

51 College Street-1

May 23, 1947

Mr. John C. Storans, 2nd
137 Middle Street
Westbrook Junior College
711 Stevens Avenue

Subject: Application for permit for alterations
in third story of dormitory at 51 College
Street

Gentlemen:

Although some details shown on plans are not in compliance with Code requirements and while others needed to make sure that all requirements will be observed are lacking, we are issuing permit for the above work, subject to the following conditions:

1. All new hallway partitions and new work in connection with existing hall partitions will be plastered both sides on incombustible lath as required by Sections 203j1 and 203j1(f) of the Building Code.

2. The standard automatic fire alarm system, permit for which has recently been issued, will compensate for the defective location and arrangement of means of egress.

3. If the sash area of the exterior window in the new bedroom at rear easterly corner of main house does not equal at least 1/12 of the floor area of the room, it will be made to do so in compliance with Section 203j1(d)(1).

4. The landing at the head of front stairs will be made at least 3' deep as required by Section 212a5.4. The light partition shown near this location is required to be plastered on incombustible lath the same as other hall partitions.

5. The cellar stairs will be enclosed in basement with partitions plastered on metal or perforated gypsum lath and a self-closing fire door labeled as Class C by the Underwriters, Inc. or one constructed as specified for a standard fire-resistant door by Section 302d of the Building Code provided in the opening.

6. Unless already installed, vestibule locksets will be provided on front and rear outside doors in first story.

7. At the request of the Federal Government, we are enclosing a notice concerning Government controls of construction.

Very truly yours,

Inspector of Buildings

LRD/6

Encl: Notice of Federal Government Controls to each addressee

CC: Mr. Hamilton Clark
511 East Bridge Street



APPLICATION FOR PERMIT

Class of Building or Type of Structure. Third Class

Portland, Maine, March 6, 1947

PERMIT ISSUED
00344
MAR 6 1947

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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? no

Owner's name and address Westbrook Junior College, 716 Stevens Ave. Telepho. _____

Lessee's name and address The Trustees Telephone _____

Contractor's name and address E. S. Boulos Co., 52 Free St. Telephone 2-3807

Architect _____ Specifications _____ Plans no. _____ No. of sheets _____

Proposed use of building Dormitory No. families _____

Last use _____ " _____ No. families _____

Material frame _____ No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To install standard automatic fire and detection and alarm system, the detection part of the system to cover: Entire basement or cellar and sub-cellar, if any, all public and stair halls, all closets off halls or under stairs.

Thermostats will be Darty Fire Sentinel, manufactured by American Fire Prevention Bureau, Inc., and thermostats will be so disposed throughout the protected areas that they will be not more than 12'-6" apart nor more than 6 ft. at right angles from any wall or partition extending to the ceiling.

Alarm gongs will be distinctive in tone from other similar devices in the building and will be provided in such strength of signal, number and locations as to undoubtedly arouse and warn all persons for whose protection they are intended.

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

E. S. Boulos Co.

Signature of owner By: E. S. Boulos

APPROVED:

