

INSPECTOR OF BUILDINGS DEPARTMENT

112 UNION STREET

PROVIDENCE, RHODE ISLAND

Y E A R L Y R E P O R T

1 9 5 5

January 16, 1956

The Honorable City Council of the
City of Providence
City Hall
Providence, Rhode Island

Honorable Sirs:

I respectfully submit for your information and consideration,
a report of the work of the Department of Inspector of Buildings
for the year 1955.

Attached hereto are two tables setting forth by wards and
types of occupancies, the number of buildings and miscellaneous
structures, including the estimated costs, for which permits were
issued. The table marked "New Work" contains data pertaining to the
construction of new buildings and miscellaneous structures. The
table marked "Additions and Alterations" contains data pertaining
to building operations on existing buildings in order to provide
additional space or to make interior changes to satisfy current and
anticipated needs.

The estimated costs as set forth herein, taken from the
accompanying tables, do not include the costs of heating, plumbing
and electrical installations.

From the tables, the estimated cost of construction for the
year 1955 is as follows:-

| | |
|--|----------------|
| New Buildings ----- | 412 Permits |
| Estimated Cost ----- | \$4,032,100.00 |
| Additions & Alterations ----- | 1043 Permits |
| Estimated Cost ----- | \$4,046,800.00 |
| Total Estimated Cost of Construction ----- | \$8,078,900.00 |

Permits (not included in tables) issued during the year 1955,
are as follows:-

| | | |
|---|------|---------|
| *Razing of Dilapidated Buildings ----- | 158 | Permits |
| Sandblasting of Buildings ----- | 4 | " |
| Moving of Buildings ----- | 11 | " |
| Roofs Recovered ----- | 101 | " |
| Erection of Billboards ----- | 43 | " |
| Erection of Wall Signs ----- | 73 | " |
| Erection of Signs over Sidewalks ----- | 403 | " |
| Erection of Fire Escapes ----- | 103 | " |
| Construction of Vaults ----- | 10 | " |
| Use of Streets & Sidewalks ----- | 185 | " |
| Erection of Fences ----- | 1 | " |
| Storage of Dangerous Chemicals ----- | 47 | " |
| Storage of Petroleum Products in Bulk ----- | 4 | " |
| Total ----- | 1143 | " |

Permits Issued During Year 1955 ----- 2598.

| | |
|---|---------------|
| *Buildings Demolished for Public Improvements - | |
| not included in the list of Permits above - | |
| Willard Avenue Project Unit No. 2 ----- | 111 Buildings |
| New Bridge Approaches ----- | 148 " |

Note:

The above installations, not included in the tables,
do not include estimated costs (not required by
ordinances).

260 Family Units have been added during the year 1955 as a
result of building activities through private channels as
follows:-

| | | |
|--------------------------------------|-----|--------------|
| (a) New Buildings - One Family ----- | 223 | Family Units |
| " " 7 - Two Families ----- | 14 | " " |
| (b) Conversions ----- | 23 | " " |

| | | |
|---------------------------------------|---|-------------|
| Total Inspections for the year 1955 | - | 14,733 |
| Total Fees collected during year 1955 | - | \$20,335.56 |

BUILDING ACTIVITIES DURING THE YEAR 1955

Private building operations, during the year 1955, in the City of Providence with a total declared estimated cost of \$8,078,900. is \$3,126,900. greater than the 1954 total estimated cost of construction - a rise of 63%. This rise in estimated costs of construction is due to a steady upward trend of construction for all types of buildings, with residential buildings accounting for approximately 30% of the total estimated cost figures. New one-family dwellings, with a total declared estimated cost of \$2,181,400. for 1955, accounts for 27% of the total declared estimated costs of building construction, 90% of the 1955 total estimated cost figures for residential building operations and a gain of 25.5% over the estimated cost figures of the year 1954.

During the year 1955, 1455 permits were issued for the construction of new buildings, additions and alterations to existing buildings - 45 permits more than the number of permits issued during the previous year 1954 - an increase of 3%. Other permits separately listed in this report, issued during 1955 total 1143 - an increase of 136 permits over the 1954 figures - an increase of 15%.

