(I) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT ISSUED
No. 01633
JUN 11 1947

Portland, Maine, June 2, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect 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 Merchant's Wharf

Owner's name and address J. B. Brown & Sons, 57 Exchange St. Within Fire Limits? yes Dist. No 2

Lessee's name and address Boston Fish Co., Merchant's Wharf Telephone

Contractor's name and address A. H. Hudson, Box 914, Portland Telephone

Architect Specifications Plans yes No. of sheets 2 Telephone

Proposed use of building Ice house No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other buildings on same lot Fish plant

Estimated cost $ 450.

Fee $ 1.00

General Description of New Work

To construct 1 story frame building 11'x11'
The large doors will be covered with asbestos board.

All woodwork, which would otherwisebe exposed to the open air, will be covered with sheet metal no less in thickness than 26 gauge or equivalent incombustible material, except window sashes, doors not more than 21 square feet in area,

Permit Issued with Letter

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

Height average grade to top of plate 22' 10' Height average grade to highest point of roof 12'

Size, front depth No. stories 1 solid or filled land? wharf earth or rock?

Material of foundation wharf Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof flat-shed Rise per foot 2" Roof covering asphalt roofing Class C Und. Lab

No. of chimneys none Material of chimneys of lining Kind of heat fuel

Framing lumber—Kind hemlock and spruce Dressed or full size? dressed

Corner posts 4x4 Sills 4x10 Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

Joists and rafters: 1st floor wharf, 2nd, 3rd, roof 2x8

On centers: 1st floor, 2nd, 3rd, roof 24"

Maximum span: 1st floor, 2nd, 3rd, roof 11'

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

If a Garage

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

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

APPROVED

Miscellaneous

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

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

J. B. Brown & Sons
Boston Fish Co.

Signature of owner

By: A. H. Hudson

Permit No 47/1286

Location Merchants Wharf

Owner Boston Ice Co

Date of permit 6/11/47

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn

Cert. of Occupancy issued 7/23/47 none

NOTES

6/24/47 - Ready for closing
to inspect P.M. E.S.J.

6/27/47 - Location O.K.
No swinging doors
openings in other building
within 30'. E.S.J.

7/23/47 - 7 lots 4x10 sills
do not extend around all
four sides of pier bents.
E.S.J.

Merchant's Wharf-I

June 10, 1947

Boston Fish Company
Merchant's Wharf
Mr. A. J. Hudson
P.O. Box 914

Subject: Application for permit for one story wood frame building 11' x 11' at Merchant's Wharf.

Gentlemen:

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

1. While it is not clearly shown on the plans, we understand that this building is to be erected independent of the existing structure and not attached to it and therefore the 4x10 sills are required to be provided on all four sides with the intermediate 4x10 floor joists let into these sills and securely supported on the 6x10 posts.

2. The 4x10 joists on spans of about 11' figure out to be good for a live load of only about 30 pounds per square foot, which seems rather small for ice house use. However, since, as we understand it, this building is to be used more as a retail store with only one layer of ice in building at one th , we can accept this design but wish you to know the limits imposed unless larger ti s are used.

3. The studs are required to be spaced no more than 16" on centers and the rafters no more than 24" on centers instead of 16" and 24" apart respectively as indicated on plan.

4. Outside of building is to be covered with asbestos lumber with sheet metal over the joints, metal also to be used wherever bending is required for covering of cornice, window and door casings, etc. This protection is to extend to bottom edge of sill.

5. One row of cross-bridging no less than 1x3 is required for roof framing.

6. The location of 6x10 posts carrying building as regards the wharf timbers supporting them is an important detail of which we have no knowledge and the owner and contractor will have to bear the responsibility of seeing to it that these are not situated so as to overload the wharf planking.

Very truly yours,

Inspector of Buildings

MJS/S

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

P.S. Where addition is adjacent to present building, covering of outside walls is to be lapped over or otherwise made tight without cracks or crevices for sparks to enter.

AP Merchant's Wharf-I
(Advance permit excavation
& foundation Sebago Ice
Company addition)

May 6, 1947

J. B. Brown & Sons
57 Exchange Street
Portland Sebago Ice Company
302 Commercial Street

Subject: Advance building permit for excavation and construction of foundation only for 30' x 43' addition to building occupied by Portland Sebago Ice Company on Merchant's Wharf

Gentlemen:

This advance permit is issued subject to the following:

1. Wooden piles under new retaining wall toward dock to be of sizes, driven, cut-off and otherwise arranged as provided by the Building Code. These piles are not shown "in plan" on the plans, but architect tells me that there is a single line of these piles under the proposed new part of the retaining wall.

For your information I am enclosing a copy of Section 307c5 of the Building Code relating to requirements for pile construction. Note the requirements in paragraph 5.1, where a foundation wall is supported by only a single line of piles, that certain lateral supports are required which is not in evidence on the plan, it being doubtful if the mere weight of the building wall could be considered adequate.

Note in paragraph 5.3 minimum provisions for diameter of the piles, that the wooden piles are to be cut off below mean tide level, and that minimum spacing of wooden piles from center to center is not to be less than 24 inches nor less than twice the butt diameter.

2. We have no information about the character of the material beneath the wooden post foundations, except that architect says that that entire area is filled or will be filled with stone "rip-rap". While no check of the superstructure loads has been made, there would apparently be a substantial load of these footings from the roof beams.

Very truly yours,

Inspector of Buildings

WHcD/S

Encl: Page 106 and 107 of the Building Code

CC: Miller & Beal, Inc.
465 Congress Street

(I) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT ISSUED
00388
MAR 13 1947

Portland, Maine, March 11, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter ~~remove 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 Merchant's Wharf

Owner's name and address J. B. Brown & Sons, 57 Exchange St. Within Fire Limits? yes Dist. No. 2

Lessee's name and address owners Telephone

Contractor's name and address Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building Storage No. families

Last use " No. families

Material frame No. stories 2 Heat Style of roof flat Roofing

Other buildings on same lot

Estimated cost $ 200. Fee $ 1.00

General Description of New Work

To demolish 30' portion of building on northerly end of storage building, 2 stories high. End of existing wall to be boarded and covered with asphalt shingles, 2x4 studs, 16" O.C.

Permit Issued with Memo

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size? Size

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

Miscellaneous

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

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

APPROVED:

INSPECTION COPY

J. B. Brown & Sons

Signature of owner By: Albert J. Lund

Permit No. 47/388

Location Merchants Wharf

Owner J. B. Brown & Sons

Date of permit 3/13/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 5/3/47

Cert. of Occupancy issued none

NOTES

3/12/47 - Walls of this storage shed are covered with asphalt shingles and there is no evidence that any part has ever been metal clad. Therefore since the open space between the new and the nearest building will be increased, I would think similar covering on the new end should be O.K.

I was unable to get into the building but could see through an open door in the second story that floor of building is carried on 3 rows of girders running N & S the use of the building with high front of roof above center girder. As near as I could judge the posts supporting these girders are about 16' to 18' apart. It is impossible to see what foundation building is set I think quite likely it is piling which have been encased with dirt fill. On the waterside probably 10' to 15' of the building overhangs a riprap fill which stores upward from the water level to the center of the building. Here girders supporting first floor running crosswise of the building and 5' or 6' apart are exposed and supported on piles and wooden posts. Therefore if new wall is put in at end of one of these bays little difficulty should arise. However if girders + posts supporting first floor are directly beneath posts supporting second floor + roof, loads from second floor + roof girders will land on this new wall where they are cut off. OK

5/3/47 - [illegible]

E.P.

(I) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
009226
MAY 6 1947

Class of Building or Type of Structure Foundation
Metal covered bldg.

