

49-51 YORK STREET

LOCATION

~~CITY OF~~
DEPARTMENT OF

FIN

[illegible]

AP- 51 York Street

July 29, 1963

J. E. McBrady & Son, Inc.
51 York Street

Gentlemen:

Permit to construct a 1-story concrete block addition 52'x36' on rear of building as per plans to be used as a repair garage and sheet metal work is being approved subject to a discussion with your representative, Mr. Conley, and your letter of July 26, 1963, and as follows:

1. An exit door is to be installed as per your sketch received July 26, 1963 at the rear of the garage on the York Street side which is to open on to the McBrady lot and is to discharge over land of McBrady's to the York Street sidewalk.
2. The pass door from near the front of the garage through the solid brick wall of the existing building will need to have the opening protected by a Class "B" rated fire door and frame. Any existing openings in the portion of the brick wall adjoining the garage will need to be filled with brick.
3. The overhead door opening at the rear of the garage will need to be protected by a Class "B" rated fire door as the rear wall of the garage is situated on or nearly on the lot line. *Not done*
4. Before a form inspection is called for a detail of the cornice framing will need to be approved.)
5. Unless the overhead door lintels are to support not over 4 feet of masonry a detail of how the lintels are to be fireproofed for 2 hours will need to be shown prior to form inspection.)

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:m

Gravel, Metal, Asphalt & Slate Roofs

Sheet Metal Work

J. E. McBRADY & SON, INC.
51 YORK STREET - PORTLAND, MAINE
Telephone SPruce 5-0182

July 26, 1963

Dept. of Building Inspection
City of Portland, Maine.

Gentlemen

In Re: Letter of 7/23/63

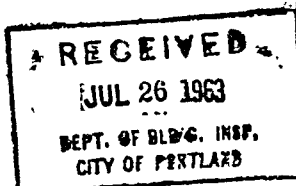
1. No changes will be made in the existing means of egress of the existing 3 story building. It has 3 exits, two on York St. and 1 on Maple St. with a 4th possible over our land onto York Street.
2. A door can be inserted in the jog of the addition to permit egress to York Street.
3. The existing building is Brick at least 8" in thickness.
4. No heating is to be provided at this time. If and when heat is provided it will be done by approved steam blowers from the existing heating plant in the existing building.
5. No floor or grease pits are necessary for our operation.
6. Par. of the letter and its requirements are not necessary for our operation. There will be no heat generating equipment.
7. No floor drains are to be installed.
8. Roofing Steel Decking will be equal to Fenestra Hollow Rib 22 ga.
9. If concrete foundation walls are to be above 3 ft. above grade reinforced concrete will be used.
10. Foundation will not extend beyond street line.

Yours truly,

J. E. McBrady & Son, Inc.

BY: T. D. McBrady

FC:d



Sheet Metal Work

AP- 51 York St.

July 23, 1963

J. K. McBrady & Son, Inc.
51 York Street

Gentlemen:

We will be unable to continue processing your application for the construction of a 1-story concrete block addition 52'x36' on rear of building, to be used as a repair garage, until more information is received as follows:

1. It will be necessary to know how the required means of egress in the existing 3-story building is to be affected by this addition.
2. There will need to be two widely separated means of egress from the repair garage as per Section 212-e-1.2(a) of the Building Code which requires these exits to discharge to the open air at ground level on open spaces of land controlled by owner of building or structure. Since addition is to be built on lot lines there is a question as to how the required means of egress is to be provided from the rear of the building.
3. Section 212-b-2 of the Building Code requires a 2-hour separation between the garage and the existing building.
4. Heating where warm air is circulated by gravity cannot be allowed in this use. If a suspended unit heater is to be used it will need to be of an approved type for garage use. If garage has other than a suspended heater there will need to be a 2-hour separation between the heater room and the garage. Inside doorways leading to such heater enclosure will need to have 6 inch high raised thresholds.
5. If there are to be any floor pits, spray painting rooms or heat generating apparatus, then details of these installations and ventilation will be needed.
6. Forges, vulcanizing or other heat generating apparatus other than central heating plants are required to be in separate rooms cut off from the rest of the building by separations of 1-hour fire-resistance with thresholds of doorway raised 6 inches.
7. Any floor drains will need to be connected to a grease interceptor trap as approved by the City of Portland Plumbing Code.
8. The make and gauge of the steel roof deck will need to be given.
9. Plain concrete foundation walls will be limited to an extension of not over 3 feet above grade. If it is desired to extend these walls higher, they will need to be designed of reinforced concrete.

J. E. McIrady & Son, Inc.

Page 2

July 23, 1963

10. If foundation is to extend beyond the street line, details will need to be given, as approval is to be obtained from the City Council.

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:

Addition for Repair Garage on Rear of 51-53 York Street 7/22/63

- 1- No off-street parking requirements for garages under zoning ordinance
- 2- How are required means of egress serving existing 3-story building affected by addition, bearing in mind practically that the lot is being occupied?
- 3- Section 212-e-12(a) requires required exits to discharge to the open air at ground level on open spaces or spaces of land controlled by owner of building or structure. Since addition is to be built on lot lines, how is required means of egress to be provided from rear of building?
- 4- If roof is to be of incombustible material, does not Section 303-b-1 allow omission of parapets?
- 5- Does not Section 212-b-2 require a two hr. separation between garage and existing building?
- 6- What about enclosure of heater if not ^{approved} suspended?
- 7- What about separate rooms for forges, vulcanizing and other heat generating apparatus other than central heating plants or unit heaters?
- 8- Fire-proofing of lintels over garage door openings required if masonry above them is more than 4 feet high
- 9- Unreinforced concrete wall projects 4' above grade. Should this not be limited to 3'?

7/22/63

J.C.V. - to talk this over with J.V.

AP 51 York Street

July ,1963

J. E. McBrady, & Son, Inc.
51 York Street

Gentlemen:

To be used as a mail garage

We will be unable to continue processing your application for the construction of a one story concrete block addition 52'x36' on rear of building ~~as per plans submitted with~~ until more information is received as follows:

1. As this addition will increase the building area from less than 3000 square feet, which requires no parking facilities until the 3000 square feet is exceeded, to over 4500 square feet ~~there~~ will need to be two parking spaces provided to comply with Section 14-B-12 of the Zoning Ordinance.
2. As this ~~building~~ ^{addition} is located less than 5' from adjoining property lines the two walls adjoining private property will need to have a parapet extending at least 32" above the roof. Any doors in these walls will need to be Class B labelled fire doors with metal frames and windows are to be metal sash with wire glass. Details of the parapet are needed which should show any wood being covered with metal which is a requirement in Fire District #1 in which the building is located.
3. Unless the entire building is sprinklered there will need to be a one-hour separation between the garage and the existing business use.
4. There will need to be an additional door not to exceed 4' width to provide a second means of egress. This door will need to be located as far as possible from the existing building. The large overhead doors cannot be counted as part of the required means of egress.
5. Heating where warm air is circulated by gravity cannot be allowed in this use. If a suspended unit heater is to be used it will need to be of an approved type for garage use. A permit for a separate heating unit for the garage use will need to be taken out by the actual installing contractor.
6. If there are to be any floor pits, spray painting rooms, or heat generating apparatus then details of ~~installing~~ ^{for} and ventilating will be needed.
7. Any floor drains will need to be connected to a grease interceptor trap as approved by the City of Portland Plumbing Code.
8. The make and gauge of steel roof deck will need to be given.
9. If foundation is to extend beyond the street line then details will need to be given as approval will need to be obtained from the City Council.

No parking spaces required for garage

*Two-hr separation required.
212-b-2*

Exit must be into property controlled by owner.

51 April 2011, Court 1 - one with addition. 5/18/11 7/18/13

<p>Sec I-2-B Allowance Yard None required Permission from City for parking under the sidewalk needed Height 1 story o.k. Footing 2' x 14' Floor area 400' $\frac{400'}{2} = 200'$ $\frac{200'}{2} = 100'$</p> <p>2 parking spaces req'd Chrt + Section 11.10.1.1</p>		<p>Ref. 204-b.5. 143.0 204c are 243.0</p>
<p>Part 204 Repair Garage 205 Repair</p>	<p>Part 212 General Dist.</p>	
<p>U. Vol 0 Fire Dist. #1 204 204 Repair 2 hr w 32" parapet w std fire windows & doors + sprinklered 730' to side 205 205 2 hr wall std windows + parapet b-5 Std floor, repair, unless with occupancy, are sprinklered</p>	<p>a) (OK) b) Refer 205-b.5</p>	<p>Area 32' x 50' 1872' Area 5' x 55' 275' Area 10' x 50' 500' $\frac{1872'}{2} = 936'$ $\frac{275'}{2} = 137.5'$ $\frac{500'}{2} = 250'$ $\frac{936'}{2} = 468'$ $\frac{137.5'}{2} = 68.75'$ $\frac{250'}{2} = 125'$ $\frac{468'}{2} = 234'$ $\frac{68.75'}{2} = 34.375'$ $\frac{125'}{2} = 62.5'$ $\frac{234'}{2} = 117'$ $\frac{34.375'}{2} = 17.1875'$ $\frac{62.5'}{2} = 31.25'$ $\frac{117'}{2} = 58.5'$ $\frac{17.1875'}{2} = 8.59375'$ $\frac{31.25'}{2} = 15.625'$ $\frac{58.5'}{2} = 29.25'$ $\frac{8.59375'}{2} = 4.296875'$ $\frac{15.625'}{2} = 7.8125'$ $\frac{29.25'}{2} = 14.625'$ $\frac{4.296875'}{2} = 2.1484375'$ $\frac{7.8125'}{2} = 3.90625'$ $\frac{14.625'}{2} = 7.3125'$ $\frac{2.1484375'}{2} = 1.07421875'$ $\frac{3.90625'}{2} = 1.953125'$ 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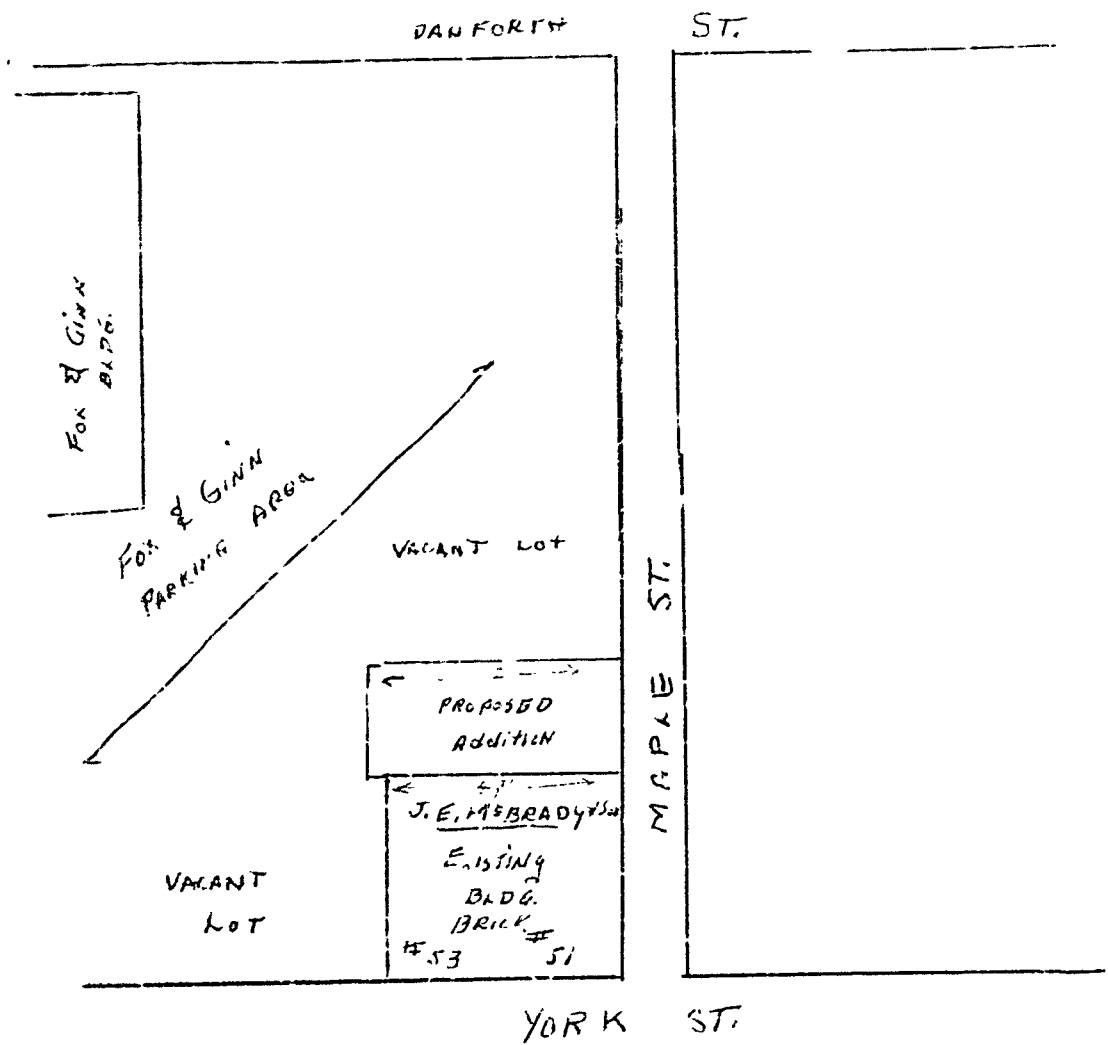
205 I. "Kraa Interceptor trap.	212. I. "cutthroat" : y d a. May < 20'	
301. Class of. Court 3rd class. 302 Area < 900 sq. ft. OK.		

A hand-drawn map of a property. The top boundary is labeled "DANFORTH" and the bottom boundary is labeled "YORK". The map shows a large rectangular area with dashed lines indicating internal divisions. On the right side, there is a vertical scale with markings at 28, 32, 34, 36, and 38. A small rectangular area is shaded with diagonal lines and labeled "PROPOSED" and "ADDITION". Below this shaded area, there are two smaller rectangular areas labeled "32" and "31". The rightmost vertical boundary is labeled "MAPLE".

30

10
25

I B-2 ZONE





1-2nd INDUSTRIAL ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure
Portland, Maine, July 11, 1963

PERMIT ISSUED
00875

JUL 29 1963

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 51 York Street Within Fire Limits? Dist. No.
Owner's name and address J. F. McBrady & Son, Inc., 51 York St. Telephone
Lessee's name and address Telephone
Contractor's name and address owners Telephone
Architect Specifications Plans yes No. of sheets 2
Proposed use of building Office and sheet metal shop and Repair Garage No. families
Last use Office and sheet metal shop No. families
Material masonry No. stories 1 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 8000. Fee \$ 16.00

General Description of New Work

To construct 1-story concrete block addition 52'x36' on rear of building as per plan

Permit Issued with Letter

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

Details of New Work

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

If a Garage

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

APPROVED:

J. E. M. w letter

Miscellaneous

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

CS 301

INSPECTION COPY

Signature of owner By: J. F. McBrady & Son, Inc.

NOTES

8-29-63 Forms O.K.
to pour.
9-7-63 Formwork fine. Only
10-2-63 1st flr
11-12-63 Bldg Completed.
Fire door between
bldgs on job. Not in
place. Near wood
glass overhead door
still in place. Yet
1-7-65 Fire door
on ready for auto.
closing.
2-27-65 Above done.

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO
BE ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES
AT 51 York Street IN PORTLAND, MAINE

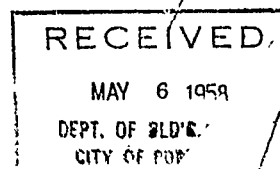
Hay's Fruit Juice Co., being the owner of the
premises at 51 York Street, in Portland, Maine hereby gives
consent to the erection of a certain sign owned by J. E. McBrady & Son, Inc.
projecting over the public sidewalk from said premises as described in applica-
tion to the Inspector of Buildings of Portland, Maine for a permit to cover
erection of said sign;

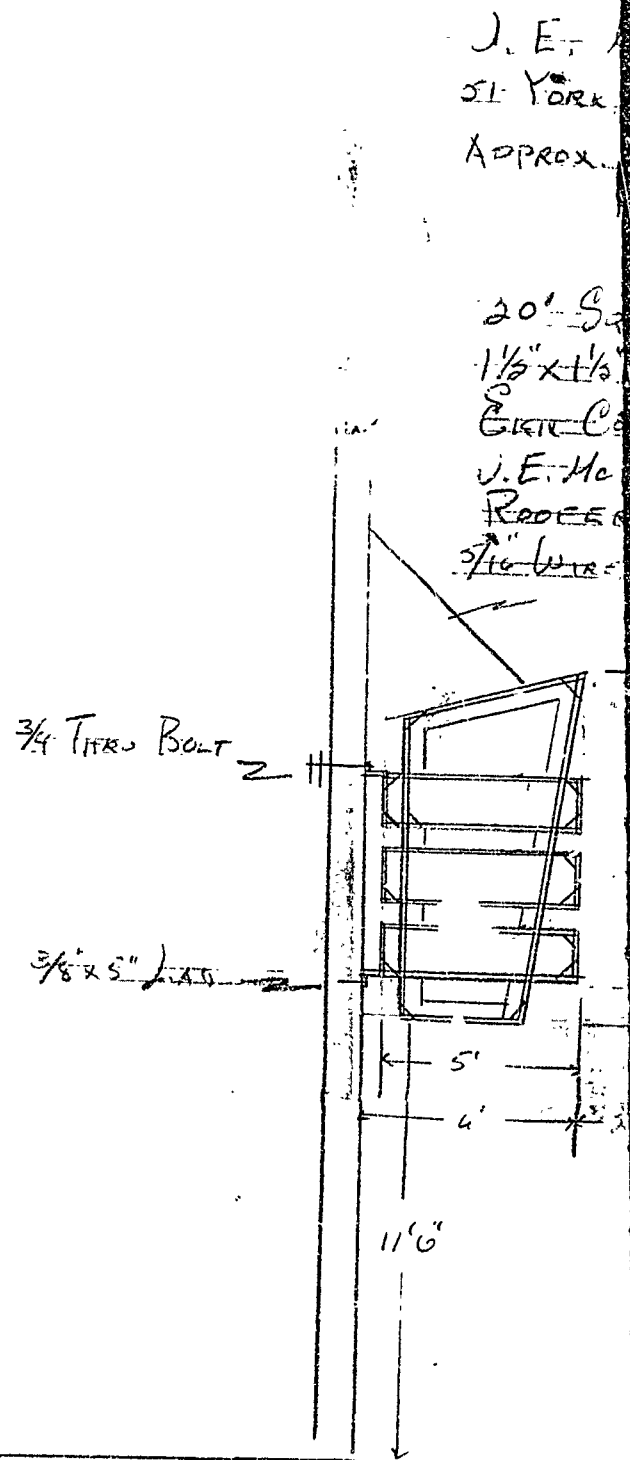
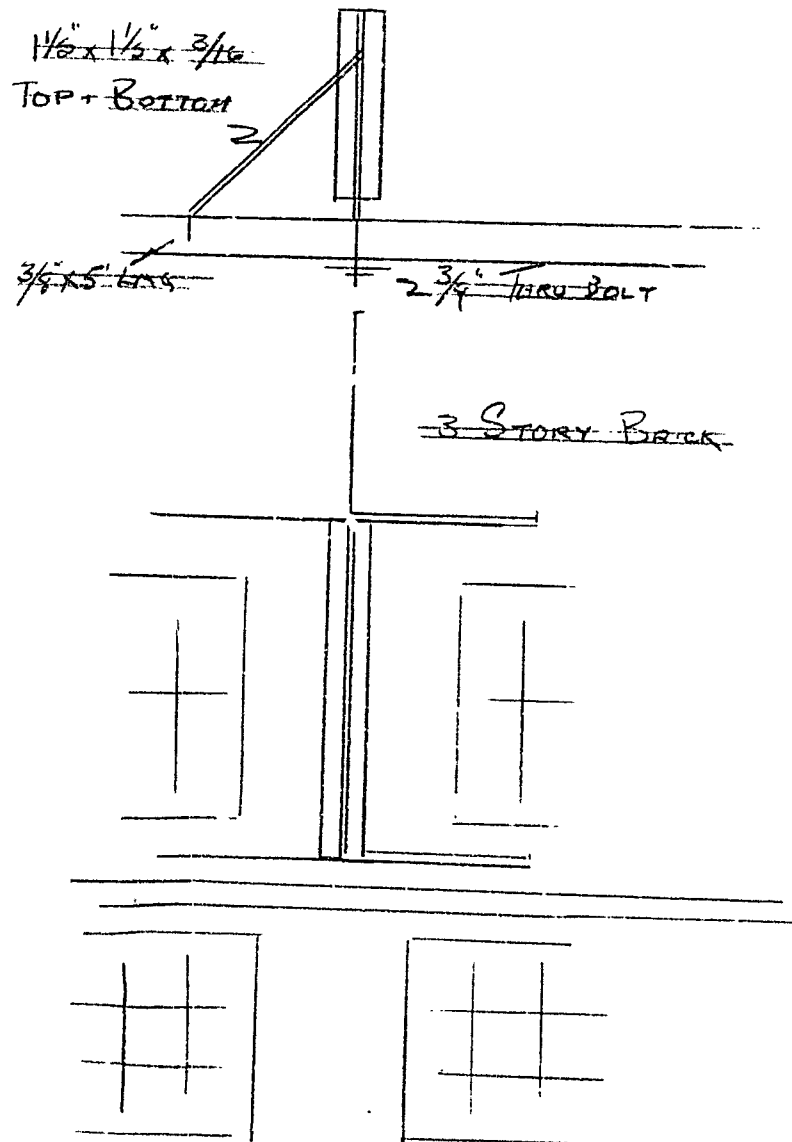
And in consideration of the issuance of said permit Hay's Fruit Juice Co.
owner of said premises, in event said sign shall cease
to serve the purpose for which it was erected or shall become dangerous and in
event the owner of said sign shall fail to remove said sign or make it perman-
ently safe in case the sign still serves the purpose for which it was erected,
hereby agrees for himself or itself, for his heirs, its successors, and his or
its assigns, to completely remove said sign within ten days of notice from
said Inspector of Buildings that said sign is in such condition and of order
from him to remove it.

In Witness whereof the owner of said premises has signed this consent
and agreement this 16th day of April 19 58

Thomas D. McBrady
Witness

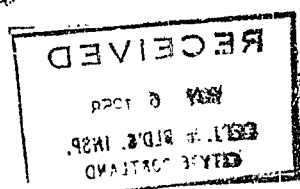
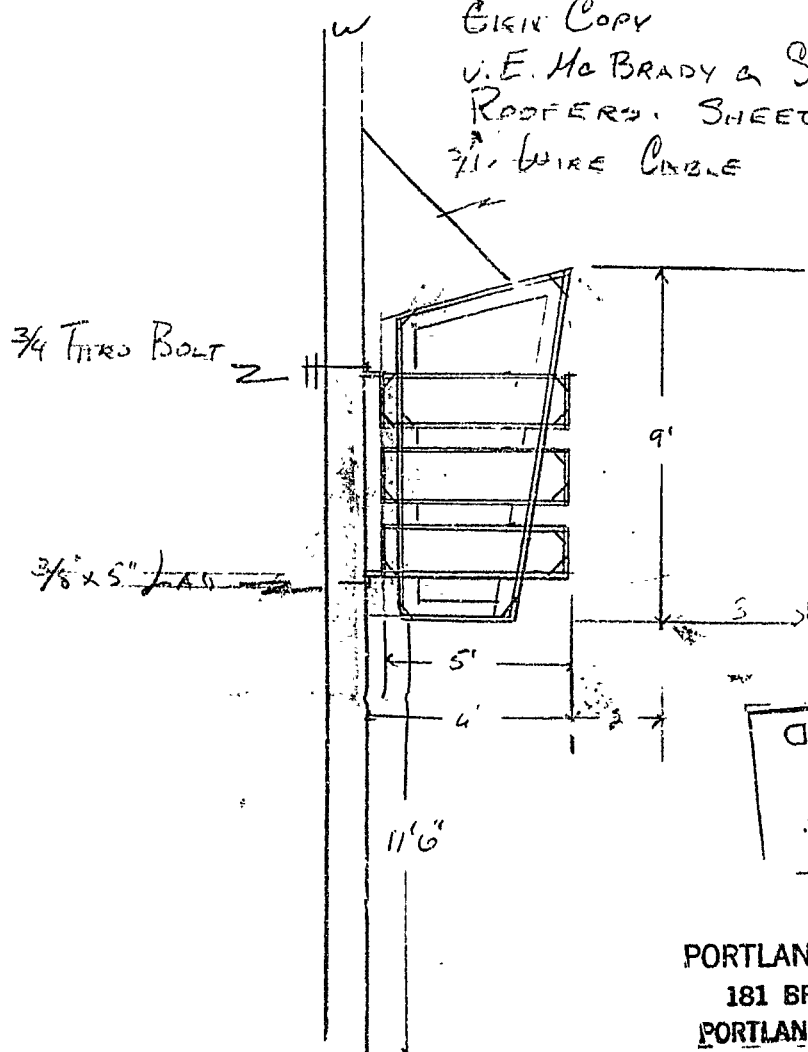
Hay's Fruit Juice Company,
By: Murill A. Lay, Pres
Owner





J. E. Mc BRADY & SON INC
 51 YORK ST. PORTLAND
 APPROX. WGT OF SIGN 200 LBS
 SCALE 1/4" = 1'-0"

20' SQ FT PLASTIC FOR SIGN
 1 1/2" x 1 1/2" x 3/16" ANGLE FRAME
 GLEN COPY
 J. E. Mc BRADY & SON INC
 ROOFERS, SHEET METAL WORKERS
 7/16" WIRE CABLE



PORTLAND SIGN CO., INC.
 181 BRACKETT STREET
 PORTLAND, ME. SP. 5-2592



Size of Plastic Face—20 sq.ft. per sign
Trade name—Plexiglass
Each piece has trade name on it.
Und. Label—yes.

1-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT TO ERECT
SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED

00516

MAY 8 1958

Portland, Maine, May 6, 1958

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 51 York St. Within Fire Limit? yes Dist. No. 1

Owner of building to which sign is to be attached Hay's Fruit Juice Co. 592 Congress St.

Name and address of owner of sign J.E. McBrady & Son Inc. 51 York St.

Contractor's name and address Portland Sign Company, 181 Brackett St. Telephone 5-2592

When does contractor's bond expire? Dec. 31, 1958

Information Concerning Building

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

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 9' Horizontal 6'

Weight 200 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

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

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

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

No. guys 2, material angle-iron, Size 1 1/2" x 3/16"

Minimum clear height above sidewalk or street 11'6" Fee \$ 2.00

Maximum projection into street 6'

Signature of contractor by: Portland Sign Co.

John E. Feeney

F.M.

INSPECTION COPY

Permit No. 58/516
Location 51 York St.
Owner J. E. Mc Bride & Son Inc
Date of permit 5/18/58
Sign Contractor
Final Inspn. 6/10/58

NOTES

5/9/58 Ready for
sharp inspection
Sign is at
51 York St. PH

5/9/58 plastic faces
were not stamped.
Wires were not fully enclosed.
J.E.B.

5/15/58 - Perry called
and said above discrepancies
were noted for J.E.B.

6/10/58 - Wals done,
sign being J.E.B.

X

P. 42/8-1
Amend. No. 1

February 2, 1942

Subject: Construction of room for
paint spraying at 49-51 York Street

Automatic Canteen Co.,
49-51 York Street,
Portland, Maine

Gentlemen:

I am issuing today an approved amendment to a building permit to cover the above to Burnham-McLellan, which concern is receiving a copy of this letter. Will you and they be kind enough to note the following:

Evidently the second paragraph of my letter of January 22nd to you relating to the type of fire door required was not fully understood as I note that the door called for in the new fire resistive partition is indicated to be "metal lined on inside and frame and trim metal covered". If you will refer to my letter of January 22nd, you will find this door described as to minimum requirements as "a self-closing fire door labelled with the Underwriters' Laboratories, Inc. for use in 'Openings in Corridor or Partitions' (Class C), the term self-closing meaning a door which is fully closed and kept closed by a suitable device." This is a requirement of and must be complied with.

I presume you have been over the matter of equipment and special provisions in this room with the Chief of the Fire Department. At any rate it may not be out of place for me to warn you about some of the types of equipment required, although this strictly does not come under the authority of this department. Because of the extreme susceptibility of the atmosphere in this room during the spraying operation to explosion from even a small spark, the usual requirement is that the motor operating the exhaust fan, and all electrical equipment of every description in the room, shall be made sparkproof in a manner approved by the Underwriters' Laboratories, Inc.

Very truly yours,

WMCB/R

Inspector of Buildings

CC: Burnham-McLellan
49½ Congress Street

Inquiry 51 York Street

January 22, 1942

Automatic Can Can Co.,
51 York Street,
Portland, Maine

Subject: Proposal for room for
spraying lacquer for refinishing vending
machines at 51 York Street

Attention Mr. Rucker

Gentlemen:

Mr. Damon, having been referred over here by the Fire Department, has asked about the requirements and precautions to be taken if the above operation is to be installed or carried on.

Any space where such an operation is carried on is identified under the Building Code as a hazardous room and is required to be separated from the balance of the building by what are called separations of one-hour fire resistance (Section 212-f-4 of the Building Code). In your case this would probably mean enclosing the spraying operations in a room having partitions with wooden studs vertically not more than 16 inches from center to center and covered on both sides with plaster on metal lath or perforated gypsum-lath, the ceiling protected with similar material, and the door from the balance of the building to the room being a self-closing fire door labelled by the Underwriters' Laboratories, Inc. for use in "Openings in Corridor or Room Partitions" (Class C), the term self-closing meaning a door that is normally closed and kept closed by a suitable device.

There are a number of other requirements as regards to the type of equipment to be used, fire protection in the room itself and a system of ventilation, etc., which are under the control of the Chief of the Fire Department.

If you do not already have such a fire-resistive room established ready to use, a building permit from this department to cover the construction of partitions, etc., is required. That permit must be approved by the Chief of the Fire Department before it is issued. With the application for the permit we would have to have a plan to a scale of one-quarter of an inch to the foot showing the proposed location of the ^{room} clearly with relation to all other parts of the building and the location of any windows in such room or ventilating duct openings to property lines and adjacent buildings. This plan ought to be by way of a blueprint with all information printed from the original, and plans should be made by one accustomed to make plans and show clearly what is intended.

That there may be no confusion in case you intend to go ahead with this operation, I suggest that you get all matters under the control of the Fire Department cleared up to the satisfaction of the Fire Department and all indicated on the plan so that there may be no doubt when Chief Sanborn approves the permit but what the entire arrangement as planned will be satisfactory when completed, thus avoiding unnecessary expense and inconvenience to you.

Very truly yours,

MacD/H

Inspector of Buildings

CC: Chief Sanborn
H. H. May & Sons, 594 Congress St.

OVER

HAY'S
**Five
Fruit**



HAY'S
**PANAMA
PUNCH**



*Quickly
Make
Punches
Fruit Salads
Jellies
Desserts
and COCKTAILS*



Hay's Fruit Juice Co.

Makers of Real Fruit Juice Syrups

67 York St., Portland, Maine

January 26, 1942

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

RE: Inquiry 51 York St.

Dear Sir:

Thank you for sending me a
copy of the letter addressed to the
Automatic Canteen Co., regarding
installation of a Lacquering Cabinet
in the building which we own and leased
to them at 51-53 York Street.

We feel sure they will comply
with every requirement of yours and
Chief Sanborn's of the Fire Department.

Very truly yours

HAY'S FRUIT JUICE CO.

By *Edward Hay*
Edward Hay, Treas.

EAH/ce



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

November 30, 1990

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

RE: 51 York Street

C.C.K. Enterprises
D/B/A Sport Attraction
51 York Street
Portland, Maine 04101

Dear Mr. Kalahan,

A recent routine health inspection also turned up the following problems which should be dealt with as soon as possible.

- 1.) undetermined occupant load
- 2.) 4 exit doors, only one is operable as exit
- 3.) exposed and open romex
- 4.) excessive use of extension cords
- 5.) extension cords passing thru ceiling tiles
- 6.) grease fryer without ansel or hood protection
- 7.) (5) 35 gallon drums in basement - contents unknown
- 8.) excessive debris and combustibles
- 9.) inoperative emergency light
- 10.) inoperative exit signage

A copy of the health report will follow soon.

If I may be of assistance, please call.

Sincerely,

Mark Mitchell
Code Enforcement Officer

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Wallace Garroway, Fire Prevention Bureau
Sven Borglund, Chief Electrical Inspections



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207)874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

November 30, 1990

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

RE: 51 York Street

C.C.K. Enterprises
D/B/A Sporr Attraction
51 York Street
Portland, Maine 04101

Dear Mr. Kalahan,

A recent routine health inspection also turned up the following problems which should be dealt with as soon as possible.

- 1.) undetermined occupant load
- 2.) 4 exit doors, only one is operable as exit
- 3.) exposed and open romex
- 4.) excessive use of extension cords
- 5.) extension cords passing thru ceiling tiles
- 6.) grease fryer without ansel or hood protection
- 7.) (5) 55 gallon drums in basement - contents unknown
- 8.) excessive debris and combustibles
- 9.) inoperative emergency light
- 10.) inoperative exit signage

A copy of the health report will follow soon.

If I may be of assistance, please call.

Sincerely,

Mark Mitchell
Code Enforcement Officer

/el

cc: P. Samuel Hoffses, Chief of Inspection Services
Wallace Garroway, Fire Prevention Bureau
Sven Borglund, Chief Electrical Inspections