


83-97 HIGH STREET


SHAW-WALKER



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 000608

JUL 22 1979

ZONING LOCATION 12-3 PORTLAND, MAINE, July 23, 1979

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 93 High Street Fire District #1 [], #2 []
1. Owner's name and address Portland School of Art - same Telephone 775-3052
2. Lessee's name and address Telephone same
3. Contractor's name and address Portland School of Art Telephone same
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other building on same lot
Estimated structural cost \$ Fee \$ 11.50

FIELD INSPECTOR: Mr. GENERAL DESCRIPTION
This application is for @ 775-5451 Ext. 234 To erect pole sign, 5 x 2 1/2 as per plans. 1 sheet of plans.
if any questions, Stamp of Special Conditions call 775-3052 ask for Leslie Anderson
Send permit to 97 Spring St. Portland School of Art.
NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [] 4 []
Other:

DETAILS OF NEW WORK

Any plumbing involved in this work? Is any electrical work involved in this work?
Connection to be made to public sewer? If no, what is proposed for sewerage?
Height average grade to top of plate Height average grade to highest point of roof
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber- Kind Dressed or "l" size? Corner posts Sills
Size Girder Columns under eaves Size Max. on centers
Studs (outside walls and carrying partitions) 16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: O.K. M.C.O. 7/24/79
BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
Fire Dept.
Health Dept.
Others:

Signature of Applicant Jeffrey M. Sawyer Phone # same
Type Name of above Portland School of Art 1 [] 2 [] 3 [x] 4 []
Other
and Address

FIELD INSPECTOR'S COPY

NOTES

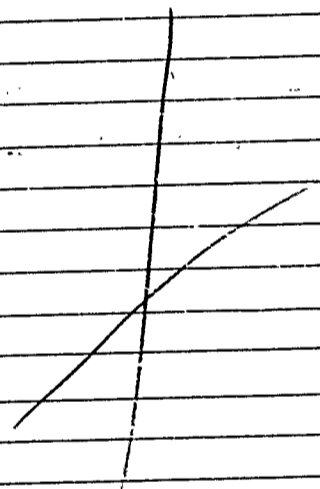
8-6-79 Not up yet

9-21-79 ~~Not up yet~~

2-22-79 Not up yet

permet expired

Permit # 99/608
 Location 93/Thompsonville
 Owner G. Howard Johnson
 Date of permit 9-23-79
 Approved 7-24-79
5X12' 29' x 5' 6"



93 High Street

January 30, 1979

Aladdin Electric Company
171 Lancaster Street
Portland, Maine

Dear Sir:

A final inspection has been made of the electrical installations at Portland Museum of Art. All necessary changes and additions have been made according to the National Electrical Code and are approved by this office.

Very truly yours,

Richard I. Libby
Chief Electrical Inspector

RL/t



APPLICATION FOR PERMIT
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES
 ELECTRICAL INSTALLATIONS

Date June 14, 1978
 Receipt and Permit number A 12106

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 93 High Street - Museum of Pine Arts

OWNER'S NAME: City of Portland ADDRESS: _____

OUTLETS: (number of) _____
 Lights 1-30
 Receptacles _____ FEES
 Switches _____
 Plugload _____ (number of feet)
 TOTAL _____ 3.00

FIXTURES: (number of) 20
 Incandescent _____
 Fluorescent _____ (Do not include strip fluorescent)
 TOTAL _____
 Strip Fluorescent, in feet _____ 4.00

SERVICES:
 Permanent, total amperes _____
 Temporary _____

METERS: (number of) _____

MOTORS: (number of) _____
 Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING:
 Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING:
 Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric (total number of kws) _____

APPLIANCES: (number of)
 Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of)
 Branch Panels 4 _____ 4.00
 Transformers _____
 Air Conditioners _____
 Signs _____
 Fire/Burglar Alarms _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Heavy Duty, 220v outlets _____
 Emergency Lights, battery _____
 Emergency Generators _____

INSTALLATION FEE DUE: _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____

FOR REMOVAL OF A "STOP ORDER." (304-16.b) _____

FOR PERFORMING WORK WITHOUT A PERMIT (304-9) _____

TOTAL AMOUNT DUE: 11.00

INSPECTION:
 Will be ready on _____, 19____; or Will Call xx

CONTRACTOR'S NAME: Aladdin Electric

ADDRESS: Pinacrest Road

TEL.: _____

MASTER LICENSE NO.: on file SIGNATURE OF CONTRACTOR: _____

LIMITED LICENSE NO.: _____

OFFICE COPY

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER **3404**

Date issued **October 29, 1973**

Portland Plumbing Inspector
By **ERNOLD R. GOODWIN**

Address **79 High Street**
 Installation For **Home for Handicapped people**
 Owner of Bldg. **Abilities & Goodwill**
 Owner's Address **same**
 Plumber **Caron & M. Waltz, Inc** Date: **10-29-73**
 NEW REPEL **416 Preble St.** NO. FILE

App. First Insp.
Date
By

App. Final Insp.
Date
By

- Type
- Commercial
 - Residential
 - Single
 - Multi Family
 - New Construction
 - Remodeling

		SINKS		
2		LAVATORIES	2	4.00
2		TOILETS	2	4.00
		BATH TUBS		
1		SHOWERS	1	2.00
		DRAINS FLOOR SURFACE		
1		HOT WATER TANKS	1	.60
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER		
		k Base Fee		3.00
			TOTAL	€ 13.60

OCT 30 1973
ERNOLD R. GOODWIN
 Chief, Plumbing Inspector

93 High Street

Sept. 4, 1973

Mr. William Collins, Director
Portland School of Art
93 High Street

Dear Mr. Collins:

In response to your note of August 31st and enclosed sketch of the proposed 6' wood fence, it involves no problem as far as the Zoning Ordinance is concerned as long as it is at least 25' back from the edge of the sidewalk line which I assume it is. Good fencing.

Very truly yours,

R. Lovell Brown
Director Building & Inspection Services

RLB:m

Portland School of Art 93 High Street Portland, Maine 04101 Telephone 207 771 0052

August 31, 1973

Mr. Robert Brown
Building Inspector's Office
City Hall
Portland, Maine 04112

Dear Bob:

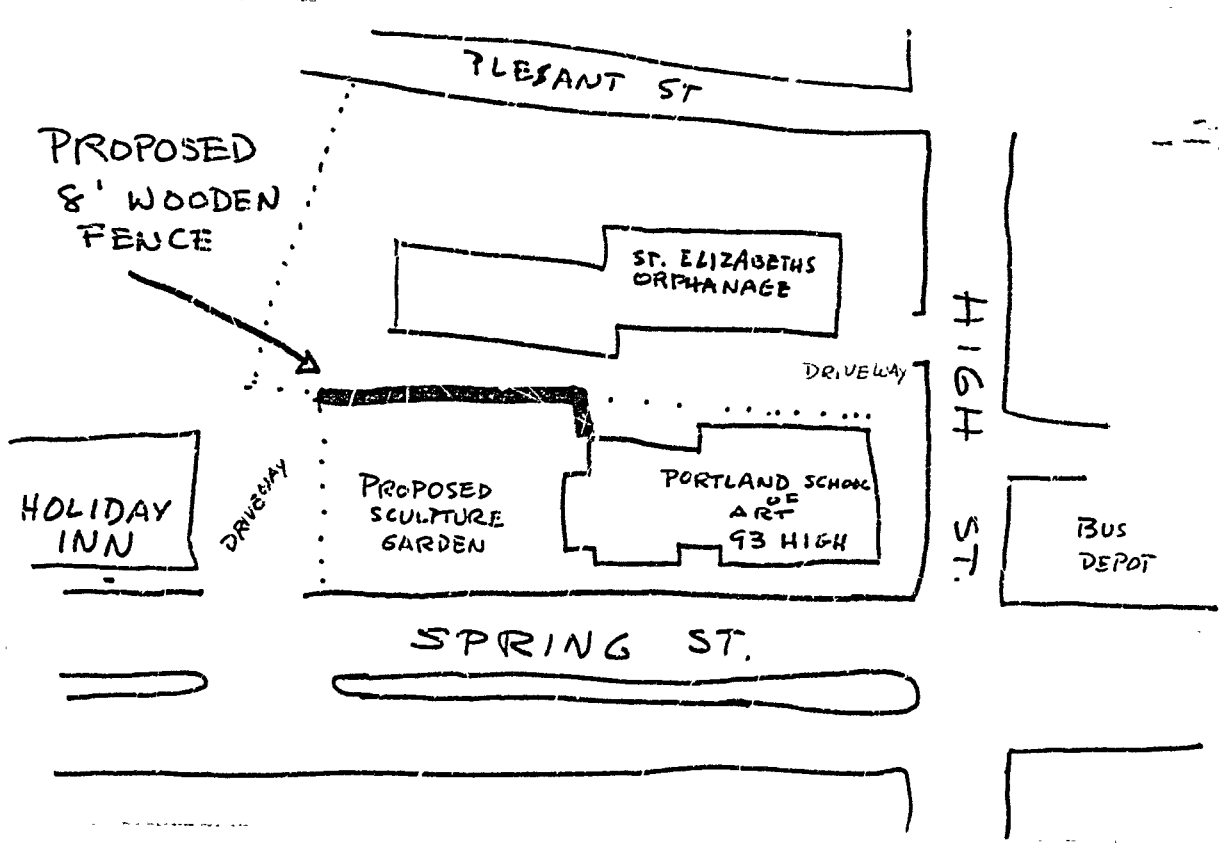
Enclosed is a sketch of the proposed
eight foot (8') fence I discussed with you on
the phone last week.

