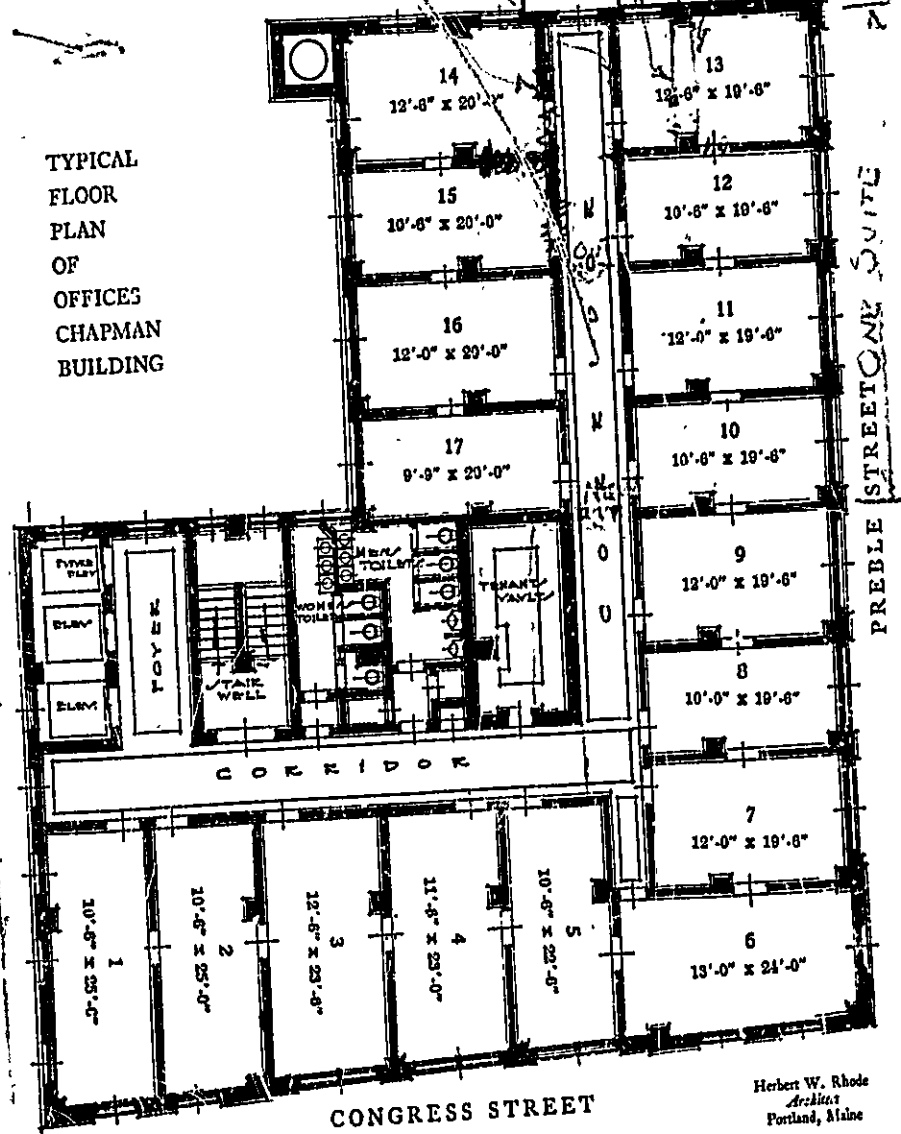


473-477 CONGRESS STREET #3(1952-1958)

6TH FLOOR

TYPICAL
FLOOR
PLAN
OF
OFFICES
CHAPMAN
BUILDING



Herbert W. Rhode
Architect
Portland, Maine

Exit

In case of
emergency break
this panel & open
from inside

Hammer
& chain

Mr Grandin
6th Floor
3-31-54

AP 477 Congress St.

January 21, 1954

Copies to: Mr. Frank L. Palmer, Treasurer
Frohle, Inc.
477 Congress St.

Georgins & Clark
46 Portland St.

Fire Chief

Gentlemen:-

Building permit for alterations on the sixth floor at 477 Congress St. is issued herewith subject to the following conditions and with reference to our letter of Jan. 12th to Mr. Palmer. If these conditions are not understood, or if you are unable or unwilling to comply with them, it is important that you do not start the work and that you contact this office immediately with further information.

1. The owner proposes to care for the means of egress problem by using one of their stock doors in the corridor which has a glass panel at the top of the door, which will be adjusted by cutting off the upper part of the glass and providing the horizontal "H" bar about six inches above the bottom of the panel opening, the glass above the bar to be 7/16 inch glass but the glass below the bar to be either 1/8 inch thick "hazared" glass or standard double thick glass. This lower part of the panel will be high enough and close enough to the door knob on the inside so that a person on the outside having broken the glass can easily reach through and turn the knob.

The door will be equipped with a vestibule lockset which can always be opened by turning the knob on the inside and there will be no other locks or fastenings of any description. On the thin glass panel will be permanently lettered a warning sign to the effect that in case of emergency the glass should be broken and the inside knob turned to open the door and reach the fire escape - this warning to be put on in such a way that persons on the outside will unerringly know that the fire escape is on the other side of the door and can be reached by following directions. In addition there is to be fastened on a chain of sufficient length near the door a hammer or similar instrument of sufficient weight that any person can easily break the glass with it. Some type of instrument is suggested which would be of sufficient weight to break the glass but of such a character that no one would be tempted to steal it for the ordinary purposes of a hammer.

2. The diagram filed with the application is not very explicit but the permit is issued on the basis that all new partitions are to be of masonry or other non-burnable material.

3. While this feature was not talked over with Mr. Grandin or Mr. Palmer, it seems necessary to require that there be a clear fire escape sign over the window leading to the fire escape from the corridor and that a light be provided burning at all times during the dark hours to illuminate the fire escape sign and at the same time give some illumination so that any obstructions in the former corridor could be avoided. Of course the fastenings of the window leading to the fire escape should be easily operated from the inside at all times and the method of opening the window should be obvious.

Very truly yours,

Warren McDonald
Inspector of Buildings

(See Page 2)

WHC/D/G

Gogins & Clark - - - -#2

January 21, 1954

Mr. Palmer:

Mr. Grondin says that as soon as possible the other floors where this defective situation exists will be cared for in a similar manner. This method of providing means of egress is not in accordance with Building Code requirements, but after Chief Sanborn and I had talked it over we concluded that it is the best that can be done on those floors where the corridor is already obstructed. However, we shall not feel like approving similar arrangements on any of the floors where the corridor is not already obstructed.

Very truly yours,

Warren McDonald
Inspector of Buildings

PREBLE INC.

CARROLL H. WENTWORTH, PRESIDENT
FRANK L. PALMER, TREASURER

477 CONGRESS STREET
PORTLAND, MAINE

January 20th 1954.

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

Dear Mr. McDonald:

With reference to changing the location of entrance door to the Aetna Life Ins. Co. as per permit applied for by Coogins & Clark, we submit the following as a possible solution.

The door will be one of our standard corridor doors with the top panel glass. It has been suggested to us by a local glass concern that a 5" or 6" panel of 1/8" hammered glass or a double thick glass be installed in the lower section of the opening. This panel of glass would be separated from the upper panel by a H. Bar which would also support the upper panel. The upper panel would be 7/16" hammered glass. We plan to letter the lower panel with instructions of what to do in case of emergency. The door will be equipped with a vestibule lock set.

Very truly yours,

PREBLE INC.

By Frank L. Palmer

Treas.

FLP-H

AP 477 Congress St.

WMA 1/19/54

January 12, 1954

Mr. Frank Palmer, Treas.
Preble, Inc.
477 Congress St.

Copies to: Googins & Clark
46 Portland St.
Chief of the Fire Department

Dear Mr. Palmer:

We shall have to get settled some satisfactory manner of reaching the fire escape on the part of the occupants of the front part of the Chapman Building before we shall be able to issue the permit to make alterations for alterations of partitions in the rear part of sixth floor at 477 Congress St. Perhaps you will remember some of the difficulties in this connection which have arisen before.

When the building was built the fire escape, which serves as the only emergency means of egress from the upper floors, was placed against the rear wall (toward Cumberland Ave.) and the public corridor was an unobstructed passageway from the elevator foyer to this fire escape. At some former time this corridor on several of the floors has had a short partition built across it (the part parallel with Preble St.) and a door provided in the partition to set off the entire rear of the building as quarters for a single tenant—thus ready access to the fire escape was prevented on the part of the other tenants on such floors.

As far as our record goes it appears that such a partition and doorway was built at some time across the corridor of the sixth floor, no building permit having been secured for this work as required. Had one been applied for, some method would have been worked out to give the assurance that the other tenants on that floor could get through to the fire escape at any time day or night.