INSPECTION COPY

Permit No 47/344

Location 51 College St

Owner Westbrook Junior College

Date of permit 3/4/47

Notf closing-in

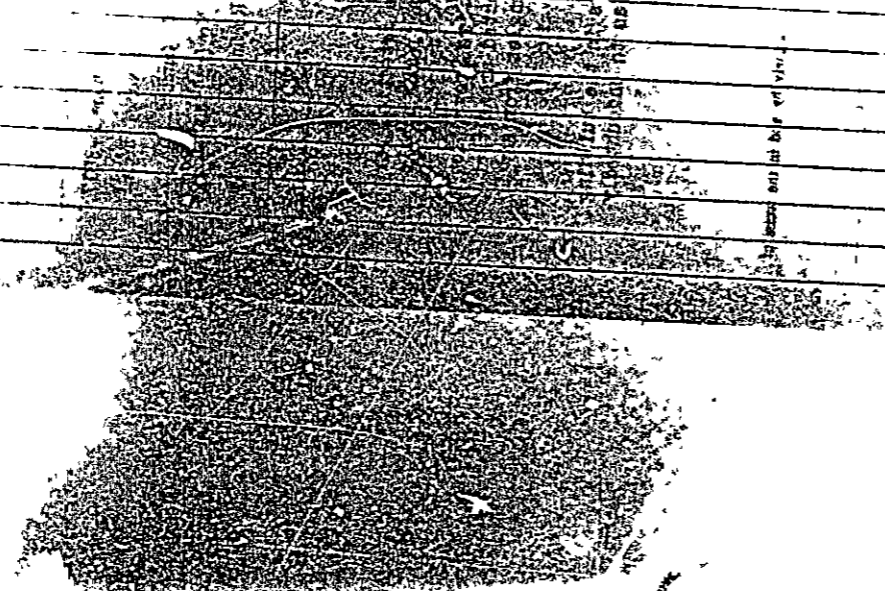
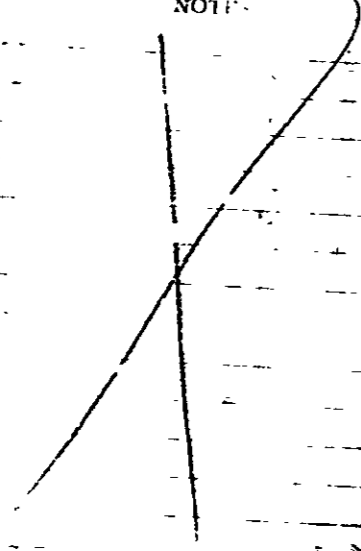
Inspn closing-in

Final Notf

Final Inspn. 5-547 P.M.S.

Cert. of Occupancy issued

NOTE





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, ~~Sept. 12,~~ Sept. 12, 1946

PERMIT ISSUED 01758 SEP 14 1946

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 No. Stories 2 New Building Existing "
Name and address of owner of appliance Westbrook Junior College, 51 College Street
Installer's name and address Randall & McAllister, 94 Commercial St. Telephone 3-2941

General Description of Work

To install oil burning equipment in connection with existing steam heat

OK 9:10 PM WITH ATTACH OR CLOSING BY PERMIT

IF HEATER, OR POWER BOILER

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

Location of appliance or source of heat Type of floor beneath appliance
If wood, how protected? Kind of fuel
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Timken Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? Bottom
Type of floor beneath burner Cement
Location of oil storage Cellar Number and capacity of tanks 1-275 gallon
If two 275-gallon tanks, will three-way valve be provided?
Will all tanks be more than five feet from any flame? yes How many tanks fire proofed?

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
If wood, how protected?
Minimum distance to wood or combustible material from top of appliance
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? \$1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

[Empty box for signature]

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

Randall & McAllister

Signature of Installer

By: Arthur P. [Signature]

INSPECTION COPY

Permit No. 46/1758

Location 51 College St

Owner Westbrook Junior College

Date of permit 9/14/46

Approved 10/4/46

NOTES

- 1 Fill Pipe
- 2 Vent Pipe
- 3 Kind of Heat
- 4 Burner Regulator & Supply
- 5 Name & Label
- 6 Stack Control
- 7 Oil - Gas Control
- 8 Knotted Control
- 9 Piping Support & Protection
- 10 Valves in Supply Line
- 11 Capacity of Tanks
- 12 Fuel for gas supply
- 13
- 14
- 15
- 16

8/2/46

See...
15/46
46/64

City of Portland, Maine
Board of Appeals

—ZONING—

July 24th , 19 46

To the Board of Appeals:

Your appellant, Westbrook Junior College, which is the owner of property at 51 College 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 has been made for building permit to construct 32' long dormer window on the front of dormitory at above location and to rebuild brick chimney entire height, which said permit has been refused by the Building Inspector because the proposal to construct a dormer window on this building would make of it a 3-story building under the definitions of the Building Code and Section 9F of the Zoning Ordinance provides that no building shall exceed 2½ stories in height unless it sets back from each street and lot line 10' in addition to the normal setback requirements from street and lot lines in the Residence C Zone where the property is located. The normal distance required from street line to front of a building in this zone is 15' and the normal side yard distance is five feet, and to meet the requirements for the additional height, the front setback in this case would have to be 25' while

~~XX~~

it is actually about 18' and the side yard distance would have to be 15' where it is actually about 9'.

