

Feb. 11, 1969

REPORT ON CONDITION OF FORMER PORTLAND DRESS FACTORY- 155 BRACKETT STREET

EXTERIOR -

Walls brick - fair condition
Windows - all beyond repair
Chimney - exterior - good
Doors - All beyond repair
Roof - ??

INTERIOR -

First floor framing all sound well posted - brick & steel
columns
Estimated load good for 100 lbs.-200 lbs. per square foot.
All wood partitions are non-bearing
Ceiling poor - beaver board
Open rear stairway to second floor

BASEMENT -

Open rear center stairway to below
Half full basement - concrete floor with sump pump
Foundation concrete with brick and some mortared stone underpinning-
all good -
Boiler room not enclosed - no ceiling
Boiler inspected last 1953 - 1954
Boiler drained and may be sound - oil burner old.
2 oil tanks and breaching rusted.

UPPER FLOORS SOUND -

OPEN STAIRWAY REAR -

ELECTRICAL-

Main panel front second floor - some new some c'
Fixtures hanging and broken

PLUMBING -

All fixtures broken

Nelson F. Cartwright

CITY OF PORTLAND, MAINE
MEMORANDUM

DATE Feb. 11, 1969

TO: Harry Parks, Assistant to City Manager
FROM: R. Lovell Brown, Director of Building & Inspection Services
SUBJECT: In reference to dress factory at 155 Brackett Street

Attached to this memo dated February 11th is a report made by Mr. Cartwright of this office as to findings at above address. From this information and my prior observation I would generally conclude that the economic feasibility of repair to this structure for any general use would probably exceed the value to which it was to be put. Although the building itself seems to be structurally sound with the exceptions noted, it would require quite a large expenditure to remodel, especially if not used for a long term proposition.

R. Lovell Brown

RLB:m

File
C/L

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Model Cities, Att: Mrs. Glassman
FROM: R. Lovell Brown, Director of Building Inspection Department
SUBJECT: In reference to "Dress Factory" - 155 Brackett Street

DATE: Dec. 12, 1968

Dear Mrs. Glassman:

We have given a preliminary review at your request of the building at the above address proposed plans which were submitted to this office from Mrs. M. E. Alcorn.

According to the information afforded this office we are classifying its use as School Type A, and our review is based upon this use classification.

The rear exit stairway should be enclosed with 1-hour fire protection.

The fire escape should be rebuilt.

All stairwells shall have hand rails on each side, and all stair treads shall have non-slip nosing material.

All toilets without windows shall have mechanical ventilation.

At the third floor plan the doorway between recreation and kitchen should be relocated to the left just to the side of the toilet room, for better access from recreation room to rear stairs.

At the first floor level the stairwell going into the basement should be completely enclosed with 1-hour protection.

It is required that the basement area be sprinklered and 1-hour protection at ceiling be provided.

All exit doors shall have anti-panic hardware.

Exit signs shall be over exit doors and white light provided at outside, and white light at fire escape.

The lot area for this use appears to be insufficient and should be appealed based upon school zoning requirements.

Sufficient space should be provided for five cars to park.

A fire alarm system is required for this use.

Yours truly,

R. L. Brown

R/LB:m

over—

Mrs W. Alcorn Tel. 774-5516

153-155 Brackett St.

R-6 ZONE 3 FL. 2ND CL.

CLASS A SCHOOL.

(More than 5' or less than 20' to top line
(2 sides) 2 HC walls w/ metal racks & wire glass.

Above 2ND floor stairways enclosed

for 1-HC w/ incomb. materials with
stair of incomb. material if not sprinkled

Stairways over 40" wide - rail 2 sides.

On a lot of not less than 1/2 acre
(may be appealed)

Basement must be sprinkled
w/ ceiling rated for 1-HC.

155 Brackett St.

May 16, 1969

Mr. Tom Brand
c/o Pine Tree Legal Assistance
155 Danforth Street

Dear Mr. Brand:

The following is a survey taken by this office previously and as requested by you.

REPORT ON CONDITION OF FORMER PORTLAND DRESS FACTORY 155 BRACKETT STREET

EXTERIOR -

Walls brick - fair condition
windows - all beyond repair
chimney - exterior - good
doors - all beyond repair
roof - ???

INTERIOR -

First floor framing all sound well posted - brick & steel columns
estimated load good for 100 lbs. - 200 lbs. per square foot.
all wood partitions are non-bearing
ceiling poor - beaverboard
open rear stairway to second floor

BASEMENT -

Open rear center stairway to below
half full basement - concrete floor with sump pump
foundation concrete with brick and some mortared stone underpinning -
all good.
boiler room not enclosed - no ceiling
boiler inspected last 1953 - 1954
boiler drained and may be sound - oil burner old
2 oil tanks and breaching rusted.

UPPER FLOORS SOUND -

OPEN STAIRWAY REAR -

ELECTRICAL -

Main panel front second floor - some new, some old.
Fixtures hanging and broken

PLUMBING -

All fixtures broken

Very truly yours,

R. Lovell Brown, Director Building Insp. Dept.

RLB:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 21, 1952
supersedes appl/ 5/7/52

00739

MAY 21 1952

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 155 Brackett Street Use of Building dress factory No. Stories 3 New Building
Name and address of owner of appliance Portland Manufacturing Co., 155 Brackett Street Existing "
Installer's name and address Wilbur F. Blake, Inc., 9 Forest Street Telephone 2-5968

General Description of Work

To install gas-fired high pressure steam boiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no (concrete)
If so, how protected? Kind of fuel? gas
Minimum distance to burnable material, from top of appliance or casing top of furnace 2' 6"
From top of smoke pipe 2' From front of appliance over 1' From sides or back of appliance over 3'
Size of chimney flue 28x28x18 Other connections to same flue oil-fired heating boiler
If gas fired, how vented? to chimney Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? es

IF OIL BURNER

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

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Burner has device for automatically shutting off gas supply in case automatic heat control demands heat and the supply of gas fails to ignite.

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

APPROVED:

OK 5-21-52 Pmt

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

Wilbur F. Blake, Inc.

Signature of Installer by:

W. F. Blake, Inc.
G. R. Blake

INSPECTION COPY

6-2-52 ^{under 5'}
1400.2th

Permit No. 52/739
Location 155 Brackett St.
Owner Portland Manufacturing Co.
Date of permit 5/21/52
Approved 6-2-52 DMS

NOTES

526-52 Work. Stacked. No taller
plans to be submitted in
completed about 5-28-52 (DMS)



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, May 7, 1952

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 15 Brackett Street Use of Building Dress Factory No. Stories 3 New Building
Existing "Existing"
Name and address of owner of appliance Portland Manufacturing Co., 155 Brackett Street
Installer's name and address Wilbur F. Blake, Inc., 9 Forest Street Telephone 2-5968

General Description of Work

To install gas-fired high pressure steam boiler (replacement)

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? concrete
If so, how protected? _____ Kind of fuel? gas
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe: _____ From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue _____ Other connections to same flue none
If gas fired, how vented? to metal stack through outside wall Rated maximum demand per hour _____
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? _____

IF OIL BURNER

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

IF COOKING APPLIANCE

Location of appliance _____ Any burnable material in floor surface or beneath? _____
If so, how protected? _____ Kind of fuel? _____
Minimum distance to wood or combustible material from top of appliance _____
From front of appliance _____ From sides and back _____ From top of smokepipe _____
Size of chimney flue _____ Other connections to same flue _____
Is hood to be provided? _____ If so, how vented? _____ Forced or gravity? _____
If gas fired, how vented? _____ Rated maximum demand per hour _____

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Existing boiler is vented to a metal stack which goes through the first floor, through vestibule partition and through outside side wall, on first floor.