The current application by Googins & Clark calls for this short partition and doorway to be removed and for the construction of a similar partition and doorway closer to Congress St. so that the new doorway would be about 80 feet from the fire escape.

It seems necessary that you, perhaps with your contractor and architect, work a reasonably safe means of assuring that these other tenants on the sixth floor have free access to the fire escape.

Our inspector finds that various conditions agreed to on other floors, where similar conditions have been established, have not been lived up to. It appears that the arrangement proposed for the sixth floor should be far better than these so that there can be assurance that they will be maintained without lapse.

As soon as the proposition can be worked out and approved on the sixth floor, it seems undoubtedly the obligation of the owner to proceed to provide safe means of access to the fire escape on the other floors where similar questionable conditions as to safety of the tenants exist. This practice of closing off the corridor commenced a great many years ago, probably before you had any thing to do with the building. The original two or three such obstructions in corridors were erected without permits. A number of permits have been issued since to provide similar partitions in doorways and each case certain conditions were attached in an attempt to provide safety.

To be of as much assistance as possible to get all of these situations cleared up

Mr. Frank Palmer _____ 2

January 12, 1954

For the safety of your tenants, a report of the results of our recent inspection and investigation is enclosed. It is expected that you will check these conditions for yourself and recommend to this office rational steps to provide safety in each case. Our inspector in looking over the situation raised the question as to how easy it would be for a tenant to break the glass panel in the door, some of them being heavy glass and what he calls "pebble glass". Obviously any means of reaching the locking device on the Cumberland Ave. side of these corridor doors should be a practical contrivance, not just theoretical.

The only circumstances under which we could issue the current permit, involving this locked door in a public corridor leading to a fire escape, is that the existing door has evidently been there for a great many years. If that were not the case, and the corridor were now completely unobstructed, as it is on the ninth and tenth floors, the Building Code would forbid any such permit which would require any occupant to pass through the private quarters of others to reach a means of egress. We are on rather slender ground on this assumption, because the original door on the sixth floor was put in without a permit, but we are trying to give you an opportunity to work out some practical solution which will work out far better than similar attempts on other floors as you will see from the report of the inspector.

Very truly yours,

Warren McDonald
Inspector of Buildings

WKCQ/B

SURVEY OF MEANS OF ACCESS TO FIRE ESCAPE IN UPPER STORIES OF CASCO BANK
(CHAFFIN) BLDG. AT 477 CONGRESS STREET

Made by Albert J. Hears January 7, 1954

FLOOR	DESCRIPTION	REMARKS
<u>12th</u> Same 5/27/54	Occupied by Sun Life Assurance Co. Double doors across corridor about 27' down from front corridor. Pebbled glass panels about 20" x 60" in each door. Vestibule latchset operable at all times from office side only. Exit window to fire escape clear of obstruction and in full view of entrance doors to office. No signs of any kind in corridor to indicate location of fire escape.	Work authorized by permits 34/1627 & 37/1104. Sign needed to indicate breaking glass and reaching in to turn knob as specified. What about pebbled glass? <u>no sign</u> <u>no exit sign</u>
<u>11th</u>	Occupied by Traveller's Insurance Co. Double doors across corridor about 5' back from front corridor. Same conditions as on 12th floor except plain glass in doors and there is a dead bolt operable only by a key in addition to latch. However, Mr. Grandin says that entire floor is one tenancy with free circulation through offices.	No permits, but O. K. ✓ O.K.
<u>10th</u>	Exit window accessible from corridor.	O.K. ✓ - O.K.
<u>9th</u>	Exit window accessible from corridor	O.K. ✓ - O.K.
<u>8th</u>	Occupied by New York Life Ins. Co. Double doors even with front corridor, but another door provided beside these with free aisle through office space leading to fire escape. This door has a pebbled glass panel 26" x 30" and vestibule lockset operable at all times from office side only. Exit light over door and also sign to break glass and open door from inside to reach fire escape.	This work done as per agreement with Permit #45/1102. O. K. except that pebbled glass is likely hard to break. ✓ sign on door ?
<u>7th</u> Same 5/27/54	Occupied by Phoenix Mutual Life Ins. Co. Double doors across corridor about 40' down from front corridor. Plain glass panels in each door. Fire escape window in full view. Vestibule latchset operable at all times from office side only.	No permits. Exit sign and sign to break glass needed. <u>no exit sign</u> <u>pebbled glass needed</u>
<u>6th</u> O.K. 5/27/54	Occupied by Aetna Life Insurance Co. Identical conditions with 7th floor except plain glass panels are painted.	No permits. Work to be done here. <u>O.K.</u> <u>OK</u> <u>mfc</u>
<u>5th</u>	Occupied by Lumberman's Mutual. Single door with pebbled glass panel across corridor 40' down from front corridor. Vestibule latchset operable at all times from office side only.	No permits. Exit sign and sign to break glass needed. What about pebbled glass? <u>needed</u>

SURVEY OF MEANS OF ACCESS TO FIRE ESCAPE IN UPPER STORIES OF CASCO BANK.
 (CHAPMAN) BLDG. AT 477 CONGRESS STREET.

Made By Albert J. Sears - January 7, 1954

STORY	DESCRIPTION	REMARKS
12TH	Occupied by Sun Life Assurance Co. Double doors across corridor about 27' down from front corridor. Pebbled glass panels about 20" x 60" in, each door. Vestibule latchset operable at all times from office side only. Exit window to fire escape clear of obstruction and in full view of entrance doors to office. No signs of any kind in cor- ridor to indicate location of fire escape.	Work author- ized by permits 34/1627 & 37/1104. Sign needed to indicate breaking glass & reaching in to turn knob as specified. What about pebbled glass?
11TH	Occupied by Traveller's Insurance Co. Double doors across corridor about 5' back from front corridor. Same conditi- tions as on 12th floor except plain glass in doors and there is a dead bolt operable only by a key in addition to latch. However, Mr. Grondin says that entire floor is one tenancy with free cir- culation through offices.	- No permits, but O.K.
10TH	Exit window accessible from corridor.	- O.K.
9TH	Exit window accessible from corridor	- O.K.
8TH	Occupied by New York Life Ins. Co. Double doors even with front corridor, but another door provided beside these with free aisle through office space leading to fire escape. This door has a pebbled glass panel 26" x 30" and vestibule lock set operable at all times from office side only. Exit light over door and also sign to break glass and open door from inside to reach fire escape.	This work done as per agreement with Permit #45/1102 O.K. except that pebbled glass is likely hard to break.

(over.)



APPLICATION FOR PERMIT

00003
JAN 21 1953
CITY OF PORTLAND

Class of Building or Type of Structure _____

Portland, Maine, Jan. 5, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ ~~erect~~ ~~erect~~ the following building structure ~~erect~~ 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 St. 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 Googins & Clark, 46 Portland St. Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building stores, offices, theater, etc. No. families _____
 Last use " " " " No. families _____
 Material masonry _____ 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 as per plan on sixth floor.

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 Googins & Clark

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

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.
Googins & Clark

Signature of owner by: Art. Blank

INSPECTION COPY

NOTES

2-24-54
 4-25-54
 4-25-54

4-25-54 Wood-Ketter
 Hammer Hung & 2 Exit
 lights on place
 "In Case of Emergency
 break this panel & open
 from inside"

Work on other floors
 to follow

5/2/54 - Only work done
 is that on 6th floor

7/16/54 - same - Allen

7/3/54 - Talked with Mr. Gordon
 He says they plan to fix the
 rest of the floor soon. He will
 give me a ring when started

9/15/54 - same work done - Allen

10/25/54 - Talked with Mr. Gordon
 He says they will have the work
 fixed by December 1st - Allen

12/3/54 - No work done - Allen

2/1/55 - Hammer to break glass
 on 4th floor 7th 5th 4th 11th
 Exit signs, signs on 4th floor
 needed on all of these floors except
 4th - 8th floor a third floor
 in the deck - Allen

2/9/55 - 12-5-5 + 5-5 floors
 potted glass the third - 12-7-55

Signs needed to indicate breaking
 of glass needed - 7-5 Exit
 signs needed - Allen

2/16/55 - Talked with Mr. Gordon
 about the signs. He says they
 will not get it gradually - Allen

3/1/55 - Potted glass on 4th floor

5th floor signs to indicate breaking
 of glass needed on 12th 4th 5th
 floor Exit signs needed on 4th
 floor a hammer to break

Permit No.	1165
Date of permit	1/22/54
Notif. closing-in	2/1/55
Insur. closing-in	
Final Inspn.	
Cart. of occupancy issued	
Signs - Out Notice	
Form 100k Notice	

glass in middle of the floor
 5/16/55 - Old floor is
 12- (signs needed) but to indicate
 breaking of glass. Sign on 5th
 floor. 5th floor signs filled
 glass & exit signs - Allen

Permit No.	
Date of permit	
Notif. closing-in	
Insur. closing-in	
Final Inspn.	
Cart. of occupancy issued	
Signs - Out Notice	
Form 100k Notice	

AP 477 Congress St.