The estimated cost figures for additions and alterations to existing buildings, during the year 1955, show an increase of \$1,976,500. or a 95% rise over the 1954 estimated cost figures, while the permits issued during the same period show a decrease of 35 permits or a decrease of 3% from the 1954 figures. A careful study of the tables will provide the answers to the great differences in percentages which arise from the declared estimated cost figures and the number of permits issued during the same periods. A list of buildings, for which permits were issued in 1955 with a declared estimated cost of construction of \$50,000. or more, are set forth herein for purposes of clarification and information pertaining to these differences in percentages.

Buildings For Which Permits Were Issued In 1955 With
A Declared Estimated Cost Of \$50,000. Or More:

| | |
|--|------------|
| Desitin Chemical Company 812 Branch Avenue New chemical building ----- | \$150,000. |
| V. & L. Brien 105 Chestnut Street New industrial building ----- | \$145,000. |
| Crucible Steel Company 137 Carolina Avenue Storage building ----- | \$80,000. |
| Industrial National Bank 569 Charles Street New branch office building ----- | \$78,600. |
| 111 Westminster Street Waterproofing foundations, etc. ----- | \$103,500. |
| Saint Ann's Rectory 4 Russo Street New building ----- | \$75,000. |
| Mayflower Land Company 959 North Main Street New store building ----- | \$50,000. |
| B. A. Dario 291 Weybosset Street New parking garage ----- | \$50,000. |
| E. A. Sayer 144 Waterman Street New store building ----- | \$50,000. |
| Allens Avenue Trust Company 500 Allens Avenue Bulk storage of petroleum products - tanks ----- | \$170,000. |
| New England Tel. & Tel. Company Westminster Street New office building added to south of existing building which fronts on Washington Street ----- | \$600,000. |
| 234 Washington Street alterations to interior of existing building ----- | \$303,800. |
| Raising the present penthouse and interior alterations ----- | \$160,000. |
| Holy Cross Church 641 Hartford Avenue Addition and alterations to existing church building ----- | \$145,000. |
| Uncas Manufacturing Company 623 Atwells Avenue Adding a fourth story to existing three story building ----- | \$115,000. |
| Adding a boiler house and alterations ----- | \$50,000. |
| Saint Sabastian's Church 58 Cole Avenue Addition and alterations to existing church building ----- | \$140,000. |

Order of Friars
202 Weybosset Street
Extensive exterior and interior
alterations to present building
for religious purposes ----- \$236,000.

Plantations Bank of R. I.
61 Weybosset Street
Exterior and interior alterations
to present building ----- \$165,000.

Salvation Army
201 Pitman Street
Interior alterations to existing
building ----- \$110,000.

U. S. Rubber Company
Eagle Street
Alterations to existing plant ----- \$50,000.

The declared estimated cost of construction of the 21 buildings and structures listed above is \$3,027,700. or 37% of the total estimated construction cost figures; while the number of permits issued for the construction of these buildings is only 21 or less than 1.5% of the total number of permits issued for the construction of new buildings and additions and alterations to existing buildings during the year 1955.

It is advisable to keep in mind, when using the declared estimated cost of construction figures in this report, that these figures are neither total nor accurate due, in part, to the language of the Fee Schedule as set forth in the Building Ordinance, and in particular, to the usual reluctance on the part of some people to declare fair or true cost estimates, etc. However, the margin of error does not seriously affect the comparisons and the conclusions drawn from these figures, but the amount of money collected through fees based upon the declared estimated costs of construction is considerably less than it should be.

COMMENTS ON 1956 BUILDING ACTIVITIES

Brown University is continuing to move at a rapid pace expanding its physical plant by providing additional dormitory buildings for their students - male and female. The area bounded by Charlesfield, Brown and Benevolent Streets is now being cleared of

all existing residential buildings and other structures in order to start the construction of a new modern three million dollar building of colonial design to house the Freshmen students. Other required residential buildings are now in process of being altered for dormitory or living purposes for Pembroke students and faculty families. More new buildings are in prospect for the near future in order to satisfy the needs of an expanding student body.

The Rhode Island School of Design is now making preparations for the erection of new buildings in order to expand its school facilities. This expansion program is now in its planning stage. Clearing of the site and construction of new buildings will start soon.

The Rhode Island College of Education has acquired land for the construction of a new school plant on state owned land at the northern boundary of our city west of Smith Street. State approved appropriations for the relocation of the college were found to be insufficient and additional funds will have to be provided by the state legislature. With the administration and the Governor committed to the approval of an additional appropriation for the construction and the furnishing of a new school plant for the Rhode Island College of Education, there is little doubt concerning its approval, and work on this project should start soon.