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

APPROVED:

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

Wilbur F. Blake, Inc.

Signature of Installer by:

W. F. Blake, Inc.
G. R. A. Blawie

INS. SECTION CO.

AP 155 Brackett Street
(high pressure steam boiler)
5/14/52 RMT

May 8, 1952

Portland Manufacturing Co.,
155 Brackett Street
Portland, Maine

Copy to: Wilbur F. Blake, Inc.,
9 Forest Street

Gentlemen:

In attempting to check against the Building Code an application for a permit by Wilbur F. Blake, Inc. to install a gas-fired high pressure steam boiler in the basement at 155 Brackett Street, as a replacement for a somewhat similar boiler, we can find no record of any permit having been issued to cover the installation of the boiler now to be replaced, and it appears that this existing boiler has been vented in a very unusual, probably hazardous and almost certainly contrary to the Building Code manner.

Before we can do anything at all toward issuing the permit for the new installation, it is necessary that you give us information as to what party installed this existing high pressure boiler and when, and a plan showing how this boiler is vented in detail. It is most doubtful that a permit can be issued to vent a replacement boiler in any such way as this, especially in the matter of a stack going through the first floor and thence through one or more partitions through the outside wall.

It may be true that you did not own the building and did not control the situation when this boiler was put in. If you did, you, of course, are liable for this violation of the Building Code as well as the party who may have actually installed the boiler without first securing a permit.

Irrespective of issuing a permit for the replacement, it is important that we have full information from you about this situation in detail before May 14.

On account of the pressure of work in this office, it will be best to furnish the information in writing and a sketch as to the present arrangement rather than seeking an interview in person, because of the great many matters which we are trying to handle for the public generally with a small force.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMCD/B



FILL IN AND SIGN WITH INK.

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine *Sept 30, 1947*

12568

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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 *155 Brackett St* No. of Building *Commercial* New Building ☐ Existing ☒
Name and address of owner of appliance *Old Drug Co. 155 Brackett St*
Installer's name and address *Paul Farmer Co. 70 Free St* Telephone *2-887*

To install *Oil burner in steam heating system*

General Description of Work

IF HEATER, OR POWER BOILER

Location of appliance or source of heat *Basement* Type of floor beneath appliance *Concrete*
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner *Ray X P-2* Labeled by underwriter's laboratories? *yes*
Will operator be always in attendance? *No* Does oil supply line feed from top or bottom of tank? *Top*
Type of floor beneath burner *Concrete* Number and capacity of tanks *2 - 275 gal*
Location of oil storage *Basement* How many tanks fire proofed? *None*
If two 275-gallon tanks, will three-way valve be provided? *No*
Will all tanks be more than five feet from any flame? *yes* How many tanks fire proofed? *None*
Total capacity of any existing storage tanks for furnace burners *No others*

IF COOKING APPLIANCE

Location of appliance
If wood, how protected? Type of floor beneath appliance
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

OK 9.30.47 [Signature]

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 Installer *Paul Farmer Co*
by [Signature]

Permit No. 47/2568
Location 155 Brackett St
Owner Allen Dress Co
Date of permit 10/1/47
Approved 12-26-47 / Rmb

NOTES

- | | | |
|----|---------------|---|
| 1 | Fill Pipe | ✓ |
| 2 | Vent Pipe | ✓ |
| 3 | Trap and Vent | ✓ |
| 4 | Drainage | ✓ |
| 5 | Seal | ✓ |
| 6 | Seal | ✓ |
| 7 | Seal | ✓ |
| 8 | Seal | ✓ |
| 9 | Seal | ✓ |
| 10 | Seal | ✓ |
| 11 | Seal | ✓ |
| 12 | Seal | ✓ |
| 13 | Seal | ✓ |
| 14 | Seal | ✓ |
| 15 | Seal | ✓ |
| 16 | Seal | ✓ |
| 17 | Seal | ✓ |
| 18 | Seal | ✓ |
| 19 | Seal | ✓ |
| 20 | Seal | ✓ |

10-14-47 No work
started Rmb

46/4
Cassell
1/21/46

that the City Treasurer be and he is hereby authorized and directed to convey to McKettrick-Williams, Inc., or its nominee, land and buildings at 153-155 Brackett Street, known as the Brackett Street Schoolhouse, the lot having a sixty-six foot frontage on said street and running back the full depth of said lot, for a purchase price of \$7500, by quit-claim deed with covenants to be drawn and approved by the Corporation Counsel.

Hearing on McKeith-Williams, Inc. 46/4
at City-owned bldg, 153-155 Broad St
Mrs. Frost disqualified because
out of State 12/21/45

Robinson, Jennell, atty. appeared
for McKeith-Williams, Inc.
to explain their proposal.

Probably employ 150 people,
mostly women. Policy of
company is to own its own
building.

Present
Mr. Griffin, acting ch.
Cole
Colley
Jensen
Holbrook, assec.

Conf Council, W.M. Payer
B.D. McDonald

Thomas E. Bihely, real estate broker &
resident of that part of city, asked if the
building in question was for sale. He
said that he asked City Manager on
Nov. 5 if building was for sale. Manager
said building could not be sold because
used for recreation, etc. Mr. Bihely says
he is in favor of having manufacturing and
believes the proposed use represents

Mrs. W. C. Palmer 929 a Coignet st owns
property at 9-11 & 13-15 Bradford.

John K. Miller, 204 Spring St

Irene Chandler's stand - no objection.

Letter read from attorney of Maude E. Buckman

CLASS OF SERVICE
This is a full-rate Telegram or Cablegram unless its deferred character is indicated by a suitable symbol above or preceding the address.

WESTERN UNION

A. N. WILLIAMS
PRESIDENT

1201

The filing time shown in the date line on telegrams and day letters is STANDARD TIME at point of origin. Time of receipt is STANDARD TIME at point of destination.