Portland, Maine, May 5, 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location Merchant's Wharf Within Fire Limits? yes Dist. No. 2

Owner's name and address J. B. Brown & Sons, 57 Exchange Street Telephone 3-2247

Lessee's name and address Portland Sebago Ice Co., 302 Commercial St. Telephone

Contractor's name and address owners Telephone

Architect Specifications Plans yes No of sheets 5

Proposed use of building Freezing Plant No. families

Last use " No. families

Material frame No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ 1.00

General Description of New Work

To excavate and concrete foundation only for 1 story metal-clad addition 30'x48'6" as per plan

Present bldg factory fire wall 130 x 55 = 7150 sq ft
Proposed addition 30 x 48 = 1440
8590

Permit Issued with Letter CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED:

Miscellaneous

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

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

J. B. Brown & Sons

INSPECTION COPY

Signature of owner By: A. J. Lund

Permit No. 47/926

Location Merchants Wharf

Owner J. B. Brown & Son

Date of permit 5/6/47

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 1/7/48

Cert. of Occupancy issued none

NOTES

1/7/48 - Not Complete

JCL

Memorandum from Department of Building Inspection, Portland, Maine

Merchant's Wharf (J. B. Brown & Sons)--Permit for demolition of 30-foot portion of building on northerly end of storage building for and by J. B. Brown & Sons--

To Owners: 3/13/47

We have no information as to how the second floor and roof of this building are supported, but in issuing the permit, we assumed that any loads that may come from second floor or roof down through the wall to be boarded and covered with uralit shingles to form an outside exposure will be fully taken care of.

WMcD/S

(Signed) Warren McDonald
Inspector of Buildings

COPY

CITY OF PORTLAND, MAINE

DEPARTMENT OF BUILDING INSPECTION

CERTIFICATE OF OCCUPANCY

This is to certify that the building at Merchant's Wharf 46/2107 has been altered, under building permit No. 29/45 and may now be occupied for the purpose of wholesale fish plant.

Inspector of Buildings

Issued to J. B. Brown & Sons

(See reverse side for conditions)

(I) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
No. 02107
OCT 24 1946

Class of Building or Type of Structure Third Class

Portland, Maine, October 7, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Plan rec'd 10/22/46

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair demolish~~ 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 Merchant's Wharf Within Fire Limits? yes Dist. No. 2

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

Lessee's name and address Boston Fish Co., 18 Fish Pier, Boston, Mass. Telephone

Contractor's name and address Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Wholesale fish No. families

Last use Yacht Club No. families 1

Material frame No. stories 2 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ Fee $ .50

General Description of New Work

To Change Use of Building from Yacht Club to Wholesale fish plant. No alterations.

RECEIVED OCT 1946 DEPT. OF BLD'G. INSP. CITY OF PORTLAND

Permit Issued with Letter

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS REQUIRED

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

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

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

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

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

If a Garage

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

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

APPROVED:

Miscellaneous

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

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

Boston Fish Co.

INSPECTION COPY

Signature of owner By: Charles R. Baker, Man.

Permit No. 46/2107

Location ~~Massachusetts Wharf~~

Owner Boston Fish Co.

Date of permit 10/24/46

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 11/20/46

Cert. of Occupancy issued 11/27/46

NOTES

11/20/46 - Mill work done except for painting floor board signs. [illegible]

AP Merchant's Wharf
(former Yacht Club
building)-1

October 24, 1946

J. E. Brown & Sons
57 Exchange Street

Boston Fish Company
Attn: Charles R. Norke
57 Exchange Street

Subject: Building permit for change of use of the building at the end of Merchant's Wharf formerly used by Portland Yacht Club to a wholesale fish shop

Gentlemen:

Permit for the above change of use is issued to Mr. Norke, herewith, subject to the following:

The application indicates no alterations, but I have been told that a few changes are to be made--cutting in two exterior doorways and perhaps other alterations of one sort or another. When these alterations are decided upon, application for amendment to the permit now issued should be made and with the application whatever in necessary in the way of plans to check the structural work against Building Code requirements.

I have been told that the number of persons in the first story shop will never exceed six or eight. The permit is issued on the basis that the maximum number of persons in the building will never exceed 20, otherwise full information about exit doors and entrance doors would have to be known and checked against Building Code requirements--two well separated means of egress required if a first story is occupied by more than 20 persons.

The second floor framing, especially the 8x10 girders on [illegible] of 10 feet do not work out for the usual minimum live load of 100 pounds per square [illegible] for a floor to be used for storage which, I understand, is the use proposed for this second floor. However, the type of storage planned there is stated to be limited to empty containers such as barrels and boxes. If this is adhered to, the usual storage load will hardly be reached. In any event the architect should work out the maximum allowable live load according to the size, spacing, spans and spaces of the weakest part of the floor and before the floor is occupied for storage and before notice for final inspection is given, clearly legible and permanent floor load signs should be posted so as to be readable from all parts of second floor announcing the maximum live load capacity of the weakest part of the floor.

When any physical alterations contemplated, these having been covered by approved amendment, have been completed and when the permanent floor load signs have been posted on second floor, the Building Code requires that notice of readiness for final inspection be given at this office. Upon final inspection if everything is found in order, the required certificate of occupancy will be issued, and putting the building to the new use is not allowable until the certificate of occupancy has been issued.

Very truly yours,

Inspector of Buildings

RWCD/B

CC: Sedgworth, Boston & Ruttle, 57 Exchange Street
Mr. Alfred H. Hudson, Bay View Road, Cape Elizabeth.

INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
024016

Class of Building or Type of Structure Third Class

Portland, Maine, October 22, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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 Merchant's Wharf Within Fire Limits? yes Dist. No. 2

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

Lessee's name and address Boston Fish Co., 18 Fish Pier, Boston Telephone

Contractor's name and address owners Telephone

Architect Wadsworth, Boston & Tuttle Specifications Plans yes No. of sheets 1

Proposed use of building Wholesale fish No. families

Last use Yacht Club No. families

Material frame No. stories 2 Heat Style of roof Roofing

Other buildings on same lot

Estimated cost $ 200. Fee $ 1.00

General Description of New Work

To construct 1 story frame addition 7'x26' on east side of building.
Existing wharf construction for floor.
Outside walls to be covered with asbestos board.
This new work is enclosing first story now open.

Permit Issued with Memo

~~Y~~
~~N~~

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

Details of New Work

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

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

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

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof flat Rise per foot 1½" Roof covering asphalt roofing Class C Und. Lab.

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

Framing lumber Kind spruce and fir Dressed or full size? dressed

Corner posts 9x9 existing Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

Joists and rafters: 1st floor existing, 2nd, 3rd, roof 2x6

On centers: 1st floor, 2nd, 3rd, roof 16"

Maximum span: 1st floor, 2nd, 3rd, roof 7'

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

If a Garage

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

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

Miscellaneous

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

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

J. B. Brown & Sons

APPROVED:

Signature of owner By: A. J. Lund

INSPECTION COPY

Permit No. 46/2106

Location Merchants' Wharf

Lessee

Owner Boston Fish Co.

Date of permit 10/24/46

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 11/27/46

Cert. of Occupancy Issued

NOTES

11/29/46 Wals

Memorandum from Department of Building Inspection, Portland, Maine

Merchant's Wharf--enclosing open first story of portion of former Portland Yacht Club building at the end of Merchant's Wharf, J. B. Brown & Sons, owner, Boston Wire Company, tenant--10/24/46

To Owner:

Since the new exterior work will be within Fire District No. 2, the new asbestos board siding in order to be equivalent to the sheet metal ordinarily used and designated by the Building Code should have the joints between sections of board covered with battens of the same material.

Exterior trim such as corner boards, finish around windows, including window sills etc and cornice are required to be covered with sheet metal no less than 26 gauge.

AMcD/S

CC: Alfred H. Hudson
Bay View Road
Cape Elizabeth, Maine

Wadsworth, Boston & Tuttle
67 Exchange Street

(Signed) Warren McDonald
Inspector of Buildings

APPLICATION FOR PERMIT

PERMIT ISSUED
00372
MAR 18 1946

Class of Building or Type of Structure Metal covered - Third Class

PORTLAND, MAINE, March 18, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair or new roof covering of the following described building in accordance with the laws of Maine, the Building Code of the Portland, and the following specifications:

Location 302 Commercial Street Mechanic St.

Owner's name and address Portland Sebago Ice Co., 302 Commercial Telephone

Contractor's name and address John Roberts, 36 Union Street Telephone

Use of building—Present Garage and office Proposed garage and office

No. Stories 2 Style of roof flat Type of present roof covering asphalt

Type and Grade of roofing to be used Class C slate Und. Lab. No. plies

To cover entire roof

GENERAL DESCRIPTION OF NEW WORK

Fee $ .50

INSPECTION COPY

Signature of Owner Portland Sebago Ice Co.

