

45-61 CO. LEXIE STREET



Location, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be added with this application.

Application for Permit for Alterations, etc.

To the Portland, August 2, 1921 192
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following described building:—

Location 51 College Ward, 9 in fire-limits? no
 Name of Owner or Lessee, Fred W Deering Address 574a Congress
 " " Contractor, Brown & Thorne Construction Co " 574a Congress
 " " Architect _____ " _____

Description of Present Bldg. BEFORE

Material of Building is wood Style of Roof, pitch Material of Roofing, shingle
 Size of Building is 50ft feet long; 30ft feet wide. No. of Stories, 2 1/2
 Cellar Wall is constructed of stone is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is brick is _____ inches thick; is _____ feet in height.
 Height of Building 25ft Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th.
 What was Building last used for? dwelling No. of Families? 2
 What will Building now be used for? tenement (4 families)

DETAIL OF PROPOSED WORK

Take down shed and rebuild to former condition, build two dormer windows, build new stairway, change partitions, build porches 6x12
Will have 3 feet in rear and 8 feet on one side, two continuous stairways
all to comply with the building ordinance

Estimated Cost \$ 4,000.

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
 No. of Stories high? _____; Style of Roof? _____; Material of Roofing? _____
 Of what material will the Extension be built? _____ Foundation? _____
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
 How will the extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories i. height when Moved, Raised, or Built upon? _____ Proposed Pct. ations _____
 No. of feet high from level of ground to highest part of Roof to be? _____
 How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in _____ Story.
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of Owner or Authorized Representative

Brown & Thorne Construction Co
 Address 574a Congress St

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Memorandum from Department of Building Inspection, Portland, Maine

B.P.- 63/1521 51 College Street

July 30, 1964

Cisno Construction Co.
407 St. John Street
Wilbur B. Ingalls, Jr.
45 Exchange Street

cc to: Westbrook Junior College
716 Stevens Avenue

Gentlemen:

Permit amendment covering finishing of a third suite of rooms in basement of dormitory at the above named location is issued herewith subject to the condition that a liquid closer is to be installed on fire door in opening from living room to stair enclosure.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:R



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, July 29, 1964

PERMIT ISSUED

JUL 30 1964

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 63/152 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 51 College Street Within Fire Limits? Dist. No.
Owner's name and address Westbrook Junior College, 716 Stavans Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Gimino Construction Co., 407 St. John St. Telephone
Architect Plans filed No. of sheets 1
Proposed use of building Dormitory No. families
Last use No. families
Increased cost of work 4000 Additional fee 8.00

Description of Proposed Work

To provide extra suite of rooms in basement as per plan.

Permit Issued with Memo

Details of New Work contractor

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:

Westbrook Junior College
Gimino Construction Co.
Signature of Owner

Approved: Albert J. Sea
Inspector of Buildings



R5 RESIDENCE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, May 19, 1964

PERMIT ISSUED
00545
MAY 20 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 51 College St.
Owner's name and address Westbrook Jr. College, 716 Stevens Ave. Within Fire Limits? _____ Dist. No. _____
Lessee's name and address _____ Telephone _____
Contractor's name and address James A McBrady, Box 2241 So. Portland Telephone 799-4312
Architect _____ Specifications _____ Plans on file No. of sheets _____
Proposed use of building Dormitory
Last use BRICK & CONC. BLDG. No. families _____
Material BRICK & CONC. No. stories 3 Heat _____ Style of roof _____ No. families _____
Other buildings on same lot _____ Roofing _____
Estimated cost \$ _____

General Description of New Work
Fee \$ 5.00

To install VENTILATING ~~air conditioning~~ systems per plans on file.

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 _____ Dra. 'd 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
James A McBrady

APPROVED:
D.N.-5/20/64-AGJ

INSPECTION COPY

Signature of owner by: James A. McBrady
James A. McBrady

MEMORANDUM FROM DEPARTMENT OF BUILDING INSPECTION, PORTLAND, MAINE

May 1, 1964

Goold Farmer Co.
70 Free Street

Gentlemen:

Before tank and piping is covered from view, installer is required to notify the Fire Department of readiness for inspection and to refrain from covering up until approved by the Fire Department

This tank of 10,250 gallons capacity is required to be of steel or wrought iron no less in thickness than # $\frac{1}{4}$ " gauge; and before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks.

If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, ... April 30, 1964

PERMIT ISSUED
MAY 1 1964
CITY OF PORTLAND

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 ⁵¹ ~~College Street~~ ... Use of Building Dormitory-~~College~~ No. Stories 2 New Building
Name and address of owner of appliance Westbrook Jr. College, 710 Stevens Ave. Existing
Installer's name and address, Gould-Farmer Co. of Maine, 70 Free St. Telephone

General Description of Work

To install oil-fired steam heating system

IF HEATER, OR POWER BOILER

Location of appliance boiler room ... Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 3'
From top of smoke pipe 3' From front of appliance 4' From sides or back of appliance 3'
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? yes

IF OIL BURNER

Name and type of burner Weil McLain Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top
Type of floor beneath burner concrete Size of vent pipe 2 1/2"
Location of oil storage outside underground Number and capacity of tanks 1-10,250 gals
Low water shut off yes Make McDonnell-Miller No. 51-2
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 none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smoke pipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:
OK 5-1-64
Carl Johnson
CHIEF OF FILE DEPT.

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
Gould-Farmer Co. of Maine

CS 300

INSPECTION COPY

Signature of Installer by: *[Signature]*

NOTES

Permit No. 641/1450

Location 11-27 College St

Owner Waltham Sewer

Date of permit 5/8/64

Approved _____

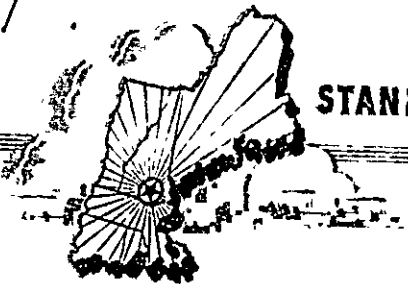
1	Fill Pipe	
2	Vent Pipe	
3	Kind of Heat	
4	Burner Tag/Idly & Separate	
5	Normal Lub.	
6	Stack Conn.	
7	High	
8	Removal of	
9	Piping	
10	Valves in	
11	Capacity of Tank	
12	Tank Height	
13	Tank Diameter	
14	Oil Gauge	
15	Instruction Card	
16	Low Water Switch	

9-10-64 Completed

RR

Fusible link on suction line valve ✓

~~X~~



STANLEY ELEVATOR COMPANY, INC.