The Rhode Island Hospital is also continuing to improve and expand its hospital facilities much beyond its present limits. The old original hospital building will soon be razed and on its site a new cancer building will be erected which will be connected to the new modern eleven story hospital building and to the other existing buildings surrounding it. Construction providing new facilities will soon be started in other buildings of the hospital plant.

The City of Providence is by no means standing still concerning physical improvements which are necessary and desirable. The Off-Street Parking Garage is still tied up in litigation by the owners of land on which the building is to be erected. It is hoped that

all legal obstacles can be resolved soon so that construction operations can start. Off-street parking facilities, in the center of our city, to satisfy all needs, is a goal the attainment of which is a very remote possibility if we do not step up our present pace of action. Public and private money can be pooled to provide off-street parking garages and surface parking areas in order to preserve the economic health and integrity of our commercial community.

The Willard Avenue Project, consisting of two units, is now past "the demolition of buildings" phase of the work and the second or "construction" phase of the work is ready to start as soon as the bids are processed and the contracts are signed for the erection of the new school building and the new shopping center. The Point Street Project, an industrial redevelopment project, is still tied up in litigation awaiting final disposition from the Courts. The West River Project, another industrial redevelopment project, is now in the planning stage preparatory to the condemnation of land. All indications point to an early start for this project. There is mention of other redevelopment projects which must be deferred until the City Council approves the proposed "Minimum Standards Housing Code" in order to comply with the requirements of "The Housing Act of 1954". Federal funds cannot be obtained by a city for the rehabilitation of existing sub-standard dwelling houses without the adoption of a modern housing code and a properly administered building code through which the progress of blight and obsolescence can be arrested.

Locally, private building activities will continue to keep its present pace with better than an even chance of showing some improvement in volume of construction and total estimated cost of building operations.

Nationally, F. W. Dodge Corporation predicts a decline of about 10% in housing starts. The "American Builder" is setting the number of houses to be started in 1956 at 1.25 million or a drop of 5%. Mr. Albert Cole, H.H.F.A. Administrator, declares that "credit and other housing restraints applied recently will be

relaxed if it seems necessary in order to keep housing production at a level of 1.2 million units or more".

Nationally, new construction, during 1955, amounted to \$42.1 billion. Predictions for the year 1956 are \$40.6 billion, a drop of \$1.5 billion. Building costs have been rising slowly in the last year but is expected to stop and take a dip if it appears that building activity is lowering. A reduction in volume of building activity also raises the possibility of lowering some labor costs. However, there should be no cause for alarm for the demand for homes and other types of buildings will continue to remain strong for years to come because our population is growing at the rate of 200,000 per month according to present statistics. This growth and the change in the mode of living, will create new communities and expanding markets in all catagories.

INSPECTIONAL ACTIVITIES PERTAINING TO SAFETY REQUIREMENTS IN BUILDINGS

The annual inspections of all licensed occupancies (hotels, assembly halls of all types and sizes, cafes, barrooms, restaurants, etc.) were carried on in the usual manner by checking:

- (a) The general structural conditions of the building;
- (b) The type, construction, protection and accessibility of exits, the swing of exit doors, exit signs and lights;
- (c) The type, condition and location of heating and cooking equipment including their safety devices and controls;
- (d) The type, condition and location of fire protective equipment, such as, automatic sprinkler systems (wet and dry), fire extinguishers, fire hose and standpipe installations, fire alarm systems, etc.

This program of annual inspections, started many years ago and now considered routine, provides that type of inspectional service entirely devoted to the elimination or correction of hazardous conditions that come within the purview of the rules. Annual inspections of all public and semi-public occupancies are made in

order to maintain approved standards of safety. The License Bureau will not issue any license without first obtaining the approval of this office concerning the structural and fire-safety conditions of the premises. This type of inspectional service places an unusual burden on the field inspectors during the months of October and November every year - two months to complete inspections and submit reports for processing before the approvals or denials can be reported to the License Bureau.

