



(G) GENERAL BUSINESS ZONE Permit No. 1005

# APPLICATION FOR ELEVATOR PERMIT

Portland, Maine, September 25, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install other elevator in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications submitted herewith, and the following specifications:

Location 315 Commercial Street Ward \_\_\_\_\_ Within Fire Limits? yes Dist. No. 1  
 Owner's name and address J. B. Brown & Sons, 59 Exchange Street Telephone 3-8058  
 Elevator contractor's name and address Otis Elevator Co., 495 Fore St. No. families \_\_\_\_\_  
 Last use of building Warehouses No. families \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_  
 Material of outside walls of building brick, interior frame wood  
 No. of stories 3 Style of roof flat No. of existing elevators in building none

Remarks

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

515 Commercial Street - Installation of elevator and machinery for J. B. Brown & Son by Otis Elevator Company 10/6/44

To the Installer:

Having heard nothing to the contrary from your company, I presume that my assumptions as to "by-parting doors" and to grating under elevator machinery, contained in the third paragraph of my letter of September 27th to those interested in the building with a copy to your company, are correct.

CC: Wadsworth, Boston & Tuttle  
J. B. Brown & Sons  
Googins & Clark

(Signed) Warren McDonald  
Inspector of Buildings

yes, automatic terminal stops at top and bottom? yes, slack cable stops? none, safety floor stops? yes

### If Passenger Elevator

Passenger capacity? \_\_\_\_\_ Area of platform \_\_\_\_\_ Material of enclosure \_\_\_\_\_  
 No. of entrances \_\_\_\_\_ Type of gates \_\_\_\_\_, interlocked? \_\_\_\_\_, automatic closing device? \_\_\_\_\_  
 Will elevator be automatic or will operator be in attendance? \_\_\_\_\_  
 Will doors in shaftway enclosure be interlocked? \_\_\_\_\_

### If Freight Elevator

Area of platform 7'6" x 7'6" No. of sides enclosed 2 Height of enclosure 6'  
 Will shaftway be enclosed? yes Self-closing hatch gates? by-parting doors, height? 7'  
 No. outside entrances to shaftway? 3 Self-closing slatted gates? no, height? \_\_\_\_\_

### Miscellaneous

Plans filed as part of this application? yes No. of sheets 1  
 Estimated cost of work by elevator contractor? \$ 4,000 Otis Elevator Co. Fee \$ 2.00  
 Signature of elevator contractor By Otis Elevator Co. J. Williams

TATEM

Ward Permit No. 44/1003 P

Location 315 Commercial St

Owner R. Quinn

Date of permit 10/16/44

By Cont.

Statement of tests rec'd. 11/18/44

Final Notif. SEE VIOLATIONS

Final Inspn. 3/13/45 FILE

Certificate issued 3/22/45

NOTES

3/13/45 Area of

Area of glass = 300 x 174 = 52200 sq ft.

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is evident that area of holes  
is greater than this  
Was unable to locate  
label on bi-parting  
fire doors, but the Peelle  
Co. are listed as manu-  
facturing labelled doors  
of this nature by Ward  
Laboratories. Also  
hinged cover in top of  
door is on one side  
side only, altho there are  
two panes on opposite  
sides also. Presume that  
plate indicating size of  
material of cables is on  
the crosshead. Bi-parting  
doors are not automatic  
closing type.

Table with columns for various measurements and calculations, including 'Area of glass', 'Area of holes', and 'Area of glass - Area of holes'.

Table with multiple columns and rows, possibly a ledger or record book, with some handwritten entries.

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, Nov. 10, 1944

I, I. J. A. Williams  
as an employee of Otis Elevator Co., have personally supervised the  
1 installation of ~~the elevator~~ the elevator, hatchways and enclosures at 315 Commercial Street as permitted  
under Building Permit 44/1003, and have personally supervised tests of loading capacity and of all brakes, inter-  
locking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator will  
safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

I. J. Williams  
(Signature)

PORTLAND, MAINE, November 15, 1944

STATE OF MAINE

CUMBERLAND, SS:  
Personally appeared the above named I. J. A. Williams and made oath the statements by him  
subscribed are true.

Charles D. Sandette  
Notary Public, Justice of the Peace

APPLICANT'S COPY

52230



City of Portland, Maine  
DEPARTMENT OF BUILDING INSPECTION  
ELEVATOR CERTIFICATE

In accordance with Section ~~462~~ 705 of the Building Code this certificate is issued for freight ~~passenger~~ elevator at 315 Commercial Street installed ~~under~~ under Building Permit No. 44/1003.

There is on file in this department a sworn statement of tests of the maximum rated carrying capacity and of all safety devices by  
L.J.A. Williams, agent of Otis Elevator Company, elevator contractor.

(Date) March 22, 1945  
Maximum Rated Capacity 3000#

Inspector of Buildings

Inspection at 317-319 Commercial Street - 3/13/45

1. - Building is occupied as follows:-

✓ First story, west side is used by Rock Wool Insulation Company for office and storage of insulation.

✓ First, second, + third stories east side and second + third stories west side is used by the Hub Furniture Company for a storage warehouse.

2. - Comments on West Side - First Story:-

✓ a. - Stairway to cellar, which is unoccupied, the heating plant existing there not being in use and incapable of use without extensive repair or replacement, is not enclosed, but trap door closes off opening in floor.

b. - While not probably a Building Code matter an area about 18' wide by 60' deep is piled solid full of rock wool insulation in paper bags to a height of about 6'. While the insulation itself will not burn, the paper containers are combustible and in case of fire this area would be accessible only from the extreme rear. The partition at the side is of wood sheathing.

c. - See inspection copy of heater permit for details of installation of gas fired warm air heater in office.

3. - Comments on Hub Furniture Company Occupancy:-

✓ a. - First Story - East Side. - In the extreme rear corner next to fire wall a room separated from rest of 1st floor area by cardboard partitions is being used for paint spraying of furniture. An exhaust fan is located in wood work in rear wall and is connected by extension cord to light socket in ceiling. Ordinary high wattage bulb is used in this socket, from which there are also extension cords leading to two small electric heaters setting on floor, which are evidently used for drying purposes.

✓ Opening in floor covered with hatch door with ladder leading to cellar space, which is so low in height it is unusable, with no enclosure.

(over)

3. - Comments on Hub Furniture Co. Occupancy (continued)

b. - Elevator enclosure in all stories - East side.

In 1st + 2nd stories on side of shaft toward fire wall in spaces between floor joists of 2nd + 3rd floor the enclosure has been plastered on shaft side only the back side of perforated rock lath with plaster protruding between holes being exposed. On other sides of enclosure the partitions built up against the beams around shaft, the outside of these beams being exposed but plastered on inside of shaft.

c. - Stairway enclosures in 2nd + 3rd stories - Both sides.

Gate springs used for self closing devices on swinging d.o. is instead of door closers.

Sliding fire door in fire wall 2nd story leading from west side to stairway enclosure not self closing.

Floor in third story leading to stairway to 2nd floor is blocked with merchandise.

d. - Fire escape exits in 2nd + 3rd stories - Both sides.

Window in 3rd story east side leading to fire escape cannot be opened due to button provided on upper sash to allow top sash to remain down an inch or two.

Window in 3rd story west side leading to fire escape cannot be opened due to sticking of lower sash.

Window in 2nd story east side leading to fire escape blocked by chairs piled in front of it.

Window in 2nd story west side from which access might be had to vertical ladder of fire escape is blocked by merchandise and has wire mesh screen over outside.

Since upper stories are used for storage only and are all one tenancy, these matters of fire escape exits may not be important.

Inspection at 317-319 Commercial Street. - 3/13/45

4- General: -

a. - Neither chimney, one in east wall, + one in west wall, wall near the front of building, apparently have cleanouts. Both are in use, a stove on one and gas fired furnace on the other.

b. - No floor load signs provided.

c. - Rear wall at second + 3rd floor levels where pulled away from framing was supposed to have been anchored to existing framing. This had not been done except where girders land.

d. - Panels of wood or wall board about 24" high + width of window openings have been provided in all window openings in east wall and in several in west wall, thus permitting use of stock sash in extra high openings. Alley between this building + Milliken-Toulson on east is 30' wide and on west side is greater than this except for a small section near rear of building opposite boiler room of N.C. Cold Storage Co. At some time there have been fire shutters on all windows as indicated by hinge pins still in place in brickwork but they are not now + probably none required by Building Code.

✓  Shuttered wood panels over front windows have been provided as shown on plans.

There is no fire escape on this building.

317 Commercial Street

Matters to Check on Final

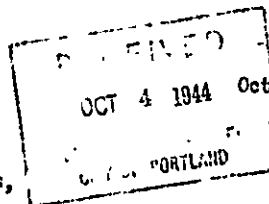
1. Elevator ✓
2. Fire Escape ✓
3. Gas Heater ✓
4. Enclosure of Cellar ✓  
Stairs unless closed.
5. Checks on whether  
heat in cellar ✓
6. Stairs, enclosures,  
+ fire doors. ✓
7. Fire doors in fire  
wall. ✓
8. Surface of roof cover-  
ing. ✓
9. Floor load signs ✓



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.



October 3rd, 1944.

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

File P. 44/615-1  
FJ

Dear Mr. McDonald:

We enclose a print of our Drawing No. 2 of the East Side of the Building at 313 Commercial Street which shows the elevator well and which has had the changes in construction recently taken up with you indicated thereon.