By: John A. Roberts

FILL IN COMPLETELY AND SIGN WITH INK

INDUSTRIAL ZONE

Permit No. 02568 IRD

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

MAR 25 1943

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, March 13, 1943

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 Merchants Wharf Use of Building Waterfront Security No. Stories 2 New Building Existing "

Name and address of owner of appliance ~~United States Coast Guard~~ Headquarters

Installer's name and address Owner Lt. R. L. Arringdale, So.Portland Base, So.Portland Telephone 3721B

To install two coal fired ranges

General Description of Work

INSPECTION NOT COMPLETED

IF HEATER, POWER BOILER OR COOKING DEVICE

Memorandum from Department of Building Inspection, Portland, Maine

End of Merchant's Wharf——Installation of two ranges for USCG in former Portland Yacht Club Bldg.——3/25/43

To Lessee and Installer:

Top of hoods are required to be at least nine inches below combustible ceiling or joists. Doubt if less distance shown, though filled with rock wool, would be equivalent, especially if exposed so insulation would become permeated with dust.

Insulation under ranges requires that sheet metal or asbestos lumber be first laid on the floor, then 4 inches of hollow, load bearing tile with flues or voids laid continuous to give hot air chance to vent, this insulation to extend at least two feet in front of ranges instead of one foot indicated in letter.

Please be governed accordingly.

(*Signed*) Warren McDonald
Inspector of Buildings

P.L.
Comm
ag

: Rept. 2944D-I

none

March 20, 1945

Lt. R. L. Arringdale,
U. S. Coast Guard,
So. Portland, Base,
South Portland, Maine

Subject: Application for permit to cover installation of two coal ranges in former yacht club building, Merchants Wharf

Dear Lt. Arringdale:

The information filed with above application is so meager that I cannot form an opinion as to whether or not the work will comply with legal requirements. Perhaps I am borrowing trouble, but I hope you are not fully committed to this work,-certainly have not started the installation and will not do so until you actually have the permit. I am well aware that some of your other work down there was well underway before you got the permit and we cannot countenance that. That does not mean that we will not help you in every way we can within our line of duty, in the difficult work which you are doing.

It seems to be clear that even the armed forces are required to comply with the local laws when the work involved is on privately owned property, no matter who leases and uses it. On that basis I am held responsible under my oath of office for compliance with the law and especially for the safety conditions controlled by the law in the buildings involved.

In connection with the ranges, if you will examine Sections 601-b-2, b-4, c-3, c-4 and a-2 of the Building Code you will see that there are a number of items which you have not made clear, for instance:

> How far is insulation to extend beyond sides front and back of ranges? Do you plan on hoods; how will they be vented; what about protection vent ducts pass through exterior walls-are fans to be used to accelerate venting; where will vent ducts discharge?

All of these and other necessary facts can best be shown on a plan to scale, blue print filed here, you keep original. Also what about protection where smokepipes from ranges pass through exterior wall. That is just as important as the protection which you provided for furnace pipe.

A more important question comes up. Somewhere I have received the impression that you are quartering quite a large number of men, perhaps for sleeping in the second story, and perhaps are now to use the first story for dining and lounging room for a similar number. This sounds like perhaps a change of use of the building. If so please file architectural plans of both floors showing all [illegible], especially the exits. I know you mean to [illegible]

(1) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 9205

MAR 8 1943

Class of Building or Type of Structure ~~Third Class~~

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, March 5, 1943

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 310 Commercial Street Merchants Wharf

Owner's ~~or Lessee's~~ name and address J. B. Brown & Sons, 57 Exchange St. Within Fire Limits? yes Dist. No. 2

Contractor's name and address Owner Telephone 3-2747

Architect Telephone

Proposed use of building dwelling house Plans filed no No. of sheets

Other buildings on same lot No. families 1

Estimated cost $

Fee $ .50

Description of Present Building to be Altered

Material wood No. stories 1 Heat Stove Style of roof Flat Roofing

Last use Restaurant No. families

General Description of New Work

To Change Use of Building from restaurant to dwelling house - no alterations

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

OK-ajs-3/6/43

Is any plumbing work involved in this work? yes

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 Is gas fitting involved?

Corner posts Sills Girt or ledger board? Dressed or full size?

Material columns under girders Size Size

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. Max. on centers

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 of 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. B. Brown & Sons

Per C

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT

Permit No. 01

JAN 25 194

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMEN

Portland, Maine, ~~January 18, 1943~~

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location End of Merchants Wharf Use of Building U. S. Coast Guard No. Stories 2 New Building / Existing "

Name and address of owner of appliance U. S. Coast Guard,

Installer's name and address Portland Stove Foundry Co., 39 Kennebec Street Telephone 3-3864

General Description of Work

To install warm air furnace

IF HEATEP, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no If not, which story 1st Kind of Fuel coal

Material of supports of appliance (concrete floor or what kind) asbestos paper sheet iron and hollow tile on wooden floor

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 2'6"

from top of smoke pipe as required by Insp. Bldgs. from front of appliance more than 5' from sides or back of appliance 3 - 6'

Size of chimney flue 8" Other connections to same flue none

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____

Location oil storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

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

Signature of Installer _____

ORIGINAL

FILL IN COMPLETELY AND SIGN WITH INK.

PERMIT IS

Permit No. JAN 25 1943

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Jan 15 43

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location Merchants Wharf Use of Building U.S. Coast Guard No. Stories 2 ~~New Building~~ Existing

Name and address of owner of appliance U. S. Coast Guard. INSPECTION NOT COMPLETED

Installer's name and address Portland Stove Foundry Co Telephone 33861

General Description of Work

To install Warm Air Furnace in first floor to heat second floor

O.K. 1/25/43 [illegible]

IF HEATER, POWER BOILER OR COOKING [illegible]

Memorandum from Department of Building Inspection, Portland, Maine

End Merchant's Wharf(former Yt Club Bldg.)-Installation of warm air heater for U. S. Coast Guard in Bldg. owned by J. B. Brown & Sons--1/25/43

To Owner, Lessee, and Installer:

Application does not make clear just how insulation is to be provided under heater to protect wooden supports. Please refer to Section 601-b-4 for precise specifications.

Application also merely refers to clearances over smokepipe by saying " as required by Insp. Bldgs." These requirements together with allowances if shield is used, etc. may be found in Section 601-d-3 of the Building Code.

CC Lieut. Roger Arringdale, U. S. Coast Guard
J. B. Brown & Sons.

(*Signed*) Warren McDonald
Inspector of Buildings

1/12/43

McVl.

Lt. Arrundale was in to find out how B.C. applied to this building since the Yacht Club Building is being leased by the Coast Guard & told him permit would be necessary. This seemed to be the only work requiring a permit outside of heater which the Portland Stove Foundry is to install and of course will have to get permit for. There is more or less secrecy about the use of the building, but this is not to be used for barracks, although there may be one or two sleep there as under the old rule. I believe it is to be the berth for a fire boat and other waterfront guard details of the Coast Guard.

A.J.S.

AGREEMENT OF J. B. BROWN & SONS AS OWNER OF MERCHANT'S WHARF AND THE OWNER OF THE PORTLAND YACHT CLUB BUILDING AT THE END THEREOF FORMERLY OCCUPIED BY THE PORTLAND YACHT CLUB IN THE CITY OF PORTLAND, MAINE RELATING TO CONSTRUCTION OF A CERTAIN METAL SMOKE STACK OUTSIDE OF AND IN CONNECTION WITH SAID BUILDING TO BE BUILT UNDER THE DIRECTION OF THE ARMED FORCES

January 18, 1943

In consideration of building permit issued by the City of Portland to authorize construction of a certain metal smoke stack outside of and in connection with the building at the end of Merchant's Wharf in said city, formerly occupied by Portland Yacht Club, J. B. Brown & Sons, owners of wharf and owners of the Portland Yacht Club building, by its agent duly authorized thereto, hereby agrees for itself, its successors and assigns, as follows:

That in event the branch of the Federal Armed Forces undertaking the construction of this stack and for the service of which it is intended, does not remove this stack and its connection into the building when the stack has served the purpose for which it is now constructed, or at least before six months have passed after the present war has ceased between the United States and all foreign countries, said owner, its successors or assigns will immediately cause the stack to be completely removed from the building and from the wharf, or will place said stack in full compliance with the requirements of the Building Code of the City of Portland applying thereto, especially as regards those particular requirements which are now being waived in view of the temporary nature of the installation and the present emergency.

