of the Brink Company talked over with Mr. Berry of this office on Saturday, so Mr. Lacey has decided to use two new chains running from the center of the 8-inch channel at the base of the marquee back to the same two existing eye-bolts to which the original two chains are to be fastened. This also on the basis that sufficient information is known about the eye-bolts and their fastenings that the lateral pull of the new proposed chains will be safely withstood as well as the downward load delivered by those new chains.

WMcD/H

CC: Civic Theatre
23 Preble Street

Preble, Inc.
477 Congress Street

*(Signed)* Warren McDonald
Inspector of Buildings

Dear Mr. Tacy: 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 thepermits before your men come down here to start work.

WMcD

AP 477 Congress Street-I
AP 20 Preble Street-I

September 8, 1949

C. I. Brink, Inc.
Attn: Mr. J. E. Tacy
147 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 raises 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 marquee. While thePreble Street marquee appears to check out all right, in the case of the Congress Street marquee our figures in regard to Beams C and E 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 8" 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 frame of the marquee. 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 setup by the Code or in the case of shop welding of prefabricated structures 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 frame 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 Alleys, 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 477 Congress Street from the entrance of the building owned by Preble, Inc., be and hereby is approved, subject to compliance with all terms of the Building Code applying thereto--as per Section 103-c.

CC: Lyman S. Moore
City Manager

Barnett I. Shur
Corporation Counsel

(G) GENERAL BUSINESS ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED
01409
SEP 3 1949
CITY of PORTLAND

*Class of Building or Type of Structure* 1st Class

*Portland, Maine,* September 1, 1949

*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 477 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Preble, Inc., 477 Congress Street Telephone

Lessee's name and address Herschell Amusement Co., Inc., 477 Congress St. Telephone

Contractor's name and address Karas & Karas Glass Co., Inc., 455 Dorchester Ave. So. Boston, Mass. Telephone

Architect " Specifications Plans yes No. of sheets 2

Proposed use of building Theatres and stores No. families

Last use " No. families

Material masonry No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 5000. Fee $ 5.00

## General Description of New Work

To remove completely the storm door enclosure arrangement at the Preble Street entrance to Civic Theatre.

To replace the main doors at this entrance with all glass doors as shown on plan attached, each door to be equipped with anti-panic hardware having operating bar clear across each door on the inside of the door, and each door to have no fastenings of any description other than the anti-panic device.

The entire partition at the present entrance doors from Preble Street is to be replaced in the same location as at present, using the design above the doors indicated on plan.

A new hung ceiling is to be provided between this partition and the face of the entrance at Preble Street, all hangings, strapping and materials of this ceiling to be of non-burnable material.

Permit Issued with Letter

*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* Herschell Amusement Co., Inc.

## Details of New Work

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Herschell Amusement Co.,

*Signature of owner* By: Hazel Greenwood, Treas.

INSPECTION COPY

NOTES

11/22/99 - Work initiated TM
11/23/99 Hung ceiling has been provided - no notice! TM
12/27/99 - No access panel provided
Work completed TM

Permit No. 49 1146 9
Location 49 2 Compound
Owner Kiddie Amusement
Date of permit 9/ /49
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn. 12/27/49
Cert. of Occupancy issued

AP 477 Congress Street

September 3, 1949

Herschell Amusement Co., Inc.
477 Congress Street

Karas & Karas Glass Co., Inc.
455 Dorchester Ave.
South Boston, Mass.

Subject: Building permit for changing entrance doorway from Preble Street to Civic Theatre Arcade, 477 Congress Street (entrance at 20 Preble St.)

Gentlemen:

Permit for the above work is issued to the Amusement Company, subject to the following:

The plan of anti-panic hardware by Russell & Erwin Mfg. Co., furnished by Karas & Karas indicates double doors, while all of the doors on this theatre job are indicated as single doors swinging out. It is the understanding, then, that each of the doors will have the anti-panic bolt with operating bar substantially the full width of the door and no other fastenings whatever on each door. The hardware company's plan shows a handhold on the outside of the "inactive" door. All of these doors will be "active" and it is assumed that some type of handhold will be provided on the outside of each door.

On the hardware company's plan one of the double doors shows a cylinder lock on the outside. It is assumed that this cylinder lock is so devised as to lock and unlock the bolt rather than operating any type of dead bolt not controlled by the anti-panic bar.

We have no detail of the ceiling to be hung between the battery of new entrance doors and the front of the building, but we are assured that this will be of entirely incombustible material without wooden strapping, hangers, blocking or any other burnable material. When the skeleton of this ceiling is all in place, notice to this office of readiness of inspection is required, and none of it should be closed from view until our inspection has found everything in order and our certificate of closure (green tag) left at the job.

Some kind of access panel about two feet by three feet should be provided for access to this otherwise "blind space" above the new hung ceiling.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/H
CC: Preble, Inc.
477 Congress St.

South Boston 8-1800-1-2-3

# KARAS & KARAS GLASS COMPANY, INC.

455 DORCHESTER AVENUE
SOUTH BOSTON 27,
MASSACHUSETTS

RECEIVED
AUG 27 1949
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

August 26, 1949

Mr. McDonald, Building Inspector
Room 21, City Building
Portland 3, Maine

Dear Sir:

We enclose herewith Russell & Erwin drawing #17528-A which shows a new type of anti-panic hardware developed expressly for Herculite Doors. You will note that this type of hardware has a bar extending the full width of inside surface of the door, and in our opinion, would meet the requirement of your building code.

As to the question of the amount of egress, Mr. Zeitz informs us that our layout indicates more exit space than there is at present.