The processing of complaints is another important function requiring inspectional services. During the past year, more than 3,000 inspections were made, through this medium, checking and investigating complaints of hazardous conditions existing in residential, commercial, industrial, storage, educational, religious, institutional and mixed occupancy buildings. This effort has been bolstered, over the years, by the participation and cooperation of the members of the Fire Prevention Bureau. As a result of this type of service, thousands of buildings of all type of construction and occupancies have been made safer or razed. Structural, fire preventive and fire protective remedies applied as a result of this effort are as follows:

- (a) Repairs to and replacement of structural components of buildings;
- (b) General repairs to existing buildings for proper maintenance;
- (c) Installation of automatic sprinkler systems;
- (d) Erection of fire division walls;
- (e) Erection of fire-resistive partitions;
- (f) Erection of fireproof or fire-resistive enclosures around stairways and vertical shafts of all types;
- (g) Construction of fire-resistive ceilings for horizontal protection;
- (h) Installation of opening protectives on windows where exposure distances to lot lines and other buildings are below minimum requirements;
- (i) Erection of fire escapes;
- (j) Installation of fire alarm systems;

- (k) Installation of fire-hose and stand-pipe systems;
 - (l) Installation of fire extinguishers;
 - (m) Installation of fire dampers and automatic controls on ventilating and air-conditioning systems, etc.;
 - (n) Construction of fireproof vaults and enclosures for the storage of flammable liquids and volatiles and dangerous chemicals.
-

PROPOSED MINIMUM-STANDARDS HOUSING ORDINANCE

The Mayor's Advisory Committee On Housing, on December 21, 1954, submitted its report including a "Proposed Minimum-Standards Housing Ordinance" to Mayor Walter H. Reynolds. The proposed housing code, which was submitted in two drafts, is the culmination of more than two and one-half years of studying, researching and discussing modern housing codes of many cities, including the model housing code compiled by the U. S. Public Health Service, and finally writing and compiling the "Proposed Minimum-Standards Housing Ordinance". The proposed housing code, which has started on its legislative journey, is designed to stop the progress of blight and obsolescence by the rehabilitation of sub-standard dwelling houses and the elimination of abandoned, unsafe and unsanitary houses, which are found to be beyond remedy structurally and economically.

Both drafts of the "Proposed Minimum-Standards Housing Ordinance" contain similar minimum requirements pertaining to structural and fire safety, sanitation, ventilation, lighting, equipment, maintenance, occupancy and one of them contains a number of requirements devoted to administration and enforcement so that enforcement procedures will be organized and administered under the supervision and control of a "Coordinator" through a "Director" with a staff of inspectors separate and distinct from any other agency.

A careful reading of the housing code points-up the marked similarity of language of many provisions of the housing code to the language of the building code, present and proposed. The

relationship of these codes is more than meets the eye at first reading, because the requirements concerning repair, alteration, reconversion - rehabilitation - of existing housing, whether on the basis of complaints or by the promulgation of other ordinances is as much a building problem as new construction. It is erroneous to think that a building code has no provisions which apply to existing buildings of all types including residential occupancies. Requirements pertaining to: maintenance of buildings, unsafe buildings, condemnation of buildings, exits, area of bedrooms, ceiling height, toilet facilities for each family, size and type of windows for light and ventilation in bedrooms and bathrooms, gutters and conductors for proper drainage of water, etc., installation of oil burners and fuel oil storage tanks for central heating systems, are now set forth in the Building Ordinance which was approved and became effective January 1, 1927. Later amendments to the existing Building Ordinance contains provisions pertaining to owners responsibility and installation of range burners and the prohibition of portable heaters. The "Proposed Building Code" contains requirements which implement and clarify the aforementioned requirements and in some cases supplement them.

A careful study of both codes will lead one to inquire as to why the "Proposed Minimum-Standards Housing Code" cannot become an integral part of the "Proposed Building Code" without loss of identity and importance. This points up the whole problem of administration and enforcement since the housing code and the building code, under separate control, meet and cross similar areas of authority and responsibility with more than an even chance of creating duplication of effort, division of responsibility and authority and for the taxpayer: misunderstanding, confusion and delay. To anticipate obstacles where conflicts exist is to accept reality and then rely on experience for the best answer. The proposed housing code contains sections entitled "Conflict of Ordinances" and "Conflict of Permits and Licenses", both of which apply almost "in toto" to building regulations, zoning regulations

and to the enforcing officer of both - the building official. For example, compliance orders issued by the housing official to the property owner or tenant, in turn, must go to the office of the building official for permission to do the work in accordance with the requirements of the building code; and all such work is to be supervised and approved by the building inspectors. What happens if the work done is not approved and the owner or tenant refuses to make necessary corrections? Who institutes legal action? The authority to condemn buildings imposes a great responsibility on the enforcing official and the burden of proof is on him. If this authority is vested in two officials, who assumes the responsibility of enforcement, if and when a decision to condemn a building is appealed; thus bringing the case before the Building Board of Review or the courts or both? It is safe to say that conflicts have a negative influence and, when they are known to exist, every possible means should be explored to eliminate such conflicts.