Would appreciate your opinion as I am
not too sure of the whats and wheres.

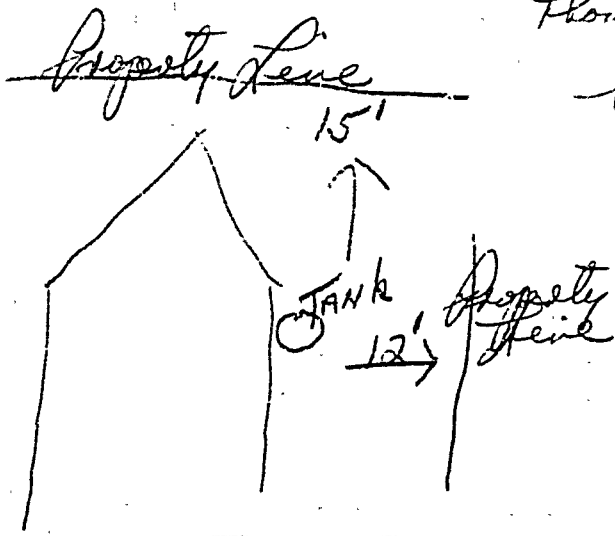
Thank you.

Sincerely,
Bill Collins
William C. Collins, Director

WCC/etg



Suburban Propane
Thompson Point
Port. Me
Tom Keith



93- Hight St. Port.

RECEIVED
MAR 30 1970
DEPT. OF PUBLIC WORKS
CITY OF HONOLULU



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, March 30, 1970

PERMIT NO. 294
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 93 High St. Within Fire Limits? Dist. No.
Owner's name and address Fine Arts School, 93 High St. Telephone
Lessees name and address Telephone
Contractor's name and address Suburban Propane, Thompson's Point Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Art school No. families
Last use " No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To install 1-100 gal. propane gas tank
To set on 4x4x16 concrete blocks

Sent to Fire Dept 3/30/70
Rec'd from Fire Dept 3/31/70

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

Details of New Work

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

If a Garage

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

APPROVED:
Fin. C. O. Wall 3-31-70
R.L.B. 3/31/70

Miscellaneous

Will work require disturbing of any tree on a public
Will there be in charge of the above work a person who will see that the State and City requirements are observed? yes
Suburban Propane

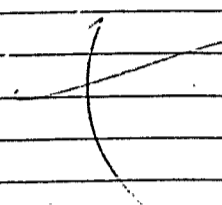
CS 301

INSPECTION COPY

Signature of owner By: J. L. Keila

NOTES

4-14-70 Gas Fired
Kiln fired up.
To add hold downs
on sliding nozzles
86



Permit No. 70/294
Location 93 N. 1st Street
Owner Lewis G. G. G. G.
Date of permit 3/31/70
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy Issued
Staking Out Notice
Form Check Notice

ALWAYS PREVENT FIRE ALL WAYS

FRANK M. HOBERTY, JR.
COMMISSIONER

HAROLD E. TRANEY
DEPUTY COMMISSIONER



STATE OF MAINE

Insurance Department

DIVISION OF STATE FIRE PREVENTION

AUGUSTA, MAINE 04330

March 18, 1969

CHARLES F. ROGAN
DIRECTOR

HARRY B. ROLLINS
ASSISTANT DIRECTOR

File

Portland Society of Art
111 High Street
Portland, Maine

Gentlemen:

Re: Portland School of Fine and Applied Art
93 High Street

A recent inspection of your property by a Supervising State Fire Inspector revealed the existence of conditions which are in violation of the laws pertaining to fire and structural safety.

Accordingly, the following steps are to be taken to remedy these conditions:

1. Enclose front and rear stairways with 1/2 hour fire resistant material. Doors to open with flow of traffic and to have automatic closers.
2. Provide manual pulls for fire alarm at all principal exits.
3. Provide heat detector heads for new enclosed spaces.
4. Provide outside lights connected with interior exit signs for exits.
5. Discontinue the use of basement classrooms.
6. Enlarge rear hallway, first floor, to comply with the Building Exits Code requirements.
7. Remove all locking devices on exit doors that prevent free egress from building.
8. Provide type 1 or 2 emergency lighting for all exits and enclosed stairways.
9. Repair all holes in plaster in ceiling of basement.

Please advise this office within ten days of the action which you propose to take.

By direction of the Insurance Commissioner

Charles F. Rogan

Director

WHR:cay

cc: Chief Joseph Cremo
Portland Building Inspector



B3 BUSINESS ZONE APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, March 3, 1969

PERMIT ISSUED
1969
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 93 High St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address School of Fine & Applied Arts, 93 High St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Caron & Waltz, 416 Preble St. So. Portland Telephone 799-2228
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Art School No. families _____
Last use _____ No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 1000.00 Fee \$ 5.00

General Description of New Work

To erect non-bearing partitions in basement area and second floor as per plan.

To remove enclosed 2' wide stairway, 1st to 2nd floor rear

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

Details of New Work

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

If a Garage

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

APPROVED: Belated
vic-rwd 3/5/69

Miscellaneous

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

School of Fine & Applied Arts

CS 301

INSPECTION COPY

Signature of owner by: Marvin Caron

FM

Permit No. 69/144
Location 93 N 27th St
Owner J. L. Smith
Date of permit 1/3/5/69
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

Chas

NOTES

4-2-69 Completed 840

X

A.P.- 93 High Street

Sept. 27, 1968

Portland Art School
% Marty Caron
93 High Street

Dear Mr. Caron:

Permit to enclose boiler room in existing boiler room is being issued subject to the Building Code requirement that the fire door to the boiler room will be equipped with a self-closing device.

Very truly yours,

A. Allan Soule
Assistant Director of Building Inspection

AAS:M



B3 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, September 25, 1968

PERMIT ISSUED

SEP 27 1968

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location: 93 High St. Within Fire Limits? Dist. No.
Owner's name and address: Portland Art School, 93 High St. Telephone
Lessee's name and address
Contractor's name and address: Caron & Melly Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building Art School No. families
Last use No. families
Material second No. stories 3 Heat Style of roof Roofing
Other buildings on same lot Fee \$ 6.00
Estimated cost \$ 1500.00

General Description of New Work

To enclose boiler room in existing boiler room, for room in basement for "Pottery Class" as per plan.

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

Details of New Work

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

If a Garage

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

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
Portland Art School

APPROVED:

OK 9-25-68

CS 301

INSPECTION COPY

Signature of owner by:

by Marty Caron by N.F.C.

NOTES

9-30-68 Masonary
enclosure OK

Finishing tank
fill vents + door
enclos.

10-16-68 Completed

X

Permit No. 68/1010
Location 93 High Street
Owner Richard M. Alford
Date of permit 9/27/68
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. 57178
 Issued 9/17/68
 Portland, Maine Sept 17, 1968

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address School - On Farm - Appleton, Me. Tel.
 Contractor's Name and Address Carroll J. Wartz, Inc. Tel. 799-2228
 Location 93 High Street Use of Building School
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No. Light Switches Fluor. or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires 3 Size 3/0 40
 METERS: Relocated Added Total No. Meters
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19..... Ready to cover in 19..... Inspection 19..... *Will call*

Amount of Fee \$ 2.00 Signed Fred W. Javitt

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND
 VISITS: 1 2 3 4 5 6
 7 8 9 10 11 12

REMARKS:
 INSPECTED BY [Signature] **COVER**

LOCATION High ST-93
 INSPECTION DATE 10/9/68
 WORK COMPLETED 10/9/68
 TOTAL NO. INSPECTIONS 1
 REMARKS:

FEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	(including switches) \$ 2.00
31 to 60 Outlets	(including switches) 3.00
Over 60 Outlets, each Outlet	(including switches) .05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Dishwashers, etc. — Each Unit	1.50
TEMPORARY WORK (Limited to 6 months from date of permit)	
Service, Single Phase	1.00
Service, Three Phase	2.00
Service, Three Phase	1.00

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 18724

Date Issued **9/12/68**
 Portland Plumbing Inspector
 By **ERNOLD R. GOODWIN**

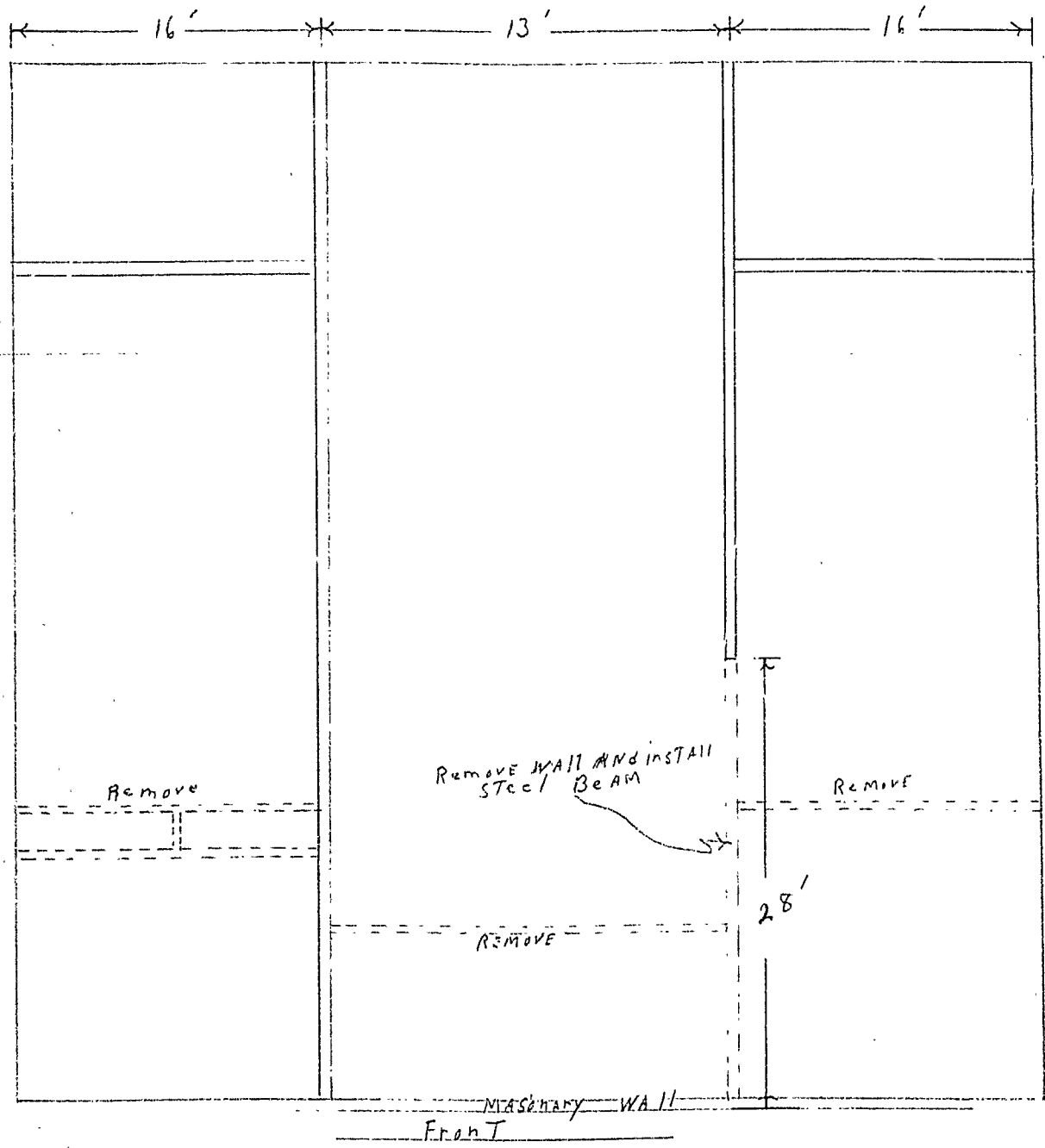
Address **93 High Street**
 Installation For:
 Owner of Bldg.: **School of Fine & Applied Arts**
 Owner's Address: **93 High Street** Date: **9/12/68**
 Plumber: **Martin Caron**

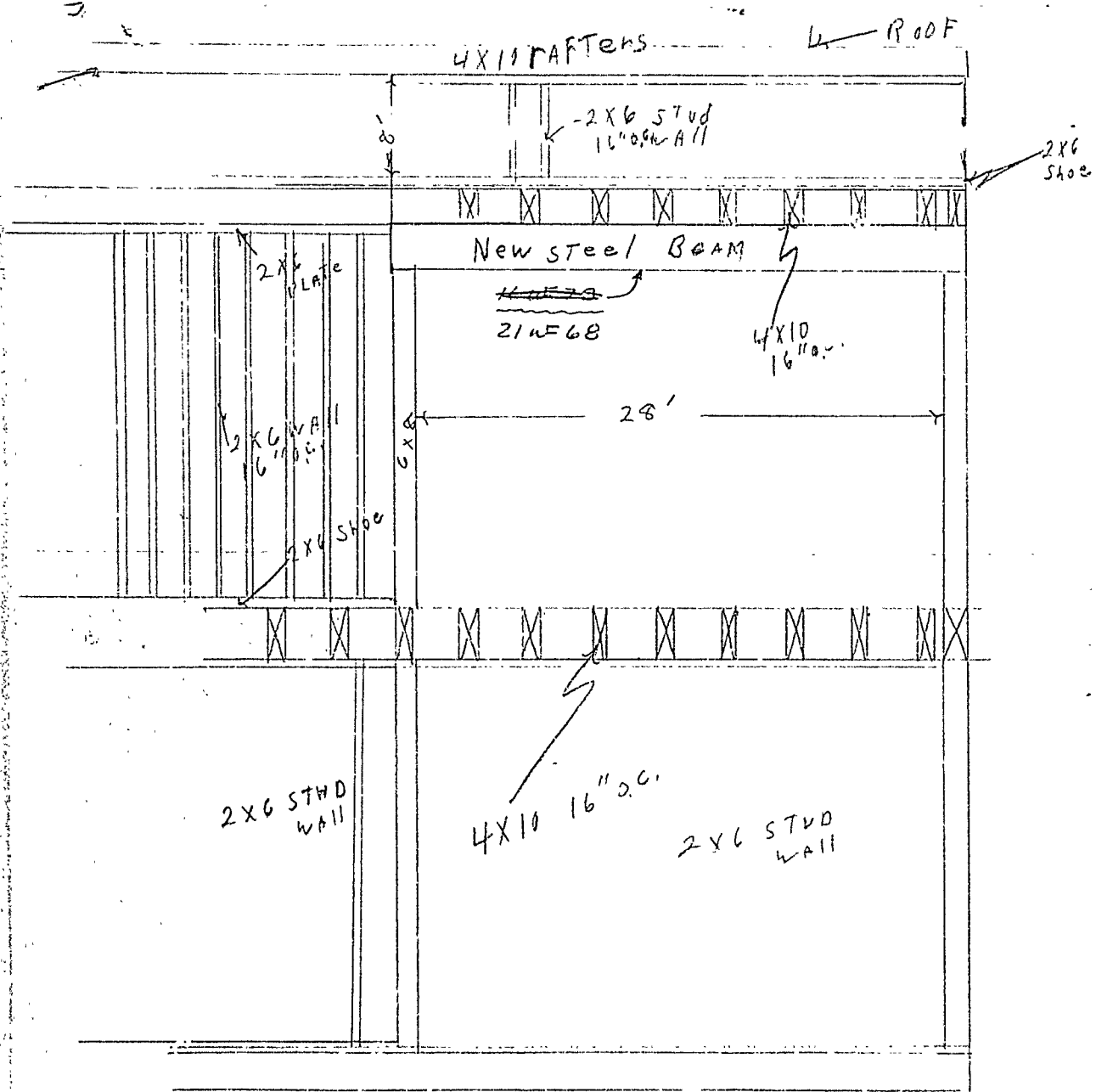
App. First Insp.
 Date **10/15/68**
 By **ERNOLD R. GOODWIN**
 App. Final Insp.

NEW	REPL		NO.	FEE
	2	SINKS	2	4.00
	2	LAVATORIES	1	2.00
	1	TOILETS	1	2.00
		BATH TUBS		
		SHOWERS		
		DRAINS FLOOR SURFACE		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISHWASHERS		
		OTHER	1	2.00
1		Sump Pump Drain		
			TOTAL	10.00

Date **OCT 24 1968**
 By
 Type of Bldg. **GOODWIN**
 Commercial PLUMBING INSPECTOR
 Residential
 Single
 Multi Family
 New Construction
 Remodeling

Building and Inspection Services Dept.; Plumbing Inspection





These plans (1 sheets) and specifications, covering construction work on
 FINE ARTS STUDIO - 93 HIGH ST.
 CITY
 have been designed and drawn up by the undersigned according to the latest rules of engineering practice and to comply with the allowable working stresses, floor loads, etc., required by the Building Code of the City of Portland, Maine.

MEGQUIER & JONES CORP.

By: Stanley B. Jones
 Name and Title

B3 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, August 24, 1966

PERMIT ISSUED
AUG 26 1966
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 93 High St. Within Fire Limits? Dist. No.
Owner's name and address Portland Society of Art, 111 High St. Telephone
Lessee's name and address Telephone
Contractor's name and address Robert M Chase, 179 Lambert St. Telephone 797-5119
Architect Specifications Plans yes No. of sheets 2
Proposed use of building Art. School No. families
Last use " " No. families
Material brick No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 2700.00 Fee \$ 7.00

General Description of New Work

To remove (4) non-bearing partitions and (1) bearing partition, providing (1) steel beam, all on second floor as per plans.

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

Details of New Work

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

If a Garage:

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

APPROVED:

[Handwritten signature]

Miscellaneous

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

Portland Society of Art
Robert M Chase

CS 301

INSPECTION COPY

Signature of owner by:

[Handwritten signature]

7M

NOTES

8-31-66 Ready for steel *OK*

9-8-66 Steel beam
going up *OK*

X

Permit No. *66/791*
Location *93 West 1st*
Owner *Richard Barrett of A.C.*
Date of permit *8/26/66*
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Staking Out Notice
Form Check Notice

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #93 High St.

Issued to Portland Society of Art

Date of Issue October 15, 1965

~~This is to certify~~ that the building, premises, or part thereof, at the above location, built—altered
111 High St.
—changed as to use under Building Permit No. 65/911, has had final inspection, has been found to conform
substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for
occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

First and Second Floors.

Art School

Limiting Conditions:

Third floor not to be used.

This certificate supersedes
certificate issued

Approved:

Nelson F. Cartwright
(Date) Inspector

Herald E. Mayberry
Acting Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

CS 147

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from
owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



PORTLAND MUSEUM OF ART
111 HIGH STREET PORTLAND, MAINE

September 1, 1965

Department of Building Inspection
City of Portland, Maine

Attention: Albert J. Sears, Director
Building Inspection

Gentlemen:

In reply to your letter of August 18 this year we propose the following action

1. We desire to petition the City Council for relief from the requirements of this paragraph.
2. The use of this area has been changed to Freshman Drawing and will not be used to accomodate over 50 persons at one time.
3. We wish to petition the City Council for relief from some of the requirements of this paragraph. The inside door will be made to swing outwards if enough room is available; if not, it will be removed. It is doubtful that this door will ever be used as an exit for more than 25 persons and additional egress is also available down the corridor and out the rear door in the event of an emergency.
4. The use of the area served by this corridor has been changed to that of faculty lounge and storage room and will not be used by students.
5. We wish to petition the City Council for relief from some of the requirements of this paragraph. The basement stairway is to be rebuilt to extend the treads to the brick wall on the right side going down. In addition the finish board and joist ends protruding from the wall on this side are to be cut off flush with the bricks thus effecting approximately six inches greater useable width to the stairway.



PORTLAND MUSEUM OF ART

111 HIGH STREET PORTLAND MAINE

2.

6. Hand rails will be provided as required.
7. Exit lights and anti-panic hardware will be provided as required.
8. The metal fire escape will be extended full width to the ground and a door provided to replace the two existing windows at the top platform. In addition, the deteriorated railings are to be replaced.
9. The requirements of this paragraph are not necessary as we will have complied with those of paragraph 8.
10. A private fire alarm system has already been installed and the fire gong on the third floor which is not used, will be moved to the basement corridor.
11. Two additional water closets and a urinal are to be provided to comply with this paragraph.
12. Waterproof and sanitary floor surfaces are to be provided in all toilet rooms.
13. This door is to be replaced with another fire door equipped with a window and self closing device.
14. This door will be equipped with a self closing device.
15. All holes in the basement ceiling will be filled and a new ceiling is to be provided in the graphics arts room.
16. Openings in floors for the former gas warm heating system will be made tight as required.
air
17. The requirements of this paragraph have already been met with additions to the existing heating system.



PORTLAND MUSEUM OF ART

111 HIGH STREET PORTLAND, MAINE

3

In conclusion, it whould be made clear that the full compliment of 80 students will be present in the building but for one hour and one half on Mmnday mornings. At this time they are attending an essembly in the lecture hall on the first floor. During the remainder of the week, it is estimated that no more than 30 students will occupy the building at any one time. We are most anxious to comply with all requirements where possible and hope for relief were not so that school may open as scheduled on September 15.

Very sincerely yours,

Cecil K. Drinker by EFB.
Cecil K. Drinker, Chairman
Buildings and Grounds Committee

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

To: Mr. Albert J. Sears, Building Inspector

DATE: August 23, 1965

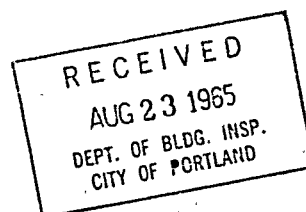
FROM: Haswell M. Fruns, District Chief

SUBJECT: Fire Alarm System at 93 High Street

The fire alarm system at 93 High Street was inspected and found to be adequate. There are several inside gongs and one outside gong.

All rooms, closets, halls, and the entire cellar and attic are protected by thermostats. The panel and thermostats (Fire Lite) are Underwriter approved.

Haswell M. Fruns
Haswell M. Fruns
District Chief



A.P.-93-97 High St. Sept. 9, 1965

Portland Society of Art
Att: Mr. Cecil Drinker
111 High Street

Gentlemen:

Building Code appeal having been sustained, permit for changing use of building at the above named location to classroom and school use by your organization is issued herewith subject to the following conditions:

1. The exit door at extreme rear of building is to be equipped as a required means of egress instead of the rear side entrance. This will mean that the exit light will need to be located over the rear door instead of the side entrance door and the outside rear door equipped with anti-panic hardware with no locks on the inside vestibule door. On this basis there will be no need for changing the swing of either of the doors at side entrance, but a vestibule latch set will be needed on the outside door at this location if not already existing.
2. Other details needed to provide compliance with Building Code requirements are to be cared for as outlined in Mr. Drinker's letter of Sept. 1, 1965.
3. The Fire Department should be consulted to see if a manually operated alarm will be required in addition to the existing automatic fire alarm.
4. Notice for inspection is to be given this department when work has been completed so that the required certificate of occupancy can be issued if everything is found in order.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

1- Official records
2- Building drawings

A.P.-93-97 High Street
August 18, 1965

Portland Society of Art
Att: Mr. Cecil Drinker
111 High Street

Gentlemen:

Check of plans filed with application for permit for changing use of building at the above named location from headquarters of a social service organization to classrooms for the Portland Society of Art discloses variances from and questions as to compliance with Building Code requirements as follows:

1. Windows in outside walls wherever closer than 20 feet to lot lines are required to have metal sash with wire glass. See Sect. 210-b-2. *appeal*
2. If area noted as "Library & Lecture" room is ever to accommodate more than 50 persons, door serving the room is required to be changed to swing in direction of exit travel. See Sect. 210-e-2. *not more than 50*
3. Doors leading to and at side exit are required to be made to swing out if they are to serve as an exit for more than 50 persons. Out-swinging doors opening directly onto stairs or a stepdown greater than the thickness of the usual threshold are not permissible. See Sections 212-e-2.1 & 2.2. *?*
4. Corridor in rear of first story has less than the minimum width of 54 inches required by Section 210-e-2. *use changed to 50 inches*
5. Rear stairway from first to second floor is only 30 inches wide, front stairway from basement to first floor is only 28 inches wide and that at the rear leading out-of-doors only 36 inches wide instead of the minimum of 42 inches required by Sect. 210-e-3. *?*
6. Handrails are required on both sides of all inside stairways, as well as non-slip surfaces on treads. See Sect. 210-e-3. *OK*
7. All exit doors, except those ordinarily used for entrance purposes, are required to be equipped with exit lights. Anti-panic hardware is required on all outside exit doors. See Sect. 210-e-6. *OK*
8. In order to be counted as a means of egress, the existing fire escape will need to be extended full width to the ground and access to it will need to be by means of a door. See Sections 303-g-2 and 212-e-3.1. *OK*
9. If fire escape is not to be made to comply with requirements for a means of egress, at least one of the stairways from first to second floor will need to be enclosed for safe egress by partitions of at least one-hour fire-resistance. This means that there would need to be a door leading directly out-of-doors from the enclosure. *not applicable*

August 18, 1965

10. A private fire alarm approved by Board of Fire Engineers is required. ?
11. On basis of an occupancy of 80 students at least three water closets for each sex will be required. See Sect. 210-g-1.1. *OK*
12. Toilet rooms are required to have waterproof and sanitary floor surfaces and bases. See Sect. 210-g-2. *-OK*
13. Existing fire door on opening to cellar stairway enclosure will need to be equipped with a self-closing device. See Sect. 212-c-2.7. ?
14. Existing fire door on opening to boiler room enclosure will need to be equipped with either an automatic or self-closing device. *OK*
15. All holes in plastered ceiling of entire basement will need to be made tight. *OK*
16. Openings in floors for floor registers of former warm air heating system will need to be made tight with construction equal to that in rest of floor. *OK*
17. Information is needed as to how building is to be heated, particularly in view of the removal of some gas heating units. *-OK*

In view of the fact that compliance with some of these requirements may involve practical difficulty or unnecessary hardship, you have the right to ask the Municipal Officers for relief from so complying if desirable relief can be granted without substantially departing from the intent and purpose of the Code. We will be glad to explain the appeal procedure upon request if you will inform us to just what requirements you wish to appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

AP - 96-97 High Street

September 2, 1965

Portland Society of Art
Att: Mr. Cecil Arinker
111 High Street

cc: Corporation Counsel

Gentlemen:

Building permit for changing use of building at the above named location from headquarters of a social service organization to classroom and school use by the Portland Society of Art is not issuable under the Building Code for the following reasons:

1. Windows in both side walls, which are closer than 20 feet to lot lines, are not metal sash and wire glass as required by Section 210-b-2.
2. A portion of the hallway or corridor leading to rear door in first story is only 30 inches wide instead of the minimum of 54 inches required by Section 210-o-2.
3. Rear stairway first to second floor, front stairway from first floor to basement, and the rear stairway leading to outside the building from the basement are less than the minimum width of 42 inches required by Section 210-o-3.

We understand that the Society would like to ask the Municipal Officers (City Council) for relief from compliance with the precise requirements of the Building Code as regards these three details. Accordingly an authorized representative should come to this office in Room 110, City Hall, to file the appeal on forms that are available here.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

B3 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, June 28th, 1965

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE Application completed 8-4-65

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

Location 93 High Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Portland Society of Art, 111 High Street Telephone _____
 Lessee's name and address Cecil Drinker, 111 High St. Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 2-3
 Proposed use of building Art School No. families _____
 Last use Social Service Organization No. families _____
 Material Brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00
 Fee paid-8-4-65

General Description of New Work

To Change Use of building from Social Service Organization to Art School as per plans - ~~no~~ no alterations
Third floor not to be used.

Permit Issued with Letter

Body Code 9/8/65
Approved 9/8/65

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Robert Tirrell, 159 Congress St.

Details of New Work

Cecil Drinker, 111 High St.

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

If a Garage

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes Portland Society of Art

CS 301

INSPECTION COPY

Signature of owner By: Robert Tirrell

PH
7th

NOTES

9-17-45 Work well
along. Toilets OK.
Anti-panic bidet on order.
Boiler room fire door closed.

10-12-45 Completed

X

Permit No. 657/941
 Location 23 Maple Street
 Owner Robert Lewis
 Date of permit 9/19/45
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued 10/15/45
 Staking Out Notice
 Form Check Notice

City of Portland, Maine
Municipal Officers
BUILDING CODE

Granted 9/8/65
65/96

To the Municipal Officers:

Your appellant, **Portland Society of Art**, who is the owner of property at **93-97 High Street**, respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code, to permit changing use of building from Headquarters of a social service organization to classroom and school use by the Portland Society of Art. This permit is not issuable because (1) Windows in both walls, which are closer than 20 feet to lot lines, are not metal sash and wire glass as required by Section 210-b-2; (2) A portion of the hallway or corridor leading to rear door in first story is only 30 inches wide instead of the minimum of 54 inches required by Section 210-e-2; (3) Rear stairway first to second floor, front stairway from first floor to basement, and the rear stairway leading to outside the building from the basement are less than the minimum width of 42 inches required by Section 210-e-3.

The facts and conditions which make this exception legally permissible are as follows:

Portland Society of Art

By: *Carole K. Drinker* Appellant
E. F. Bunker

After public hearing held on the eighth day of September, 19 65, the Municipal Officers find that an exception is granted.

It is, therefore, determined that exception to the Building Code may be permitted in this specific case.

J. Weston Walsh
Donald B. Ship
Harold B. King
Dr. E. Ball
Charles D. Bell
Nelson C. King
MUNICIPAL OFFICERS

September 10, 1965

Portland Society of Art,
Att: Mr. Cecil Drinker
111 High Street

Gentlemen:

Enclosed please find copy of the decision of the Municipal Officers relating to your request to permit changing the use of building at 93-97 High Street from headquarters of a social service organization to classroom and school use by the Portland Society of Art without providing metal sash and wire glass windows in both walls; to allow a portion of the hallway or corridor leading to rear door in first story to be only 30 inches wide; and to allow the rear stairway first to second floor, front stairway from first floor to basement, and the rear stairway leading to outside the building from basement to be less than the required 42 inches in width.

Please note that this appeal was granted.

Very truly yours,

Robert W. Donovan
Assistant Corporation Counsel

h
Enclosure (1)

AP - 93-97 High Street

September 2, 1965

Portland Society of Art
Att: Mr. Cecil Drinker
111 High Street

cc: Corporation Counsel

Gentlemen:

Building permit for changing use of building at the above named location from headquarters of a social service organization to classroom and school use by the Portland Society of Art is not issuable under the Building Code for the following reasons:

1. Windows in both side walls, which are closer than 20 feet to lot lines, are not metal sash and wire glass as required by Section 210-b-2.
2. A portion of the hallway or corridor leading to rear door in first story is only 30 inches wide instead of the minimum of 54 inches required by Section 210-e-2.
3. Rear stairway first to second floor, front stairway from first floor to basement, and the rear stairway leading to outside the building from the basement are less than the minimum width of 42 inches required by Section 210-e-3.

We understand that the Society would like to ask the Municipal Officers (City Council) for relief from compliance with the precise requirements of the Building Code as regards these three details. Accordingly an authorized representative should come to this office in Room 110, City Hall, to file the appeal on forms that are available here.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

W

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert W. Donovan, Assistant Corporation Counsel DATE: Sept. 7, 1965
FROM: Albert J. Sears, Building Inspection Director
SUBJECT: Building Code appeal at 93 High Street

The Portland Society of Art has recently purchased the building at 93 High Street and is converting it for school use in connection with their operations. The building was converted in 1938 from a dwelling for use by Shaw's Business College, a use which was continued for many years until the school went out of business. In 1955 authorization was given for use of the first story and basement for church purposes by the Unity Church of Truth. This use was abandoned after a few years, and in December 1963 a permit was issued to change it to headquarters for the Volunteers of America. After making some required alterations and installing an automatic fire alarm, they gave up the project and moved out of the building in June of this year.

The new use is classified as a Type B School under the Building Code, and there are a number of requirements to be met before authorization for this use can be given. As is usually the case when an existing building is converted to a school use, there are several of these requirements with which it is difficult to provide compliance. Therefore an appeal has been filed asking the Municipal Officers to waive requirements relating to fire-resistive windows in both side walls of building, and to width of a corridor or hallway and certain stairways. I have discussed the situation with Chief Johnson and he feels, as do I, that the requirements in question can safely be waived.


Albert J. Sears

AJS:m

A.P.- 93 High Street

Sept. 14, 1965

Mr. Cecil Drinker
Portland Society of Art
111 High Street
Mr. Robert Jackman
58 Cross Street

cc to: Fire Department

Gentlemen:

Permit is being issued to construct an addition to the existing fire escape from the second floor to the ground as per your plans as follows:

Handrails which are badly rusted on the existing fire escape are to be replaced and additional handrails are to be installed on the new portion.

Very truly yours,

Gerald E. Payberry
Deputy Building Inspection Director

GEM:m



B3 BUSINESS ZONE R6 RESIDENCE ZONE
APPLICATION FOR PERMIT

PERMIT NO. 609472
 SEP 14 1965
 CITY OF PORTLAND

Class of Building or Type of Structure Second Class
 Portland, Maine, September 7, 1965

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 93 High Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Portland Society of Art, 111 High Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Robert Jackman, 58 Cross Street Telephone 772-4102
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Art school No. families _____
 Last use _____ " _____ No. families _____
 Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 300. Fee \$ 3.00

General Description of New Work

To remove existing drop ladder of rear fire escape and to construct addition to fire escape from second floor to ground, as per plan - rear of building.

Sent to Fire Dept. 9/7/65
 from Fire Dept. 9/14/65

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

Details of New Work

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

If a Garage

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

Miscellaneous

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

Portland Society of Art
 Robert Jackman

APPROVED:

APPROVED: [Signature]
[Signature]
 CHIEF OF FIRE DEPT.

Signature of owner Robert M. Jackman

INSPECTION COPY

P.A.

NOTES

9-17-65 Completed *FB*

X

Permit No. 65/963
Location 93 West Street
Owner *Richard & Beverly Park*
Date of permit 9/14/65
Notif. closing-in
Inspn. closing-in
Final Notif.
Final Inspn.
Cert. of Occupancy issued
Sinking Out Notice
Form Check Notice

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Robert W. Donovan, Assistant Corporation Counsel DATE: Sept. 7, 1965
FROM: Albert J. Sears, Building Inspection Director
SUBJECT: Building Code appeal at 93 High Street

The Portland Society of Art has recently purchased the building at 93 High Street and is converting it for school use in connection with their operations. The building was converted in 1938 from a dwelling for use by Shaw's Business College, a use which was continued for many years until the school went out of business. In 1955 authorization was given for use of the first story and basement for church purposes by the Unity Church of Truth. This use was abandoned after a few years, and in December 1963 a permit was issued to change it to headquarters for the Volunteers of America. After making some required alterations and installing an automatic fire alarm, they gave up the project and moved out of the building in June of this year.

The new use is classified as a Type B School under the Building Code, and there are a number of requirements to be met before authorization for this use can be given. As is usually the case when an existing building is converted to a school use, there are several of these requirements with which it is difficult to provide compliance. Therefore an appeal has been filed asking the Municipal Officers to waive requirements relating to fire-resistive windows in both side walls of building, and to width of a corridor or hallway and certain stairways. I have discussed the situation with Chief Johnson and he feels, as do I, that the requirements in question can safely be waived.

Albert J. Sears

AJS:m

PERMIT TO INSTALL PLUMBING

15557

Date Issued <u>9/3/65</u>		Address <u>93 High Street</u>		PERMIT NUMBER	
By <u>R. Goodwin</u>		Installation For: <u>Portland Museum of Art</u>			
App. First Insp.		Owner of Bldg. <u>None</u>			
Date <u>9/1/65</u>		Owners Address: <u>111 High Street</u>			
By <u>Ernold R. Goodwin</u>		Plumber: <u>Isidore Katz</u>		Date: <u>9/1/65</u>	
App. Final Insp.		Date: <u>9/27/65</u>			
By <u>Ernold R. Goodwin</u>		Plumber: <u>Isidore Katz</u>		Date: <u>9/1/65</u>	
Type of Building Factor		SINKS		No.	Fee
<input type="checkbox"/> Commercial			LAVATORIES		
<input checked="" type="checkbox"/> Residential		2	TOILETS	2	4.00
<input type="checkbox"/> Single			BATH TUBS		
<input type="checkbox"/> Multi Family			SHOWERS		
<input type="checkbox"/> New Construction			DRAINS		
<input type="checkbox"/> Remodeling			HOT WATER TANKS		
			TANKLESS WATER HEATERS		
			GARBAGE GRINDERS		
			SEPTIC TANKS		
			HOUSE SEWERS		
			ROOF LEADERS		
		1	Urinal	1	2.00
		1	Laundry tray	1	2.00
				TOTAL	8.00

PORTLAND HEALTH DEPT. PLUMBING INSPECTION



B

APPLICATION FOR PERMIT

PERMIT ISSUED
00868

AUG 25 1965

CITY of PORTLAND

Class of Building or Type of Structure Brick Dwelling House

PORTLAND, MAINE, August 25, 1965

To the INSPECTOR OF BUILDINGS, Portland, Me.

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

Location 93 High Street, Portland

Owner's name and address Portland Society of Art, 111 High St., Portland phone _____

Contractor's name and address Hulse Roofing Company, 2 Union Wharf Portland phone _____

Use of building—Present vacant Proposed private school

No. Stories 3 Style of roof hip Type of present roof covering built up type

Type and Grade of roofing to be used Undrwriters' Class C Bird Double Coverage No. plies _____

Slate Surface Roll Roofing

GENERAL DESCRIPTION OF NEW WORK

re-roof

Fee \$ _____

INSPECTION COPY

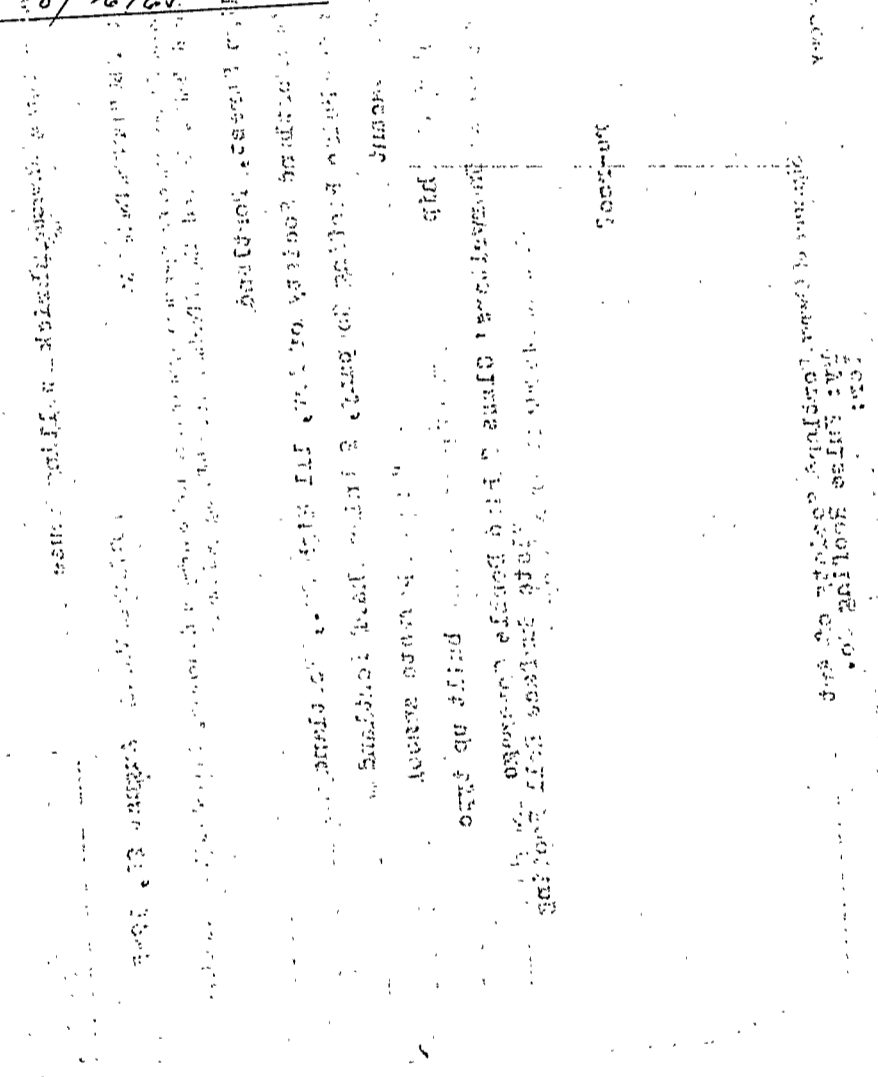
Signature of Owner Portland Society of Art

By: Hulse Roofing Co.

Per: Forest L Jamil

Permit No. 65/868
 Location 93 High Street
 Owner Fittler Society of Ash
 Date of Permit 8/26/68

APPROXIMATION FOR PERMIT



Fittler Society of Ash
 93 High Street
 Ash, Dorset

INQUIRY BLANK

ZONE B-3+R-6

FIRE DIST. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 6/10/65

~~Verbal~~
By Telephone
~~By letter~~

LOCATION 93-97 High Street OWNER _____

MADE BY Robert W. Gurrell TEL. _____

ADDRESS % Federal Savings Bldg Assoc, 459 Congress Street

PRESENT USE OF BUILDING Vacant NO. STORIES _____

LAST USE OF BUILDING Volunteers of America CLASS OF CONSTRUCTION Second

REMARKS _____

INQUIRY 1- Would it be permissible for this building to be converted to use as an adjunct of the Portland School of Fine + Applied Art?

ANSWER 1- See letter

DATE OF REPLY 6/11/65 REPLY agf

Inquiry - 93-97 High Street June 11, 1965

Mr. Robert W. Tirrell
Federal Loan & Building Association
459 Congress Street

Dear Mr. Tirrell:

In regard to the use of the building at the above named location for school purposes by the Portland School of Fine and Applied Art, please be advised that the property is located in a B-3 Business Zone where the school use is allowable under the Zoning Ordinance.

Alterations would need to be made to the building, however, to meet Building Code requirements for a Type B School. According to our records some of the facilities in the building already meet such requirements, but application of the Code cannot be fully determined unless the manner in which the building is to be used, including location and size of classrooms and other accessory areas is known.

Some of the Building Code requirements may be difficult or a hardship to comply with, but the Code provides in the case of an existing building being changed from one use to another that the Municipal Officers (City Council) shall have the power to grant relief from strict compliance with requirements if it can be done without departing from the intent and purpose of the Code. If it should prove difficult to comply with some of the requirements, it may be that relief from compliance can be secured if it is felt that it can be safely granted because of compensating features. However, this cannot be determined until number of stories to be occupied, number of students to be accommodated, and general arrangement of facilities in the building is known. Layout plans of each floor showing use of rooms will be needed for this purpose.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

A.P. 93-97 High St.

Feb. 6, 1964

Volunteers of America
115 Pearl Street

cc to: Fire Department

Gentlemen:

Building permit for using the first two stories of building at the above named location as headquarters for your organization with chapel in large room in first story, and office, dining room and kitchen in the other rooms of that story; with six lodging rooms in second story accommodating a total of nine roomers; and with rooms in third story to remain unoccupied, is issued herewith subject to the following conditions:

1. Because of the defective location of means of egress in second story in relation to each other, an automatic fire detection and alarm system with detectors located at least throughout the cellar, in all public halls and stair halls, in all closets opening off halls, and in any other locations specified by the Fire Department is to be installed. This system is required to be of an approved type using labelled thermostats and bells. A separate permit issuable only to the actual installer is required from this department for its installation and such work is not to be started until permit has been issued.
2. Lights in public halls and stair halls are to be placed on a single circuit and controlled by an automatic time switch so as to be burning throughout the hours of darkness.
3. Stairs between cellar and first story are required to be enclosed in the cellar with partitions of at least one-hour fire resistance with a solid core plywood door at least one and three-quarters inches thick equipped with a liquid closer on opening to enclosure. Enclosure is to extend beyond the foot of the stairs far enough to provide a landing at least 30 inches deep and is to have an electric light inside of it. Walls of enclosure are to be constructed of 2x4 studs spaced not over 16 inches on centers and covered both sides with gypsum wallboard. If one-half inch thick gypsum board is used, spaces between studs will need to be filled with mineral or glass wool insulation. If five-eighths inch thick gypsum board is used, no insulation is required between studs.
4. Toilet rooms marked for the use of each sex are to be provided in the building.

Feb. 6, 1964

5. Holes in plaster mentioned in our letter of Jan. 6, 1964 are to be made tight and fire door on opening to boiler room is to be put in an operative condition.
6. Use of building is to be such that there will never be more than 50 people in entire building at any one time; otherwise doors involved in a means of egress would need to be made to swing outward in direction of exit travel.

You may consider this letter as authorization to start the proposed uses in the first story of the building, but authorization for use of the second story cannot be given until the alarm system has been installed, hall lights properly arranged, and cellar stairway enclosure provided. Notification for inspection is to be given this department after studding for cellar stairway enclosure has been erected and before gypsum wall-board covering is applied to it.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

AP- 93-97 High Street

Jan. 6, 1964

Volunteers of America
115 Pearl Street

cc to: Fire Department

Gentlemen:

Check against Building Code of permit application for using first two stories of building at the above named location as headquarters of your organization, with chapel in large room in first story and office, dining room and kitchen in the other rooms in that story; with six lodging rooms in second story accommodating a total of nine roomers; and with rooms in third story unoccupied for the present, discloses the following deficiencies as to compliance with requirements of that Ordinance:

1. The arrangement of means of egress in the second story does not meet the requirement of Section 212-e-1.2a that, should smoke or fire block the use of one of them, all of the occupants of that story would be able to reach the other and thus flee to safety. The installation of an automatic fire detection and alarm system with detectors located throughout the cellar, in all public halls and stair halls, in closets opening off halls, and in any other locations specified by the Fire Department can be accepted to compensate for this defective location of means of egress.
2. Lights in public halls and stair halls are required to be on a single circuit controlled by an automatic time switch in accordance with the provisions of Section 203-e-3.
3. Stairs between cellar and first story are required to be enclosed in the cellar with partitions of at least one-hour fire resistance with a self-closing solid-core plywood door at least one and three-quarters inch thick on opening to the enclosure as specified by Section 203-f-2. Construction required to provide one-hour fire resistance may be five-eighths inch gypsum wall board on both sides of wood studs of enclosing partitions or one-half inch gypsum wall board on both sides with spaces between studs filled with mineral wool.
4. Are there toilets marked for the use of each sex available for use in connection with the church as required by Section 212-g-1?

Jan. 6, 1964

Other details which need to be cared for are as follows:

1. Make tight with plaster small hole in ceiling of boiler room.
2. Put fire door on opening to boiler room in operative condition.
3. Make tight with plaster hole in ceiling of front closet in second story.
4. Make tight with plaster holes in first story partition beside stairs to cellar.

Building permit for change in use of this building cannot be issued until information indicating compliance with Building Code requirement has been furnished. Check against Code requirements has been made on the understanding that there is never to be more than 50 people in chapel or in entire building at any one time. If this number were to be exceeded, all doors involved in a means of egress from the chapel or the building would need to be made to swing out.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

LOCATION: 93 1st St

DATE: 1/3/64

PERMIT

INQUIRY - Mr. Sears -

COMPLAINT

(3) Right front - 16' x 17'
 Right rear - 16' x 26'
 Right rear toilet - 8' x 10 1/2'
 Right rear room in ell - 9 1/2' x 16'
 Left front 16' x 16'
 Left rear 16' x 25'
 Left rear room in ell - 9' x 12'
 Front room center 9' x 12'

(4) Second floor
 Right front - Bay window
 3 1/2' x 8 1/2' & two smaller windows
 16" x 8 1/2", Also one window
 3 1/2' x 8 1/2'
 Right rear - Three windows
 3 1/2' x 8 1/2'
 Right rear toilet - one
 window 28" x 8 1/2'
 Right rear room in ell.
 Two windows 26" x 8 1/2'
 Left front - Bay window
 3 1/2' x 8 1/2' & two smaller windows
 16" x 8 1/2", Also one window
 3 1/2' x 8 1/2'

(over)

Left rear - Three windows
 $3\frac{1}{2}' \times 8\frac{1}{2}'$

Left rear room in ell.
Two windows $26" \times 8\frac{1}{2}"$

Front room center - One
window $3\frac{1}{2}' \times 8\frac{1}{2}'$

1st story

Right front - One window
 $3\frac{1}{2}' \times 8\frac{1}{2}'$ + Bay window $3\frac{1}{2}' \times 8\frac{1}{2}'$
+ two smaller windows $16" \times 8\frac{1}{2}"$

Right rear - Three windows $3\frac{1}{2}' \times 8\frac{1}{2}'$

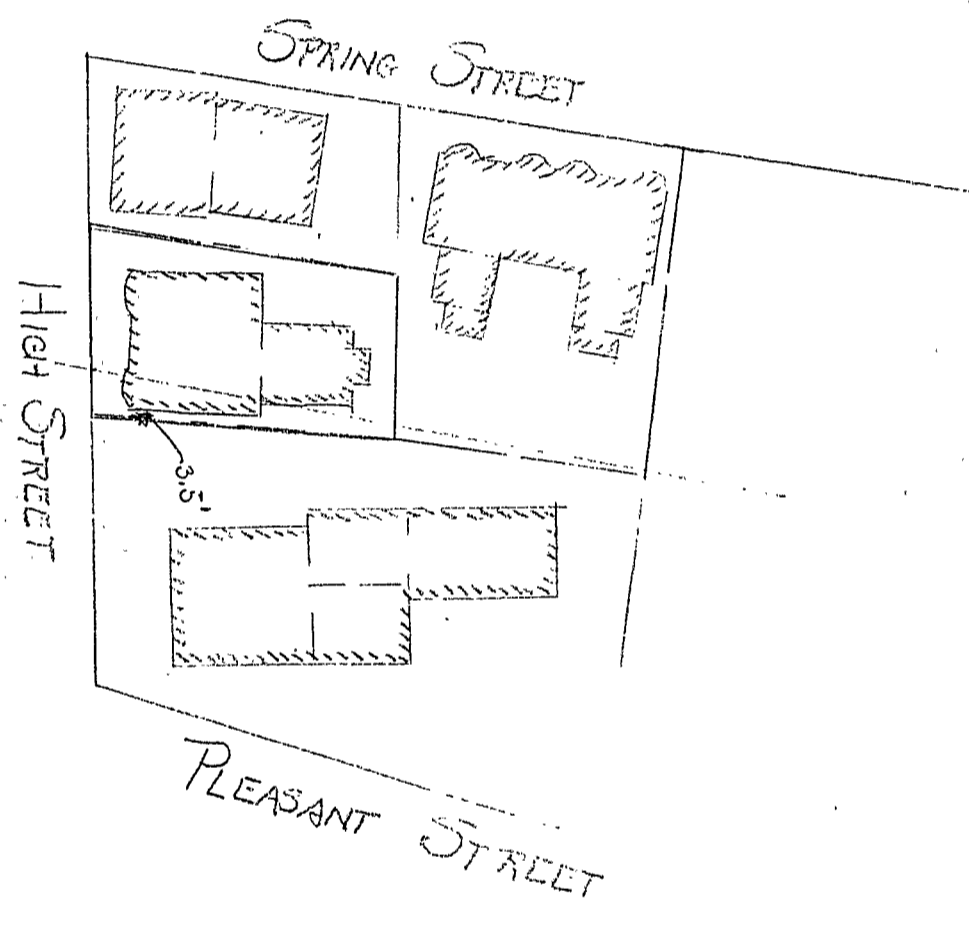
Right rear ell - Two windows
 $26" \times 8\frac{1}{2}"$

Right rear, rear ell - one
window $3' \times 8'$

Left room - Three windows
 $3\frac{1}{2}' \times 8\frac{1}{2}'$ + Bay window
 $3\frac{1}{2}' \times 8\frac{1}{2}'$ + two smaller windows
 $3\frac{1}{2}' \times 8\frac{1}{2}'$

All notes on
inspection copy.

Allan





B3 BUSINESS ZONE
R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd Class
Portland, Maine, December 30, 1963

PERMIT ISSUED

FEB 6 1964

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 93-97 High Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Volunteer's of America, 115 Pearl St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building Church Social Service Organization No. families _____
Last use Church No. families _____
Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To change use of building from Church use to use of Social Service organization

Chapel, Dining Room, and Kitchen in First Story
Six lodging rooms in Second Story - Occupancy as follows } 4 in one room
Third story rooms to remain unoccupied } 5 in five other rooms

Permit Issued with Letter

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

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

Volunteer's of America

CS 301

INSPECTION COPY

Signature of owner By: Joseph A. Paul

P/6

NOTES

11-13-64 - Small hole in ceiling of boiler room. Fire door to boiler room not closed.

Cap on top of rear chimney needs to be fixed. Cap on center chimney in poor shape.

Helium tubing second floor in front closed on the left.

3rd floor ceiling in bad shape.

Door into wall of cellar stairs. This opening under what will be st. chisel.

3-11-64 Waiting for alarm system - Nothing done. Same RD

4-5-64 Phoned Capt. Hopkins for action at once. About 4 roomers using 2nd floor RD

6-15-64 Trying to start required work Material for fire alarm on job. Stair well not done RD

6-29-64 Alarm system about done.

No work on cellar enclosure RD

8-10-64 Cellar enclosure not done RD

9-8-64 Same RD

11-17-64 " Material on job to start next week. RD

11-25-64 Framing started RD

12-16-64 One side of cellar stairway wall up only RD

Permit No.	64/133
Location	93-97 High Street
Owner	William C. O'Connell
Date of permit	1/1/64
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

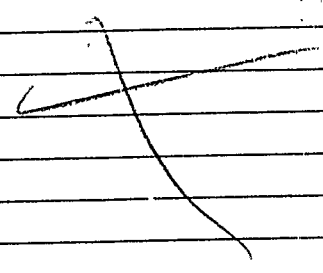
772-4595

~~Capt. Hopkins~~

2-26-65 closed RD
 3-25-65 " " RD
 4-2-65 cellar stairs enclosed but no door closer.

No automatic lights in halls RD

6-2-65 As above to vacate bldg. & return to Unity Church. RD



11-13-64 12-16-64 1-1-64 2-26-65 3-25-65 4-2-65 6-15-64 6-29-64 8-10-64 9-8-64 11-17-64 11-25-64 12-16-64

Memorandum from Department of Building Inspection, Portland, Maine

June 2, 1964

Subject: Fire Alarm System
Location: 93 High St.

When such a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will not be held either financially or criminally liable in case of injury or loss of life in his building due to fire, it is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined person (party) who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

Albert J. Sears, Inspector of Buildings.

B3 BUSINESS ZONE

R6 RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation-2nd class
Portland, Maine, June 2, 1964

PERMIT ISSUED
00617
JUN 2 1964
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 93 High St. Within Fire Limits? Dist. No.
Owner's name and address Volunteers of America Inc. 93 High St. Telephone
Lessees name and address
Contractor's name and address Curran Electric Supply Co. 399 Fore St. Telephone 772-5424
Architect Specifications Plans no No. of sheets
Proposed use of building Home and Offices No. families
Lest use No. families
Material brick No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 5.00

General Description of New Work

To install Electroalarm automatic fire alarm system using AC DC supply (Fire Devices Inc). thermostats No. 501 spaces not more than 50 feet center to center and not more than 25 feet at right angles from any wall or partition; thermostats to cover entire building, gongs of such tone, strength of signal, number and location (Edwards Co. No. 340 AC and DC) to be used. as to arouse all persons for whose protection intended. Dual power supply house current AC through transformer for normal, dry batteries of capacity to ring all bells simultaneously at full strength signal to operate system for at least one year, for stand-by with automatic change over. Test button or switch to be provided so arranged that the test button or switch will test the batteries only. The shut-off switch, if any, to be so arranged that the system cannot be turned off except when the alarm bells are ringing. Silencing switch, if provided will be arranged that the alarm bells will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will fasten control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order. (three gongs inside and one outside)-one on each floor.

Sent to Fire Dept. 6/2/64
Rec'd from Fire Dept. 6/3/64

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

Details of New Work

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

If a Garage

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

APPROVED:

Signature of Carl F. Johnson, Chief of Fire Dept.

Miscellaneous

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

Curran Electric Supply Co.

CS 301

INSPECTION COPY

Signature of owner

by:

Signature of Curran Electric Supply Co.

Handwritten mark