



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Mercy Hospital 879-3309

1/2/96

Applicant
144 State St- Ptd ME 04101

Application Date

Applicant's Mailing Address
Therfaul & L andmann Inc 842-6260

Project Name/Description

Consultant/Agent
59 Baxter Bldg- Ptd ME 04101

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

LANDSCAPING IMPROVEMENTS AND ADDITIONAL EXIT DRIVEWAY FOR LARGE PARKING LOT

Fees paid: site plan \$300 subdivision _____

Approval Status:

Reviewer R. KNOWLAND

- Approved Approved w/Conditions listed below Denied

- THAT THE PAVING FOR THE PARKING GO TO BE UNDERGROUND
- PRIOR TO INSTALLING THE CURB OPENING, CONTRACTOR SHALL ARRANGE A SITE MEETING WITH THE CITY ENGINEER.
- _____
- _____

Approval Date 4/26/96 Approval Expiration 4/26/97 Extension to _____ date date

Additional Sheets Attached

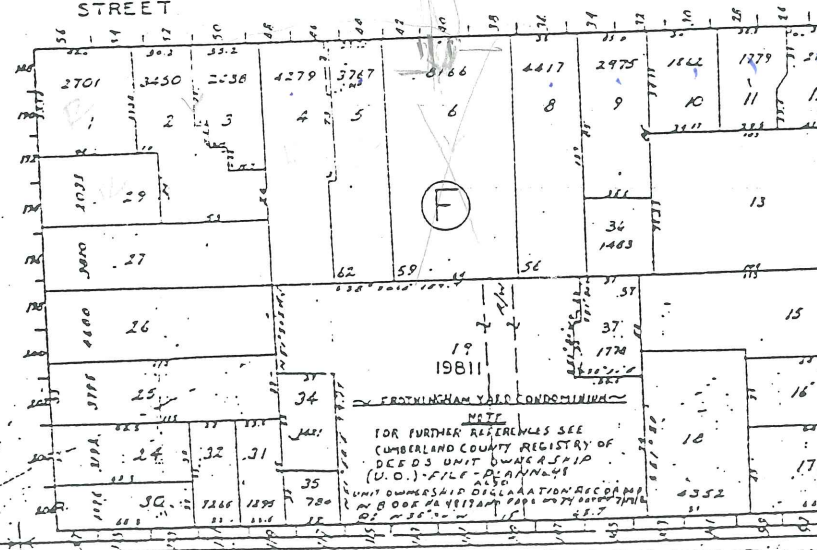
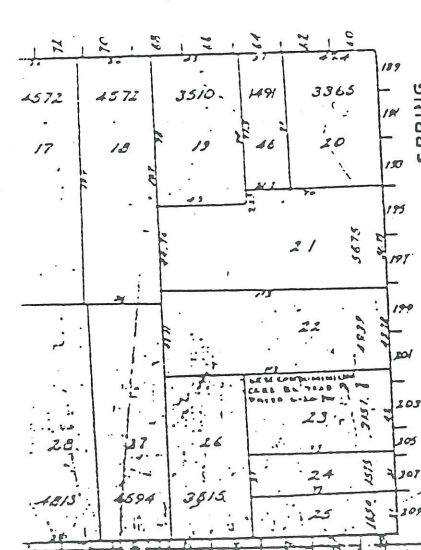
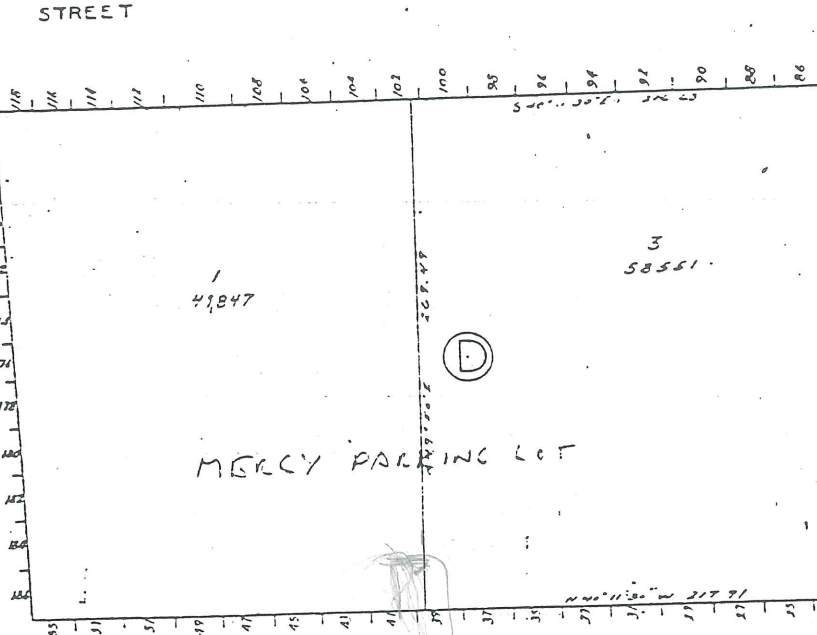
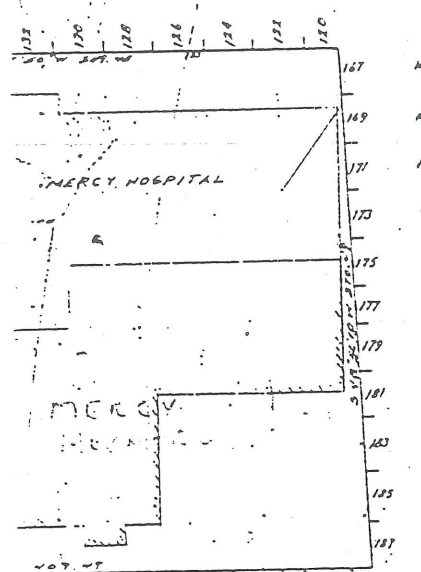
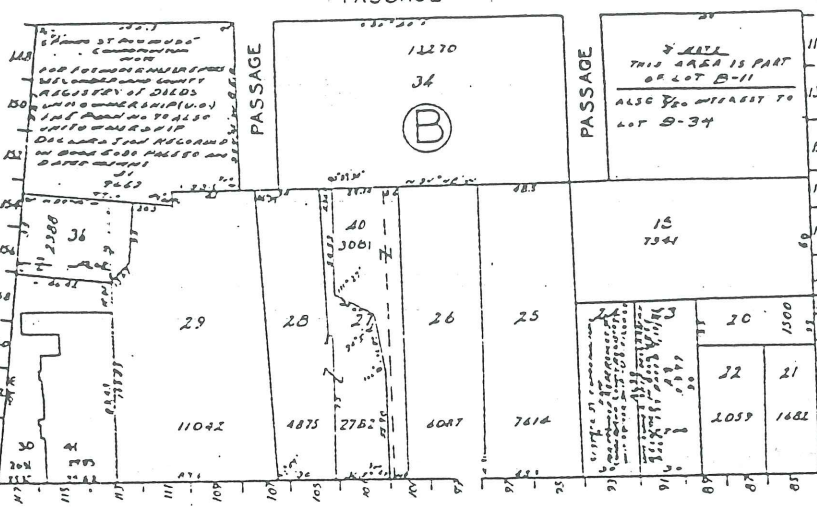
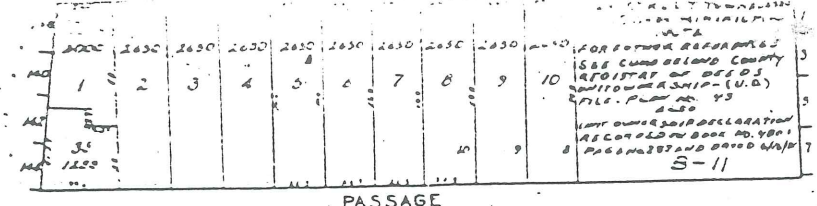
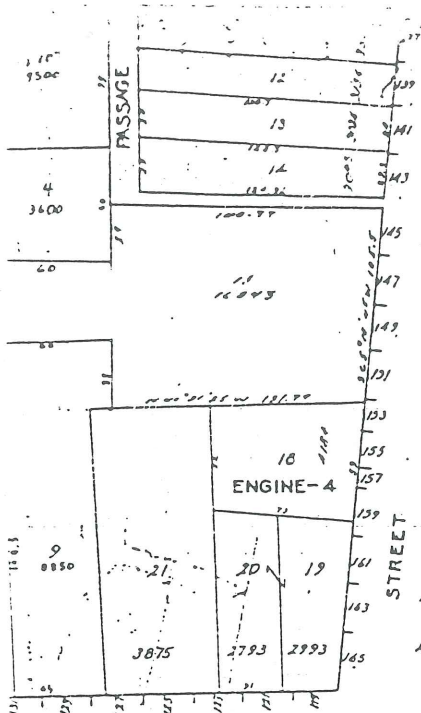
Condition Compliance Richard Knowland 5-30-96 signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>5-30-96</u> date	<u>\$20,113</u> amount	<u>8-20-97</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>5-10-96</u> date	<u>\$341.92</u> amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: _____