It is, therefore, opportune to recommend that the City Council, in general, and the Committee On Ordinances, in particular, study, discuss and deliberate very carefully the sections of the "Proposed Minimum-Standards Housing Ordinance" pertaining to administration and enforcement including those sections which conflict with the Building Ordinance and/or the "Proposed Building Code". It is also opportune to suggest that the Committee On Ordinances invite all persons, groups and officials, in interest, to appear in person or submit their comments, criticisms and/or recommendations in writing before the public hearing is held so that every person requesting to be heard, will be given a reasonable period of time for the presentation of his views. The door must be left open and public participation should be encouraged in matters affecting the scope of the police power through the administration and enforcement of a number of additional restrictions pertaining to housing occupancies.

The foregoing comments, questions and recommendations relating to some sections of the "Proposed Minimum-Standards Housing Ordinance", have been offered in the hope of stimulating a

comprehensive review and study of all sections which raise doubts, controversies and/or conflicts. When these differences have been freely and openly discussed and the margin of difference reduced or totally resolved, there is no reason why this new legal device cannot be put to work to rehabilitate sub-standard housing in our community and stop this cancerous growth called urban blight.

The members of the Mayor's Advisory Committee On Housing have completed a difficult and time-consuming assignment in a creditable manner and now, it is up to us - the public, the outside groups in interest, the public officials and the legislators, to remove all the remaining barriers intelligently and expeditiously.

THE ZONING ORDINANCE

During the latter part of 1954, a resolution was presented to the City Council pertaining to a restudy of the Zoning Map of the City of Providence for the purpose of changing, where feasible, some areas from residential to industrial zones in order to increase the availability of industrial sites; and thus encourage industry, existing and new, to build modern plants with new equipment and methods to satisfy the needs of an expanding economy. This resolution was referred to the City Plan Commission for study and recommendation. A few days ago, a report, including recommendations of areas which can be rezoned for industrial uses, was submitted to the City Council for consideration and approval, by the City Plan Commission. Similar studies of other areas of the City for purposes of rezoning should be made, in order to correct errors of zoning due to existing environmental, topographical and soil conditions.

After more than four years of experience and the issuance of thousands of building permits, in compliance with the new Zoning Map of the City of Providence and the Zoning Regulations, it is again advisable and urgent to recommend reconsideration of nonconforming uses. Continuance, cessation and abandonment of use are all matters

which deserve serious consideration and clarification. To neglect or delay corrective action, is to throw in jeopardy the rights and privileges of many owners of nonconforming uses.

A few months ago, the City Council approved an amendment to the Zoning Ordinance pertaining to an increase in percentage of lot coverage on corner lots in one-family zones, changing from 35% to 40% of the area of the lot coverage; thus permitting an increase of 5% in the area of buildings and other structures built on corner lots. This amendment is desirable and realistic because it takes into consideration areas open to the sky between property lines adjacent to two streets.

THE PROPOSED BUILDING CODE

Another year has passed and the "Proposed Building Code", which was presented to the City Council on February 15, 1951 and during the same meeting was referred to the Committee On Ordinances, is still in the hands of the Committee On Ordinances, while the people of the City are being deprived of the fire safety, health and economic benefits which will follow its adoption. It is extremely difficult to find adequate and valid reasons for the unusual delays; especially when one considers the enormous amount of time which was devoted to the study, research, discussion and deliberation of the thousands of sections and sub-sections of the Proposed Building Code by skilled professional engineers, architects, building officials, builders, craftsmen of all categories and building materials merchants. In addition to the fund of knowledge contributed by the local technicians, etc., another reservoir of pertinent information was supplied by national governmental agencies, national engineering associations, national testing laboratories, and many national building materials associations and organizations.