Entered into this 25th day of January 1943

Witness:

R. R. Cunningham

J. B. Brown & Sons

Philip H. Clifford Its Treas duly authorized thereto

For the Portland Yacht Club

P. Brundage Jr. Pres.

UNITED STATES COAST GUARD

COAST GUARD BASE
FIRST NAVAL DISTRICT

259 High Street
South Portland, Maine
23 March, 1943

Mr. Warren MacDonald
Building Inspector
City Hall
Portland, Maine

Dear Sir:

I have your letter of March 20th in connection with application for a permit to cover the installation of two domestic coal ranges in the former Portland Yacht Club at Merchant's Wharf. Please be assured that we will abide by the local laws in the installation of these domestic ranges. We are now having blue prints drawn which we will submit in a day or so, and which will show that under the stove we will use a 4" hollow tile on the floor which will extend not less than one foot in all directions.

A metal hood will be installed and will be ventilated with a 16" electric fan directly to the out of doors. The same to pass through a wall inclosed with 4" of rock wool and asbestos on each side. The same to extend at least two feet in all directions with the exception of the first floor plate which will be one foot from the ventilating fan. This is to be fire proofed on both sides. The furnace pipe will lead directly through this same fire proof wall and will join the stack on the outside, the same not to be any closer to the building than two feet.

In reference to your last paragraph, your impression is erroneous about quartering a large number of men because no men will be actually domiciled there. Only at certain times of the day will more than a few men be present, and therefore, I don't see how the change of use of the building could be construed.

The second floor has two exits and we are making another exit on the first floor.

Very truly yours,

Roger L. Arringdale

ROGER L. ARRINGDALE
Lieutenant (j.g.) USCGR
Military Morale Officer

220
277D

UNITED STATES COAST GUARD

COAST GUARD BASE
FIRST NAVAL DISTRICT

259 High Street
South Portland, Maine
14 January, 1943

Subject: Construction of metal stack outside of Portland Yacht Club building at end of Merchant's Wharf

Department of Building Inspection
City of Portland, Maine

Attention: Mr. McDonald

RECEIVED
JAN 15 1943
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

Dear Sir:

Request is made in connection with your letter of 13 January, 1943 (277D-1), that the Building Code requirements of 3/16" wall thickness stack be modified to permit us to use a stack of 20 gauge wall thickness in the interest of metal conservation and the expense of fabrication and erection.

All other Building Code requirements will be strictly adhered to, in that we propose to set the stack on sheet metal and hollow tile, and erect the same not less than 24" from the wall and not less than 10" from the eaves at which point we will suspend a shield of non-combustible material, transite or equal, half way between the eaves and the stack. The same to have a vertical dimension of not less than three feet.

Where the smoke pipe leads from the furnace into the stack we will have an opening of sufficient size so that it will be a distance of not less than 18" from the combustible wall. The same to have a shield inside and out of transite or equal material, and the wall space to be filled with non-combustible material of rock wool or equal.

It is respectfully requested that the above special conditions be reviewed by a committee, and this office be advised of your decision at the earliest convenient opportunity.

Very truly yours,

Thomas Sampson

THOMAS SAMPSON
Lieutenant Commander, U.S.C.G.
Commanding

AGREEMENT OF J. B. BROWN & SONS AS OWNER OF MERCHANT'S WHARF AND THE BUILDING AT THE END THEREOF FORMERLY OCCUPIED BY THE PORTLAND YACHT CLUB IN THE CITY OF PORTLAND, MAINE RELATING TO CONSTRUCTION OF A CERTAIN METAL SMOKE STACK OUTSIDE OF AND IN CONNECTION WITH SAID BUILDING TO BE BUILT UNDER THE DIRECTION OF THE ARMED FORCES

January 18, 1943

In consideration of building permit issued by the City of Portland to authorize construction of a certain metal smoke stack outside of and in connection with the building at the end of Merchant's Wharf in said city, formerly occupied by Portland Yacht Club, J. B. Brown & Sons, owner of wharf and building, by its agent duly authorized thereto, hereby agrees for itself, its successors and assigns, as follows:

That in event the branch of the Federal Armed Forces undertaking the construction of this stack and for the service of which it is intended, does not remove this stack and its connection into the building when the stack has served the purpose for which it is now constructed, or at least before six months have passed after the present war has ceased between the United States and all foreign countries, said owner, its successors or assigns will immediately cause the stack to be completely removed from the building and from the wharf, or will place said stack in full compliance with the requirements of the Building Code of the City of Portland applying thereto, especially as regards those particular requirements which are now being waived in view of the temporary nature of the installation and the present emergency.

Entered into this 25th day of January 1943

Witness:

(Signed) R. L. Arringdale

J. B. Brown & Sons

Philip G. Clifford Its Treas. duly authorized thereto

For the Portland Yacht Club

Robert DeWolfe
Treas.

Dept. 4777B-1

January 12, 1943

Lieutenant Roger L. Arringdale,
U.S. Coast Guard
South Portland Base

Subject: Construction of metal stack outside of Portland Yacht Club building at end of Merchant's Wharf

Dear Lt. Arringdale:

There are a number of details about the above proposition which do not comply with the requirements of the Building Code. Some of them no doubt can be made to comply, while perhaps one or more of the details cannot be made to comply under the circumstances. As far as the latter are concerned I have authority to issue a permit in such a case, under the direction of the armed forces if the details in non-compliance with the law are thoroughly understood, if the owner of the building agrees to eliminate the non-compliance with law at the end of the emergency period, and if the permit is approved by no less than two of a committee consisting of City Manager, Fire Chief and myself.

The law requires: (1) The wall of the stack to be at least 5/16 of an inch in thickness against the proposal of No. 20 gauge which is less than 1/16 of an inch thick; (2) where the heat would exceed more than 750 degrees, Fahrenheit, the stack to be lined with firebrick or approved insulation at least to the lowest point where the temperature would not exceed 750 degrees; (3) a space of 24 inches from the combustible exterior wall of the building and the outside of the stack, this clearance to be reduced by one-third only if the stack is adequately insulated.

Under the circumstances of connection to a low pressure heater perhaps the majority of the committee will be willing to approve something less than the provisions indicated above, if for any good reason it is impossible to comply with the precise requirements of the Building Code. Will you be kind enough to go over those details and indicate which of any of those specific requirements you cannot comply with on account of the emergency and let me know, preferably in writing, with the reasons why the precise requirements of law cannot be complied with.

If there are any of them that you cannot comply with I will lay the matter before the committee and will prepare a simple statement of agreement for the owners of the building and the wharf to sign binding them to make good the discrepancy at the end of the emergency period or remove the stack altogether.

Since the smokepipe connection through the exterior wall of the building is not ordinarily permitted other, that too would have to be covered and any special arrangements. I should think that you would have to provide a space all around the smokepipe where it passes through the combustible wall of no less than 18 inches within which there would be no combustible material. No precise method of supporting the stack and making it stiff is shown in the application but I presume that would be fully taken care of. I do not have a very inclusive description of the proposed use of the building, and the reason for that is understood. It is my understanding, however, that the building will not be used for living quarters at least for more persons than the Yacht Club have been accustomed to have there to live or overnight.

The permit for the heating system is to be applied for by and is issuable only to the actual installer who I understand is to be the Portland Stove Foundry Company. For that reason they are receiving a copy of this letter.

Very truly yours,

Inspector of Buildings

mmh

January 18, 1943

Oliver T. Sanborn, Chief
of the Fire Department

IN TURN

James E. Barlow,
City Manager

Subject: Special Emergency Permit Relating to Proposed Metal Smoke Stack Outside of and in Connection With the Former Portland Yacht Club Building on Merchant's Wharf, Requiring Special Approval Because of Certain Details Falling Short of Building Code Requirements

Gentlemen:

Attached is the above permit with blank for your signature of approval if you feel that you can do so, also the inspection copy of the application for the permit, similarly arranged for your signature, all in line with emergency Section 103-d-1 of the Building Code.

The United States Coast Guard, Lieutenant Commander Thomas [illegible]pson, seeks the right to erect this stack to serve a new heating plant in the former Portland Yacht Club building which is to be used for some purpose designated as "water front security". Building Code requirements for a permanent outside stack requires the metal sheet to be no less than 3/16 of an inch in thickness, requires the wall of the stack to be at least 24 inches from the outside wall of a frame building and forbids the metal smokepipe or breeching to extend through the exterior wooden wall of a building. Since this is in the nature of a temporary stack the tenant desires to avoid the expense of the heavier metal also to save as much metal as possible and desires to use 20 gauge which is the equivalent of a heavy smokepipe but a little less than 1/16 of an inch in thickness.

The stack can easily be set 24 inches from the exterior wall of the building but the eaves project quite a distance and they propose to set the stack no closer than 10 inches to the eaves and will suspend an incombustible shield about halfway between the eaves and the stack. Where the smokepipe leads from the proposed furnace into the stack through the outside wall they propose an opening of sufficient size so that the edges will be no less than 18 inches from the smokepipe all around, the opening to be covered inside and out with asbestos lumber or equal and the space between these two sheets of asbestos lumber to be filled with incombustible material such as rock wool.

The stack is to reach a height of about 25 feet and while they have given no details of the guys and braces for the stack, the application says that it will be stayed to the building, and the installation is to be under the direction of Lieutenant Roger L. Arringdale, whom you both know.

They are exceedingly anxious to get the work started, and if you feel that you can approve the permit will you please do so promptly, Chief Sanborn sending this letter and the permit to Mr. Barlow, and Mr. Barlow sending back to this office, if you please.

Also attached is an agreement which we are expecting J. B. Brown & Sons, owners of wharf and building to sign before the permit is issued.

Very truly yours,

Dom
aa
Ed

January 12, 1943

Subject: Construction of metal stack outside of Portland Yacht Club building at end of Merchant's Wharf

Lieutenant Commander Thomas Sampson
259 High Street,
South Portland, Maine

Dear Sir:

We have put the permit for the above work in line for approval as required by the City Manager and the Chief of the Fire Department.

In the meantime will you be kind enough to ask the agent of the owners of wharf and building to execute and return to this office the statement of agreement substantially like the attached. There is a copy of the statement of agreement enclosed for the owner's file and also a copy for your files.

Very truly yours,

Inspector of Buildings

WMcD/H

(I) INDUSTRIAL ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED

Permit No. 0115

JAN 25 1949

Class of Building or Type of Structure Third Class

Portland, Maine, January 12, 1949

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 Pad of Merchants Wharf Within Fire Limits? yes Dist. No. 2

Owner's or Lessee's name and address Portland Yacht Club Telephone 3-7218

Lessee United States Coastguard Lt. Roger L. Arringdale So. Portland Base Telephone

Contractor's name and address Lessee

Architect Plans filed No. of sheets

Proposed use of building Under front security No. families

Other buildings on same lot

Estimated cost $ ~~1,122.~~ 350. Fee $ ~~2.75~~ 1.00

Description of Present Building to be Altered

Material ~~wood~~ asbestos No. stories 2 Heat stove Style of roof hip Roofing asphalt

Last use Yacht Club No. families

General Description of New Work

To insulate the under side of rafters in second story with pressed board

To erect 10" stack (metal) outside of building, supported on 4" hollow tile base on top of wharf planking. This stack to be of #20# gauge metal - about 25' high and staid to building - this will serve a warm air heating plant to be installed in building under separate permit issued to heating contractor

A cleanout door will be provided in the bottom of this stack.

#20 gauge = 3/80 of an inch - See Tim 1/2

INSPECTION NOT COMPLETED

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 IS WAIVED

Is any plumbing work involved in this work?

Is any electrical work involved in this work? Height average grade to top of plate

Size, front depth No. stories Height average grade to highest point of roof

To be erected on solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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?

City Manager

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 Portland Yacht Club By United States Coast Guard

Chief By R. L. Arringdale Lt. USCG

INSPECTION COPY

CHIEF OF FIRE DEPT.

APPLICATION FOR PERMIT

PERMIT ISSUED

AUG 26 1940

Class of Building or Type of Structure Gasoline Installation

Portland, Maine, August 21, 1940

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 302 Commercial Street Within Fire Limits? yes Dist. No. 3

Owner's ~~or Lessee's~~ name and address Portland Sebago Ice Co., 302 Commercial St. Telephone

Contractor's name and address N. T. Simmons, 191 St. John St. Telephone 3-0631

Architect Plans filed yes No. of sheets 2

Proposed use of building No. families

Other buildings on same lot

Estimated cost $ 200. Fee $ .75

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To replace existing 550 gallon tank with a 2,000 gallon tank for gasoline, public use; tank will bear Underwriters' Label, coated with asphaltum, will be at least 3' below grade, minimum diameter of piping tank to pump 1½"

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

Details of New Work

Is any plumbing work involved in this work?

Is any electrical work involved in this work? Height average grade to top of plate

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 Portland Sebago Ice Co. H. T. Simmons

COPY

By O. A. Libby

Permit No. 40/1206

Location: 302 Commercial St

Owner: Port Salerno Co

Date of permit: 8/26/40

Notif. closing-in: 8/29/40 EST 10:40 AM

Inspn. closing-in: Mechanics

Final Notif.: Elec

Final Inspn.: 9/12/40 OK

Cert. of Occupancy issued: None

NOTES

9/25/40 Lathland dirth p
stack & X Check Dent Entr
OK

9/3/40 Vent Lath & mp p aline
grade, check lath OK

PERMIT ISSUED

Permit No. 04440

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. Portland, Maine, April 25, 1940 19

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 302 Commercial Street Within Fire Limits? yes Dist. No. 2

Owner of building to which sign is to be attached Portland Sebago Ice Co., 302 Commercial St.

Name and address of owner of sign

Contractor's name and address United Neon Display, 27 Monument Square Telephone 2-0695

When does contractor's bond expire? October 1940

Information Concerning Building

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

Details of Sign and Connections

Electric? yes Vertical dimension after erection 2' Horizontal 6'

Weight 160 lbs., Will there be any hollow spaces? yes Any rigid frame? yes

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

No. rigid connections 4 Are they fastened directly to frame of sign? yes

No. through bolts 1, Size 5/8", Location, top or bottom top

No. guys 3, material angle iron cable, Size 3/ 1mx1/8 galv. 3/8"

Minimum clear height above sidewalk or street 15'

Maximum projection into street 6'

Olin E. Faulkner

CHIEF OF FIRE DEPT.

INSPECTION COPY

Signature of contractor United Neon Display By Herbert Cleary

Fee $ 1.00

Permit No. 40/440.

Location 302 Commercial St.

Owner Portland Sebago Ice Co

Date of permit 4/29/40

Sign Contractor

Final Insp. 5/9/40 [illegible]

NOTES

Sticker

Merchant Tag

Valf

PERMIT

Permit No. 39

FILL IN COMPLETELY AND SIGN WITH INK

MAY 10 19

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 8, 1939

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 302 Commercial Street Use of Building Office & Salesroom No. Stories 2 New Building Existing "

Name and address of owner of appliance Portland Sebago Ice Co., 302 Commercial Street Telephone 3-2911

Installer's name and address Owner

General Description of Work

To install Oil Burning equipment in connection with existing hot water heater (gravity). The tank is to be located practically out of doors on a wooden platform with a roof for shelter over it. The fill pipe and vent pipe will be provided as usual. Tank to set on metal legs.

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? no If not, which story 1st Kind of Fuel Oil

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, from top of smoke pipe from front of appliance from sides or back of appliance

Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner Master Kraft Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? Type of oil feed (gravity or pressure) pressure

Location oil storage See above note No. and capacity of tanks ~~1295~~ 1-275 gal.

Will all tanks be more than fifteen feet from any flame? yes How many tanks fireproofed?

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

Signature of Installer Portland Sebago Ice Co. By: H. [illegible]

APPROVED:

INSPECTION COPY

CHIEF OF FIRE DEPT

Gil 40990

Permit No. 39/582 Inspector W.H.

Location: 302 Commercial St.

Owner: Portland Selaginella Co

Date of Permit: 5/10/39

Post Card sent

Notif. for inspn. None

Approval Tag issr 7/11/39 C.S.C.

Oil Burner Check List (date) 7/12/39.

1. Kind of heat: Steam

2. Label: 129364

3. Anti-siphon: ✓

4. Oil storage: ✓ 1 tank

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: ✓

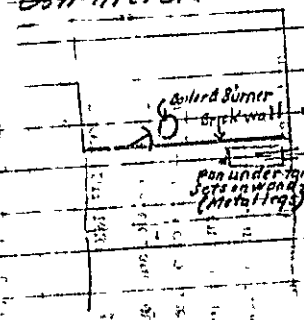
14. Temp. or pressure safety: ✓

15. Instruction card: ✓

16. Hot-stat in smoke pipe

7/12/39. Tank is located in an existing frame addition sitting on metal legs (metal frame inside tank) on plank floor, floor about 3' above grade. Mr. Whitehill said Chief Sanborn has been here and O.K'd location. Life mat. O.K'd location. Life

Commercial St



ISSUED

INSPECTION COPY

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Complaint No. C-39-172

Date received December [illegible], 1939

Location Merchant's Wharf — Use of Building Storage

Owner's name and address J. B. Brown & Sons, 218 Middle Street — Telephone

Tenant's name and address U. S. Dept. of Interior — Telephone
Samuel T. Miller

Complainant's name and address Tenant — Telephone

Description: Wharf and floors overloaded (Sections 3-4-5-6)

[illegible]
rt from
with this are
affected by the
loading. I did not
go over sizes of the
individual members
but offhand they
appear ample to take
care of ordinary load.
it would seem that
in the past certain
main members have
become of little value
so that members
now called upon are
unable to distribute
this load properly.
Some strengthening
was done when this
was taken over but
more is necessary.
This should have
immediate attention
as heavy snow or ice
coming might cause
trouble.

12/27/39 Better

1/8/40 – Better

IN INDUSTRIAL ZONE

Complaint No. C-39-178

Nuisants Wha

Received: 12/18/39

Date Disposed of

NOTES

Met Mr Mullin of the U.S. Dept of Interior re-
quested this dept to
investigate the floor
condition for what
he believes to be danger
under the present
loading of the floor
Inspection (#6) reports
the U.S. Dept of Interior
is not overloaded but
since the lifting of the
restrictions on the loading of the other
storage by the Maine
Fish Meal Co for the
last 8 months
I went under the
warehouse which is the grade
level with Mr Mullin
and found to my
that was questionable
to try to point out

[illegible] done in the
[illegible] (under #6) is Re
[illegible] temporary nature
[illegible] the floors
[illegible] section of the floors
[illegible] from the face of the
[illegible] half the distance
[illegible] 12" Mr Mullin
[illegible] said this condition
[illegible] has gradually grown
[illegible] worse in the last 6
months.
I went through sections
4-5 with a man from
the Maine Fish Meal
He pointed out an
area about 14 x 28
and said there was
about 25 Jm there
we would be at
150# sq ft. that long
and about 18 x 24" and
average 50# per foot
high. This shows
a flagrant disregard
of sound conditions

HAROLD LEE BERRY
PRESIDENT
PHILIP GREELY CLIFFORD
TREAS & GENL. MGR
WILLIAM A. McCANDLESS, JR.
CLERK

J. B. BROWN & SONS

PORTLAND, MAINE

January 10, 1940.

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

Dear Mr. McDonald:

I have your letter of January 8th.

It seems that since Mr. Hudson made his last examination a couple of piles have been washed out from under the building on Merchants Wharf. I have ordered these replaced at once and I will report to you when the work is done.

Yours very truly,
Philip G. Clifford
Treasurer,
J. B. BROWN & SONS.

PGC:D.

As a consequence of this foundation failure some of the framing timbers of the building are in an alarming condition. I noted one or more heavy timbers (probably [illegible]) which have deflected so much on the dock end that all of the fibres of the [illegible] have lost all elasti lity. The

C-39-178-I

January 8, 1940

Philip G. Clifford, Treas.
J. B. Brown & Sons,
218 Middle Street
Portland, Maine

Dear Mr. Clifford:

Relating again to the structural condition of the wharf and building owned by J. B. Brown & Sons on Merchant's Wharf, Mr. Hudson and I went beneath the wharf on Saturday and also through that part of the building occupied by the fish meal company.

I certainly hesitate to express any opposite view to that of the two men you have employed, both of whom have had much longer practical experience in the construction work than I; but I do not feel that I can discharge my duty with regard to the situation without making it clear to you how it looks to me.

Practically all of the questionable condition of the building itself is due to deterioration and failure of the wharf structure, although the sill of the building on the driveway side appears to be completely gone. The building itself was of very rugged construction and but for foundation failure would now be in no danger. The sill trouble on the driveway side has caused the heavy timbers under the wharf to tip downwards towards the driveway, in some cases these heavy timbers are free of any support, are resting on the ground and the first floor joists of the building are without support at points where they were formerly supported. This sort of rolling action toward the driveway has pulled at least one of the heavy posts in the first story, exposed in the Interior Department tenancy, so that it leans at the top toward the driveway from four to six inches in its eight feet of height. There are new evidences of failure in this post.

Under the wharf on the dock side the deterioration of piles, one or two being gone altogether, the settlement of others and the consequent deflection of the heavy timbers at right angles to the dock are too numerous to mention. In one place one of the main posts in the dock outside wall of the building rests upon a heavy timber under the wharf very near a splice and the timber has practically failed. In another case one of these heavy timbers under the wharf is supported only at a splice with another heavy timber and on the other end by a badly deteriorated pile which leans at a perilous angle.

As a consequence of this foundation failure some of the framing timbers of the building are in an alarming condition. I noted one or more heavy timbers (probably 10x12) which have deflected so much on the dock end that all of the fibres of the timber are have lost all elasticity. The

The more experience I have with buildings the less I feel like attempting to say exactly when they become dangerous. Your building has a flat roof which under certain snow and sleet conditions may deposit a tremendous load down through the building upon this faulty wharf structure. It seems to me that such a load might be the "last straw" that would cause failure in one or more of these sections of the building which are so alarmingly distorted. Mr. Hudson believes that two posts ought to be put under the wharf right away. I feel that a careful man should be made to feel his responsibility, go over the structure under the wharf carefully and the frame of the building, recommend definite steps to be taken, and all of them, to make the building undoubtedly safe until better weather comes, and that then a permanent job should be done.

One might ask what would the danger be outside of that to the structures themselves in case a failure did occur. That I cannot answer. The building is used largely for storage, but of course persons must go in occasionally. If failure occured while people were in the building, there might be loss of life. Naturally I hesitate to definitely warn your tenants of this possibility.

You have secured the advice of two experienced men and I do not feel that this office should project itself further into the situation.

After reading my above description, if you would like, I should be glad to go over both structures with you, personally, at your convenience.

Very truly yours,

WMcD/H

Inspector of Buildings

HAROLD LEE BERRY
PRESIDENT
PHILIP GREELY CLIFFORD
TREAS. & GENL. MGR.
WILLIAM A. McCANDLESS, JR.
CLERK

J. B. BROWN & SONS

PORTLAND, MAINE

December 30, 1939.

Mr. McDonald,
Building Inspector,
City of Portland, Maine,
City Building,
Portland, Maine.

Dear Mr. McDonald:

I enclose herewith copy of a letter received yesterday from Mr. Fred Googins. I have not yet heard from Mr. Hudson.

Yours very truly,

Philip G. Clifford

Treasurer,
J. B. BROWN & SONS

PGC:C-Enc.

C O P Y

A. H. Clark

Googins

GOOGINS & CLARK

Contractors and builders
46 Portland Street
Portland, Maine

December 28, 1939

RECEIVED
JAN 2 1940
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Mr. Philip Clifford
218 Middle Street
Portland, Maine

Re: Long Building on Merchant's Wharf

Dear Sir:

As requested by you, I made an inspection in October of the Foundation and First Floor structure in regard to the physical condition and strength of same.

I found you made extensive repairs quite recently, prior to the inspection. There is still more to be done to put the foundation in good repair, namely, the section of the sills on the land side are rotten, therefore allowing the building to settle. This in no way, in my judgement, means any danger to a collapse of the building for it is now resting on solid ground and can not go any further, and the portion of settlement already repts certainly does not show any cause for any alarm and suggest that Therefore I see no cause for any alarm and suggest that you put the new sills in on land side at your convenience.

Very truly yours,

Fred T. Googins (Signed)

FTG/M

C-33-176-I

1-3-40-M

December 27, 1939

J. B. Brown & Sons,
218 Middle Street,
Portland, Maine

Gentlemen:

My attention has been called to the questionable structural safety of the building which you are reported to own on Merchant's Wharf occupied in part at least by the United States Department of Interior and by the Maine Fish Meal Company.

An inspector from this office looked over the situation and considers it to be dangerous, immediately so in some places, especially if a heavy snow fall occurs.

He went under the wharf and found a great many places of questionable safety. Apparently strengthening has been done in the past of a temporary nature using blocking, puncheons, etc., especially under #6 where a section of the floor about eight or ten feet back from the face of the wharf has sagged fully 12 inches.