SYMBOLS	
DL	Day Letter
NL	Night Letter
LC	Deferred Cable
NLT	Cable Night Letter
Ship	Ship Radiogram

44/4

NOV 20 AM 1 50

BA49 NL PD=TDB WELLESLEY MASS 19
BOARD OF APPEALS
CITY HALL PTLD
AS OWNER OF PROPERTY 139 BRACKETT STREET PORTLAND I WISH
TO FILE OBJECTIONS TO ANY INTERPRETATION OF THE PRESENT
ZONING LAW WHICH WILL ALLOW THE PROPERTY NUMBERED 153
BRACKETT STREET TO BE USED FOR A MANUFACTURING PLANT SUCH
USE WILL SERIOUSLY EFFECT MY PROPERTY AS WELL AS OTHER
PROPERTY IN THAT VICINITY IN VALUE AND FOR USE AS
HOME DWELLINGS IT IS NOT NECESSARY OR FAIR FOR THE CITY TO
TAKE SUCH ACTION
BQA49 38 MAUD C BUCKNAM 38 CLIFF RD
THE COMPANY WILL APPRECIATE SUGGESTIONS FROM ITS PATRONS CONCERNING ITS SERVICE

TELEPHONE
LAFAYETTE 7120

LAW OFFICES OF
CHARLES C. BUCKNAM
BETTINA BUCKNAM
85 DEVONSHIRE STREET
BOSTON

December 20, 1945

Board of Appeals of the City of Portland,
Portland City Hall, Room 21,
Portland, Maine.

Attention, Helen C. Frost
Chairman

Dear Madam:

My wife Maud C. Bucknam, home address 38 Cliff Road, Wellesley Hills, Mass., is the owner of the premises located at 139 Brackett St., Portland.

She received yesterday by mail notice of an informal public hearing of your Board of Appeals to be held tomorrow night, December 21st, at City Hall, Portland, relative to the prospective use of the former school building at 153 Brackett St., Portland, and as to the application of the zoning law restrictions to the same.

She last night sent to your office a night telegram as follows:

"As owner of property numbered 139 Brackett Street, Portland, I wish to file objections to any interpretation of the present zoning law which will allow the property numbered 153 Brackett Street to be used for a manufacturing plant. Such use will seriously affect my property as well as other property in that vicinity in value and for use as home dwellings. It is not necessary or fair for the City to take such action."

It will be impossible for her to attend your meeting. I am, therefore, sending you this letter in regard to her view of the matter.

It would appear from your notice that the question before the Board of Appeals is whether or not the proposed use of the building would be a continuation of the same use as that existing in December 1938 when your zoning law was adopted. Your notice says that at that time the records would indicate that the building was being used in part by a concern making leather novelties and in part by the Federal Government. The adoption of the zoning law would not have affected or altered the use of the building existing at the time of such adoption. The owner or occupant's rights would not be affected. However, I do not think that this constituted an establishment of a zoning restriction or right or of the future status of the building in regard to all people. The existing condition would last as long as the parties entitled thereto continued such use of the property but I do not think that such use could be enlarged and when the manufacture of leather novelties was abandoned by the concern using a part of the property for that purpose I be-

(B. of A., C. of P.)-2

12/20/45

lieve such abandonment brought the property thereafter under the existing restrictions of the zoning law. I know of no provision in the zoning law that would justify the claim, years after such abandonment, that a different owner of property could use that property for general manufacturing purposes. It does not seem possible to us that the use of the building by a new concern for a manufacturing purpose different from and far more extensive than that which existed in the pre-zoning law days can be deemed a continuation of the use then made of the property.

There is another very important objection to the proposition. Zoning laws are made for the purpose of promoting the health, safety, convenience and welfare of the inhabitants of a City or Town. This area in Portland is a residential district and should be protected against encroachment of all businesses except such as are necessary for the convenience and benefit of the home dwellers in the district. It is necessary to allow businesses such as food and grocery stores and laundries but it is wholly against the interest of the home dwellers in such district to allow any manufacturing plants to be established which cater not to the necessities of the neighborhood but to a sale and distribution of products throughout the State or Nation. The sites of such plants should go to the unrestricted sections of a City or Town.

We, therefore, feel that the petition in this case should not be allowed for the two reasons stated. It is not a business necessary or conducive to the convenience, welfare or benefit of the people dwelling in that area and it is certainly not a continuation of the business for which the building was used at the time the zoning law was adopted and subsequently abandoned.

Respectfully yours,

Charles C Bucknam
for
Maud C Bucknam

ATH
✓ RMT
PH
AJS
HL
EG

Board of Appeals
Mrs. Frost, Chairman
Mr. Cole
Mr. Colley
Mr. Gabb
Mr. Jensen
Assoc. Members
Mr. Holbrook
Mr. Libby

December 17, 1945

Mrs. Helen C. Frost, Chairman
Board of Appeals

Subject: Public Hearing of the Board of Appeals
at the Council Chamber on Friday, December 21
at 7:30 P. M.

Dear Mrs. Frost:

As directed by the Board, notices have been sent out of the public hearing upon the question raised by McGettrick-Williams Inc. relating to the purchase and use of the City-owned property at 153-155 Brewster Street, a copy of the notice is enclosed with a copy of this letter to each member of the Board, including associates.

The Zoning appeal of John W. LaFou at 9-15 Machigonne Street is also to come before this hearing of the Board as you suggested on Saturday.

Mr. LaFou desires to construct a single car garage on his property there, locating it so that the front wall of the garage would line up with the front wall of his dwelling house, but this would place the garage only 18 feet from the street line (inside edge of public sidewalk) from Machigonne Street instead of the minimum set-back of 20 feet required in the General Residence C Zone where the property is located. Furthermore the exterior wall of the dwelling house on the adjoining lot (this adjoining lot is at the corner of Brighton Avenue) sets 21 feet from the street line of Machigonne Street, and the Zoning Ordinance provides in such a case that the proposed garage shall not set closer to the street line of Machigonne Street than the exterior wall of any dwelling on the adjoining lot. Thus, Mr. LaFou proposes the front of his garage 18 feet from the street line while the combined provisions of the ordinance taken precisely require that the front wall be set 21 feet from the street line.

As reasons for the appeal, the appellant says: "The appellant desires to line this new garage up with his dwelling house which sets back 18 feet from the street line. The appellant has at the present time an existing garage located in the basement of his dwelling but is unable to use it because it faces Eaton Street which is an unaccepted street. He feels that setting this garage 18 feet from the street line will in no way be detrimental to the neighboring property."

Copies of these notices to the members of the Board of public hearing will be sent to the associate members so that they may be always familiar with the business to come before the Board and can attend if they so desire. In this connection, since five votes are necessary to sustain an appeal, and since an associate member may only act in place of a member in case that member is physically incapacitated or is out of the state or has personal interest in the question to come before the Board, it would be helpful if each member of the Board who may find that he is to be thus disqualified, would notify one of the associate members or notify my office far enough in advance so that there would be good assurance of having at least five members or associates present at the public hearing and are qualified to act.

Very truly yours,

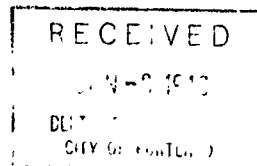
Inspector of Buildings

WMD/s

OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

CORPORATION COUNSEL



December 26, 1945

Board of Zoning Appeals

Gentlemen:

Re: Brackett Street School

Since some of the members of this Board are new in the business of zoning appeals, I shall try to explain about this phase of zoning in some detail than usual.