July 3, 1953

Preble, Inc.
Attn: Mr. Joseph A. Grendin
477 Congress St.
Mr. Saul H. Sheriff
477 Congress St.

Copies to: Mr. Antonio Doris
51 Fore St.

Mr. Henry Norden
52 Hamblat Ave.

Gentlemen:

We are unable to issue a belated amendment to permit 53/919 covering construction of non-bearing partitions consisting of studs covered both sides with celotex in the twelfth story of the building at 477 Congress St. because the combustible covering of the partitions does not comply with the construction allowable under the Building Code in this building of fire-proof construction. If the application for amendment had been filed, and the amendment had been issued as required, before work on the partition was started, it would have been a simple matter to have provided construction complying with Code requirements.

However, in consideration of the inconvenience which would be caused the tenant by replacement of the combustible covering at this late date and in view of the rather minor violation involved, we are not disposed to press the matter further. Nevertheless, we wish to request better cooperation in the future from all concerned in securing permits before work is started so that difficulties of a similar nature may be avoided.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJ9/D



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, June 29, 1953

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 53/919 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 177 Congress St. Within Fire Limits? yes Dist. No. 1
Owner's name and address Casco Bank Building, 177 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Antonio Doria, 51 Fore St. Plans filed no No. of sheets _____
Henry Norden, 52 Hamblet Ave. No. families _____
Architect _____ No. families _____
Proposed use of building Stores and offices Additional fee 1.50
Last use _____
Increased cost of work 200.

Description of Proposed Work

To remove non-bearing partition in suite of offices on twelfth floor.
To construct non-bearing partition on twelfth floor, 2x4 studs, 16" on centers, covered with celotex both sides.

*Amendment not issued
See letter*

Permit to be issued to Saul Sheriff, 177 Congress St.

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 _____ of lining _____
No. of chimneys _____ Material of chimneys _____
Framing lumber—Kind _____ Dressed or full size? _____ Size _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____ Max. on centers _____
Girders _____ Size _____ Columns under girders _____ Size _____
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: _____

Signature of Owner by: Joseph A. Chandler

Approved: _____ Inspector of Buildings

INSPECTION COPY



APPLICATION FOR PERMIT

Class of Building or Type of Structure 1st Class

Portland, Maine, June 12, 1953

00919
JUN 12 1953
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 St. Within Fire Limits? yes Dist. No. 1

Owner's name and address Casco Bank Building, 477 Congress St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Antonio Doria, 51 Fore St. Telephone _____

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Stores and offices No. families _____

Last use _____ " _____ No. families _____

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

Other buildings on same lot _____

Estimated cost \$ 50. Fee \$ 50.

General Description of New Work

To cut in a doorway and combined door on the 12th floor in the tile partition between Rm. 1207 and 1208 to enlarge a suite of offices.

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**

Details of New Work

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

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

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

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

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

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ 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? _____

NOTED:

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

Casco Bank Building

Signature of owner

By: Joseph A. Doria
Public Inc

COPY



GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, June 11, 1953

PERMIT ISSUED

00986
1953

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~rehabilitate~~ ~~or~~ ~~add~~ 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 St. Within Fire Limits? yes Dist. No. 1
 Owner's name and address Preble, Inc., 477 Congress St. Telephone _____
 Lessee's name and address Casco Bank & Trust Co., 475 Congress St. Telephone _____
 Contractor's name and address Googins & Clark, 46 Portland St. Telephone _____
 Architect _____ Specifications yes Plans yes No. of sheets 2
 Proposed use of building Restaurants, bank and offices and stores No. families _____
 Last use _____ " " " " No. families _____
 Material masonry No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 5,000. Fee \$ 5.00

General Description of New Work

To make alterations on first floor to provide more space for bank quarters as per plans.

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 Googins & Clark**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

with letter by AGJ

Miscellaneous

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

Preble, Inc.
 Casco Bank & Trust Co.
 Googins & Clark

Signature of owner by:

AGJ

INSPECTION COPY

AP 477 Congress St.

June 19, 1953

Copies to: Madworth & Boston
57 Exchange St.
Preble, Inc.
477 Congress St.
Casco Bank & Trust Co.
475 Congress St.

Googins & Clark
46 Portland St.

Gentlemen:

Building permit for alterations in the banking quarters of the Casco Bank & Trust Co. in first and second stories of the building at 477 Congress St. is issued herewith based on the plans and specifications filed with the application for permit and the additional information furnished in architect's letter dated June 17, 1953, but subject to the following conditions:-

1. Shop drawing of steel construction to be installed for support of edges of new opening to be cut in first floor is to be furnished as soon as ready.
2. Plastering of new section of stairway enclosure in second story is required to be done on metal or perforated gypsum lath in order to provide the one-hour fire resistance required. It should be noted that it is necessary that the new location of the door at the head of these stairs be such that the door will not swing over the stairs.
3. If, after tearing out is done, the need for support across the new opening in the partition between the two sections of the building in the second story should be apparent, an amendment to this permit is to be filed along with information as to the size and nature of beam to be installed.

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/D

WADSWORTH & BOSTON ARCHITECTS

57 Exchange Street - Portland 3, Maine

Philip Shirley Wadsworth, A.I.A.
Royal Boston, Jr., A.I.A.

Re: AP 477 Congress St.

June 17, 1953

Mr. Warren McDonald
Inspector of Buildings
Portland, Maine



Dear Mr. McDonald:

This will acknowledge your letter of June 16 concerning the above reference which concerns Alterations to the Building of the Casco Bank & Trust Company in Monument Square in Portland.

1. The existing opening in the front of the store where the hatch and stair are taken out will be filled in with reinforced concrete. The new opening will be framed around with steel welded to the existing steel framing and the metal stair going down to the edge of the opening will be supported on small steel columns resting on the basement floor. You may be assured that every precaution will be taken to insure sound construction. I would suggest that we show you what is planned at such time as a shop drawing of the steel work is made.

2. The hatch in question will be of 1/4" steel plate with angle iron frame and reinforced with small angles as necessary. This will be covered on top with asphalt tile to match existing floor.

3. Any partition work in the part of the building which is first class construction will be of incombustible material. I would assume that the Contractor would wish to use metal studs and metal lath and plaster although he is permitted to use cinderblock plaster if he wishes. The small amount of partition work at the rear of the work space in the first story will be carried out to identical construction with that now in place which, we believe, is steel studs and metal lath and plaster.

4. Partition work at the head of the existing stairs in the second story would be identical with that now in place which is frame construction, plastered. This will give the one-hour fire resistance which you wish. The door which is to be used in the head of the opening at the stairs will be a "C" label kalomein door with a closure and latch set.

5. Both Mr. Clark and myself feel that no support will be needed across the head of this opening and that a suitable lintel or beam is in place there. This occurred on the opposite side of the existing banking quarters in the second story and we believe the condition to be identical. We cannot tell until some tearing out takes place. You may be assured of knowing that a suitable lintel will be installed.

Will this not give you sufficient assurance to issue a permit? I am sending a copy of this letter to Mr. Elmer Clark at the Casco Bank

WADSWORTH & BOSTON ARCHITECTS

Mr. Warren McDonald

-2-

June 17, 1953

who has agreed verbally to all of these things and who asked me to write you concerning this.

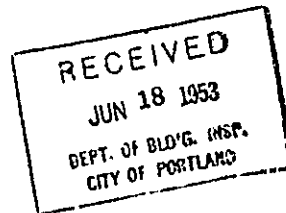
Very truly yours,

Philip Deane

WADSWORTH & BOSTON

PCN/dje
C-5311

cc Mr. Elmer Clark
cc Gogins & Clark



File copy
AP 477 Congress St.

June 16, 1953

Madamworth & Boston
57 Exchange St.
Gogins & Clark
46 Portland St.

Copies to: Casco Bank & Trust Co.
475 Congress St.
Proble, Inc.
477 Congress St.

Gentlemen:-

A check of the plans filed with the application for permit for alterations to the banking quarters of the Casco Bank & Trust Company at 475 Congress St. raises the following questions about which more information is needed before a permit can be issued:-

1. Since that part of the building in which the first story alterations are to be made is of First Class Construction, it is assumed that the floor of the store where an existing opening is to be filled in and a new one cut in is of reinforced concrete. This raises a question as to the material to be used in filling the existing opening and the framing to be provided for the new opening. What is planned in this regard?

2. Because of the type of construction of the building, question arises as to the material of the trap door to be provided on the new opening in floor of the store. Something other than an ordinary wood door will be required. What is planned?