STREET

STREET

STREET

STREET

GRAY

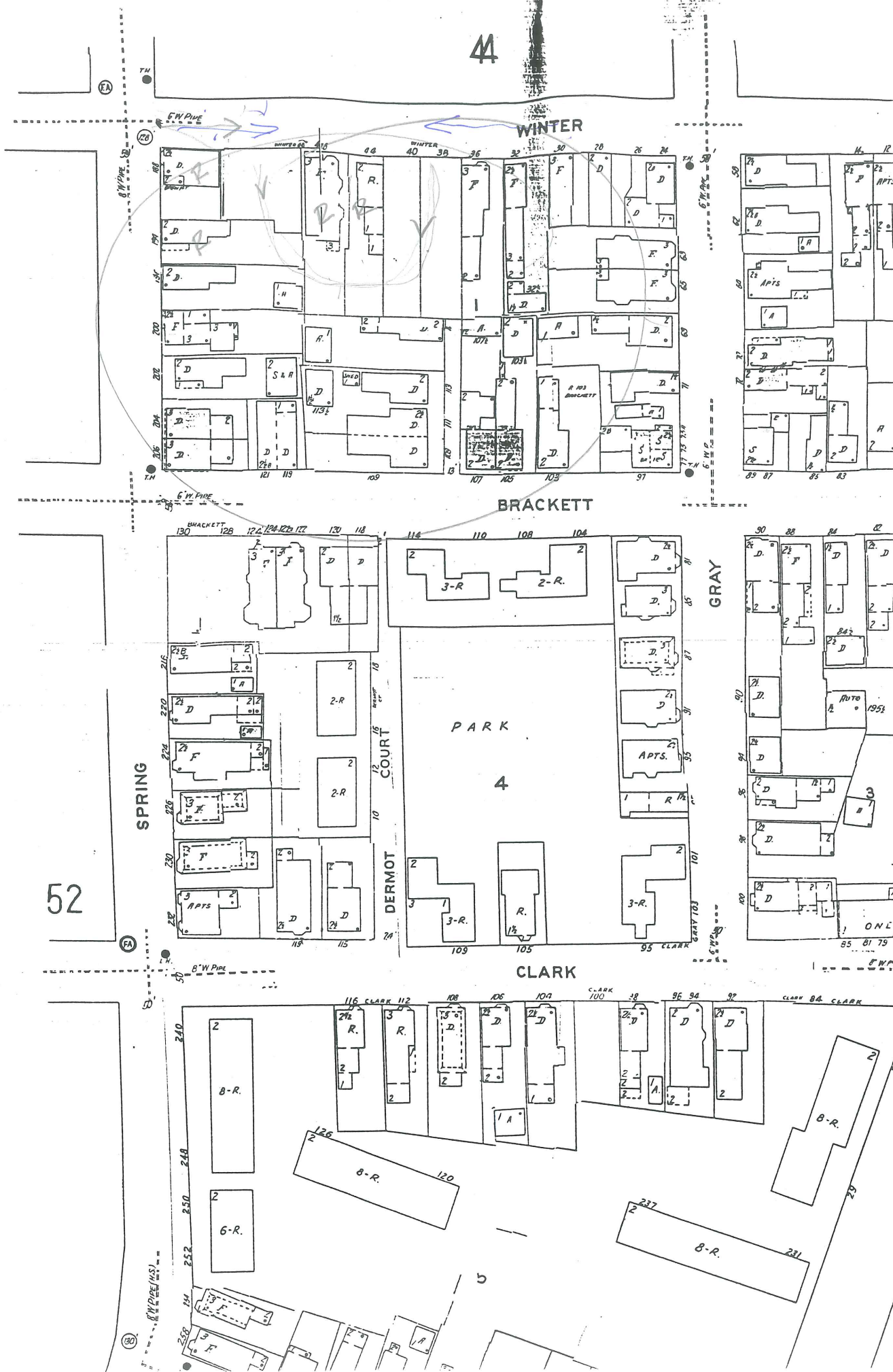
SHEET 44-C

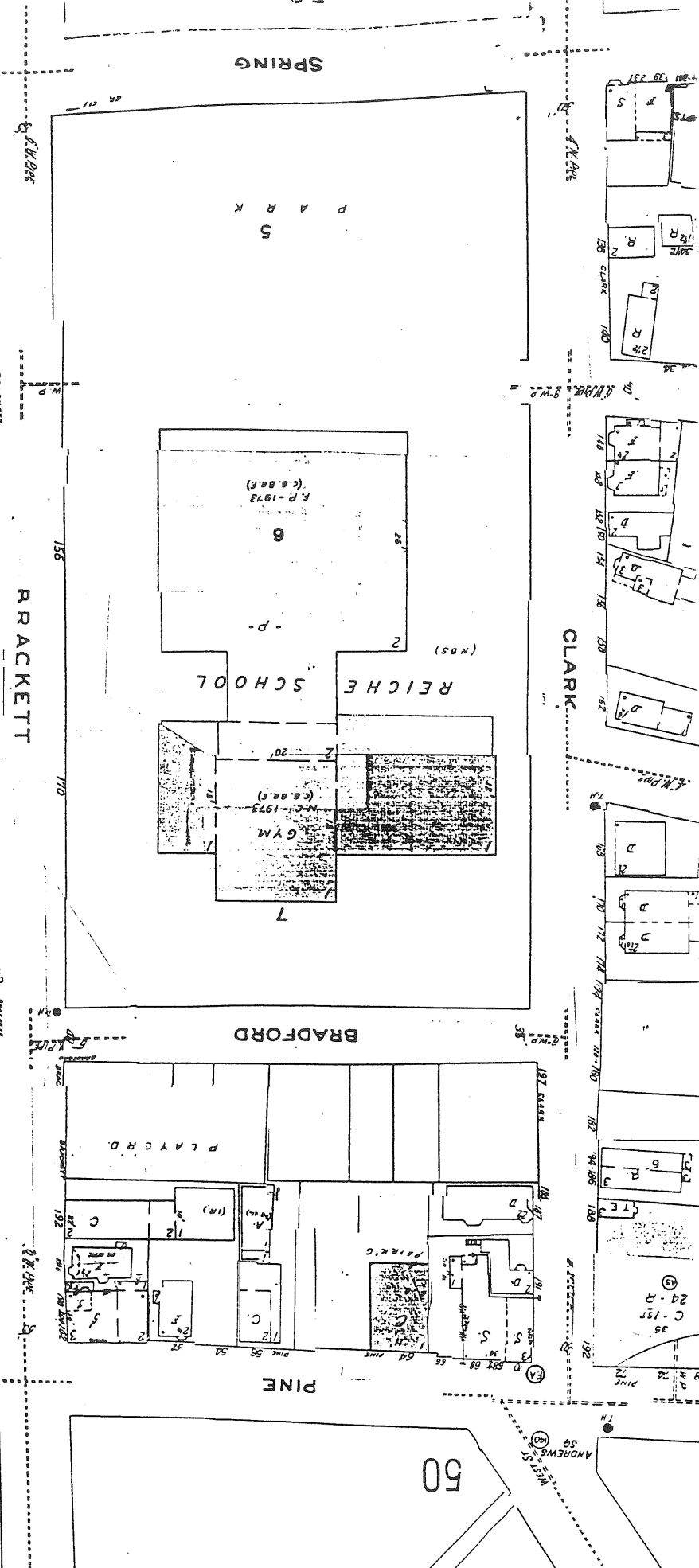
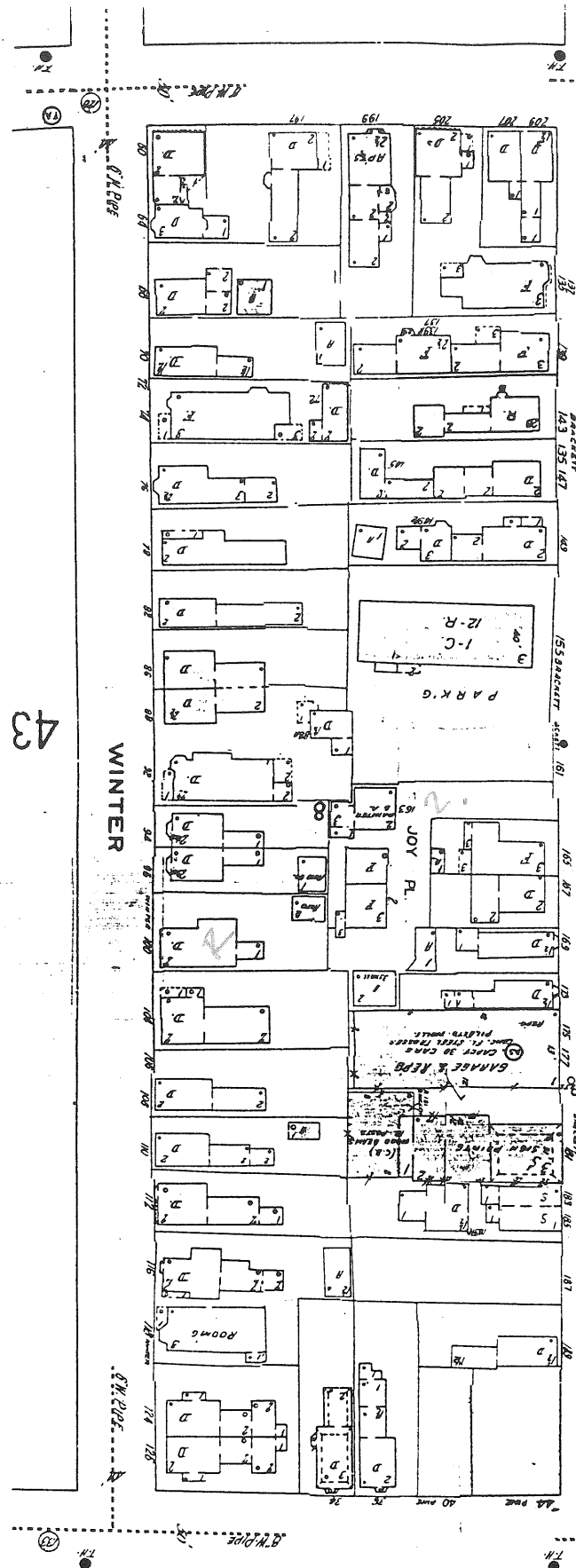
CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

RETRACED 12-51

SHEET 57-B

56-B





Portland Historic Resources Inventory

Property Address: 194 Spring Street

Inventory #: SP-224

Assessor's C/E/L:

District: Spring Street

Map #: 224

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Spring Street

Date of Placement: Local 08/01/1990 National 04/03/1970

Description of Significant Features and Subsequent Alterations:

A modest cross-gabled dwelling whose primary architectural feature is the attached open porch with its single Tuscan column. This building was originally constructed as a 5 bay Greek Revival structure, end bay to the street, with a door in the center. Its appearance and siting would have resembled #52 Gray Street before its plan was changed to a cross-gable and the porch added. Only the cornice returns of the facade now hint at its earlier appearance. The sash is 6/1, the window in the facade gable has recently been covered up. The addition of vinyl siding in the last 20 years has resulted in the covering up of the cornerboards and gable window on the western elevation. The chain link fence is an unfortunate site addition that overwhelms the porch.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------



Property Name: Lorenzo D. Mason House
Property Name(Other):
Street Address: 194 Spring Street
Town: Portland County: Cumberland
Date Surveyed: 06/1990 Surveyor: Rick Redlon
Updated: .by
(date) (surveyor)
by
by