Section 3, 4, and 5, occupied by Maine Fish Meal Company has parts of the floors heavily loaded with bags of meal piled about eight bags high. The live load in this section probably runs from 125 to 150 pounds per square foot. This heavily loaded section appears to be definitely effecting other parts of the building.

There has been for a long time considerable question as to the jurisdiction of this office over the structure of wharves, but there is no question but what this office does have jurisdiction over the buildings on the wharves. In most cases wharves act as foundations of the buildings upon them so that defects in wharf structures beneath usually effect adversely the structure of the buildings.

Will you be kind enough to have some competent person thoroughly investigate the structural condition and strength of both the wharf and the building and let me have a copy of the details of investigation; together with detailed recommendations for making the wharf and building safe. It seems to me that a plan would be the only method of showing the situation clearly.

Section 11 of the Building Code pertains to such a situation, and a copy is attached hereto. Section 405 makes provision for investigation of floors and other structural parts of buildings or structures by a competent person employed by the owner, in cases where they are considered to be unsafe.

Very truly yours,

Inspector of Buildings

mcd/R

MERCHANTS WHARF #1

FILL IN COMPLETELY AND SIGN WITH INK

Permit No. 38-0

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

JAN 31 1938

Portland, Maine, January 31, 1938

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 310 Commercial Street Use of Building Restaurant No. Stories 1

Name and address of owner Carl H. Charles Kelton, 310 Commercial Street Ward 6

Contractor's name and address Frank W. Thurber, 51 Congress Street Telephone 2-1004

General Description of Work

To install oil burner in restaurant range

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

IF HEATER, POWER BOILER OR COOKING DEVICE

Is heater or source of heat to be in cellar? no If not, which story 1st Kind of Fuel oil

Material of supports of heater or equipment (concrete floor or what kind) wood

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

from top of smoke pipe _____, from front of heater _____ from sides or back of heater _____

Size of chimney flue _____ Other connections to same flue _____

IF OIL BURNER

Name and type of burner Star Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) gravity

Location oil storage 1st floor No. and capacity of tanks 2 gal. bottle

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

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

Signature of contractor Frank W. Thurber

INSPECTION COPY

216

Ward 6 Permit No. 38/102

310 Commercial St.

Owner Carl H. Kelton

Date of permit 1/31/38

Contractor

Notif. for inspn. Merchants Wkf

Approval Tag issued

Oil Burner Check List (date)

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank distance
6. Vent pipe
7. 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

2/11/38 - Extra valve not yet in. Mrs. Kelton says she expects this will be taken care of very soon - O.J.S.

3/8/38 - Extra valve not in - O.J.S.

File: P.37/2134-I
R-2-4-38

January 28, 1938

Mr. Frank W. Thurber,
51 Congress Street,
Portland, Maine

Dear Sir:

I am told that you installed the range oil burner in connection with the range for Carl H. Kelton at 310 Commercial Street.

You should have secured a permit for the installation of the oil burner before it was installed. We are not disposed to make any fuss over this oversight if you will come to the office and apply for a permit for installation of the burner now.

You should file with the application a pencil sketch showing the arrangement of the kitchen with the location of the range and the location of the oil bottle together with a shut-off valve in the oil feed line as close to the bottle as possible.

We have been over the matter with Mr. Kelton and he says that it is feasible to put in this little shut-off valve very close to the oil bottle.

This valve should be shown without fail upon the sketch. Permits for oil burners may only be issued to the person actually installing the burner. Perhaps you will be puzzled from the fact that most of the range oil burners are installed without any permit and without interference on the part of this office. The difference in this case is that Mr. Kelton's oil burner is installed in a mercantile establishment and most of the range burners are installed in homes where no permit is needed.

We shall expect you to apply for this oil burner on or before February 3, 1938, and failure to do so will make it necessary for us to proceed against you for violation of the Building Code.

Very truly yours,

Inspector of Buildings

MacD/H

January 20, 1938

File: P.37/2134-I
R-1-27-38

Mr. Carl H. Kelton,
173 Brackett Street
Portland, Maine

Dear Sir:

Despite my careful explanation to you concerning the requirements of a separate permit to cover installation of the restaurant range and oil burner in the restaurant at 510 Commercial Street, we find that the range and oil burner have been installed without a permit first having been secured from this office. Apparently you have had the Gas Company do part of the work and a man by the name of Thurber install a range burner. I believe you, yourself, are responsible for the entire installation without a permit and we intend to proceed accordingly.

As explained to you when you were in the office it is necessary to supply with the application for the permit to install the range and range burner a sketch showing the location of the range, the range burner, the fuel oil tank and the location of a required remote control valve, calculated to be in such a location that the oil supply to the range may be shut off without endangering any person in case of an emergency at the range.

It is necessary that you furnish this sketch and file application for the installation of the range and the oil burner on or before January 26, 1938. It is desirable that you have the location of the remote control valve all worked out and the sketch prepared and ready to submit when you come to the office as we cannot afford the time to go over this entire matter with you again.

Very truly yours,

Inspector of Buildings

WMcD/H

APPLICATION FOR PERMIT

Permit No. 2134

Class of Building or Type of Structure

DEC 9 1937

Portland, Maine, ~~December 7, 1937~~

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 ~~210 Commercial Street~~ Ward ~~4~~ Within Fire Limits? ~~yes~~ Dist. No. 2

Owner's or Lessee's name and address ~~Carl H. Kelton, 179 Brackett St.~~ Telephone ~~2-2805~~

Contractor's name and address ~~Owner~~ Telephone

Architect Plans filed No. of sheets

Proposed use of building ~~Restaurant~~ No. families

Other buildings on same lot

Estimated cost $ ~~1.50~~ Fee $ .25

Description of Present Building to be Altered

Material No. stories Heat Style of roof Roofing

Last use No. families

General Description of New Work

To remove existing vestibule partitions at the front door, ~~protection from storm and weather to be secured by a temporary storm enclosure to be fastened outside of the present front door, to be removed each spring.~~ This rearrangement will be so arranged as not to interfere with leaving the building at time of emergency or otherwise. ~~No part of the storm enclosure will project over and no part of the storm door will swing over the public street at time.~~

To remove the partitions of one toilet room and vestibule and close in partitions so there will be no opening between kitchen and dining room.

The applicant agrees that there is no intention of applying for license to sell beer or ale for consumption on the premises

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

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

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 observed? yes

Carl H. Kelton

Signature of Owner By Carl H. Kelton

973C

Ward 4 Permit No. 37/2184

ation 370 Congress St.

Carl H. Kelton

Date of permit 12/9/37

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn. 2/3/38

Cert. of Occupancy issued none

NOTES

12/15/37 - Work done
No one in building
Told to see if you will
restaurant range hood
in - AGS
1/4/38 - Told much improve
being made that check
up - AGS
1/18/38 - Nearly ready
to open up. Talked with
Mr. Kelton. Air conditioner
kitchen range with a
gas plate on one end
has been installed.
Hood has been provided.
Mr. Kelton says Gas Co.
commercial engineer
that Frank W. Thurber,

5 Congress Street, installed oil burner supply pipe that has been in permit for this installation other than of range & burner. AGS
1/29/38 - Parella - ms
1/25/38 - Mr. Kelton and engineer of Gas Co. called on the phone. Said the gas line to the oil burner was installed in error. Said it would be removed immediately.
1/27/38 - Letter to Shurtleff - ms
1/31/38 - Permit for oil burner issued - AGS

FILL IN IPLETELY AND SIGN WITH INK

Permit JAN

INDUSTRIAL ZONE

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQ

Portland, Maine, January 9, 1936

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 302 Commercial Street Use of Building Warehouse Ward 4

Name and address of owner Portland Sebago Ice Co., 302 Commercial St. Telephone S-7858

Contractor's name and address F. Carnes, 112 Winter St.

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

General Description of Work

To install Oil Burning Equipment in connection with existing steam heat

CERTIFICATE OF OCCUPANCY FOR BASEMENT IS WAIVED

IF HEATER, POWER-BOILER OR COOKING DEVICE

Heater or source of heat to be in cellar? no If not, which story 1st Kind of Fuel Oil

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, from top of smoke pipe, from front of heater from sides or back of heater

Size of chimney flue Other connections to same flue

IF OIL BURNER

Name and type of burner Nasco Labeled and approved by Underwriters' Laboratories? yes

Will operator be always in attendance? Type of oil feed (gravity or pressure) pressure

Location oil storage garage portion No. and capacity of tanks 1 - 275 gal.