Sales and Service

P. O. BOX 114
NASHUA, NEW HAMPSHIRE 03060
AREA CODE 603 - 883-8018

City of Portland, Maine
Dept. of Building Inspection
Portland, Maine

March 13, 1964

Attn: Mr. Albert J. Sears Subj: Westbrook Jr. College
Building Inspector Director Our job #D-2212

Dear Mr. Sears:

Please find enclosed permit application form in duplicate
and our check in the sum of \$2.00 for the permit fee.

Also enclosed is a copy of our drawing DW-150.

Thanking you allow us to remain,

Very truly yours,

STANLEY ELEVATOR CO., INC.

Dennis G Ryder
Sales Engineer



Rotary
HYDRAULIC ELEVATORS



DOVER
TRACTION ELEVATORS



ELEVATOR LIFES

DGR:em
encl.

RECEIVED
MAR 16 1964
DEPT. OF BLDG. Insp.
CITY OF PORTLAND

Inquiry-45-61 College St.

March 12, 1964

Mr. Dennis G. Ryder, Sales Engineer
Stanley Elevator, Inc.
P. O. Box 114, Nashua, N. H.

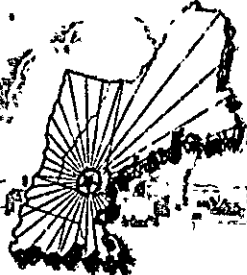
Dear Mr. Ryder:

Enclosed please find two copies of permit application for installation of dumb waiter in building under construction at the above named location in this City. Please fill out, sign, and return both copies to this office together with plans of the installation and a check for \$2.00 made out to the City of Portland in payment of the permit fee.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m



STANLEY ELEVATOR COMPANY, INC.

Sales and Service

P. O. BOX 114
NASHUA, NEW HAMPSHIRE
892-6918
Area Code 603

March 9, 1964

Building Inspector
City of Portland
Portland, Maine

Subj: Westbrook Junior College
Portland, Maine
Our job No. D2212

Gentlemen:

We are installing a dumbwaiter in the above subject job.
Would you please send to us, the requisite number of permit forms and a scale of fees. The contract cost of this installation is \$6,845.00.

Your early reply will be appreciated.

Thanking you, allow us to remain,

Very truly yours,

STANLEY ELEVATOR CO., INC.

D. S. Ryder
Dennis S. Ryder
Sales Engineer



Ryder
OIL-HAULIC ELEVATORS



DOVER
TRACTION ELEVATORS



ELEVATOR LIFTS

DGR:em



RS RESIDENCE ZONE

APPLICATION FOR ELEVATOR PERMIT

Portland, Maine, _____

PERMIT ISSUED
MAR 18 1954
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, Portland, Me.

The undersigned hereby applies for a permit to install ~~water~~ one dumbwaiter in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications submitted herewith, and the following specifications:

Location College St. Portland, Maine Ward _____ Within Fire Limit? _____ Dist. No. _____
 Owner's name and address Westbrook Junior College, College St. Portland, Maine
 Elevator contractor's name and address Stanley Elevator Co., Inc. Nashua, N.H. Telephone _____
 Plans filed as part of application Yes - drawing DW-150 No. sheets 1
 Last use of building New Building No. families _____
 Proposed use of building Dormitory No. families _____
 Material of outside walls of building Masonry, interior frame Plaster
 No. of stories 4 Style of roof concrete No. of existing elevators in building none
 Remarks _____ Fee \$ 2.00

Details of Proposed Work

Extent of work by elevator contractor complete new dumbwaiter
 Extent of work by owner all shaftway work
 Type of Elevator dumbwaiter, in new or existing shaftway new
 Shaftway enclosed or open enclosed No. elevator stops 4
 Capacity of elevator 500 lbs. Speed in feet per minute 50
 Material of cables steel No. and size of hoisting cables 1 1/4" diam.
 Location of machinery above Material of supports steel, of guides steel
 Minimum diameter of sheaves 8" Minimum clearance counterweights and overhead beams 11"
 Minimum clearance above car at topmost floor level 11"
 Minimum clearance buffer plates and springs when car is at lowest floor level 6"
 Power 208 V - 3 ph - 60. wcl. Type of machine worm geared drum
 Elevator to be equipped with the following safety devices: governor? NO, car safety? NO, electric brakes? _____
 automatic terminal stops at top and bottom? yes, slack cable stops? yes, safety floor stops? yes

If Passenger Elevator

Passenger capacity? _____ Area of platform _____ Material of enclosure _____
 No. of entrances _____ Type of gates _____, interlocked _____ automatic closing device? _____
 Will elevator be automatic or will operator be in attendance? _____
 Will doors in shaftway enclosure be interlocked? _____

If Freight Elevator (Hollow Metal Doors will be used)

Area of platform 3 sq. feet No. of sides enclosed 2 Height of enclosure 4'
 Will shaftway be enclosed? yes Self-closing hatch gates? NO Height? NA Bi-parting doors? NO
 No. outside entrances to shaftway? 8 Self-closing slatted gates? NO Height? NA

OK-3/18/54-301
 Signature of elevator contractor W. S. Taylor Sales Engineer Stanley Elevator Co. Inc.

STATEMENT OF ELEVATOR TESTS

PORTLAND, MAINE, _____

I, _____, have personally supervised the installation or alterations to the elevator, hatchways and enclosures at _____ as permitted under Building Permit _____, and have personally supervised tests of loading capacity and of all brakes, interlocking and all other safety devices, and I do here state that, according to my best knowledge and belief, the elevator will safely carry the maximum rated loading and all brakes, interlocking and other safety devices are in satisfactory condition.

(Signature)

PORTLAND, MAINE,
STATE OF MAINE

_____ and made oath the statements by him subscribed are true.

Notary Public Justice of the Peace

INSPECTION COPY

Ar- 45-61 College Street

May 28, 1963

Westbrook Junior College
716 Stevens Avenue

cc to: Wilbur H. Ingalls, Jr.
45 Exchange Street
cc to: Corporation Counsel

Gentlemen:

Building permit for construction of a four story masonry students' dormitory at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the R-5 Residence Zone in which the property is located because it is not to be on the same lot as the educational buildings to which it is to be accessory, contrary to the provisions of Section 18-C-1 of the Ordinance. } *OK by appeal*
2. The rear yard is to have a depth of about 9 feet at one end and about 5 feet at the other instead of the minimum depth of 20 feet required by Section 6-B-1. } *OK by appeal*
3. Stairway enclosure at the easterly end of the building is to be only about 1 1/2 feet from the side lot line and sum of side yards is to be only about 8 1/2 feet instead of the 6-foot minimum side yard, and the 28 foot sum of side yards, required by Section 6-B-2. } *OK by appeal*
4. The building is to be four stories high instead of the maximum allowable height of 2 1/2 stories specified by Section 6-B-5. } *OK by appeal*
5. The building is to occupy about 51 per cent of the lot area, which is in excess of the maximum of the 40 per cent specified by Section 6-B-6. } *OK by appeal*
6. The 19 off-street parking spaces required on the lot by Section 14-B are not to be provided. } *OK by appeal*

We understand that you would like to exercise your appeal rights concerning these discrepancies. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 205, City Hall, an authorized representative should go to file the appeal. In order to be considered by the Appeal Board at the earliest opportunity, the appeal will need to be filed not later than Friday, May 31st.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

AP-45-61 College Street

June 14, 1963

Westbrook Junior College
716 Stevens Avenue

cc to: Wilbur R. Ingalls, Jr.
45 Exchange Street

Gentlemen:

The zoning appeal involving construction of a four story masonry students' dormitory at the above named location has been sustained. No further action towards issuance of a permit for its erection can be taken by this department until the permit application already filed has been completed by furnishing an estimated cost of the work and paying the permit fee based thereon and by filing architectural and structural plans of the building indicating compliance with Building Code requirements.