Also the face of the proposed dormer would be somewhat closer to the street line of College Street than the exterior wall of a habitation on the adjoining lot, which is contrary to Section 15J of the Zoning Ordinance.

Westbrook Junior College

By *Martin J. Smith*, President
Appellant

46/64

City of Portland, Maine
Board of Appeals

—ZONING—

Decision

Public hearing was held on the 2nd day of August, 1946.
Petition of Westbrook Junior College, owner of property at
51 College Street, seeking to be permitted an exception to the regulations of
the Zoning Ordinance relating to this property.

(See Appeal dated July 24th, 1946)

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

Walter C. Frost
Franklin H. Haskins
W. Franklin Jensen
Edwin J. Colby

Gerald A. Cole

Board of Appeals

46/64

City of Portland, Maine
Board of Appeals

July 30, 1946

Westbrook Junior College
716 Stevens Avenue
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, August 2nd, 1946, at 11 o'clock in the forenoon upon your appeal under the Zoning Ordinance relating to a proposal to construct 32' long dormer window on the front of dormitory at 51 College Street and to rebuild brick chimney entire height,

Please be present or be represented at this hearing in support of your appeal.

BOARD OF APPEALS

Helen C. Frost
Chairman



(R) RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure.. Third Class

Portland, Maine, July 15, 1946

PERMIT ISSUED

01345
JUL 24 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~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 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 Hoogins & Clark, 167 1/2 Portland Street Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 2
 Proposed use of building Dormitory No. families _____
 Last use _____ No. families _____
 Material frame No. stories 2 1/2 Heat _____ Style of roof pitch Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1000.00 Fee \$ 2.00

General Description of New Work

~~To construct a dormer window on front of building.~~
To rebuild brick chimney entire length and provide tile lining.

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 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 concrete Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ height _____ Thickness _____
 Pitch of roof flat shed Rise per foot 2 1/2 Roof covering asphalt roofing Class C Under Lab.
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat _____ fuel _____
 Framing lumber—Kind heavies Dressed or full size? dressed
 Corner posts 4x4 Sills _____ Girt or ledger board? _____ Size _____
 Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-10" O. C. Bridging in every floor _____ flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof 2x8
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 2x8
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 12'
 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
Hoogins & Clark

Signature of owner By Ed Hoogins

INSPECTION COPY

Permit No. 46/1345	Below House side yard 12/27/46	The third floor has been removed from
Location 5/1 College St	at 15' and front yard	which previous section
Owner Methodist Junior College	at 25' and rear yard. The	been used as a single
Date of permit 7/24/46	distance back from	apart ment to as now
Notif. closing-in 8/26/46	is about 10' and in the	been changed to down
Inspn. closing-in 8/15/46	area about 9' rather	long wall to meet door
Final Notif 9/26/46	is increased to 10'	old door to meet through
Final Inspn. SPECTATOR NOT COME	met. It also looks	idea in fire downham
Cert. of Occupancy issued	into smaller rooms	recreation room to
NOTES	at 15' and rear yard	balance of wall and
	at 25' and rear yard	and in boiler room
	at 10' and rear yard	enclosure. Neither of
	at 15' and rear yard	these doors are built to
	at 25' and rear yard	part are standard fire
	at 10' and rear yard	resistant. To do this
	at 15' and rear yard	glass throughout front
	at 25' and rear yard	cellar, it should
	at 10' and rear yard	be enclosed in basement
	at 15' and rear yard	rather than have a
	at 25' and rear yard	fire door at the top as
	at 10' and rear yard	suggested by Chief
	at 15' and rear yard	1-11-46 and he said that
	at 25' and rear yard	was that this would
	at 10' and rear yard	do. Cate says have been
	at 15' and rear yard	provided over doors
	at 25' and rear yard	leading to rear stairs
	at 10' and rear yard	in front of room and
	at 15' and rear yard	hard stairs. Automatic
	at 25' and rear yard	water alarm system

WESTBROOK JUNIOR COLLEGE
PORTLAND 5, MAINE

OFFICE OF THE PRESIDENT

September 26, 1946

Mr. Warren McDonald
Inspector of Buildings
Department of Building Inspection
389 Congress Street
Portland, Maine

RECEIVED

SEP 27 1946

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

My dear Mr. McDonald:

May we have a certificate of occupancy for the house which we call Melville which is at 746 Stevens Avenue and the house which we call Deering which is located at 51 College Street?

We would also like to have a certificate of occupancy for 17 College Street, but we will have to wait until the new Kalamien Door has been installed. It has been on order for a long time.

Very sincerely yours,



Milton D. Proctor
President

MDP:O

*Copy 5. For attention. If to be
have provided or would a
power, self. closing door at
17 College St. School should
we could move a temporary
cut by letter with the condition
with 9/27/46*

APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. 1

Portland, Maine, July 24, 1946

AUG 8 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 46/1345 pertaining to the building a structure conforming to 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 Coogins & Clark, 46 Portland Street Telephone _____
 Architect _____ Plans filed YAD No. of sheets 1

Memorandum from Department of Building Inspection, Portland, Maine

51 College Street--Construction of corner window for Westbrook Junior College by Coogins & Clark, contractors--6/6/46

To Owner & Contractor:

No less than 1x3 bridging required between each pair of roof joists.

CC: Westbrook Junior College
716 Stevens Avenue

(Signed) Warren McDonald
Inspector of Buildings

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 iron _____ 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 flat-shed Rise per foot 3" Roof covering asphalt roofing Class C Und. Lab.

No. of chimneys _____ Material of chimneys _____ of lining _____

Framing lumber--Kind hemlock Dressed or full size? _____

Corner post _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ Column under girders _____ Size _____ Max. on centers _____

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

Joists and rafters: _____

On centers	1st floor	2nd	3rd	roof	2x8
Maximum span	1st floor	2nd	3rd	roof	12'

Approved: _____ Signature of Owner _____

Approved: 8/6/46 WMD Inspector of Buildings

INSPECTION COPY

WESTBROOK JUNIOR COLLEGE
PORTLAND 5, MAINE

OFFICE OF THE PRESIDENT

July 23, 1946

Mr. Warren McDonald
Inspector of Buildings
Department of Public Inspection
City Hall
Portland, Maine

RECEIVED

JUL 24 1946

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

My dear Mr. McDonald:

I have received your letter concerning the property at 51 College Street, and I have checked with Mr. Payson's secretary and our appeal will be ready for the August 2 meeting.

In the meantime, it would be helpful if you would issue a permit for rebuilding the chimney.

Very sincerely yours,



Milton D. Proctor
President

MDP:D

DEERING HOUSE

Construction Details

Corner Posts	4" x 4"
Plate	4" x 4"
Studs 16 inch centers	2" x 4"
Rafters 16 inch centers	2" x 8"

Fire proof shingles

All windows panned or flashed. Remove existing chimney and replace with tile lining.

LATH
LESS
RBT
PH
VAJS
HL
BS
DJ

AP 51 College Street-I

July 22, 1946

Westbrook Junior College
716 Stevens Avenue
Googins & Clark
46 Portland Street

Subject: Application for building permit to construct 32' long dormer window on the front of dormitory at 51 College Street and to rebuild brick chimney entire height

Gentlemen:

The proposal to construct a dormer window on this building would make of it a 3-story building under the definitions of the Building Code. Section 97 provides that no building shall exceed 2 1/2 stories in height unless it sets back from each street and lot line 17' in addition to the normal setback requirements from street and lot lines in the Residential Zone where the property is located.

The normal distance required from street line to front of a building in this zone is 15' and the normal side yard distance is five feet. Thus to meet the requirements for the additional height, the front setback in this case would have to be 25' while it is actually about 18' and the side yard distance would have to be 15' where it is actually about 9'.

It is also true that the face of the proposed dormer would be somewhat closer to the street line of College Street than the exterior wall of a habitation or the adjoining lot contrary to Section 15J of the Zoning Ordinance.

For these reasons the building permit is not feasible. Dr. Proctor has indicated the desire of the College to file a variance appeal, and an outline of the appeal procedure is therefore enclosed.

Very truly yours,

Inspector of Buildings

WMB/S

Encl. Outline of appeal procedure

CC: W. Mayo Payson
Corporation counsel

P.S. If the saving in time would be any object, I could issue a permit to include only rebuilding the chimney. If you desire that, will you apply for a separate permit to cover the reconstruction of the chimney?

WESTBROOK JUNIOR COLLEGE
PORTLAND, MAINE
Zone 5

OFFICE OF THE PRESIDENT

R.J.S.

February 4, 1946

Mr. Warren McDonald
Building Inspector
City Hall
Portland, Maine

RECEIVED
3 5 1946
D:PT. OF BUD'G. INSP.
CITY OF PORTLAND

My dear Mr. McDonald:

May we please have a certificate of
occupancy for Melville at 746 Stevens Avenue,
and the Deering House at 51 College Street.
In both cases the work has been completed.

Very sincerely yours,

Milton D. Proctor

Milton D. Proctor
President

MDP:D

At 51 College St.-I

December 8, 1945

Burman-McCallan
49 1/2 Congress Street
Portland 5, Maine

Subject: Building permit for alterations in the
dormitory at 51 College Street

ATH
RMT
BH
AJS
HL
ES

Gentlemen:

The application seems to indicate that the new 18-foot long partition between recreation room and the balance of the cellar would be covered with masonite. Since this partition is in lieu of fire resistive enclosing partitions of cellar stairs, it should be one-hour fire resistance—metal lath or perforated Gypsum lath and plaster on both sides.

I understand that the fire door in the present partition to be removed is a specially manufactured "Kalamein" door. If that is true, perhaps it bears the Underwriters label for use in rooms and corridors (Class C). Normally in a building of such use, the fire door to heater room enclosure is required to be labelled (Class C), but the fire door in the enclosure of the cellar stairs may be a standard fire resistant door (made locally as described in Section 302c4 of the Building Code). Mr. Burnham says that a labelled fire door cannot be procured for five or six months, and we will go along temporarily with a standard fire resistant door in the heater room enclosure. However, since only a standard fire resistant door (locally made) would satisfy the requirements in the new partition between recreation room and cellar, if the present fire door is labelled as Class C, you could transfer that door into the heater room enclosure partition and save the new door made for the partition between recreation room and balance of the cellar according to standard fire resistant specifications without label. The door from recreation room to balance of cellar is required to be self-closing by means of a liquid door closer. The fire door to the heater room is required to be either automatic-closing or self-closing, if self-closing by a liquid door closer.

Very truly yours,

Inspector of Buildings

WMD/S

CC: Dr. Milton Proctor, Pres.
Westbrook Junior College
716 Stevens Avenue

Dear Dr. Proctor:

Even in 1941 when this recreation room was built, I had some misgivings about accepting the new recreation room partitions as partitions enclosing the cellar stairs, as it is generally recognized that such a cellar stair enclosure should only be big enough for fire purposes—any larger space than that within the space offering ample opportunity for fire to start within the enclosure. Now that the recreation room is to be enlarged, thus increasing the area at the foot of the open stairway where a fire might start and sweep upwards, and knowing the great care with which you try to pro-

Dr. Proctor _____ 2

December 8, 1945

protect your buildings and the occupants, I feel that your attention should be called to this situation. I suppose smoking will take place in the recreation room, and it seems to me from our local record of fires, we are having more fires start from smoking (careless disposal of cigarettes etc.) than we are from heater rooms. If a fire were to start in the recreation room either from that or any other cause, perhaps not making itself evident until after everyone had retired, the result would be the same as though the cellar stairs were not enclosed at all. It seems my duty to call your attention to the situation with the thought that perhaps some adjustment can be made to take care of it while your construction work is going on.

Warren McDonald



(RC) GENERAL RESIDENCE ZONE - C
APPLICATION FOR PERMIT

PERMIT ISSUED
1757

DEC 8 1945

Class of Building or Type of Structure Third Class
Portland, Maine, December 3, 1945

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.
The undersigned hereby applies for a permit to erect alter repair 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 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 Burnham-McLellan, 1914 Congress St. Telephone 2-5951
Architect _____ Plans Yes No. of sheets 1
Proposed use of building Dormitory No. families _____
Last use _____ Style of roof _____ Roofing _____
Material frame No. stories 2 1/2 Heat _____
Other buildings on same lot _____ Fee \$ 2.00
Estimated cost \$ 600.

General Description of New Work

To remove 2 1/2 non-bearing partition in basement between recreation room and cellar and to construct 18' non-bearing partition and new partition between boiler room and recreation room, as per plan. Studs 2x4, 16" O.C., masonite.
Partition between boiler room and recreation room to be metal lath and plaster - ceiling to be metal lath and plaster. Door between boiler room and cellar to be Kalemein door Class C.-self-closing device.
To remove existing chimney in former cellar (now recreation room) and close up openings.

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 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 _____ Kind of heat _____ fuel _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Dressed or full size? _____
Framing lumber—Kind _____ Sills _____ Girt or ledger board? _____ Size _____
Corner posts _____ Columns under girders _____ Max. on centers _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, height? _____

If a Garage

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

Miscellaneous

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

APPROVED:

Westbrook Junior College
Burnham-McLellan

Signature of owner by: Philip M. Burnham

INSPECTION COPY

Permit No 45/1757

Location 51 College St

Owner Westwood Junior College

Date of permit 12/8/45

Notif. closing-in

Inspn. closing-in

Final Notif

Final Inspn 1/6/47

Cert. of occupancy issued None

NOTES

12/11/45 - Work started

12/20/45 - Partitions in

1/1/46 - Work completed

Standard fire alarm

Installation

Installation

Installation

Installation

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Installation

which several branches
small heaters has
been removed, the
pipes removed in
order to install
C.P.D. The installation
along a long gas
C.P.D. it is
specification.

A standard fire
alarm door which was
installed in partition
room in 1941 has been
removed in order to
reinstall in partition
room. The standard
room made self-
closing fire door
which was installed in 1941
remains in room
room. The fire door
is now in room.

1/6/47 - See notes on
Permit 46/1345-998

Table with multiple columns and rows, containing various administrative data and dates. The table is mostly blank with some faint markings and a few handwritten entries.

FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 1753

DEC 3 1945



APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 5, 1945

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 No. Stories 3 New Building
Existing "

Name and address of owner of appliance Westbrook Junior College, 716 Stevens Ave.

Installer's name and address W. W. Johnson, 43 College Street Telephone 2-2265

General Description of Work

To install one steam boiler in place of existing three steam boilers

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? Yes If not, which story _____ Kind of Fuel coal

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 2'

from top of smoke pipe 10" from front of appliance Over 4' from sides or back of appliance Over 3'
shield to be provided

Size of chimney flue 12x12 Other connections to same flue none

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____

Will operator be always in attendance? _____ Does oil supply line feed from top or bottom of tank? _____
Type of oil feed (gravity or pressure)

Location oil storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

Signature of Installer W. W. Johnson

ORIGINAL

NOTIFICATION BY FORELATHIN
OR THE C.F. IS WAIVED
CERTIFICATE OF UTILITY
REQUIREMENT IS WAIVED

O.M.A.J.S. 12/6/45

Permit No. 45/1753

Location 51 College St.

Owner Westbrook Junior College

Date of Permit 12/8/45

Post Card sent

Notif. for insp.

Approval Tag issued 10/4/46

Oil Burner Check List (date)

1. Kind of heat
2. Label
3. Anti-siphon
4. Oil storage
5. Tank Distance
6. Vent Pipe
7. FMI Pipe
8. Gauge
9. Rigidity
10. Feed safety
11. Pipe sizes and material
12. Control valve
13. Ash pit vent
14. Temp. or pressure safety
15. Instruction card
- 16.

NOTES

1/6/46 - Smoke pipe 10' below
airing platform on metal
cath

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Record of Inquiry

Verbal in person
BY STEPHEN MAX

Date September 20, 1940

Location 51 College St.

Made by Dr. Milton D. Proctor, 716 Stevens Ave.

Inquiry 1. What changes would Bldg. Code require if this building were to be altered to use a part of it as a girls' dormitory as per plans (3)?

2.

3.

Answer 1. Most of the changes were gone over with Dr. Proctor verbally. I was to see Fire Chief about exits.
See letter or memo 9/26/40

2.

3.

Reply by

OFFICE

NOTICE OF THE CITY OF PORTLAND



(AMENDMENT TO APPLICATION FOR PERMIT)

PERMIT ISSUED

Original Permit No. 11/257
Amendment No. 1

AUG 13 1941

Portland, Maine, August 13, 1941

To: INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for an amendment to Permit No. 11/257 pertaining to the building or structure contemplated in the original application in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location: 51 College Street

Owner's or Lessee's name and address: Milton D. Proctor, 750 Stevens Street

Contractor's name and address: Brown & Berry, Inc., 277 Edwards Street

Plans filed as part of this Amendment: Yes

Is any plumbing work involved in this work? No

Is any electrical work involved in this work? No

Increased cost of work: \$00

Fire Insurance: (Kind) _____

Number of Sheets: 2-2462

Additional fee: \$5

Dressed re. Hall Size: _____

Memorandum from Department of Building Inspection, Portland, Maine

51 College St.—Recreation Room in Basement of Dormitory for Mrs. Milton D. Proctor by Brown & Berry, Inc. — 8/13/41

To Owner and Builder:

The fire resistive partitions and the fire door are in lieu of a required enclosure of the cellar stairs which run up from the proposed recreation room, and on that basis the fire door and frame is required to be a Standard Fire-resistant Door as set forth in Section 302-c-4 of the Building Code. The type of door may be a better class, but if so would require the Underwriters' label. Please be governed accordingly.

CO Dr. Milton D. Proctor, 750 Stevens Ave.

(Signed) Warren McDonald
Inspector of Buildings

June 13, 1941

Brown & Berry, Inc.,
174 Edwards Street,
Portland, Maine

Conditions:

Enclosed is the building permit covering alterations in the building at 51 College Street owned by Mrs. Milton D. Procter and conversion of the building from a four family tenement house to a dormitory for school use. Please note the following requirements:

1. Exit signs with letters no less than four inches high are required in the public hallway on the second floor, one in either end to indicate the front and the rear stairs. The rear sign evidently will have to be over the door leading to a student's room and this door should have all locks or bolts of every description removed from it so that any person from the public hall can enter the room and thence travel to the rear stairs merely by turning the usual knob. It would also be well to appropriately mark the door leading from this student's room to the rear stair hall so that in case of emergency a person unacquainted with all of the conditions in the building, perhaps a newcomer, would have no doubt as to the direction to take to reach the rear stairs.

2. The extensions of the hallway partitions should have no combustible material in them except the studs.

3. The stairs between the first floor and the cellar are required to be enclosed with the usual fire-resistive enclosure for such an occupancy, the partitions being of wooden studs no less than 18 inches from center to center and covered on both sides with plaster on metal lath or perforated gypsum lath. If desired, the enclosing may be supported upon the stairway construction in which case the fire protective material should be extended underneath the underside of the stairs so as to form a complete fire-resistive box separating the cellar from the stairs and stair well with the exception of the door and doorway at the foot of the stairs which should be a self-closing fire door set in a fire door frame, the door self-closing meaning a door that is normally closed and kept closed by a spring, door closer or other suitable device.

This proposition is somewhat different than conversions to dormitories of other buildings for Westbrook Junior College in that the building has for many years been used as a tenement house which falls in the same general classification as to use as the dormitory which it is now to be, a dormitory being classified as a hotel. After examination of the Building Code I believe the above items are required, but there are a number of other items which are not strictly required but would be wise the building being changed from a dwelling house to a dormitory as has been the case with other buildings. I recommend, however, that the following provisions be made, although because of the former use of the building they are not strictly required by law:

Fronz & Berry, Inc.-----

June 13, 1941

It would be well to provide glass panels in one or more of the doors leading from students' rooms to the public hall on the second floor to afford some daylight in the public hall.

If the public halls or stairways are not at least 34 inches wide, that is about a minimum for safety. If there is not a handrail on at least one side of each flight of stairs, running the full length of the flight, it would be well to provide them. If any closets exist beneath stairs in the building, it would be on the side of safety to eliminate them. Of course no new closets may be provided beneath stairs.

It would be on the side of safety to provide fire extinguishers bearing upon each the label of approval of the Underwriters' Laboratories, Inc. for the use intended, one in the cellar (if an oil burner is to be used this extinguisher ought to be of a type calculated to extinguish fires in oil fuel), and one on each floor above, all in a conspicuous place and always ready for use.

I assume artificial lighting on the owner's meter will be provided adequate in capacity and location in all public and stair halls both front and rear so that persons may find their way out at the ground level at all times. These lights are required to be kept burning from sunset to sunrise each night.

Very truly yours,

Inspector of Buildings

MCD/H

CC: Mrs. Milton D. Proctor
750 Stevens Avenue



APPLICATION FOR PERMIT

PERMIT ISSUED

Class of Building or Type of Structure _____

JUN 19 1941

Portland, Maine, June 16, 1941

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to erect alter install the following building structure-equipment in accordance with the Laws of the State of Maine, the Building Code 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 or Lessee's name and address Mrs. Milton D. Proctor, 750 Stevens Avenue Telephone _____

Contractor's name and address Brown & Barry, Inc. 174 Edwards St. Telephone 3-2482

Architect _____ Plans filed yes No. of sheets 3

Proposed use of building Laboratory (22 girls, 2 teachers, apt. on 3rd floor) No. families _____

Other buildings on same lot _____ Fee: \$ 3.75

Estimated cost \$ 1,700.

Description of Present Building to be Altered

Material wood No. stories 2 1/2 Heat steam Style of roof _____ Roofing asphalt and wood
Last use tenement house No. families 4

General Description of New Work

- To make alterations to building as per plan - new bath rooms to have window at least three square feet in area for ventilation - new partitions to be 2x4 studs 16" OC covered with plaster
- To extend dormer on west side 8' on one end and 7' on other end
- To extend dormer on all east side 8'
- To cover rear side of main roof and both sides of ell roof with asphalt roofing Class C

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? yes

Is any electrical work involved in this work? yes Height average grade to top of plate _____

Size: front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof shed Rise per foot 5/8 Roof covering Asphalt roofing Class C Vnd. Lab.

No. of chimneys _____ Material of chimneys _____ of lining _____

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Framing lumber-Kind best Dressed or full size? dressed

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof 2x8 2x6

On centers: 1st floor _____, 2nd _____, 3rd _____, roof 16" 16"

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof 11' 2"

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____ to be accommodated _____

Total 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 above work require removal or disturbing of any shade 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

By Mrs. Milton D. Proctor Signature of owner

By Edward C. Barry INSPECTION COPY

CLERK OF PUBLIC WORKS

96428

No. 41/857

51. Cerecosp

Mrs. Mildred Procter

atc. permit 6/19/41

Notif. closing-in 7/2/41

Inspn. closing-in 7/2/41 - G.T.

Final Inspn. NOT COMPLETED

Final Inspn

Cert of Occupancy issued

NOTES

Disc.
7/1/41 - 7/2/41
order was issued
7/2/41 - 7/3/41
order was issued
7/3/41 - 7/4/41
order was issued
7/4/41 - 7/5/41
order was issued
7/5/41 - 7/6/41
order was issued
7/6/41 - 7/7/41
order was issued
7/7/41 - 7/8/41
order was issued
7/8/41 - 7/9/41
order was issued
7/9/41 - 7/10/41
order was issued

Description of Disease Transmitted to be Reported

Classification of Disease

Final Report