Owner Name: Mercy Hospital
Owner Address: 144 State Street

Primary Use (Present): MULTI FAMILY

Condition: FAIR

ARCHITECTURAL DATA

Primary Stylistic Category: GREEK REVIVAL

Other Stylistic Category: ITALIANATE

Height: 2 1/2 STORY

Primary Facade Width (Main Block; Use Ground Floor): 3 Bay

Appendages: PORCH

Porch: ATTACHED LESS FULL WIDTH ONE STORY

Plan: BACK HALL

Portland Historic Resources Inventory

Property Address: 158 Spring Street

Inventory #: SP-223

Assessor's C/B/L: 45-F-1

District: Spring Street

Map #: 223

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A

District Spring Street

Date of Placement: Local 08/01/1990 National 04/03/1970

Description of Significant Features and Subsequent Alterations:

This cross gabled dwelling is characterized by steeply pitched gables ornamented beneath the eaves with a denticulated and bracketed cornice. The trim motif is repeated on the bay window of the facade and the 2nd story oriel window of the western elevation. The addition of vinyl siding obscured the cornerboards and completely altered the engaged side porch. Formerly the open porch had a denticulated and bracketed cornice that matched the trim of the bay windows and the roofline. The three windows that light this porch are not original. The 2/2 window sash and wide surrounds are original features. 20th century alterations include a skylight on the western slope, contemporary steps and railings, the paving of the side yard, and the covering up of a ground floor window where the air conditioner is now inserted. The bay window was added between 1882-1914, the entry porch was enclosed after 1969. Further research may be needed to determine if this building was constructed as a gable end to the street, 5 bay Greek Revival dwelling that had a cross gable added to its facade and the attachment of bay windows and all of the Italianate wooden trim.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------



Property Name: Stephen M. Richards House
Property Name(Other):
Street Address: 188 Spring Street
Town: Portland County: Cumberland
Date Surveyed: 06/1990 Surveyor: Rick Redlon
Updated: (date) by (surveyor)
by
by

Owner Name: Andre Bellucci
Owner Address: 39 Oakley Street

Primary Use (Present): MULTI FAMILY

Condition: FAIR

ARCHITECTURAL DATA

Primary Stylistic Category: ITALIANATE

Other Stylistic Category:

Height: 2 1/2 STORY

Primary Facade Width (Main Block; Use Ground Floor): 2 Bay

Appendages: PORCH

Porch: ENGAGED ONE STORY LESS FULL WIDTH

Plan: SIDE HALL



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I. D. Number _____

Mercy Hospital 879-3309

1/2/96

Applicant 144 State St- Ptld ME 04101

Application Date _____

Applicant's Mailing Address Theriault/Landmann Inc 842-6260

Project Name/Description 40-52 Winter St

Consultant/Agent 50 Baxter Blvd - Ptld ME 04101

Address of Proposed Site _____

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____
appx 1200 sq ft

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required: to connect two existing parking lots

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300 subdivision _____

Approval Status: _____

Reviewer JAMES SEYMOUR

- Approved Approved w/Conditions listed below Denied

- All improvements performed within the City's R.O.W
- must be inspected and approved by Public Works
- Department.
- _____

Approval Date 5/30/96 Approval Expiration 5/30/97 Extension to _____ date _____ date

Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
Performance Guarantee Released	_____ date _____	_____ signature _____	
Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
Defect Guarantee Released	_____ date _____	_____ signature _____	

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT.DPUD

Address: _____

**HISTORIC PRESERVATION COMMITTEE
CITY OF PORTLAND, MAINE**

**Public Hearing
40-52 and 51 Winter Street**

TO: Chair Barba and Members of the Historic Preservation Committee
FROM: Deborah Andrews, Senior Planner
Gary Hamilton, Historic Preservation Officer
DATE: December 29, 1995
RE: January 3, 1996 Agenda Item - New Business

Application For: Certificate of Appropriateness - Paving and Site Alterations

Address: 40-52 & 51 Winter Street
Spring Street Historic District, Vicinity of Mercy Hospital

Applicant: Mercy Hospital

Background

Mercy Hospital proposes a number of alterations to three of its existing parking lots on Winter Street for the purpose of increasing the number of parking spaces available for patients and visitors. This will be achieved by converting two employee parking lots on the west side of Winter (#40 and #52) for patient/visitor use, by linking these two lots at the rear property line, and by adding a new curbcut on the Winter Street side of its main parking lot at the corner of Spring and Winter.

As the Committee will note from the enclosed vicinity map and site plan (Attachments 2 and 4), the two small parking lots on the west side of Winter are separated by two residential structures, one of which is privately owned and other by Mercy Hospital. Mercy proposes to construct a driveway which will run behind these two residences and connect the two lots. This will allow for ease of circulation between the two lots; cars will enter the combined parking area from the northern lot's curbcut and will exit from the southern lot's curb cut. Mercy has signed a lease agreement with the owner of #48 Winter, which will make the driveway project possible (see Attachment 3). The driveway project also impacts the rear of 194 Spring Street, which currently houses McCauley Residence and which is owned by Mercy Hospital. A portion of the rear yard area will be taken for the driveway.

Related to these changes, Mercy also proposes to add a new curbcut on the Winter Street side of its main parking lot at the corner of Spring and Winter. When the main parking lot is full, cars will exit the lot on the Winter Street side and enter the additional parking area across the street.

In addition to the new driveway and curbcut, a number of other site alterations are proposed as well. At the entrances to the smaller parking lots, the existing chainlink fencing is to be removed and replaced with a decorative iron or aluminum fence, two options for which are illustrated in the

applicant's proposal. New landscaping--a combination of low shrubs and trees--is to be installed immediately behind the fencing. Landscaping is also proposed for the rear property line to screen the driveway from the abutting residences. Eight (8) light fixtures on 15' poles are to be installed around the perimeter of the two smaller lots and driveway. (Three different fixture options are enclosed for the Committee's review.) Finally, directional/informational signs are proposed for the entrances to the three lots--see detail in packet.

The Committee will note that the proposed project does not increase the number of parking spaces currently accommodated in the three lots. In fact, by introducing a new curb cut and driveway, a total of six spaces are being lost. However, by converting the smaller lots from employee to patient/visitor parking, a total of 30 spaces are being added to Mercy's stable of guest parking. Of course, Mercy will need to replace its lost employee parking spaces and is currently exploring a variety of options.

Staff Comments

The most significant alteration associated with this project is the construction of the driveway to connect the two existing lots on the west side of Winter Street. Because the driveway is to be located toward the rear property line, the Committee must first determine how visible the drive will be from the public way. Once that question is satisfied, the issue is the extent to which this alteration alters the historic character of the neighborhood, including the prevailing rhythm of spacing and structures on the street.