The beams supporting elevator machinery will now be supported on the wooden framing. This framing is ample in size, and is further supported on the stud partitions of the elevator well (2" x 6" studs @ 16" centers) which run down to the masonry walls surrounding the elevator pit. It is a very strong piece of construction, has been built true and plumb, and in our opinion is perfectly capable of supporting the elevator machinery. The Otis Elevator Company concur in this, as does W. O. Hutchins who was called into the matter because he would have been the person to make the steel shop drawings for Meguire & Jones.

The matter of the elevator doors and grating I am leaving for the Otis Elevator Company to settle with you as they are more conversant with them than we are. I am sure they will furnish you whatever information you wish.

The assumption in your last paragraph is correct. There are no entrances to the elevator well in the outside walls, as the elevator is in the interior of the building.

In reply to your letter of September 28th, File Rept. 4903D-I, we have made the change suggested by Mr. Hamilton and have submitted drawings to the Owners. We note that you ask for a blueprint and one case one. It is likely that the Owner has filed the carbon copy which we sent him before your letter was received.

Very truly yours,

WADSWORTH, BOSTON & TUTTLE.

psw/w  
Copy to Mr. Williams, Otis Elevator Company.

P. 34/515-1

September 27, 1964

Edsworth, Boston and Tuttle,  
J. B. Brown & Sons  
Gouglas & Clark.

Subject: Application for permit to cover  
installation of freight elevator at 515  
Commercial Street and revision of plans  
for elevator supports

Gentlemen:

Otis Elevator Company has applied for a permit to install freight elevator as above. Apparently the architects designed the supporting steel frame of the elevator and the machinery beams, and I find that we do not have their statement of cost attached to the plans. Even though it seems to be the intention to eliminate all steel except the machinery beams, nevertheless architects' statement of design is required for the machinery beams.

Mr. Sears of this office, who is on vacation this week, said something to me about your intention to eliminate the steel frame for supporting the elevator all except the machinery beams on account of the scarcity of steel. The architects' plans show the usual modern steel frame for the elevator and machinery supports, and the general building permit was issued on that basis. If you intend to change the type of supports then the architects' plans must be revised and application for approved amendment made to cover this important change, and this before the permit to install the elevator is issued. The Building Code does not forbid such a change but I think no one would seriously question that the steel frame is far better than supporting the important elevator machinery entirely on wooden supports especially where there will be probably close to 48 inches in aggregate depth of lumber under each support piece with the grain of the lumber horizontal, thus liable to substantial and perhaps unequal shrinkage. Before the elevator permit is issued I wish to have the record clear that the architects are advocating these supports and that Otis Elevator Company has approved them.

Otis Elevator Company is receiving a copy of this letter. I presume the term "by-parting doors" shown in the application for the elevator permit refers to the standard fire doors in the fire resistive walls enclosing the shaftway, and that these doors are to operate automatically with the movement of the elevator thus eliminating the hatchway gates operating automatically with the elevator at each floor level. I presume the grating under the machinery to be furnished by Otis will satisfy Section 706-b-4 of the Building Code; also that the use of substantial metal cover with sections hinged to lift upwards where entrances occur.

The application for elevator permit says that there are three outside entrances. This term "outside" is ~~not~~ ~~to~~ ~~mean~~ ~~entrances~~ ~~from~~ ~~out~~ ~~of~~ ~~doors~~. On this basis there are obviously no outside entrances to the elevator.

Very truly yours,

Inspector of Buildings

WJed/n  
CC: Otis Elevator Co.  
495 Fore Street

P. 44/515-I

August 19, 1944

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

Subject: Repair after Fire of the Building at  
317 Commercial Street with Alterations

Gentlemen:

Some matters with relation to this job are still to be cleared up with reference to architect's letter of August 7, 1944 and my letter of August 1, 1944.

On August 7th, the Municipal Officers approved the use of precast gypsum sheets for roof sheathing when handled and applied and when roof covering is applied strictly in accordance with the specifications of the manufacturer of the product to be used; and when designed on the basis of tests of strength by well recognized testing laboratories, and application of suitable factor of safety. The manufacturer advertising Gold Bond Gypsum Roof Planks which was last here recommends a design live load of 40 pounds per square foot for 26-inch centers of 2-inch planks, based on tests by Pittsburgh Testing Laboratories using a factor safety of nine. I have written the manufacturer for copies of the corona test by the Pittsburgh Testing Laboratories, also asking what dead load was used in arriving at the recommended live load and whether or not there is any reason why tar and gravel roofing could not be used on the gypsum planks, only to find that their research man is on vacation. I presume the contractor has a copy of the specifications as contained in this pamphlet which includes considerable data as to size and kind of nails to be used, their spacing, etc., and strictly following these specifications.

Perhaps I should wait until I have received the plan of the fire escape proposition before making a decision, but to save time I have to say that I cannot issue a permit to include the fire escapes unless they comply with requirements for standard fire escapes as contained in Section 12-3 of the Building Code, particularly with reference to the height above the ground at which the rigid stairway may be permitted to stop and a drop ladder or counterbalanced stairway used. I am mindful of the fact that no fire escape is required under the occupancy immediately proposed. That occupancy comes within the general class of Business and Industrial use as contemplated by the Code, and if in the future you should see fit to change the kind of occupancy within that general class to one such as a factory where two means of egress would be required, I hardly think that you would want to make a change in the fire escape then if it were put in contrary to the requirements for the required means of egress now. Please furnish the plan showing the logical arrangement of fire escapes together with an application for amendment to the permit by the contractors to install the fire escapes.

From the fact that the architects have made no mention of a swinging door for exit in the first story (referring to my paragraph 3), I presume that you think there is little likelihood of ever having 2 or more persons in the first story; also (reference to my paragraph 4) that you think there is little likelihood of ever having as many as 25 persons above the first story and

J. B. Brown & Son

August 19 1946

therefore do not intend to swing the entrance doors outwards now. I think the doors at the intermediate landing of the front entrance stairs ought to be removed for prevention of accidents.

If any change is made in the occupancy which would require two means of egress and the rearrangement of means of egress from the third floor (see paragraph 5), it is unlikely that this department would find out about it very soon, but I presume that you understand that the owners are responsible for providing the required means on account of the change and additional number of persons accommodated whether we are aware of it or not.

It would be far better to revise the plans and show carefully at each fire door just the type of door, hardware, etc., to be used so as to avoid misunderstandings and mistakes. Apparently there are no written specifications, and unless the contractors have more information than we have I am afraid the mere statement that fire doors will be in conformity to the Code as contained in the architect's letter may lead to the contractors ordering the wrong doors.

Section 302-g-1 of the Code provides that fire walls required to subdivide floor areas shall extend continuously in same plane from foundation to roof. Under this clause it is necessary either to brick up the opening in the fire wall leading to the vault in second story or to equip the opening with double standard Class A fire doors.

Please indicate what type of lining you will use in the chimney. Also please indicate definitely whether you will use tar and gravel over rag felts for the roof or will use asbestos felts.

Will you be kind enough to verify the total estimated cost of the work which now stands in our record as \$24,000, and state whether or not this includes elevators, fire doors, fire escape, electric wiring, fixtures, etc?

Very truly yours,

WMB/H

Inspector of Buildings

CC: Wadsworth, Boston & Tuttle  
57 Exchange Street

Geoging & Clark  
40 Portland St.

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine

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

August 7th, 1944.

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

P. 44/515-I  
Amend. #1.

Dear Mr. McDonald:

This will acknowledge your letter of the 5th to J. B. Brown & Sons. I will allude to the paragraphs in your letter by the same numbers you have used.

2. The front entrance arrangement at the foot of stairs will consist of the existing stairs (which will be repaired) with a new center rail added. Since it is not contemplated at the present time (and seems unlikely in the future) that the building will be used for other than storage above the first stories, with no occupancy of over three persons, a fire escape giving a second exit does not seem to be required by the Code. (Sect. 212-e-1.3. However, it is intended to install fire escapes on the rear of both sides of the building, with fire escape stairs leading from third to second stories, and ladders leading from second stories to the ground. Would not this be permissible where the fire escapes are in excess of the exit requirements of the code?

5. Since all floors are to be used for storage, and will likely continue to be, it is felt wise to leave the third story exit stair as at present, adding partitions to give an exit from the front of the building as suggested by you if the need ever arises.

6. Fire doors will be in conformity to the Code.

7. The small room to which you refer near the front wall is the old masonry vault which will remain. This occurs only in the second story, the party wall going through in the third story without opening at this point. The walls of these vaults are of 12" masonry and of the same fire resistance as the party wall. The roof is similarly of masonry (the roof of the vault which occurs approximately at the third floor line.

We enclose manufacturer's catalogue on gypsum plank which gives the results of tests made by the Pittsburgh Testing Laboratories. We would like to use this material in the roof for planking, as the War Production Board cannot allow the use of wooden planking. Will you consider this letter as a request for a ruling on the use of this material?

WADSWORTH, BOSTON & TUTTLE ARCHITECTS

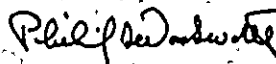
Mr. Warren McDonald

-2-

August 7th, 1944.

I enclose the catalogue of United States Gypsum Company's products which you were kind enough to lend me. Their material proved to be unsuitable for floor planking, as the manufacturers said that it could not be recommended for use where there was apt to be a sudden impact. Thank you for the loan of the catalogues which were of great assistance.

Very truly yours,



WADSWORTH, BOSTON & TUTTLE.

pcw/w

Enclosures.

Copy to Mr. Clifford.

P. 44/515-1  
Amend. -1

August 5, 1944

J. B. Brown & Sons  
Gogins & Clark  
Wadsworth, Buxton & Tuttle

Subject: Amendment to building permit No. 44/515  
covering repair after fire with alterations  
at 317 Commercial Street, amendment for the east  
part covering easterly portion of building

Gentlemen:

I happened to meet Mr. Clifford at the building and he said that the proposed occupancy is entitled, a furniture warehouse to occupy the entire easterly section and the second and third stories of the easterly section; an insulation company to occupy first story of westerly portion. Obviously all floors are to be used for storage and permanent floor load signs will have to be posted accordingly. Mr. Gogins says that the use of gypsum plank for the floors has been given up, but you apparently are to use 4-ply gypsum sheets for roof sheathing. The Building Code does not recognize gypsum board as structural material and the only way it can be used legally would be after approval by the Municipal Officers who set it up as a standard in the appendix of the Building Code after procedure designated in Section 114. You ought therefore to make application in writing for the use of the new material furnishing the properly authenticated data to support the use of the material. No application ought to request allowance for the use of that general material in roof sheathing and could well be made by the sales representatives of the manufacturers and distributors of the structural material. This procedure was called to your attention in my letter of June 15th.

The approved amendment, covering mainly the reconstruction of the easterly portion of the building is enclosed subject to the following:

1. It is to be borne in mind that since damage to the building already exceeded more than 60 per cent of its value, the entire building as reconstructed is required to comply with Building Code provisions for a new building.

2. Besides permits for installation of elevators another approved amendment will be necessary, accompanied by revised plans, to show the front entrance arrangement at the foot of the stairs on easterly side, and to show the arrangement, construction and design of fire escape proposed on the rear of the building. Openings in walls leading to fire escape designed to accommodate more than ten persons will require either a swinging door or a casement sash equipped with hardware so that it can always be opened from the inside. Irrespective of the desirability of using part or all of the present fire escape, the escape is to comply with Section 502-g covering standard fire escapes, noting particularly that, irrespective of former arrangements, a ladder may be used for only the last 10 feet above the ground if the escape is over private property and for the last 20 feet 6 inches above the ground if over a public alley. While undoubtedly this is a driveway I doubt if the general public has any right in it. Obviously some type of barrier will be required in the ground under the fire escape to keep the modern high trucks from damaging the bottom of the fire escape. Design plans of the escape should carry the statement of design signed by the designer. Standard exit signs are required indicating location of all means of egress except those used habitually for entrance.

3. If 31 or more persons might be accommodated on either side of the first story now or in the future, a rear exit suitably marked and equipped with such hardware

August 5, 1944

that persons on the inside could always get out without requiring a key or any special knowledge, should be provided now. Such a door must swing (but not necessarily outwards) and must be no less than 36 inches wide or six feet four inches high, and no more than 48 inches wide, indicated as an exit by standard sign. The new fire door on east side, if one leaf at least 30 inches wide could suffice. On west side such a door would have to be provided. While there is little likelihood of that number of people being present on either side of the first story under proposed occupancy, it is to be borne in mind for the future, and even now it is not unheard of in such a warehouse to have auctions, etc.

4. The front stairs being more than 68 inches wide require a center hand-rail full length of runs and landings. To take care of the eventuality that future occupancies might accommodate more than 50 persons above first story, I suggest that the front doors be made to swing outwards in such a way with relation to stairs, inside or out, as to avoid accidents, and of course that the doors be equipped with vestibule locksets or equivalent.

5. Since apparently all upper floors are to be used at least for the present for storage the question arises as to whether or not two means of egress are required. If or when either floor on either side is to be habitually occupied by three or more persons then two means of egress are required. In that case the means of egress from third floor do not satisfy Section 21.0-1.2-(a) in that the top of stairs to second story are practically in the center of the floor as regards depth from front wall. This situation could be taken care of by another fire door through the fire wall near the front wall of the building marked as an exit on both sides of the wall. Such an opening would require double Class A fire doors. As long as both sides of the third floor were occupied by one tenant no difficulties would ensue as regards security. If separate tenants later, no doubt an extension of the stairway enclosure on the easterly side of the fire wall would be necessary.

6. A variety of types of fire doors are shown, and method of operation is not same in several cases. Double Class A (labeled) fire doors (one door on each side of the wall) are required in every opening in the fire wall, and may be either automatic closing or self-closing. Minimum requirement for all fire doors leading to or from stairway enclosures is Class C (labeled) fire door, swinging and self-closing. All fire door frames are to be consistent with the approval of door by labelling, all automatic closing hardware the same, and all self-closing hardware to be "liquid" door closers or equivalent in assurance of operation and prevention of accident. Thresholds under fire doors in fire wall are required to be in accordance with standard practice for Class A openings. Self-closing fire doors are required to fit the openings tightly with crack at the bottom no more than one-quarter inch.

7. An opening appears in fire wall near front wall on second and third floors. Unless the walls of the small room on east side to which this doorway leads qualify as standard fire walls run clear through from cellar to roof (I doubt if the wall at right angles to the fire wall occurs in first story entrance) these openings in the fire wall ought to be bricked up of equivalent thickness to the fire wall or else protected by double fire doors.

8. Mr. Clifford says that only heat supplied in the building will be taken from the plant of others next door and no heating plant will be provided in the cellar or elsewhere. Perhaps this will mean elimination of the cellar stairs shown on revised sheet 1, west side. If not these stairs are required to be enclosed



Erwin & Lane  
Boogins & Clark  
Madaworth & Boston & Tuttle—5

August 8, 1944

either in the cellar or in the first story by separations of one-hour fire resistance. The chimney is to be built, however, and to provide for the possibility of later desire to connect high pressure boiler to it or similar high heat appliance, you may desire now to build it with walls no less than 8-inches thick, the inner four inches of which would be fire brick, laid in fireclay, a level two feet below the lowest future smoke-pipe connection to a level 16 feet above the highest future smoke pipe connection.

9. The building is of such a large area that the roof covering is required to meet the specifications for Class A roofing. In this basis, if no protective covering such as gravel or slag is to be used, the felts are required to be of asbestos instead of rag felt. Mr. Clifford says that someone stipulates that gravel or slag covering cannot be used with the gypsum board roofers. Perhaps that is because of the extra weight. Such a difficulty could be overcome, of course, by glazing the roof joints closer together.

10. I presume the type and operation of fire doors at elevator shafts will be indicated when application is filed for the separate permits to cover installation of the elevators and machinery. Application for elevator permits are issuable only to the actual installers.

11. There has been some question of the estimated cost given with application for the permit. On original application \$2000. was given. On application for amendment \$18,000. increase. This total estimated cost is to include all labor, material and equipment,—elevators, fire doors, fire escapes, electric wiring and fixtures, plumbing and plumbing fixtures, etc. There was some question before if the elevators were included. They should be.

12. The floor load signs ought to be in place before any part of the building is occupied, and will the architects be kind enough to let us have their determination of the various capacities to be shown on these signs before the signs are put up.

Very truly yours,

Inspector of Buildings

WMOB/H

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.

June 14th, 1944.

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

Subject: Permit for repair  
after fire with alterations  
at 317 Commercial Street,  
Portland, Maine.

Dear Mr. McDonald:

This will acknowledge your letter of June 10th regarding the above captioned permit. I will take up your comments in the order in which you gave them, identifying the paragraphs by number as you have.

1. Sections through all cornices have been shown and construction indicated conforms to the Code. Fire doors have been indicated on both sides of opening in party wall. Firecuts were indicated on beams on the drawings submitted with the application for a permit, and this matter has been covered further with a note. Incombustible fire stops will be installed where necessary. Your requirement regarding the pent house sash will be carried out. Please see revised drawings.
2. We realized, and had reported to Mr. Clifford, that the structural design on the so-called West Side was badly out of balance and that the load which the floor will support is governed by the size of the girders. It is not known yet who the tenants will be, or what loads they will want to put on the floors. It is intended to replace damaged portions of the floor at the same strength as originally. If no further strengthening of the floor is done, the building will be posted for 90# per square foot, except in such portions of the East Side as have been re-inforced. If the use necessitates strengthening the floors, this will be done by installing piers and columns in the center of each span of the girders where heavy loads will occur in a manner similar to that already done on a portion of the East Side. This will give a reasonably balanced design in these portions, and such re-inforced parts will be posted for the proper load. We shall, of course, notify you of any contemplated change in construction.
3. The items in this paragraph have been covered in the revised drawings.
4. Stairs for egress from the West Side have been indicated and these stairs conform to the requirements of the Code.
5. Stairway enclosures have been indicated and conform to Code requirements. Heater Room, etc. will be indicated on the drawings for the East Side which are in the process of making. The existing fire escape will be removed and re-installed on the rear of the building with new platforms so as to give egress from both sides of the building.
6. A vent in conformity with Code requirements has been indicated from the

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

Mr. Warren McDonald.

-2-

June 14th, 1944.

enclosure containing the water closet in the first story.

7. We have written for further engineering data on the gypsum plank as to its use for heavy loads. The catalogue of the manufacturer gives a recommended live load of 40# per square foot on a 36" span as established by the Pittsburgh Testing Laboratories which is based upon a factor of safety of 9. When further information is received we will submit it to you.

8. I have no knowledge of what the replacement of the structure will cost, though the estimate submitted seems low. It is possible that the price of the elevator was not included, or something of that sort. I assume that the matter of cost will be straightened out. Gogins & Clark must have received your letter and will undoubtedly get in touch with you.

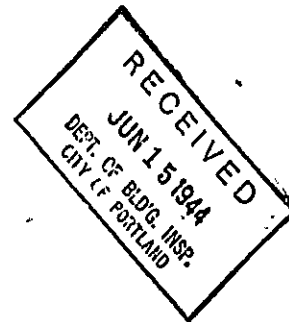
Drawings for the East side are being prepared and will be submitted to you shortly.

Very truly yours,

*Philip Wadsworth*

WADSWORTH, BOSTON & TUTTLE.

psw/w  
Copy to Mr. Clifford.



: BP 44/515-I

June 10, 1944

J. B. Brown & Sons  
Coogins & Clark  
Wadsworth, Boston & Tuttle

Subject: Permit for Repair after Fire with  
Alterations at 317 Commercial St. References  
thus, 102-c-2 are to sections of the Building Code.

Gentlemen:

Permit to cover repair of westerly portion of building is being issued at request of owners without full information as to compliance with Building Code, and without any plans at all of easterly portion, that the westerly portion may be made ready as soon as possible for the tenant. Obviously repairs and alterations contemplated will cost in excess of 60 per cent of the physical value of the building before the fire; therefore Section 102-c-2 requires that the entire building be made to conform to present code requirements whether a particular part were damaged by the fire or not. This means that the architects should go through Sections 205, 212, 402, 502 and other pertinent sections, check existing work to remain and if not in compliance with requirements for new buildings make it so; and make all new work comply with requirements of new buildings, of course.

My experience in the past, when permits have been issued to accommodate owners and contractors before plans and application were in shape to show compliance with the law, as I am doing in this case, has been that all concerned have usually forgotten that I am required to have a record of compliance of work on which permits are issued before the permit is issued. As a consequence the work proceeds far ahead of the information we have and often beyond the limits of the permit issued for the work; whereupon misunderstandings ensue, especially if some work is done in non-conformity with the law and has to be changed at owners' or contractor's expense. Therefore, it seems only fair and right to say that I shall issue no more permits for this building or approved amendments to this one until I have on file the completed plans of the entire building showing full compliance with the Code.

As I told Mr. Clifford immediately after the fire, we are desirous of having front wall and cornice removed so that the City may no longer find it necessary to barricade any part of public street or sidewalk. If this removal has not already been done, it should be at once, and the police department notified so that the city's equipment may be retrieved and full width of pavement used. This contractor is responsible for getting his own permits from DFW for occupying the sidewalks and for erecting his own protection of the sidewalk to the satisfaction of the Commissioner.

The following do not represent all of the matters which may be in question as shown or omitted on the plans of the westerly section which we have, but they are indicated for what they are worth to be of as much assistance as possible:

1. Protection of openings exterior walls, 402-a-5. Front cornice not shown, but side cornice does not satisfy 307-b-6. Standard Class A (labelled) fire doors required on both sides of every opening in center dividing fire wall, 302-c-3. Fire cuts required on all joists in masonry walls, and wall anchors to be fastened to bottoms of joists; incombustible fire stops against masonry walls. Plain gages (not wire) in penthouse sash, not more than 3/16 inch thick.

2. Not known just what floors are to be used for, but all floors for storage require permanent floor load signs openings to give access for firemen. Size and spacing 1st floor joists not shown; 12x12 girders, 12-foot span (max. 16 feet in front) good for only about 90 lbs./sq. ft. which does not satisfy for anything but offices,

retail stores, or light manufacturing, manifest that some strengthening must be done, see 305-a.

3. Penthouse walls to be covered with incombustible material inside and out. Metal covering on roof scuttle and frame, and ladder permanently fixed in place leading thereto, 212-1.

4. Bearing in mind that an elevator cannot be counted as a means of egress, provisions for egress are neither clear nor adequate. Apparently the division of the building into tenancies is not yet settled. Attention is called to 205-e-1, e-4 and 212-e-1.2-(a). Rise and tread of stairs to satisfy code and handrails for all stairs, 212-e-5

5. All stairways to be enclosed to stop passage of fire and smoke with one-hour fire resistance separations, 205-f-1, 212-f-5. Heater room, brooching, and fuel rooms to be enclosed with two-hour fire resistance separations, 205-f-2.

6. Requirements for toilet facilities under control of Health Department noted that no ventilation facilities for 1st floor toilet room.

7. I understand the compelling reason for using gypsum plank in roof and floors, and have no prejudices against it, but it is not specifically contemplated by the Code; and the architects should take immediate steps to procure the standards therefor as no doubt promulgated by the manufacturers, and file it here with the request that the Municipal Officers consider approving it as standard to be entered accordingly in Appendix A of the Code.

8. Estimated cost of \$8,000. seems low even for this small portion of the work. Perhaps there is some confusion about it as there was at time of application as to number of stories to be built. Will contractor please confirm or correct it without delay?

Very truly yours,

Inspector of Buildings.



**PERMIT ISSUED**  
 Original Permit No. 44/527  
 Amendment No. 419 E 124

**AMENDMENT TO APPLICATION FOR PERMIT**

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, July 23, 1924

The undersigned hereby applies for an amendment to Permit No. 44/527 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 217 Commercial Street Within Fire Limits? yes Dist. No. 1  
 Owner's or Lessee's name and address J. S. ... & Sons, 57 Exchange Street  
 Contractor's name and address Googlin & Clark, 15 Portland Street  
 Plans filed as part of this Amendment yes No. of Sheets 6 with original  
 Is any plumbing work involved in this work? no Is any electrical work involved in this work? no  
 Increased cost of work 16,000 Additional fee 12.00  
 Framing lumber: Kind? no Dressed or Full Size? no

**Description of Proposed Work**

To Repair entry fire as per plans, making building three stories high - easterly side,  
 To provide offices, first floor, on westerly side as per plan submitted

Approved: \_\_\_\_\_  
 Chief of Fire Department.  
 \_\_\_\_\_  
 Commissioner of Public Works.

By J. S. ... & Sons  
 Signature of Owner  
 Approved: Fred T. Googlin  
 Inspector of Buildings

INSPECTION COPY

317 Commercial  
Nothing seems necessary on my part for the moment.  
I have talked with Mr. [redacted] and loaned him some  
data about gypsum plans. [redacted] thinks they may use precast  
concrete plank instead at least for floors. That would  
raise question of nailing.

wmed 6/21/44

Commercial

Date 6/19/44

Loc

Per

Int

Com

NOTE:

Heres letter with  
 revised plans on fire  
 at this location.  
 These seem to cover  
 about all details in  
 question. It is your  
 to take care of at  
 this time.  
 I do note that at  
 least in the case of  
 the above cases and  
 the case of Class B  
 fire doors with  
 the self-closing  
 maybe Class B fire  
 door sign per  
 back. They  
 no doubt  
 in question  
 of stairs  
 to show  
 side who  
 that con.





# APPLICATION FOR PERMIT

PERMIT ISSUED  
Permit No. 0515  
JUN 10 1944

Class of Building or Type of Structure Second Class  
Portland, Maine, June 9, 1944

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter ~~small~~ 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: 57 Commercial Street Within Fire Limits? yes Dist. No. 1  
Owner's or Lessee's name and address: J. B. Brown & Sons, 57 Exchange Street Telephone 2-5142  
Contractor's name and address: Googins & Clark, 16 Portland St. Telephone 2-5142  
Architect: Wadsworth & Boston & Tuttle, 57 Exchange St. Plans filed yes No. of sheets 7  
Proposed use of building: warehouse No. families 6 with child #1  
Other buildings on same lot: \_\_\_\_\_ Fee \$ 5.00  
Estimated cost \$ 2,000

### Description of Present Building to be Altered

Material brick No. stories 3 Heat none Style of roof flat Roofing T&G  
Last use warehouse No. families \_\_\_\_\_

### General Description of New Work

To Repair after fire in <sup>westerly</sup> ~~west~~ side of building - with alterations - removing top story  
making building ~~two~~ <sup>three</sup> stories with flat T&G roof - as per plans

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

CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

### 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 \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
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 flat Rise per foot 1/2 Roof covering Tar and gravel 3 ply  
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
Framing lumber—Kind \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Dressed or full 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 \_\_\_\_\_, height? \_\_\_\_\_  
If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_  
If a Garage \_\_\_\_\_  
No. cars now accommodated on same lot \_\_\_\_\_ to be accommodated \_\_\_\_\_  
Total number commercial cars to be accommodated \_\_\_\_\_  
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

### Miscellaneous

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

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

INSPECTION COPY



(G) GENERAL BUSINESS ZONE  
APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure Second Class

Permit No. 1721  
MAY 27 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, May 27, 1941

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 317-319 Commercial Street Within Fire Limits? yes Dist. No. 1

Owner's or Lessee's name and address J. B. Brown & Sons, 218 Middle St. Telephone 3-9612

Contractor's name and address J. H. Kennedy, 105 Froble St. Telephone 3-9612

Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building Warehouse No. families \_\_\_\_\_

Other buildings on same lot \_\_\_\_\_

Estimated cost \$100. Fee \$ 50

Description of Present Building to be Altered

Material brick No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_

Last use Warehouse No. families \_\_\_\_\_

General Description of New Work

To out in new 4' opening, third floor, in 12" brick wall between 317-319, and provide self-closing fire door in metal frame, steel lintel

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

Details of New Work

CERTIFICATE OF OCCUPANCY  
REQUIREMENT WANTED

Is any plumbing work involved in this work? \_\_\_\_\_

Is any electrical work involved in this work? \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_

To be erected on solid or filled land? \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

Material of foundation \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ Roof covering \_\_\_\_\_

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ of lining \_\_\_\_\_

Framing lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

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

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

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

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

If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_

Total number commercial cars to be accommodated \_\_\_\_\_

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

Miscellaneous

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

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

INSPECTION COPY

Signature of owner By J. B. Brown & Sons  
J. H. Kennedy

Permit No. 41/741  
Location 317-319 Commercial St.  
Owner J. B. Brown & Sons  
Date of permit 5/27/41  
Notif. closing-in  
Insn. closing-in  
Final Notif.  
Final Insp. [unclear]  
Cert. of Occupancy issued

NOTES

This, apparently, is not a party wall since both sections of bldg. have been under same ownership and land all on lot of a single owner for many years, so one fire flow area to suffice that one fire required because of large area if both sections were not separated by a fire wall - [unclear] [unclear] [unclear]



# APPLICATION FOR PERMIT PERMIT ISSUED

Class of Building or Type of Structure Second Class 6005

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, December 20, 1939 JAN 2 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 21-19 Commercial Street Within Fire Limits? yes Dist. No. 1  
 Owner's or Lessee's name and address Hub Furniture Co., 140 Congress Street Telephone \_\_\_\_\_  
 Contractor's name and address J. D. Brown & Son, San Serefa, 38 Smith Street Telephone 3-3967  
 Architect \_\_\_\_\_ Telephone \_\_\_\_\_  
 Proposed use of building Warehouse (furniture) Plans filed yes No. of sheets 1  
 Other buildings on same lot \_\_\_\_\_ No. families \_\_\_\_\_  
 Estimated cost \$125. Fee \$.25

Description of Present Building to be Altered  
 Material brick No. stories 4 Heat \_\_\_\_\_ Style of roof flat Roofing tar & gravel  
 Last use Warehouse No. families \_\_\_\_\_

General Description of New Work  
 To construct 40' non-bearing partitions, with door in center, to divide one large room into two rooms, first floor. Studs 2x4, 16" O.C. covered with plywood one side.  
 To construct 5' non-bearing partition in rear corner of first floor to provide small office. Studs 2x4, 16" O.C.

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

### If a Garage

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

### Miscellaneous

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

INSTRUCTION COPY

Signature of owner. By: Sam Serefa Hub Furniture Co.

2452

Permit No. 110/1

Lo 311-319 Commercial St.

Rescue Nat. Furniture Co.

Date of permit 1/23/40

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/23/40

Cert. of Occupancy issued None

NOTES

1/2/40 - work not started.

C.C.G.

1/5/40 - Consider work.

C.C.G.

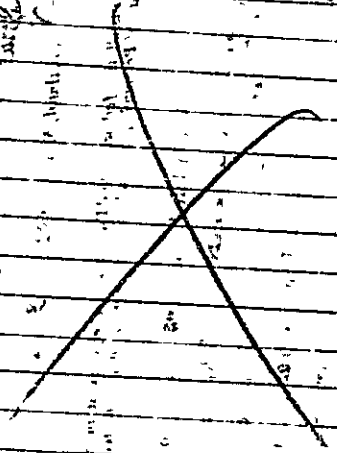
W

FDI

Department of Public Safety

Division of Building

110/1



R. 33/2280-I

February 1, 1940

Mr. Antonio C. Galli,  
46 Portland Street,  
Portland, Maine

Dear Mr. Galli:

Referring to the proposition of fire proofing a steel lintel in the building of J. B. Brown & Son at 511 Commercial Street, this lintel has not been fire proofed yet, but will be later on.

On account of the severe weather and the difficulty of protecting the fireproofing from freezing, the contractor asked for and secured the permission of our inspector to wait for warmer weather before the fireproofing is actually applied.

I appreciate the fact that you came to me about the matter, and I hope you will always feel free to do the same in the future whenever you see something that does not seem to check up.

Very truly yours,

RMCD/11

Inspector of Buildings



GENERAL BUSINESS ZONING  
**APPLICATION FOR PERMIT** Permit No. 2280  
 CLASSIFIED ISSUED

Class of Building or Type of Structure Second Class

Portland, Maine, December 28, 1939 DEC 27 1939

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 311 Commercial Street Within Fire Limits? yes Dist. No. 1  
 Owner's or Lessee's name and address J. B. Brown & Son, 218 Middle Street Telephone -  
 Contractor's name and address Roy F. Darling, 15 Beverley St., So. Portland Telephone 3-3657  
 Architect \_\_\_\_\_ Plans filed NO No. of sheets \_\_\_\_\_  
 Proposed use of building Warehouse (Hub Furniture Co.) No. families \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ 200. Fee \$ .75

Description of Present Building to be Altered

311 Commercial St. --- 12/27/39 Carbon copy to J. B. Brown & Son, 218 Middle Street

To Builder:

Because the new lintel over this proposed doorway is to be on a span more than 10 feet according to your application for the permit, the steel is required to be fireproofed by applying at least 2 inches of fireproofing material such as brick or concrete all around the steel beam, including the bottom flange. Plastering is not allowable as such fireproofing.

Since you are using an over size beam on this opening, and we find that the floor timbers do not get their bearings over this new beam, we are issuing the permit without having received the statement of design, signed by a competent designer, indicated by the Building Code. If you have any applications in the future, however, involving structural steel, except lintels for openings not over than 3 feet wide, you ought to furnish a plan bearing the statement of design.

Before fireproofing is applied to beam, please notify this office what material is to be used and how applied.

(Signed) Iarrod Donald, Inspector of Buildings.

the heating contractor.

CERTIFICATE OF OCCUPANCY  
 REQUIREMENT 2 WAIVED

**Details of New Work**

Is any plumbing work involved in this work? \_\_\_\_\_  
 Is any electrical work involved in this work? \_\_\_\_\_ Height average grade to top of plate \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_  
 Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_  
 Framing Lumber—Kind \_\_\_\_\_ Dressed or Full Size? \_\_\_\_\_  
 Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_  
 If a Garage  
 No. cars now accommodated on same lot \_\_\_\_\_ to be accommodated \_\_\_\_\_  
 Total number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_  
 Miscellaneous  
 Will above work require removal or disturbing of any shade tree on a public street? no  
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes  
 Signature of owner By J. B. Brown & Sons  
Roy F. Darling  
 INSTRUCTION COPY 62290

Permit No. 39/2280  
 Location 311 Commercial St.  
 Owner J. B. Brown & Son  
 Date of permit 12/27/39  
 Notif. closing-in  
 Inspn. closing-in  
 Final Notif.  
 Final Inspn. 6/18/40  
 Cert. of Occupancy issued

ing, who said he was  
 table case & had not  
 of this in either  
 6/18/40 - Check  
 ground beam

NOTES  
 1/10/40  
 1/25/40  
 2/10/40  
 4/10/40  
 3/1/40  
 4/16/40  
 5/16/40  
 5/16/40





FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED  
Permit No. 1700

### APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, October 11, 1937

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 319 Commercial Street Use of Building Warehouse No. Stories 4  
Name and address of owner Rock Wool Insulation Co., 319 Commercial St. Ward 4  
Contractor's name and address Portland Gas Light Co., 5 Temple St. Telephone 2-8321

#### General Description of Work

To install gas fired furnace

NOTIFICATION  
OR CLOSING-IN IS  
CERTIFICATE OF OCCUPANCY  
REQUIREMENT IS WAIVED

#### IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? yes If not, which story \_\_\_\_\_ Kind of Fuel gas  
Material of supports of heater or equipment (concrete floor or what kind) concrete  
Minimum distance to wood or combustible material, from top of boiler or casing top of furnace, 5'  
from top of smoke pipe 18" x 24", from front of heater over 4' from sides or back of heater over 3'  
Size of chimney flue 8x8 Other connections to same flue none

#### IF OIL BURNER

Name and type of burner Bryant Labeled and approved by Underwriters' Laboratories? yes  
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? 2.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

Signature of contractor Portland Gas Light Co.

By Carl Morgan

210

Ward	4	Permit No	37/1700
Location	319 Commercial St.		
Owner	Rock Wool Insulation Co		
Date of permit	10/11/39		
Post Card sent			
Notif. for insp.	None		
Approval Tag issued	2/3/38		
Oil Burner Check List (Use)			
1. Kind of heat	<i>gas fired water</i>		
2. Label			
3. Anti-siphon			
4. Oil storage			
5. Tank distance			
6. Vent pipe			
7. Fill pipe			
8. Gauge			
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.			

NOTES

File: Rept. 8690-I

September 23, 1957

Goggin & Clark,  
48 Portland Street,  
Portland, Maine

Gentlemen:

The application of September 23rd for a permit to cover enlargement of an existing entrance door to the warehouse owned by J. B. Brown & Sons at 517 Commercial Street requires with it a simple plan of the structural steel design bearing the signed statement of design of a competent designer, together with an indication of the method and material of fire proofing the steel since the span is more than ten feet.

Please furnish this additional information promptly so that we may issue the permit. In the meantime it is illegal for you to proceed with any of the work until the permit card is posted upon the premises.

Very truly yours,

McD/H

Inspector of Buildings

CC: J. B. Brown & Sons  
218 Middle Street

File: Rept. 869C-I

September 29, 1937

Gogins & Clark,  
48 Portland Street,  
Portland, Maine

Gentlemen:

The application of September 28th for a permit to cover enlargement of an existing entrance door to the warehouse owned by J. B. Brown & Sons at 317 Commercial Street requires with it a simple plan of the structural steel design bearing the signed statement of design of a competent designer, together with an indication of the method and material of fire proofing the steel since the span is more than ten feet.

Please furnish this additional information promptly so that we may issue the permit. In the meantime it is illegal for you to proceed with any of the work until the permit card is posted upon the premises.

Very truly yours,

MacD/H

Inspector of Buildings

CC: J. B. Brown & Sons  
218 Middle Street



(G) GENERAL BUSINESS ZONE

PERMIT ISSUED

Permit No. 1655

OCT 7 1937

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

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, Oct. 1- 19 37.  
The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 317-319 Commercial St., Ward \_\_\_\_\_ Within Fire Limits? yes Dist. No. 1  
Owner of building to which sign is to be attached J. B. Brown Estate,  
Name and address of owner of sign ROCK WOOL INSULATION Co., 317-319 Commercial St.,  
Contractor's name and address G. C. Tainoh Sign Co., 225 Middle St., Telephone 1702.  
When does contractor's bond expire? Oct. 1-1938.

Information Concerning Building INSPECTION NOT COMPLETED

No. stories Four Material of wall to which sign is to be attached granite and brick

### Details of Sign and Connections

Electric? no Vertical dimension after erection 6 foot Horizontal 4 foot 6 inches  
Weight \_\_\_\_\_ lbs., Will there be any hollow spaces? no Any rigid frame? yes  
Material of frame WOOD No. advertising faces two material galv. iron  
No. rigid connections two Are they fastened directly to frame of sign? yes  
No through bolts \_\_\_\_\_, Size \_\_\_\_\_, Location, top or bottom \_\_\_\_\_  
No. guys \_\_\_\_\_, material galv. iron, Size \_\_\_\_\_  
Minimum clear height above sidewalk or street 15 foot  
Maximum projection into street 6 foot

*Given to you.*

CHIEF OF FIRE DEPT  
INSPECTION COPY

Signature of contractor G. C. Tainoh Sign Co.  
By G. C. Tainoh

Fee \$ 1.00

Permit No. 37/1655

317-319 Commercial St

Owner: *Richard Wolf*

Date of permit: 10/7/37

Sign contractor

Final Insp.

NOTES

10/17/37 *Read...*

10/17/37 *Plot on...*

11/14/37 *Have...*

*photo instead of...*

*up...*

*1/17/38...*

*OK*

NO WALK OR STREE

PERMIT TO ERECT SIGN

DESCRIPTION OF WORK

REQUIREMENTS OF CONTRACTOR

DETAILS OF SIGN AND CONNECTIONS

DATE OF PERMIT

APPROVED BY

DATE OF EXPIRATION

Pilot Rcpt.

October 4, 1937

G. C. Tainsh Sign Co.  
225 1/2 Middle Street  
Portland, Maine

Gentlemen:

While your application for a permit to erect a projecting sign at 317-319 Commercial Street is at the Fire Department for consideration, please furnish more detail as to the frame and fastenings of the sign.

Your sketch indicates only four places in the rectangular frame, all two inches by three inches with a one inch by three inch bolt or flat capping all around the edge. Please show a cross section of these outlining members, any cross or diagonal members, if any, and the length of the rigid iron bars and their fastenings to the frame of the sign.

With a sign of this size I am inclined to think that intermediate cross members or diagonals, or both, are necessary for stiffness.

I presume that you are bearing in mind that even after the permit is issued we must be notified and must examine the frame of the sign before the frame is closed in or covered up.

Very truly yours,

McD/H

Inspector of Buildings

File: P.37/1856-I  
R-1-11-87-I

December 29, 1937

G. C. Tainsh Sign Co.,  
225 1/2 Middle Street  
Portland, Maine

Gentlemen:

With relation to the projecting sign which you have erected for Rock Wool Insulation Company at 517-519 Commercial Street, it is reported to me that your erector has used wooden plugs in the wall for fastening this sign.

Please advise if this is the case, and if it is, have the wooden plugs changed out and replaced with tight fitting bolts on or before January 10, 1937, since Section 217, paragraph f of the Building Code provides: "In no case shall any wooden plugs be used to secure bolts forming part of a rigid connection."

Very truly yours,

WHD/H

Inspector of Buildings





GENERAL BUSINESS ZONE  
APPLICATION FOR PERMIT

Permit No. 1577

Class of Building or Type of Structure Second Class

Portland, Maine. September 28, 1937

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ alter install the following building structure 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 517 Commercial Street Ward 4 Within Fire Limits? Yes Dist. No. 1  
Owner's or Lessee's name and address J. B. Brown & Sons, 218 Middle St. Telephone \_\_\_\_\_  
Contractor's name and address Googins & Clark, 46 Portland St. Telephone 2-1108  
Architect \_\_\_\_\_ Plans filed no No. of sheets \_\_\_\_\_  
Proposed use of building Warehouse No. families \_\_\_\_\_  
Other buildings on same lot \_\_\_\_\_  
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 enlarge existing rear (side) entrance door from 8x9 to 10' x 11' opening, using steel for support of opening

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

Details of New Work

(CERTIFICATE OF OCCUPANCY)

Height average grade to top of plate \_\_\_\_\_

Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_  
To be erected on solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of Roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Kind of heat \_\_\_\_\_ Type of fuel \_\_\_\_\_ Is gas fitting involved? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Material columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

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

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

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

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

If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_

Total number commercial cars to be accommodated \_\_\_\_\_

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

Miscellaneous

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

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

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

INSPECTION COPY

By T. T. Googins

3671

Ward 4 Permit No. 37/1577

Location 317 Commercial St.

Owner J. B. Brown & Sons

Date of permit 9/30/37.

Spec. closing-in

Inspn. closing-in

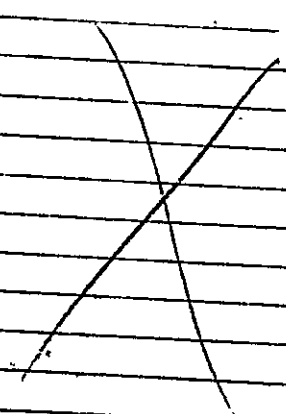
Final Notif.

Final Inspn. 10/2/37

Cert. of Occupancy issued None

NOTES

10/4/37 - Work done -  
A.C.S.





**YOU:** Location, Ownership and detail must be correct, complete and legible.  
 Responsible for compliance with the law, was heretofore  
 Separate application required for every building.  
 Plans must be filed with this application.

**Application for Permit for Alterations, etc.**

Portland, Me., October 12, 1925

To the  
 INSPECTOR OF BUILDINGS:

**INSPECTOR OF BUILDINGS:**

The undersigned applies for a permit to alter the following described building:—

Location 311-317 Commercial Street Ward 4 in fire-limits? yes  
 Name of Owner or Lessee, J B Brown Estate Address 218 Middle St  
 " " Contractor, F A Rumery Co " 537 Congress St  
 " " Architect, \_\_\_\_\_ " \_\_\_\_\_  
 Material of Building is brick Style of Roof, flat Material of Roofing, t & g  
 Size of Building is \_\_\_\_\_ feet long; \_\_\_\_\_ feet wide. No. of Stories, \_\_\_\_\_  
 Cellar Wall is constructed of \_\_\_\_\_ is \_\_\_\_\_ inches wide on bottom and batters to \_\_\_\_\_ inches on top.  
 Underpinning is \_\_\_\_\_ is \_\_\_\_\_ inches thick; is \_\_\_\_\_ feet in height.  
 Height of Building \_\_\_\_\_ Wall, if Brick; 1st, \_\_\_\_\_ 2d, \_\_\_\_\_ 3d, \_\_\_\_\_ 4th, \_\_\_\_\_ 5th, \_\_\_\_\_  
 What was Building last used for? stores and offices No. of Families? \_\_\_\_\_  
 What will Building now be used for? stores and offices

Description of Present Bldg.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

**Detail of Proposed Work**

Repair after fire to former condition  
all to comply with the building ordinance

NOTIFICATION before LATHING OR CLOSING IS WAIVED
--

Estimated Cost \$ 12,000.

**If Extended On Any Side**

Size of Extension, No. of feet long? \_\_\_\_\_; No. of feet wide? \_\_\_\_\_; No. of feet high above sidewalk? \_\_\_\_\_  
 No. of Stories high? \_\_\_\_\_; Style of Roof? \_\_\_\_\_; Material of Roofing? \_\_\_\_\_  
 Of what material will the Extension be built? \_\_\_\_\_ Foundation? \_\_\_\_\_  
 If of Brick, what will be the thickness of External Walls? \_\_\_\_\_ inches; and Party Walls \_\_\_\_\_ inches.  
 How will the extension be occupied? \_\_\_\_\_ How connected with Main Building? \_\_\_\_\_

**When Moved, Raised or Built Upon**

No. of Stories in height when Moved, Raised, or Built upon? \_\_\_\_\_ Proposed Foundations? \_\_\_\_\_  
 No. of feet high from level of ground to highest part of Roof to be? \_\_\_\_\_  
 How many feet will the External Walls be increased in height? \_\_\_\_\_ Party Walls \_\_\_\_\_

**If Any Portion of the External or Party Walls Are Removed**

Will an opening be made in the Party or External Walls? \_\_\_\_\_ in \_\_\_\_\_ Story.  
 Size of the opening? \_\_\_\_\_ How protected? \_\_\_\_\_  
 How will the remaining portion of the wall be supported? \_\_\_\_\_

Signature of Owner or Authorized Representative

*F. A. Rumery*

Address

537 Congress St



Location, Ownership and detail must be correct, complete and legible.  
 Plans for every building are required to be filed with this application.  
 Plans must be filed with this application.

**Application for Permit for Alterations, etc.**

To the INSPECTOR OF BUILDINGS  
 Portland, Me., April 27, 1925

The undersigned applies for a permit to alter the following described building:—  
 Location 315 Commercial Street Ward 4 in fire-limits? yes  
 Name of Owner or Lessee, H. J. Brown Estate Address 218 Middle Street  
 " " Contractor, Morrill's Planning Mill Inc. " 315 Commercial St.  
 " " Architect, \_\_\_\_\_ " \_\_\_\_\_  
 Material of Building is brick Style of Roof, flat Material of Roofing, t. & g.  
 Size of Building is \_\_\_\_\_ feet long; \_\_\_\_\_ feet wide. No. of Stories, \_\_\_\_\_  
 Cellar Wall is constructed of \_\_\_\_\_ is \_\_\_\_\_ inches wide on bottom and batters to \_\_\_\_\_ inches on top.  
 Underpinning is \_\_\_\_\_ is \_\_\_\_\_ inches thick; is \_\_\_\_\_ feet in height.  
 Height of Building \_\_\_\_\_ Wall, if Brick; 1st, \_\_\_\_\_ 2d, \_\_\_\_\_ 3d, \_\_\_\_\_ 4th, \_\_\_\_\_ 5th, \_\_\_\_\_  
 What was Building last used for? \_\_\_\_\_ stores No. of Families? \_\_\_\_\_  
 What will Building now be used for? \_\_\_\_\_ stores

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

**Detail of Proposed Work**  
 out in window all to comply with the building ordinance  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_ Estimated Cost \$ 30.

**If Extended On Any Side**  
 Size of Extension, No. of feet long? \_\_\_\_\_; No. of feet wide? \_\_\_\_\_; No. of feet high above sidewalk? \_\_\_\_\_  
 No. of Stories high? \_\_\_\_\_; Style of Roof? \_\_\_\_\_; Material of Roofing? \_\_\_\_\_  
 Of what material will the Extension be built? \_\_\_\_\_ Foundation? \_\_\_\_\_  
 If of Brick, what will be the thickness of External Walls? \_\_\_\_\_ inches; and Party Walls \_\_\_\_\_ inches.  
 How will the extension be occupied? \_\_\_\_\_ How connected with Main Building? \_\_\_\_\_

**When Moved, Raised or Built Upon**  
 No. of Stories in height when Moved, Raised, or Built upon? \_\_\_\_\_ Proposed Foundations? \_\_\_\_\_  
 No. of feet high from level of ground to highest part of Roof to be? \_\_\_\_\_  
 How many feet will the External Walls be increased in height? \_\_\_\_\_ Party Walls \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**If Any Portion of the External or Party Walls Are Removed**  
 Will an opening be made in the Party or External Walls? \_\_\_\_\_ in \_\_\_\_\_ Story.  
 Size of the opening? \_\_\_\_\_ How protected? \_\_\_\_\_  
 How will the remaining portion of the wall be supported? \_\_\_\_\_

Signature of Owner or Authorized Representative Morrill's Planning Mill Inc.  
J. W. Whitney  
 Address \_\_\_\_\_

GEO. C. TAINSH

Commercial Signs

CARD, CLOTH,  
WOOD, GLASS,  
METAL AND

Electric Signs

TELEPHONE 4246



27 MONUMENT SQUARE  
PORTLAND, MAINE

*m. l. sh.*  
ESTABLISHED 1905

Out Door Advertising

WALL OR BULLETIN  
TO PROMOTE THE  
SALE OF ANYTHING

Locations Secured

SKETCHES FURNISHED

July 18-1918.

Mr. Hanson,  
Sign Committee,  
Gentlemen, -

We wish to secure permit to hang  
transparency size 20" x 36" as per enclosed  
diagram at #311 Commercial Street. Also  
projecting board sign 3' x 5' for Maine Motor  
Co. at #29 Forest Ave. as per enclosed diagram.

GCT/EGS

Yours truly,  
G. C. Tainsh Sign Co.

CITY OF FORTLAND, MAINE  
ELEVATOR INSPECTION

Bldg. No. 50 Block 6 Sheet 1-31 of 1

Location of Bldg. 211 1/2 Commercial

Owner Brown J. B. & Co.

Occupant Yeaman

Inspection by H. G. Pasble Date 2-23-34

Formal Complaint No. \_\_\_\_\_ Date \_\_\_\_\_

Letter sent without complaint \_\_\_\_\_

Building Data

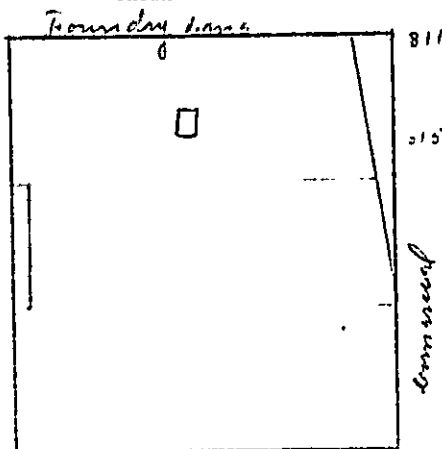
Mat'l outside walls Brick Int. Frame Wood

No. stories 4 Style of Roof Flat

No. elev. in bldg. Passenger 1 Freight 1

Location of Elevator on Street Floor

Shown Below



\_\_\_\_\_ St. Ave.

This report for 1 identical elevators

Elev. Man'r'r Wood Willard P. Co.

Use of elev., Pass Fr. Comb'n. (check which)

No. stops 6 B'sut, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

Shaftway

Open! + Hatch doors, Auto. ✓ Non-auto \_\_\_\_\_

Gates, auto. + Semi-auto. \_\_\_\_\_ Hand \_\_\_\_\_

Enclosed! + Mat'l. of enclosure \_\_\_\_\_

Fire Doors + Normally closed \_\_\_\_\_ open \_\_\_\_\_

Are enclosure doors interlocked! +

Height enclosure, full story \_\_\_\_\_ what ht. \_\_\_\_\_

Elevator Machinery

Type of Power Elec.

Type of Machine Worm & gear D. Bell

Location of Machine Woods 4th floor

Material of Supports Wood of Guides Wood

Material of cables Steel

No. cables, hoisting 2 counterweight +

Type of brakes Mechanical

Has elev. following safeties: Governor +

Car Safety ✓; Elect. Brakes \_\_\_\_\_; Auto. Terminal Stops top & bottom ✓; Slack Cable

Stops ✓; Safety Floor Stops +

Remarks: (note defects, if any) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

1/2 Hatch door 4th floor

missing

End of one cable on drums

defective

\_\_\_\_\_

\_\_\_\_\_

Elevator Car

Platform Dimensions 5'2" x 5'3" Capacity 0

Mat'l. of Encl. + No. sides incl. \_\_\_\_\_

Height of enclosure \_\_\_\_\_ No. entrances 3

Type of gates or doors +

Are they interlocked! \_\_\_\_\_

Have they auto-closing device! \_\_\_\_\_

Type operation, Push-Button \_\_\_\_\_ Operator Hand

Any emergency exit! \_\_\_\_\_

Remarks: (note defects, if any) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

General Remarks: \_\_\_\_\_

Wires frame around

shaftway full floor

\_\_\_\_\_

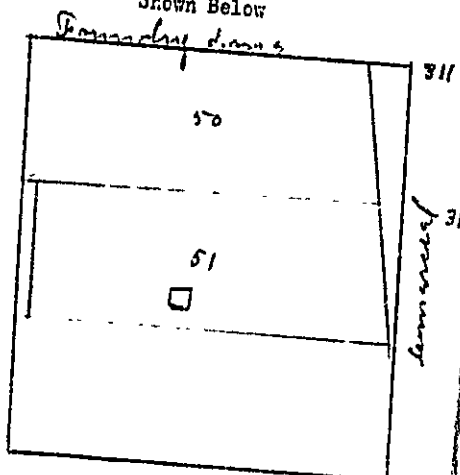
\_\_\_\_\_

\_\_\_\_\_

CITY OF PORTLAND, MAINE  
ELEVATOR INSPECTION

1-31  
51 Block 6 Sheet of

Location of Bldg. 317 Commercial  
 Owner Brown, L. B. + Em.  
 Occupant Vacant  
 Inspection by H. B. Parry Date 2-23-34  
 Formal Complaint No. \_\_\_\_\_ Date \_\_\_\_\_  
 Letter sent without complaint \_\_\_\_\_  
 Building Data  
 Mat'l outside walls Brick Int. Frame Wood  
 No. stories 4 Style of Roof Flat  
 No. elev. in bldg. Passenger — Freight 1  
 Location of Elevator on Street Floor



\_\_\_\_\_ St. Ave.  
 This report for 1 identical elevators  
 Elev. Man'f'r. Merrill  
 Use of elev. Pass — Frt ✓ Comb'n. — (check which)  
 No. stops 5 Bsm't. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
 Shaftway  
 Open? — Hatch doors, Auto. ✓ Non-auto —  
 Gates, auto. + Semi-auto. — Hand —  
 Enclosed? + Mat'l. of enclosure —  
 Fire Doors + Normally closed — open —  
 Are enclosure doors interlocked? —  
 Height enclosure, full story — what ht. —

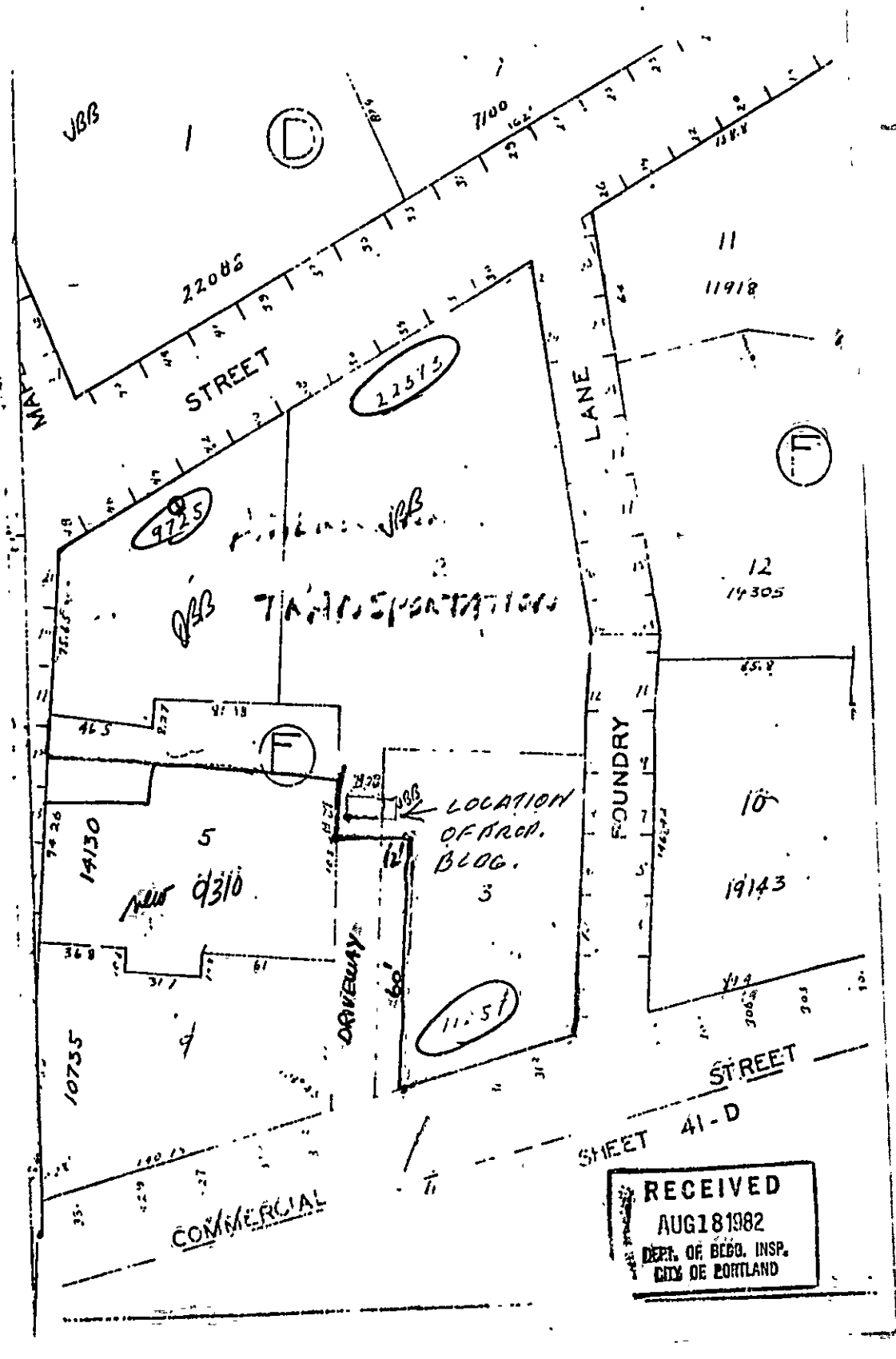
Elevator Machinery  
 Type of Power Elec.  
 Type of Machine Worm gear  
 Location of Machine 3rd floor  
 Material of Supports Wood of Guides Wood  
 Material of cables Steel  
 No. cables, hoisting 2 counterweight 1  
 Type of brakes Mechanical  
 Has elev. following safeties: Governor —  
 Car Safety ✓; Elect. Brakes —; Auto. Terminal Stops top & bottom ✓; Slack Cable Stops ✓; Safety Floor Stops +  
 Remarks: (note defects, if any) \_\_\_\_\_

Elevator Car  
 Platform Dimensions 5 Capacity 0  
 Mat'l. of Encl. Wood No. sides encl. 2  
 Height of enclosure 6 No. entrances 2  
 Type of gates or doors Auto 1st floor only  
 Are they interlocked? —  
 Have they auto-closing device? ✓  
 Type operation, Push-Button — Operator Hand  
 Any emergency exit? —  
 Remarks: (note defects, if any) \_\_\_\_\_

General Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_







SHEET 41-D

RECEIVED  
 AUG 18 1982  
 DEPT. OF BEGG. INSP.  
 CITY OF PORTLAND

Applicant: AMERI-CANA TRANSP. INC.

Address: 311-319 COM'G. ST,

Date: 8/19/82

Assessor. No.: 40-E-2,3

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - W-1

~~Interior or corner lot -~~

~~40 ft. setback area (Section 21) -~~

Use - FIELD OFFICE 12' X 20'

Sewage Disposal

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area - 240<sup>sq</sup>

Area per Family -

Width of Lot -

Lot Frontage

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

2373

11257

23630

7



## 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 04107

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,~~ <sup>not moved with the structure</sup> 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,

P. Samuel Horises,  
Chief of Inspection Services

PSH/ln

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Samuel P. Hoffses, Chief of Bldg Insp  
FROM: MARGE Schmuckel, Code Enforcement Officer  
SUBJECT: Building to be moved to 311 Commercial St

DATE: 8-26-82

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 using 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 louvered 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 make-shift girdle (≈ 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 sitting on concrete blocks. The incomplete girdle 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 joist (from A limited view). The joists are NOT far off the ground, but the area is NOT over

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

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

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP .....  
 B.O.C.A. TYPE OF CONSTRUCTION ..... 00719  
 ZONING LOCATION ..... PORTLAND, MAINE August 18, 1982

AUG 30 1982

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

CITY OF PORTLAND

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 .....

Proposed use of building ..... field office for trucking outfit ..... No. of sheets .....  
 Last use ..... No. families .....  
 Material ..... No. stories ..... Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....  
 Estimated contractual cost \$.. 400.00 .....  
 FIELD INSPECTOR—Mr. ....  
 @ 775-5451  
 Appeal Fees \$ .....  
 site plan review 100.00  
 Late Fee .....  
 TOTAL \$ 115.00

Minor site plan review - to move building from  
 Route # 1 Scarboro to 311 Commerical Street

sendx permit to # 2 04101

Stamp of Special Conditions

PERMIT ISSUED  
 WITH 1

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: .....  
 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 ..... Anthony Juliano ..... Phone # ... same .....  
 Type Name of above ..... Anthony Juliano for ..... 1  2  3  4   
 Ameri-Cana Transport, Inc. Other .....  
 and Address .....

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PERMIT ISSUED  
 WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

NOTES

9-1-82 Richard Symonds called for foundation inspt. The footing was already poured & we were starting to erect the 10" forms for the bldg to be poured on. I noticed that the area is all filled LAND. So I halted work till I notified Sam Hoffses (my director) -- He locked at the site w/ John & I. I gave them go ahead to continue. They must backfill inside with at least 2 ft.

9-13-82 How not no job in the "New" structure from Seabrook

9-25-82 The bldg is in place. The frost wall has been backfilled more than 2ft. They do not intend to move the back shed that was in bad condition. None of the other items on Sam's letter has been started yet. I did speak to me Julian at the site & he said the other items on the list (which I showed him) would be taken care of.

Permit No. 82-719  
 Location: 811 Commercial St.  
 Owner: J. J. Symonds  
 Date of Permit: 8-18-82  
 Approved: 8-30-82  
 Dwelling: [initials]  
 Garage: [initials]  
 Alteration: [initials]

[Blank lines for additional notes or signatures]