

643-651 CONGRESS ST

#2

1950-1964



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, October 29, 1964

PERMIT ISSUED
NOV 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 645 Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address The Portlander, 645 Congress St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Maine State Builders, 181 Craigie St. Telephone _____
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building Hotel and motel No. families _____
Last use " " No. families _____
Material brick No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 2.00
Estimated cost \$ 25.

General Description of New Work

To change door in cocktail bar and meeting room as per plan (reinstalling doors that we removed recently)

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? _____

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 or City requirements pertaining thereto are observed? yes

The Portlander
Maine State Builders

APPROVED:

1112164 - G.H. - Allin

CS 301

INSPECTION COPY

Signature of owner

By: _____

Signature of owner

P.K.

11-18

Permit No. 64-15569

Location 64 S. Higgins Ave

Owner Mr. Hollander

Date of permit 11/21/64

Initial closing-in

Inspr. closing-in

Final Notif.

Final Inspr.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

11-18-64 Completed

Large ruled area for notes, containing a large handwritten 'X'.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSUED OCT 14 1964 CITY of PORTLAND

Portland, Maine, October 14, 1964

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 645 Congress St. Use of Building Hotel No. Stories 6 New Building Existing Name and address of owner of appliance The Portlander, 645 Congress St. Installer's name and address Portland Gas Light Co. 5 Temple St. Telephone

General Description of Work

To install To remove existing gas-fired friolator, replacing with gas-fired restaurant range Model 162-1, South Bend. To relocate existing Blodgett Bake Oven (gas-fired)

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath? If so, how protected? Kind of fuel? Minimum distance to burnable material, from top of appliance or casing top of furnace From top of smoke pipe From front of appliance From sides or back of appliance Size of chimney flue Other connections to same flue If gas fired, how vented? Rated maximum demand per hour Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories? Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? Type of floor beneath burner Size of vent pipe Location of oil storage Number and capacity of tanks Low water shut off Make No Will all tanks be more than five feet from any flame? How many tanks enclosed? Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance, first floor, kitchen Any burnable material in floor surface or beneath? none If so, how protected? Height of Legs, if any 6"-range Skirting at bottom of appliance? none Distance to combustible material from top of appliance? over 3" non-combustible From front of appliance over 4" From sides and back 3"-sides and back non-combustible material from top of smokepipe Size of chimney flue Other connections to same flue Is hood to be provided? existing If so, how vented? thru roof Forced or gravity? forced If gas fired, how vented? into hood Rated maximum demand per hour Range-40,000

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 3.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

O.K. - 10-14-64 - EP

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 Gas Light Company

Signature of Installer by: Nelson A. Lane

INSPECTION COPY

Handwritten initials

NOTES

10-21-64 Completed *JD*

JD

[Empty lined area for notes]

[Empty lined area for notes]

Approved

Permit No. *644/1363*
Location *C-45 Chapman St.*
Owner *W.C. Park Land Co.*
Date of permit *10/14/64*

Memorandum from Department of Building Inspection, Portland, Maine

A.P.- 645 Congress Street

Oct. 7, 1964

Pettengill-Ross Company
57 Cross Street

cc to: Fortlander Hotel
645 Congress Street

Gentlemen:

Permit to install forced ventilation in men's room, first floor as per plan received with application is being issued subject to any requirements which Mr. Welch of the Health Department may require.

Very truly yours,

Gerald E. Hayberry
Deputy Building Inspection Director

GEN:m

CS-27



B3 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, September 30, 1964

PERMIT ISSUED

901 7 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 645 Congress Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Portlander Hotel, 645 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Pettengill-Ross Co., 57 Cross St. Telephone 772-623
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building _____ Hotel _____ No. families _____
 Last use _____ " _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 5.00
 Estimated cost \$ _____

General Description of New Work

To install forced ventilation in men's room, 1st floor, as per plan

Permit Issued with Memo

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

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 no: 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
Portlander Hotel
Pettengill-Ross Co.

APPROVED:

J. E. W.

CS 301

INSPECTION COPY

Signature of owner

By:

Robert M. Pettengill

JK

B3 BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, June 10, 1964

PERMIT ISSUED
JUN 19 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 645 Congress St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address Portlander Motel, 645 Congress St. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Maine State Builders Inc. 161 Craigie St. Telephone _____

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Motel No. families _____

Last use _____ No. families _____

Material masonry No. stories 5 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 300.00 Fee \$ 3.00

OK 6/10/64

General Description of New Work

Belated

- To erect (3) non-bearing partitions for toilet room on second floor.
- 2x4 studs 16" o.c. covered with 1/2" sheetrock and marlite.
- To lower existing ceiling 3' in same area as above.
- To install sprinkler heads as required.

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

Miscellaneous

Will work require disturbing of any tree on a public street? _____

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

APPROVED:

M. E. M.

Portlander Motel
Maine State Builders Inc.

INSPECTION COPY

Signature of owner by: *S. Skoones*

CS 301

2-2 6-19

Permit No. 641 690

Location 645 Virginia Street

Owner Paul Smith

Date of permit 4/19/64

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

7-2-64 Completed

X

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION #645 Congress St.

Issued to The Portland
645 Congress St

Date of Issue January 21, 1964

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 62/581, 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

Two new additions of
First Class Construction.

HOTEL

Limiting Conditions:

This certificate supersedes
certificate issued:

Approved:

(Date)

Nelson F. Cartwright
Inspector

Albert J. Sears
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.

P- 645 Congress Street

May 25, 1963

The Portlander
645 Congress Street

cc to: Brown Construction, Inc.
257 Warren Avenue

Gentlemen:

Building permit for construction of two motel buildings to be attached to hotel at the above named location is issued herewith based on revised architectural plans filed May 20, 1963 and structural plans filed previous to that date, but subject to the following conditions:

1. Lights in public halls and stair halls are to be controlled by an automatic time switch so as to be burning at least throughout the hours of darkness.
2. It is understood that there are to be no locks on the outside doors serving as part of means of egress, except possibly the door leading to the fire escape from rear of Building "B", which shall be equipped with a vestibule latch set.
3. Hand rails are to be provided on at least one side of all stairways and on both sides where stairs are more than 40 inches wide.
4. It is understood that structural steel, except for that in the open structure connecting passageway, is to be fireproofed with at least two inches of poured concrete. If fireproofing other than this is to be used, approval of the proposed method is to be secured from this office before it is done.
5. It is understood that heavy duty galvanized bar steel reinforcement is to be used in every second course of concrete blocks where stacked bond is to be used and where used for tying of brick facing to concrete block backing.
6. Separate permits issuable only to the actual installers are required for the projecting sign, the extension of the sprinkler system, and any system of mechanical ventilation or air conditioning.
7. Construction of swimming pool is not included in work covered by this permit; neither is the erection of the metal fire escape.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

AP- 637-651 Congress St.

May 9, 1963

The Portlander
645 Congress Street

Gentlemen:

Check of plans filed with application for permit for construction of two
hotel units to be attached to hotel at the above named location discloses variances
from and questions as to compliance with Building Code requirements as listed below:
Before a permit can be issued, it is necessary that information be furnished as to
how compliance is to be provided with these requirements. Details in question are
as follows:

OK
Details
needed

OK

Probably
fire
escape
will do

1. Details are needed of the second means of egress required from
the northerly end of Bldg. "B".

2. A minimum ceiling height of 7 feet 6 inches is required in the
corridors instead of the 7 feet shown.

3. Exit signs and lights are required as specified in Sec. 203-e-2
of the Code. - See electrical plans

4. Lights in public halls and stair halls are required to be
controlled by an automatic time switch so as to be burning
throughout the hours of darkness. - Will provide

omitted

5. Swing of door at hotel end of corridor in first story of
Bldg. "A" would interfere with use of hallway passage between
two flights of stairs. - limit door

6. If there are to be locking devices on doors serving as a means
of egress for assembly rooms in first story of existing building,
anti-panic hardware will be required. - No locks

7. Handrails are required on both sides of all stairs more than
40 inches wide. - Will provide

8. Details are needed of the manner in which the 3-hour fire-
proofing of steel columns and the two-hour fireproofing of
steel beams is to be provided.

2" concrete
for 3-hr.
2 hr

9. Similar fireproofing is required for steel in connecting
passageway between Bldgs. "A" and "B." Of what construction are
walls of passageway to be constructed? - This is an open
structure and does not require fireproofing

10. Information is needed as to type of ties to be used for the
stack bonded concrete block and brick faced walls.

Galv Heavy Duty Shurwal every second
course of blocks.

5/11/63 Conference with Mr. Marshall
+ Mr. Marshall

May 9, 1963

11. Information is needed as to location of the openings on which double Class "A" fire doors in masonry walls are to be installed to provide the required four hour separation between the new and existing construction.

*Not required -
means of egress*

12. The step recessed into walkway beside end of existing building would appear to create an accident hazard and also reduce below the minimum three foot width required the passage-way between it and the wall supporting one of the A- frames over the driveway and pool area.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

New Motel at 643-651 Congress Street

4/30/63

Details in Question:-

- 1- Appeal filed for deficiencies in yard spaces - OK Sustained 5/2/63
- 2- First floor must have two-hr. fire-resistance. 6" slab OK for this purpose
- 3- Will transom, 2'x3' and door provide adequate ventilation? - OK
- ✓ 4- A second means of egress from north-
erly end of Bldg. "B" required?
- ✓ 5- Exit signs + lights required?
- ✓ 6- Hall lights on time switch required?
- ✓ 7- What about swing of door in first
floor at hotel end of Unit A interfering
with traffic?
- ✓ 8- Hardware on exit doors?
- ✓ 9- Handrails on stairs?
- 10- Type of heat?
- 11- Details of fireproofing of steel needed.
(Columns 3 hrs + Beams 2 hrs)
- 12- Ties for stack bond and buck veneer?
- ✓ 13- Double Class "A" fire doors on opening
from lobby into connecting area and on
floor in opening between new passageway
and connection between hotel + new motel.
- ✓ 14- Fireproofing of steel framing of floors
and roof of connection required? see
sec 4 - Draw Sheet D-5

New Motel at 643-651 Congress Street

4/17/63

- 1- Zoning: B-3 Zone - Use O.K.
- a- Rear yard of 20 feet required - see Sect. 10-C-1 - Rear yd of 4', 14' & 11' provided?
 - b- Side yard of 10 feet required - see Sect. 10-C-2 - Right on one lot line on one side?
 - c- Front yard of 10 feet required - see Sect. 10-C-3 - Front yard of 50' with canopy 20' wide extending on to street -
 - d- Lot area per dwelling unit - 250' - No doubt O.K.
 - e- Maximum Building Coverage - 70% of lot

Residential Uses

13 x 133 = 8379'	
40 x 15 = 600'	
225 x 17 = 3825'	
12 x 40 = 480'	
6 x 32 = 192'	
196 ft 188 x 50 = 9600'	
2	
22 x 8 = 176'	
22 x 6 = 132'	
29 x 8 = 232'	
122 x 30 = 3660'	
75 x 30 = 2250'	
48 x 29 = 1392'	
<u>27475'</u>	
- 3046	
<u>24429</u>	

Lot area = 34,329'

$\frac{27,475}{34,329} = 80\%$

$\frac{24,429}{34,329} = 70\% - O.K.$

133	
63	
192	225
50	17
	399
9600	575
	798
	225
	<u>8377</u>
	44
	79
	29
34329	27475
	0432
	<u>240303</u>
	392
	344470
	<u>308961</u>
27475	1654
3046	1392
24429	3046
<u>24429</u>	=
34329	

- f- No off-street parking required.
- g- Swimming Pool - Sect. 19-K-2
Pool is to be between building and street line. - This applies to Residential zones.

(over)

New Motel at 643-651 Congress Street

4/25/63

2- Special + General Use Requirements:-

include this

SECTION 203

SECTION 212

e-2- Exit signs required
 e-3- Hall lights, on ?
 time switch required
 e-4- Enclosure of stairways not required ?

e-2.1- Will door at hotel end of Unit A, first floor cut width of exit too much?
 e-2.5- Hardware on exit doors. ✓
 e-5.2- Handrails on stairs. ✓
 e-5.3- Hgt of risers + width of treads - O.K.
 f- O.K.

f-1- Walls + ceilings of halls must have at least 45 min. fire resistance. - O.K.

g- O.K.
 h- How heated? ✓
 i- O.K.
 j- O.K.

g- O.K.
 h- How heated? ✓
 i- O.K.
 j- O.K.

3- Construction Details + Design

Sect. 302- First Class Construction
 walls required to have 4-hr. fire resistance
 Floors - 2-hr.

- O.K.
 - O.K.
 - Are of metal

Windows + Window frames may be of wood

Sect. 302-f + g - Hgt + area O.K.
 Sect. 308-a-3- 8 inches of concrete block + 4 inch brick veneer give 4-hr. resistance (Yes) - O.K.

Sect. 308-a-4- 6" reinforced concrete slab has rating of two-hours. (Details of fire-proofing needed)

Sect. 303-d-2- Columns must have 3-hr. fire-proofing - Beams girders + trusses - 2-hr. ✓?

Sect. 308-b-24(c) - Ties for stack bond and brick veneer. ?

AP - 643-651 Congress St.

April 17, 1963

The Portlander
645 Congress St.

cc to: The Corporation Council

Gentlemen:

Building permit to construct two two-story motel units at the above named location is not issuable under Zoning Ordinance restrictions applying to the B-3 Business Zone in which the property is located for the following reasons:

1. Unit A is to be a minimum of four feet from the rear lot line instead of the 20 feet required by Section 10-C-1 of the Ordinance.
2. Unit B is to be a minimum of 11 feet from the rear lot line instead of the 20 feet required by Section 10-C-1 and one side wall is to be practically abutting the side lot line instead of the 10 feet required by Section 10-C-2 of the Ordinance.
3. A canopy, which is also to serve as a sun deck by occupants of the two units, is to extend to the line of Congress Street and will therefore encroach upon the 10 foot front yard required by Section 10-C-3 of the Ordinance.

Presumably you will wish to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Council, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears,
Director of Building Inspection

AJS/h

B3 BUSINESS ZONE



APPLICATION FOR PERMIT

PERMIT ISSUED

00581
MAY 29 1963

Class of Building or Type of Structure _____

Portland, Maine, April 8, 1963

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 645 Congress Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address The Portlander, 645 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address BROWN CONST. INC, 257 WARREN AVE Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 24
 Proposed use of building Motel and hotel No. families _____
 Last use Hotel No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 500.
 Estimated cost \$ 250,000.

General Description of New Work

To construct 2-story concrete and steel motel buildings as per plans

Permit Issued with Letter

Issued sustained 5/2/63

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? yes Is any electrical work involved in this work? yes
 Is connection to be made to public sewer? yes If not, what is proposed for sewage? yes
 Has sept. tank notice been sent? _____ Form notice sent? yes
 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 wall? _____ 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
 The Portlander _____

APPROVED: _____

INSPECTION COPY

Signature of owner By: John Stacey Pires

CS 301

811

NOTES

7-22-63 Front footings
going in

8-7-63 steel partly
up for 1st floor

11-15-63 Fire escape
going on - no permit

Exit lights?
Netwo. } Sect
Vent? } B.

Permits 42

11-17-63 Sect B OK
For use

1-15-64 Fire doors
(sliding) OK from hotel
to motel

1-21-64 Exit lights
handrails and
OK for Renal Insp

~~1-21-64~~

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~~1-21-64~~

~~1-21-64~~

Permit No.	63/5881
Location	645 Chippewa St.
Owner	J. S. Phillips
Date of permit	5-29-63
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	1/21/64
Safety-Out Notice	
Form Check-Notice	

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE

ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT 645 Congress Street IN PORTLAND, MAINE

Portlander Motel, being the owner of the premises at 645 Congress St. in Portland, Maine hereby gives consent to the erection of a certain sign owned by Portlander Motel projecting over the public sidewalk from said premises as described in application to the Inspector of Buildings of Portland, Maine for a permit to cover erection of said sign;

And in consideration of the issuance of said permit _____ Portlander Motel, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign within ten days of notice from said Inspector of Buildings that said sign is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this consent and agreement this 20th day of November, 1963.

J. S. Coyne
Witness

Quilley Day
Manager

RECEIVED
NOV 20 1963
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

plastic face - 60 sq. ft. plexiglass

B3 BUSINESS ZONE

PERMIT ISSUED

NOV 27 1963 01574



APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

CITY of PORTLAND

Portland, Maine, Nov. 20, 1963 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 45 Congress St. Within Fire Limits? _____ Dist. No. _____

Owner of building to which sign is to be attached Portland Motel, 645 Congress St.

No. and address of owner of sign Portland Motel, 465 Congress St. Telephone 772-4144

Contractor's name and address Covna Sign Co., 195 St. John St.

When does contractor's bond expire? Dec. 1963

Information Concerning Building

No. stories 2 1/2 Material of wall to which sign is to be attached steel

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 17' Horizontal 7' 6"

Weight 750 lbs. lbs., Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material plastic & metal

No. rigid connections 16 Are they fastened directly to frame of sign? yes

No. through bolts 8 Size 3/4" Location, top or bottom: both

No. guys none material _____ Size _____

Minimum clear height above sidewalk or street 10'

Maximum projection into street 6' Fee \$ 2.00

Signature of contractor

INSPECTION

9. 6. 11.

7. 11. 63

12/16

Permit No. 63/1574

Location 640 Congress St.

Owner Parkland Hotel

Date of permit 11/27/63

Sign Contractor

Final Inspn.

NOTES

11/26/63 - Shop imp.

mod. C. & I.

12/19/63 - work done

C. & I.





B3 BUSINESS ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd Class

Portland, Maine, November 18, 1963

PERMIT ISSUED
11570

NOV 23 1963

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 645 Congress St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address The Portlander, 645 Congress St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Brown Construction Inc. 253 Warren Ave. Telephone 774-0359
 Architect _____ Specifications _____ Plans yes No. of sheets 4
 Proposed use of building Hotel No. families _____
 Last use _____ No. families _____
 Material 2nd cl. No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 900.00 Fee \$ 5.00

General Description of New Work

To erect metal fire escape on side of new 2-story motel building from second floor to ground as per plans.

Rear of Unit B

Sent to Fire Dept 11/19/63
Ret. from Fire Dept 11/24/63

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? _____

Miscellaneous

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

APPROVED:

C. N. Johnson
CHIEF OF FIRE DEPT.

The Portlander
Brown Construction Inc.

INSPECTION COPY

Signature of owner by: *John Majors*



B3 BUSINESS ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
NO. 13 1963
CITY of PORTLAND

Class of Building or Type of Structure Ventilation

Portland, Maine, Nov. 18, 1963

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 645 Congress St.

Within Fire Limits? _____

Dist. No. _____

Owner's name and address Portlander, 645 Congress St.

Telephone _____

Lessee's name and address _____

Telephone _____

Contractor's name and address Acme Engineering Co., 36 Exchange St.

Telephone 776-6261

Architect _____

Specifications _____

Plans yes

No. of sheets 1

Proposed use of building Motel

No. families _____

Last use _____

No. families _____

Material brick & concrete No. stories 2

Heat _____

Style of roof _____

Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____

Fee \$ 5.00

70 General Description of New Work

Ventilation for/toilet-rooms on 2 floors as per plan

This permit covers both Unit A and Unit B.
Related as far as Unit B is concerned. agj

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 _____

Column 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:

OK-11/18/63-agj

Miscellaneous

Will work require disturbing of any tree on a public street? _____

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

Portlander:

Signature of owner

By: Bob E. Kelly

CS 301

INSPECTION COPY

7 Nov

NOTES
1-15-64 Completed

Permit No. 631
Location: 645 Chapman St
Owner: J. J. [unclear]
Date of permit: 1/15/64
Notif. closing-in: 1/15/64
Inspn closing-in: 1/15/64
Final Notif.: 1/15/64
Final Inspn.: 1/15/64
Cert. of Occupancy issued: 1/15/64
Sinking-Out Notice: 1/15/64
Form Check Notice: 1/15/64

Permit No. 631
Location: 645 Chapman St
Owner: J. J. [unclear]
Date of permit: 1/15/64
Notif. closing-in: 1/15/64
Inspn closing-in: 1/15/64
Final Notif.: 1/15/64
Final Inspn.: 1/15/64
Cert. of Occupancy issued: 1/15/64
Sinking-Out Notice: 1/15/64
Form Check Notice: 1/15/64

OK-111111-1111

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT 542 645 Congress Street IN PORTLAND, MAINE

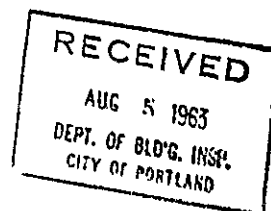
Portlander Motel, being the owner of the
premises at 645 Congress Street in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Portlander Motel
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

And in consideration of the issuance of said permit Portlander Motel, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign within ten days of notice from said Inspector of Buildings that said sign is in such condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this
consent and agreement this 5th day of August, 19 65.

J. A. Cozart
Witness

Portlander
by Jew Storey
Owner



90 sq. feet plastic face - ~~hydro-lath~~
Flexiglass

B3 BUSINESS ZONE



APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
AUG 4 1963
CITY of PORTLAND

Portland, Maine, August 5, 1963 19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 645 Congress Street Within Fire Limits? _____ Dist. No. _____

Owner of building to which sign is to be attached Portlander Hotel

Name and address of owner of sign Portlander Hotel

Contractor's name and address Coyne Sign Co., 195 St. John St. Telephone _____

When does contractor's bond expire? January 1963 December 31, 1963

Information Concerning Building

No. stories 5 Material of wall to which sign is to be attached brick

Details of Sign and Connections

Building owner's consent and agreement filed with application yes

Electric? yes Vertical dimension after erection 30' Horizontal 3'

Weight 350 lbs. Will there be any hollow spaces? yes Any rigid frame? yes

Material of frame angle iron No. advertising faces 2 material plastic

No. rigid connections 7 Are they fastened directly to frame of sign? yes

No. through bolts 2 Size 3/4" Location, top or bottom top and middle

No. guys 9 material cable Size: 5/16"

Minimum clear height above sidewalk or street 20'

Maximum projection into street 3' Fee \$ 2.00

Signature of contractor By: Coyne Sign Co.

INSPECTION COPY

H. E. M.

Permit No.

63/644

Location

645 Congress St.

Owner

Portland Hotel

Date of permit

8/7/63

Sign Contractor

Final Inspn.

NOTES

1-15-64 Completed

cut

WRITTEN CONSENT AND AGREEMENT RELATING TO A CERTAIN SIGN PROPOSED TO BE
ERECTED PROJECTING OVER A PUBLIC SIDEWALK FROM THE PREMISES

AT 645 Congress Street IN PORTLAND, MAINE

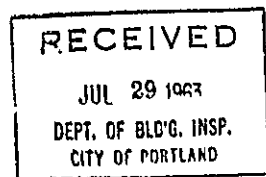
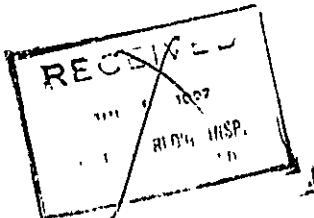
Portland Motel, being the owner of the
premises at 645 Congress St. in Portland, Maine hereby gives
consent to the erection of a certain sign owned by Portlander Motel
projecting over the public sidewalk from said premises as described in
application to the Inspector of Buildings of Portland, Maine for a permit
to cover erection of said sign;

And in consideration of the issuance of said permit _____
Portlander Motel _____, owner of said premises, in event said sign
shall cease to serve the purpose for which it was erected or shall become
dangerous and in event the owner of said sign shall fail to remove said sign
or make it permanently safe in case the sign still serves the purpose for
which it was erected, hereby agrees for himself or itself, for his heirs, its
successors, and his or its assigns, to completely remove said sign within ten
days of notice from said Inspector of Buildings that said sign is in such
condition and of order from him to remove it.

In Witness whereof the owner of said premises has signed this
consent and agreement this 26th day of August July, 1963.

J. S. Coyne
Witness

Portlander
Owner
by Jim Stacey





Size of plastic face- 20 sq.ft. B3 BUSINESS ZONE
Und Label.-Each piece has label.

APPLICATION FOR PERMIT TO ERECT SIGN OVER PUBLIC SIDEWALK OR STREET

PERMIT ISSUED
00879
JUL 30 1963

Portland, Maine, July 29, 1963
CITY OF PORTLAND
19

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect the following described sign extending over a public sidewalk or street in accordance with the Building Code of the City of Portland, and the following specifications:

Location 645 Congress St. Within Fire Limits? _____ Dist. No. _____
Owner of building to which sign is to be attached Portland Hotel, 645 Congress St.
Name and address of owner of sign Portlander Motel, 645 Congress St.
Contractor's name and address Coyne Sign Co. 195 St. John St. Telephone 772-1114
When does contractor's bond expire? Dec 31, 1963

Information Concerning Building

No. stories 6 Material of wall to which sign is to be attached brick

Details of Sign and Connections

Building owner's consent and agreement filed with application yes
Electric? yes Vertical dimension after erection 2'9" Horizontal 8'
Weight 125 lbs., Will there be any hollow spars? yes Any rigid frame? yes
Material of frame angleiron No. advertising faces 2, material plastic
No. rigid connections 2 Are they fastened directly to frame of sign? yes
No. through bolts 1, Size 3/4", Location, top or bottom top
No. guys 5, material galv, Size 5/16
Minimum clear height above sidewalk or street 14'3"
Maximum projection into street 8'

Signature of contractor by: [Signature] Fee \$ 2.00

INSPECTION COPY
J. E. M.

[Signature]

9/12

Permit No.

631879

Location

475 Congress St.

Owner

Railroad Hotel

Date of permit

7/30/63

Sign Contractor

Final Inspn.

9/4/63

NOTES

8/12/63 - stop pumps

needed SH

9/4/63 - no consolidation

SH

RECEIVED
CITY OF BOSTON
DEPARTMENT OF PUBLIC WORKS
OFFICE OF THE SUPERVISOR
100 STATE STREET
BOSTON, MASSACHUSETTS
02109

645a Congress Street

August 15, 1963

Kibler & Storer
71, Main Street
Yarmouth, Maine

cc to: Columbia Corp.
645 Congress Street

Gentlemen:

Upon inspection of the above job on August 14, 1963,
the following defect was found:

On the sixth floor there is still a
hook and eye on the exit door to the
fire escape. This must be removed
leaving the vestibule latch set only.

It is important that correction of these conditions
be made before August 29, 1963, and notification given this
office of readiness for another inspection.

If additional information relative to the above is
desired, please phone Inspector A. Allan Soule at 774-8221,
extension 235 any week day but Saturday between 8:00 and
8:30 A. M.

Very truly yours,

A. Allan Soule
Field Inspector

AAS:m

AREA =
 4061'²
 4247'²
 1011'²
 9319'²
 800'²
 10,100'²

13 X 33 = 429
 7 X 53 = 371
 800

46-D-21 23, 39

33 9

DEERING STREET

HENRY STREET

DEERING STREET PLACE

R-6

B-3

ZONE LINE

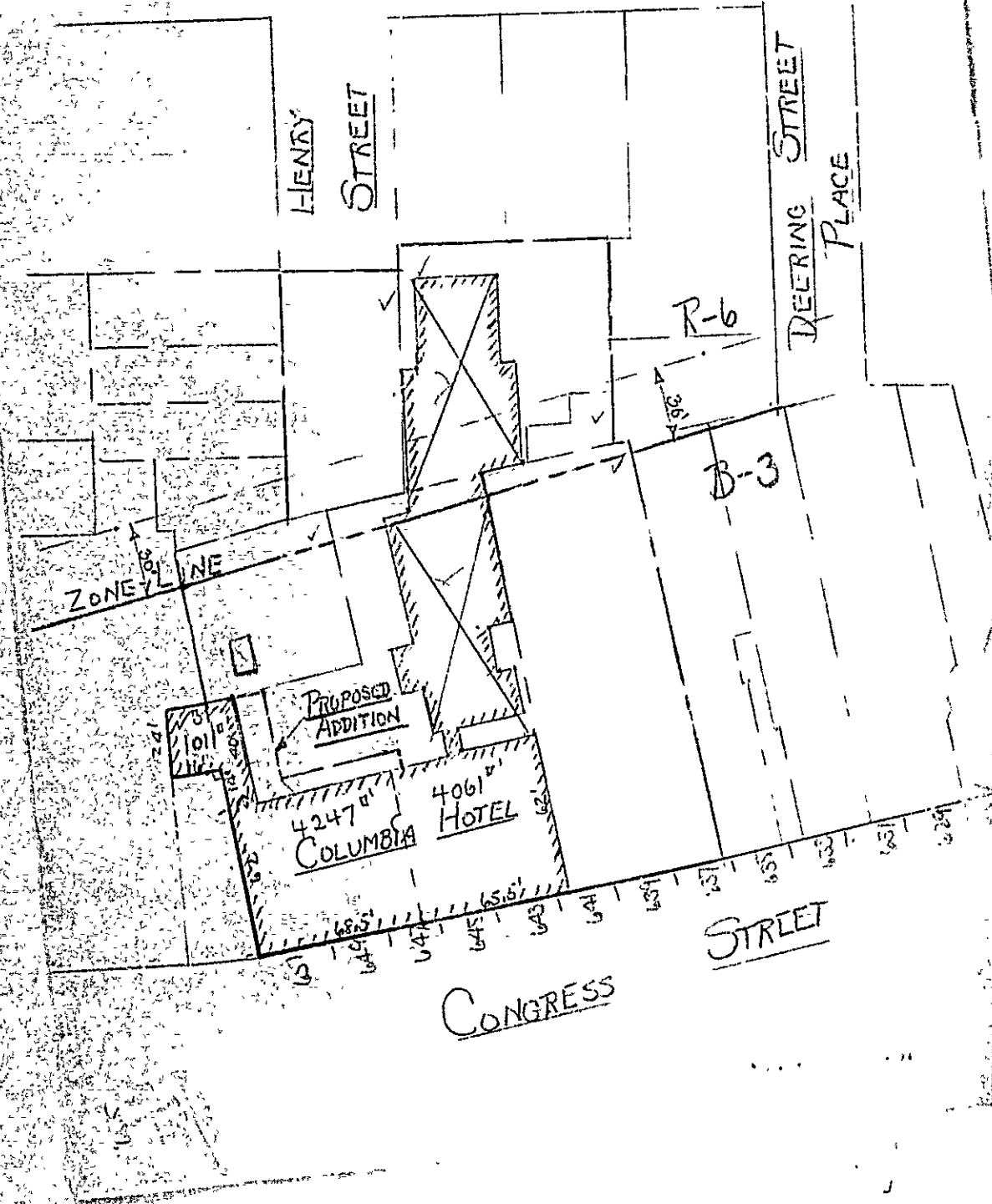
PROPOSED ADDITION

4247' COLUMBIA

4061' HOTEL

CONGRESS STREET

STREET





APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #3
Portland, Maine, October 8, 1962

PERMIT ISSUED

OCT 17 1962

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 62/1217 pertaining to the building or structure comprised in the original application 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 645 Congress Street. Within Fire Limits? Dist. No.
Owner's name and address Columbia Hotel, Inc., 645 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address Kibler & Storer, 74 Main St., Yarmouth Telephone
Architect Plans filed yes No. of sheets 3
Proposed use of building Hotel No. families
Last use No. families
Increased cost of work 5,000. Additional fee 10.00.

Description of Proposed Work

To construct 1-story and basement concrete block addition/on rear of building as per plan 12'x38'

Permit Issued with Letter

Details of New Work Kibler & Storer

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved:

Columbia Hotel
Kibler & Storer

Signature of Owner

Approved:

Signature of Inspector



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #2

Portland, Maine, October 3, 1962

PERMIT ISSUED

OCT 3 1962

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. pertaining to the building or structure comprised in the original application 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: 645a Congress Street Within Fire Limits? Dist. No.

Owner's name and address: Columbia Hotel, Inc., 645 Congress St. Telephone

Lessee's name and address Telephone

Contractor's name and address: Kibler & Storer, 74 Main St., Yarmouth Telephone

Architect Plans filed No. of sheets

Proposed use of building Hotel No. families

Last use " No. families

Increased cost of work: 1000. Additional fee: 3.00

Description of Proposed Work

To demolish existing loading platform rear of building.

To brick up seven window, 1st floor, rear of building (in wing)

8" brick wall

Details of New Work - Kibler & Storer

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

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

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

Material of foundation 1 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

Framing lumber—Kind Dressed or full size?

Corner posts Sills Girt or ledger board? Size

Girders Size Columns under girders Size Max. on centers

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

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

On centers: 1st floor 2nd 3rd roof

Maximum span: 1st floor 2nd 3rd roof

Approved: _____

Signature of Owner: _____
 Columbia Hotel
 Kibler & Storer
 Approved: *Albert J. Sears*
 Inspector of Buildings

KIBLER & STORER

INC.

ENGINEERS CONTRACTORS

74 MAIN STREET
YARMOUTH, MAINE

Tel. Victor 6-5533

October 2, 1962

Mr. Albert Sears, Building Inspector
Building Department
City Hall
Portland, Maine

Re: Columbia Hotel

Dear Mr. Sears:

As per your request, below is the signed statement for permit on subject project.

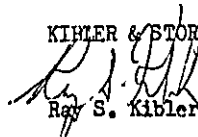
These computations, covering the lintel for the new side door entrance of the existing Columbia Hotel, have been designed by the undersigned according to the latest rules of engineering practice and to comply with allowable working stresses, floor loads, etc., required by the Building Code of the City of Portland.

Edward Salmon, P.E.



Very truly yours,

KIBLER & STORER, INC.



Ray S. Kibler

RSK:jv

Lintel for new door opening
Columbia Hotel -

Kibler & Stover, Inc.
Yarmouth, Me

2 of 2

Edward Johnson

Sept. 29/62

Lintel to carry brickwork (exterior wall) of new opening, -

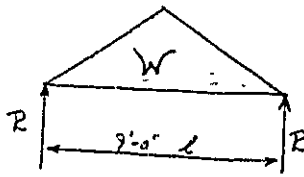
New door-lintel

Clear span 9'-0"

Wall - 16" brick

No floor loads.

Wt. of brick - 120#/cu ft.



$$W = \frac{9 \times 4\frac{1}{2}}{2} \times 120 \times \frac{16}{12} = 3240 \# = 3.24^k$$

Total load
3.24^k

$$M_{\max} = \frac{Wl}{6} = \frac{3.24 \times 9}{6} = 4.86 \text{ } ^k$$

M = 4.86^k

$$R = \frac{W}{2} = \frac{3.24}{2} = 1.62^k$$

R = 1.62^k

Try 2 sets of 2's 4x3 1/2 x 5/16 JL

ea set

$$f = \frac{M}{S} = \frac{4.86 \times 12}{2 \times 2.5} = 11,700 \text{ psi}$$

$$A = 4.50 \text{ in}^2$$

$$I_{x-x} = 7.1 \text{ in}^4$$

$$S_{x-x} = 2.5 \text{ in}^3$$

$$r = 1.26$$

use

2 sets of

2's 4x3 1/2 x 5/16

JL JL

stitch welded

$$V_{\text{shear}} = \frac{1600}{4.5 \text{ approx.}} = 355 \text{ psi} < 13,000 \text{ psi allowable}$$

o.k.

$$\text{Bearing pressure} = \frac{1600}{4(3\frac{1}{2}) \times 8} = 14.3 \text{ psi} < 130 \text{ psi allowable}$$

o.k.

with-

8" bearing

ea. side

RECEIVED

OCT 2 1962

DEPT. OF BLDG. INSP.
CITY OF PORTLAND

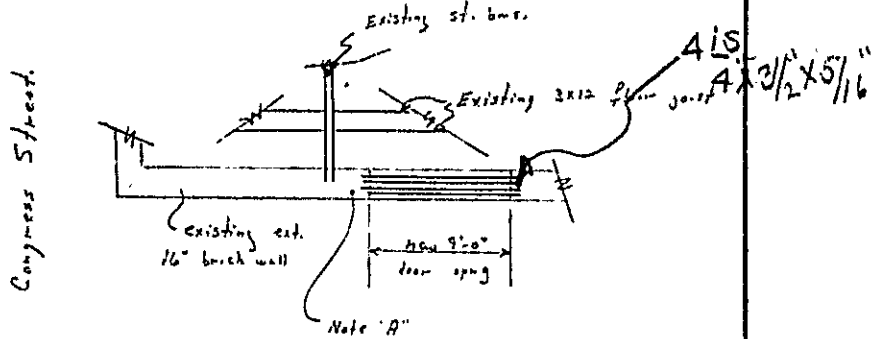
Lintel for new door opening
Columbia Hotel -

Riblen & Storer, Inc
Yarmouth, Me.

1 of 2

Edward Storer -

Sept. 28/62



Parking Area.

Note "A" - Brick in old window opening to add one foot to the pier carrying the two existing steel bms.

RECEIVED
SEP 28 1962
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Memorandum from Department of Building Inspection, Portland, Maine

AP- 645 Congress Street

July 22, 1963

Portland Pools
252 Spring Street
The Fortlander
645 Congress Street

Gentlemen:

Permit for construction of swimming pool approximately 20 feet by 40 feet at the above named location is issued herewith subject to compliance with Building Code requirements that walls or fences enclosing the pool area shall extend no less than four feet at all points above the finished grade on either side of them and that all doors or gates leading to pool enclosure shall be self-closing and self-latching.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Dr. Boris A. Vanadzin, Health Director

DATE: July 11, 1963

FROM: Albert J. Sears, Building Inspection Director

SUBJECT: Approval of permit for swimming pool at the Portlander, 645 Congress Street

Attached herewith is permit application with plan of pool and filter information. Provision is to be made for drainage connecting with public sewer. Section 211-g-5 of the Building Code requires your approval of sanitation, filling and drainage facilities before issuance of permit.

Albert J. Sears
Building Inspection Director

AJS:m

attachment

CITY OF PORTLAND, MAINE
MEMORANDUM


TO: Dr. Boris A. Vanadzin, Health Director

DATE: July 11, 1963

FROM: Albert J. Sears, Building Inspection Director

SUBJECT: Approval of permit for swimming pool at the Portlander, 645 Congress Street

Attached herewith is permit application with plan of pool and filter information. Provision is to be made for drainage connecting with public sewer. Section 211-g-5 of the Building Code requires your approval of sanitation, filling and drainage facilities before issuance of permit.


Albert J. Sears
Building Inspection Director

AJS:m

attachment

7-22-63

Mr. Welch brought this up- he says it
is allright to issue

BS BUSINESS ZONE

PERMIT ISSUED

JUL 22 1963

CITY of PORTLAND



APPLICATION FOR PERMIT

Class of Building or Type of Structure Structure

Portland, Maine, July 10, 1963

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 645 Congress Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address ThePortlander, 645 Congress St. Telephone _____
Lesse's name and address _____ Telephone _____
Contractor's name and address Portland Pools, 252 Spring St. Telephone 77-2-0131
Architect _____ Specifications _____ Plans yes No. of sheets 1
Proposed use of building _____ Swimming pool No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 6000. Fee \$ 12 '0

General Description of New Work

To construct concrete swimming pool approx approx. 20'x40' as per plans
Walls around pool must be at least 4' high and
gate must be self-closing and self locking

sent to Health Dept. 7/11/63
Permit issued with MAPA from Health Dept. 7/22/63

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 Portland Pools

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:

7/22/63 - Received back from Health Dept as approved - AJF

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

The Portlander
Portland Pools

CS 391

INSPECTION COPY

Signature of owner

BY

Debra M. Campbell

NOTES

1-15-64 Completed

[Faint, mostly illegible text in the notes section, possibly including dates and project details.]

Permit No.	63/846
Location	445 Commercial
Owner	W. B. ...
Date of permit	7/21/63
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

[Additional handwritten notes and signatures in the right-hand section.]

Complaint No. _____

Location 6.45 + Congress St

Permit No. _____

7/16/63 - Wood & eye on wall
down south floor. Window
metal is done and light
with narrow wall finished
on 2nd floor - Cilla
8/13/63 done - Cilla
9/21/63 - Work done - Cilla



INQUIRY BLANK

J.P.

ZONE B-3

FIRE DIST. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date January 2, 1959

~~Letter~~
~~Verbal~~
By Telephone

LOCATION Rear 637 Congress St. OWNER Columbia Hotel Co

MADE BY Mel Stone of W.L. O.B TEL. SP. 5-2336

ADDRESS 645 Congress Street

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS OF CONSTRUCTION _____

REMARKS _____

INQUIRY 1- Would there be any limitations, other than those of the C.A.A. to the height to which a radio antenna tower could be built on the existing foundations for former tower at the above named location which was taken down several years ago.

ANSWER 1- In the B-3 zone where property is located structures are limited to 125 feet in height but radio towers are allowed above this maximum height.

2- However, the base is located in an R-6 zone where such a use is not allowable. Since the use is allowable in only the Business and Industrial zones, the Appeal Board has no power to grant an appeal. Former station tower was by appeal.

DATE OF REPLY _____ REPLY BY _____

AVON

66
659
657
655
653
651
649
647
645
643
641
639
637
635

1 3 5 7 9 11 13 15 17

ZONE LINE

21

18

39

22

Columbia Hotel

7 5 3
HENRY STREET

52 Discant 1956

8 6 4 2

Columbia Hotel

10

MAINE THEATER

Columbia Hotel

11

Congress Square Hotel G

C.S.H.G.

R-6

Congress Sq Garage 2

(D)

DEERING STREET PLACE

12 10 8 6 4 2

B-3

APPROXIMATE
LOCATION
OF TOWER
BASE

46-D
635-641 Congress Street

1-2-59

East of D.C. 513

CONGRESS STREET

BP 62/1217. Amendment #10 - 645 Congress Street

May 23, 1963

Kibler & Storer
74 Main Street
Yarmouth, Maine

cc to: Columbia Corp.
645 Congress Street

Gentlemen:

Permit amendment for application of stucco to front wall of building at above named location is issued herewith subject to the following conditions:

1. Galvanized wire ties for brick veneer filling in recesses in existing walls are to be of at least #6 gauge wire and are to be spaced not over 12 inches vertically and 24 inches horizontally as specified by Section 308-b-8.5(c) of the Building Code.
2. Driving of nails fastening wire ties and metal lath to masonry wall is to be done by hand and not by explosive charges.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

KIBLER & STORER

INC.

ENGINEERS CONTRACTORS

74 MAIN STREET

YARMOUTH, MAINE

Tel. Victor 6-5533

May 21, 1963

City of Portland
Dept. of Building Inspection
Portland, Maine

Att: Mr. Albert Sears

Re: Portlander

Gentlemen:

Reference is made to your letter of May 20th regarding Amend.#10 on subject project.

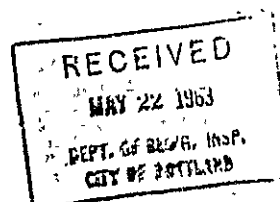
1. The maximum projection of stucco will be 1 inch.
2. We propose to bond the new brick to the existing masonry with the use of heavy duty galvanized wire ties two feet on center each way nailed to the wall with masonry nails over the ramset.
3. The metal lath will be fastened to the existing brick work in the same manner as was fastened on the original permit #01217, using masonry nails six inches on center each way.

Very truly yours,

KIBLER & STORER, INC.

Ray S. Kibler
Ray S. Kibler

RSK:jv
cc:f



DP-62/1217-Amend.#10
645 Congress Street

May 20, 1963

Kibler & Storer,
74 Main Street
Yorvouth, Maine

cc to: Columbia Corp.
645 Congress St.

Gentlemen:

In regard to permit amendment application for stuccoing the front wall of building at the above named location, more information concerning certain details of the work is needed before amendment can be issued, as follows:

1. What is maximum projection of stucco from face of existing wall to be? - 1"
2. How are bricks in filling of recessed panels to be bonded or tied to existing masonry? - *Galv. wire ties #6 gauge*
3. In what manner is the metal lath to be fastened to the existing brickwork? What are metal and spacing of fasteners to be? *6" o.c. masonry*

Very truly yours,

Albert J. Sains
Director of Building Inspection

AJS/h

KIBLER & STORER

INC.

ENGINEERS CONTRACTORS

74 MAIN STREET
YARMOUTH, MAINE

Tel. Victor 6-5533

May 20, 1963

RENOVATE FRONT OF THE PORTLANDER MOTEL

Remove existing bay windows
Remove existing ornamental masonry
Remove existing cornice trim

Existing recessed panels to be bricked in and filled so that
no voids remain. Concrete bricks to be used on the above item

Install self-furring galvanized metal lath
Install expansion joints to coincide with existing expansion joints

Stucco all areas on front of building and a 12" return on each end
of building

Install new aluminum cap and fascia

Install new aluminum window sill flashing

Caulk and clean windows



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #10
Portland, Maine, May 20, 1963

PERMIT ISSUED

MAY 23 1963

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 62/1217 pertaining to the building or structure comprised in the original application 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 645 Congress Street Within Fire Limits? Dist. No.
 Owner's name and address Columbia Corp., 645 Congress St. Telephone
 Lessee's name and address Telephone
 Contractor's name and address Kibler & Storer, 74 Main St., Yarmouth Telephone
 Architect Plans filed no No. of sheets
 Proposed use of building Hotel No. families
 Last use No. families
 Increased cost of work 12,000 Additional fee 24.00

Description of Proposed Work

To make alterations to front of building and apply stucco as per letter of today.

Details of New Work Kibler & Storer

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Material of underpinning Height Thickness
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining
 Framing lumber—Kind Dressed or full size?
 Corner posts Sills Girt or ledger board? Size
 Girders Size Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof

Approved:

with letter by agj

Columbia Corp.
Kibler & Storer

Signature of Owner:

Henry Smith
Albert J. Sears

Approved:

Inspector of Buildings

INSPECTION COPY

CS. 105



APPLICATION FOR AMENDMENT TO PERMIT

PERMIT ISSUED

MAY 7 1963

Amendment No. May 3, 1963

Portland, Maine, Amend. #9

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 62/121 pertaining to the building or structure comprised in the original application 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 645 Congress St. Within Fire Limits? Dist. No.
Owner's name and address Columbia Corp., 645 Congress St. Telephone
Lessee's name and address Telephone
Contractor's name and address Kibler & Storer, 74 Main St., Yarmouth Telephone
Architect Plans filed No. of sheets
Proposed use of building Hotel No. families
Last use No. families
Increased cost of work 10,000. Additional fee 20.00

Description of Proposed Work

To make alterations to third and fourth floors as per plans

Permit Issued with Letter

Sent to Fire Dept 5/6/63
Rec'd from Fire Dept 5/7/63

Details of New Work Kibler & Storer

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering Thickness
No. of chimneys Material of chimneys Dressed or full size? of lining
Framing lumber—Kind Sills Girt or ledger board? Size
Corner posts Size Columns under girders Size Max. on centers
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved: Carl F. Johnson CHIEF OF FIRE DEPT.

Signature of Owner Columbia Corp. Kibler & Storer
Approved: Albert J. Sears Inspector of Buildings

INSPECTION COPY CS. 105

BP-62/1217- 645 Congress St.

May 7, 1963

Kibler & Storer
74 Main St., Yarmouth

cc to: Columbia Corp.
645 Congress Street

Gentlemen:

Permit amendment #9 for alterations in third and fourth stories of easterly portion of building at the above named location is issued herewith based on plans filed with application for permit but subject to the following conditions:

1. Any new partitions bordering public halls or corridors are to be covered both sides with plaster on incombustible lath or with one-half inch gypsum wallboard.
2. Any new interior bathrooms are to be vented in a manner satisfactory to the Plumbing Inspector.
3. Alarm system and exit signs are to be provided in accordance with Fire Department specifications for other parts of the building where alterations have previously been authorized.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

*Granted 5/2/63
63/45*

DATE: May 2, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF The Portlander

AT 643-551 Congress Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

VOTE

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

YES	NO
(x)	()
(x)	()
(x)	()

Record of Hearing
No opposition.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

The Portlander _____, owner of property at 643-651 Congress Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: construction of two two-story motel units. This permit is presently not issuable under Zoning Ordinance restrictions applying to the B-3 Business Zone for the following reasons: 1) unit A is to be a minimum of four feet from the rear lot line instead of the 20 feet required by Section 10-C-1 of the Ordinance; 2) unit B is to be a minimum of 11 feet from the rear lot line instead of the 20 feet required by Section 10-C-1 and one side wall is to be practically abutting the side lot line instead of the 10 feet required by Section 10-C-2 of the Ordinance; 3) a canopy, which is also to serve as a sun deck by occupants of the two units, is to extend to the line of Congress Street and will, therefore, encroach upon the 10 foot front yard required by Section 10-C-3 of the Ordinance.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

The Portlander

By Jess Stacey Pres.
APPELLANT

DECISION

After public hearing held May 2, 1963 the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Harry M. Smith
James E. Hill
Robert L. Young

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 29, 1963

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, May 2, 1963, at 4:00 P.M. to hear the appeal of The Portlander requesting an exception to the Zoning Ordinance to permit construction of two two-story motel units at 643-651 Congress Street.

This permit is presently not issuable because: 1) Unit A is to be a minimum of four feet from the rear lot line instead of the 20 feet required by Section 10-C-1 of the Ordinance; 2) Unit B is to be a minimum of 11 feet from the rear lot line instead of the 20 feet required by Section 10-C-1, and one side wall is to be practically abutting the side lot line instead of the 10 feet required; 3) a canopy, which is also to serve as a sun dock by occupants of the two units, is to extend to the line of Congress Street and will, therefore, encroach upon the 10 foot front yard required by Section 10-C-3 of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

cc: Alexander Anton, 14 Deering Street
Elton R. Blaisdell, 35 Penrith Road

ALBERT J. SPARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP - 643-651 Congress St.

April 17, 1963

115
17420
(1 1)

COPY

The Portlander
645 Congress St.

cc to: The Corporation Counsel

Gentlemen:

Building permit to construct two two-story motel units at the above named location is not issuable under Zoning Ordinance restrictions applying to the B-3 Business Zone in which the property is located for the following reasons:

1. Unit A is to be a minimum of four feet from the rear lot line instead of the 20 feet required by Section 10-C-1 of the Ordinance.
2. Unit B is to be a minimum of 11 feet from the rear lot line instead of the 20 feet required by Section 10-C-1 and one side wall is to be practically abutting the side lot line instead of the 10 feet required by Section 10-C-2 of the Ordinance.
3. A canopy, which is also to serve as a sun deck by occupants of the two units, is to extend to the line of Congress Street and will therefore encroach upon the 10 foot front yard required by Section 10-C-3 of the Ordinance.

Presumably you will wish to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Spars,
Director of Building Inspection

AJS/h