Please be kind enough to inform Mr. Zeitz if the new type of anti-panic hardware and the layout as shown on our drawing T-100 is acceptable.

Very truly yours,

KARAS & KARAS GLASS CO.,INC.

David Karas

David Karas

DK;lm
encl.

RECEIVED
AUG 27 1949
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

QUOTATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND IN NO CASE BINDING UNTIL ORDERS ARE ACCEPTED BY US.
ALL ORDERS ARE SUBJECT TO CONTINGENCIES OF TRANSPORTATION, STRIKES OR OTHER CAUSES BEYOND OUR CONTROL.

# APPLICATION FOR PERMIT

PERMIT ISSUED
014069
SEP 13 1949
CITY of PORTLAND

*Class of Building or Type of Structure* Marquee

*Portland, Maine,* August 16, 1949

*To the* INSPECTOR OF BUILDINGS, PORTLAND, MAINE

*The undersigned hereby applies for a permit to erect* [illegible] *the following* [illegible] *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 477 Congress Street Within Fire Limits? yes Dist. No. 1

[illegible]ner's name and address Preble, Inc., 477 Congress Street Telephone

[illegible]e's name and address Civic Theater, 20 Preble Street Telephone

[illegible]ctor's name and address C. I. Brink, 147 W. Fourth St., So. Boston, Mass. Telephone

[illegible]t Specifications Plans No. of sheets

[illegible] use of building No. families

No. families

No. stories Heat Style of roof Roofing

[illegible]n same lot

[illegible] 5,000 Fee $ 5.00

## General Description of New Work

[illegible]rquee as per plans.

Permit Issued with Memo

[illegible]is permit does not include installation of heating apparatus which is to be taken out separately by and in [illegible]ontractor. *PERMIT TO BE ISSUED TO* C. I. Brink

## Details of New Work

[illegible]y plumbing involved in this work? Is any electrical work involved in this work?

[illegible]t average grade to top of plate Height average grade to highest point of roof

front depth No. stories solid or filled land? earth or rock?

[illegible]rial of foundation Thickness, top bottom cellar

[illegible]rial of underpinning Height Thickness

[illegible] of roof Rise per foot Roof covering

[illegible]f chimneys Material of chimneys of lining Kind of heat fuel

[illegible]ing lumber—Kind Dressed or full size?

[illegible]osts Sills Girt or ledger board? Size

[illegible] Size Columns under girders Size Max. on centers

[illegible]ut[illegible]ide walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

[illegible]d rafters: 1st floor, 2nd, 3rd, roof

[illegible]rs: 1st floor, 2nd, 3rd, roof

[illegible]n span: 1st floor, 2nd, 3rd, roof

[illegible]uilding with masonry walls, thickness of walls? height?

## If a Garage

[illegible]accommodated on same lot, to be accommodated number commercial cars to be accommodated

[illegible]ile repairing be done other than minor repairs to cars habitually stored in the proposed building?

## Miscellaneous

Will work require disturbing of any tree on a public street? no

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

Preble, Inc.
Civic Theater
C. I. Brink

*Signature of owner* by: [illegible]

INSPECTION COPY

General Description of New Work

NOTES

Owner

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

# APPLICATION FOR PERMIT

*Class of Building or Type of Structure* 2nd Class

*Portland, Maine,* March 1, 1949

MAR 2 1949
CITY of PORTLAND

*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 477 Congress 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 no No. of sheets

Proposed use of building Offices, stores and theatre No. families

Last use " No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 300. Fee $ 2.00

## General Description of New Work

To Repair after Fire to former condition. No alterations.

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*** Brown Construction Co.

## 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:*

3-1-49

## 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.
Brown Construction Co.

*Signature of owner* By: Joseph A. Gordon

INSPECTION COPY

Permit No. 49/234

Location [illegible] Conquerville

Owner [illegible] Nichol [illegible]

Date of permit 3/2/49

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 3/29/49 S.C.

Cert. of Occupancy issued [illegible]

NOTES

3-3-49 Gave permission to start in first floor Basement work only. [illegible]

AP 477 Congress Street-I

March 2, 1949

Brown Construction Company
562 Congress Street
Preble, Inc.
477 Congress Street

Subject: Building permit for repair after fire in Civic Theatre occupancy fronting on Preble Street but under the building number of 477 Congress Street

Gentlemen:

Building permit for the above work is issued subject to the following conditions:

Certain steam pipes, which will be concealed from view when the repairs are completed, are in direct contact with wood or other burnable material. These are to be adjusted or the combustible material removed to provide a suitable space between pipe and burnable material, and then the space firestopped with some such non-burnable material as mineral wool.

Care should be taken to give notice at this office of readiness of closing-in, before any closing-in is done, and our green tag secured before any closing-in is done.

It is a matter of record here that fires may occur after steam pipes have been for a long time in contact with woodwork, strange as this may seem. This possibility is borneout by the Fire Underwriters, who state that a steam pipe in contact with woodwork, gradually transforms the structure of the wood, tending to make charcoal of it, and charcoal has a very much lower ignition point than the natural wood.

A copy of this letter is enclosed to the contractor for his foreman, so that there may be no misunderstanding of this condition.

Very truly yours,

WMcD/G

Inspector of Buildings

CC: Brown Construction Company for foreman at the job

S. According to newspaper reports this minor fire started from a short circuit in a closet, but it is my impression that that location was actually at the top of the stairs leading to the basement. It is also my recollection that the entire basement under the theatre is sprinklered and that the part of the theatre lobby at the inner ticket office is also sprinklered. I suggested to the owners that they have the sprinkler system extended at the time so that there would be at least one sprinkler head to protect this space where [illegible] are broken out into the open, if this space is not already so protected.