In this matter there is nothing before you for formal, official action. The City and prospective purchasers are interested to see what use the Board feels would be permissible. The informal hearing was held for this purpose.

In order for this matter come before the Board officially an application would have to be made to the Building Inspector for a permit which would be related to the use to be made of the building. The Inspector would make his decision either granting the permit or denying it; then an appeal to your Board could be taken for reversal of the decision of the Inspector. Court review of your decision may be had but this has occurred only once since I have been in this office.

Your decision to reverse or affirm the decision of the Inspector would have to be made in accordance with the law governing the situation and could not be made upon your feeling that the requested use was desirable or undesirable.

This school building is located in a Limited Business Zone where a manufacturing establishment is not permissible. In December of 1938, when the Zoning Ordinance was adopted by the voters of the City, this building was being used for light manufacturing very similar in character to the use suggested by McFettrick-Williams. It is an almost universally accepted principle in instituting a zoning ordinance to permit any use which is in existence at the time, to continue to exist after the adoption of the ordinance even though such a use could not be newly established after adoption of the ordinance. The reason for this is plain because if it were not so provided many existing businesses would be wiped out by zoning. These cases are generally called existing non-conforming uses.

OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

Board of Zoning Appeals

- 2 -
CORPORATION COUNSEL

December 16, 1945

Our ordinance (Section 11) has the usual provision permitting the continuance of an existing, non-conforming use. This does not permit an enlargement of the use nor does it permit the substitution of a different non-conforming use for the one existing. The prohibition of a substituted use, however, has reference to the type of use, not to the specific person or machines involved. In other words, light manufacturing with sewing machines by private concern is the same type of use, in my opinion, as light manufacturing with sewing machines by W. P. A. and does not constitute a substituted or changed use.

I do not agree with Mr. Bucknam who wrote the letter of protest on behalf of his wife. He contends that only the owner or occupant at the time of the adoption of the ordinance has the right to continue the non-conforming use. This is unsound in that the use inheres, not to the person, but to the premises and it is my opinion that any subsequent owner has the same right as the original owner.

Mr. Bucknam also argues that the non-conforming use has been abandoned. He is probably reasoning from many Massachusetts ordinances in which it is provided that discontinuance of a non-conforming use for a specified period of time constitutes abandonment and prohibits re-establishment. South Portland has such a provision in its ordinance. We have not. Lacking such a provision it is my opinion that there is no abandonment in this case.

The rest of Mr. Bucknam's letter is devoted to argument of a proposition not in issue in this case, viz: he argues that the Zoning Appeal Board has no right to grant a variance appeal to permit the suggested use. That question is not before you since you are being asked to determine whether the manufacturing use may continue as a matter of right in accordance with the terms of the ordinance. A variance appeal occurs when an owner, because of unusual conditions, asks to be allowed in an instance to use or build a building contrary to the terms of ordinance.

I believe I have covered generally the points to be considered. If there is anything further that the members desire of me or if a member wishes to discuss the matter with me further I shall be very glad to be of help.

Very truly yours,

W. Mayo Payson
W. Mayo Payson
CORPORATION COUNSEL

WMP:G

CC: Mr. James L. Barlow, City Manager
✓ Mr. Warren McDonald, Building Inspector

C O P Y

Portland, Maine
December 4, 1945

Board of Appeals
City of Portland
Portland, Maine

Dear Sirs:

McKettrick-Williams, Inc, is a Maine corporation originally established in business in Portland through the assistance of the Portland Council for Industrial Progress, and having its Maine office at 57 Exchange Street, Portland. The corporation desires to purchase the former school house building at 153-155 Brackett Street from the City of Portland, in order to conduct there the manufacture of women's dresses, a light manufacturing business.

The proposed business involves the use of sewing machines and other light machinery. None of those operations are noisy in character, nor do they create odors or other objectionable features. With relatively few exceptions the employees are women, and the factory would offer an opportunity for employment to many women of the neighborhood as well as from other sections of Portland. Acquisition of a permanent location is additional assurance of continuation of a business with an important payroll in Portland.

The corporation proposes to purchase the building which is admirably suited to such manufacture, because of its size, several entrances, stairways, and other safety features, together with right of way on the south side. The corporation is not interested in the land on the north side of the building, for which it is understood the City contemplates other uses. In addition to the cost of purchase, some alterations must be made which will require material expenditure, so that the corporation is not justified in making the purchase without knowing whether or not it may conduct its business.

I understand that in the opinion of the Inspector of Buildings and the Corporation Counsel the use which the corporation proposes would be legal as a continuation of a non-conforming use existing at the time of the adoption of the ordinance. Since the Board of Appeals is the final municipal authority on interpretation and application of the terms of the Zoning Ordinance, I request that the Board hold an informal public hearing on the matter, giving notice to the neighbors entitled to notice. After such a hearing, the Board could state whether it agreed with the ruling of the Inspector or not. The Corporation which I represent would be on safe ground in following the decision of the Board.

Very truly yours,

Robinson Verrill
Attorney for McKettrick-Williams

TH
 RM
 PH
 X AJS
 HL
 ES

October 27, 1945

James F. Barlow
 City Manager

Subject: Question of use of the City owned building at 15-155 Brackett Street for dress manufacturing by prospective buyer

Dear Mr. Barlow:

This building under the Zoning Ordinance is located in a Limited Business Zone where manufacturing is a non-conforming use, and could only be lawfully carried on in the building if such a use were being carried on in December, 1938, and only in the parts of the building where it was being carried on on that date (December 5, 1938 when the ordinance was accepted by the people).

Nearly as I can determine, on the above date, the building was being used in part by a leather goods manufacturing concern and for a WPA project, sponsored by the City, which probably involved elements of manufacture using sewing machines. I believe the leather goods company occupied the first floor, and perhaps not all of that. Probably parts of the building were not used at all at that time. It was in 1938 that the City spent considerable money in improving the structure of the floors and other improvements.

In view of the fact that any purchaser of the building for use as dress manufacturing would use the entire building for that purpose with the element of permanency not involved with the unusual use and hard-to-classify use carried on by WPA, there is a question of interpretation of the intent and purpose of the ordinance which should not be left to the Building Inspector.

The State Act enabling zoning sets up as one of the duties of the Board of Appeals "to interpret the details of the application of ordinances and regulations in accordance with general rules set forth in such ordinances or regulations." This area is far from an industrial area and certainly should not be classified even as general business, the bulk of whatever business places there are in the neighborhood being retail stores or shops. Nearby the former garage, recently used for a school for welders, and about the latter use, we have had complaints but had no jurisdiction. In view of the fact that the building is now owned by the City, if the manufacturing concern is really in earnest about purchase of the property and there is any prospect of being able to agree upon price, I believe it would be best for the Board of Appeals to institute informal appeal proceedings to the extent of setting a date of public hearing on the question of the building being used by a prospective purchaser for manufacturing, instruct me to send out notices as we would with any appeal and see what the reaction is from the neighborhood.

Since the prospective purchaser is already located here and probably would mean merely a change in location, such a public discussion of the proposition ought to be possible without any question arising as to preventing new payrolls.

