

STEVENS
ARCHITECTS

187 Middle Street
Portland 3, Maine
October 14, 1947.

Mr Warren McDonald,
Inspector of Buildings
City of Portland, Maine

re: Portland Junior College
- Auditorium -

Dear Sir:

With this, we are handing to you all the revised prints and the truss analysis prepared by Mr. W.O. Hutchins, having adjusted all the points raised by you, except kitchen layout, so that these drawings become the basis for the amendment to the Building Permit for which the contractor will make application.

Re: the trusses:- a careful examination has been made which assures us that their structure is perfectly sound, but the steel plates have been added at the toe of all trusses to insure that, in case any future deterioration should take place at the old connection, these steel plates are sufficient to hold the entire thrust of the upper chord. The diagonal members have been added merely to permit a stress analysis, without which such analysis would be impossible; but we still feel that, even though these structures cannot be identified as "trusses", the fact that they have stood for over a hundred years is sufficient evidence they are adequate. By the new tie at the toe we insure they always will be.

Investigation shows that the north wall does not start 4'-0" below grade, and it is to be under-run to achieve this point.

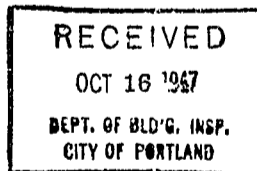
Sincerely yours,

John Howard Stevens
John Howard Stevens

JHS:MM

cc Mr. Raymond S. Oakes

Enclosures: prints & truss analysis



4-3157

CONSOLIDATED CONSTRUCTORS
INC.
CONTRACTORS AND BUILDERS
263 ST. JOHN STREET
PORTLAND 4, MAINE
TELEPHONE 2-5524

September 8, 1947

RECEIVED

SEP 16 1947

DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

John Howard Stevens, Architect
187 Middle St.
Portland, Maine.

Dear Mr. Stevens:

We are enclosing herewith a sketch of the trusses at the roof of the barn at Portland Junior College that is to be connected into an auditorium.

We have examined each of these trusses and found them all in excellent condition. There is no sign of rot or deterioration at any truss. The wood pines and wedges are in fine condition and I believe that the trusses are as good now as they were when they were installed.

There are checks in some of the larger members which is natural for wood beams of this size. They probably occurred within a year or two after the barn was built and have remained the same since that time.

We are also sending you samples of the main cornice members and the exterior moulding of the door to the small door to the exterior.

Very truly yours,
CONSOLIDATED CONSTRUCTORS, INC.

John A. Kibler
John A. Kibler

JAN/jb

COPY

BP 17/2530, AP A.Mt. 1-1
(Portland Junior College
Recreational Hall & Audi-
torium)

December 11, 1947

Messrs. John Howard & John Calvin Stevens
137 Middle Street
Portland, Maine

Subject: Several details as to rehabili-
tation of the former barn to make rec-
reation hall and auditorium

Gentlemen:

While I have not been able to satisfy myself as to the reasoning in your letter of October 14, relating to the adequacy of the so-called "roof trusses" and the strengthening of them, that problem will be examined and considered further, and I hope to communicate with you about it in detail within a few days. In the meantime the following features are called to attention which need to be cleared up:

OK 1. The problem of the main roof construction is one apart from all others, but the revised plans do not show any reinforcement of the roof joists or purlins on the long span between the two center trusses. Presumably this is an oversight as it has been recognized from the beginning that these existing framing members are not strong enough.

OK 2. It is not clear on the plans how high the wooden platform proposed outside of easterly door from auditorium will be above the grade and whether or not at least two risers will be provided, or how that will be. I am not prepared to say that a single step down will be forbidden, but such a slight change in level is always had in case of emergency exit. Before deciding, we would like to know what the true situation will be.

Hardware 3. While the large former barn door opening in the wall toward Bedford Street is not actually required as a means of egress, it appears from the plans that you intend to maintain this doorway and to fit it with double doors swinging outwards. If the doors are to appear like doors from the auditorium, as the plans indicate, everything about the exit should be fixed in the same manner as though it were a required one, including anti-panic hardware on both doors, exit light inside and white light outside, both lights keyed in with the exit light circuit, and the arrangements as to grade outside should be the same as at any other exit.

OK 4. Exit signs instead of exit lights are shown on the plans. The Building Code requires standard exit lights for this type of occupancy, standard exit lights being described in Section 21204 with special attention to the controls in 21204.4.

OK 5. With reference to my former letter in connection, I note that no change has been made in the facilities for ladies' toilet. Mr. Oakes has assured me that this toilet room and fixtures will be ample under circumstances under which the hall will be used.

OK 6. The arrangement of kitchen apparently is not settled as it is not shown on the plans, and I presume that information will be furnished on a revised plan as soon as settled. - *Installation of equipment*

The above features are called to your attention so that the plans may be changed immediately in view of the work being in progress. We are continuing with examination and consideration of the roof structure and hope to have a reply ready in a few days.

Very truly yours,

W.M.C.D./S

City of Portland, Oregon, Consolidated Constructors, Inc., W. O. Hutchins

Inspector of Buildings

AP 66 Falmouth St.
Recreation & Auditorium

October 4, 1947

Consolidated Constructors, Inc.,
263 St. John St.

Messrs John Howard and John Calvin Stevens,
187 Middle St.

Subject: Building Permit for Alteration
of Former Barn at 66 Falmouth St. and
to Change of Use to Recreation Building
with Auditorium for Portland Junior
College.

Gentlemen:

Building permit is issued to contractor, who applied for permit, herewith, based on architect's plans, sheets 1, 2A, 3 to 9 (incl.) and A, B, C, D, E, and F-sheet 7 being last dated Sept. 10, 1947 and all the others last dated Sept. 26, 1947; Specifications, dated July 14, 1947; and architect's letter of Sept. 30, 1947; and permit is issued subject to the following:

O.K.
1. As regards the roof framing, the architect is having design plans worked out which will supplement the present irrational framing with sufficient additional members and reinforcement as to give an analysis in conformity with Code requirements as to strength, stress diagrams to be furnished, and plans to be filed with application for amendment of permit now issued.

2. With reference to architect's letter of September 30, 1947, dealing entirely with various details of first floor framing and supports, which have been discussed verbally at length, most of the details in question have been referred to except the item of removing and rebuilding the portion of brick wall bordering dressing and toilet rooms which is so much out of plumb as to be unsafe to rely upon to act as a bearing wall subjected to the impact of a floor for public assemblage.

O.K.
I note that detailed drawings of all of these structural matters will be forthcoming shortly, and that a plan is in the making which will show every first floor timber, which are to be replaced and which are to be reinforced and how, this plan to be filed with application for amendment to permit now issued. The letter does not make clear the details proposed so that they may be checked, so that these details are excluded from the permit just now, but this is not to be taken to prevent removal of any of the rotten or spliced-cut timbers and unsuitable floor plank, most of the latter, I understand, being unsuitable.

If it be true that most of the present floor planking must be replaced, and when one considers the tremendous job of replacing many very heavy timbers, suitably supporting a number of heavy timber headers, and more extraordinary-sandwiching present 13x10 native pine beams (more than 100 years old) between two 4x12 hard pine beams, the latter to be "spiked" to existing beam, this compound beam to support a load of 8 1/2 tons on a span of 19 feet-- than to "jack-up" slightly the present beams over new Lally columns, remove the three layer bearing plates already installed and inserting a new bearing plate of sufficient area to "pick-up" the central 13x10, the crosswise 13x10, and probably the two new 4x12's on both sides of the central, longitudinal beam, and of such thickness as to distribute these loads concentrically to the Lally column below with a diameter of only 4 inches, one wonders if the college would not be far better off, even as to cost, to remove all or most of the old floor frame, and replace with materials about the strength of which there will never be any doubt and of a design that will be conventional to say the least.

O.K.
3. It has been decided in conference that emergency exit doorway shown on Sheet 3 at southeast corner of auditorium will not be built, that double exit doorway in center of east end will be built now, question of marking it and reaching it when - or platform is used to be worked out later

Very truly yours,
Assistant Corporation Counsel

Presumably plans will have information added to show how persons using this center doorway on east end will reach a place of safety upon reaching the outside, at same time plans include stage or platform and means of reaching the doorway without obstruction such as a single step at any point; also suitable marking of this means of egress.

✓ 4. Anti-panic hardware not shown on both doors of each pair of entrance, exit and vestibule doors at main floor level, nor at exterior entrance doors at basement level---but are required

✓ 5. Exit lights have not been shown on architectural floor plans. Where shown on electrical plans, the term "exit sign" has been used. There are required to be exit lights, and must be furnished to comply with Section 212e4 of the Code. Exit light not shown over doorway from vestibule to west breezeway, even on electrical plans, not white light on exit circuit outside center doorway, east end main floor. Both required.

✓ 6. Contractor should take note that no step down, other than usual threshold, is to occur beneath or near any of the doors counted for exit. I believe this change has been shown on concrete stairway plan, but is still not corrected on architectural floor plans. Make all stair treads non-slip, whether inside or outside the building.

✓ 7. Mr. Jakes says the building is to be completely equipped with standard automatic sprinkler system as per Section 303e of the Code. On that basis, fire resistive enclosure of kitchen is not required, except one-hour ceiling over.

✓ 8. Understood that there is question if metal lath and plaster can be applied to walls of auditorium for the present, as a temporary economy. Permit is issued on basis that if lath and plaster are omitted no combustible, or even slow-burning insulation will be applied to be left exposed in auditorium.

✓ 9. Architect says a check is being made to make sure that all foundation exposed to the outside will extend no less than 4 feet below the final finished grade of the ground, especially where the finished grade is to be lowered below that which has existed heretofore. Contractor should be on the lookout for such a discrepancy also.

✓ 10. Instead of anti-panic bolts on one door and a lockset with "dead bolt" in the other door of each pair at basement lounge, the "working" door should have a vestibule lockset with anti-panic bar in place of the knob, and the "standing" door of each pair may be equipped with the ordinary top and bottom bolts.

✓ 11. Wherever the basement stair enclosure is to be made of stud partition plastered on both sides, thickness from face of plaster on one side to face of plaster on other side must be at least 3 inches. See Schedule A of 303a.

✓ 12. Gills of west wing are to be no less than solid 4x5, bolted down; nailing strips on steel beams are to be bolted to steel. Presumably contractor will be instructed about these details in some manner. No attempt has been made to analyze the truss indicated over breezeway opening, but it is evident that joints not detailed on plan must be made with care in the case of truss in west face which must support half of the roof load and ceiling load, if any.

✓ 13. I presume all concrete stairways and the landings, as well as breezeway slab have been designed for at least 100 pounds per square feet live load. It is my impression that provision for caring for negative tension has not been shown in every case. Contractor should have details in every case with accurate diagrams of bending to avoid excessive tension in the concrete and subsequent cracks.

✓ 14. Separate permits from this office are required for sprinkler system, ventilator systems, installation of hot water heater, and cooking devices, these to be applied for by and are issuable only to the actual installer.

CC Mr. Raymond S. Oakes Very truly yours,
465 Congress St.

(Signed) WARREN McDONALD, Insptr. of Bldgs.

Audt. #1-66 Falmouth St.-I
(Auditorium for PJC)

September 25, 1947

Mr. Raymond S. Oakes
Room 702, 465 Congress Street
Portland 3, Maine

Subject: Application for amendment to building permit—the amendment to cover construction of ceiling over basement in proposed recreation building for Portland Junior College at Falmouth Street, leaving existing heavy wooden beams exposed, and to cover construction of kitchen partitions and ceiling without providing one-hour fire resistive separations

Dear Mr. Oakes:

With reference to our telephone conversation about the above subject and in view of the fact that we are trying to get as much of a permit issued as possible to cover work on the Portland Junior College recreation building above the foundation, it seems best to cover ^{by amendment} this proposed change—that of leaving the heavy wooden beams in the basement exposed and that of omitting the one-hour fire resistance required in partitions and ceiling separating the kitchen from the balance of the building—so that additional confusion will not result. Although no permit has yet been issued for the superstructure, I hope to receive the revised plans shortly so that the general construction permit can be issued without waiting for action on the additional Building Code appeal which you plan, seeking the right to these proposed changes.

Thus I am writing this letter as though this amendment had already been applied for, and it will be helpful if you can find time before filing the new Building Code appeal, to file the application for this amendment on which to base the new Building Code appeal. The application for amendment would read in the general description:

"To change construction of ceiling over basement so that existing heavy wooden beams may be left exposed. To construct ^{around} partitions and ceiling over basement kitchen of materials other than one-hour fire resistance."

This amendment to permit is not issuable as to the first feature because, according to Section 21017, the ceiling of the basement is required to be as for separations of one-hour fire resistance which calls for an unbroken surface of plaster on metal lath. Thus the projection of the existing timbers down into the basement lounge for decorative effect would make numerous breaks in this required fire separation.

The amendment is not issuable as to the second item because, according to Section 21014, kitchens are required to be cut off from all other parts of the occupancy by separations of one-hour fire resistance which calls for partitions around the kitchen and ceiling over the kitchen of that fire resistance and all doorways leading into the kitchen to be self-closing or automatic fire doors.

The first feature, that of the fire resistive ceiling, has been acted upon unfavorably by the Municipal Officers a short time ago, but I understand that you wish to advance as a reason for being granted both allowances that the entire building is to be equipped with a standard automatic sprinkler system.

Very truly yours,

WMC/S

Inspector of Buildings

Encl: Outline of appeal procedure

CC: J. R. & J. C. Stevens, 187 Middle St., Edward F. Gignoux, Assistant Corporation Counsel

AP 66 Palmouth Street-1
(Recreational Hall &
Auditorium)

September 23, 1947

Messrs. John Howard & John Calvin Stevens
187 Middle Street
Portland 3, Maine

Subject: Application for building permit
to cover alterations in and addition to
the former barn of the Deering Estate
at 66 Palmouth Street to make there a
recreational hall and auditorium for
Portland Junior College

Gentlemen:

With relation to the above and with reference to my letter of August 20, the Zoning appeal relating to the amount of land owned by the College in the rear of the building was granted on August 29. The Building Code appeal relating to the fire resistive nature of the rear exterior wall, fire resistive construction on basement ceiling and enclosure of stairs from basement to first floor was granted as far as the exterior wall is concerned on September 15, but the exceptions relating to fire resistive ceiling and enclosure of the stairs was not allowed.

Advance permit for excavation and construction of foundation only was issued to Consolidated Constructors, Inc. on August 30.

Mr. John Howard Stevens and I have had two conferences about the condition and strength of the roof construction, finding that the present framing of roof contains no real trusses. He has decided that he will have worked out rationally designed trusses based on the present heavy timbers, and detailing all joints as to design as well as the size of the members, to show that none of the members, whether in the various members of the truss or in connections would be overloaded according to Building Code standards. We would like to have the stress diagrams on these trusses. Also to have strengthening designed and shown on the plans of the purlins or rafters in present roof in the center span which is about 12' long and where the present members are badly overloaded and show definite sag.

We have arranged together that as soon as the plans have been revised to show the one-hour fire resistive ceiling over the basement and the fire resistive enclosure of the stairs from basement to first floor and to show compliance with the other details called to attention below, the building permit will be issued subject to working out the roof construction and furnishing the plans of it without delaying issuance of the permit until the plans of the roof construction have actually been received, the changes in roof construction to be covered by application for amendment to the permit, the application for amendment to be filed with the roof construction plans by the contractor in the same manner as he filed the application for the original permit.

Including the fire resistive ceiling and stair enclosure, the following deficiencies appear as to compliance with the Building Code, any references being to sections of the Building Code:

1. Section 206c. Since the set of prints which we have are marked up in crayon to show omissions and changes from the original proposition, it is necessary to go more into detail than would otherwise be the case. No less than three means of egress are required from the main floor assembly hall, so that the exit doors on the east end of auditorium will be necessary although the proposed addition on that end is omitted. It appears that these doors would open at the finished grade of the ground without any step-down, but revised plans should show arrangements for persons using these doors in emergency for reaching a place of safety compatible with the number of persons that might

September 23, 1947

Kosers, Stevens — 2

arrive quickly at the outside of this doorway. It is understood that on occasion there will be at least a temporary stage or rostrum on that end of the hall, and these developments should be foreseen in establishing the location of the exit doorway or doorways on that part of the hall to make sure that access to the exit doorways will not be obstructed in any way under any circumstances, and the exit lights over them be clearly visible to persons assembled in the hall--this even if it means the exit doorways--on either side of the proposed stage. All of these arrangements should, of course, be shown on the revised plans.

It is understood that the doorway in the center of the side of the hall toward Falsouth Street, while having the appearance of an entrance will really be an emergency exit doorway, the actual entrance to the hall being planned beneath this doorway to the basement corridor, thence to the stairs leading up to the vestibule on east end.

2. Section 212a. Both doors of every pair of doors and every single door counted as a required means of egress and which have locks or bolts of any description on them require anti-panic hardware, only, exceptions to this being the two pair of doors leading out of the basement lounge. Even if this lounge were used for assembly on occasion, the theoretical capacity would be only slightly greater than 200. Since two 3-foot wide doors would meet the requirements with such a number, the standing door of each pair could be top and bottom bolts without anti-panic bar and the working door of each pair should be equipped with anti-panic latch.

Where the stairs, basement to main floor, are to be enclosed in the basement, it is understood that two double-acting doors are intended (labeled Class C fire doors)--this so that these doors may be swinging outward either for persons in the lounge or for persons on main floor who might in an emergency, having entered the auditorium by coming up the stairs from basement, try to leave in the same manner as they entered, instead of going straight ahead and using the exit doors to the "breeway". Since enclosure and doorway are not as yet shown on the plans, note that the doors must be at least 3' from the foot of the stairs. If it is necessary to have locks on either of these doors, difficulty will be encountered because they are to be double-acting and anti-panic hardware is required. However, if such door is made at least 3' wide, it will be acceptable to use other than double-acting doors, having the door on the right as one comes down the stairs swing toward the basement and equipped with anti-panic bolts, and the door on the right as one proceeds from the lounge to the stairs swing toward the stairs with anti-panic bolts on it also and with the required exit light showing in the basement corridor over this door which swings toward the stairs.

Section 206e. Standard exit lights (see Section 212a4 for specifications) are required over all doorways counted as a means of egress and white lights are required outside of each exterior door, counted as a means of egress, and in basement and in basement corridor to illuminate all in main floor vestibule, staircase, and in basement and in basement corridor to illuminate all means of egress, and all of the doors counted as a means of egress, and sufficient white lights to be clearly marked exit lights on the panel. No exit light need be installed to indicate the stairway from main floor to basement from the vestibule, but of course one is needed on the exterior doors leading from vestibule to breezeway. All of these to be shown on the plan and the location of the exit light control switches.

I have talked with Mr. Stevens about the matter and all steps, single or otherwise, directly at exit doorways are to be eliminated--this to include doorway to breezeway, doorway to ornamental stairway outside, doorway on the east end of main floor and main entrance doorway to basement. All stair treads both inside and outside of the building are required to be non-slip.

3. Section 210f. It is understood that you intend to form the enclosure walls at the foot of the stairs from basement to main floor by using brickwork. This is al-

September 23, 1947

Messrs. Stevens — 3

lowable, of course, but not required, since wooden stud partitions, covered on both sides with plaster on metal lath would meet the requirements. If masonry walls are used, the frame of the doorway at the foot of the stairs is required to be of structural metal. If covered wooden partitions are used, the door frame could be of metal covered with plaster. If covered wooden partitions are used, the door frame could be of metal covered with plaster. The fact that these fire doors may be double-acting makes it very difficult to make them tight against smoke, but contractor should use every care to make the doors as tight as possible. If the arrangement of swing suggested above is adopted, "stops" on a part of the structural metal or metal covered frame should be provided on the front side of each door. Since these doors are to be, really entrance doors to the auditorium and therefore likely to be fastened in the open position, some other device than the ordinary foot bolts should be used to hold them in the open position of such a nature that the bolts could not be set so as to prevent the doors from opening when in the closed position.

The doorway between kitchen and lounge is to be protected by a Class C (labelled) fire door, made either automatic-closing or self-closing, the latter by a liquid door check, and unless the partition between kitchen and book storage is made one-hour fire resistive and the doorway between the two rooms made self-closing or automatic-closing Class C fire door, a similar fire door should be provided for the counter opening between lounge and book storage room.

To attain the required one-hour fire resistance rating, the plastered ceiling over the basement requires no less than 3/4 of an inch thickness. I have just talked with Mr. Wake in this connection and find that it is the plan to equip the entire building with a standard automatic sprinkler system. On that basis, he proposes to file a new variance appeal under the Building Code, seeking the right from the Municipal Officers to leave the heavy wooden beams over the basement exposed for decorative effect and to be relieved from providing fire doors and fire resistive partitions between the kitchen (I understand it is to be enlarged over the plan we now have) and the balance of the building--this on account of the superior protection provided by the sprinkler system.

4. Section 212g provides that toilet fixtures for each sex shall be provided adequate to serve the number of persons for which the occupancy is designed. If the auditorium is to be used on occasion for social or other events where numbers of women would be present, the single outfit of toilet fixtures shown in ladies' toilet room does not seem adequate, and there is no provision for future additional facilities.

The basement toilet room requires not only a waterproof floor, but a water-proof and sanitary base as well--no doubt a sanitary "cove" between floor and base will be necessary, and that type of floor and base should also be provided in the dressing room.

Provisions for ventilating toilet rooms and the kitchen are under the regulation of the Health Department. It is obvious that the toilet and dressing rooms must rely upon mechanical ventilation, and the Building Code provides that the system for ventilating these rooms shall be separate from other ventilating systems in the building. Since the lounge has no exterior windows, no doubt a mechanical system for ventilation will be needed there, and perhaps in the main auditorium also, since most, if not all, of the operable windows are to be eliminated. The Code does not require these systems, but if they are provided, a permit is required to cover that installation to be applied for by and assurable only to the actual installer. Standards for such systems, set up by the Municipal Officers, are those of the National Board of Fire Underwriters (Pamphlet No. 90).

5. A note on Sheet 1 says: "It is assumed that this north foundation wall is below frost for the new finished grade." I suppose that note is merely to get the job started and that there will be no doubt that the original or the underpinning of the

September 23, 1947

Hosers, Stevens 4

Foundation walls will be 4' below the final finished surface of the ground at all points not only in the north wall but everywhere also where the former grade of the ground has been cut down.

6. I have been unable to find any certain design of the foundation of the addition on west end and of breezeway, except the indication that the walls are to be of concrete or of brick apparently 12" thick uniformly. These walls have to extend at least 4' below the surface of the ground. Neither have I found a section of the reinforced concrete steps outside on the west end nor of the foundation wall shown on Sheet 23; nor the design of the roof framing of the addition on west end of the breezeway.

The design of the reinforced concrete floor structural, however has been received, and while it has not been looked over carefully, it is my impression that no indication has been made of the spacing of reinforcement bars within the thickness of slabs or of beams, nor of the landing of bars, nor of what joints, to which reference is made in the architect's notes to the various places also shown in the plan of the roof slabs, covering the reinforced concrete, and especially in the section plan of the roof trusses when that plan is forthcoming.

7. There are quite a number of structural questions which must be raised in connection with the proposed design. It was not very fully explained to me the proposed design of the addition and breezeway. It appears that the entire structure is to be built on a single level clear across the existing on space of about 10', and that the existing structure is to be retained between the heavy concrete foundation walls. It is my impression that the design of the foundation walls is not very clear. It is my impression that the design of the foundation walls is not very clear. It is my impression that the design of the foundation walls is not very clear.

Every one who has seen the plan of the proposed addition and breezeway will be struck by the fact that the design of the foundation walls is not very clear. It is my impression that the design of the foundation walls is not very clear. It is my impression that the design of the foundation walls is not very clear.

The proposed design of the foundation walls is not very clear. It is my impression that the design of the foundation walls is not very clear. It is my impression that the design of the foundation walls is not very clear.

1. The purpose of this document is to provide a comprehensive overview of the current state of the project and to identify the key areas that require attention. The information presented here is intended for the use of senior management and is subject to change as the project evolves.

2. The project has made significant progress since the last report, with several key milestones being achieved. However, there are still a number of challenges that need to be addressed in order to ensure the successful completion of the project. The following table provides a summary of the current status of the project and the key areas that require attention.

3. The project is currently on track and is expected to be completed by the end of the year. The following table provides a summary of the current status of the project and the key areas that require attention. The project is currently on track and is expected to be completed by the end of the year. The following table provides a summary of the current status of the project and the key areas that require attention.

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AP 66 Falmouth Street-I
(Recreation Hall and
Auditorium)

August 21, 1947

Constructors, Inc.
263 St. John Street
Portland, Maine
Gentlemen:

Subject: Application for alterations
in former barn and conversion to
Recreation Hall and Auditorium for
Portland Junior College at 66 Fal-
mouth Street

Issuance of this building permit is delayed because of questions of compliance with the Zoning Ordinance and with the Building Code, and I believe the owners contemplate an appeal on both points.

We have not been able to fully check the plans yet against other Building Code requirements, and I believe some questions are coming up about compliance.

As I drove by, it looks to me very much as though you had started work. I think you should refrain from any work on the project until you have the building permit on the premises as otherwise you will be in violation of the Building Code.

If there is foundation work to do on the addition, perhaps you wish to apply for an advance permit to cover construction of excavation and foundation only of the proposed addition to the present building. We can issue that permit and give you a chance to do some work while these other matters are being straightened out.

Very truly yours,

Inspector of Buildings

W.C.D./S

CC: Mr. Raymond S. Oakes
465 Congress Street

AP 66 Falmouth Street-I
(Recreation Hall &
Auditorium,

August 20, 1947

Mr. Raymond S. Oakes
465 Congress Street
Portland 3, Maine

Subject: Application for building permit to alter
and construct addition to the former barn at
66 Falmouth Street to make a recreation hall
and auditorium for Portland Junior College

Dear Mr. Oakes:

Apparently one wall of the barn is about 8' from the new property line dividing the college property and the Deering land retained in that ownership. Both properties are in a Residence C Zone under the Zoning Ordinance in which Section 93 provides that there shall be behind every building a rear yard having a minimum depth of 20'. When the ordinance was adopted, there were great quantities of land of the same ownership all around this building, but the transfer of land to the college has apparently reduced the rear yard of this building to about 8'.

Section 15 of the ordinance provides: "No lot shall be so reduced that the yards, courts, or other open spaces shall be smaller than prescribed by this ordinance." This conflict with the ordinance really took place, I suppose, when the title to the property was passed, and of course under the circumstances it seems like a technicality. However, it needs to be cleared up so that there is no flaw in the compliance of the college property with the Zoning Law, and therefore we issue the building permit for the changes in the building. For your convenience we are enclosing an outline of the present appeal procedure, and suggest that the next public hearing of the Board of Appeals will normally be held on Friday, August 29, out to get consideration at that public hearing, appeal papers should be filed at the office of Corporation Council without delay. This is not such an appeal as requires written notices 10 days before the hearing.

Under the Building Code we are classifying the altered building as a School Use, Type B, as regulated as to special requirements by Section 210 of the Building Code. While we have not finished our check against Building Code requirements on this basis, we have run across one requirement with which the building would not comply, and to comply with which would seem prohibitive, leading to the belief that you would like to seek relief from the Municipal Officers (Board of Appeals under the Building Code) in this particular at the same time as the zoning appeal.

Section 210b2 provides that exterior walls of Type B schools closer than 20' to a property line between the school property and private property shall have a fire resistant rating of 2-hours. Such a rating would mean a masonry wall no less than 8" thick and that all windows and doors in the wall would have to be fire resistive windows (metal sash and wire glass) or standard fire doors.

There are two other features which we find in conflict with the Building Code, on which the college has appeal rights also, because the change represents one of use, but these are matters of safety and fire protection for the building and its occupants which can be done, and therefore would come to the Municipal Officers with less chance of success than the other item mentioned.

Section 210f-1 provides that all stairways between the basement and first floor shall be cut off from the basement by separations of one-hour fire resistance. Judging from the situation shown on the plan, this would hardly prove either difficult or expensive.

Mr. Raymond S. Oakes — 2

August 20, 1947

Section 210f7 provides that the ceiling over the basement shall have a fire resistance rating of one-hour. A ceiling of this fire resistance is usually provided by using plaster on metal lath or on perforated Gypsum lath. The plans do not show such a ceiling. It is my belief that as much fire resistance as this is important in view of the considerable capacity of the main floor for public assemblage in this building of wooden frame construction.

To return to the Zoning Ordinance, I presume there would never be the desire or occasion to rent the assembly hall out in such a way that it could not be deemed to be an accessory to the college use. Such a use would probably be contrary to the Zoning Ordinance in the Residence C Zone where the property is located.

Very truly yours,

Inspector of Buildings

WMD/S

Encl: Outline of appeal procedure

CC: John Howard & John Calvin Stevens
187 Middle Street

Edward T. Gignoux
Assistant Corporation Counsel

: AP 66 Falmouth St.
Laboratory Bldg.

August 20, 1947

Messrs. John Howard and John Calvin Stevens,
187 Middle St.,
Portland 3, Maine

Subject: Conversion of former
carriage house at rear of 66 Falmouth St.
to laboratory building for Portland
Junior College.

Gentlemen:

Replying to Mr. Steven's letter of inquiry as to the appeal procedure in view of the fact that the plans of the above project do not comply with some features of the Building Code, and that the college desires to seek a variance from the Municipal Officers, claiming that enforcement of the ordinance in this particular case involves unnecessary hardship and that desirable relief may be given without wide departure from the intent and purpose of the Building Code, as per Section 115 of the Code, the proposal constituting a change of use in an existing building, the first step is to file application for the building permit in the same manner as though the work was in compliance with the Code.

Application for the permit should be made as soon as the plans are complete enough to present to the Board of Municipal Officers, but in order to expedite matters at your request, an outline of the appeal procedure is enclosed.

The same zoning question as to reduction of the required rear yard comes up in the case of this building, as brought to the attention of Mr. Raymond S. Oakes in a letter to him relating to the conversion of the barn to Recreation Hall and auditorium. It seems likely that one zoning appeal could include both buildings. Mr. Oakes is receiving a copy of this letter, and you have a copy of his on the other building.

While the plan of the proposed laboratory building has not been checked to any great degree against Building Code requirements, I presume the question to which you refer in your letter is the one of class of construction.

Irrespective of other features, a permit for the alterations and change of use to Type B School for laboratories would not be issuable because Section 210c provides that such a use shall not be permitted in a building of Third Class (wooden frame) Construction, and the carriage house is of wooden frame construction and two stories high.

Apparently the plans have not been completed because even a casual examination shows some features which do not comply with the requirements for Type B School-Section 210-notably, only one means of egress from each floor, and new stairway not wide enough. I recommend that the plans be completed to show compliance with Sections 210 and 212 before the hearing on the class of construction appeal.

cc Mr. Raymond S. Oakes,
465 Congress St.
Edward F. Gignoux,
Asst. Corporation Counsel

Very truly yours,
(Signed) WARREN McDONALD
Inspector of Buildings

Enclosure: Outline of
appeal procedure.

JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND 3, MAINE

August 11, 1947

Mr. Warren McDonald
Building Inspector
City of Portland, Maine

Dear Sir:

re: Portland Junior College
Laboratory

We submit herewith a plan made to remodel the present two-story carriage house on the Deering Estate (now the property of the Portland Junior College) to provide temporary housing for paraphernalia expected to arrive this fall, and to use as a Physical Laboratory on the ground floor and chemical laboratory on the second floor.

There are several items which we recognize as not being in accordance with the Building Code, because of which we understand that you cannot approve the plan; but, because of the urgency of the situation and the fact that it is for temporary use only, and is not to be used by children, we believe that the scheme is essentially safe for the proposed use.

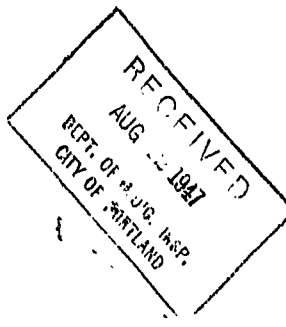
It would appear, therefore, that it must be a matter for appeal, and we wish to have it presented as soon as possible.

Sincerely yours,

John Howard Stevens
John Howard Stevens

JES:MM

cc Mr. Raymond S. Oakes



(RC) RESIDENCE ZONE - C



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, August 26, 1947

To the I. SPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repairs or demolish all 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 ... 6, Falmouth Street (2-3-47 Brighton Ave) Within Fire Limits? no Dist. No.
Owner's name and address ... Portland Junior College, c/o Raymond Oakes Telephone
Lessee's name and address ... Telephone
Contractor's name and address ... Consolidated Constructors, Inc., 263 St. John Telephone 2-5524
Architect Specifications Plans yes No of sheets 1
Proposed use of building ... Laboratory No. families
Last use ... Carriage House No. families
Material frame No. stories 2 Heat Style of roof Roofing
Other buildings on same lot ... school buildings, office, etc.
Estimated cost \$ 7800.00 Fee \$ 6.00

General Description of New Work

To Change Use of Building from carriage house to laboratory, with alterations 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.

Details of New Work

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 Kind of heat fuel
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
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 Junior College
Consolidated Constructors, Inc.

APPROVED:

INSPECTION COPY

Signature of owner

By:

John A. Keblers
v Pres

Sustained 4/1/53
8/29/47
[Signature]

City of Portland, Maine
Board of Appeals
—ZONING—

August 27, 1947.

To the Board of Appeals:

Your appellant, Portland Junior College, who is the Owner of property at 66 Falmouth Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 17, Paragraph E of the Zoning Ordinance,

Application for building permit to alter and construct addition to the former barn at 66 Falmouth Street and conversion of former carriage house at same address are not issuable under the Zoning Ordinance because Section 9B of the Zoning Ordinance provides that in a Residence C Zone there shall be behind every building a rear yard having a minimum depth of 20'. It appears that there is presently only about 8'.

The facts and conditions which make this exception legally permissible are as follows:—
Re: ZONING- Auditorium. The lot line has been established by mutual consent of both owners, with the building already in place. Furthermore, with the anticipation that both properties will eventually be under one ownership. Therefore, the real intent of the Zoning requirement seems to be accomplished.

Laboratory. The same reasoning applies to this situation.

Portland Junior College
by Robert R. [Signature]
Appellant

47/53

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 29th day of August, 1947,
on petition of Portland Junior College, owner of property at
66 Falmouth Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

Application for building permit to alter and construct addition to
the former barn at 66 Falmouth Street and conversion of former
carriage house at same address are not issuable under the Zoning
Ordinance because Section 9B of the Ordinance provides that in
a Residence C Zone there shall be behind every building a rear yard
having a minimum depth of 20'. It appears that there is presently
only about 8'.

The Board finds that enforcement of the ordinance would involve
unnecessary hardship and desirable relief may be granted out
substantially departing from the intent and purpose of
ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted
these in the specific cases.

Edna J. Colby
Robert H. Gilbert
William H. Lewis
Leah A. Loh

Helen C. Cross

Board of Appeals

47/53

August 29, 1947

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Portland Junior College
AT 66 Falmouth Street

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

Present for City

Board of Zoning Appeals members:-

- Edw. T. Colley
- Robert L. Getchell
- B. Wm. Holbrook
- Gerald A. Cole
- Helen C. Frost

VOTE

Yes No

Mr. Colley	(x)	()
Mr. Getchell	(x)	()
Mr. Holbrook	(x)	()
Mr. Cole	(x)	()
Mrs. Frost	(x)	()
	()	()
	()	()
	()	()

Municipal Officers:-

City officials:-

47/5

August 28, 1947

Phoned Mr. Edward Deering Noyes this morning and informed him of the Zoning and Building appeals tomorrow in connection with Portland Junior College. Mr. Noyes stated they were much in favor of granting the appeals, and that did not especially fear any fire hazard inasmuch as the buildings had been there for a great many years without setting his building on fire.

Patricia E. Meally

8/29

granted
- finally
- 2.11.11
- 447
4755

City of Portland, Maine
Municipal Officers
—BUILDING CODE APPEAL—

August 27, 1947.

To the Municipal Officers:

Your appellant, Portland Junior College, who is the owner of property at 66 Falmouth 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 in Section 115, Paragraph a of the Building Code, on the ground that the enforcement of the Code in this case involves practical difficulty or unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Building Code.

AUDITORIUM: Building permit under Building Code is not issuable because Section 210b2 requires that exterior walls of Type B schools closer than 20' to a property line between the school property and private property shall have a fire resistant rating of 2-hours. Building is presently only about 8' from property line. Section 210f-1 requires that all stairways between the basement and first floor shall be cut off from the basement by separations of one-hour fire resistance, and Section 210f7 requires that the ceiling over the basement shall have a fire resistance rating of one-hour.

LABORATORY: 210c of the Building Code requires that use as Type B School shall not be permitted in a building of Third Class (wooden frame) Construction.

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

Re: Auditorium. Sec. 210 b2: There are no other buildings on the other side of the newly established property line, and no known reason to expect there will ever be any, and, therefore, this one-story structure of wood seems reasonably safe in itself and with no menace to other buildings.

Laboratory. Sec. 210c : This old structure is planned to be remodeled for purely temporary use, and for grown men. Our schoolhouse code is based primarily for protection of children. We, therefore, argue that as contemplated this will not be a menace to life or health.

There are several features that cannot be brought up to requirements without a greatly increased cost.

We would like to advocate a one-hour separation in place of the 12" masonry wall shown on plan, believing that it would serve as a protection to life fully as well as the 12" wall.

Portland Junior College
by R. O. Bates, President
Appellant

City of Portland, Maine
Municipal Officers
— BUILDING CODE APPEAL —

Decision

Public hearing was held on the 29th day of August, 1947,
on petition of Portland Junior College, owner of property at
66 Falmouth Street, seeking to be permitted an exception to the provisions of the
Building Code relating to this property.

Building permit to alter and construct addition to the former barn to change the use to auditorium at 66 Falmouth Street is not issuable because Section 210b2 requires that exterior walls of Type B Schools closer than 20' to a property line between the school property and private property shall have a fire resistant rating of 2-hours. Building is presently only about 8' from property line. Section 210f-1 requires that all stairways between the basement and first floor shall be cut off from the basement by separations of one-hour fire resistance, and Section 210f7 requires that the ceiling over the basement shall have a fire resistance rating of one-hour. Building permit to cover conversion of former carriage house at same address to laboratory building is not issuable because Section 210c of the Building Code requires that use as Type B School shall not be permitted in a building of Third Class (wooden frame) Construction.

The Board finds that enforcement of Section 210b2 of the ordinance would involve unnecessary hardship and desirable relief may be granted without substantially departing from the intent and purpose of the ordinance.

It is, therefore, determined that exception to the said Section 210b2 of the Building Code may be permitted in this specific case to waive the requirement of a 2-hour fire resistant rated exterior wall at the rear of the proposed auditorium. No exception is permitted by this decision as to any other requirement of the Building Code with respect to the proposed auditorium. Decision on the appeal under the Building Code relating to the proposed laboratory is deferred until further plans and information shall have been submitted to the Building Inspector.

~~It is the order of the Board that the exception to the Building Code be granted and that the permit be issued.~~
~~xxxxxx~~

.....
Helena C. Frost
Edmund Colby
Robert H. Hildreth
Gerald A. Cole

John W. Lake
.....
.....

Municipal Officers

September 12, 1947

HEARING ON APPEAL UNDER THE BUILDING CODE OF PORTLAND JUNIOR COLLEGE
AT 66 Falmouth Street

Public hearing on above
appeal was held before
the Municipal Officers
today.

Present for City

Board of Zoning Appeals members:-

VOTE

Yes	No
(x)	()
(x)	()
(x)	()
(x)	()
(x)	()
(x)	()
()	()
()	()

Municipal Officers:-
Edw. T. Colley
Helen C. Frost
Robert L. Getchell
B. William Holbrook
Gerald A. Cole
John W. Lake

City officials:-

Mr. Raymond S. Oakes ----- 2

August 20, 1947

Section 210f7 provides that the ceiling over the basement shall have a fire resistance rating of one-hour. A ceiling of this fire resistance is usually provided by using plaster on metal lath or on perforated Gypsum lath. The plans do not show such a ceiling. It is my belief that as much fire resistance as this is important in view of the considerable capacity of the main floor for public assemblage in this building of wooden frame construction.

To return to the Zoning Ordinance, I presume there would never be the desire or occasion to rent the assembly hall out in such a way that it could not be deemed to be an accessory to the college use. Such a use would probably be contrary to the Zoning Ordinance in the Residence C Zone where the property is located.

Very truly yours,

(Signed) WARREN McDONALD

Inspector of Buildings

WMCD/S

Encl: Outline of appeal procedure

CC: John Howerd & John Calvin Stevens
187 Middle Street

✓ Edward T. Gignoux
Assistant Corporation Counsel

WARREN McDONALD
INSPECTOR OF BUILDINGS

On reply refer
to File : AP 66 Falmouth St.,
Laboratory Bldg.

CITY OF PORTLAND, MAINE
Department of Building Inspection

FU

August 20, 1947

Messrs. John Howard and John Calvin Stevens,
187 Middle St.,
Portland 3, Maine

Subject: Conversion of former
carriage house at rear of 66 Falmouth St.
to laboratory building for Portland
Junior College.

Gentlemen:

Replying to Mr. Steven's letter of inquiry as to the appeal procedure in view of the fact that the plans of the above project do not comply with some features of the Building Code, and that the college desires to seek a variance from the Municipal Officers, claiming that enforcement of the ordinance in this particular case involves unnecessary hardship and that desirable relief may be given without wide departure from the intent and purpose of the Building Code, as per Section 115 of the Code, the proposal constituting a change of use in an existing building, the first step is to file application for the building permit in the same manner as though the work was in compliance with the Code.

Application for the permit should be made as soon as the plans are complete enough to present to the Board of Municipal Officers, but in order to expedite matters at your request, an outline of the appeal procedure is enclosed.

The same zoning question as to reduction of the required rear yard comes up in the case of this building, as brought to the attention of Mr. Raymond S. Oakes in a letter to him relating to the conversion of the barn to Recreation Hall and auditorium. It seems likely that one zoning appeal could include both buildings. Mr. Oakes is receiving a copy of this letter, and you have a copy of his on the other building.

While the plan of the proposed laboratory building has not been checked to any great degree against Building Code requirements, I presume the question to which you refer in your letter is the one of class of construction.

Irrespective of other features, a permit for the alterations and change of use to Type B School for laboratories would not be issuable because Section 210c provides that such a use shall not be permitted in a building of Third Class (wooden frame) construction, and the carriage house is of wooden frame construction and two stories high.

Apparently the plans have not been completed because even a casual examination shows some features which do not comply with the requirements for Type B School-Section 210-notably, only one means of egress from each floor, and new stairway not wide enough. I recommend that the plans be completed to show compliance with Sections 210 and 212 before the hearing on the class of construction appeal.

CC: Mr. Raymond S. Oakes,
465 Congress St.
Edward T. Gignoux,
Asst. Corporation Counsel

Very truly yours,
(Signed) WARREN McDONALD
Inspector of Buildings

Enclosure: Outline of
appeal procedure.

C
O
P
Y

(RC) RESIDENCE ZONE - C



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, August 22, 1947

17 1851113
02106
SEP 4 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ alter ~~repair~~ ~~rehabilitate~~ 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 23 Brighton Avenue Within Fire Limits? no Dist. No.
Owner's name and address Portland Junior College, 23 Brighton Avenue Telephone
Lessee's name and address Telephone
Contractor's name and address E. E. Hanley, Cumberland Center Telephone
Architect Specifications Plans no No of sheets
Proposed use of building Office No. families
Last use dwelling No. families
Material frame No. stories 1 1/2 Heat stove Style of roof pitch Roofing
Other buildings on same lot
Estimated cost \$ 200 Fee \$ 1.00

General Description of New Work

To extend existing chimney down to basement floor - to provide flue lining and cleanout door and frame - 8" thimble - concrete foundation.

INSPECTION NOT COMPLETED

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

Details of New Work

Is any plumbing 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 Kind of heat fuel
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
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 Junior College

INSPECTION COPY

Signature of own.

By:

Philip Hanley

STEVENS
ARCHITECTS
[Handwritten signature and scribbles]

187 Middle Street
Portland 3, Maine
September 19, 1947

Mr. Warren McDonald
Building Inspector
City of Portland, Maine

Dear Sir:

re: Changes Dwelling
23 Brighton Avenue

Answering your letter to Mr. Oakes of September 3rd, the building permit would be applied for by the contractor, and the smoke flue opening in cellar can be the required distance below bottom of timbers with the type of heater that is to be installed.

Heating contractor will apply for his permit.

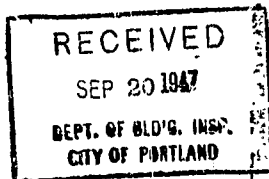
The use of the building is not to be for "school purposes" as defined by the code, but only for administrative offices, with possibly one room on 2nd floor to be used as a chamber.

Sincerely yours,

[Handwritten signature]
John Howard Stevens

JHS:MM

cc Mr. Raymond S. Oakes
Mr. Luther I. Bonney



AP 23 Brighton Avenue-I

August 30, 1947

Mr. Raymond S. Oakes
465 Congress Street
Portland 3, Maine

Subject: Change of use of dwelling
house at former Deering Estate now
or Portland Junior College campus
office for college

Dear Mr. Oakes:

P. E. Hanley has applied for a permit to extend the chimney in the above dwelling house down to the basement floor, and we find that the dwelling is now to be changed to an office or offices which, though a small change, has to be classified as a change of use to the class of use known as Business & Industrial in the Building Code under which there is an entirely different control than for dwelling houses.

Will you be kind enough to have filed an application for the change of use, and if you do not have a plan of the dwelling showing the arrangement proposed and possibly the strength of the floors, will you explain with the application just how the building is to be used and especially if there will be more than two persons habitually on the second floor in which case two means of egress would be necessary.

I can appreciate the tremendous amount of work with which you have been involved in this large undertaking, and I dislike to seem to add to the burden, but it is necessary that we should keep this matter straight, and I do not know of any other way to do it.

Very truly yours,

Inspector of Buildings

WMO/S

(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class

Portland, Maine, August 23, 1947

PERMIT NO. 02172
AUG 30 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
The undersigned hereby applies for a permit to ~~erect~~ excavate and construct all 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 66 Falmouth Street 23 Brighton Ave Within Fire Limits? no Dist. No. _____
Owner's name and address Portland Junior College, c/o Raymond Oakes Telephone _____
465 Congress St. Telephone _____
Lessee's name and address _____
Contractor's name and address Consolidated Constructors, Inc., 263 St. John St. Telephone 2-5524
Architect _____ Specifications _____ Plans yes No of sheets _____
Proposed use of building Recreation Hall and Auditorium No. families _____
Last use Barn No. families _____
Material Frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____ Fee \$ 1.00
Estimated cost \$ _____

General Description of New Work

To excavate and construct foundation Only as per plans.

NOTIFICATION BEFORE LATHING OR CLOSING-IN IS WAIVED

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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

Details of New Work

Is any plumbing 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 at least 4' below grade _____ No. stories _____ solid or filled land? _____ earth or rock? _____
Material of foundation concrete Thickness, top 12" bottom 12" cellar yes
Material of underpinning " to sill Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Framing lumber—Kind _____ Dressed or full size? _____ Size _____
Corner posts _____ Sills _____ Girt or ledger board? _____
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 _____, height? _____
If one story building with masonry walls, thickness of walls? _____

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:

Portland Junior College
Consolidated Constructors, Inc.