(G) GENERAL BUSINESS ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED
01195
JUL 15 1948
CITY of PORTLAND

*Class of Building or Type of Structure* First Class

*Portland, Maine,* July 14, 1948

*To the* INSPECTOR OF BUILDINGS, PORTLAND, MAINE

*The undersigned hereby applies for a permit to* 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 477 Congress Street

Owner's name and address Preble, Inc., 477 Congresss Street Within Fire Limits? Yes Dist. No. 1

Lessee's name and address _____ Telephone _____

Contractor's name and address M. B. Bourne & Son, 56 Cross Street Telephone _____

Architect _____ Specifications _____ Plans _____ Telephone 2-3307

Proposed use of building Offices, stores, etc. No. of sheets _____

Last use _____ No. families _____

Material masonry No. stories 12 Heat _____ Style of roof _____ No. families _____

Other buildings on same lot _____ Roofing _____

Estimated cost $ _____ (INSPECTION NOT COMPLETE)

Fee $ 1.00

## General Description of New Work

Installation of exhaust fan for ventilation system 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*** M. B. Bourne & Son

## 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

INSPECTION COPY

*Signature of owner* Preble, Inc.
M. B. Bourne & Son
By: W. S. Taylor

Permit No. 48/ 1195

Location: 479 Congress St

Owner: Pielle Inc.

Date of permit 7/15/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

INSPECTION NOT COMPLETED

NOTES.

TIMSTS ACC NO

(G) GENERAL BUSINESS ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED
FEB 00178
CITY of PORTLAND

*Class of Building or Type of Structure* 1st Class

*Portland, Maine,* February 13, 1948

*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 477 Congress 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 Offices and stores No. families

Last use " No. families

Material masonry No. stories 12 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 1300. Fee $ 3.75

## General Description of New Work

To make alterations in partitions on 4th floor as per plan.
4" blay tile partitions plastered both sides

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: 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.

INSPECTION COPY

*Signature of owner* By: D. E. Bradbury

148/178

477 Congress St

Prebles Inc.

Date of permit 2/17/48

Notif. closing-in Rine Given

Inspn. closing-in

Final Notif.

Final Inspn. 3/29/49

Cert. of Occupancy issued

NOTES

3/29/49 Nos & stairs
wide and not cut. ok

AP 477 Congress Street-I

February 17, 1948

Preble, Inc.
477 Congress Street
Portland, Maine

Subject: Alterations in fourth story of Chapman Building at 477 Congress Street

Gentlemen:

Permit for the above work is issued herewith to the owner, subject to the following:

Not Directional ✓ 1. A directional exit sign is to be provided to indicate the new exit to the roof of the building from the new corridor to be provided. This sign should be so located that it will be clearly visible from the main corridor of the building.

Door 2'-6" wide ✓ 2. The existing window at the end of the new corridor is to be changed to a door at least 3' wide and 6' 4" high, as a window is not allowable for exit purposes where more than 10 persons are to be accommodated by it. See Section 212e3.1 of the Building Code.

✓ 3. Vestibule latch sets are required on this exit door and the new one from the stairway enclosure. See Section 212e2.5.

✓ 4. Since the building is located in Fire District #1, the two new exit doors are required to be standard fire doors. See Section 402a5.

5. Work on new metal fire escapes in connection with alterations is to be covered by a separate permit taken out by the contractor for this part of the work.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Brown Construction Company
562 Congress Street

(G) GENERAL BUSINESS ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED
FEB 26 1948
CITY of PORTLAND

*Class of Building or Type of Structure* 1st Class

*Portland, Maine,* February 12, 1948

*To the* INSPECTOR OF BUILDINGS, PORTLAND, MAINE new plan 2/26/48

*The undersigned hereby applies for a permit to erect alter repair move 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 477 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Frable, Inc., 477 Congress Street Telephone

Lessee's name and address Telephone

Contractor's name and address Meggulier & Jones, 33 Pearl Street Telephone 3-6471

Architect Specifications Plans yes No of sheets 1

Proposed use of building Offices, stores, etc. No. families

Last use " No. families

Material masonry No. stories 12 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost ~~$150.~~ 500. Fee $ 1.00

## General Description of New Work

To erect metal fire escape at fourth floor to fourth floor roof as per plan.

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 Meggulier & Jones

## 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:*

OK'd by G. J. S.

## 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

Proble, Inc.,
Meggulier & Jones

INSPECTION COPY

*Signature of owner* By: P. L. Farmer, Jr.

Permit No. 481 226

Location 477 Congress St

Owner Preble, Inc.

Date of permit 2/25/48

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 3/29/49 #26

Cert. of Occupancy issued

NOTES

3/29/49 Non-sprinkled
gives on through
Alr Ctg. Mark Grove
OG

BI FORM 52

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES AT 475-477 Congress St. IN PORTLAND, MAINE

Preble Inc., being the owner of the premises at 477 Congress St. in Portland, Maine hereby gives consent to the erection of a certain sign owned by WPOR Broadcasting Station 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 30th day of July, 1947

RECEIVED JUL 30 1947 DEPT. OF BLDG. INSP. CITY OF PORTLAND

W B McLaughlin
Witness

Preble Inc.
Owner
by Frank L. Palmer
Treas.