Committee members are reminded that under the Historic Preservation Ordinance only changes which are "readily visible from a public way" are reviewable and, if reviewable, the principal concern is whether or how the alteration affects the historic character of the property and its larger environment as experienced from the public way. Under the Site Plan Ordinance, the City has the authority to consider impacts on abutters whether or not the revisions are readily visible from the street, but the historic preservation review is more limited in that regard. Use and traffic impacts are also considered under the Site Plan Ordinance. (The Committee will note that the proposed project is subject to site plan review as well.)

With respect to other details of the project, staff notes that the enclosed plans do not make clear what the proposed signs are to be made of and whether they will be illuminated. Another issue for discussion is the proposed lighting for the parking lots. What will be the level of illumination and will there be spillover to adjoining residential properties? Have lower light posts been considered which might have less impact?

Unfortunately, the applicant has not submitted a site plan showing existing conditions. This would have been helpful in comparing the proposed changes with the current conditions. Staff will have slides of the affected sites available at the meeting, however, given the nature of the application and the question of visibility of the project, Committee members are strongly encouraged to visit the area prior to the meeting.

Attachments

1. Project description
2. Vicinity map
3. Letter of agreement with owner of 48 Winter St.
4. Plans and specifications

Description of Project:

The basic purpose of this project is to manage Mercy Hospital's patient and visitor parking needs without building additional parking areas. This is to be accomplished by converting two existing employee parking lots and linking them to produce additional patient and visitor parking. Although there will be a net loss of six parking spaces, there will be a net increase of thirty patient and visitor spaces.

Specific improvements and alterations required for this project include:

1. A new curb cut on Winter Street from the main Mercy parking lot. This will be built to the standard city specifications for driveway curb cuts and will have ADA-90 compliant sidewalk ramps. There will be one "Do Not Enter" sign associated with this curb cut.
2. The existing curb cut into the northern parking lot will remain unchanged. The southern entrance will be changed to match that of the northern; the existing curb cut will be adjusted as required. The existing fencing and landscaping will be removed and replaced as shown on the site plan. Two fencing options are proposed:
 - a) The same fencing as exists at the corner of Mellon and Park.
 - b) The same fencing that is currently located behind the Portland High School.

Both are black. The landscaping shown is intended to maintain the visual continuity of the front building line without creating a security risk for people parked in these lots. One 2'-6" square sign will be provided at each entrance. Each will conform to the existing Mercy design of red on a white background.

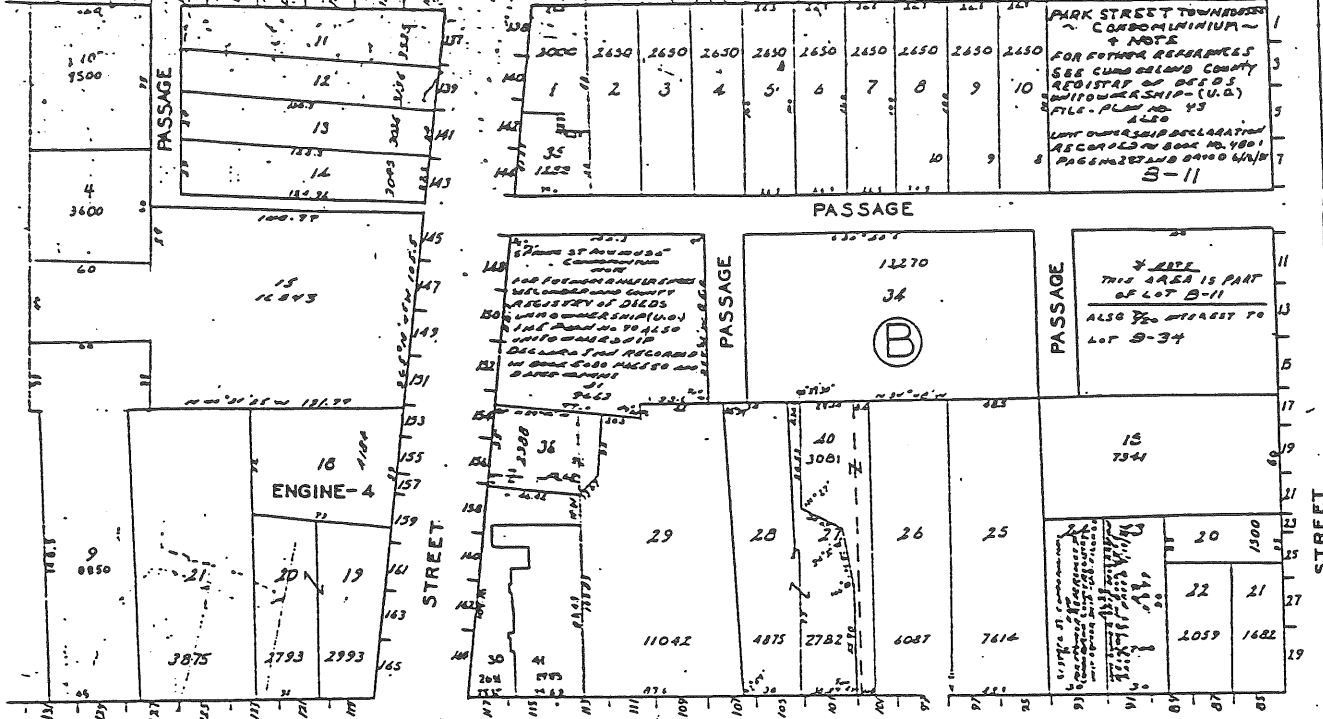
3. Within each of these parking lots no changes are anticipated, except:
 - a) Existing lighting will be replaced with one of the three alternatives given in this submittal. A total of seven lights at fifteen feet above grade is required for security. Each light is shielded and directed so that the light is directed onto the parking lot only.
 - b) Four parking spaces will be eliminated, two for landscaping along the rear lot line and two for the connecting driveway. Landscaping as shown on the site plan will be provided.

The existing drainage pattern within the existing parking lots will remain as is.

4. The two parking lots will be connected by a twelve foot wide, one-way drive, asphalt paved with granite curb. Along this drive there will be one light on a ten foot black pole. The first portion of the drive will follow the existing ground contours and drain to the northern parking lot. The southern part of the drive will be graded at 3.13% slope to meet the grade of the existing southern parking lot. The granite curb will retain and direct the drainage within the drive. Landscaping (existing and new) will be provided as shown on the site plan. No existing trees will be removed.

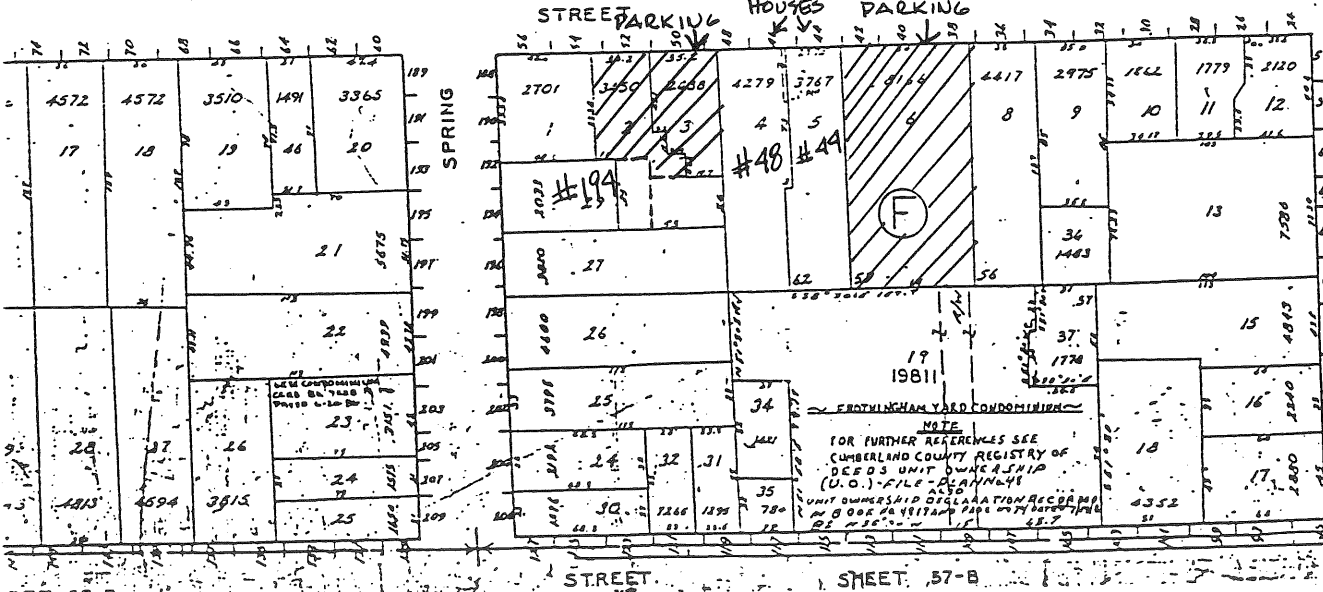
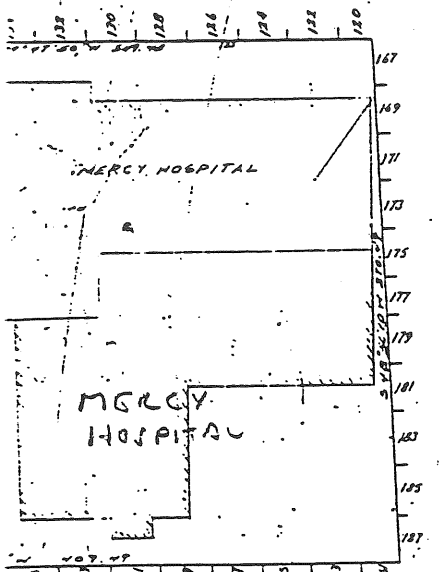
In the southern parking lot two "Do Not Enter" signs will be provided at the terminus of the one-way drive.

Vicinity Map



PARK STREET TOWNHOUSE CONDOMINIUM - 4 UNIT
 NOTE
 FOR FURTHER REFERENCES SEE CUMBERLAND COUNTY REGISTER OF DEEDS UNIT OWNERSHIP DECLARATION (U.O.) FILE # PLAN 43 ALSO
 UNIT OWNERSHIP DECLARATION RECORDS IN BOOK NO. 980 PAGE 287 AND 289 AND 290 AND 291
 S-11

3 UNIT
 THIS AREA IS PART OF LOT B-11
 ALSO SEE INTEREST TO LOT B-34



Letter of Agreement

This Letter of Agreement is between Marjorie Mitschele, 48 Winter Street, Portland, Maine (Owner) and Mercy Hospital, 144 State Street, Portland, Maine (Tenant).

DESCRIPTION

The Owner will lease to the Tenant a parcel of land at 48 Winter Street, as displayed in "Exhibit A", for the express purpose of a driveway. This driveway will connect properties currently owned by the Tenant for surfaced parking use. Both the Owner and Tenant will ensure the driveway remains unobstructed for a passageway.

PAYMENT LEASE

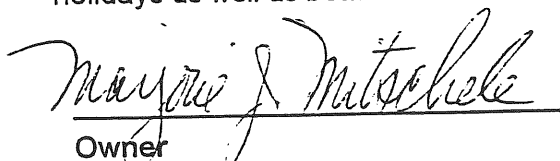
The Tenant will pay to the Owner, on a monthly basis, three hundred and fifty dollars (\$350.00) for the use of this driveway.

TERM OF AGREEMENT

The initial term of this agreement is five (5) years commencing with the mutual signing of this agreement. The Tenant will have two, five (5) year renewal terms at a fair market value.

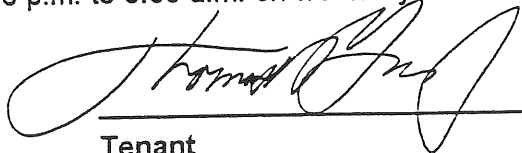
OTHER CONDITIONS

- ◆ The Tenant will maintain the driveway and associated fencing and landscaping as per "Exhibit A"
- ◆ The Tenant will snowplow the driveway per "Exhibit A" and the current driveway located on 48 Winter Street.
- ◆ The Tenant will have the right of first refusal if and when the Owner decides to sell the 48 Winter Street property.
- ◆ Owner has right to use the adjacent Mercy Hospital parking lots on weekends and holidays as well as between the hours of 5:00 p.m. to 8:00 a.m. on weekdays.



Owner
M. J. Mitschele
48 Winter Street

Dec. 11, 1995
Date



Tenant
Thomas H. Gruber, Jr.
Mercy Hospital

Dec 12, 95
Date

1-16-96

BARBARA,

ATTACHED IS THE INFORMATION ON MERCY HOSPITAL YOU
REQUESTED.

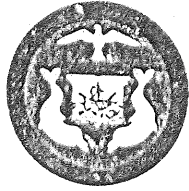
RICK KNOWLAND

1-9-95

DAVID,

ATTACHED IS THE INFORMATION ON MERRY HOSPITAL AND
REQUESTED.

RICK KNOWLAND



CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

June 1, 1982

Mercy Hospital
144 State Street
Portland, Maine 04101

Re: 38-42 Winter Street

Dear Sir:

Your Certificate of Occupancy for use of premises at 38-42 Winter Street, Portland, Maine (as per plan) is being issued with the following requirement.

1. Dark green slats must be installed on chainlink fence as proposed.

If you have any questions on this requirement, please call this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

PSH/jmr

B

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine 04101

Location 38-42 Winter Street, Portland

Zone R-6

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for Mercy Hospital Parking Lot (22 spaces

as set forth on the attached site plan (made by Blue Rock Industries whose address is 58 Main Street, Westbrook) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Constance Wall (Tele: 799-3977)
23 Deake Street, So. Portland

Lessee (name, address and phone number) Mercy Hospital
144 State St. Portland (774-1461)

Is proposed use to be accessory to a building or other use on this lot?
No. If so, what is use of building or other use 22 spaced parking lot.

If off-street parking is sought, what is proposed maximum number of vehicles to be parked - passenger cars? None, commercial vehicles None.

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Public Works)?
No And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? N/A

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? Yes

Do you propose to remove or disturb any tree on a public street? No
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? _____

Signature of Owner [Signature]
By [Signature] (duly authorized thereto)

appeal fee
paid 4-26-82

Site plan review fee
pd 5-18-82 35.00
To:

THIS IS NOT A CERTIFICATE OF OCCUPANCY

Parking lot fee \$ 35.00 pd 5-28-82

COMMENCING the above proposes use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below - notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

Minor site plan review fee \$ 35.00 pd 5-18-82
(Date) _____

Inspector of Buildings

(4)

PERMIT ISSUED

JUN 2 1982



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Third Class

Class of Building or Type of Structure

Portland, Maine,

March 27 1967

PERMIT ISSUED 00182

MAR 28 1967

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 50-52 Winter St. Within Fire Limits? Dist. No. Owner's name and address Edward F Gillis, 69 Fifth St. So. Portland Telephone Lessee's name and address Contractor's name and address Santino J Viola 84 Payson St. Telephone Architect Specifications Plans No. of sheets Proposed use of building No. families Last use Apt. House No. families 4 Material frame No. stories 2 Heat Style of roof Roofing Other buildings on same lot Estimated cost \$ Fee \$ 5.00

General Description of New Work

To demolish existing 2 1/2-story frame dwelling.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers 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.

Land will probably used for future construction.

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

Details of New Work

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

If a Garage

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

APPROVED:

[Signature]

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

Edward F Gillis Santino J Viola

9-772-3932

REFERRAL MEMORANDUM
HEALTH DEPARTMENT

To: Mr. Mayberry, Building Inspection Date: 7-17-67
From: Division of Environmental Sanitation
Subject: 50-52 Winter Street

Conditions or Defects:

The above dwelling was demolished and the foundation has not been back filled in accordance with the Demolition Code.

Area rodent infested although we have recently baited the foundation.

Owner listed as: Mr. Edward Gillis, 69 5th Street, South Portland, Maine.

Chief Sanitarian

N. McDowell
for N. McDowell

The responsible department or division is requested to reply on this form and return the form to the Environmental Health Division.

Reply: Filled OK

Date: 9.26.67

N.F.C.

Division or Department Head

Instructions: Sanitarians will complete this form in triplicate retaining one copy for the district file and two copies to the central office. Central office will retain one copy on their file and the original will be sent to the responsible division or city department.

BP - 50-52 Winter Street

April 24, 1967

Mr. Edward F. Gillis,
69 Fifth St.
So. Portland, Maine

Dear Mr. Gillis:

A building permit was issued on March 26, 1967 to demolish the existing 2½ story frame dwelling at the above location. This work has been completed but the cellar hole has never been filled or fenced as required by Section 1101.2.3 of the City of Portland Building Code.

Children are now reported to be playing around this cellar hole and it is considered dangerous.

You are hereby notified that the owners of this property are responsible for any accidents which might occur and are ordered as per Section 206 of this Code to fill this cellar hole or erect barricades immediately.

This office should be notified as soon as these corrective measures are taken so that our inspector may examine the conditions as regards to safety.

Very truly yours,

Gerald E. Mayberry
Director

h



H6 RESIDENCE ZONE

APPLICATION FOR PERMIT

PERMIT ISSUED
 JUN 11 1963
 00648
 CITY OF PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, June 10, 1963

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 48 Winter St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Allen F. Johns, 48 Winter St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone 3-7855
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Apartment House No. families 3
 Last use _____ No. families 3
 Material frame No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 2.00
 Estimated cost \$ 25.00

General Description of New Work

To demolish existing 2-story frame porches (2nd and 3rd stories) rear of building.
 First story porch to remain (open no roof).
 To close up only half of doors on 2nd and 3rd stories.

TRIP COPY

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? _____

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

APPROVED:

Allen F Johns



APPLICATION FOR PERMIT

RESIDENCE ZONE

Class of Building or Type of Structure Third Class

Portland, Maine, May 31, 1961

PERMIT ISSUED
JUN 12 1961
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 48 Winter St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Mildred E Casasa, 514 Capisic St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Allen Johns, 44 Winter St. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use 2-CAR GARAGE No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot dwelling _____
 Estimated cost \$ _____ Fee \$.50

General Description of New Work

To demolish existing 2-car frame garage.

Land to remain vacant.

Expedition letter sent 5-31-61

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:

O. E. - 6/12/61 - ags

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

Portland Historic Resources Inventory

Property Address: 46-48 Winter Street

Inventory #: SF-168

Assessor's C/B/L: 45-F-4

District: Spring Street

Map #: 168

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Spring Street

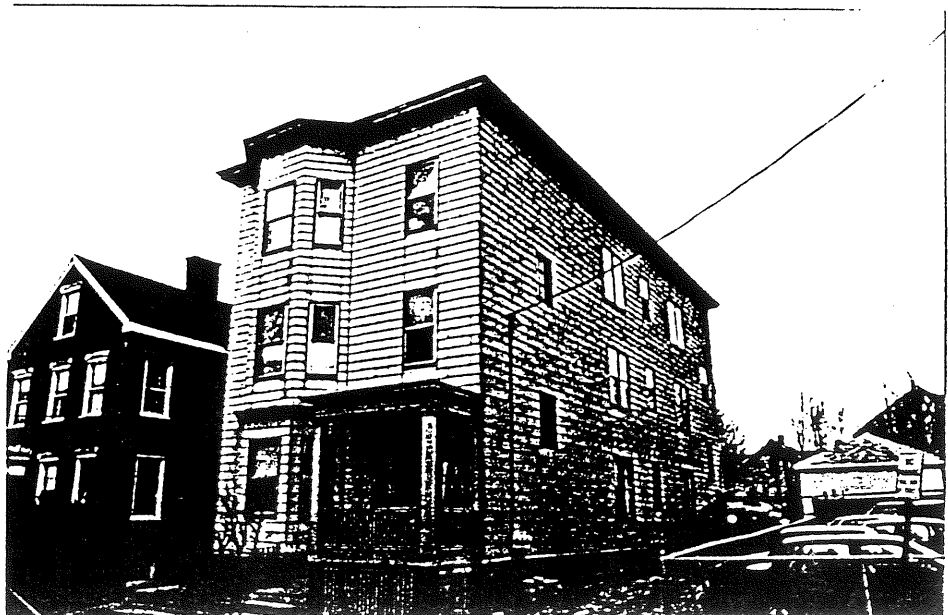
Date of Placement: Local 08/01/1990 National 04/03/1970

Description of Significant Features and Subsequent Alterations:

This Colonial Revival "triple-decker" flat house replaced an 1840s dwelling which is why it seems out of scale for this block. The addition of asbestos siding has resulted in the loss of most of the trim which enlivened its surface, for now it is rather flat and lifeless. The window mouldings, capped by pronounced entablatures, are gone, as is the wide frieze beneath the modillioned cornice. In fact, this overhanging cornice and entrance porch with its square posts now constitute the building's only remaining detail. Originally the portico was adorned with a balustrade featuring a panel in the center decorated with a Colonial Revival swag. The paired doors are original. The 3 story bay window on the facade and two corresponding bays on the south flank in combination create a rhythmic and undulating surface. The siding, however, covered the mouldings and entablatures which highlighted the facade. A first story projecting cornice is all that remains. On the north elevation, there is a variety of fenestration with paired windows not seen on the rest of the building. The sash is 1/1 covered by unpainted aluminum storms.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------



Property Name: Elizabeth S. Robinson Apartment Building
Property Name(Other):
Street Address: 46-48 Winter Street
Town: Portland County: Cumberland
Date Surveyed: 07/1990 Surveyor: Rick Redlon

Updated: (date) by (surveyor)
by
by

Owner Name: Marjorie Mitschele
Owner Address:

Primary Use (Present): MULTI FAMILY

Condition: FAIR

ARCHITECTURAL DATA

Primary Stylistic Category: COLONIAL REV

Other Stylistic Category:

Height: 3 STORY

Primary Facade Width (Main Block; Use Ground Floor): 2 Bay

Appendages:

Porch: ATTACHED LESS FULL WIDTH ONE STORY

Plan: SIDE HALL

Portland Historic Resources Inventory

Property Address: 44 Winter Street

Inventory #: SP-167

Assessor's C/B/L: 45-F-5

District: Spring Street

Map #: 167

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Spring Street

Date of Placement: Local 08/01/1990 National 04/03/1970

Description of Significant Features and Subsequent Alterations:

This brick Greek Revival house is sited gable end to the street and for the most part retains its late 1840s appearance. There have been some alterations: the wide frieze board beneath the cornice on the flanks has been removed and vinyl siding added beneath the cornice; the denticulated portico has lost its balustrade and paneled porch supports (which have been inappropriately replaced with wrought-iron posts and railings). The stoop is also altered, originally the steps would have led straight from the door to the sidewalk. The 6/6 windows are capped with stone lintels; the bricks have been repointed. It is unusual in the neighborhood to see a building that did not have its first floor windows lengthened or any Italianate bay windows added. The tall door opening topped by a transom is also altered; the delights have been boarded over. A foundation window on the facade has been bricked in.

City Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------



Property Name:
Property Name(Other):
Street Address: 44 Winter Street
Town: Portland County: Cumberland
Date Surveyed: 07/1990 Surveyor: Rick Redlon
Updated: (date) by (surveyor)
by
by

Owner Name: Paul A. Madore
Owner Address:

Primary Use (Present): MULTI FAMILY .

Condition: GOOD

ARCHITECTURAL DATA

Primary Stylistic Category: GREEK REVIVAL

Other Stylistic Category:

Height: 2 1/2 STORY

Primary Facade Width (Main Block; Use Ground Floor): 3 Bay

Appendages: REAR ELL

Porch: ATTACHED LESS FULL WIDTH ONE STORY

Plan: SIDE HALL

Portland Historic Resources Inventory

Property Address: 100 Winter Street

Inventory #: SP-182

Assessor's C/B/L: 45-E-8

District: Spring Street

Map #: 182

Rating:

Local Code: CONTRIBUTING

National Register: Ind. Listing N/A District Spring Street

Date of Placement: Local 08/01/1990 National 04/03/1970

Description of Significant Features and Subsequent Alterations:

Built by Aretas Shurtleff, who lived at 77 Winter Street which is now demolished, as an investment property, this cross-gable Italianate dwelling is characterized by two steeply pitched gables ornamented by brackets beneath the raking cornice and along the flanks which gave the roofline even more of a pronounced effect. The entranceway has been altered. The door with its original 3 pane sidelights and tripartite transom were originally capped by a bracketed entrance hood. The porch and insignificant sloped roof are 1960s additions. There has been a small window inserted in the southern gable. The gable window on the Winter Street elevation has been altered, originally it had a semi-circular round arch.

Review of Certificates:

Date	Action	Type	Summary of Work
------	--------	------	-----------------





CITY OF PORTLAND

January 10, 1996

David Landmann
Theriault-Landmann Inc.
59 Baxter Boulevard
Portland, Maine 04101

RE: Mercy Hospital Winter Street Parking Lot

Dear David:

This memo outlines the most up to date staff comments on the Mercy Hospital Winter Street parking lot site plan. Several of these comments were previously forwarded.

Attached are comments from the City Arborist shown on a marked version of the site plan.

- Lighting - The mounting height of the proposed fixture seems high. We would suggest a lower mounting height. We are continuing to review the proposed light fixture. There should be a note indicating that all power lines shall be underground.
- Drainage - The Development Review Coordinator will be reviewing drainage related issues. The site plan indicates only one spot grade.
- A wood timber guardrail should be installed adjacent to the westerly property since the driveway at this location is so close to the property line. See landscaping plan.
- Boundary survey information should be submitted for the entire property as required by the ordinance.
- Total land area of the site should be indicated on the site plan.
- A written statement should be submitted per sec. 14-525(c).
- Property Deeds - We should receive property deeds for all of the properties involved. We should also receive copies of past permits or documentation of prior land use of the 50-52 Winter Street parking lot. We have received a copy of the Mitschele easement (48 Winter Street).

•Driveway openings shall meet City of Portland standards including sidewalk and handicap tipdowns. See Attachment.

•Show all of the abutting buildings.

Should you have any questions concerning this letter, please call me.

Sincerely,



Richard Knowland
Senior Planner

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
Gary Hamilton, Historic Preservation Officer

. Driveway openings shall meet city of Portland standards including sidewalk and handicap tipdowns. See Attachment.

. Show all of the abutting buildings.

Should you have any questions concerning this letter, please call me.

Sincerely,



Richard Knowland
Senior Planner

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
Gary Hamilton, Historic Preservation Officer

6-10-91

KATHI

ATTACHED ARE APPROVED PLANS FOR A NEW DRIVEWAY
ON WILTON STREET FOR MENTAL HOSPITAL

RICH KENNEDY



Key Bank of Maine
A KeyCorp Bank

One Canal Plaza
Portland, ME 04101-4035
(800) 452-8762

**KEY BANK OF MAINE
IRREVOCABLE STANDBY LETTER OF CREDIT (STRAIGHT)**

Date of Issue: May 20, 1996
Letter of Credit Number: KBM0433

BENEFICIARY

**City of Portland
Joseph E. