

AP 55-59 Baxter Boulevard-1

Centennial Broadcasting Company
21 Froble Street
Portland 3, Maine

March 14, 1946

Subject: Building permit for construction of broad-
casting studio, office and transmitter house for
Centennial Broadcasting Company at 55-59 Baxter
Boulevard

Gentlemen:

Having received your letter of March 11 limiting the total capacity of persons in this proposed building to not more than 20 persons and to not more than two persons habitually on the second floor unless additional means of egress are first provided under a building permit from this department, and having received the signed statement of design from the architect, the building permit is issued to the owner, herewith, subject to the following:

1. It is understood when the contract for building the building has been let, this office will be notified as to the name of the contractor so that the record may be complete.
2. The detail shown on Sheet 5 of the plans of the arrangement of control room as to framing and sill does not satisfy the requirements of the Building Code (Section 5105) either as to solid sill construction or as to permitted box sill construction. The architect should revise this detail and furnish a print of the revisions. It is realized that the purpose is to maintain the same outward appearance of exterior walls uniformly where the floor of the control room is raised above the balance of the first floor of the building, but I trust that it can be done just as well with some other detail that does comply with the requirements on one type or the other--perhaps by constructing the foundation walls of uniform thickness and using the usual box sill under the control room floor joists with the 2x8 laid flat and bolted to the wall and a 2x10 set with the 10 inches upright on the 2x8 flush with the outside edge of the 2x8. The studs of outside wall to rest upon a shoe on the floor sheathing as is usually done with a box sill, then secure the wooden sheathing for nailing the shingles by means of inserts in the foundation wall.
3. The plans are still not exactly clear as to the use of a standard box sill at all points and wherever floor joists run parallel to the foundation wall that the upright member of the box sill is to be doubled.

Very truly yours,

Inspector of Buildings

WMed/s

CC: Alonzo J. Harriman, Inc.
88 Shepley Street
Auburn, Maine

WPOR
Graymore Hotel
Tel. 3-8111

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March 11, 1946

Inspector of Buildings
City of Portland, Maine

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CITY OF PORTLAND

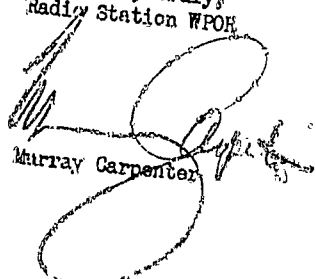
Dear Sir:

Please accept my apologies for this delayed reply to your letter, but I have been up to my ears in work.

You may consider this letter to be my written statement that not more than 20 persons will be in the Transmitter House at one time, and not more than 2 persons will habitually inhabit the second floor.

If, at any time, this situation changes, we will apply for a new permit for another egress.

Yours very truly,
Radio Station WPOH


Murray Carpenter

MC/ml

A BASIC STATION OF
THE AMERICAN BROADCASTING COMPANY NETWORK

35-59 Baxter Blvd. I

March 9, 1946

Centennial Broadcasting Co.,
21 Proble St.,
Portland 3, Maine

Subject: Building Permit for Construction
of Transmitter House at 35-59 Baxter
Boulevard

Gentlemen:

Confirming my telephone conversation this morning on the above subject with Mr. Perry, check of the revised plans of the Transmitter and Studio House show that no change has been made in the means of egress over the original plans.

Since writing my check list of February 21st, I have talked with Mr. Carpenter over the phone about Item No. 1. At that time he was not certain whether he would like to have the two means of egress provided or bind the company to not having more than 20 persons in the building at one time. If the latter he was to let me know in writing. As soon as convenient will you decide-if you decide to write the letter setting maximum capacity at 20, then no change is need in means of egress from first story. If, on the other hand, you desire to have opportunity for more than 20 at one time, say in the studio, please instruct the architect to revise the plan showing the emergency means of egress and let me have revised prints. At the same time please clear up the matter of maximum number which habitually ^{is} on second floor.

Outside of the above question and one or two minor structural features, we are ready to issue the permit and would like to do so. Mr. Perry says that you have not selected a contractor yet, but that when ready we are to issue the permit to you, and you will notify us of the contractor when selected so our record will be straight.

Very truly yours,

(Signed) Warren McDonald
Inspector of Buildings

60 Alonzo J. Harriman, Inc.,
Auburn, Maine

Gentlemen:

The revised plans came through without your statement of design. Will you be kind enough to let us have it to apply to the plans?

ward

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Antennae Broadcasting Co. Inc. (WPOB)
at ~~1234~~ - Rm 201 Toward Ave. Date 12 Feb 1946

1. In whose name is the title of the property now recorded? Windsor Co.
Title will be placed to Antennae in a few days.
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? Iron Markers
3. Is the outline of the proposed work now staked out upon the ground? No If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? Yes
4. What is to be maximum projection or overhang of eaves or drip? _____
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? Yes
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? Yes
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? Yes

Roger I Perry

CITY OF PORTLAND, DEPT. OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

February 21, 1946

Job Location 55-55 Baxter Boulevard Owner Centennial Broadcasting Company
Contractor no information Architect Alonzo J. Harriman

References at left are to sections of Building Code where applicable. If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans and application should be corrected accordingly.