Very truly yours,

Inspector of Buildings

WCD/S
 CC: W. Mayo Payson
 Corporation Counsel

464 KATH
RMT
PH
JUS
HL
K

October 12, 1945

Oliver T. Sanborn, Chief
of the Fire Department

Dear Chief Sanborn:

The City has a prospective purchaser for the former school at
135-136 Brackett Street, and Mr. Barlow has asked me to tell him how
the Zoning Ordinance and Building Code requirements apply to the pro-
position.

He also asked me to ask you if means of egress facilities and
fire protection requirements that you may apply under the State Law
would be satisfied under the proposed use which is for a dress manufac-
turing plant.

Will you look into these details and advise him directly

Very truly yours,

Inspector of Buildings

W.C.D/S

CC: James S. Barlow
City Manager

OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE

~~XXXXXXXXXXXXXXXXXXXX~~
Executive Department

46/4

October 11, 1945

Mr. Warren McDonald
Building Inspector
City Building

Dear Sir:

Mr. Robinson Verrill just called me up and asked if the City would be willing to sell the Brackett Street school to be used by the McKettrick-Williams Company, a dress making concern, - which would give employment to a large number of women.

I wondered if there was anything in the zoning or otherwise which might interfere with such a use.

Very truly yours,

JEB

James E. Barlow
CITY MANAGER

JEB:G

16/4
COUNTRY BLANK

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

ZONE B

FIRE DIST. 3

DATE 10/12/45

Verbal
By Telephone

LOCATION 153-155 Broadway OWNER City of Portland

MADE BY City Manager J. S. Bunker TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION 2nd NO. OF STORIES 3

REMARKS: City has proposed and purchased for
cross manufacturing.

INQUIRY: How does Z ord. & B. Code apply
to proposed structure.

Letter to Chief Engineer 10/12/45

ANSWER: See letter 10/17/45

DATE OF REPLY 10/17/45 REPLY BY WMD

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

December 17, 1945

To Whom It May Concern:

The Board of Appeals will hold an informal public hearing at the Council Chamber, City Hall, on Friday, December 21, 1945 at 7:30 o'clock in the evening, upon a question under the Zoning Law relating to the sale and prospective use of the three and one-half story, brick former school building, owned by the City of Portland at 153 Brackett Street.

McKettrick-Williams, Inc., a Maine corporation, now engaged in Portland in the manufacture of women's dresses, desires to purchase the building and land on which it stands to use it for such manufacture. Under the Zoning Law the property is in a Limited Business Zone, where manufacturing is not an allowable use. Section 11a of the same law, however, provides that such a use of buildings (not allowed to be commenced) may be continued if it existed when the voters of Portland accepted the Zoning Law at referendum election in December, 1938.

As nearly as may be determined from the records, the building was being used in December, 1938, in part by a concern manufacturing leather novelties and in part by one or more Federal Government projects under the Works Progress Administration, at least one of the latter involving the use of power sewing machines.

McKettrick-Williams, Inc. states that the manufacturing proposed there involves the use of sewing machines and other light machinery; that none of these operations are noisy nor do they create odors or other objectionable features; that with few exceptions the employees are women, a fact which would offer opportunity for employment to many women of the neighborhood as well as from other sections. The corporation believes that the building, because of its size, several entrances, stairways, and other safety features, together with the right of way on the south side, is admirably suited to such manufacture, but the corporation is not interested in the land on the north side of the building (toward the fire station). In addition to the purchase price, alterations to the building would require substantial expenditure, so that the corporation is not justified in making the purchase without knowing whether or not it may conduct its business there. Therefore, the corporation has requested that the Board hold a public hearing on the proposition, and render an interpretation of the Ordinance as applied to it.

The question before the Board of Appeals is whether or not the proposed use would be such a change of use from that existing in December, 1938, as to prevent it being established as a continuation of the use, non-conforming with the Ordinance, which existed there in December, 1938; the Board of Appeals being constituted under the State Zoning Enabling Act as the final municipal authority to interpret the details of the application of the Zoning Ordinance.

All persons interested either for or against this proposition will be heard at the above time and place, this notice of hearing having been sent to the owners of property within 500 feet of the premises in question.

BOARD OF APPEALS

Helen C. Frost, Chairman

*Notice served:
Gladys L. Frost, 53 Brackett St.*

INQUIRY BLANK

ZONE _____

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

DATE January 16, 1945

Verbal
By Telephone

LOCATION 153 Brackett Street OWNER City of Portland

MADE BY WMCD TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: This building has been used for a variety of uses including some

mercantile and different Federal Government Agencies. Now it appears that Mr.

Kiley, director for recreation for the City, has begun to use it for some types

of classes and recreation, I believe for children as well as adults.

INQUIRY: What is the status of the building as to use? As the Recreation Dept.

is using it and intend to use it, how would it be classified under the Building

Code and how does it stack up as to safety of exits, fire prevention etc in the

light of its former uses and especially in view of the fact that the City not

only owns the building but is also responsible for the activities that go on there.

(I would like Mr. Hamilton to investigate this first from the standpoint of what is

really required by law irrespective of the public ownership of the building

and public use of it, that is by the City itself; and if everything seems all

right as to the law, are there any recommendations we could make in the interests

of safety?

DATE OF REPLY _____ REPLY BY _____

Public

Assembly

1-26-45. (P)

Brackett St. School

153 Brackett St.

Old.

City of Portland, owner

Proposed use as recreation bldg. by Recreation Dept.

See Plans on file permit 41/1997

I have talked with Mr Kiley and for the present he plans to use the rear room only, of each of the three floors. Eventually he would like to occupy the entire building for educational and recreational purposes.

This building is second class construction, and three stories high. There is a corridor 13'0" wide that runs parallel with Brackett St. and extends through the three floors. This separates a single room on the Union St. side of this corridor on all three floors, from the two front rooms toward Brackett St. on all floors.

In a letter to Mr Furman on April 20, 1939 you inform him that you and Mr Barron have been over the framing of the, so called "middle room" third floor and that for ordinary loads it should be O.K.

I found upon investigation that the floors of the front rooms on all floors are noticeably sagged. On the first floor, cases of civilian defense equipment were piled five high over a sizeable area, and over a more or less good section of floor framing. It seems that these floors should be checked over for their actual safe capacity and if below code up, notices posted showing allowable load.

1. Classification - Clubs and Lodges. Sect. 207-a
Minor assembly hall " 206-a-3

2. Zone - Limited Business O.K.

Public Assembly
 Brackett St. School City of Portland, owner
 Proposed use by Recreation Dept. 1-26-45. ②
 C.H.