Rec'd 8/18/47

12th floor — occupied by [illegible]
4 other tenants
[illegible]

11th floor
occupied by Travelers Ins. Co. & tenants

10th floor
[illegible]

9th floor
[illegible]

8th floor
occupied by N. Y. Life Ins.
[illegible] & sign
2 other tenants

7th floor
occupied by Phoenix Mutual
7 other tenants

6th floor
occupied by [illegible]
7 other tenants

5th floor
occupied by Southern Mutual
8 other tenants

4th floor
[illegible]

Vg-B 8

[illegible] - General Motors - [illegible]
[illegible] - [illegible] - [illegible]
[illegible] ~ 2" letters to the [illegible]
[illegible] panel - red light [illegible]
[illegible] dome to get [illegible]
[illegible] [illegible] [illegible]
[illegible] - white [illegible]
[illegible] [illegible] [illegible]
signed by McPolin

12th Jan 1937 - [illegible] -
[illegible] [illegible] [illegible]
[illegible] [illegible] [illegible]
and not [illegible] [illegible]

4th Jan 1956 - Shell Oil - a [illegible]
[illegible] [illegible] [illegible]
[illegible] [illegible]

1942 - [illegible]

Return to Chief Examiner 10/8/50
Consider Published on 4, 5, 6, 7, 8, 11
Cancel 12th

[illegible]

AP 477 Congress Street-I

July 31, 1947

Preble, Inc.
477 Congress Street
Mr. J. H. Kennedy
103 Preble Street
Miller & Veal, Inc.
465 Congress Street

Subject: Alterations on westerly side of mezzanine floor of Arcade at 477 Congress Street

Gentlemen:

I happened to meet Mr. Walker at the job, and he said that the new work was to be done by the tenants, and he had the impression that some new and improved type of wall finish was to be used on at least some of the new partitions or partitions that are to be partially rebuilt, and the question came up as to whether or not some parts of the partitions would be desirable of wooden studs.

The application makes no mention of such combustible work, and in view of the fact that the building is of First Class Construction and required to be, this letter is intended to clear up the situation so that some of the work may not be found somewhat at variance with Building Code requirements when the time of closing-in inspection arrives.

There is an allowance under the requirements for First Class Construction that interior partitions within a single tenancy not exceeding 5,000 square feet in area may not be of non-burnable materials so long as such partitions do not border public corridors, public toilet or service rooms. This new single tenancy will not exceed 5,000 square feet, but since the large lobb, area between the top of the stairs toward Congress Street and the exit door on the other end will not be cut off in any way from the public Arcade, this area will have to be counted as public corridor, and all partitions bordering it should not contain combustible material other than the usual trim. This reduces allowance for use of any wooden frame intended to only a few of the partitions between offices.

Very truly yours,

Inspector of Buildings

WMcD/S

# APPLICATION FOR PERMIT

PERMIT
015
JUL 31

*Class of Building or Type of Structure* First

*Portland, Maine,* July 29, 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 specifications, if any, submitted herewith and the following specifications:*

Location 477 Congress 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 J. H. Kennedy, 105 Preble Street Telephone

Architect Specifications Plans No of sheets

Proposed use of building mercantile No. families

Last use " No. families

Material concrete No. stories 12 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 2000 Fee $ 4.50

INSPECTION NOT COMPLETED

## General Description of New Work

To chip floor areas as indicated on blueprint down about 3/4 of an inch and resurface with concrete to level remainder of floor (mezzanine floor level) removing present glass partition.
To construct Gypsum block partitions plastered both sides, as per plan.
These changes to provide office space for one tenancy.

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.*

## 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

*Signature of owner* by: Preble, Inc. J. E. Bradbury

INSPECTION COPY

Permit No. 47/ 1869

Location 477 Congress St

Owner Preble, Inc.

Date of permit 7/ 31 /47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

INSPECTION NOTES NOT COMPLETED.

8/12/47 Work progressing. OK

8/25/47 Work progressing. OK

9/17/47 Work nearer completion. OK

(G) GENERAL BUSINESS ZONE

PERMIT ISSUED

# APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

Permit No. 01906

AUG 6 1947

Portland, Maine, July 30 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 477 ~~Fore~~ Congress 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 WPOR Radio Station, 477 Congress Street

Contractor's name and address Metro Neon, Inc. 96 Exchange Street Telephone 3-3032

When does contractor's bond expire? January 1948

8-4-47. O.K. CR.

CERTIFICATE OF OCCUPANCY REQUIRED

Information Concerning Building

Memorandum from Department of Building Inspection, Portland, Maine

477 Congress St. -Erection of Projecting Sign for WPOR on Chapman Bldg. by Metro Neon
8/6/47

Plan as originally filed showed a projection from the building of much more than 6 feet and a height above sidewalk of more than 17 feet-Section 21lc7 of the Building Code providing "no part of a projecting sign having a projection of more than 6 feet shall have a maximum height, exclusive of guys, of more than 17 feet above the surface of the sidewalk below."

At the request of the sign company the projection has been reduced to 6 feet as shown on the plan filed with the application, and, of course, the sign is to be erected in the light of that change.

CC WPOR Radio Station
Chapman Arcade.

(*Signed*) Warren McDonald
Inspector of Buildings

(G) GENERAL BUSINESS ZONE

# APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED

Permit No. 01900

AUG 6 1947

No. stories

## Details of Sign and Connections

Electric? yes Vertical dimension after erection ~~4~~ 3' Horizontal 8' 8' 6'

Weight 150 lbs., Will there be any hollow spaces? yes

Material of frame angle iron No. advertising faces 2, material metal Any rigid frame? yes

No. rigid connections 4 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 angle iron, Size 1½x1½x3/16"

Minimum clear height above sidewalk or street 30'

Maximum projection into street 6' 8' 6' Permit Issued with Memo

ORIGINAL

Signature of contractor Per: Metro Neon John Linder Fee $ 1.00

Permit No 47/1904

Location 477 Congress St.