No change in exits. No statement as yet as requested.

1. Sec. 205e1.1 & 1.2. If more than two persons would habitually be on second floor, an emergency means of egress is required. Besides Building Code control, this feature is controlled with even more authority by the State Law and the question of means of egress from the second floor is up to the Chief of the Fire Department. If you do not decide upon an emergency means of egress from second floor, I suggest you contact Chief Larborn of the Fire Department direct and get his reaction on the subject. If the first story were to be used for normal office purposes only, the area is such that capacity indicated thereby in persons would not require an emergency means of egress from the first story. This limit over which two means of egress are required is 20, and I have an idea that the employees of the company engaged in first story plus groups that might in the studio would often exceed 20. If that is the case, an emergency means of egress is required as far removed as possible from the entrance, both entrance door and emergency exit door would require a vestibule lockset and the emergency exit door ought to be clearly indicated by standard exit signs, directional or otherwise. If more than two persons would not be habitually on the second floor and more than 20 persons would not ever be in first story at one time, please so indicate in writing that the matter may be clear on the records.

O.K.

2. Sec. 212e5.2 & 5.3. Handrails required on both sides of lower run of stairs, and handrails should extend to the nosing edge of the lowest tread. Rise and tread of stairs not shown in figures. They scale all right, but bear in mind that tread is to be measured from riser to riser. Treads scale the minimum--9 inches, so there is nothing to go and come on.

No statement

3. Sec. 104b3. Attach signed statement of design to prints of revised plans to cover reinforced concrete and structural steel design.

4. Sec. 596e2. Provide foundation extending at least four feet below the surface of the ground beneath exterior entrance platform and steps.

No construction shown permissible

5. Sec. 511c2 & 3.5. Apparently it is the intention to use a "box" sill with a 2x8 laid horizontally and bolted to the foundation wall and with a 2x10 set with the 10-inch dimension upright on and at the outer edge of the flat member, but this detail of box sill is not shown on the typical wall section because the section is taken through a vent and neither is it shown on section through control room on Sheet 6. Section 511q3.5 provides that a ledger board shall not be used to support the lowest floor. The proposal at outside walls of control room and announcer's booth apparently violates this rule. To use the normal doubled 2x4 girt under this higher floor level would not of course be desirable since the studs beneath it would only be about three feet long, but no reason appears why you could not extend the foundation wall upwards at least eight inches in thickness to form an underpinning under this floor level and provide the box sill with the flat member of the box sill up under the floor joists as in other parts.

6. In General. (1) Presumably the detail at the sill of rear wall of studio A is to be the same as other parts of the building, the shoe of the inner partition to run across the floor joists at right angles to them and the floor joists

February 21, 1946

25-52 Baxter Boulevard --- 2

to continue through to a casting on the flat member of the box sill, there being nothing wrong apparently in having the floor joists make a direct connection between inner and outer partitions. (2) Note that all woodwork is required to be kept at least one inch away from the outside of the chimney wall and the requirement for special incombustible fire-topping around the chimney as per Section 505c1 & 2. (3) Presumably the wooden girders are to be anchored to the concrete piers. The need for the wooden bolster on the piers is not apparent, such bolsters being indicated as allowable only to support roofs as per Section 501b1. (4) Note that a separate permit is required to cover installation of the heating system to be applied for by and accessible only to the actual installer.

Inspector of Buildings

CC2 Centennial Broadcasting Company
Attn: Mr. Roger L. Perry
24 Noble Street



APPLICATION FOR PERMIT
 Class of Building or Type of Structure Third Class

Portland, Maine, February 12, 1946
 Permit No. 0035
 MAR 14 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
 The undersigned hereby applies for a permit to erect ~~alter~~ construct 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 55-59 Baxter Boulevard
Reap-281-291-Forest-Avenue

Owner's or Lessee's name and address Centennial Broadcasting Co., 21 Preble Street
 Within Fire Limits? no Dist. No. _____
 Telephone _____
 Contractor's name and address not let
 Architect Alonzo J. Harriman, Auburn, Maine
 Proposed use of building Broadcasting Studio, office and transmitter ho
 Specifications plans filed yes No. of sheets 10
 Other buildings on same lot _____
 Estimated cost \$ 17,000. Fee \$ 8.50

Description of Present Building to be Altered
 Material _____ No. stories _____ Heat _____ Style of roof _____
 Roofing _____ No. families _____
 General Description of New Work
 To construct 1 1/2 story frame building 35'x45' as per plans.

Permit Issued with Memo

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

Miscellaneous

_____ cars now accommodated on same lot _____
 _____ al number commercial cars to be accommodated _____
 _____ automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____
 _____ above work require removal or disturbing of any shade tree on a public street? no
 _____ here be in charge of the above work a person competent to see that the State and City requirements pertaining thereto served? yes
 Signature of owner Walter J. Perry
Centennial Broadcasting Co.