3. Any partition work in that part of the building of First Class Construction is required to be of incombustible material. What is planned at the rear of the store space in the first story?

4. It is not clear what is planned for partition work at the head of the existing stairs in second story. However, this stairway is required to be enclosed with partitions of one-hour fire resistance, so that any new work must be of such construction as to meet this requirement. Presumably an existing door is to be used at the new opening at the head of these stairs. This door is required to bear a Class 1 label and to be equipped with a liquid door closer and vestibule latchset.

5. What is to be provided for support across the new opening to be cut in wall between the two sections of the building in the second story?

Very truly yours,

Warren McDonald
Inspector of Buildings

AJS/O

Specification of Labor and Material Necessary in Making Alterations in the
First and Second Stories of Building of Casco Bank & Trust Company,
Congress & Preble Streets, Portland, Maine

C-5311
May 26, 1953
Bulletin #1

Wadsworth & Boston
Architects
Portland, Maine

TIME FOR RECEPTION OF BIDS:

Bids will be due at the office of the Architects at 2:00 P.M., Friday,
May 29, 1953.

Page 1.- 3. DEMOLITION:

Location of existing bank screen on drawing is shown one bay nearer Preble
Street than exists at the work.

Remove existing partition between Kennedy's store and the new Savings
Department at the place where new bank counter is indicated.

Remove partial partition in Kennedy's indicated near new partition between
Kennedy's and Savings Department so that existing walk-in refrigerator
can be moved by Kennedy's and replace same neatly after this work is done.

Stairway for basement will be augmented in size and Contractor should cut
a hole approximately 2'-6" wide and 8'-0" long for reception of hatch and
stair.

Page 2.- 5. CARPENTER WORK:

Provide new steel stair to basement, same to be a stair similar to a fire
escape with bar treads and no risers and channel stringers. Provide new
hatch and frame to cover opening as heretofore specified, same to be of a
material suitable to be covered by a floor material similar to that used
in the store.

Build new partition across corridor in rear of bank work space in ground
story as indicated on the drawing, plastering same and leaving ready for
painting.

Page 3.- 7. PAINTING.

All paint used including ceiling paint shall be one of the rubber base
paints in the color selected and in the number of coats heretofore speci-
fied.

No new ceiling is to be installed although it was inadvertently specified
but old ceilings must be coated with paint specified and new patches in
old ceiling must receive two coats.

Page 3.- 9. ELECTRIC WORK:

Contractor may use existing panel boxes in either ground floor or second
floor if they are adequate in size. Electrical control panel indicated in
ground floor may be moved to location on outside wall where existing
control panel exists.

10. METAL GRILLE:

Two sections of metal grille are shown on the drawing as being existing
grilles. Only one of these sections exists at the present time and one
other one must be provided and set by this Contractor. This Contractor
shall include in his estimate the sum of \$300.00 as an allowance for this
grille but shall include the cost of setting it as a part of his bid.

Specification of Labor and Material Necessary in Making Alterations in the
First and Second Stories of Building of Casco Bank & Trust Company,
Congress & Froble Streets, Portland, Maine

C-5311
May 18, 1953

Edwards & Boston, Architects
Portland, Maine

1. TIME OF DOING WORK:

Work may be prosecuted during ordinary business hours with the exception of work done in existing ground floor Savings Department of the Bank where existing counter is to be removed. This part of the work must be done during off hours of the Bank and week-ends so that normal business of the Bank in this department will not be interrupted.

2. SCOPE:

It is intended to make additional space in the building into the ground floor Savings Department, install a new counter and check desk, erect a new partition, and installing new lighting, and do certain demolition.

In the second story it is intended that the area now occupied by a beauty parlor shall be incorporated into the banking quarters by means of partition changes as indicated on the drawings and certain changes such as hung ceiling, wiring will be performed in this area.

3. DEMOLITION:

Cut opening for new door from new banking quarters to area adjacent to vault as indicated.

Cut opening for new stair from ground floor to basement in "Kennedy's" store as necessary.

Walk-in refrigerator now installed in quarters to be occupied by the Bank will be removed by the tenants of the store when space is made for it.

Remove partition around existing men's toilet in ground story, saving fixtures removed for the Owner of the building and storing same in the building where he directs.

Cut openings in partition in second story as indicated on the drawings and prepare jacks for finishing.

All material removed in demolition which is not re-used in the building will become the property of the Owner of the building and shall be transported to their quarters in the basement of the building for their later re-use. Any material taken from the building which is not desired by them will become the responsibility of the Contractor and shall be removed.

The work must be kept in clean and neat condition at all times and all precautions must be taken by means of tarpaulins, temporary partitions, etc. that dust and dirt from the work does not penetrate the quarters of the Bank.

4. MASON WORK:

Install new cinder block partition as indicated separating Kennedy's quarters from that of the Bank or install a partition with metal studs and wire lath in its place, if Contractor so desires.

Raise level of existing dropped portion of the floor as indicated on drawings with 8" cinderblock laid flat on a bed of mortar on existing slab and cast concrete slab on top of this cinderblock with 6 x 6 x #10 mesh in it as reinforcement and trowel to a surface suitable to receive asphalt tile.

Patch hole in first floor where stair is removed in Kennedy's store and leave same in condition to receive patch of linoleum or asphalt tile. New hole to be cut for stairs is specified above but edges shall be prepared so that a neat job of finishing can be done and so that trap door can be installed.

Form jambs of opening of new door indicated, and install lintel of three 3" x 4" x 5/16" angles at head, bricking same in as necessary.

Patch existing concrete floor where plumbing and partitions are removed in existing men's toilet and leave same in condition for reception of asphalt tile.

5. CARPENTER WORK:

All trim on doors and windows shall be installed to match old trim and old trim may be re-used provided it is in good condition.

Remove old check desk from its present location and re-set it as indicated on the drawings. Provide new check desk of walnut exactly matching old check desk in moldings, arrangement and finish, and set where indicated.

Build new bank counter to match old bank counter using three panels instead of two panels in width. Material shall be walnut to match other work in the Bank, section of counter shall be identical with that of existing counter which is to be removed and old counter shall be delivered to the Bank for disposal by them. Fill of counter will be of metal furnished and installed by Owner.

Install door and frame in ground story as indicated, door and frame being furnished by the Owner of the building but installed by this Contractor.

Patch ceilings where existing light outlets are removed and leave same ready for reception of paint finish.

Install new hung ceiling of acoustic tile in space now occupied by beauty parlor, same to exactly match ceiling installation in banking quarters adjoining. Frame for recessed ceiling lights in a manner identical to that used on the adjacent counters.

6. PLASTER:

New cinderblock partition in ground story shall be plastered three coats, the final coat being a skim coat suitable for painting.

Patch old plaster where any demolition occurs and leave same in suitable condition for painting. Patch plaster where new doors or openings are cut in and leave same ready for application of trim.

7. PAINTING:

New counter and new check desk shall be finished with stain, filler, and three coats of varnish, rubbed, to match existing check desk which is re-used.

Existing check desk shall receive one coat of varnish, rubbed, so that new and old work will match.

Existing painted plaster in areas where work is done shall be washed and shall receive one coat of flat paint in color similar to that now on the surface and existing woodwork shall be washed and given one coat of material which is on it.

New plaster ceilings shall be given a sufficient number of coats of calomine to produce a smooth and even surface.

New plaster on partitions shall be given a two coat paint treatment of flat paint in color selected.

Acoustic tile ceiling specified to be installed in second story is pre-finished and should not need any paint treatment.

8. FLOORING:

Remove existing lobby floor as necessary and patch out floor in lobby to equal the last piece of finished flooring which is adjacent to it.

Clean existing floor in work space and install new asphalt tile floor in B and C colors as later selected.

Patch hole in store floor where existing stair to basement is removed.

In second story, remove all finished floor in room now occupied by beauty parlor, clean floor thoroughly, and install new asphalt tile matching tile in adjoining room in color, arrangement, and quality.

All new flooring installed must be carefully cleaned and waxed before building is turned over to the Owner.

9. ELECTRIC WORK:

Remove old fixtures in areas indicated and reserve same for storage by the Owners whose property they will become.

Install new wiring from old or new panel boards as indicated on the drawings. New panel boards shall be circuit breakers of proper capacity in flush steel boxes and shall serve as switches for lights in work and public areas.

Wiring shall be run concealed wherever possible and in metal moulding otherwise.

New fixtures shall be furnished by this contractor and shall match exactly other fixtures in the areas in which they occur. New fixtures in second story in area now occupied by Beauty Parlor shall match exactly those in the banking quarters in the next room. New fixtures in work space in ground story shall be surface fixtures similar to the above.

All work shall be installed in strict accordance with all local and state codes and with the regulations of the power company supplying the current.

Specification of Labor and Material Necessary in Making Alterations in the
First and Second Stories of Building of Casco Bank & Trust Company,
Congress & Preble Streets, Portland, Maine

C-5311
May 26, 1953
Bulletin #1

Wadsworth & Boston
Architects
Portland, Maine

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Remove partial partition in Kennedy's indicated near new partition between
Kennedy's and Savings Department so that existing walk-in refrigerator
can be moved by Kennedy's and replace same neatly after this work is done.

Stairway for basement will be augmented in size and Contractor should cut
a hole approximately 2'-6" wide and 8'-0" long for reception of hatch and
stair.

Page 2. - 5. CARPENTER WORK.

Provide new steel stair to basement, same to be a stair similar to a fire
escape with bar treads and no risers, and channel stringers. Provide new
hatch and frame to cover opening as heretofore specified, same to be of a
material suitable to be covered by a floor material similar to that used
in the store.

Build new partition across coatroom in rear of bank work space in ground
story as indicated on the drawing, plastering same and leaving ready for
painting.

Page 3. - 7. PAINTING.

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paints in the color selected and in the number of coats heretofore speci-
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Two sections of metal grille are shown on the drawing as being existing
grilles. Only one of these sections exists at the present time and one
other one must be provided and set by this Contractor. This Contractor
shall include in his estimate the sum of \$300.00 as an allowance for finishing
grille but shall include the cost of setting it as a part of his bid.

RECEIVED

HIGHLANDS 2-6020

HARTSTONE STORE FIXTURE COMPANY

DESIGNERS AND MANUFACTURERS

STORE AND OFFICE FIXTURES

5 MAYWOOD STREET
BOSTON 19, MASS.

*Only 1 of
with
reply*

October 15, 1952.

RECEIVED

OCT 16 1952

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

Inspector of Buildings
City Hall
Portland, Maine

Dear Sir:

Last spring I received a permit to install a candy booth at the Civic Theatre, Portland. That permit included channel, wire lathe, plaster walls and ceiling.

The cost of this installation was too expensive and we have decided to eliminate the wire lathe and plaster partitions and merely put a plywood backboard and cabinet. This unit will not be fastened to any walls and will be used primarily for display purposes.

Enclosed is the plan showing the change.

Will you be kind enough to let me know if this plan meets with your approval.

Hoping to hear from you, we remain,

Respectfully yours,

Hartstone Store Fixture Co.

Elliot Hartstone

by: Elliot Hartstone

EH/hs
Enc.

See reply 11/3/52
[Signature]

GL 477 Congress Street
(Civic Theatre)

November 3, 1952

Hartstone Store Fixture Co.,
5 Maywood Street
Boston 19, Mass.,

Copies to: Civic Theatre
Att: Mr. Fisher Zeitz
477 Congress Street

Oliver T. Sanborn
Chief of the Fire Dept.

Gentlemen:

With relation to the installation of a candy and ice cream counter and a partition for wall display in back of the counter in the lobby of the Civic Theatre at 477 Congress Street, the Fire Department and this department will be able to approve the proposition, subject to the following:

The installation of the counter does not require a permit, but the construction of the partition in back of the counter does require a permit, so the contractor who is to construct this partition should apply for a building permit here to cover that part of the work, and that will apply even if you mean to construct the partition in sections at your plant and move it down here and erect it.

While your letter says that the partition will be of plywood, it is obvious that there will have to be uprights in the partition. Since this is to be a non-bearing partition, the uprights must be no less than 2x3, spaced no more than 16 inches from center to center and must run in one length from the shoe on the floor to the plate at the top. These studs and all other framing members of the partition should be dressed or smooth on all four sides, and the back of the partition must be left open to the space beneath the stairs so that there will be no concealed spaces within the partition.

Who ever applies for the permit should stipulate these details and may file with the application the print which you sent with your letter.

The application for the permit will then be sent to the Chief of the Fire Department, who has expressed himself this morning as being ready to approve it.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCJ/D

CITY OF PORTLAND, MAINE
APPLICATION FOR PERMISSION TO ERECT AND MAINTAIN TEMPORARY
SIGNS WITHIN FIRE DISTRICT NO. 1.

Portland, Me. July 31, 1952

The undersigned applies for permission to erect and maintain the following described temporary sign within Fire District No. 1, in accordance with the Building Code of the City of Portland and the following specifications:

Location 473 Congress Street Ward 1
Owner of building to which sign is to be attached Preble, Inc., 477 Congress Street
Name and address of owner of sign Kennedy's & Co., Inc., 473 Congress Street
Sign contractor's name and address John Donnelly & Sons, 73 Main Street Phone 2-0050
So. Portland, Me
Overall dimensions of sign 31" x 23" Material of face oilcloth or frame wood
In what story erected 1 Will sign cover any part of window or door opening no
John Donnelly & Sons

Signature by: James J. Dwyer

Approved 7/31/52 W. W. Waverly
Inspector of Buildings

Date on which permission to maintain this sign expires Sept. 31, 1952

Application for renewal _____ to _____
Signature _____

Approved _____
Inspector of Buildings

Application for renewal _____ to _____
Signature _____

Approved _____
Inspector of Buildings

Application for renewal _____ to _____
Signature _____

Approved _____
Inspector of Buildings

Application for renewal _____ to _____
Signature _____

Approved _____
Inspector of Buildings

Application for renewal _____ to _____
Signature _____

Approved _____
Inspector of Buildings

NOTE TO OWNER OF SIGN: PRESERVE THIS CERTIFICATE. If it is desired to maintain sign for a period longer than that allowed above, present this certificate at the Department of Building Inspection before the allowed period has elapsed, and permission for an additional period will be approved hereon, if sign is in good condition.

10

PERMIT NO. TS 6

Location 173 Congress Street

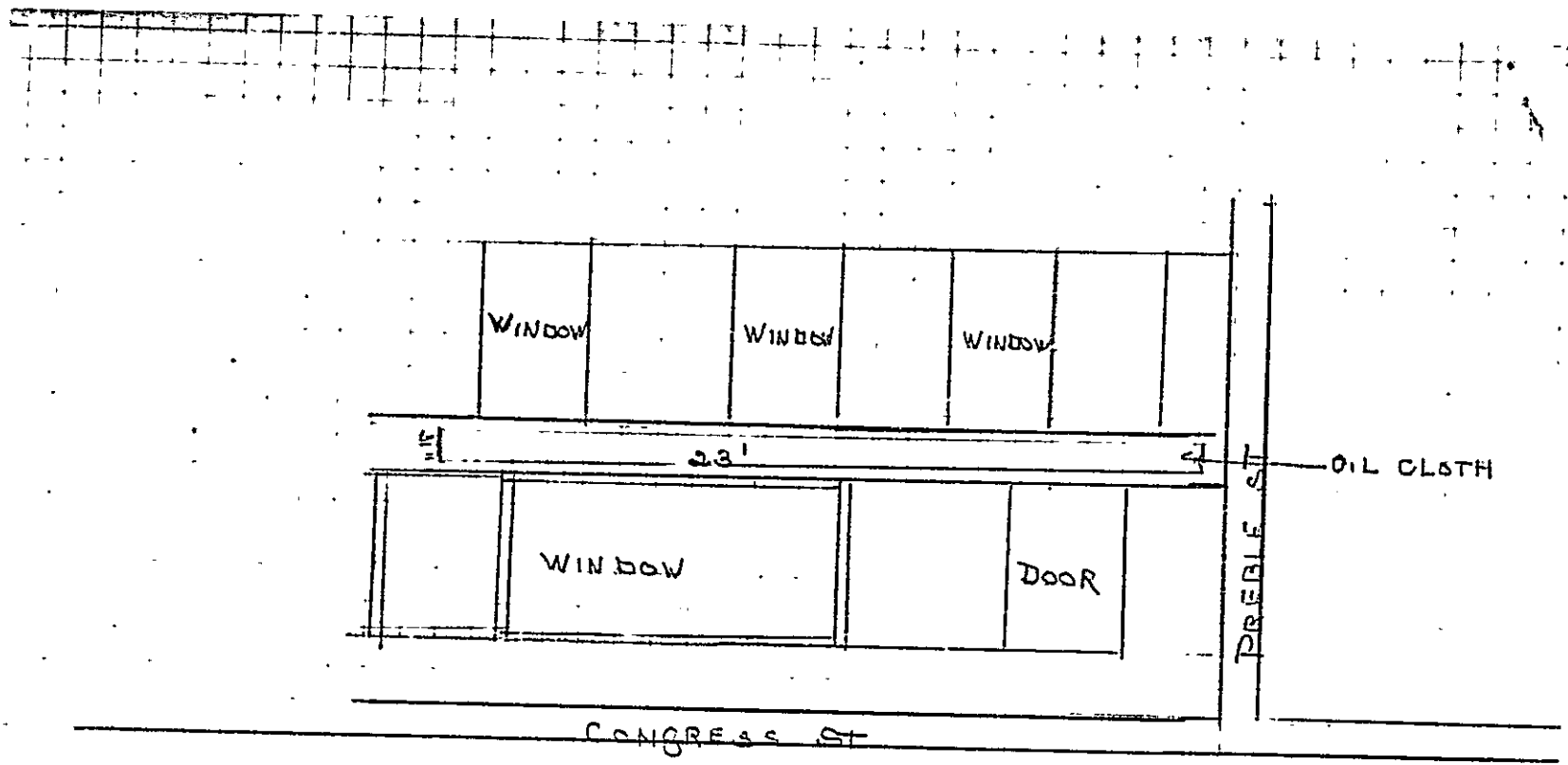
Owner of Sign Kennedy's & Co., Inc.