Owner VPOR

Date of permit 8/ 6 /47

Sign Contractor

Final Inspn. 9/25/47 [illegible]

NOTES

8/14/47 The Prelaunch plans sign projection from 8'0" to 6'0" did not change dimensions on file.

8/15/47 Contacted this with the Corridor Projection our street line will not exceed 6'-0" [illegible]

8/15/47 Mr. Prelaunch Metro Neon said they patched the work up assing original hole for old Keith Sign [illegible]

# APPLICATION FOR AMENDMENT TO PERMIT

*Amendment No.* 1

*Portland, Maine,* August 11, 1947

*To the* INSPECTOR OF BUILDINGS, PORTLAND, ME.

*The undersigned hereby applies for an amendment to Permit No.* 7/1806 *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 477 Congress 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 J. H. Kennedy, 105 Preble Street Telephone

Architect Plans filed yes No. of sheets 1

Proposed use of building stores and offices No. families

Increased cost of work 1000. Additional fee 1.75

## Description of Proposed Work

To erect new gypsum block and plaster partitions, 4th floor, for offices, as per plan

## 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) 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

Approved:

Preble, Inc.

*Signature of Owner* By: J. B. Bradbury

Permit Issued with Letter

Approved: 8/19/47

Inspector of Buildings

INSPECTION COPY

BP 47/1806-Amdt. #1-I

August 20, 1947

Preble, Inc.
Attn: Mr. Frank Palmer, Treas.
477 Congress Street
Portland 3, Maine

Subject: Amendment to building permit, the amendment to cover alterations to provide a new suite of offices at fourth floor level of the Chapman Building at 477 Congress Street

Gentlemen:

It was agreed at the conference between Mr. Palmer and myself at the job on August 19 that there would be provided over the entrance door to the new suite of offices in the short partition across the public corridor a clear sign reading something like this: "To reach the fire escape break glass in the door and turn knob on the inside"; also that an exit light would be provided on the corridor side of this new doorway and that this exit light and the existing exit light over the window in exterior wall leading to roof will be placed on the same circuit as the public hall lights in the building; also that the lockset on the new door will be of such type that the door may always be unlocked merely by turning the knob on the inside, no other fastenings of any kind to be permitted on the door; also that those in charge of the new tenancy will be warned to keep the passageway between the new entrance door to their quarters and the window leading to the roof always free and unobstructed.

We talked over the means of egress situation on the other floors of the building above the fourth where in some manner through the years the public hall originally designed to run free and unobstructed clear through from the elevator lobby to the fire escape window in the exterior wall down Preble Street, has been closed off, except on the ninth and tenth floors, by building a short partition across the public hall and placing in it an entrance door to a suite of offices occupying the entire width of the building on the north end. Thus on these floors closed off, occupants outside of the suite of offices on the north end would have to pass through that suite in order to reach the fire escape window.

While the only thing appearing to be done on the fourth, fifth, sixth, seventh, eighth, eleventh and twelfth floors, is to make the safest arrangement possible for reaching the fire escape in case of emergency in view of the fact that the owners are committed to leases for these suites of offices on the north end on those floors, it is brought to your attention that the present Building Code requires both the inside enclosed stairway and the outside fire escape as means of egress for the ninth and tenth floors and that no rearrangement is permitted on these floors in such a way that any of the occupants of the two floors would have to pass through the quarters of others in order to reach the fire escape window.

I trust that the owners will not commit themselves to any leases which, to carry out, would place these two floors in violation of the Building Code.

Very truly yours,

Inspector of Buil

McD/S

**Memorandum from Department of Building Inspection, Portland, Maine**

477 Congress Street—Alterations for Preble, Inc. on fourth floor of annex—contractor not known—

To Owner: 7/25/47

It is recommended that sufficient exit signs, directional or otherwise be provided so that all occupants of the rear rooms would be able unerringly to find their way to the rear fire escape in case of sudden emergency.

WMcD/b

CC: Miller & Beal, Inc.
465 Congress Street

*(Signed)* **Warren McDonald**
**Inspector of Buildings**

(G) GENERAL BUSINESS ZONI

# APPLICATION FOR PERMIT

PERMIT ISSUED
01806
JUL 25 1947

*Class of Building or Type of Structure* 1st Class

*Portland, Maine,* July 23, 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 477 Congress Street Within Fire Limits? Yes Dist. No 1

Owner's name and address Preble, Inc., 477 Congress St. Telephone

Lessee's name and address Telephone

Contractor's name and address not let 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 12-4 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 1000. INSPECTION NOT COMPLETE Fee $ 2.00

## General Description of New Work

To make alterations to 4th floor annex front and rear and per plans.

Permit Issued with Memo

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

## Details of New Work

Is any plumbing 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:*

INSPECTOR

## 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.

D. E. Bradbury

No. 47 1806

Loc'n 477 Concord St.

Owner Paul A. Inc.

Date of permit 7/25/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

INSPECTION NOT COMPLETE

NOTES

9/19/47 Work not shown. Mr. Bradford wants shrubs, all tomorrow and arrangement of lights displeases on this. Leave permit later. RCB

10/14/47 Work completed except one light of lights. Mr. Calder said this would be done as per attached letter. Bugas

PSM.