Will all tanks be more than seven feet from any flame? yes How many tanks fireproofed?

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

Signature of contractor F. Carnes

INSPECTION COPY

Ward: 4 Permit No. 314

Location: 302 Commercial St.

Owner: Portland Selgas Co

Date of permit: 1/9/34

Post Card sent

Notif. for inspn. mechanic 3/7/34

Approval card issued

INSPECTION NOT COMPLETED

Oil Burner Check List (date) 2/4/7

1. Kind of heat: Steam
2. Label ✓
3. Anti-siphon ✓ just installed
4. Oil storage ✓
5. Tank distance ✓
6. Vent pipe ✓
7. Fill pipe ✓
8. Gauge none
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

Chain feed line

Rule 8 not apparent

notes shown Feb

✓ stands outside

Sher. over richards

Ex. to sol. stay 30 days

File: P. 38/2038-I

Goggins & Clark,
46 Portland Street,
Portland, Maine

November 21, 1938

Gentlemen:

Referring to my letter of November 20, 1938, I find that the statement that the proposed fire wall need only extend two feet above the highest adjoining roof is in error. The height required such fire walls is 32 inches above the highest adjoining roof. The parapet wall may, however, be eight inches in thickness, and the requirement for a cap wholly of non-burnable material does apply.

Please be governed accordingly.

Very truly yours,

Inspector of Buildings

McD/H
CC: F. E. Chaplin
New England Cities Ice Co.

File: Rec. 82438-I

November 20, 1936

Gobgins & Clark
46 Portland Street,
Portland, Maine

Gentlemen:

Enclosed is the general building permit covering construction of an addition for the New England Cities Ice Company on Merchants Wharf, the permit now being based upon providing a brick fire wall as shown on the revised plans on the northerly end of this proposed extension.

With relation to this fire wall please note that the cap of the wall is required to be entirely of incombustible material without the use of wood or any other burnable material. Incidently the Building Code provides that the parapet wall need only extend 2 feet above the highest adjoining roof and above the roof it may be only 8 inches in thickness, if the owners desire to take advantage of the minimum requirements of the Building Code.

May I call your attention to the requirement of covering all outside woodwork with galvanized sheet metal, since the building is located within the limits of Fire District No. 2. It is the intent of the Ordinance that all woodwork exposed to the open air, except doors and sash, shall be covered with metal. We take this to mean that window and door frames need only be covered where they are actually exposed to the open air. In the past some misunderstanding has arisen with regard to various jobs required to be metal covered. If you should have any question about covering this woodwork with metal, please take the matter up with this office before the finish is applied, as failure to cover woodwork required to be covered only means additional expense to the owner and inconvenience for everyone.

The owner is being given a copy of this letter.

Very truly yours,

Inspector of Buildings

McD/H
CC: Mr. F. A. Chaplin
New England Cities Ice Co.

File: Rec. 82432-I

November 17, 1936

Mr. F. A. Chaplin,
District Manager
New England Cities Ice Co.,
502 Commercial Street,
Portland, Maine

Dear Sir:

With reference again to the proposed alterations in your building on Merchants Wharf and to my conversation with Mr. Bennett on Saturday, November 14, 1936, the question of area of the proposed building has become further complicated because of the fact that there is on the easterly side of the site of your proposed building a frame building on property of another owner to which your proposed building would be much closer than the 30 feet mentioned in Paragraph d-3 of Section 243 of the Building Code, copy of which you have. This condition would seem to eliminate consideration of the construction of your proposed building under the precise terms of Paragraph d-3.

After a careful consideration of all of Paragraph d taken as a whole, however, I am satisfied that your building may legally be built under the general limitation clause, which limits the area of a frame building to 7500 square feet, if you will provide a 12 inch masonry fire wall upon suitable foundation below frost between the Commercial Street end of your new structure and the portion of the existing structure which will remain.

Under this interpretation of the Building Code the two side walls of the proposed building and the wall on the harbor end may be of frame construction with all woodwork otherwise exposed on the outside except window sash and doors, and including cornices, facias, corner boards, etc., covered with galvanized sheet metal.

If you decide to adopt this arrangement, please furnish a revised plan showing the fire wall, etc. so that the general building permit may be issued without delay, the preliminary permit to cover demolishing only having been issued today to your contractors Googins & Clark.

With reference to the last paragraph of my letter of November 12, the question of means of egress from the tank room has been disposed of.

Very truly yours,

Inspector of Buildings

McD/H
CC: Googins & Clark

File: Rec. 6243B-I

Mr. F. A. Chaplin,
District Manager
New England Cities Ice Co.,
302 Commercial Street,
Portland, Maine

November 12, 1936

Dear Sir:

With reference to the proposed alterations in your building on Merchants Wharf, we are confronted with a larger floor area between fire walls and outside walls than is permitted by the Building Code in a building of third class or wooden construction.

A copy of Section 243, Paragraph d of the Building Code is attached hereto for your information and Paragraph 3 under Paragraph d is the one which applies to your building. As soon as the present portion of the building is demolished and the new part constructed, if the information that I have at hand is correct you would have between the brick wall furthest removed from Commercial Street and the harbor-end of the new structure about 14,000 square feet, a little over 6,000 of this area being in the new structure. You could comply with this Paragraph 3 by providing a standard fire resistive partition (a wooden stud partition with 2x4 studs 16 inches on centers and extending at least three feet above the roof with metal lath and plaster on both sides of the partition) between the remaining portion of the existing structure and the new addition, but for one item,-that statement at the beginning of paragraph No. 3 which requires that such a building shall be at least 30 feet from any other building of third class construction. As I understand the plan the harbor-end of your new structure would be only 12 feet from the nearest building of wooden construction. This leaves 18 feet of space to be accounted for, which, it seems, may only be done either by moving your new addition 18 feet further toward Commercial Street or by removing 18 feet of the present wooden building toward the harbor. I understand that this property is all of one ownership, so that, perhaps, some reasonable arrangement may be arrived at without delay.

Because structural steel is involved in the design of this building, it will be necessary for your engineer or architect to sign a statement of design as required by the Building Code. Two blank copies of this statement are enclosed, and if you will have his sign one of them and return to this office we shall be glad to attach it to the plans.

Please advise if any persons will be employed in this building regularly, and, if so how many at any one time. I note that there appears to be only one means of getting out of the portion of the building where the ice tank and dump pit is located. The question of means of egress in buildings is largely a matter for the Fire Department to take care of, but I am asking this question so that we may be able to give them full information.

The plans have not been fully checked, but it seemed best to give you this information, especially about the area question as soon as possible so that you may be considering it while the balance of the plans are being checked.

Very truly yours,

McD/H
CC: Googins & Clark

Inspector of Buildings

INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Permit No. 2036

NOV 20 1936

Class of Building or Type of Structure

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, November 10, 1936

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 Merchant's Wharf Ward 4 Within Fire Limits? yes Dist. No. 2

Owner's ~~or Lessee's~~ name and address New England Cities Ice Co.

Contractor's name and address Coggins & Clark, 46 Portland St. Telephone

Architect's name and address Telephone 2-5168

Proposed use of building Ice Plant

Other buildings on same lot No. families

Plans filed as part of this application? yes

Estimated cost $ 10,000. No. of sheets 2

Fee $ 7.50

Description of Present Building to be Altered

Material wood No. stories 1 Heat Style of roof Roofing

Last use Open shed No. families

General Description of New Work

To demolish one story open frame shed 80' x 48' as

To build one story frame metal clad building 157'7" x 48'6" as per plans

ALL EXTERIOR EXPOSED WOODWORK EXCEPT WINDOW SASHES AND DOORS TO BE COVERED WITH METAL

PRELIMINARY REPAIR - TO DEMOLISH SHED ONLY

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

Size, front 48'6" 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 on wharf earth or rock?

Material of underpinning Thickness, top bottom

Kind of Roof flat Rise per foot Height Thickness

No. of chimneys no Material of chimneys Roof covering Tar and gravel 4 ply

Kind of heat Type of fuel of lining

Corner posts Sills Girt or ledger board? Is gas fitting involved?

Material columns under girders Size Size

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

New England Cities Ice Co.
By Coggins & Clark

INSPECTION COPY

Signature of owner

By