

311-319 COMMERCIAL STREET

PERMIT ISSUED

SEP 30 1982

APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00837
ZONING LOCATION PORTLAND, MAINE ... Sept. 28, 1982

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications.

LOCATION 311 Commercial St. Fire District #1 [] #2 []
1 Owner's name and address J. B. Brown Co., Exchange St. Telephone
2 Lessee's name and address Americana Transport - same Telephone none listed
3 Contractor's name and address Suburban Propane Gas, Thompsons Pt., 04102 Telephone 774-0387.
Proposed use of building trucking company with gas tank for heat
Last use
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR--Mr. @ 775-5451
Appeal Fees \$
Base Fee 15.00
Late Fee
TOTAL \$ 15.00

To set 1 100 gal. propane gas tank as per plans. 1 sheet of plans, to be used for heat.

Stamp of Special Conditions

send permit to # 3

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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
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
Size Girder 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?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION--PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
BUILDING CODE:
Fire Dept:
Health Dept:
Others:

Signature of Applicant Phone # same

Type Name of above Dwight Smith for 1 [] 2 [] 3 [] 4 []
Suburban Propane Gas. Other and Address

3

NOTES

D-782 Propane Tank - Alled

Permit No. 821837

Location 3111 Commercial St.

Owner J. B. [unclear]

Date of Permit 9-28-82

Approved 9-30-82

Dwelling

Garage

Alteration 141 gal propane gas tank

Large ruled area for notes, divided into two columns by a vertical line.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Samuel F. Hoffses, Chief of Bldg Insp
FROM: MARGE Schmuckel, Code Enforcement Officer
SUBJECT: Building to be moved to 311 Commercial St
DATE: 8-26-82
FILE →

I was shown Cabin #6 of The Rte #1 Woodlawn Cabin Court AS The Structure That is to be moved. The following are The Structural data.

- 1) 12' x 16' cabin with 12' x 4' screened in front porch AND very small shed on REAR as water heater enclosure.
- 2) Studs: 2" x 4" - 24" o.c. Note: The interior cabin walls are closed in with knotty pine paneling. The half walls of the porch are still open.
- 3) Rafters: Low pitch 2" x 4" - 24" o.c. Note: Altho there were no indications of leaking, the roof shingles (asphalt) are rather worn. There are also lowered gable vents on each end.
- 4) Joists: 2" x 6" - 24" o.c. on a 12' span. Note: There is no bridging. There is a mate-shaft girdler (≈ 4" x 4") under the mid section only of the floor joists about 6' to 7' in length. This is a possible indication of severe sagging in the past.
- 5) Foundation: The building is setting on concrete blocks. The incomplete girdler is also supported by a concrete block.
- 6) Interior: Appears not to be insulated. It is one room with a full bath (lavatory, toilet, & shower). It has a small electric heating unit and a couple of light fixtures.
- 7) Exterior: wooden clapboard siding - Asphalt Roof Shingles

The general condition of the building is good. The REAR shed for the water heater is in disrepair. There is some rotting of the porch's left corner post. I did not see any rotting of the joists (from a limited view). The joists are not far off the ground, but the area is not

entirely contained around, so there is good ventilation,
Some exterior paint is peeling, but it is not extreme.

See further information!

Mr. Hennessy of Cape Elizabeth was the appraiser of
the property. And the Assessor's office at Scarborough town
hall has information on the buildings.



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

August 27, 1982

Mr. Anthony Juliano
Ameri-Cana Transport Inc.
18 Monument Square
Portland, Maine 04101

Dear Sir,

Your application for a building permit to move a 12' X 16' cabin from Scarborough, Maine to 311 Commercial Street, Portland, Maine is being issued with the following requirements.

1. 311 Commercial Street is located in a Fire District #2 which requires the exterior walls to have a 1 hour fire rating. Please notify this office on the type of siding you will be using to obtain this rating.
2. You should double up the joists system, due to the 24" spacing on a 12' span.
3. The rear shed also needs repair, and the left corner post is starting to rot, and should be replaced.
4. A carrying beam should be placed at mid point of the span in the floor to relieve the loading on the joists.

If you have any questions on these requirements please call this office.

Sincerely,

F. Samuel Hoffacs,
Chief of Inspection Services

PSH/lh

3

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 00719

AUG 30 1982

ZONING LOCATION PORTLAND, MAINE August 18, 1982

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 311 Commerical Street Fire District #1 , #2

1. Owner's name and address ... J. B. Brown & Sons - 482 Congress St. Telephone 774-5908 ...

2. Lessee's name and address ... Ameri-Cana Transport Inc. - 18 Monument Square Telephone 773-8141 ...

3. Contractor's name and address ... pending Telephone

..... No of sheets

Proposed use of building field office for trucking outfit No. families

Last use No families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$ 400.00 Appeal Fees \$

FIELD INSPECTOR—Mr. @ 775-5451 site plan review ... 100.00 15.00 ..

Late Fee

TOTAL \$ 115.00 ...

Minor site plan review - to move building from

Route # 1 Scarborough to 311 Commerical Street

Stamp of Special Conditions

send permit to # 2 04101

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

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 cel:

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

Size of 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.

Plats and rafters: 1st floor 2nd 3rd roof

Centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

..... 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?

APPROVALS BY: DATE MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER ... Will work require disturbing of any tree on a public street?

ZONING:

BUILDING CODE: Will there be in charge of the above work a person competent

Fire Dept. to see that the State and City requirements pertaining thereto

Health Dept.: ... are observed?

Others:

Signature of Applicant Phone # ... same

Type Name of above Anthony Juliano for 1 2 3 4

Ameri-Cana Transport Inc. Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

Ms Schmic Kal

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

286

Ameri-cana Transport, Inc. August 19, 1982
 Applicant Date
18 Monument Square, Portland, Maine 311-319 Commercial Street
 Mailing Address Address of Proposed Site
Field Office 40-E-2,3
 Proposed Use of Site Site Identifier(s) from Assessors Maps
33,630 sq. ft./ W-1
 Acreage of Site / Ground Floor Coverage Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No Proposed Number of Floors _____
 Board of Appeals Action Required: (/) Yes () No Total Floor Area _____
 Planning Board Action Required: () Yes () No

Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

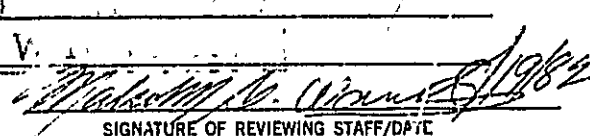
Zoning:
 SPACE & BULK,
 as applicable

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES	_____																
COMPLIES CONDITIONALLY	_____																
DOES NOT COMPLY	_____																

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____


 SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT - ORIGINAL

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

280
 5-570

Date August 14, 1982

Applicant _____
 Mailing Address _____
 Proposed Use of Site _____
 Acreage of Site / Ground Floor Coverage _____

Address of Proposed Site _____
 Site Identifier(s) from Assessors Maps _____
 Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors _____
 Total Floor Area _____

Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) _____

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	FEDERATION WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN

APPROVED
 APPROVED
 CONDITIONALLY
 DISAPPROVED

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

PERMIT ISSUED WITH LETTER

Richard Knowlton 8-18-82
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

286

Applicant: _____
 Mailing Address: _____
 Proposed Use of Site: _____
 Acreage of Site / Ground Floor Coverage: _____

Date: August 19, 1982
 Address of Proposed Site: 311-116 Commercial Street
 Site Identifier(s) from Assessors Maps: 40-...
 Zoning of Proposed Site: _____

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors: _____
 Total Floor Area: _____

Other Comments: _____
 Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

AUG. 20, 1982
(Site Received)

APPROVED
 APPROVED - CONDITIONALLY
 DISAPPROVED

TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	GRADUAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

PERMIT ISSUED WITH

[Signature] 8/20/82

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

286

Applicant: Warren, Portland, Maine
 Mailing Address: _____
 Proposed Use of Site: _____
 Acreage of Site / Ground Floor Coverage: _____

Date: _____
 Address of Proposed Site: _____
 Site Identifier(s) from Assessors Maps: _____
 Zoning of Proposed Site: _____

Site Location Review (DEP) Required () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Other Comments: _____
 Date Dept. Review Due: _____

(Date Received)

FIRE DEPARTMENT REVIEW

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMENSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓
APPROVED CONDITIONALLY								
DISAPPROVED								

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

PERMIT ISSUED WITH LETTER

SIGNATURE OF REVIEWING STAFF/DATE James P. Collins 8-23-12

FIRE DEPARTMENT COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATION:

Date June 16, 19 78
 Receipt and Permit number A 12120

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine.

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK 315 Commercial Street
 OWNER'S NAME: George Lewis ADDRESS: same

OUTLETS: (number of)
 Lights _____
 Receptacles _____
 Switches _____
 Plugmold _____ (number of feet)
 TOTAL _____

FEEES

FIXTURES (number of)
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____

SERVICES:
 Permanent, total amperes 1,600 ✓ _____ 6.00
 Temporary _____

METERS: (number of) 1 _____ .50

MOTORS: (number of)
 Fractional _____
 1 HP or over 4 over 1 hp ✓ _____ 4.00

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels _____
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE. _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) _____
 FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____
 TOTAL AMOUNT DUE: 10.50

INSPECTION:
 Will be ready on _____, 19____; or Will Call XX

CONTRACTOR'S NAME: M & H Electric
 ADDRESS: 16 Chevrus Rd. Cape Elizabeth
 TEL.: 767-2411

MASTER LICENSE NO.: 194 SIGNATURE OF CONTRACTOR: [Signature]
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY

ALWAYS PREVENT FIRE ALL WAYS

FRANK M. HOBERTY, JR.
COMMISSIONER

HAROLD E. TRANEY
DEPUTY COMMISSIONER



CHARLES F. ROGAN
DIRECTOR

HARRY B. ROLLINS
ASSISTANT DIRECTOR

STATE OF MAINE

Insurance Department
DIVISION OF STATE FIRE PREVENTION
AUGUSTA, MAINE 04330

August 30, 1971

George Lewis Co.
329 Commercial Street
Portland, Maine

Gentlemen:

Re: Cumberland Cold Storage Co. - Center Street

A recent inspection of your property by a Supervising State Fire Inspector revealed the existence of conditions which are in violation of the laws pertaining to fire and structural safety.

Accordingly, the following steps are to be taken to remedy these conditions:

1. Provide a second exit from the second floor remote as possible from present exit. This stairway to have cut off doors at each level and stairs to have 10" treads with 7" risers.
2. If stairs are enclosed, illumination is to be provided.
3. Exit signs for exitways are to be provided.
4. Clear out storage from present stairway from first to second floor and this area is not to be used for storage.

Please advise this office within ten days of the action which you propose to take.

By direction of the Insurance Commissioner

Charles F. Rogan

Director

WER:ag
cc: Chief Joseph Crano
Portland Building Inspector
Cumberland Cold Storage Co.

ALWAYS PREVENT FIRE ALL WAYS

FRANK M. HOBERTY, JR.
COMMISSIONER

HAROLD E. TRANEY
DEPUTY COMMISSIONER



CHARLES F. RODAN
DIRECTOR

HARRY S. ROLLINS
ASSISTANT DIRECTOR

STATE OF MAINE
Insurance Department
DIVISION OF STATE FIRE PREVENTION
AUGUSTA, MAINE 04330

August 30, 1971

J. B. Brown Estate
499 1/2 Congress Street
Portland, Maine

Gentlemen:

Re: Cumberland Cold Storage Co. - 311 Commercial St.

A recent inspection of your property by a Supervising State Fire Inspector revealed the existence of conditions which are in violation of the laws pertaining to fire and structural safety.

Accordingly, the following steps are to be taken to remedy these conditions:

Stairway from the third to the first floor to be enclosed with cut off doors at each level. Stairway to have illumination and exit signs to be installed.

Please advise this office within ten days of the action which you propose to take.

By direction of the Insurance Commissioner

Charles F. Rodan
Director

WHR:cag
cc: Chief Joseph Cresso
Portland Building Inspector
Cumberland Cold Storage Co.

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date May 17, 1978

To: Jones Destruction of N. H. INC.
(contractor)

322 Somerville Street
Manchester, New Hampshire

With relation to permit applied for to demolish a building

at (address) 311-319 Commercial St, Corner of belonging to
2-10 Foundry Lane

(owner) J. B. Brown Co.. It is unlawful to
commence demolition work until a permit has been issued from this
department.

Section 6 of the Ordinance for rodent and vermin control provides,
"It shall be unlawful to demolish a building or structure unless
provision is made for rodent and vermin eradication. No permit
for the demolition of a building or structure shall be issued by
the Building and Inspection Services Department until and unless
provisions for rodent and vermin eradication have been carried out
under supervision of a pest control operator registered with the
Health Department."

The building permit for demolition cannot be issued until the
provisions of this section have been satisfied. It is the obli-
gation of owner or demolition contractor or both to take up with
the Health Department the matter of complying with this section,
being prepared to inform that department what registered pest
control operator is to be employed.

NOTICE - PER MUNICIPAL CODE
A PERMIT TO DEMOLISH OR REMOVE A
STRUCTURE SHALL EXPIRE THIRTY
(30) DAYS AFTER THE DATE OF
ISSUANCE.

Very truly yours,


R. Lovell Brown
Director

Health Department comments: NO EVIDENCE OF RODENT ACTIVITY

NOTED AT THIS TIME 5/18/78

QJFN

Copies to:

- 2 - Health - Environ. (Mr. Blumenthal)
- 1 - Health (Mr. Noyes)
- 1 - Public Works (Phil Mullin)
- 1 - Fire Dept.
- 1 - Gus James



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 0390

MAY 19 1978

ZONING LOCATION PORTLAND, MAINE, ..May 17, 1978

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 311-319 Commercial Street Corner of 2-10
 1. Owner's name and address J. B. Brown - 57 Exchange St. Fire District #1 #2
 2. Lessee's name and address Telephone
 3. Contractor's name and address Jones Destruction of N. H. Inc. Telephone 669-6965
 4. Architect 22 Somerville St. Manchester, N. H. Plans 03103 No. of sheets
 Proposed use of building
 Last use storage No. families
 Material No. stories Heat Style of roof Roofing
 Other buildings on same lot
 Estimated contractual cost \$ Fee \$..... 25.00...

FIELD INSPECTOR—Mr. GENERAL DESCRIPTION

This application is for: @ 775-5451
 Dwelling Ext. 234

To demolish multi story building utilities called.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4
 Other:

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
 Kind of roof Rise per foot Roof covering Kind of heat fuel
 No. of chimneys Material of chimneys of lining Sills
 Framing Lumber—Kind Dressed or full size? Corner posts
 Size Girders 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:
 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?

APPROVALS BY: DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing any tree on a public street? ..
 ZONING:
 BUILDING CODE: 0.19, E. 2, 5/19/78
 Fire Dept.: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? ..
 Health Dept.:
 Others:

Signature of Applicant Phone # same

Type Name of above Jones Destruction of N. H. 1 2 3 4
 Other
 and Address

FIELD INSPECTOR'S COPY

NOTES

11-20-78 Bldg down -- hts filled in the
front lot & graded - see other permits
for the rear lot - S

Permit No. 9810395
Location 911-819 Commercial Blvd
Owner J B [unclear]
Date of Permit 5-17-78
Approved 5-19-78 [unclear]

Large section of the document consisting of multiple columns of horizontal lines, likely a table or ledger, which is mostly blank or crossed out with a large 'X'.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, Sept. 10, 1968

PERMIT ISSUED

924
SEP 10 1968

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 311-319 Commercial Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address J. B. Brown & Sons, 57 Exchange St. Telephone 773-2247
 Lessee's name and address Cumberland Cold Storage, 329 Commercial St. Telephone _____
 Contractor's name and address owners Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Cold storage No. families _____
 Last use _____ " _____ No. families _____
 Material brick No. stories 3 Heat _____ Style of roof flat Roofing asphalt
 Other buildings on same lot _____
 Estimated cost \$ 4,000. Fee \$ 8.00

General Description of New Work

To remove U.S. gypsum plank and replace with exterior 5/8th plywood, and fiber glass on entire roof - fiberglass roof

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** owner

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 _____
 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 _____
 Size Girder _____ 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:
O.K. - 9/10/68 - All

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 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

J. B. Brown & Sons

INSPECTION COPY

Signature of owner By: A. J. Lund

CS 301

I-2 INDUSTRIAL ZONE



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

CS-66

Location
311-319 Commercial St.

COMPLAINT

INSPECTION COPY

COMPLAINT NO. 58/117

Date Received December 23, 1958

Location 311-319 Commercial St.

Use of Building Warehouse

Owner's name and address J. B. Brown & Sons, 57 Exchange St. Telephone

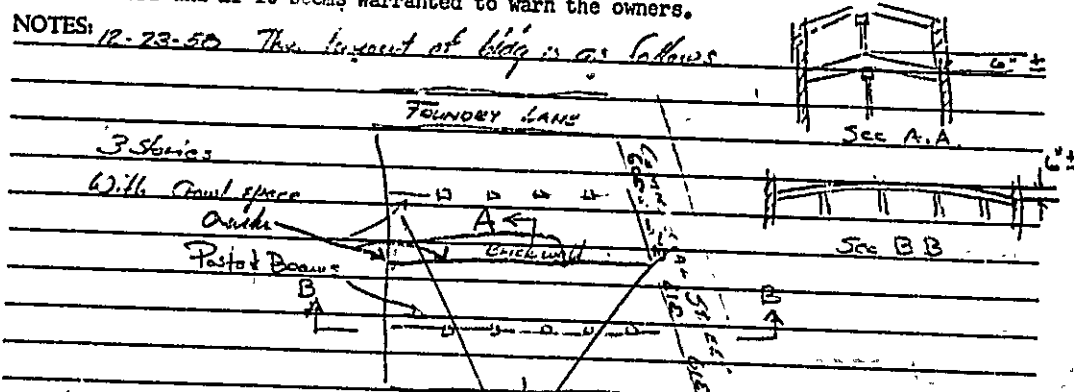
Tenant's name and address Telephone

Complainant's name and address Fire Dept. Telephone

Description: The Fire Dept. are concerned about the strength of the floors. They seem to weave or to be humped up and down and they suggest that we examine the floors and if it seems warranted to warn the owners.

PH

NOTES: 12-23-58 The layout of bldg is as follows



Hub Furniture warehouse occupies 1st floor of 309-315 Commercial St and all of 2nd & 3rd floors. Cumberland Cold Storage has a freezer in 1st floor of 317-319. The entire line of posts and beams in 317-319 has pushed up 6" to 8" as indicated sections A & B. The Highway at Hub Firm say this has occurred in the last month or so. It appears that perhaps the cold spell we have had combined with the effects of the freezer area have caused a frost condition under the column footings which rest on the earth floor of crawl space. (At least on Hub side) which has bowed the line of columns. Of course the brick walls probably go deep into the ground and appear not to have been affected. Frost runs is visible in crawl space on Hub side of interior brick wall. Unable to get into cold storage area. TTR 1/5/58 Letter to owner - A.S.J.

(See pink sheet attached for more notes)
2/29/60 - Letter to owner about defects in walls - A.S.J.

June 15

~~May 4~~

~~March 30th to TTR~~

311-319 Commercial Street

Complaint 58/117

4/3/59 It appears that a new crack has developed in the brick wall between the 2 portions of this building located on the Commercial Street side and near the present openings in this wall. Cracks are evident in 2nd and 3rd stories of bldg.

STC

5/12/59 N. City - TTR

6/15/59 Crack at rear of middle wall, 21" from the rear also patched up crack near door opening - 2nd floor. - Cannot see as much of wall on 3rd floor but it does not look too bad. - A bad crack (wouldn't say dangerous, however) between carrying partition & a non-carrying partition that goes off at right angles. - Most of the girder seems to be settled back. - Allan

8/3/59 - Cellar very wet on Hub Furniture side. Beams on 2nd floor rounds up like before. Must be up about 6 inches. Same for 3rd floor. - Cracks in all the walls are about the same as before. - Allan

11/13/59 - Inspected by A.G.S. + Univ. ~~W.M.M.~~

11/16/59 - Report to A.G.S. - W.M.M.

1/26/60 - They have fixed some of this building. - Allan

Jan. 5, 1959

Cplt. 58/117- 311-319 Commercial St.

J. B. Brown & Sons
57 Exchange Street

cc to: Fire Department

120 J. Sears, 224 Com. St.

Gentlemen:

Acting upon a report received from the Fire Department, we have made an examination of the building at the above named location, of which you are reported to be the owner, in regard to the unevenness of the upper floors of one section of the building.

Our inspector reports that the first story of the section involved is occupied for cold storage purposes and that it appears that the extreme cold from the first story area combined possibly with cold from outside the building has penetrated the open space beneath the first floor to such an extent as to penetrate beneath the footings of the columns supporting the floor framing of the building, the frost action thus created causing an upward movement of from six to eight inches of the floor framing at those points where posts and girders are located. While the structural safety of the building does not appear as yet to be seriously endangered, it is clear that such movement must create conditions damaging to the general upkeep of the building and, if allowed to continue, might even cause structural damage.

This matter is being called to your attention so that, if you are not already aware of it, you may be in a position to investigate and take the steps necessary to alleviate these damaging conditions.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

March 5, 1959.

Mr. George I. Lewis
38 York Street
Portland, Maine.

Dear Mr. Lewis:

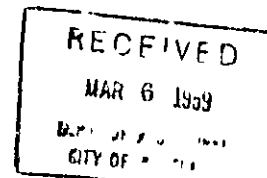
I am writing you with respect to our lease to you of the premises consisting of the first floor of the westerly half of the Commercial Street Block, so called. This lease was signed on the seventh day of May, 1957, and extends for five years from the first day of August, 1957. At the time this lease was signed, your intention was not to use the premises for freezing purposes. It was only later that I discovered what your final intention was.

Referring to my letter to you of June 28, 1957, you will find the following language:

"We are concerned with the fact that you have not insulated the floor of your freezing room, or the basement wall between your basement and that of the Hub Furniture Company. Also, it seems to us that your basement floor should be insulated to keep the frost from going down into the ground and heaving the building foundation."

Referring to my letter to you of January 6, 1959, which is based on a letter from Mr. Albert Sears, Inspector of Buildings, dated January 5, 1959, a copy of which I sent to you in my letter of January 6, 1959, we say:

"I assume by this time that you have turned off your freezer and are not using any artificial means to get the frost out of the ground quickly. I would appreciate a report from you from time to time as to the result of the turning off of the freezer and both Mr. Sears and ourselves will inspect the building from time to time."



Mr. George I. Lewis

-2-

March 5, 1959

In the letter of Albert Sears of January 5, 1959, to us, of which you have had a copy, Mr. Sears says:

"Our inspector reports that the first story of the section involved is occupied for cold storage purposes and that it appears that the extreme cold from the first story area, combined possibly with cold from the outside of the building, has penetrated the open space beneath the first floor to such an extent as to penetrate beneath the footings of the columns supporting the floor framing of the building, the frost action thus created causing an upward movement of from six to eight inches of the floor framing at those points where posts and girders are located."

Between the time of my letter of June 28, 1957, to you and the letter of the Building Inspector to me of January 5, 1959, you and I had several conversations in Mr. Lund's presence as to the proper treatment of the building in order to avoid exactly what is described in Mr. Sears letter of January 5, 1959. In those conversations you promised to defrost your freezing room at once. Later you promised to do it by January first; now it is March 5th and it has never been done. Your excuse was that the Lessees of your freezing room had agreed to move the merchandise there stored and had never done so. During these conversations you told us orally that you were doing everything you could to prevent damage and if you were responsible for anything you would pay for it.

On July 9, 1957, I wrote you a letter in the following language was used:

"In our conversation yesterday we talked over the reason you would protect us against all damage of what we think is improper for you to have quick-freeze rooms. In accordance with our conversation, therefore, I am sending you an agreement for your signature."

This agreement was never signed by you, as acknowledged.

At the present time the whole situation has come to a head in the episode of the early morning of March 5, 1959, which time you and Mr. Lund were present.

Mr. George I. Lewis

-3-

March 5, 1959.

been called in as the representative of Grinnell Company, Inc., and he tells me that the present situation is as follows:

The cause of the sprinkler failure on March 4th, 1959 was entirely due to the frost conditions in your basement, (as described in Mr. Sears' letter of January 5, 1959, already referred to.) The building has risen to such an extent that the normal pitch of the sprinkler system has been reversed, with the result that the natural condensation in the sprinkler pipes, instead of draining back to the valves, has remained in the pockets of the sprinkler system, caused by the aforesaid upheaval. This moisture has frozen and has caused the bursting of a sprinkler head which in turn has flooded the building.

Under all these circumstances we feel, in view of the constant warnings which we have given you, that you are responsible for all damage resulting therefrom. Yesterday I telephoned you and you told me to go ahead and have the system repaired and if you were responsible you would pay for the damage. At the time I suggested that you and Mr. Lund and myself get together at once and talk the matter over. You refused to have any conversations with me until your attorney, Louis Bernstein, Esq., returned from his vacation. I told you that I was going away and would be gone on vacation before Mr. Bernstein returned and you told me to go ahead and make the necessary repairs and when I got home we would sit down together.

We are doing everything we can to prevent further damage to the building itself or the stock of goods in the Hub warehouse. I have no idea what the total damage will be, but it is obvious that the longer the present condition continues the greater will be the damage. At the present time we are under considerable expense for the repair and constant supervision of the sprinkler system necessitated by the freezing conditions in your basement. We have once had to repair the roof of the building which split because of the movement all through the building caused by the upheaval of the foundations. There is also at the present time a very serious crack in the division wall between the east and west side of the building caused by the upheaval, in consequence of the frost condition, and this crack is increasing in size to such an extent that unless the trouble is immediately rectified, the strength of the building itself will be materially impaired.

Mr. George I Lewis

-4-

March 5, 1959.

Therefore, this letter is written to warn you that in accordance with our previous correspondence and frequent conversations, we shall hold you responsible for all damage which has been caused by your failure to follow out the recommendations and warnings which we first gave you in June, 1957.

As I told you yesterday on the telephone, it has become necessary to cut off completely the operation of the sprinkler system in the portion of the building occupied by you so that that part of the building is no longer protected by a sprinkler system, and you should immediately notify your insurance agents of this fact. You said you would do so at once.

If and when you wish the sprinkler system restored to the part of the building you now occupy, it is necessary for you to do that at your expense and subject to the approval of expert technicians.

I want to say in conclusion that Mr. Sweetser of the Grinnell Company is today notifying Mr. Hunt of the New England Fire Insurance Rating Association, in order that all rectification of the sprinkler system shall be done in accordance with the requirements of the New England Fire Insurance Rating Association.

Yours very truly,

J. B. BROWN & SONS
By

Signed: Philip G. Clifford

Treasurer.

PGC:jm

cc to
Louis Bernstein, Esq.
Mr. Albert J. Sears, Building Inspector
Mr. Harold Lee Berry
Mr. Everett Sweetser

J. B. BROWN & SONS
57 EXCHANGE STREET
PORTLAND, MAINE

HAROLD LEE BERRY
PRESIDENT
GEORGE K BRADFORD
VICE-PRESIDENT
PHILIP GREELY CLIFFORD
TREAS & GENL MGR
WILLIAM A MCCANDLESS
CLERK
WILLIAM H CLIFFORD SAG
ASSISTANT TO GENL. MGR

DIRECTORS
PHILIP GREELY CLIFFORD
WILLIAM H CLIFFORD
CHARLES P EMERSON
HAROLD LEE BERRY
WILLIAM H CLIFFORD SAG
WILLIAM A MCCANDLESS
HERBERT PAYSON, JR
HARLET DERBY
GEORGE K BRADFORD

RECEIVED
JAN 7 1959
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

January 6, 1959.

RECEIVED
JAN 7 1959
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Mr. Albert J. Sears
Department of Building Inspection
City Hall
Portland, Maine.

Dear Mr. Sears:

As I told you this morning on the telephone, I appreciate deeply your interest in our property and your letter to me of January 5th regarding the 311-319 Commercial Street building. Your letter is a great aid to us in trying to get the situation straightened out.

As I told you on the telephone, we have consulted Mr. Philip Snow, and acting on his advice, we have told Mr. Lewis, and Mr. Lewis has agreed, to cut his freezer off immediately and allow nature to work out the problem. Whether this will be successful or not I do not know, but it is the best advice that we can obtain at present.

Mr. Lewis was warned that this thing would happen if he put no insulation on the floor of his freezing room. We told him at the time he made his first floor into a freezing room that he would be responsible for damages. He has now agreed to insulate the floor of his freezing room in order to prevent the frost going down into the ground.

I would appreciate very much your further helping us to the extent of checking the building from time to time, as we do, to see if Mr. Lewis is carrying out his promise. Again thanking you, I remain,

Yours very sincerely,
J. B. BROWN & SONS
By *Philip Clifford*
Treasurer.

PGC:jm

AJS:

November 16, 1959

Because of the extraordinary condition of this building, evidently due to combination of zero weather in an unheated space under first floor and improperly insulated refrigeration plant in the first story of the westerly side of the building, it has been the practice to make examination from time to time. In pursuance of that practice, we examined the building on November 13, 1959. We found that the amount of "hump" in the girders under third floor and roof of the westerly side was considerably lessened, and that apparently the floor and roof are assuming their normal position without damage to the walls of the building. It was reported that the refrigeration company has insulated the first floor under their operations with the hope that in the cold weather to come there would not be a recurrence of the former trouble.

However, we found serious defects in some of the exterior brick walls of the building which should be brought to the attention of the owners not only because of their interest but to avoid real failure which would involve this department since we are now aware of the conditions.

1. The rear wall of the building bulges outward. This has been of long standing since a former crack between the central bearing wall (at right angles to Commercial Street) and this rear wall has been filled up with mortar at some time. No doubt this defect was caused by lack of proper anchorage of the rear wall to the frame of the floors and the roof. An ~~attempt~~ has been made to anchor the wall to the roof frame, but it is done in such a way as to be of little avail. There are several "star" bolts evident on the outside of the wall but it is not clear what they accomplish.
2. The easterly side wall is in very bad condition ^{over} ~~under~~ one of the large doorways in first story, and this defect seems to run clear up to the roof. It is doubtful if this represents a foundation failure. There is quite a lot of patching of brick work in evidence, and it appears likely that the lintel over the large doorway does not have enough bearing. There is a very substantial crack above one of the doorways and the possibility of the failure of this wall cannot be ruled out.
3. On the easterly side of the central wall in the first story there is a heavy brick wall setting off a room. The rear wall which is parallel to Commercial Street has a very bad crack in it near the central dividing brick wall—wider at the top than at the bottom indicating that the easterly end of the wall has settled. About half of the thickness of this wall gets its bearing ~~at~~ the easterly end on a very large wooden girder under the first floor. This girder is part of the supporting center of the first floor and extends into and gets a bearing on this same brick wall. This girder is quite "punk" as a result evidently of dry rot. Whether this condition is the cause of the crack is not known.
4. The wooden frame supports beneath first floor and some of the masonry there is ~~is~~ ^{are} deteriorating badly due probably to the lack of ventilation in this space below first floor. We were told that our inspections show that this space is very wet during the warm weather. We could not get into the space below first floor in the westerly half of the building. It is evident, however, that the need of providing ~~adjustable~~ ventilation in this space below the first floor is great, and that even if it is provided, the owner should be taking steps to have thorough examination made and remedy provided for the places where trouble is already evident.

WMcD

A.A.S.

FU- A.A.S.- 4/1/60

Cplt. 58/117- 311-319 Commercial St.

J. B. Brown & Sons
57 Exchange Street

Feb. 29, 1960

Gentlemen:

An inspector from this department reports that an examination of the building at the above named location in connection with a follow-up inspection of the difficulties involved with that part of the structure where the refrigerating plant is located discloses a number of defects in the masonry walls which he feels should be called to your attention for investigation and correction. His report is as follows:

1. The rear wall of the building bulges outward. This has been of long standing since a former crack between the central bearing wall (at right angles to Commercial Street) and this rear wall has been filled up with mortar at some time. No doubt this defect was caused by lack of proper anchorage of the rear wall to the frame of the floors and the roof. An attempt has been made to anchor the wall to the roof frame, but it is done in such a way as to be of little avail. There are several "star" bolts evident on the outside of the wall but it is not clear what they accomplish.
2. The easterly side wall is in very bad condition over one of the large doorways in first story, and this defect seems to run clear up to the roof. It is doubtful if this represents a foundation failure. There is quite a lot of patching of brick work in evidence, and it appears likely that the lintel over the large doorway does not have enough bearing. There is a very substantial crack above one of the doorways and the possibility of the failure of this wall cannot be ruled out.
3. On the easterly side of the central wall in the first story there is a heavy brick wall setting off a room. The rear wall which is parallel to Commercial Street has a very bad crack in it near the central dividing brick wall—wider at the top than at the bottom indicating that the easterly end of the wall has settled. About half of the thickness of this wall gets its bearing at the easterly end, on a very large wooden girder under the first floor. This girder is part of the supporting center of the first floor and extends into and gets a bearing on this same brick wall. This girder is quite "punk" as a result evidently of dry rot. Whether this condition is the cause of the crack is not known.
4. The wooden frame supports beneath first floor and some of the masonry there are deteriorating badly due probably to the lack of ventilation in this space below first floor. We were told, and our inspections show that this space is very wet during the warm weather. We would not get into the space below first floor in the westerly half of the building. It is evident, however, that the need of providing ventilation in this space below the first floor is great, and that even if it is provided, the owner should be taking steps to have thorough examination made and remedy provided for the places where trouble is already evident.

Will you not have these conditions investigated by a competent person and whatever steps taken that may be necessary to correct any dangerous conditions?

AJB:m

Very truly yours, Albert J. Sears
Inspector of Buildings

File

**NEW ENGLAND
FIRE INSURANCE RATING ASSOCIATION**

89 BROAD STREET, BOSTON

BENJAMIN M. HERMES
EXECUTIVE MANAGER

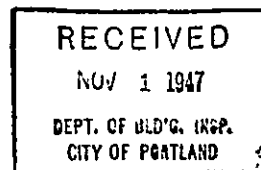
RALPH SWEETLAND
SECRETARY-TREASURER

ADDRESS MAIL
BOX 2027, BOSTON 6, MASS.

October 31, 1947

STEPHEN L. BURGHER, MANAGER
PERCY C. CHARNOCK, MANAGER
EDWARD DEVINE, MANAGER
PERCY E. NUTE, ASSISTANT MANAGER
FRANCIS A. O'HEARN, ASSISTANT MANAGER
WARDE WILKINS, ASSISTANT MANAGER

Warren MacDonald
Department of Building Inspection
City of Portland
Portland, Maine



Dear Sir:

Property at 311-319 Commercial Street
Portland, Maine
I.R.D. #10471

Referring to your letter of October 27, 1947, we must advise that we are at a loss to understand exactly what revisions might have been made and not checked by this office.

The next time our Mr. M. S. Fitzherbert is in the Portland territory which we believe will be the week of November 3, he will make an effort to contact you in order to straighten out this matter.

Very truly yours,

S. L. Burgher

S. L. Burgher,
Manager

MSF:MEW

AP 311-319 Commercial St.-I

October 27, 1947

New England Fire Insurance Rating Assoc.
Improved risks Department
89 Broad Street
Boston, Massachusetts

Subject: Building permit for installation
of automatic sprinkler system by Grinnell
Corp. at 311-319 Commercial Street in
Portland

Gentlemen:

In connection with the above installation by Grinnell Corp., our Building Code requires that plans of such a sprinkler system shall bear upon them the approval of New England Fire Insurance Rating Assoc. or equivalent authority before the building permit is issued.

The plans of this job have the stamp of approval of your Improved Risks Department, but above it someone has added a note in white crayon which reads: "Revision not checked".

I am issuing the permit for the installation although I do not know how extensive the revision of the plans was or how important it might be whether or not the revision was checked by your department.

The provision of our Building Code is obviously for the protection of the owner of property where sprinkler systems are being installed at least to the extent of his making sure that he will have the full protection for which he is paying, and may be sure of enjoying the maximum reduction in fire insurance rates.

A copy of this letter is being sent to Grinnell Corp. with the idea that, if you have not already done so, you will agree on this question of revision of the plan so that our owner may have the full protection which our Building Code intends he shall have.

Very truly yours,

Inspector of Buildings

MHC/S

CC: Mr. Everett Sweetser
Grinnell Corp.
38 Green Street
Gorham, Maine

J. B. Brown & Sons
57 Exchange Street

Memorandum from Department of Building Inspection, Portland, Maine

October 25, 1947

Oliver T. Sanborn, Chief
Fire Dept.

Dear Chief Sanborn:

We have received applications for permits to install dry sprinkler system for J. B. Brown & Sons at 311-319 Commercial Street and for National Distributors, Inc., at 225-231 Forest Avenue to be installed by Grinell Corp. of Providence.

(Signed) Warren McDonald
Inspector of Buildings

APPLICATION FOR PERMIT



Class of Building or Type of Structure **Second Class**
Portland, Maine, **October 25, 1947**

RECEIVED
02896
OCT 27 1947

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 311-319 Commercial Street Within Fire Limits? yes Dist No 1

Owner's name and address J. B. Brown & Sons, 57 Exchange Street Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Grinnell Corp, 275 W. Exchange St. Providence, RI Telephone _____

Architect _____ Specifications Plans yes No of sheets 4

Proposed use of building Furniture storage No families _____

Last use _____ No families _____

Material brick No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____ Fee \$ 1.00

Estimated cost \$ _____

General Description of New Work

To install dry sprinkler system for entire building, as per plans

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

Permitted with Letter

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor Everett Sweetser, 38 Green St., Gorham

Details of New Work

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

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

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

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

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing lumber—Kind _____ Dressed or full size? _____

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

Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____

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

Joists and rafters	1st floor	2nd	3rd	roof
On centers	1st floor	2nd	3rd	roof
Maximum span	1st floor	2nd	3rd	roof

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

If a Garage

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

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

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

Grinnell Corp.

Signature of owner By: E. W. Sweetser

APPROVED.

Permit No. 47/2896 P
Location 311-319 Commercial St
Owner J. B. Brown & Son
Date of permit 10 / 27 / 47
Notif closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn. _____
Cert. of Occupancy issued _____

INSPECTION NOT COMPLETED

NOTES

*11/20/48. Time presented
insp. 6.50*



(G) GENERAL BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, October 1, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~take~~ alter ~~repair~~ ~~maintain~~ ~~or~~ ~~change~~ ~~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:

Permit Issued with Letter
364
18 1945

Location 313 Commercial Street

Owner's name and address J. B. Brown & Sons, 57 Exchange Street Within Fire Limits? Yes Dist. No. 1

Lessee's name and address _____ Telephone _____

Contractor's name and address Googins & Clark, 16 Portland Street Telephone 2-3168

Architect _____ Specifications _____ Plans Yes No. of sheets 1

Proposed use of building Warehouse No. families _____

Last use _____ No. families _____

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

Other buildings on same lot _____

Estimated cost \$ 300. Fee \$ 1.00

File Memorandum from Department of Building Inspection, Portland, Maine
 311-319 Commercial St., Bldg. Permit for projection of canopy over Foundry Lane-10/1/45
 Commissioner May:

The information came from your department that Foundry Lane is a public way or street. Therefore Section 103c of the Building Code requires your approval on the permit before the permit is issued. About a year ago a permit was issued to cover this smaller canopy now to be widened and made longer under the owner's proposition, without your approval under the impression that Foundry Lane is a private way, it being so marked in the so-called "insurance atlas".
 The owners are filing a variance appeal with the Municipal Officers on the

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

Details of New Work

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

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

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

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

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing lumber—Kind _____ Dressed or full size? _____

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

Girders _____ Size _____ Column 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:
Conroy H. May

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

J. B. Brown & Sons
 Googins & Clark

Signature of owner By *Fred T. Googins*

INSPECTION COPY

Permit No 4571364

Location 313 Commercial St

Owner B. Brown & Sons

Date of permit 10/13/45

Notif. closing in

Inspn. closing in

Final Notif

Final Inspn 4/30/46

Cert. of Occupancy issued 11/21/45

NOTES

11/21/45 - No work done (C.P.)

4/30/46

PERMIT Lapsed
E.H.

AP 513 Commercial St.-I

ATH
RAT
PH
AJS
AC
BS

October 13, 1945

Georgia Clark
46 Portland Street
J. B. Brown & Sons
57 Exchange Street

Subject: Building permit covering construction
of canopy at 511-513 Commercial Street, cor-
ner of Foundry Lane (canopy over Foundry Lane)

Gentlemen:

The owner's Building Code appeal relating to the above having been sustained
on October 12, 1945, subject to full compliance with all terms of the Building Code
not involved in the appeal, the building permit is herewith.

The raw bolts through the wall of the building are supposed to be no less than
an inch in diameter, both at the top of the suspending rods and at the 4x6 sup-
ports against the wall.

Very truly yours,

Inspector of Buildings



City of Portland, Maine

Appeal - sustained
10/12/45 Wm
45/35

Chairman Libby _____

Mrs. H. C. Frost Yes

Fred H. Gabb Yes

Appeal to the Municipal Officers to Change the Decision of the: George A. Harrison

Inspector of Buildings Relating to the Property Owned Herman B. Libby

by J. B. Brown & Sons at 311-319 Commercial Street (corner Foundry Lane)

19

To the Municipal Officers:

Your appellant, J. B. Brown & Sons

who is the owner of property at 311-319 Commercial Street (corner Foundry Lane)

respectfully petitions the Municipal Officers of the City of Portland to change the decision of

the Inspector of Buildings relating to this property, as provided by Section 115, Paragraph 6,
Building Code
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case

involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Building Code
Zoning Ordinance.

The decision of the Inspector of Buildings holds that a building permit is not issuable to cover enlargement of an existing canopy over the frontage of the building on this property on Foundry Lane, so that the canopy will be six feet projecting out over the lane and 51 feet long because the canopy is proposed of wooden frame construction contrary to the revisions of the Building Code in Fire District #1, because such construction for a canopy is not ordinarily allowable over a public street and because the roof trussage is not contemplated as required by the Building Code in the case of a canopy over the public street.

The reasons for the appeal are as follows:

Because the canopy is absolutely necessary in the process of loading and unloading at the Hub Warehouse. Unless the canopy is put up it is impossible for trucks to load and unload in rainy weather without getting the furniture which is unloaded damaged by snow or rain

(Signed) J. B. Brown & Sons
By: Philip G. Clifford

45/35

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

October 8, 1945

ORDERED:

That the appeal under the Building Code of J. B. Brown & Sons at 311-319 Commercial Street, corner of Foundry Lane, relating to a proposal to construct a canopy of Heavy Timber Construction, projecting about six feet over Foundry Lane and about 31 feet long contrary to the provisions of the Building Code because of the wooden construction over a public way and within the limits of Fire District No. 1, be sustained subject to full compliance with all terms of the Building Code not involved in this appeal; and that the building permit to cover projection of a structure over the public street be and hereby is approved as per Section 103c4.1 of the Building Code;

BECAUSE enforcement of the ordinance in this specific case involves unnecessary hardship by needlessly preventing the owners and tenants of the building from the necessary protection of goods from the weather while loading and unloading; and desirable relief may be granted without substantially derogating from the intent and purpose of the ordinance in that the use of wooden construction of the type proposed in the canopy would not materially affect the fire exposure hazards to or from the neighboring property.

City of Portland, Maine

IN BOARD OF MUNICIPAL OFFICERS

October 4, 1945

J. B. Brown & Sons
57 Exchange Street
Portland 3, Maine

Gentlemen:

The Board of Municipal Officers will hold a public hearing at the Council Chamber, City Hall, on Monday, October 8, 1945, at eleven o'clock in the forenoon upon your appeal under the Building Code relating to construction of a canopy or marquee of wooden construction over Foundry Lane, the property having frontage at 311-312 Commercial Street, and being located within the limits of Fire District #1 where wooden construction in such a case is not allowable under the precise terms of the Ordinance.

Please be present or be represented at this hearing in support of your appeal.

BOARD OF MUNICIPAL OFFICERS

Harry C. Libby, Chairman

CC: Gogins & Clark
46 Portland Street
Portland 3, Maine

AP 215 Commercial St.-I

10/35
XBS
ATH
RMT
PH
VJS
HL

October 3, 1945

J. B. Brown & Sons
57 Exchange Street
Coogins & Clark
46 Portland Street

Subject: Application for building permit to cover enlargement of existing canopy over Foundry Lane so that it will be six feet by 31 feet, and proposed Building Code appeal seeking a variance from the Board of Municipal Officers so that the canopy may be made of wood within the limits of Fire District #1 and over a public way.

Gentlemen:

Mr. Coogins says that the owners desire to seek a variance appeal under the Building Code as above.

Accordingly the original and one carbon copy of Building Code appeal form is enclosed to the owners with my part of the form filled in—why the permit is not issuable under the terms of the Building Code. If the owners will sign the original and return to this office, having filled in the reasons for the appeal, the appeal will be placed before the Board of Municipal Officers for hearing as soon as the Board is again able to function.

The Department of Public Works tells us that Foundry Lane over which this canopy is proposed is an accepted public way. Irrespective of the location within the Fire District, the Building Code (Section 511d) provides that such a canopy, any part of which would extend over a public street, shall be of incombustible materials only. For that reason I have included this feature in the appeal.

Because a public way is apparently involved, the Building Code requires the approval of the Commission of Public Works on the permit before it is issued. Therefore, the permit is being sent to Commissioner Mey so that everything possible may be cleared up when the appeal comes to hearing.

Another provision for a canopy projecting over a public way is that gutters and conductors or the like shall be provided connected to the public sewer or otherwise so that water from the roof will never run directly or indirectly upon the street or so as to damage any building or structure. No roof drainage is provided on the plan, and if you wish to include this question in the appeal, it can be done by working it into your reasons for the appeal. Otherwise, this provision of the Building Code will be even though the appeal were sustained.

Very truly yours,

Inspector of Buildings

WMD/L

ATH
RAT
H
JJS
RL
ES

PP 4-1039-I

September 28, 1945

J. B. Brown & Sons
57 Exchange Street
Portland Gas Light Company
5 Temple Street

Subject: Vent pipe of gas-fired heater at 517-313
Commercial Street

Gentlemen:

The pressure of work in this office has prevented writing to you at an earlier date concerning the situation as to the vent pipe of this gas-fired heater which was installed nearly a year ago.

The vent pipe is of sheet metal which experience shows often deteriorates rapidly when connected with a gas-fired appliance, though there is the advantage that there is no soot accumulation. This vent pipe passes through two partitions, a closet and a toilet room before it reaches the chimney flue which serves it.

I am writing at this late date because it is my belief that it is not safe to run any vent pipe or smokepipe serving a fire actuated appliance through a closet because the pipe is not usually in such an open space that defects in it could be noted readily and because in a closet burnable clothing or other material is likely to get too close to the pipe.

The Building Code provides that no smokepipe will pass through a closet. One can say truthfully that this is not a smokepipe, but a vent pipe. Nevertheless, I recommend to you that this pipe where it passes through the partitions, the closet and the toilet room be made of something more lasting and having better heat insulating qualities than sheet metal. Usually such materials are much heavier than sheet metal and therefore require more substantial supports. Of course, none of these supports or hangers should be of combustible material.

Very truly yours,

Inspector of Buildings

Wich/S



AP 219 Commercial St.

December 8, 1944

PH
ATH
HRF
RMT
IMW
AJS
BS

Googins & Clark,
46 Portland Street,
Portland, Maine

Subject: Construction of two canopies over
as many openings in easterly exterior wall
of the building at 311-319 Commercial St.,
canopies projecting over Foundry Lane.

Gentlemen:

Appeal to the Municipal Officers under the Building Code having been
sustained conditionally on December 8, 1944, the above permit is herewith,
subject to the following:

Not shown on the plan is the diameter of the through bolts to be extended
clear through the wall of the building for holding the upper ends of the support-
ing rods. Minimum allowable diameter is three-quarters of an inch.

No detail as to how the hanging rods are to be fastened to the 6x8's along
the outside edge of the canopy to afford permanent and unfailing support to
the 6x8. Presumably some better connection will be used than merely an I-bolt
screwed into the timber.

Very truly yours,

WCD/H

Inspector of Buildings

CC: Wadsworth, Boston & Tuttle
Attention Mr. Wadsworth

J.S. Brom & Sons,
67 Exchange Street

Gentlemen: Enclosed is a copy of the order of the Municipal Officers
sustaining conditionally the appeal relating to these wooden canopies
within Fire District #1. Please note the condition relating to removal
of the canopies should they be found contrary to the public interest.
This became necessary and the special approval of the Municipal Officers
on the permit because it was found that Foundry Lane is an accepted street
of long standing.

Warren McDonald



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 10-8
OCT 17 1944

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT
Portland, Maine, October 16, 1944

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 317-319 Commercial St. Use of Building Warehouse No. Stories 3 ^{New Building} Existing "Existing"
Name and address of owner of appliance J. B. Brown & Sons, 57 Exchange St.
Installer's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

General Description of Work

To install gas heater for offices, first floor front, (cabinet) 10/16/44 A.K. a.B.

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no If not, which story 1st Kind of Fuel gas
Material of supports of appliance (concrete floor or what kind) wood - 3' (blower below flame)
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 6'
from top of smoke pipe 3' from front of appliance over 4' from sides or back of appliance 12"
Size of chimney flue 8x8 Other connections to same flue none ^{insulated jacket}

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____
Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____
Location oil storage _____ No. and capacity of tanks _____
Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)
Signature of Installer Carl M. Morgan Portland Gas Light Co.

ORIGINAL

Permit No. 44/1038 *20 44/35*

Location: 317-319 Commercial St

Owner: B. Brown & Sons

Date of Permit: 10/17/44

Post Card sent _____

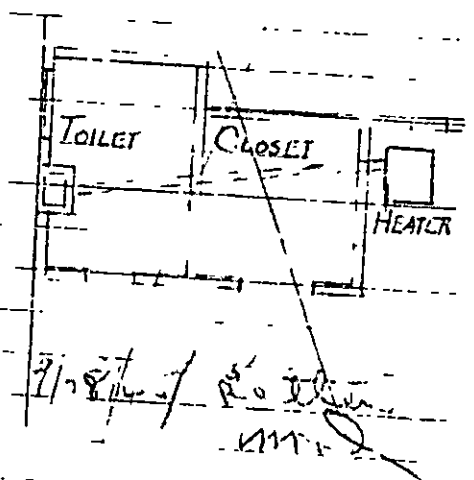
Notif. for Inspn. _____

Approval Tag Issued _____

Oil Burner Check List (date) _____

1. Kind of heat _____
2. Label _____
3. Anti-siphon _____
4. Oil storage _____
5. Tank Distance _____
6. Vent Pipe _____
7. Mill Pipe _____
8. _____
9. Rigidity _____
10. Feed safety _____
11. Pipe sizes and material _____
12. Control valve _____
13. Ash pit vent _____
14. Temp. or pressure safety _____
15. Instruction card _____
16. _____

entering chimney, do
 all sheet metal pipes.
 Heater sets on wood
 floor about 4" from
 wood stud plastered
 partitions on side and
 8" in track - AG



NOTES

3/13/45 Vent pipe from
 heater passes thru
 closet & toilet before

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine

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

December 7th, 1944.