After 355 hearings and conferences the Proposed Building Code was compiled and presented to the City Council, February 15, 1951.

On March 12, 1951, the Committee On Ordinances decided to refer the Proposed Building Code back to the Providence Building Code Revision Committee because of the variety and complexity of the technical rules and regulations.

On April 17, 1953, after 89 meetings and hearings, the Providence Building Code Revision Committee submitted two reports entitled "Proposed Building Code Report Of Revisions" and "Rules And Regulations For The Installation Of Electrical Wiring And Apparatus In The City Of Providence", to the Committee On Ordinances. Six more conferences were held subsequent to discussions with public officials and some minor revisions were approved and later compiled.

On January 14, 1954, a public hearing was held in the City Council Chamber where outside groups and persons, in interest, were heard - the Chamber was filled and the great majority of persons in

attendance were strongly in favor of speedy adoption of the Proposed Building Code. In addition to such approvals at the public hearing, The Rhode Island Society of Professional Engineers and the local chapter of the American Institute of Architects, through their Presidents, gave unqualified approval for early adoption of the Proposed Building Code. Again, the recommendations presented at the public hearing by the outside groups, in interest, to the Committee On Ordinances, was in turn, submitted to the Providence Building Code Revision Committee for consideration, and a supplementary report was made which was later embodied in the "Proposed Building Code Report Of Revisions" upon recommendation of the City Solicitor, and later resubmitted to the Committee On Ordinances.

Since early 1955, all of these reports have been at the disposal of the Committee On Ordinances and a study of the entire contents of the Proposed Building Code and subsequent revisions, has been undertaken, by the members of the Committee On Ordinances, without the benefit of technical assistance; although such assistance has been proffered. Such technical assistance is not only desirable but necessary, if the element of time is of any importance.

The recent meetings, held by the Committee On Ordinances, have resulted in a series of memoranda, which have been submitted to your Inspector of Buildings, requesting explanation and clarification of many sections and sub-sections of the Proposed Building Code and its revisions. It is obvious, that if these meetings are held without technical participation and assistance, more delays can be expected.

Permit me to state, that the compiling and interpretation of the variety of sections which are embodied in a building code, is the province of professional technicians. To delay the adoption of the Proposed Code will serve no useful purpose for it is obvious that the best code does not guarantee effective and efficient enforcement; but to deprive the city of the benefits of a modern performance type code, is to contribute to the creation of an unhealthy climate for the building industry with its attendant adverse effect on the general economy. Yesterdays code is obsolete

and today's code is neither complete nor perfect; building codes cannot keep in step with technological progress because of legislative barriers. However, the Proposed Building Code has provided the machinery for making revisions expeditiously when deemed advisable, by the creation of the Building Code Revision Board, which is set up to correct errors, approve new methods of construction, approve new materials including their assemblies and, in general, to keep the building code current. Adequate procedures have been provided for the protection of the rights of persons seeking changes in the rules, approvals of new methods and materials, etc. Procedures are also set forth pertaining to appeals to the City Council or to the courts,

The chronological summary and other comments pertaining to the Proposed Building Code has been set forth herein for purposes of information and clarification. The adoption of the Proposed Building Code is a legislative prerogative and must await legislative action.

Respectfully submitted,

Alexander Addio

IN CITY COUNCIL

FEB 2 - 1956

READ:

WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

N. Everett Whelan
CLERK

New Work - 1955

| WARDS | | | | | | | | | | | | | NO. | EST. COST |
|-------------------------------|----------|---------|---------|---------|-----------|---------|---------|--------|---------|---------|---------|---------|-------------|-----------|
| I | II | III | IV | V | VI | VII | VIII | IX | X | XI | XII | XIII | | |
| Dwellings 1 Family | No. 1 | 19 | 8 | 27 | 101 | 32 | 20 | 3 | 11 | - | - | 1 | 223 | 2,181,400 |
| Est. Cost | 8,000 | 337,500 | 82,000 | 231,000 | 761,100 | 243,800 | 165,000 | 23,000 | 103,000 | - | - | 7,000 | | |
| Dwellings 2 Families | No. - | - | - | 12,000 | - | 34,000 | 10,500 | 12,000 | 15,000 | - | - | - | 7 | 83,500 |
| Est. Cost | - | - | - | 12,000 | - | 34,000 | 10,500 | 12,000 | 15,000 | - | - | - | | |
| Multi Families | No. - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Est. Cost | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Churches, Homes, Etc | No. - | - | - | - | - | 1 | - | 1 | - | - | 2 | 1 | 5 | 61,450 |
| Est. Cost | - | - | - | - | - | 1 | - | 1 | - | - | 1,600 | 4,850 | | |
| Amusement & Recreation | No. - | - | 1 | - | - | 1 | - | - | - | - | - | - | 3 | 26,200 |
| Est. Cost | - | - | 12,200 | - | - | 7,000 | - | - | - | 7,000 | - | - | | |
| Office Buildings and Banks | No. 2 | - | - | 3 | - | - | - | - | - | 1 | 1 | - | 14 | 230,250 |
| Est. Cost | 68,000 | - | - | 58,600 | - | - | - | - | - | 300 | 200 | 3,150 | | |
| Public & Municipal | No. - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Est. Cost | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Schools | No. - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Est. Cost | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Gasoline Stations | No. - | - | - | - | - | - | - | - | - | - | - | - | 8 | 73,900 |
| Est. Cost | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Garages | No. 4 | 10 | 5 | 22 | 26 | 14 | 10 | 2 | 11 | 5 | 4 | 4 | 117 | 319,600 |
| Est. Cost | 7,700 | 14,500 | 19,300 | 63,200 | 25,100 | 15,350 | 11,600 | 5,000 | 69,800 | 24,500 | 59,000 | 18,600 | | |
| Stores | No. 1 | - | 1 | 1 | 1 | - | 1 | - | - | 1 | 1 | 1 | 9 | 172,500 |
| Est. Cost | 5,000 | - | 59,000 | 20,000 | 25,000 | - | 7,500 | - | - | 35,000 | 10,000 | 10,000 | | |
| Storehouses | No. - | - | - | 1 | 1 | 1 | 1 | - | 1 | 1 | 3 | - | 9 | 406,400 |
| Est. Cost | - | - | - | 130,000 | 35,000 | 100 | 500 | - | 80,000 | 1800 | 139,000 | - | | |
| Manufactories and Shpps | No. - | - | - | 1 | 1 | - | 1 | 1 | 2 | 4 | 2 | 3 | 15 | 476,300 |
| Est. Cost | - | - | - | 150,000 | 10,500 | - | 10,000 | 10,000 | 32,300 | 158,000 | 38,000 | 67,500 | | |
| Oil Burners | No. - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Est. Cost | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Miscellaneous | No. - | - | - | - | - | 300 | - | - | - | 300 | - | - | 2 | 600 |
| Est. Cost | - | - | - | - | - | 300 | - | - | - | 300 | - | - | | |
| Total Number by Wards | 8 | 29 | 15 | 56 | 130 | 53 | 35 | 9 | 28 | 13 | 4 | 21 | 412 permits | |
| Estimated Cost by Wards | 88,700 | 352,000 | 163,500 | 761,800 | 1,056,700 | 355,550 | 209,600 | 25,000 | 307,400 | 207,050 | 48,200 | 304,650 | 4,032,100 | |

Addition and Alterations - 1955

| | WARDS | | | | | | | | | | | | | NO. | EST. COST |
|----------------------------|-----------|---------|---------|--------|--------|---------|---------|---------|--------|---------|---------|---------|---------|---------|-----------|
| | I | II | III | IV | V | VI | VII | VIII | IX | X | XI | XII | XIII | | |
| Dwellings | | | | | | | | | | | | | | | |
| 1 Family | No. | 41 | 16 | 23 | 25 | 10 | 12 | 8 | 20 | 10 | 6 | 8 | - | 198 | 178,600 |
| 2 Families | Est. Cost | 18,100 | 52,550 | 19,500 | 14,900 | 34,400 | 7,450 | 28,500 | 15,650 | 4,700 | 20,500 | 48,500 | - | | |
| Multi Families | No. | 7 | 11 | 20 | 13 | 19 | 35 | 14 | 16 | 13 | 11 | 8 | 14 | 203 | 158,700 |
| | Est. Cost | 9,350 | 4,600 | 10,000 | 23,650 | 18,250 | 170,500 | 34,350 | 9,100 | 8,200 | 5,700 | 5,300 | 14,000 | 14,150 | |
| Churches, Homes, Etc | No. | 8 | 2 | 1 | 16 | 7 | 10 | 14 | 7 | 17 | 10 | 16 | 25 | 173 | 146,800 |
| | Est. Cost | 19,800 | 6,300 | 2,000 | 15,300 | 18,250 | 5,400 | 8,200 | 11,750 | 6,750 | 14,350 | 6,150 | 12,550 | 24,150 | |
| Amusement & Recreation | No. | 1 | - | 1 | 2 | - | 2 | 2 | 3 | - | 5 | 3 | - | 28 | 815,500 |
| | Est. Cost | 19,800 | 49,500 | 5,000 | 39,800 | - | 145,500 | 6,500 | 49,500 | - | 3,500 | 242,000 | 400 | | |
| Office Buildings and Banks | No. | 4 | 1 | 2 | - | 1 | - | 2 | 3 | - | 1 | - | - | 7 | 22,500 |
| | Est. Cost | 600 | - | 500 | 7,000 | - | 5,900 | - | 2,300 | 600 | - | - | - | 200 | |
| Public & Municipal | No. | - | - | - | - | - | 3 | - | - | - | 1 | - | - | 38 | 1,458,850 |
| | Est. Cost | 11,750 | 4,000 | 1,200 | - | - | 200 | 48,500 | 49,700 | 14,100 | 650 | 137,350 | 100 | | |
| Schools | No. | 2 | - | - | - | - | 1 | - | - | - | 2,500 | 6,000 | - | 11 | 29,800 |
| | Est. Cost | 4,400 | - | - | 500 | - | 4,950 | - | - | - | - | 250 | - | | |
| Gasoline Stations | No. | 3 | - | - | 1 | 2 | 5 | - | 2 | 2 | - | - | - | 31 | 76,450 |
| | Est. Cost | 5,000 | - | - | 7,000 | 4,600 | 8,950 | 21,000 | 4,400 | 1,200 | - | 4,200 | 7,300 | | |
| Garages | No. | 5 | 5 | 5 | 3 | 6 | 6 | - | 10 | 4 | - | 3 | 3 | 54 | 57,800 |
| | Est. Cost | 11,800 | 4,950 | 4,550 | 2,100 | 2,500 | 4,350 | - | 3,100 | 2,700 | - | 22,400 | 2,550 | | |
| Stores | No. | - | - | 7 | 4 | 2 | 6 | 6 | 15 | 4 | 4 | 65 | 16 | 129 | 316,900 |
| | Est. Cost | 22,850 | - | 2,150 | 2,450 | 300 | 6,000 | 23,250 | 11,900 | 4,700 | 4,700 | 182,000 | 25,350 | | |
| Storehouses | No. | 1 | 1 | 1 | 3 | 3 | 3 | 1 | 4 | - | 4 | 7 | 3 | 33 | 112,300 |
| | Est. Cost | 100 | 300 | 18,000 | 1,500 | 200 | 17,100 | 4,450 | 1,200 | - | 14,100 | 19,650 | 21,350 | 3,750 | |
| Manufactories and Shops | No. | 6 | - | - | 2 | 4 | 13 | 12 | 7 | 9 | 18 | 7 | 13 | 98 | 613,700 |
| | Est. Cost | 34,000 | - | - | 1,350 | 57,400 | 64,700 | 27,000 | 15,800 | 25,700 | 61,600 | 125,100 | 9,250 | 185,800 | |
| Oil Burners | No. | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | Est. Cost | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Miscellaneous | No. | 3 | 3 | 3 | 2 | 1 | - | 2 | 1 | 1 | 3 | 3 | 4 | 29 | 11,800 |
| | Est. Cost | 900 | 3,400 | 900 | 600 | 900 | 300 | 600 | 400 | 400 | 900 | 1,500 | 1,200 | | |
| Total Number by Wards | | 105 | 69 | 54 | 73 | 73 | 66 | 96 | 61 | 77 | 68 | 63 | 152 | 86 | |
| Estimated Cost by Wards | | 363,250 | 219,600 | 70,800 | 76,050 | 156,600 | 188,450 | 297,450 | 92,550 | 183,200 | 129,650 | 189,150 | 189,600 | 268,450 | |

10,501 Permits 1,043
Est. Cost 4,046,800