2/20/48 Same as previous inspn. RL.

**Memorandum from Department of Building Inspection, Portland, Maine**

477 Congress Street-Installation of automatic stoker for Preble, Inc. by Mathews Fuel Company, installers-5/27/47

To Installer & Owner:

Regulation of installation of automatic stokers by the Building Code is a new feature of the Code, having become effective only since last spring. The provisions of the Code relating to this subject are:

"Automatic stoker equipment shall be installed and controls provided, regardless of the type of heating appliances or system involved, in such manner that unsafe temperatures or pressures in appliance or system shall be prevented by automatically shutting down the fire or by equivalent means. All details of automatic stoker equipment, safety controls, and installation thereof not provided for herein shall be designed and details provided according to the latest authoritative methods of engineering practice."

The installer will have to be relied upon to carry out these provisions.

HMT/J

CC: Preble, Inc.
477 Congress Street

*(Signed)* Warren McDonald
Inspector of Buildings

FILL IN AND SIGN WITH INK

# APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

CHECK Dept. 01169 MAY 28 1947

*Portland, Maine,* May 24, 1947

*To the* INSPECTOR OF BUILDINGS, PORTLAND, MAINE

*The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:*

Location 477 Congress Street Use of Building Offices No. Stories 10 New Building / Existing "

Name and address of owner of appliance Preble, Inc., 477 Congress Street

Installer's name and address Mathews Fuel Co., 58 Marginal Way Telephone

## General Description of Work

To install Iron Fireman stoker

## IF HEATER, OR POWER BOILER

Location of appliance or source of heat Type of floor beneath appliance

If wood, how protected? Kind of fuel

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

From top of smoke pipe From front of appliance From sides or back of appliance

Size of chimney flue Other connections to same flue

If gas fired, how vented? Rated maximum demand per hour

## IF OIL BURNER

Name and type of burner Labelled by underwriter's laboratories?

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?

Type of floor beneath burner

Location of oil storage Number and capacity of tanks

If two 275-gallon tanks, will three-way valve be provided?

Will all tanks be more than five feet from any flame? How many tanks fire proofed?

Total capacity of any existing storage tanks for furnace burners

## IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance

If wood, how protected?

Minimum distance to wood or combustible material from top of appliance

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented?

If gas fired, how vented? Rated maximum demand per hour

## MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

*APPROVED:* OK 5-27-47. Fmt.

Permit Issued with Memo

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

Mathews Fuel Co.

*Signature of Installer* By: V R Mathews Pres.

INSPECTION COPY

Permit No. 471159

Location 477 Commercial

Owner Pacific, Inc

Date of permit 5/28/47

Approved 6-19-47 [illegible]

NOTES

Memorandum from Department of Building Inspection, Portland, Maine

477 Congress Street (Civic Theatre back-stage fire escape)-Construction of standard fire escape to serve dressing rooms of Civic Theatre by Meggquier & Jones Company-4/10/47

To Contractor, Owner & Lessee:

Permit for the fire escape is issued to the contractor, herewith, subject to the following:

1. Owner and theatre lessee should take note of the fact that since this fire escape is not to extend up to the level of the upper tier of dressing rooms, the dressing rooms in this upper tier will have to be unused until such time as suitable emergency means of egress is provided from them.

2. Owner of the property should also take note that space at the foot of the counterweighted ladder should always be kept free and open so that persons can use the ladder in case of emergency with safety--the ground area near this ladder being in use as a parking lot.

3. Provision of at least one through bolt no less than 3/4" in diameter at the top of the vertical member of each bracket has been omitted from the plan, but these are required.

CC: Freble Inc., 477 Congress Street

Civic Theatre, 477 Congress Street

Oliver T. Sanborn, Chief of the Fire Department

*(Signed)* Warren McDonald
Inspector of Buildings

(G) GENERAL BUSINESS ZONE

# APPLICATION FOR PERMIT

PERMIT ISSUED
00677
65

*Class of Building or Type of Structure* First Class

*Portland, Maine,* April 8, 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 477 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Kreble, Inc. 477 Congress St. Telephone

Lessee's name and address Civic Theatre, 477 Congress Street Telephone

Contractor's name and address Megquier & Jones, 33 Pearl St. Telephone 3-6471

Architect Specifications Plans yes No of sheets 1

Proposed use of building Offices, theatre, stores No. families

Last use " No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 660. Fee $ 2.00

## General Description of New Work

To erect metal fire escape on southwest side of building (Brown Street) as per plan.

Permit Issued with Memo

Sent to Fire Dept. 4/8/47
Rec'd from Fire Dept. 4/9/47

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

## Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

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

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

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

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

## If a Garage

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated

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

APPROVED: Oliver T. Jenkins
CHIEF OF FIRE DEPT.

## Miscellaneous

Will work require disturbing of any tree on a public street? no

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

INSPECTION COPY

*Signature of owner* Civic Theatre
Megquier & Jones
By: F. Leroy Grames

1677

Permit No. 77 Congress St

For Civic Theatre

Date of permit 4/12/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 6/1/47. [illegible]

Cert. of Occupancy issued [illegible]

NOTES

4/29/47 Drilling for through bolts, etc.

4/30/47 Finish [illegible]

# Memorandum from Department of Building Inspection, Portland, Maine

477 Congress Street--Application for permit for partitioning off offices in second story at lower end of Arcade balcony for Preble, Inc. by J. H. Kennedy, contractor--3/12/47

To Contractor & Owner:

Mr. Bradbury has stated that all of the new offices to be partitioned off will be in one tenancy so that free access will be available to any of the means of egress from all of the offices. He also says that the floor of certain offices will be raised only 3" instead of 5" and that if wood screeds are used, the void spaces between them will be filled solidly with poured Zonolite, or otherwise the floor will be raised by Zonolite poured on top of existing concrete floor to a depth of 3". The permit is issued on this basis.