Clubs & Lodges	General
Location & Separation, Sect. 207-b O.K. Minor Assembly Hall, Sect. 206-b O.K.	Location & Separation Sect. 212-b O.K.
Class Construction Height & Area Sect. 206-c-1 O.K.	Class Construction Height & Area Sect. 212-c-1 O.K.
Minor Assembly Hall - Sect. 206-c-3.1 Assuming third floor to be 24' above grade, capacity in Bldg. of the type construction 600	
Light and ventilation, Sect. 207-d O.K. Minor Assembly Hall, Sect. 206-d-1 O.K.	Light and Ventilation, Sect. 212-d O.K.
Means of Egress	* Means of Egress
Sect. 207-e-2 (refers to Sect. 206-e, minor assembly hall) Sect. 206-e-6 I did not check this, but there is a possibility of exceeding the 16 stairs permissible.	Sect. 212-e-1 capacity as to seating (a) two ways removed from each other. Sect. 212-e-1.2 (b) Min. 22" for each 100 (c) Min. width openings existing 34"
	Rear Room - The rear rooms on all three floors have but one means of egress to the outside. This is by the room door (35" wide) to the hall, then to either the fire escape or rear stair. Consider these as one since in emergency blocking is likely. There should be another means. Requires for these rear rooms.
	Front Room - Sect. 212-e-1.2 (a-b-c) O.K. Have two ways out, well removed from each other. Minimum door width 35"

Inquiry 153 Brackett St

April 20, 1939

James C. Furnival, Secretary
Overseers of the Poor

Attention Mr. Mathew Barron

Dear Mr. Furnival:

Between Mr. Barron and myself we have had made an examination of the floor framing of the so-called "middle room" on the third floor of the building at 153-155 Brackett Street, and we find that the framing is fairly heavy and in rather good condition so that there should be no concern about the strength of this floor in the middle room as long as the ordinary loads come on it from above.

You have had several ceilings removed in the building and replaced with wallboard, which is a good safety measure.

There is the question of a chain hoist which travels on a steel I-beam, the I-beam at present being supported by means of hanging bolts fastened to the floor joists beneath this middle room, the chain hoist being in the second story. In case of a maximum load on the floor in the middle room and the chain hoist being used to capacity at the same time, several of the floor joists under the middle room might be substantially overloaded. So that there may be no occasion whatever for anxiety concerning this situation, I recommend the following steps be taken:

1. Provide an eight inch I-beam or a wooden beam consisting either of a single 3x10 or 2-4x10's bolted together, in either case using Long Southern Pine, directly beneath the inside end of the I-beam which now supports the chain hoist, the new beam to run at right angles to Brackett Street and the chain hoist I-beam bolted to the top of the new beam; the new beam to be supported at each end by a 4x6 post with the new beam fastened to each post, the posts concealed in these existing bearing partitions, and each post to get a firm bearing upon the cap of the bearing partition below. Each post should be tied into the partition for stiffness.

2. Have Megquier & Jones design a hanger for the present I-beam which supports the chain hoist, the hanger to have a capacity of two tons and to be fastened to both I-beam and brick outside walls of the building outside the door through which the hoist passes.

3. Cut the hanging bolts now supporting the chain hoist I-beam on the joists above so that none of the load from the chain hoist will ever come upon the floor joists. This chain hoist I-beam is now hung on a frame work of timbers, which in turn are hung up to the floor joists. These hanging bolts are the ones that should be cut. I believe there are other bolts which fasten this wooden framework to the floor joists above but only for stiffness not to give any support to the chain hoist I-beam. These stiffening bolts should be left as they are. On second thought perhaps it is unnecessary to cut the bolts which hang the chain hoist I-beam up to the present floor joists of the third floor as the chain hoist I-beam would hardly deflect to put any substantial load on the floor joists.

Very truly yours,

RMED/H

Inspector of Buildings

CITY COUNCIL
ADAM P. LEIGHTON
CHAIRMAN
EDWARD C. BERRY
ARTHUR E. CRAIG
W. EARLE ESKILSON
WILLIAM J. WARD



CITY OF PORTLAND, MAINE
EXECUTIVE DEPARTMENT

JAMES E. DARLOW
CITY MANAGER

TELEPHONES
DIAL 3-0682 & 3-3307

September 7, 1937

Mr. Warren McDonald
Building Inspector
CITY BUILDING
Portland, Maine

Dear Sir:

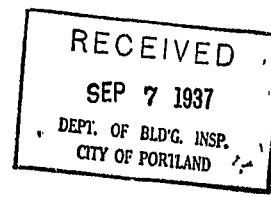
Attached hereto is a copy of a letter which I received from Mr. Crowell of the W. P. A. in connection with the consolidation of Sewing Projects and Surplus Commodities. I want to be particularly sure that the Brackett Street building will safely house both Sewing Projects and that the lower floor is amply strong and can take care of the Surplus Commodities which may be stored there.

Very truly yours,

J. E. Barlow
(J. E. Barlow
CITY MANAGER

JEB:G
Enc.

answer on 9/21/37



WORKS PROGRESS ADMINISTRATION
OF MAINE
142 HIGH STREET
PORTLAND, MAINE

September 7, 1937

James E. Barlow
City Manager
Portland, Maine

Dear Mr. Barlow:

In view of the anticipated consolidation of W. P. A. Sewing Projects and Surplus Commodities into the same building at #155 Brackett Street, this office desires a report from your building inspector regarding the condition of this building.

We understand that the first floor is to be used for storage by the Surplus Commodities project and the second and third floors by the Sewing Projects.

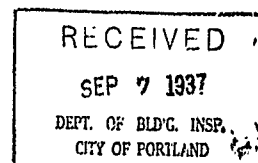
We desire a certificate of approval, from your Building Inspection Department, regarding structural safety and fire hazards on this building, before being used for the above purpose in accordance with our Safety regulations.

Yours very truly,

(Signed) William R. Crowell

William R. Crowell,
Director, Division of Operations

C/C/D



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

June 29, 1937

James E. Barlow,
City Manager

Dear Sir:

Following our conference Monday concerning the use of the former school at 153-155 Brackett Street, we examined the building with Mr. Barron and have the following recommendations to make:

To provide six-two and one-half gallons soda and acid fire extinguishers—one in the cellar, one each in the rear stair hall at the first, second and third floors, and one each near the front stair hall on the second and third floors.

Install a suitable automatic alarm system with some type of automatic actuating device in the cellar near the heater and another in the rear first story stair hall, and with the gongs of suitable size in the rear stair hall of the second and third stories.

To overhaul the electric wiring and adjust it so that the circuit will not be overloaded and to make sure in the future that fuses of not more than 15 amperes capacity are used. It appears that a number of the circuits are much overloaded and 30 ampere fuses were found in use.

To tightly close a slatted opening in the first floor stair hall which now makes a direct connection with the cellar.

To remove the inside double acting doors at both outside exit doorways in the first story—one at the foot of the rear stairs and one at the foot of the front stairs.

To repair or replace some of the supports of the wooden fire escape on the side of the building toward Pine Street. One or more of the posts supporting these stairs and roof extend into the ground for a short distance and are quite rotten at the bottom. One of the posts supporting the roof has been forced out of plumb in some manner and is of little use. There is perhaps no immediate danger at these points, but this work should be done before another winter.

To refrain from using one of the middle rooms on the third floor, where the floor appears to be sagged considerably, for any but the lightest loads. It is not possible to tell what the strength of the upper floors are without doing some tearing out, which does not appear necessary.

James E. Barlow-----2

July 29, 1937

It is our understanding that one room in the rear of the third floor is to be used by the NYA for a sewing project, that other rooms in the front of the third floor are to be used by the WPA sewing project but only for cutting rooms with perhaps four or five employees up there, that the second floor is to be continued in use as a WPA sewing project, and that outside of the NYA, the WPA will have not more than 70 persons in the building at any one time.

Mrs. Murren's letter to Mr. Horton about this building, handed to us by Mr. Barron, is attached hereto.

Very truly yours,

Chief of the Fire Department

Inspector of Buildings

James A. Barlow,
City Manager

September 21, 1937

Dear Sir:

While we have not had the time to make more than a cursory examination of the strength of the building at 153-155 Brackett Street, talked of as a relief center, the investigation that we have been able to make of a part of the first floor frame indicates that the first floor at present is not well suited for the storage of surplus commodities, which we have assumed likely to produce a live floor load of at least 100 pounds per square foot. While the floor is heavily timbered the timbers were evidently on a long span originally and the strengthening members introduced since the building was built were not calculated to take any such load as 100 pounds per square foot. Because the ceilings and partitions are closed in, we are unable to tell precisely how the loads of the upper floors reach the ground. It seems likely that a large part of the load is transmitted through bearing partitions which are not always over one another and which must eventually land their loads on the girders beneath the first floor.

Unless the city is willing to spend a considerable sum in determining exactly how the building is framed and in strengthening the supports beneath the first floor, I recommend that the surplus commodities be taken care of elsewhere and that the entire building be used in about the same fashion as it has been used, that is for light manufacture, under the head of which the sewing projects would come. I see no reason why all three floors may not be used for these purposes with safety, if the recommendations of Chief Sanborn and myself contained in our letter to you of June 29, 1937 are followed.

Even the middle room on the third floor where the floor appears to have a definite sag could undoubtedly safely be used for purposes requiring only a moderate load. The caretaker of the building ought to keep a reasonable watch on the plastered ceilings throughout the building, especially under this room where the floor is sagged somewhat, and to report to his superiors the appearance of any new or fairly severe cracks, so that repairs could be made and avoid any danger of sections of the ceilings falling.

Very truly yours,

McD/H
CC: James C. Furnival, Administrator
of the Poor Department

Inspector of Buildings

Public
Cricket St. School

Dissemblage
City of Portland, owner
Proposed use: Recreation Dept.

1-26-45
026

Clubs & Lodges

General

Front Rooms

Sect. 212c 1, 3 & 24 inclusive
O.K.

Have two way out, doors swing
out and door widths O.K. Should
have anti-panic hardware on
per section 206c-8

Rear Rooms

Sect. 212c-25

O.K.
Have vestibule locksets. Any
other locks to be removed.

Front Rooms

Sect. 212c 4 & 4.5 (Exit signs) there are
none here. Should be as called for.
Probably not required in rear rooms.
Sect. 212c 5, 1 & 5.3 check O.K.

Sect. 212c-5.5 Possibility of closets
under stairs should be checked.

Fire Protection - Sect. 207f
" " Minors Asmb. 206f

Sect. 207f-1-2 Present open
stairways to be enclosed from
basement to second floor level
with one hour fire resistance

Sect. 206f-7 Heater room
should be enclosed with two
hour fire resistance.

Fire Protection - Sect. 212-f

Sanitation

Sect. 212-g-1.
Requested to check
location but question
compliance with this
section.

Public Assembly
Brackett St. School City of Portland, owner
Proposed use by Recreation Dept. 1-26-45

CLUBS & LODGES	General
Heating	Heating
Sect. 207h-1 - O.K. Present heater in cellar	
Sect. 206h-1 - O.K. Steam heating system in cellar is only heat in building.	

* Height of third floor above grade, and type of construction limits this building to 600 persons. This would be the governing capacity, since either the doors from the various rooms, widths of stairways, or outside exit doors would figure a larger capacity.

General -

The width between handrails on the fire escape is 32" from 2nd to the 3rd floor, and 36" from ground to 2nd floor. Handrail on side only.

Third floor - Outside door to fire escape 33" ^{way} stairs 3" to 2nd floor 44 1/2" handrails both sides. Door to front stairs 35" front stairs, 3rd to 2nd 45" with handrail on side only.

Second floor - Door to fire escape from rear hall 44" wide, rear stairs 1st to 2nd 43" with handrails both sides. Door 35" wide leads to front stairs. Neglected to check front stairs 1st to 2nd but are probably same as 2nd to 3rd, and lead direct to outside at first floor.

First floor - There are 2-24" doors at Spring St. and Green hall leading outside and a 36" one at Pine St. side that leads outside. The front doors on Brackett are 2-24" doors and at the foot of the front stairs from 3rd floor to 1st floor are 2-24" doors.

All door frames with brace brackets, and owing out, in some cases shield bolts have been added as well as top and bottom bolts.

151-101
March 17, 1941

James C. Furnival, Secretary
Overseers of the Poor

Attention Matthew I. Barron, Asst. Secretary

Dear Mr. Furnival:

Lack of time has prevented a thorough answer to your memorandum of January 30th relating to the strength of the supports in the boiler room of the building at 155 Brackett Street. Only one detail threatens immediate danger, that of a pier or post resting on a bank of dirt so close to the edge of the bank that some of the dirt had caved out from under a part of the bearing of the post, leaving it in a precarious condition. This matter was taken up at once with Mr. Barron, who, I believe, had temporary measures taken at once to properly support this point.

There is a lot of other work that ought to be done in this cellar without very much delay. Some of the work which was done in the cellar in and around the boiler room several years ago before your department took over the building was apparently of a temporary nature, and a thorough-going permanent job ought to be done now. Several of the first floor joists are badly decayed and are on fairly long spans. These ought to be definitely reinforced, perhaps a substantial girder supported on pipe columns at about the middle of their spans is also necessary.

The arrangement where the coal is taken into the cellar is not good and the first floor framing ought to be adjusted and arrangements made for a satisfactory way of taking coal in and storing it in a manner approaching the way it is done in other buildings owned and operated by the city.

For a long time there has been question about the supports of this building all the way up through although we have never found anything to indicate real danger. I recommend that all of these questions be cleared up now. You are no doubt aware that this small department has no time to go into the details of this, but it ought to be done nevertheless. I suggest that some competent, careful person who knows how to make plans and to analyze the framing of buildings be employed to make plans of this building, and in the light of them check the strength of the building all the way down through and design rational and convenient supports and arrangements in the cellar. Thus far the work that has been done has depended apparently upon someone's judgment which many times ends up in only slightly glorified guesswork.

While I was in the building I found that for purposes of control of persons going and coming, all of the doors in a certain partition running along the southerly side of the hall at least on the second floor were locked. I am afraid that this practice may interfere with getting people out of the building in case of emergency. It is also my impression that the type of locksets on the doors leading to the exits and also the outside doors are not adequate to insure getting the people out of the building in case of fire quickly and without damage to them.