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

Re: Hoods over Shipping
Doors in Foundry Lane,
J. B. Brown Warehouse,
Commercial Street.

Dear Mr. McDonald:

We enclose the "Statement of Design" on the above captioned structure, for which you have asked.

The Drawings submitted by Mr. Googins when applying for a permit shows the size and construction of the structure, with the following exceptions. All framing members will be at least 6" x 6" in size, and the roof will be sheathed with 2" tongued and grooved plank running vertically to the building as agreed verbally with Mr. McDonald at the hearing.

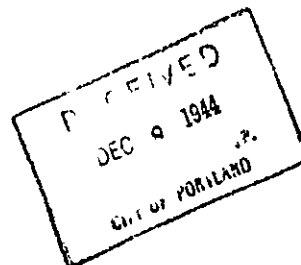
I am sending Mr. Googins a copy of this letter to give him the information in the preceding paragraph.

Very truly yours,

Philip Shirley Wadsworth

WADSWORTH, BOSTON & TUTTLE.

psw/w





APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

PERMIT ISSUED

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, November 29, 1940

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

Location 311-319 Commercial Street Within Fire Limits? Yes Dist. No. 21
Owner's or Lessee's name and address J. B. Brown & Sons, 57 Exchange Street Telephone _____
Contractor's name and address Googins & Clark, 46 Portland St. Telephone 2-3168
Architect _____ Telephone _____
Proposed use of building Warehouse Plans filed yes No. of sheets 1
Other buildings on same lot _____ No. families _____
Estimated cost \$ 100 Fee \$.50

Description of Present Building to be Altered

Material brick No. stories 4 Heat _____ Style of roof _____ Roofing _____
Last use Warehouse No. families _____

General Description of New Work

To provide frame roof 4' x 10' over two existing entrance doors on east side of building as per plan

Appeal Sustained conditionally 12/6/41

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

NOTIFICATION BEFORE LATHING OR LBSM-ORIS-PAINTING

Details of New Work

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

If a Garage

now accommodated on same lot _____ to be accommodated _____
per commercial cars to be accommodated _____
while repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

require removal or disturbing of any shade tree on a public street? no
charge of the above work a person competent to see that the State and City requirements pertaining thereto _____

Signature of owner J. B. Brown & Sons
By Googins & Clark

By Filed T Googins

541D

Permit No. 44/1252

Location: 211-319 Commercial St.

Owner: B. Brown Inc

Date of permit 12/8/44

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 9/27/45

Cert. of Occupancy issued Sapsed

NOTES

5/10/45-Work not done.
Mr. Higgins says
that work is to be done
right away - agf

[Handwritten signature]

No. of
Total

Rept. 6541D-I

November 23, 1944

PH
ATH
HRP
RMT
IMW
VJJS
BS

Googins & Clark
48 Portland Street
Portland, Maine

Subject: Application for building permit to cover construction of two small roofs over as many entrance doors of the warehouse at 311-319 Commercial St. and building Code appeal relating thereto.

Gentlemen:

As Mr. Googins requested there are enclosed the original and one carbon copy of the appeal form covering the above work with Building Inspector's part of the appeal (as to why the permit cannot be issued by him) filled in on the form.

If you will have the owners fill in the reasons for the appeal and sign the original, returning it to this office before Thursday night, November 30th, and if you and the owners who are receiving a copy of this letter will accept this letter as notice of hearing, it is possible that the Municipal Officers will consider the matter at a public hearing which they are to hold as Board of Appeals under the Zoning Law on Friday morning, December 1st at 11 o'clock. This hearing will be held in the Council Chamber, City Hall, and someone ought to be present to explain the reasons for the appeal to the Board.

The type of design which is indicated on your sketch,--the outside edge of the canopy to be hung from the building, requires an engineer's design of the structure arrived at by the usual way of estimating the loads and designing materials and sizes, etc., in the light of the strength of the various members. The plan of design should also bear upon it the statement of design signed by the actual designer as called for by Section 104-b-3 of the Building Code. At the same time he should show on the plan a small plat plan showing the outline of the building and the location of the proposed roofs as related to streets, property lines, etc. The owners as appellants in this case are asking the Board of Municipal Officers to grant a variance in a particular case from the precise terms of the law and when the Municipal Officers meet they will need full information as to location of these wooden roofs with relation to street lines or property lines and with relation to any nearby existing buildings otherwise they have no good information upon which to base a decision.

On the sketch which you have filed I can discover no size or spacing of the joists which would support the 2-inch plank and in turn be supported by the 4x8 against the wall and the 6x6 supported by the rods.

In similar cases where the Municipal Officers have felt that they could sustain such an appeal, they have always attached the condition to the sustaining order that the structure was to be built to satisfy the requirements for Heavy Timber Construction,--which, according to the Building Code, requires that the framing timbers be no less than five and five-eighths inches in least cross-sectional dimension and that any roofing such as you propose should be no less than one and five-eighths inches thick, tongued and grooved, and all of the lumber of whatever size dressed smooth on all four sides. This is for your information and that of your designer in revamping the plan.

I note that you have used the term "2-inch plank or corrugated asbestos or iron". The use of corrugated asbestos or iron for roof sheathing instead of the 2-inch plank would, of course, require the supporting joists to be much closer together, a situation which does not lend itself to Heavy Timber Construction because of the

Coogins & Clark-----2

November 29, 1944

rather than for strength.

If you care to re-design the roofs using triangular (3 piece) brackets with a bolt through the wall no less than three-quarter inches in diameter at the top of each bracket we can dispense with the engineer's design. It would be well however to have whatever you actually propose before the Municipal Officers on Friday if they are to be expected to act on the proposition one way or the other at that time.

Very truly yours,

RSCD/R
CC: J. B. Brown & Sons
57 Exchange Street

Inspector of Buildings



Hearing set for Dec. 1st Sustained Conditionally

12/6/44

City of Portland, Maine

Chairman Harrison	<u>yes</u>
Fred H. Gabbi	<u>yes</u>
Dr. Leighton	_____
Harry C. Libby	_____
Herman E. Libby	<u>yes</u>

Appeal to the Municipal Officers to Change the Decision of

Inspector of Buildings Relating to the Property Owned

by **J. B. Brown & Sons** at 311-319 Commercial Street

November 23, 1944

To the Municipal Officers:

Your appellants, **J. B. Brown & Sons**

who are the owners of property at 311-319 Commercial Street

respectfully petitions the Municipal Officers of the City of Portland to change the decision of the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c. of the Zoning Ordinance on the ground that the enforcement of the ordinance in this case involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a building permit to cover construction of a wooden frame roof about 4 feet by 10 feet over each of two existing entrance doors in the easterly wall of the building because the property is located within the limits of Fire District #1 where such construction of wood is not allowable.

The reasons for the appeal are as follows:

The necessity for protection from the weather while unloading merchandise from truck to warehouse.

J. B. Brown & Sons
J. B. Brown & Sons

By: Phillip G. Clifford, Treas.

41/35

- ✓ PH
- ✓ ATH
- ✓ HRF
- ✓ RMT
- ✓ IMW
- ✓ AJS
- ✓ BS

December 6, 1944

That the appeal under the Building Ordinance of J. B. Brown & Sons at 311-319 Commercial Street, relating to construction of two canopies or marquees of wooden frame construction on the exterior wall of the building there and projecting over Foundry Lane within the limits of Fire District #1 be sustained conditionally and the building permit therefor be approved conditionally as to projection over Foundry Lane, subject to the following conditions:

1. That all terms of the Building Ordinance not involved in this appeal be complied with.
2. That the canopies or marquees shall be of Heavy Timber Construction as described in the Ordinance.
3. That the construction work authorized herein shall be completely removed upon order of the Municipal Officers so to do, should it be deemed by the Municipal Officers contrary to the public interests.