AJS/S

CC: Mr. J. H. Kennedy
105 Preble Street

Miller & Beal, Inc.
465 Congress Street

*(Signed)* Warren McDonald
Inspector of Buildings

(G) GENERAL BUSINESS ZONE

# APPLICATION FOR PERMIT

00381

MAR 12 1947

*Class of Building or Type of Structure* 1st Class

*Portland, Maine,* March 10, 1947

*To the* INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 477 Congress Street Within Fire Limits? yes Dist. No. 1

Owner's name and address Preble, Inc., 477 Congress Street Telephone 2-8471

Lessee's name and address Telephone

Contractor's name and address J. H. Kennedy, 105 Preble Street Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Stores and offices No. families

Last use " No. families

Material brick No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 2000. INSPECTION NOT COMPLETE Fee $ 3.75

## General Description of New Work

To partition off offices balcony in Arcade, as per plan.

Permit Issued with Memo

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

## Details of New Work

Is any plumbing work involved in this work? Is any electrical work involved in this work? yes

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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 observed? yes

Preble, Inc.

*Signature of owner* By: J. E. B[illegible]

INSPECTION COPY

Permit No. 47/ 58

Location 477 Congress St

Owner Preble, Inc

Date of permit 3/12/47

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn.

Cert. of Occupancy issued COMPLETE

NOTES

## Memorandum from Department of Building Inspection, Portland, Maine

477 Congress Street - 10/14/46

Phoned Raymond Mayo about this proposition, and told him that it was not possible to give a very conclusive answer until we had more definite and more conclusive information as to just what was intended. Explained to him the difference between Major and Minor Assembly Hall under the Building Code and also the application of the term place of public assemblage under the Public Assemblage Ordinance and the Enabling Act for public assemblage.

Owner is not certain just what the cellar would be developed for. Told Mr. Mayo tentatively that it looked to me, no matter what the cellar was used for, if the public were to go down there, that a good means of egress directly to the open air from the cellar without returning to any part of the Arcade would be necessary. This on the basis that if all means of egress led up into the Arcade, a quick fire there would trap all of the people in the cellar.

He thought they could get a direct outside exit to Preble Street about four feet wide, but I explained that the location of it would make quite a lot of difference as to proximity to other means of egress or the main entrance.

Explained to him that to use the cellar for a Major Assembly Hall (perhaps a restaurant where dancing or floor shows would be put on or the like) would mean an absolute separation between the hall and the building above which would exclude any connecting stairways at all;;but that a Minor Assembly Hall (any restaurant where such activities as dancing, entertainments etc. were not carried on) would not require such an absolute separation.

We talked about the defective means of egress from the Chapman Building above as regards the additional hazard of any use in the cellar. He said that they were going over that with the owner and that consideration was being given to sprinklering the cellar and perhaps other parts of the building. I cautioned him that the best way to do was to go through the particular part of the Building Code applying to special requirements for a class of use to be considered and find out if there were any prohibitive requirements before going too far with the proposition.

*(Signed)* **Warren McDonald**
**Inspector of Buildings**

7-59

INQUIRY BLANK

ZONE G

FIRE DIST. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

~~Verbal~~
By Telephone

DATE 10/7/46

LOCATION 477 Congress Street OWNER Preble Inc.

MADE BY Raymond Mayo of Miller & Beal TEL. 3-4047

ADDRESS 465 Congress Street

PRESENT USE OF BUILDING Stores and Offices

CLASS OF CONSTRUCTION First NO. OF STORIES 12

REMARKS:

INQUIRY: 1- Would it be permissible to provide new stairway 6' wide in center of 20' width of Chapman Arcade, about halfway up the length of ramp, with head of stairs toward theater end of Arcade, this to provide access to space beneath Arcade to open it up for use, perhaps for small cafeteria?
Stairway to be enclosed in basement, but railed in Arcade.

ANSWER: 1.- It would take a little study to make a decision, but I think there is a definite question of hazard of someone being pushed down stairs when Arcade is filled with people coming out of theater. Will let him know.

See memo of phone conversation 10/14/46 - KMD

DATE OF REPLY 10/7/46 REPLY BY A J Sears

PERMIT ISSUED

Original Permit No.

Amendment No.

JUN 26 1946

# AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, June 24, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 16/00 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 477 Congress Street — Within Fire Limits? Yes — Dist. No. 1

Owner's or Lessee's name and address Preble Inc. 477 Congress Street

Contractor's name and address T. H. Kennedy 105 Preble Street

Plans filed as part of this Amendment Yes — No. of Sheets

Is any plumbing work involved in this work? — Is any electrical work involved in this work?

Increased cost of work 250.00 — Additional fee 1.00

Lumber: Kind? — Dressed or Full Size?

Proposed Work

**Memorandum from Department of Building Inspe**

477 Congress Street--Application for amendment to buil
off men's toilet room, left side
wall and "Upson" board for Prebl

To Owner & Builder:

It is not understood where the Upson board is
ing required to be of First Class Construction, no
in ceiling or floor construction, except the finishe

CC: Mr. T. H. Kennedy
105 Preble Street

(Signed) W

Inspector of Buildings

Original Permit No. PERMIT IS

Amendment No. 1

JUN 25 1946

# AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, June 24, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

*The undersigned hereby applies for an amendment to Permit No. 46/884 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 477 Congress Street Within Fire Limits? Yes Dist. No. 1

Owner's or Lessee's name and address Preblo, Inc., 477 Congress Street

Contractor's name and address J. H. Kennedy, 105 Preblo Street

Plans filed as part of this Amendment yes No. of Sheets 1

Is any plumbing work involved in this work? Is any electrical work involved in this work?