It should be noted that rights granted under the appeal will expire unless work is started within six months, or is substantially completed within twelve months, of the date on which it was sustained.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

May 29, 1963

RECEIVED

MAY 31 1963

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

Mr. Barnett I. Shur
Corporation Counsel
City of Portland
Room 208
City Hall
Portland, Maine

Dear Mr. Shur:

The Board of Trustees of Westbrook Seminary and Junior College proposes to erect a dormitory to house 144 students and two house directors on land currently owned by the College on College Street. The new building would replace five converted residences now used to house students and would provide additional capacity permitting the College to offer educational opportunity to a larger number of students.

Approval preliminary to the borrowing of a sum in the magnitude of \$700,000 has been granted by the College Housing Section of the Housing and Home Finance Administration of the United States. Final approval of the application of the College depends in part upon compliance with all the requirements of the City of Portland.

We have been advised by the City Building Inspection Director under date of May 28 that a permit for the construction of the proposed building cannot be issued for several reasons.

Acting in behalf of the Board of Trustees, I would like to exercise our appeal rights and seek the issuance of a permit for construction. I am asking the Business Manager of the College, Mr. John Wolf, to file this letter as an appeal and execute any other document which may be necessary for the appeal to be heard at the earliest possible moment.

Very truly yours,

Edward Y. Blewett
President

EYB:dl



R5 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure

Second Class

Portland, Maine, May 27, 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 45-61 College St. Within Fire Limits? Dist. No. Owner's name and address Westbrook Jr. College, 716 Stevens Ave. Telephone Lessee's name and address Contractor's name and address not let. Telephone Architect Wilbur R Ingall Jr. Specifications Plans No. of sheets Proposed use of building No. families Last use No. families Material No. stories Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ Fee \$

General Description of New Work

To construct 4-story masonry and steel dormitory building. (150' x 86')

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

Papers used with appeal appeal sustained 6/13/63

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 owner

Details of New Work

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

If a Garage

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

APPROVED:

Miscellaneous

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

Westbrook Jr. College

INSPECTION COPY

Signature of owner by:

Signature of Wilbur R. Ingall, Jr.

AM

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 751 Collogo St.

Date of Issue December 9, 1964

Issued to Westbrock Jr, Collogo
716 Stevens Ave.

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. 63/1521, 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

Collogo Dormitory

Entire

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

Nelson F. Carter
Inspector

(Date)

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.

9/29/64

NJC:-

This would seem to take care of fire door situation. Please file with job papers?

✓

CIMINO CONSTRUCTION CO.

407 ST. JOHN ST. P. O. BOX 1627
PORTLAND, MAINE

772-3432

September 28, 1964

City of Portland, Maine
Building Inspector's Office
City Hall
Portland, Maine

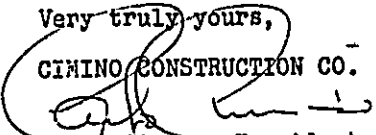
Re: Dormitory
Westbrook Junior College
Portland, Maine

Gentlemen:

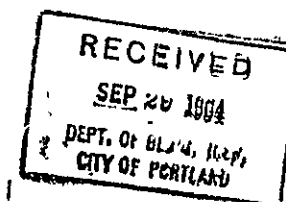
We are enclosing a copy of certification of "C" label
construction for the doors on the above job.

Very truly yours,

CIMINO CONSTRUCTION CO.


Carlo Cimino, President

CC/cc



September 22, 1964

Drake & Company
10 Congress Square
Portland, Maine

Attn: Mr. K. Drake

Re: Westbrook Junior College
Your #63-2660
Our #49-2682

Gentlemen:

Please be advised that the eight (8) F6C3076SX and sixteen (16) F6M3076SX doors on the above job have been constructed in accordance with our normal procedures usually associated with doors bearing a "C" label, within the limits allowed due to the oversize height.

The glass area is within the normal allowable limitations usually associated with "C" label doors.

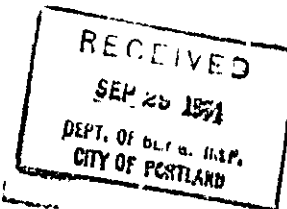
Sincerely,

FENESTRA INCORPORATED

D. R. Oehler

D. R. Oehler, Supervisor
Research & Development

DRO:vh



AP- 45-61 College St.

Nov. 15, 1963

Cicino Construction Co.,
407 St. John Street
Milbur R. Ingalls, Jr.
45 Exchange Street

cc to: Westbrook Junior College
716 Stevens Avenue

Gentlemen:

General construction permit for creation of a three story dormitory at the above named location is issued herewith based on plans and specifications filed with application for permit, with certain details mentioned in our letter of October 22, 1963 to be cared for as indicated in architect's letter dated November 8, 1963, but subject to the following conditions:

1. Because of lack of two means of egress from the smoking rooms, their capacity at any one time will be limited to 20 persons and this condition will be indicated on certificate of occupancy when issued.
2. Separate permits issuable only to the actual installer are required from this department for the installation of heating and cooking equipment and systems of mechanical ventilation. If the general contractor is to install the underground fuel storage tank, he should secure a permit for its installation before the work is done and notify the Fire Department for inspection before it is covered from view.
3. Notification for inspection is to be given this department before covering is applied to walls, partitions or ceilings. *E.K. 9/22*
4. A certificate of occupancy is required from this department before the building may lawfully be put into use.

Very truly yours,

Albert J. Sears
Building Inspection Director

W.F.C.

11/9/64

A.J.S.