44/35

PUBLIC HEARING BEFORE THE MUNICIPAL OFFICERS UNDER THE BUILDING CODE
RELATING TO CONSTRUCTION OF TWO WOODEN CANOPIES OVER AS MANY ENTRANCES
IN THE EASTERLY WALL OF THE BUILDING AT 319 COMMERCIAL STREET OWNED BY
J. B. BROWN & SONS, THE LOCATION BEING WITHIN THE LIMITS OF FIRE DISTRICT
NO. 1

December 1, 1944

Public hearing on the above appeal under the Building Code was held today. Present for the city were Chairman Harrison, Messrs. Gabbi, and Herman B. Libby, Corporation Counsel W. Mayo Payson and Inspector of Buildings Warren McDonald.

Messrs. Philip Wadsworth, architect, and Fred Googins, contractor, appeared in support of the appeal, Mr. Wadsworth saying that he would file the location plat of the two canopies and the design plan with the statement of design attached in the office of Inspector of Buildings shortly, and that he is designing the canopies of Heavy Timber Construction as contemplated by the Building Code.

The question came up as to whether or not Foundry Lane, over which the canopies would be, is an accepted street; but no one present was informed as to that.

Warren McDonald



GENERAL BUSINESS PERMIT ISSUED
APPLICATION FOR PERMITS 20778 Permit No. 1067

Class of Building or Type of Structure Second Class OCT 23 1944

Portland, Maine, September 18, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 317 Commercial Street Within Fire Limits? yes Dist. No. 1
 Owner's or lessee's name and address J. B. Brown & Sons, 57 Exchange St. Telephone _____
 Contractor's name and address Megquier & Jones Co., 33 Pearl St. Telephone 3-6471
 Architect _____ Plans filed yes No. of sheets 1
 Proposed use of building Warehouse No. families _____
 Other buildings on same lot _____
 Estimated cost \$ 300 Fee \$ 1.00

Memorandum from Department of Building Inspection, Portland, Maine

317 Commercial Street - Metal fire escape on rear of building for J. E. Brown & Sons by Megquier & Jones Co. - 10/23/44

To Contractor and Owner:

Presumably no less than 3/4 inch diameter through bolt is to be used at top of bracket for hanging rod as well as the other brackets. Since there is to be no horizontal landing at the foot of the steps where one would swing onto the drop ladder, I recommend that some arrangement be made that persons using the fire escape in darkness may have some warning against stepping off the end of the steps under the impression that the steps continue on farther down. Perhaps two devices intended to hold the ladder in the "up" position may serve that purpose and at the same time make it clearly evident what is to be done to lower the ladder.

CC: J. B. Brown & Sons
 57 Exchange Street

(Signed) Warren McDonald
 Inspector of Buildings

the heating contractor.

Details of New Work

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

If a Garage

cars now accommodated on same lot _____ to be accommodated _____
 number commercial cars to be accommodated _____
 repairs to be done other than minor repairs to cars habitually stored in the proposed building? _____

Miscellaneous

require removal or disturbing of any shade tree on a public street? no
 name of the above work a person competent to see that the State and City requirements pertaining thereto
 Signature of owner J. B. Brown & Sons
 By Megquier & Jones Co.

Permit No. 44/1067 44/815

Location 317-319 Commercial St.

Owner J. B. Brown Sons

Date of permit 10/23/44

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES
SEE VIOLATIONS.

FILE

No.
Total n
Wm. Aug.

Rept. 5194D-1

September 21, 1944

Mogulor & Jones Co.,
57 Pearl Street,
Portland, Maine

Subject: Application for building permit to
cover erection of fire escape on the rear
of the building at 317 Commercial Street.

Gentlemen:

Plan of the above fire escape does not indicate compliance with the
Building Code because the lower landing is shown about 15 feet and six inches
above the surface of the ground; but the Building Code provides in Section 33-
g-2:

"standard fire escapes over private property shall extend downwards to
a level not more than 10 feet above the ground, from which level a drop ladder,
counterbalanced stairway or similar device approved by the Board of Fire Engineers
shall lead to the ground. Where a standard fire escape is placed over a public
alley, street or thoroughfare, shall extend downwards to a level 10 feet and 6
inches above the grade of such alley, street or thoroughfare, and from that
level a drop ladder, counterbalanced stairway or similar device approved by the
Board of Fire Engineers shall lead to the grade; but in such a case 10 feet and
6 inches shall be the minimum clearance above the grade, of all platforms,
brackets, weights or other parts of fixed or counterbalanced portions of the
escape."

This matter of the height of the fire escape above the ground has been
under discussion both with the owner and the architect before, and I thought
they understood the provisions of the law. I am mindful of the fact that there
was a fire escape on the rear of this building before the fire many months ago
and that probably you are intending to use a part of it in the construction of
the fire escape involved in this permit. That you may understand the position
which I occupy in this connection, let me say that this building was damaged to
such a large proportion of its physical value that the Building Code requires
that it shall be made to comply with the Code in precisely the same manner as a
new building would have to comply. For this reason, irrespective of the situation
of the fire escape before the fire, I am bound by the law to issue only such
permits as show compliance with it for new buildings of this type and use.

I am willing to consider this open space either as private property
which it clearly is or as a public alley, whichever the owner desires; if the
latter is preferred then all the platforms, brackets, or other parts of the
fixed or counterbalanced portions of the standard escape would have to be 10 feet,
6 inches from the ground, which would indicate the necessity of hanging the lower
landing from above.

Very truly yours,

W.C.D./H
Inspector of Buildings
CO. J. B. Brown & Sons, 53 Exchange St.
Radnor, Boston & Tuttle, 53 Exchange St.

OTIS ELEVATOR COMPANY

495 FORE STREET

PORTLAND

October 24, 1944

Full

Mr. Warren McDonald,
Inspector of Buildings
389 Congress Street
Portland 3, Maine

Dear Mr. McDonald:

Re: Your File P44/515-1

Replying to your letter dated the 23rd in regards to Peelle bi-parting doors to be installed at the shaftway entrances for J. B. Brown & Sons, 315 Commercial Street we wish to advise that these doors bear the Underwriters' Laboratories, Inc. label and are approved for fire resistance.

The elevator grating which we have installed is the same type we have used on previous installations, and I am sure it will comply with the Building Code requirements.

Very truly yours,

OTIS ELEVATOR COMPANY
Portland, Maine District

I. J. A. Williams

IJAW:PH

I. J. A. Williams,
LOCAL MANAGER

1003
P. 44/515-1

October 28, 1944

I. J. A. Williams, Mgr.
Otis Elevator Co.,
495 Fore Street
Portland, Maine

Dear Sir:

I have your letter relating to the elevator installation for J. B. Brown & Sons at 315 Commercial Street and the print showing the Peelle bi-parting doors to be installed at shaftway entrances.

Although I cannot find such indication on the plan of the doors, no doubt you realize that these doors are required to bear the label of the Underwriters' Laboratories, Inc. identifying them as being approved for use in rooms and corridors or must be labelled to show a higher class of fire resistance. Presumably these fire doors are to operate automatically with the movement of the elevator, thus avoiding the need of automatic gates at each floor level.

Irrespective of whether or not the perforated metal grating under the machinery is the Otis standard it must comply with Building Code requirements, as must all other parts of the elevator equipment and enclosure. No doubt you will see to it that the grating does so comply before it is shipped here.

Very truly yours,

VMcD/H
CC: J. B. Brown & Sons
37 Exchange Street

Inspector of buildings

*File with
copy of letter
315 Commercial*

OTIS ELEVATOR COMPANY

495 FORE STREET
PORTLAND

October 7, 1944

RECEIVED
OCT 9 1944
DEPT. OF BLD G. Insp.
CITY OF PORTLAND

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

Dear Mr. McDonald:

Re: J. B. Brown & Sons
315 Commercial Street
Portland, Maine

We are attaching print of Peelle bi-parting doors to
be installed on the new elevator installation in the above
building.

With reference to the overhead grating, we wish to
advise this is our standard perforated metal grating.

Very truly yours,

OTIS ELEVATOR COMPANY
Portland, Maine District.



IJA:FH
Encl.

I. J. A. Williams,
LOCAL MANAGER

Notes for J.B. Brown's house

315 Comm. road St

Apparently this elevator to be
in east side.

Revised archt. plan & app'd
forward to city, change in
plans will leave
no outside entrance to shaft

Presumably by putting down
means ~~down~~ for down in
shaftway which are to be
filled by movement of
car.

metal cover over car with
with hinged section to lift
up from below entrance to car.

Beams of machinery frame

$$5.5 \times 6 = 33 \text{ ft } 0 \text{ in}$$

$$7.00 \times 33 = 231 \text{ ft}$$