Sign Hanger John Donnelly & Son

Date of

Period	Begin	End	No. of
			Per-
			move
Orig	1952 July 31	9/30/52	99-12
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

99-51. Sign Hanger replaced by permittee. All data by permittee.



APPLICATION FOR PERMIT

PERMIT ISSUED

AUG 24 1952

CITY of PORTLAND



Class of Building or Type of Structure First Class

Portland, Maine, July 31, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, install the following building structure or 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 473 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 Kennedy's & Co., Inc., 473 Congress Street Telephone
Contractor's name and address refrigeration engineering Co., 461A Stevens Ave. Telephone
Architect Specifications Plans Fire Dept. No. of sheets 1
Proposed use of building stores No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To install refrigeration equipment as per plan. All equipment in basement. Refrigerant Freon 12.

Subst to Fire Dept. 7/31/52
Rec'd from Fire Dept. 8/7/52

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 Refrigeration Engineering Co.

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Height average grade to top of plate Height average grade to highest point
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:
Christie T. Paulson
O.R.-8/7/52-AGJ

Miscellaneous

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

Preble, Inc.
Kennedy's & Co., Inc.

Signature of owner by: [Signature]

INSPECTION COPY



(G) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Class A Construction

Portland, Maine, June 24, 1952

PERMIT ISSUED

00971
JUN 25 1952

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repairs~~ ~~work~~ ~~on~~ 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 Congress St. Within Fire Limits? _____ Dist. No. _____
Lessee's name and address _____ Telephone _____
Contractor's name and address F. W. Cunningham, Tracy & Sons, 181 State St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building store (retail)
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 200.00

General Description of New Work

Fee \$ 2.00

To construct non-bearing partition on first floor as per plan

Permit Issued with Memo

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**

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Detail of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

with memo by [Signature]

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

NOTES

Permit No. 52/97
Location 277
Owner
Date of permit 6/25/52
Notif. closing-in
Inspr. closing-in
Final Notif.
Final Insp. eff. 2-5-53
Cert. of Occupancy issued

~~Permit No. 52/97
Location 277
Owner
Date of permit 6/25/52
Notif. closing-in
Inspr. closing-in
Final Notif.
Final Insp. eff. 2-5-53
Cert. of Occupancy issued~~

Form with multiple sections and lines for text entry, including fields for 'Permit No.', 'Location', 'Owner', 'Date of permit', 'Notif. closing-in', 'Inspr. closing-in', 'Final Notif.', 'Final Insp. eff.', and 'Cert. of Occupancy issued'. The form is partially filled with handwritten text and contains a large diagonal 'X' mark.

Memorandum from Department of Building Inspection, Portland, Maine

477 Congress Street--To construct non-bearing partition for Preble, Inc., by
F. W. Gunningham & Sons--June 25, 1952

Permit for construction of a 4" cinder block partition in the store
at 477 Congress Street, corner of Preble Street, is issued herewith. Since
the erection of this partition will leave the new store space without a
second means of egress, the permit is issued on the basis that there are
never to be more than twenty people in the new store space at one time.
If this is not to be the case, no work is to be started and the permit is
to be returned to this office for adjustment.

CC: F. W. Gunningham & Sons
181 State Street

(Signed) Warren McDonald
Inspector of Buildings



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 2, 1952

PERMIT ISSUED 00421 APR 10 1952 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location & 477 Congress Street Use of Building Restaurant No. Stories 1 Building Existing "
Name and address of owner of appliance Commodore Restaurant, 477 Congress Street
Installer's name and address E. N. Cunningham Co., 2363 Cumberland Avenue Telephone 3-9671

General Description of Work

To install gas-fired Steam-it

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 underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner
Location of oil storage Number and capacity of tanks
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? How many tanks fire proofed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance second floor restaurant kitchen Kind of fuel gas Type of floor beneath appliance concrete
If wood, how protected? 2' legs
Minimum distance to wood or combustible material from top of appliance over 4'
From front of appliance over 4' From sides and back over 3' 18" to non-combustible wall
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? none Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 2.00 (\$3.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

INSPECTION COPY

Signature of Installer by:

J. L. Solomon



WJA

FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 2, 1952

PERMIT ISSUED 00385 APR 7 1952 CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 477 Congress Street Use of Building Luncheonette No. Stories 2 Existing Building Name and address of owner of appliance Commodore, Inc., 477 Congress Street Installer's name and address Curran Electric Supply Co., 399 Fore Street Telephone 2-3464

General Description of Work

To install electric-fired grille, toaster, waffle iron and coffee maker

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 underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Location of oil storage Number and capacity of tanks If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than six feet from any flame? How many tanks fire proofed? Total capacity of any existing storage tanks for furnace burners

Permit Issued with Letter

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? 3.50 (\$2.00 for one heater, etc., 80 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

Curran Electric Supply Co.

Signature of Installer by: [Signature]

INSPECTION COPY

AP 477 Congress Street
(Installation of cooking
appliances in luncheonette,
Chapman Arcade)

April 7, 1952

Copy to Chief of the Fire Department

Comodore, Inc.,
477 Congress Street
Att: Mr. Bridges
Froble, Inc.,
477 Congress Street
Att: Mr. Grondin
Curran Electric Supply Co.,
399 Fore Street

Gentlemen:

Permit for installation of electrically fired grills, waffle iron, toaster and coffee maker is issued to Curran Supply, herewith, subject to the following.

In the absence of the usual fire protective hood over the entire appliance, the Chief of the Fire Department has approved the permit on an experimental basis, this being that should potential trouble arise due to the fact that there is not the usual fire protective hood covering the entire outline of the grills, or due to carelessness or neglect in keeping the grease filters clean and the grease collection box emptied, or from any other cause, the conventional fire protective hood, covering the entire appliance, will have to be provided with lower edge no less than 7' above the floor and otherwise to the approval of the Chief of the Fire Department.

Acceptance of this permit is taken as your agreement that you will comply with this condition if trouble does arise.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMC/b



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 1, 1952

PERMIT ISSUED 00334 APR 7 1952 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME

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

Location 477 Congress Street Use of Building Bakery No. Stories 2 No Building Existing " Name and address of owner of appliance Commodore, Inc., 477 Congress Street Installer's name and address E. N. Cunningham Co., 363 Cumberland Avenue Telephone 3-9671

General Description of Work

To install gas-fired grill and gas-fired proofer used to raise dough

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 front of appliance From sides or back of appliance From top of smoke pipe Other connections to same flue Size of chimney flue If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Permit Issued with Letter

Name and type of burner Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Number and capacity of tanks Location of oil storage How many tanks fire proofed? If two 275-gallon tanks, will three-way valve be provided? Will all tanks be more than five feet from any flame? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Bakery Kind of fuel gas Type of floor beneath appliance concrete If wood, how protected? Minimum distance to wood or combustible material from top of appliance over 4' From front of appliance over 4' From sides and back no combustible material from top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? yes If so, how vented? through roof If gas fired, how vented? to hood Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Proofer will be 2" from side wall but wall is covered with asbestos board.

322 2nd St. Portland, Me. Permit Issued with Letter

Amount of fee enclosed? 2.50 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

E. N. Cunningham Co.

Signature of Installer by: John C. Robinson Jr.

INSPECTION COPY

NOTES

4-16-52. Installation is as per attached
letter except the over vent should have
extended to bring it nearer level vents. The
Mr. Porter, Genl. Insp. said they would
extend over vent as it would
be close to level vent, etc.

Permit No. 52/394
Location 477 Congress St.
Owner Cummings & Sons
Date of permit 4/7/52
Approved 4-16-52. JTS

AP 477 Congress Street
(Installation of cooking
appliances in luncheonette,
Chapman Arcade)

April 7, 1952

Comodore, Inc.
477 Congress Street
Att: Mr. Bridges

Copy to Acme Engineering Co.,
46 Market Street
Att: Norton

Preble, Inc.,
477 Congress Street
Att: Mr. Grondin

E. H. Cunningham Co.,
363 Cumberland Ave.,
Att: Mr. Tripp

Gentlemen:

Building permit to cover installation of gas-fired grille or frying device and gas-fired "proofers" in the first story bakery in connection with the second story restaurant of Comodore, Inc., at 477 Congress Street, is issued, herewith, to the Cunningham Company, but subject to the following conditions, the application not fully explaining the situation. If these conditions are not understood, or, if, you are unable to comply with them, it is important that you refrain from starting installation of the frying device and the hood over it, and contact this office immediately.

1. Appliances in this particular room have increased from those originally contemplated, for the only appliance we know about from the outset was the gas-fired bake oven for the installation of which the Cunningham Co., secured a permit. This oven was to be vented to a masonry duct, which has been built into the wall of the dumb-waiter shaftway, and Acme Engineering Co., properly secured another permit to install a mechanical ventilation system by means of some sort of hood over the oven. It then developed that the proprietors desired this gas-fired stove, which is evidently intended to accommodate a frying kettle. That complicated the situation because a mechanically vented and fire protective hood is required to cover the entire outline of the frying device, and that hood must be vented to a duct to which there is no other connection. After some negotiations with the Ventilating Engineer and the Gas Company, it was decided to provide the hood over the fryer, to connect that hood by duct to the masonry duct and to provide the fan originally intended for the oven in connection with this new hood. Then to care for ventilation of the gas-fired oven, the ventilating pipe or duct from that oven is to be run beneath the hood over the fryer reasonably close to the point where the duct from the hood starts off to the fan and masonry duct. All of this represents authority to make this change in the ventilation system without further applications for amendment to the ventilation permit already issued.

2. It is understood that the frying device stands on legs of sufficient height so that the burner ports are an adequate distance above the floor, even though the concrete surface indicated in the application is supported by burnable material, and that there is a shield or bottom casing in the device which prevents direct exposure downwards of the burners to the concrete floor surface below.

3. Although the application says that there is no combustible material near

Commodore, Inc.,
Proble, Inc.,
E. H. Cunningham Co.,-----2

April 7, 1952

the sides or back of the fryer, it is my impression that on at least one side or the rear of the fryer there is a wooden stud partition, perhaps, covered with asbestos board or some other incombustible material but still having woodwork in it. That woodwork will govern the location of the fryer on that side and also the protective hood over it. Assuming that it is desired to set hood and fryer as close to this partition as possible, the minimum distance is 6" from the wood on the interior of the partition. To do that it will be necessary to provide a shield of no less than 28 gauge sheet metal set out from the surface of the partition no less than one inch on non-burnable spacers, the shield to extend from the floor to at least 18" above the lower edge of the hood and on either side at least 18" unless there is a non-burnable wall on either side to act as a stop for the shield.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHD/B

5 B

3
AJH



GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, March 28, 1952

00335
APR 2 1952
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~construct~~ 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 _____ Within Fire Limits? YES Dist. No. 1
Lessee's name and address Commodore Restaurant, 477 Congress Street Telephone _____
Contractor's name and address United Hotel & Restaurant Equip. Co., Scarborough, Maine Telephone _____
Architect _____ Specifications _____ Plans YES Fire Dept. No. of sheets 1
Proposed use of building Restaurant and offices, stores No. of families _____
Last use _____ " _____ No. of families _____
Material masonry No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____

General Description of New Work

Fee \$ 1.00

To install walk-in refrigerator - to be located in bakery.
(Compressor located on top of refrigerator)

Permit to Fire Dept. 3/28/52
Permit to Fire Dept. 4/2/52

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 United Hotel & Restaurant Equip. Co.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ 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:
Thomas W. [Signature]
CITY OF PORTLAND

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
United Hotel & Restaurant Equip. Co.

INSPECTION COPY

Signature of owner By: W. J. Montgomery PH



GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, March 28, 1952

PERMIT ISSUED

00364
APR 2 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 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 Commodore Restaurant, 477 Congress St. Telephone _____
 Contractor's name and address H. P. Hood & Sons, 135 Walton Street Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Restaurant, stores and offices No. families _____
 Last use _____ " " _____ No. families _____
 Material masonry No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install refrigeration equipment for soda foundation (in Arcade) in snack bar, (compressors to be located in basement directly below snack bar)

APPROVED BY DEP. 3/28/52
 REC'D FROM FIRE DEPT. 4/2/52

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 H. P. Hood & Sons

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind _____ Dressed or full size? _____
 Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

[Signature]
 OFFICIAL SEAL

Miscellaneous

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

H. P. Hood & Sons

INSPECTION COPY

Signature of owner BY:

[Signature] PH

Q74



GENERAL BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation

Portland, Maine, March 28k, 1952

PERMIT NUMBER
00363
APR 2 1952
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 Freble, Inc. Telephone _____
Lessee's name and address Commodore Restaurant, 477 Congress Street Telephone _____
Contractor's name and address United Hotel & Restaurant Equip. Co. Telephone _____
Architect _____ Route 1, Scarborough Specifications _____ Plans Fire Dept. No. of sheets 1
Proposed use of building Restaurant and offices, stores No. families _____
Last use _____ No. families _____
Material masonry No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install reach-in refrigerator (snack bar in Arcade)
Compressors located in basement directly beneath
(Refrigerant - Freon F-12)

3/28/52
4/2/52

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 United Hotel & Restaurant Equip. Co.
Scarborough, Maine

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ 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 J. ...
CITY OF PORTLAND

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

United Hotel & Restaurant Equip. Co.

INSPECTION COPY

Signature of owner

By Wm. J. Montgomery PH



(G) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, March 22, 1952

PERMIT ISSUED
00379
APR 5 1952
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~construct~~ 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 Commodore, Inc., 477 Congress Street Telephone: _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Acme Engineering Co., 46 Market Street Telephone 5-0011
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Luncheonette, stores and offices No. families _____
Last use _____ " " " No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install mechanical system of ventilation in connection with grille as per sketch.

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 Acme Engineering Co.

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ 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:
Ray Heath
Alan D. [unclear]

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

Commodore, Inc.
Acme Engineering Co.

Signature of owner by: *R. Morton*

INSPECTION COPY

AP 477 Congress Street
(Ventilation of grille in
luncheonette in Arcade)

April 5, 1952

Preble, Inc.,
477 Congress Street
Att: Mr. Palmer
Acme Engineering Co.,
46 Market Street

Gentlemen:

Building permit for installation of ventilation system in connection with grille for Commodore, Inc., in the new luncheonette of Commodore, Inc., in Chapman Arcade at 477 Congress Street, is issued to Acme Engineering, herewith, but subject to the following conditions. If this letter is not understood, or, if you are unable to comply with the conditions, it is important that you refrain from starting the installation and contact this office for adjustment.

1. The capacity of the system is to be such that the conveying air velocity in the exhaust system will be not less than 1500 cubic feet per minute.

2. This system is to discharge into the air space between the steel smoke stack and the brick insulating enclosure around the stack. There are now connected to this space between brick work and stack a grill for ventilating the boiler room and a duct of a ventilation system which formerly served, principally, the drug store in first story. The latter duct is to be disconnected from the space around the stack and the new ventilating duct connected at about the same point. The disconnected system is to be tightly sealed off at every opening with non-burnable material, or removed, or otherwise closed off from the building so that fire occurring at some point with exposure to the duct would not be transmitted up through the building, as would be the case at present.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B

P. S. Mr. Grondin's attention was called to the fact that this ventilation system to be discontinued has openings at two or three places into other parts of the building, at least one being in the basement near the bank vault and at least one directly up into the former kitchen of the drug store. Mr. Grondin said that, at the least, the system would be completely sealed up so fire or extreme heat from a fire could not normally enter the system nor discharge from it; probably the entire system will be removed. This should not be neglected for if fire should take place in certain places now extensive damage would be likely to occur in other parts of the building.

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

HEALTH DEPARTMENT

To: Warren McDonald, Building Inspector DATE: April 1, 1952

From: Norman M. Winch, Public Health Engineer

Subject: Commodore Inc. Snack Bar Grille

We are returning herewith the application of Commodore Inc.

This application deals with the proposed ventilation in connection with the grille in the Commodore Snack Bar. This system of ventilation meets with our approval.

Norman M. Winch
Norman M. Winch

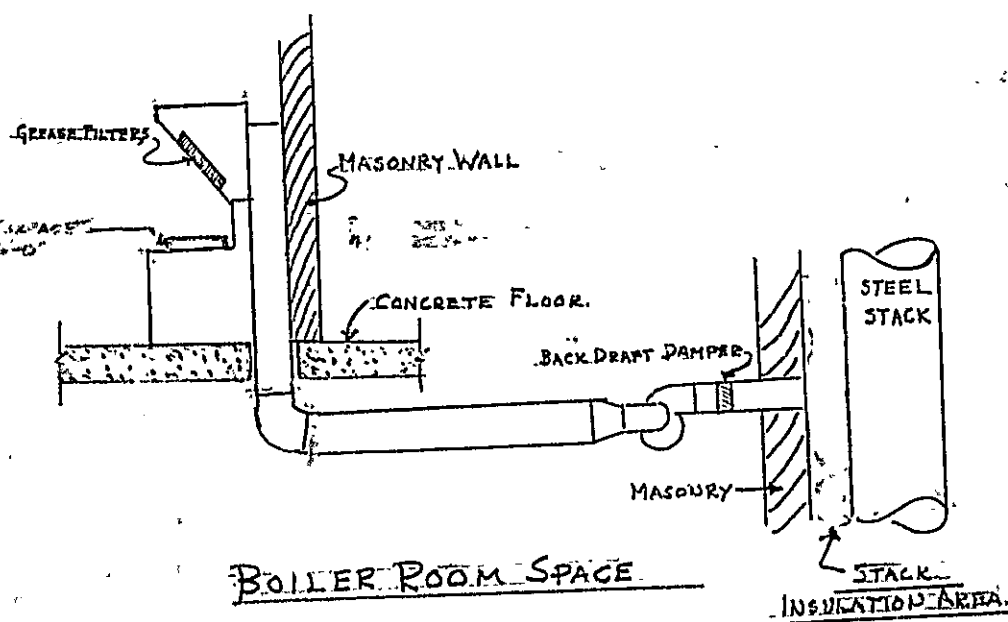
RECEIVED

APR 1 1952

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

COMMODORE INC. 477 CONGRESS ST.

SHACK BAR GRILLE



AP 477 Congress Street
(protective hood and ventilation
in luncheonette in the Arcade)

March 28, 1952

Oliver T. Sanborn, Chief of the Fire Department
and
Norman N. Winch, Public Health Engineer
Warren McDonald, Inspector of Buildings

Fire protective and ventilation system for proposed electric grille or
range in the new luncheonette in Chapman Arcade at 477 Congress Street.

These people have been rather previous in getting this grille set up and
arrangements made to vent it since no permit has even been applied for for install-
ation of the grille and although application has been made for the ventilation system,
there are many questions concerning it.

Attached is a letter to those interested which seems to set forth the diffi-
culties involved. Also, enclosed to each of you, is a copy of the application for
the ventilation permit and a rough sketch showing the proposed arrangement.

These will give you a chance to know what the problem is when the Manufacturer,
or others, approach you, and we, of course, are very much dependent upon your opinions
as to whether or not the permit should issue.

The Building Code gives some latitude because after a description of the re-
quired equipment, comes the words "or equivalent protection provided".

Chief Sanborn will, probably, remember that an alternate arrangement in lieu
of the usual vented hood was approved in the case of Thompson-Winchester Co., for
what is called the "ClearAir" ventilator, and at least one such arrangement was in-
stalled later under a permit.

With that equipment, however, while the protection over the range did not
cover the entire area it was shaped like a hood for the heat of a quick fire to impinge
against and the intake for the exhaust air was at the back of this flat surface. We
had the assurance with regard to that appliance that the ventilation of the entire
kitchen would be well-engineered, because the entire outfit was furnished and installed
by the same party. In the case at hand evidently the proprietor of the luncheonette
has purchased the equipment, it is being installed electrically by a local electrician,
and the ventilation setup is designed by Acme Engineering, a local outfit. Thus we
do not have the same single responsibility for the entire outfit.

Mr. Bunting, as Chief Inspector in the Health Department, also approved the
arrangement. The building permit for one such installation carried with it the condi-
tion: "to accept this arrangement in lieu of the required hood with the full belief that
the arrangement will fully prove to be the equivalent of the hood, but nevertheless on
a trial basis, and if unforeseen difficulties should arise proving the arrangement not
equivalent, we shall expect the hood to be replaced". The present duct system and venti-
lation are to remain, and in both this installation and any subsequent ones the de-
sign is to be such that the movement of air the entire length of the "slot" over the
cooking appliance is to be at the rate of no less than one thousand (1000) cubic feet
per minute."

If and when you are able to approve will you so indicate on the copy of application
and return together with the sketch.

Attachment: Copy of application, sketch, copy of letter. Inspector of Buildings

AP 477 Congress Street

(Protective hood and ventilation
in luncheonette in the Arcade)

March 29, 1952

Cosmodoro, Inc.,
477 Congress Street
Preble, Inc.,
477 Congress Street
Acme Engineering Co.,
46 Market Street

Copies to: Chief of the Fire Dept.
Health Officer

Gentlemen:

The arrangement for ventilation of the electrically fired grille or range proposed in the luncheonette in Chapman Arcade at 477 Congress Street, is such a wide departure as to fire protective features from the hood required by our Building Code, and also recommended by the National Board of Fire Underwriters, that you should have the manufacturer or a ventilation engineer establish direct with the Chief of the Fire Department the features by which this arrangement can be considered equivalent to that stipulated by the Building Code in Section 602c4; and to explain direct to the Public Health Engineer, in the Health Department, the details of the entire arrangement since the adequacy of such ventilation for purposes of health lies with the Health Department. Under the circumstances I shall be compelled to withhold the permit for both grille and ventilation system until their approval has been secured.

1. The ventilation and grease filter do not form a protective "hood" in any sense. The arrangement not only does not cover the entire outline of the cooking appliance, but it flares outward toward the ceiling and the edge of it toward the front is, probably, at least 6" back of the face of the cooking appliance. In this flared portion are located the removable grease filters.

One wonders if a flash grease fire should take place on the top of the range and the filters were partially full of grease or the fan, either not of sufficient power or even not running, whether the intensely hot fire would not be deflected out into the room and toward the ceiling rather than out through the vent. Again, depending upon how faithful the attendants were in removing grease from the filters, would the accumulation of grease in the filters not take fire and not clear the openings in the filters through which the heat of a fire on the range is intended to pass quickly enough to vent the main fire by the means intended to the open air?

2. The vent duct runs straight down to the floor from the back of the filters, through the floor into the ceiling of the boiler room below, thence to the fan near the ceiling of the boiler room and then on to the brick encasement of the steel stack, this brick encasement forming a fire protective insulation around the stack with an air space between the brick work and the stack, and extending up through the ten stories of the building. This vent duct is to discharge in this space between masonry and steel stack. However, there is already connected to this insulating space between brick work and stack some louvres to ventilate the boiler room, and at least one large ventilating duct which disappears back into and upwards in the building, is used probably for ventilation of the banking quarters and a duct is connected to it, which formerly vented some cooking appliances in the corner drug store.

The Building Code stipulates and the Underwriters' recommend that vent flues for such cooking devices shall not be used for any other purpose.

If at times of quick fire on the range, the ventilation system did perform its fire protective feature and draw the extremely high temperature gases into this space

Comodore, Inc.

Preble, Inc.

Acme Engineering Co., _____2

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between the brick work and the stack (a space which was never intended or designed for ventilation purposes of this character) whether there would not be danger of blowing them back into building through the other ventilating ducts. We have no way of knowing whether or not there are any other connections to this insulation space.

3. The Building Code provides that such metal ventilating ducts shall not be in concealed spaces, but this duct would to all intents and purposes be concealed from the under side of the floor to the level below the ceiling of the boiler room, where it could be turned over to enter the encasement around the stack.

The boilers in this room will be heating at least two places of assemblage regularly licensed by the City, and we must forestall any foreseeable emergencies that might arise in the room.

4. The Underwriters' stipulate that such duct systems shall be so designed as to create a conveying air velocity in the exhaust system of not less than fifteen hundred (1500) and not more than twenty-two hundred (2200) feet per minute. The designers should demonstrate that the system will perform within those capacities, taking into account the friction of downward movement of the air and all other factors.

It is understood that there are plans for separate air-conditioning of the luncheonette to be accomplished later. It is well established that all mechanical ventilation of a room in which a protective hood over a cooking appliance is located, should pass through the hood, and be operated by single exhaust fan. Otherwise, there is a question if the separate fan for ventilation of a room might spread a quick fire through the room instead of allowing it to go out through the ventilation ducts of the hood as intended.

5. Presumably there is some features introduced to prevent grease dripping from the filters on to the top of the grille, in case there were carelessness in keeping the filters clean. This should be explained to the Health Department, together with all other features necessary to determine the adequacy of the system.

Very truly yours,

Karren McDonald
Inspector of Buildings

WMC/s

OK