Increased cost of work 250. Additional fee 1.00

Building Lumber: Kind? Dressed or Full Size?

Description of Proposed Work:

Memorandum from Department of Building Inspe

ill and

(Signed) W

Inspector of Buildings

Original Permit No. PERMIT ISSUED

Amendment No. 1

JUN 25 1946

# AMENDMENT TO APPLICATION FOR PERMIT

Portland, Maine, June 21, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 46/324 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, plan and specifications, if any, submitted herewith, and the following specifications:

Location 477 Congress Street Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address Preble, Inc., 477 Congress Street

Contractor's name and address J. H. Kennedy, 105 Preble Street

Plans filed as part of this Amendment yes No. of Sheets 1

Is any plumbing work involved in this work? Is any electrical work involved in this work?

Increased cost of work: 250. Additional fee 1.00

Framing Lumber: Kind? Dressed or Full Size?

Description of Proposed Work

To partition off men's toilet room, left side of balcony, with Terra Cotta wall and upson board as per plan.

Preble, Inc.

Approved:

Chief of Fire Department.

Commissioner of Public Works

ORIGINAL

Signature of Owner By: J. B. Brackett

Permit Issued with Memo

Approved: 6/25/46 [illegible]

Inspector of Buildings.

AMENDMENT TO APPLICATION FOR PERMIT

**Memorandum from Department of Building Inspection, Portland, Maine**

477 Congress Street--Application for amendment to building permit 46/884 to partition off men's toilet room, left side of balcony, with terra cotta wall and "Upson" board for Preble, Inc. by J. H. Kennedy, builder
6/25/46

To Owner & Builder:

It is not understood where the Upson board is to be used. This being a building required to be of First Class Construction, no combustible material is permitted in ceiling or floor construction, except the finished floor.

CC: Mr. J. H. Kennedy
105 Preble Street

(*Signed*) Warren McDonald
Inspector of Buildings

AMENDMENT TO APPLICATION FOR PERMIT

Original Permit No. 46/884

Amendment No.

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

Portland, Maine, June 24, 1946

The undersigned hereby applies for an amendment to Permit No. 46/884 pertaining to the building or structure commenced 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 477 Congress Street Within Fire Limits? Yes Dist. No.

Owner's or Lessee's name and address Preble, Inc. 477 Congress Street

Contractor's name and address J. H. Kennedy 105 Preble Street

Estimated cost

Number of Sheets

Is any plumbing work involved?

Is any electrical work involved?

Increased cost of work

**Memorandum from Department of Building Inspection, Portland, Maine**

477 Congress Street--Application for amendment to building permit 46/884 to partition off men's toilet room, left side of balcony, with terra cotta tile and "Upson" board for Preble, Inc. by J. H. Kennedy, builder

6/25/46

To Owner & Builder:

It is not understood where the Upson board is to be used. This being a building required to be of First Class Construction, no combustible material is permitted in ceiling or floor construction, except the finished floor.

CC: Mr. J. H. Kennedy
105 Preble Street

(*Signed*) Warren McDonald
Inspector of Buildings

(G) GENERAL BUSINESS ZONE

# APPLICATION FOR PERMIT

00884

*Class of Building or Type of Structure* First Class

*Portland, Maine,* Aug 16, 1946

*To the* INSPECTOR OF BUILDINGS, PORTLAND, ME.

*The undersigned hereby applies for a permit to erect alter repair remove demolish the 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 477 Congress Street Within Fire Limits? Yes Dist. No. 1

Owner's name and address Preble, Inc., 477 Congress Street Telephone 2-5371

Lessee's name and address Telephone

Contractor's name and address J. H. Kennedy, 105 Preble Street Telephone

Architect Miller & Beal Specifications Plans Yes No. of sheets 1

Proposed use of building Offices No. families

Last use Shops No families

Material Brick No. stories 12 Heat Steam Style of roof Flat Roofing ~~Asphalt~~ Tar & Gravel

Other buildings on same lot None

## Memorandum from Department of Building Inspection, Portland, Maine

477 Congress Street, Veterans' Administration Job-Alterations in the Arcade for Preble, Inc. by J. H Kennedy, builder-5/18/46

To Owner, Architect, and Builder:

The matter of the new partitions and doorway at Arcade level, foot of stairs has been talked over with the architect since the new partitions and doorway would be closer than three feet to the lowest riser on the stairs contrary to Sec. 21265.4 of the Building Code. He had decided to project the doorway out into the Arcade corridor far enough to get this three feet between it and the bottom riser of the stairs, and this seems to work out without obstruction to the corridor of the Arcade on account of the greater projection of the news stand nearby. The permit is issued on that basis.

CC: J. H. Kennedy 105 Preble Street
Miller & Beal Inc. 465 Congress Street

(*Signed*) Warren McDonald
Inspector of Buildings

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

## Details of New Work

Is any plumbing work involved in this work? Is any electrical work involved in this work?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet

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

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

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

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

## If a Garage

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated

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

*APPROVED:*

## 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

INSPECTION COPY

*Signature of owner* Preble Inc. J. E. Bx [illegible]