*I have told Mr. Ingalls that we will accept
raw fire wall panels approved by I.D. for a
3/4 hr rating for panel wall construction without
being backed up by lath and plaster.*

MR R. INGALLS, JR.
ARCHITECT A. I. A.
EXCHANGE STREET, PORTLAND, MAINE

ROBERT F. PETERSEN
ASSOCIATE

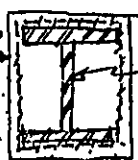
Nov 8, 1963

MR ALBERT J. SEARS, DIRECTOR
DEPT OF BUILDING INSPECTION
CITY HALL
PORTLAND MAINE

C.C. TO WESTBROOK COLLEGE
CIMINO CONST.

DEAR MR. SEARS

IN REPLY TO YOUR LETTER OF OCTOBER 22, 1963
REQUESTING CLARIFICATION OF QUESTIONS AT WESTBROOK
JUNIOR COLLEGE DORMITORY 45-61 COLLEGE STREET.

- ① YES
 - ② WILL BE POSTED FOR A MAX. OF 20 PERSONS
 - ③ THEIR APPROVAL WILL BE OBTAINED
 - ④ WALL REINFORCEMENT WILL BE CHANGED VIA CHANGE ORDER TO EXTRA HEAVY GALVANIZED DIOWALL (12-EH)
 - ⑤ 2" VERMICULITE OR PERLITE - GYPSUM PLASTER ON SELF-FURRING METAL LATH TO PROVIDE A 4 HOUR RATING, BEAMS & COLUMNS IN BOILER ROOM & LOUNGES 142
- 
- ⑥ FOM INSULATION IN PANELS WILL BE CHANGED VIA CHANGE ORDER TO AN INCOMBUSTIBLE MATERIAL
 - ⑦ 3/4"
 - ⑧ IF WE CAN'T OBTAIN PANELS OF A ONE HOUR FIRE RATING, WE WILL PROVIDE A PLASTER BACKUP HAVING A ONE HOUR RATING

RECEIVED

NOV 12 1963

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

TELEPHONE SPRUCE TWO FOUR ZERO SEVEN FOUR

772-4073

AP - 45-61 College Street

October 23, 1963

Mr. Wilbur R. Ingalls, Jr.
45 Exchange Street

cc to: Westbrook Junior College
716 Stevens Avenue

Dear Mr. Ingalls:

Check of plans for proposed dormitory for Westbrook Junior College at the above named location discloses the following variances from and questions as to compliance with Building Code requirements:

1. Are lock sets specified for doors 2, 28, B-6 & B-24 of a vestibule latch type as required? *- See letter of Nov. 8 & 10 - 1963 - attached*
2. If smoking rooms are ever to be used for the assemblage of more than 20 persons at any one time, a second means of egress therefrom is required. *- Not over 20 - See letter*
3. Fire alarm system will need to be approved by Fire Department. *- Will secure - see letter*
4. Wall ties for brick facing of walls are required to have a minimum thickness of wire of number six gauge and to be spaced not over 12 inches horizontally and 16 inches vertically, or equivalent. If desired Dur-O-Wal reinforcement may be used for a tie but it will need to be of the heavy duty galvanized type. Which will be used? *- Will use Dur-O-Wal - see letter*
5. All beams and columns in basement supporting masonry walls above need to be fireproofed for a rating equivalent to that of the walls supported, which is four-hours. Details of how this is to be done need to be furnished. *- OK*
6. Insulation of metal wall panels is required to be incombustible. The plastic foam insulation mentioned in specifications is not permissible. *- Will use incombustible insulation - see letter*
7. Required one-hour fireproofing of steel in floor and roof construction is apparently to be accomplished by the fire-resistive ceilings. What is thickness of plaster to be? *- O.K.*
8. In order to provide required one-hour fireproofing of steel, metal panels outside of the beams supporting floor and roof joists across openings where window wall construction is located will need to have a one-hour rating or metal lath and plaster protection will need to be provided back of panels. Similar conditions exist in case of panel wall construction above side entrance and also where roof of projecting side entrance abuts main building. *- Will take care of - see letter*
9. We are unable to determine that the 16J6 steel joists on a 24 foot span in floor construction are adequate to support load required

Mr. Wilbur H. Ingalls, Jr.-----2

October 22, 1963

10 pound per square foot live load for dormitory rooms, 100 pound live load for corridors and the weight of the corridor partitions. May we please have a copy of computations substantiating compliance with Code requirements? - Further reviewing architectural

10. Wherever combustible paintcoating or other combustible trim is to be used, it is required to be applied directly to an incombustible backing. - OK - see letter

11. Openings for electrical outlets, ducts, etc. in required fire-resistive ceilings are limited to not more than 100 square inches in any 100 square feet. All duct openings through such ceilings are required to be protected by approved noncombustible fire dampers. - OK - see letter

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/h

RS RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, November 6, 1963

PERMIT ISSUED

NOV 13 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 51 College Street Within Fire Limits? _____ Dist. No. _____
Owner's name and address Westbrook Junior College, 716 Stevens Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Cimino Construction Co., 407 St. John St. Telephone 772-3432
Architect _____ Specifications YES Plans YES No. of sheets 23
Proposed use of building Dormitory No. families _____
Last use _____ No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ 445,961. Fee \$ 890.00

General Description of New Work

Fee \$ 890.00
Pd 11/7/63

brick
To construct 3-story/and basement building 150'x87' as per plans

Permit Issued with Letter

maintained 6/13/63

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? g(1)
Height average grade to top of plate _____ Height average grade to highest point of roof _____
Size, front _____ depth _____ No. stories _____ solid or filled land? _____ th or rock? _____
Material of foundation _____ Thickness, top _____ bottom _____ cell _____
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:

with letter by [Signature]

Miscellaneous

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

Westbrook Junior College
Cimino Construction Co.

CS 201

INSPECTION COPY

Signature of owner

By:

[Signature]

P.H.

NOTES FOR PERMIT

11-19-63 Footing forms ready to pour

5-13-64 OK to clear no erect basement

8-29-64 Stopped all work in basement being done without permit at half price

8-1-64 Ready to fire proof beams between lounge & fire stop between strapping

9-20-64 Pldg completed fire traps OK

- Needs
- 1 Door closer on basement matrons apt into public hall
- 2. Fusible link over suction oil line valve in basement
- 12-9-64 completed

Permit No. 63/1541
 Location: 51 College St
 Owner: Frederick J. Cole
 Date of permit: 11/15/63
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy Issued 12/9/64
 Staking Out Notice
 Form Check Notice

Visit permit & Methods OK

Done 12-8-64



APPLICATION FOR PERMIT

NOV 8 1963

Class of Building or Type of Structure _____

Portland, Maine, November 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 51 College St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Westbrook Jr. College, 716 Stevens Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Cimino Construction Co. 407 St. John St. Telephone 772-3432
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Dormitory No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

For Excavation and Foundation Only for 3-story and basement brick building 150' x 87'.

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? 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 concrete at least 4' below grade Thickness, top 14" bottom 14" 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:

012-11/8/63-agg

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

Westbrook Jr. College
 Cimino Construction Co.

CB 301

INSPECTION COPY

Signature of owner by:

July's Facula Foreman

F.M.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Westbrook Jr. College
716 Stevens Ave.
Portland Maine

November 4, 1963

Gentlemen:

(dormitory)

With relation to permit applied for to demolish a building or portion of building at #51 College St. it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

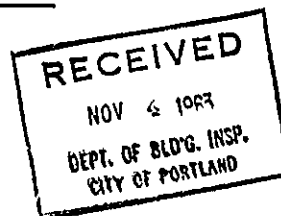
Albert J. Sears

Albert J. Sears
Director of Building Inspection

AJS/h

Eradication of this building has been completed.

J. D. [Signature]
11-4-63





RS RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, November 4, 1963

PERMIT TO BUILD
NOV 4 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 51 College St. Within Fire Limits? _____ Dist. No. _____
Owner's name and address Westbrook Jr. College, 716 Stevens Ave. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Sam Serota, 43 Walt on St. Telephone 773-5105
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building _____ No. families _____
Last use Dormitory No. families _____
Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 5.00

General Description of New Work

To demolish 2 1/2-story frame building.(dormitory)

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewer from this building or structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

New Dormitory to be constructed at above location.

Education letter sent 11-4-63

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? _____

APPROVED:

OK-11/4/63-ajv

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

Westbrook Jr. College
Sam Serota

CS 301

INSPECTION COPY

Signature of owner by:

Sam Serota

NOTES

11-12-63 Dam down to
Foundation

11-19-63 Down

~~_____~~

Permit No. 603/1957

Location 57 Debbert St.

Owner Fred & M. Collins

Date of permit 11/4/63

Notif. closing-in _____

Inspn. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

Sinking Out Notice _____

Form Check Notice _____

1 20

Sustained 6/13/63
63/65

DATE: June 14, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF Westbrook Junior College
AT 45-61 College Street

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

BOARD OF APPEALS

Franklin G. Hinckley	YES	NO
Robert Young Frederick B. Nelson	(X)	()
Harry M. Schwartz	(X)	()
	(X)	()

Record of Hearing

No opposition.

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

May 28, 1963

Westbrook Junior College, owner of property at 45-61 College Street, under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit construction of a four-story masonry students' dormitory. This permit is presently not issuable under the Zoning Ordinance for the following reasons: 1) the proposed use is not allowable in the R-5 Residence Zone in which the property is located because it is not to be on the same lot as the educational buildings to which it is to be accessory, contrary to the provisions of Section 18-C-1 of the Ordinance; 2) the rear yard is to have a depth of about 9 feet at one end and about 5 feet at the other instead of the minimum depth of 20 feet required by Section 6-B-1; 3) stairway enclosure at the easterly end of the building is to be only about 1-1/2 feet from the side lot line and sum of side yards is to be only about 8-1/2 feet instead of the 6-foot minimum side yard, and the 28-foot sum of side yards, required by Section 6-B-2; 4) the building is to be four stories high instead of the maximum allowable height of 2-1/2 stories specified by Section 6-B-5; 5) the building is to occupy about 51 percent of the lot area, which is in excess of the maximum of the 40 percent specified by Section 6-B-6; 6) the 19 off-street parking spaces required on the lot by Section 14-B are not to be provided.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Westbrook Junior College

By John Wolf
APPELLANT

DECISION

After public hearing held June 13, 1963, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Franklin E. Hildley
Harold M. Shroyer
Charles W. Nelson
BOARD OF APPEALS

Westbrook
6/12/63

Board of Appeals
City Hall
Leawards

It is a privilege to
write you in regard to the proposed
plan of expansion of the Westbrook
Junior College facilities.

I have lived in this neighborhood
for over twenty years and since then
Westbrook Junior College has made
much progress. The new buildings
are outstanding and the campus
which is so well kept is a

pleasant to those in the immediate
neighborhood, and a visit to the
City of Portland.

Yours truly
E. C. Wilson

Mrs. John A. McGowan 43 Waverly Street Portland, Maine

June 11, 1969

City of Portland
Zoning Board of Appeals
City Hall
Portland, Maine

Gentlemen:

Having been a resident of Portland for over twenty years and having lived in close proximity to Westbrook Junior College, I wish to voice my approval of the proposed new dormitory to be built on College Street to replace Dearing House.

Both my husband and I have watched with great interest and pride the progress of this beautiful new England College. He, as a graduate of Westbrook Seminary, has seen it develop from a preparatory school to an educational institution of excellent stature throughout the

Country. Even in the decade since
our daughter^{was} graduated from the
Junior College, there has been
great development both academically
and physically.

I therefore hope that the
Board could approve the plan
to build another beautiful
dormitory so that Westbrook Junior
College may continue to flourish
and be a source of pride to all
Portland residents.

Respectfully,

Margaret H. McGowan

(Mrs. John A. McGowan)

738 STEVENS AVENUE
PORTLAND, MAINE

City of Portland,
Zoning Board of Appeals,
City Building
Portland, Maine,

Gentlemen;- Having been a resident of this particular community all my life I do wish to add a word of approval and appreciation of Westbrook Junior College. The house in which I have always lived faces the college. The progress and beauty of all the college property that Westbrook Junior has and has built and purchased has greatly enhanced the dignity and desirability of this section of Portland. Every civic minded citizen of Portland should rejoice at the construction of each new building erected by

735 STEVENS AVENUE
PORTLAND, MAINE

the college. The new building
soon to replace Deering House
on College Street will through
its perfectly blended architecture
bind the new and the old
together - and make College
Street more attractive than ever.

Many others feel the
same deep appreciation of
Westbrook Junior College and
all it does for our section of
Portland and for Portland
and the state of Maine.

Respectfully yours,
Martha Babcock Nether
(Mrs. M. Carroll Nether)

June 11, 1963.

743 Stevens Avenue
Portland, Maine
June 11, 1963

Zoning Appeal Board
City of Portland
City Hall
369 Congress Street
Portland, Maine

Gentlemen:

Even before a public hearing concerning Westbrook Junior College's proposed dormitory on College Street, as homeowners at 743 Stevens Avenue, may we voice our fullest approval of the College's building expansion plans.

We are happy to see this educational institution grow and prosper, providing quality private education, contributing to the economic well-being of our city, and enhancing the beauty of our area.

Very truly yours,

Mr. and Mrs. Theodore Gridley
Mr. and Mrs. Theodore Gridley

WESTBROOK JUNIOR COLLEGE
PORTLAND, MAINE

OFFICE OF THE PRESIDENT

May 29, 1963

Mr. Barnett I. Shur
Corporation Counsel
City of Portland
Room 208
City Hall
Portland, Maine

Dear Mr. Shur:

The Board of Trustees of Westbrook Seminary and Junior College proposes to erect a dormitory to house 144 students and two house directors on land currently owned by the College on College Street. The new building would replace five converted residences now used to house students and would provide additional capacity permitting the College to offer educational opportunity to a larger number of students.

Approval preliminary to the borrowing of a sum in the magnitude of \$700,000 has been granted by the College Housing Section of the Housing and Home Finance Administration of the United States. Final approval of the application of the College depends in part upon compliance with all the requirements of the City of Portland.

We have been advised by the City Building Inspection Director under date of May 28 that a permit for the construction of the proposed building cannot be issued for several reasons.

Acting in behalf of the Board of Trustees, I would like to exercise our appeal rights and seek the issuance of a permit for construction. I am asking the Business Manager of the College, Mr. John Wolf, to file this letter as an appeal and execute any other document which may be necessary for the appeal to be heard at the earliest possible moment.

Very truly yours,

Edward Y. Blewett
Edward Y. Blewett
President

3-0281
EYB:dl

cc: Mr. Wilbur R. Ingalls, Mr. William S. Linnell, Mr. Albert J. Sears

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

June 3, 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, June 13, 1963, at 4:00 p.m. to hear the appeal of Westbrook Junior College requesting an exception to the Zoning Ordinance to permit construction of a four-story masonry students' dormitory at 45-61 College Street.

This permit is presently not issuable because: 1) the proposed use is not allowable in the R-5 Residence Zone in which the property is located because it is not to be on the same lot as the educational buildings to which it is to be accessory, contrary to the provisions of Section 18-C-1 of the Ordinance; 2) the rear yard is to have a depth of about 9 feet at one end and about 5 feet at the other instead of the minimum depth of 20 feet required by Section 6-B-1; 3) stairway enclosure at the easterly end of the building is to be only about 1-1/2 feet from the side lot line and sum of side yards is to be only about 8-1/2 feet instead of the 6-foot minimum side yard, and the 28-foot sum of side yards, required by Section 6-B-2; 4) the building is to be four stories high instead of the maximum allowable height of 2-1/2 stories specified by Section 6-B-5; 5) the building is to occupy about 51 percent of the lot area, which is in excess of the maximum of the 40 percent specified by Section 6-B-6; 6) the 19 off-street parking spaces required on the lot by Section 14-B are not to be provided.

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the property in question as required by Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

5 03
6 13 03

CITY OF PORTLAND, MAINE
Department of Building Inspection

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

AP- 45-61 College Street

May 28, 1963

Westbrook Junior College
716 Stevens Avenue

cc to: Wilbur R. Ingalls, Jr.
Exchange Street
Corporation Counsel

Gentlemen:

Building permit for construction of a four story masonry students' dormitory at the above named location is not issuable under the Zoning Ordinance for the following reasons:

1. The proposed use is not allowable in the R-5 Residence Zone in which the property is located because it is not to be on the same lot as the educational buildings to which it is to be accessory, contrary to the provisions of Section 18-C-1 of the Ordinance.
2. The rear yard is to have a depth of about 9 feet as opposed to about 5 feet at the other end instead of the minimum depth of 20 feet required by Section 6-B-1.
3. Stairway enclosure at the easterly end of the building is to be only about 1 1/2 feet from the side lot line and sum of side yards is to be only about 8 1/2 feet instead of the 6-foot minimum side yard, and the 28 foot sum of side yards, required by Section 6-B-2.
4. The building is to be four stories high instead of the maximum allowable height of 2 1/2 stories specified by Section 6-B-5.
5. The building is to occupy about 51 per cent of the lot area, which is in excess of the maximum of the 40 per cent specified by Section 6-B-6.
6. The 19 off-street parking spaces required on the lot by Section 14-B are not to be provided.

We understand that you would like 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, an authorized representative should go to file the appeal. In order to be considered by the Appeal Board at the earliest opportunity, the appeal will need to be filed not later than Friday, May 31st.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

AP - 45-61 College St.

March 27, 1962

Westbrook Junior College,
716 Stevens Avenue

Gentlemen:

Permit for enclosing stairways and changing swing of doors in dormitory at the above named location is issued herewith based on plans filed with application for permit, but subject to the following conditions:

1. New hallway partitions are to be covered both sides with gypsum wallboard or equivalent incombustible material.
2. Presumably new doors in enclosures are to be equipped with self-closing hardware to keep them closed at all times except when someone is passing through the openings.
3. If there are to be appreciable step downs at the outswinging doors front and rear, it is suggested that construction be provided to eliminate the potential accident hazard thus created.
4. Front and rear outside doors, which presumably have locking devices, are to have, if not already so equipped, vestibule latch sets so installed that the doors may be opened from the inside without the use of a key, even though locked against entrance from the outside, merely by turning the usual knob or by pressure on a bar or lever.

Very truly yours,

Albert J. Sears
Director of Building Inspection

AJS/H



RS RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, March 23, 1962

PERMIT ISSUED

00238
MAR 27 1962

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 51 College St. (Deerin House) Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Westbrook Jr. College, 716 Stevens Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owners Telephone 2-9487
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Dormitory " _____ No. families _____
 Last use _____ " _____ No. families _____
 Material frame _____ No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 500.00 Fee \$ 3.00

General Description of New Work

To enclose existing front and rear stairways, 1st-2nd-3rd floors.
To change swing of front and back doors as per plan.

Permit Issued with Letter

Sent to Fire Dept. 3/23/62
Rec'd from Fire Dept. 3/27/62

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ 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:

with letter by AGJ
Carl P. Johnson
CHIEF OF FIRE DEPT.

Miscellaneous

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

Westbrook Jr. College

CS 301

INSPECTION COPY

Signature of owner by: Westbrook Jr. College

By Oliver J. ...

7.11

10022
80-200

NOTES

4-3-62 Front Hall

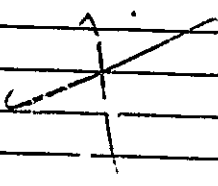
doors going out

4-12-62 same

6-25-62

Completed OK

OK



4-3 4-6

Permit No. 621 238

Location 57 College St.

Owner Westland College

Date of permit 3/29/62

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice



(R) RESIDENCE ZONE - 6

APPLICATION FOR PERMIT

Class of Building or Type of Structure Structure
Portland, Maine, August 22, 1949

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~also proposed to build~~ 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 51 College Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Westbrook Junior College, 716 Stevens Avenue Telephone 3-0281
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Owners Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of ~~building~~ structure Incinerator No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot Dormitory
 Estimated cost \$ 1,00 Fee \$ 2.00

General Description of New Work

To construct outside incinerator on rear of lot 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. **PERMIT TO BE ISSUED TO Owners**

Details of New Work

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

Westbrook Junior College

INSPECTION COPY

Signature of owner by: Frank J. Fuller

Permit No. 4191
Address: 51 College St
Owner: Westbank P.A. College
Date of permit: 1/14/79
Notif. closing-in: 1/14/79
Inspn. closing-in: 1/14/79
Final Notif.:
Final Inspn:
Cert. of Occupancy issued:

NOTES

9/11/49

[Large area of horizontal lines for notes, mostly blank]

At 51 College Street-7

August 24, 1949

Westbrook Junior College
716 Stevens Avenue
Portland, Maine

Subject: Application for building permit to cover
construction of outside incinerator at 51 College
Street

Gentlemen:

The building permit for construction of this incinerator is not issuable under the Zoning Ordinance because such a use of property is not included in the list of allowable uses in Section 10A of the Ordinance, applying to the Residence C Zone where the property is located. I have considered item number 6 in this list of allowable uses which reads "accessory use customarily incident to the above uses." The words "above uses" refer to the list of allowable uses above item 6 and the list includes educational use.

Section 15A of the Ordinance provides that the term "accessory use" shall not include any use not on the same lot with the building to which it is accessory, unless authorized by the Board of Appeals. It is my understanding that the proposed incinerator would serve the entire campus and perhaps the several dormitories off campus. Thus it seems evident that the proposed incinerator could not be deemed an accessory use to the dormitory on the lot at 51 College Street.

Years ago when the college was growing and expanding in such a fine way, and it became necessary to find dormitories off the campus, the question came up as to whether or not these dormitories off the campus could be deemed an educational use. The Corporation Council at that time ruled that they could be deemed educational use. If that had not been true the dormitories would have been non-conforming uses in the Residence C Zone where they were all located and therefore not allowable under the Zoning Ordinance.

It seems obvious that the incinerator is not an educational use and that its primary purpose is accessory in a major degree to educational uses on other property than the lot on which the incinerator is proposed.

If you conclude to give up the project on this lot, you will return the receipt for the fee paid to this office within ten days of the date of this letter, the money will be refunded by voucher.

If you should entertain the idea of seeking an exception from the Board of Appeals, this office should be notified so that the appeal approach to the project can be started, but a question will actually come before the Board of Appeals as to whether or not the incinerator would prove, in terms of the Ordinance, "injurious, noxious or offensive" to the privately owned property in the neighborhood "by reason of odor, fumes, smoke" or fire hazard, uses so detrimental to a neighborhood not being allowable irrespective of being included in the list of allowable uses.

Very truly yours,

Warren McDonald
Inspector of Buildings

NRKd/G
CC: Mark Barrett, Assistant Corporation Counsel
Oliver T. Sanborn, Chief of the Fire Department

File: Rear 51 College Street

Oliver T. Sanborn, Chief of the Fire Department

July 11, 1949

Warren McDonald, Insptr. of Bldgs.

Dangerous and inflammable condition at the rear of 51 College Street

I had occasion to be out at the rear of the Stevens^{Avenue}/Armory the other day, and I noticed on the bank at the rear of Westbrook Junior College dormitory at 51 College Street a considerable quantity of old trees, some of them pine trees in a dry and inflammable state which had evidently been dumped from the top of the bank of the college dormitory lot.

It seems to me that this situation establishes quite a fire hazard at any time to the buildings along College Street, and especially in this very dry season.

It may be that the rubbish is actually on the State Armory property, but it looks very much as though it had been dumped from the top of the bank, presumably by Westbrook Junior College people.

Inspector of Buildings

WMD/G

Westbrook Junior College
Certificates of occupancy

April 20, 1948

Mr. Nahum R. Pillsbury, Jr.
Director of Public Relations
Westbrook Junior College
716 Stevens Avenue
Portland, Maine

Subject: Certificates of occupancy for various
dormitories at Westbrook Junior College

Dear Mr. Pillsbury:

I am very much in sympathy with your efforts to get the matters of certificates of occupancy of the Westbrook Junior College dormitories straightened out, and the long delay in answering your letter in this connection has been caused by the great volume of work in this office which required immediate attention. In the same order as your list the situations as to certificates are as follows:

17 College Street ("Seventeen")--My letter of October 7, 1946, attention Dr. Proctor, drew attention to several deficiencies to be corrected before certificate was issued. On March 10, 1947 I wrote Dr. Proctor about the automatic fire alarm system and the spacing of thermostats etc. Subsequent inspections, the last on January 1, 1947 seems to indicate that everything had been taken care of except the extra thermostats required in the automatic fire alarm system. However, so much time has elapsed that, if we are to now issue a certificate another inspection will be necessary, and in order that the certificate can be issued, I suggest that you go over these letters, examine the building for yourself to see if all of the items have been cared for, if not have them fixed, and then notify us for another and final inspection.

31 College Street (Johnson House)--Our record shows that a certificate was issued for this building on April 4, 1939. Presumably this was issued to Mr. Johnson as owner of the Building. We could hardly issue a duplicate at this late date, and I suggest that you make sure that he has it and it would seem that this would be protection enough.

51 College Street (Deering House)--Inspections on subsequent permits--in 1946 for chimney and dormer window and in 1947 for alteration of interior partitions--show work uncompleted and some deficiencies but inspections on these jobs were not possible of completion. At the earliest opportunity we will try to gather together the loose ends and attempt a final inspection whereupon if everything is found in order a certificate will be issued.

690-696 Stevens Avenue (Whitman House)--Our records show that we issued a certificate on this building on September 27, 1940. Perhaps this was to a former owner if the college did not own the building then. We can hardly issue a duplicate now without a complete re-inspection, and I cannot see any time in the near future when we could make such an inspection.

740 Stevens Avenue (The Cottage)--We have never known the need of issuing a certificate in this building because as far as the record goes--mostly furnished by the college--no change of use since the Building Code control of the situation, has been made. Applications for permit issued in 1939, 1940 and 1947 indicate that the building was in use for teachers prior to each

Mr. Nahum R. Pillsbury, Jr.-----2

April 20, 1948

application and that use by teachers was intended in the same manner after the work was completed under each permit. If there has been a change of use it is not indicated in our records and the building as an existing dormitory would come fully under the Safety Ordinance and the certificate from the Chief of the Fire Department would be the only one.

746 Stevens Avenue (Melville House)--You have a certificate issued February 6, 1946.

747-751 Stevens Avenue (The Lodge)--Certificate of occupancy was issued on January 18, 1938. If the college owned the building at that time, it must have been issued to the college. To secure a belated certificate now would involve the same difficulties as in similar cases above.

752-761 Stevens Avenue (Bell House)--You have certificate issued September 16, 1939.

771-773 Stevens Avenue (Houghton Hall)--You have certificate issued September 16, 1939.

Very truly yours,

Inspector of Buildings

MMcD/J

University of Iowa College (Old at 51 College St.)

5-25-48

description of safety features and general requirements
for issuance of certificate of occupancy.
Matter discussed with Mr. Fuller.

? * Check if front cellar stairs required to be enclosed,
has self-closing door at head.

Not Done - Vestibule lockers required front and rear doors first floor
Front door only.

Not Done - Rear rooms (students 1st & 2nd floor) have dead bolts, no signs
dead bolts should be removed from doors front hall to room
and signs to rear hall, and exit signs over both doors.
OK 15th floor

Not Done - Exit sign required front hall second floor.

Not Done - Exit sign over rear outside door third floor and remove
dead bolts from door leading to rear hall.
OK

* Check orientation shown as per amended permit 41/657 and
attached memo regards enclosure.

9-14-48, talked with Mr. Fuller by phone, all matters have not been
taken care of, he will notify when ready.

WESTBROOK JUNIOR COLLEGE
PORTLAND 5, MAINE

DIRECTOR OF PUBLIC RELATIONS

May 3, 1948

Mr. Warren MacDonald, Inspector of Buildings
Department of Building Inspection
City Hall
Portland, Maine

RECEIVED
MAY 4 1948
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

Dear Mr. MacDonald:

Thank you very much for your letter of April 20 which included the detailed analysis which I wanted to receive.

I have checked with Mr. Frank J. Fuller, Superintendent of Buildings and Grounds of the College, and have been assured that all of the work at 17 College Street (Seventeen) and 51 College Street (Deering House) has been completed and these buildings are ready for inspection at your earliest convenience. If you will notify Mr. Fuller when you are ready to make your inspection, I am sure he will be pleased to accompany you through these buildings.

I am sorry that I had to bother you at a time when you were so very busy, but I appreciate very much your cooperation.

Very sincerely yours,

Nathan R. Pillsbury, Jr.
Director of Public Relations

A.P.D.
Pls get my general letter to him about cert. of occupancy and make copies of 17 College St + 51 Deering
and talk them over with me
WMS 5/4/48



(RC) RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third CLASS
Portland, Maine, May 14, 1947

01108
MAY 23 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repairs or to 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 51 College Street Within Fire Limits? NO Dist. No.
Owner's name and address Westbrook Junior College, 716 Stevens Ave. Telephone
Lessee's name and address Telephone
Contractor's name and address Haddon Clark, 511 E. Bridge St. Telephone
Architect Specifications Plans yes No of sheets 1
Proposed use of building Dormitory No. families
Last use No. families
Material frame No. stories 3 Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 1,000. Fee \$ 2.00

General Description of New Work

To rearrange existing partitions on third floor to provide hallway to means of egress as per plan. Studs 2x3, 16" O.C. sheetrock both sides.
To partition off new bathroom on third floor.

Permit Issued with Letter

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? yes 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:
[Signature area]

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

Westbrook Junior College

INSPECTION COPY

Signature of owner By:

[Handwritten signature: John Calvin Steves]

Permit No. 47/1108
 Location: St. College St
 Owner: Northwest Junior College
 Date of permit: 5/23/47
 Notif. closing-in: 7/9/47
 Inspn. closing-in: 7/11/47
 Final Notif.
 Final Inspn. **INSPECTION NOT COMPLETED**
 Cert. of Occupancy issued

with final alarm station
 provided etc.

NOTES

4/27/47 started. No
 4/27/47 work started
 layout and actual lay-
 out wall on floor plan
 Plans to be revised and
 approved in middle
 covering hands etc
 4/27/47 work started
 when both doors
 in room. Consideration
 in old hallway and cutting
 necessary for
 plumbing, including
 it completely. The
 floor will partition
 in closing. An area
 will be provided
 off in the rear

RECEIVED
 CITY ENGINEER
 5/23/47

X 47/786 740 Stevens Ave. ^{4th floor} (Part of protection
Hallway) (Change)

X 47/725 716 Stevens Ave. (Install fire detector
dormitory (Horsey Hall) and alarm system)

47/726 714-30 Stevens Ave. (" " " ") File
dormitory (Gillard Annex) copy

46/2430 711-30 Stevens Ave. (Oil Burner
dorm. + D. Room) with special heat File
copy

46/1760 714-30 Stevens Ave. (" " " ")

X 46/1101 746 Stevens Ave. (Slopes and
Melville House) alterations

X 45/656 746 Stevens Ave. (Change of use
dorm.) with alterations.

46/1759 742-46 Stevens Ave. (Oil Burner
dormitory) with special heat File
copy

X 46/1736 17 College St. (Fire scope 3rd floor
dormitory)

114 17 College St. (Change of use
dormitory) to dorm.

51 College St

Check enclosure of front cellar stairs

Check exit signs 2nd + 3rd floors
near doors.

Check alarm system in plan hall

AP 51 College Street-I

June 19, 1947 .

Mr. John C. Stevens, 2nd
187 Middle Street
Westbrook Junior College
716 Stevens Avenue

Subject: Amendment to permit 47/11.3
for alterations in dormitory of
Westbrook Junior College at 51
College Street

Gentlemen:

Above amendment is issued herewith subject to the following:

1. Although not mentioned in the application for amendment, it will apparently be necessary to remove the rear chimney in order to make room for new hallway. This should preferably be taken down to the cellar floor, but if this is not to be done, care must be taken to seal tightly with masonry the top of and any openings in that portion left standing. If the gas-fired hot water heater now connected to this chimney is to be moved and connected to heater chimney, a separate permit issuable only to the installer is required for this work. In such a case, should this water heater be automatically controlled, it must be equipped with a safety device to automatically shut off the flow of gas in case pilot light becomes extinguished unless it is already so equipped.

2. Automatic alarm system installed in the building must be adjusted, if necessary, to cover the new corridor in third story.

3. Although not noted on latest plan filed, both sides of all new hallway partitions are to be plastered on incombustible lath.

Very truly yours,

Inspector of Buildings

AJS/S

CC: Mr. Haddon Clark
511 East Bridge Street

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, June 18, 1947

PERMIT ISSUED
JUN 19 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 17/1102 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 51 College Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Westbrook Junior College, 716 Stevens Avenue Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Haddon Clark, 511 E. Bridge Street Telephone _____
 Architect _____ Telephone _____
 Proposed use of building Dormitory Plans filed yes No. of sheets 1
 Increased cost of work _____ No. families _____ Additional fee .25

Description of Proposed Work

Rearrange of hallways and rooms on third floor as per plan submitted.

Details of New Work

Permit Issued with Letter

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 _____
 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 By: Philip C. Eubanks
 westbrook Junior College
 Permit Issued with Letter
 Approved: 6/19/47 Wm J S
 Inspector of Buildings.

INSPECTION COPY