Signature of owner By: John A. Kibler

INSPECTION COPY

No. 471 2172
Location 3:23 Brighton Ave
~~126 State Street St.~~
Owner Portland Junior College
Date of permit 8/30/47
Notif. closing-in None given
Inspn. closing-in _____
Final Notif. _____
Final Inspn. 10/4/47 C.C.
Cert. of Occupancy issued None

NOTES

11/7/47 work progressing
1/29/48. First floor main
auditorium floor)
closed in. Work
progressing on lower floor.
ldla



(RC) RESIDENCE ZONE - C
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

PERMIT ISSUED
013
JUN 12 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
Portland, Maine, May 29, 1947

The undersigned hereby applies for a permit to erect alter or repair ~~any~~ all 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 46-88 Falmouth Street 23 Brighton Ave Within Fire Line? no Dist. No. _____
Owner's name and address Portland Junior College, c/o Raymond Oakes Telephone _____
Lessee's name and address 465 Congress Street Telephone _____
Contractor's name and address Samuel Aceto & Co., 40 Preble St. Telephone 3-5961
Architect _____ Specifications _____ Plans yes No. of sheets 4
Proposed use of building School No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____
Other buildings on same lot _____ Roofing _____
Estimated cost \$ 23,000. Fee \$ 11.50

General Description of New Work

To construct 1 story frame building 38'x100' as per plan

INSPECTION NOT COMPLETED

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.

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ 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 _____ Sills _____ Girt or ledger board? _____
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: _____
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

INSPECTION COPY

Signature of owner _____
By: _____

Portland Junior College
Samuel Aceto & Co.

Permit No. 42/1302 F

Location 3-25 ~~Portland~~ Portland, Oregon

Owner Portland Junior College

Date of permit 6/12/47

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn.

Cert. of Occupancy issued

NOTES Bldg #1

6/10/47 - Location

staked out O.K. - O.K.

7/5/47 concrete block

work completed & struck

walls, not separated.

9/22/47 Working on roof

covering, etc.

11/7/47 Work progressing,

closed in except one or

two non-bearing

partitions

~~INSULATION NOT COMPLETED~~



(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 29, 1947

PERMIT ISSUED
01303
JUN 12 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~alter~~ ~~enlarge~~ ~~rebuild~~ ~~reconstruct~~ 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 66-88 Palmyra Street 23 Brighton Ave Within Fire Limits? no Dist. No. _____
Owner's name and address Portland Junior College, c/o Raymond Oakes Telephone _____
465 Congress St.
Lessee's name and address _____ Telephone _____
Contractor's name and address Samuel Aceto & Co., 40 Preble St. Telephone 3-5961
Architect _____ Specifications _____ Plans yes o. of sheets 4
Proposed use of building School No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 28,000. Fee \$ 14.00

General Description of New Work

To construct 1 story frame building 28'x75' and 28'x74 wing, as per plans

INSPECTION NOT COMPLETED

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.

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
Height average grade to top of plate _____ 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 _____ 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 _____
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 Junior College
Samuel Aceto & Co.

Samuel Aceto

Signature of owner By _____

INSPECTION COPY

Permit No 47/1303 ∇
3-23
Location 3-23 BRINGTON AVE. St
Owner Portland Junior College
Date of permit 4/12/47
Notif. closing-in _____
Inspn. closing-in _____
Final Notif. _____
Final Inspn _____
Cert. of Occupancy issued _____

NOTES Bldg. #13
6/10/47 - Location claimed
out O.K. O.K.
6/18/47 - separate y.c. N.
7/31/47 - laying concrete blocks
at S.E. end. Trenches in all
not excavated as yet.
11/7/47 - Work progressing,
closed in by wall and
small partitions etc.

INSPECTION NOT COMPLETED

(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT



Class of Building or Type of Structure Third Class

Portland, Maine, May 29, 1947

PERMIT ISSUED
01304
JUN 12 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect ~~the~~ ~~repair~~ ~~demolish~~ ~~and~~ 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 66-88 Falmouth Street 23 Brighton St Within Fire Limits? no Dist. No. _____
 Owner's name and address Portland Junior College, c/o Raymond Oakes Telephone 3-5961
465 Congress Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Samuel Aceto & Co., 40 Preble Street Telephone 3-5961
 Architect _____ Specifications _____ Plans yes No. of sheets 4
 Proposed use of building School No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 15,000 Fee \$ 7.50

General Description of New Work

To construct 1 story frame building 26'x65' as per plans

INSPECTION NOT COMPLETED

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.

Details of New Work

Is any plumbing work involved in this work? _____ Is any electrical work involved in this work? _____
 Height average grade to top of plate _____ 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 _____ 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 _____
 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 Junior College
 Samuel Aceto & Co.

Signature of owner By: _____

APPROVED

REPRODUCTION COPY

Permit No. 47/1304 7
 Location 8-25 Brighton Ave
 Owner *William J. Smith*
 Date of permit 6/17/47
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued

NOTES Bldg. #14
 6/10/47 - Location stated
 out OK - OK
 7/31/47 First floor
 removed. Skirting wall
 removed. Skirting wall
 except brickwork. 12' x 24'
 11/1/47 work program
 closed in except a few
 small partitions. 2.1.47
 1/14/48 work program

INSPECTION NOT COMPLETED

Portland Junior College

Location: 3-230 Brighton Ave.

Date 9-24-48

Permit
Inquiry
Complaint

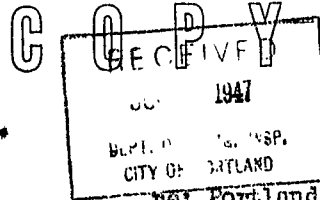
As chairman in regard to the
these unfinished matters
up with Mr. Baker by phone
as we do not have a
letter of record. This covers
school bldg # 14-1-4-13,
all are being used.
Nothing done since 2/12/47
1- The liability (not included
in the four numbered ones)
has not had a change of
use permit yet.
2- No change in burner
as to required valves, one
fuseible required. Burner
units to control switches
should be as marked.
3- No anti-fanise hand-
wage nor spit light yet.
4- Alarm systems not
installed.
5- Sprinklers, classroom
bldg 14 still owing out
reducing corridor width
to 38"

— over —

Mr. Warren McDonald, Inspector of Buildings

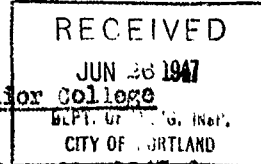
JOHN HOWARD STEVENS, A.I.A. JOHN CALVIN STEVENS, 2ND, A.I.A.
ARCHITECTS
187 MIDDLE STREET, PORTLAND 3, MAINE

*pls check
mm
6/26/47*



June 25, 1947

Samuel Agate & Co.
40 Preble Street
Portland 3, Maine



Gentlemen:

Please refer to the letter of June 11, 1947 from the Department of Building Inspection and note the following items as enumerated in that letter.

1. Since this is not a public school, we believe requirements of the State Commission of Education do not apply.
2. Doors referred to can swing into rooms, Provide new emergency exit door swinging out thru closet "g" similar to exit #4 from room "5" in Building #4, removing closet partition.
3. Provide exit lights as required.
4. Submit plans to Chief of Fire Department for ruling on private fire alarms.
5. There are no laboratories or kitchens.
6. Due to the fact that toilets are to be provided here and there all over the campus, it may be reasonable to investigate this situation to determine if the rule for any one building cannot be modified.

We will provide detail for sanitary bases.

7. (a) Design statement will be forwarded.
- (b) It would seem that scuttle must be provided in Building #4.
- (c) Note on your plans that floor joists in platforms are to be not over 16" o.c.
- (d) Contractor will note requirements for separate permits for demolition.

Sincerely yours,

JHS
John Howard Stevens

JHS:MM
cc: Mr. Warren McDonald
Mr. Raymond Cakes

Handwritten notes:
Bill
Bred
I can't find
of 22 June

June 9, 1947

Mr. Harold R. Cummings
92 Falmouth Street
Portland, Maine

Dear Mr. Cummings:

You will remember asking me several days ago about the zoning situation on Falmouth Street. The Portland Junior College property lies in two separate zones, each of which permits the use of the property for educational purposes. Under these circumstances, there is no zoning question to be raised as to the proposed development of the property by the College.

Very truly yours,

Signature of Lyman S. Moore
Lyman S. Moore
City Manager

cc: Warren McDonald

RECEIVED
JUN 10 1947
DEPT. OF PLANNING, INSURANCE & FIRE

CITY OF PORTLAND.....DEPT. OF BUILDING INSPECTION

Check List of Compliance with Building Code and Zoning Ordinance Requirements

June 11, 1947

Job Location 63-88 Falmouth Street Owner Portland Junior College
Contractor Samuel Aceto Company Architect J. H. & J. C. Stevens

Building permit is issued herewith but subject to the following. References at left are to sections of Building Code where applicable (copies of revised Building Code now available at the office of City Clerk). If plan maker disagrees with statements below, he should seek a conference by phone or in person at this office. If he agrees, plans should be revised or supplementary specifications issued and fresh copies furnished to this office with a letter of transmittal showing that contractor and owner have copies of revisions.

- 1. OK Sec. 210d. We do not know whether the requirements for light, ventilation and heating of schools promulgated by the Commissioner of Education of the State of Maine, which are referred to by this section and listed in the Appendix of the Building Code, control those features in the type of school buildings involved in these permits, but would suggest check be made to ascertain whether or not they do.
- 2. OK Sec. 210e2. The doors from class rooms and the library in Building #4 should be made to swing into the rooms instead of into the corridor as shown in order to avoid the necessity of making the width of this corridor 54" plus the width of the doors as is required by this section.
The dead end in the corridor of easterly end of Building #1 must be eliminated, since it will be more than 10' from the entrance of corridor to main system of egress.
- 3. OK Sec. 210e6. Exit 1. We are required over the outside doors from Class Room 1 in Building #1 as well as over the other doors indicated on plan. Anti-panic hardware is required on all exits as required wherever locks are provided.
- 4. OK Sec. 203e7. Private fire alarms to meet the approval of the Board of Fire Engineers are required for each building.
- 5. OK Sec. 210f4. Any laboratories, kitchens, shops, etc., if any, are required to be separated by partitions and ceilings of one-hour fire resistance from balance of building in which they are located.
- 6. OK Sec. 210g1 & 2. Using 20 square feet per person of area of class rooms to determine the capacity of buildings, this being the figure commonly used in such a case according to the best authorities, it is apparent that one additional urinal and one water closet more than shown on plans is required for Building #1 and for Building #13 to meet requirements of this section. If the college has any information to show that the actual number of students to be accommodated will be less than the figures thus arrived at, we shall be glad to check over the matter in the light of the smaller figures.
The waterproof floor surfaces of toilet rooms are required to turn up at sides of rooms to form a sanitary base.
- 7. General.
 - a. Will the architect please furnish his statement of design as specified in Section 104b3?
 - b. Unless already existing, scuttles to give access to blind attic spaces are required.
 - c. Floor joists of all platforms are required to be not more than 16" on centers instead of as shown.
 - d. Separate permits are required for the demolition of certain sections of buildings shown on location plan and the demolition of any of these sections closer than 40' to one of new buildings will have to be completed before the certificate of occupancy for the use of the building may be issued.

Will it be OK to leave part of closet partitions?

Check List - 68-38 Falmouth Street ----- 2

June 11, 1947

A separate permit issuable only to the installer is required for the installation of the new heating plant. The metal stack in connection with this plant is required to have thickness and other details of construction in compliance with Section 304c of the Building Code.

Inspector of Buildings

AJS/S

Original to: Samuel Aceto & Company
140 Probble Street

CC: Messrs. J. H. & J. C. Stevens
137 Middle Street

Portland Junior College
c/o Raymond Oakes
405 Congress Street

INQUIRY BLANK

7-10-17

ZONE RC
FIRE DIST. No

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date April 1, 1947

Verbal
By Telephone

LOCATION 23 Brighton Ave. OWNER Portland Junior College
61-83 Palmyra St.

MADE BY Raymond Oakes, Attorney TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION _____ NO. OF STORIES _____

REMARKS: _____

INQUIRY: How does attached layout of one-story buildings for college use
compare with Zoning requirements and Building Code requirements?

ANSWER: Under Zoning: As to use allowable in RC zone. (As to front and rear yard
requirements consulted Barnett I. Shur, Corp. Counsel and E. T. Cignoux, Asst. Corp.
Counsel who said in their opinion the fact that 40 feet is to be provided between
each building and the building in front of it, the requirements of at least 15-
foot front yard and 20-foot rear yard would be satisfied) Told Mr. Oakes that
Zoning Requirements would be met on that basis.
Building Code-we do not have enough plans to tell, but since wooden bldgs.
floor could be no more than 4 feet above grade and not more than 100 students to
a single building.

DATE OF REPLY 4/10/47 REPLY BY wmed

File

INQUIRY BLANK

ZONE RC
FIRE DIST. Nor. 1

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date 3/24/47

By Telephone

LOCATION Falmouth St. & ... Ave OWNER _____

MADE BY John Calvin Stevens TEL. 43157

ADDRESS _____

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION Third NO. OF STORIES One

REMARKS: _____

*OK
3/31/47
WMM*

INQUIRY: 1- How far apart would two wood frame buildings for Class B school use have to be located to avoid the use of a four-hour fire separation required because of excessive areas involved?

ANSWER: There does not appear to be anything in the B.C. covering such a situation and we would have to go to the I.C. for requirements. In the absence of a precise situation we would not be able to apply this ordinance since we would not know whether side or rear yards would be involved. Assuming that each building were to be set facing Falmouth Street and on

DATE OF REPLY 3/25/47 REPLY BY Albert J. Sears

a line with each other the distance between them
would be side yards for each building. Since the
definition of a side yard is "an unoccupied space
extending for the full length of a building between the
building and the side lot line" the question arises as
to whether it would be permissible to locate more than
one building side by side on a lot regardless of its size.
If the plot of land were to be subdivided into
smaller lots, so that lot lines would be set up, it is
clear that the B.C. would pick up and require 20'
from each building ^{for Class 10} to lot line ^{or 40' between}. However,
it is likely that if a particular case with location
plans were submitted to us, we would wish to place
it before the Corporation Council for interpretation
of the law.

check numbers & make folds please.

INQUIRY BLANK

ZONE RC - A

FIRE DIST. no

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone

Date October 17, 1946

(23-41 Brighton Ave)

LOCATION About 72-120 Falmouth Street OWNER Deering Estate
(Deering Estate)

MADE BY Raymond Oakes TEL. _____

ADDRESS 465 Congress Street

PRESENT USE OF BUILDING _____

CLASS OF CONSTRUCTION Third Class NO. OF STORIES _____

REMARKS: An educational institution of the college grade is considering purchase

of part of the Deering Estate along Falmouth Street from Brighton Avenue down of

varying depth, perhaps as much as 300 feet, and enough length to make about 6 acres,

this would include the present barn of the Deering Estate and one or two other buildings

INQUIRY: but not the dwelling, the new property line to be about 6 feet from what

is now the front of the barn but this property line to be the rear property line of

the new owner; to convert the barn and perhaps the other buildings for college pur-

poses. The buildings are of Third Class Construction.

INQUIRY: How does Zoning Ordinance and Building Code apply to this proposition?

ANSWER: An educational use is an allowable use in both of these zones, excluding

private business colleges and trade schools, the latter also being allowable if

first being authorized by the Board of Appeals. The barn being in a Residence C

Zone, minimum depth of rear yard would be 20 feet instead of the 6' contemplated--

this on the basis that the barn converted to a college building would really have

frontage on Falmouth Street. This would be a matter only capable of being cleared

up by the Board of Appeals.

Since more than 100 students would be accommodated in the building, the Building

Code does not allow it to be of Third Class Construction or Frame Construction, this

question would be subject to variance appeal.

DATE OF REPLY 10/17/46 REPLY BY WMcD