You will remember that Chief Sanborn went over this building from the standpoint of fire prevention and adequate means of egress several years ago and made certain recommendations. I suggest that you ask him to go thoroughly over it again.

James O. Furnival, Secretary
Overseers of the Poor-----2

March 17, 1941

and see that everything with regard to the means of egress is in order. Furthermore, I suggest that you ask him to have a Captain from the nearby fire station go over this building weekly to see that these means of egress are kept in order, to test out the fire alarm system, especially the terminal in the boiler room, to see that it is always in working order, and to see that practices of fire prevention are actually being carried out.

You can depend upon myself and my men doing all that we can to help with relation to this building, but the pressure of our regular work has reached such a stage that there is little, if any, time for detailed work.

Very truly yours,

WMOB/H

Inspector of Buildings

CC: James E. Barlow
City Manager

SUPPORT OF POOR DEPARTMENT
JAMES C. FURNIVAL
SECRETARY



CITY OF PORTLAND, MAINE

January 30, 1941

Warren McDonald
Building Inspector
CITY BUILDING

Dear Mr. McDonald:

Will you please inspect the cross beams and
the posts in the boiler room of the building at
155 Brackett Street.

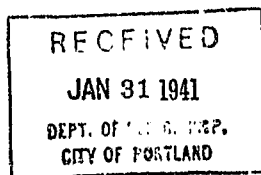
Please advise.

Very truly yours,

James C. Furnival, Secretary
Overseers of Poor

Per: Matthew I. Barron
Matthew I. Barron,
Assistant Secretary

MIB:LS



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INSPECTION COPY

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Complaint No. C-41-29

Location 151-161 Brackett Street -551 Date received January 30, 1941
Owner's name and address City of Portland Use of Building City purposes
Tenant's name and address _____ Telephone _____
Complainant's name and address W. I. Barren Telephone _____
Description: question as to strength of first floor over boiler room. Telephone _____

UNRECORDED ZONE

Complaint No. C-41-29

Location: 151-161 Bracket St.

Date Received 1/30/41

Date Disposed of 3/17/41

NOTES

3/17/41 - Letter - Mr. D.

See inquiry at
same place
a few years ago



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Permit No. 41/1997

Issued 14/31/41

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, May 27, 1941

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

Location 155 Brackett Street

Within Fire Limits? yes Dist. No. 3

Owner's or Lessee's name and address City of Portland

Telephone

Contractor's name and address C. A. Arskov 39 Read St.

Telephone 4-1335

Architect W. O. Armitage

Telephone 4-1335

Proposed use of building "Poor Department" WPA projects

Plans filed yes No. of sheets 4

Other buildings on same lot

No. families

Estimated cost \$ 1,000.

Fee \$ 1.000

Description of Present Building to be Altered

Material brick No. stories 3

Heat steam

Style of roof pitch

Roofing slate

Last use

City Purposes

No. families

General Description of New Work

To excavate new section 30'x30' under portion of building and provide and concrete wall and floor
To put in new steel beam for support in of first floor as per plan
To replace one side entrance door with window, first and third floors removing existing former outside elevator
To rebuild outside wooden fire escape, supporting same on concrete piers
To remove top of one existing chimney and close over with masonry and close all existing openings with masonry

This permit not issued because a city job which was practically completed before we could get plans straightened out & permit issued.

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

Span over 8 feet. Sills and corner posts all one piece in cross section. U. L. Girders 6x8 or larger. Bridging in every floor and flat roof

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

APPLICANT'S COPY

Signature of owner

City of Portland

①

Alterations - McRittrick-Williams cme. owners
Allen Glass Co. Mrs Eva Allen, Secy. 155 Beakett St.
Gorgins and Clark, Contr. 46 Portland St.
Permit 46/157 and 1 Amendment
Accessors give C of Permit in 1946. 1946 Shreding gives building vacant.

Strong the ring of 2nd & 3rd floors has been done as per
plans.
OK Rear stairway 1st & 2nd floor been relocated.
Exit lights and vestibule locksets on doors used as a
means of egress.

Boiler room (basement) has not been enclosed as per
plan and application. On the contrary stairs will have a
3" sheath rail around it with a gate at the first
floor. So it does not get the ordinary partition and
door protection.
The stairs are more than 40" wide but have
only one rail.
Various exit doors have vestibule locksets, but also
dead bolts and other types of fastening in addition.

WADSWORTH, BOSTON & TUTTLE · ARCHITECTS

57 Exchange Street · Portland 3, Maine

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

March 30, 1946

Mr. Warren McDonald
Inspector of Buildings
Portland, Maine

Dear Mr. McDonald:

Accompanying this letter is a revised set of blue-prints of the alterations to the building at 155 Brackett Street, Portland, Maine, for McKettrick-Williams Inc. which shows the change in the stair about which I talked to you Wednesday. Changes in framing necessitated by this change are also indicated.

I talked to Chief Sanborn after seeing you and received his approval of the change.

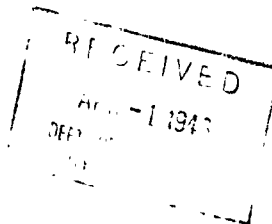
Exit lights will be installed at the two doors leading to the outside from Manufacturing Room #1 in the first floor.

Very truly yours,

Philip Wadsworth

WADSWORTH, BOSTON & TUTTLE

PSW:L
C-4574
Enclosure





AMENDMENT TO APPLICATION FOR PERMIT © 1946

Original Permit No. 46/157
Amendment No. 1

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for an amendment to Permit No. 46/157 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 155 Brackett Street Within Fire Limits? yes Dist. No. 3
Owner's or Lessee's name and address McKettick-Williams Co., 175 Brackett St.
Contractor's name and address Googins & Clark, 46 Portland St.
Plans filed as part of this Amendment yes No. of Sheets 4
Is any plumbing work involved in this work? yes Is any electrical work involved in this work? no
Increased cost of work no Additional fee .25
Framing Lumber: Kind? no Dressed or Full Size? no

Description of Proposed Work

To relocate existing stairway from first to second floor as per plan.

Approved:

Sent to Fire Dept. 4/6/46
Rec'd from Fire Dept. 4/6/46
McKettick-Williams Co.
Googins & Clark

Chief of Fire Department.

Signature of Owner Fred T. Googins
Permit Issued with Memo

ORIGINAL

Commissioner of Public Works.

Approved: 4/6/46 WMD
Inspector of Buildings.

Memorandum from Department of Building Inspection, Portland, Maine
155 Brackett St.- Amendment No. 1 to Bldg. Permit for Alterations, Amendment to Cover
Relocation of Stairways-----4/6/46

To Contractor and Architect:

Contractor overlooked the item of increased cost of the work when giving information on application for amendment. Will he furnish that figure now, and pay additional fee, if Code requires any?

Since new stairway is more than 40 inches wide, handrail required on both sides.

CC Wadsworth, Boston & Tattle,
57 Exchange St.

(Signed) Warren McDonald
Inspector of Buildings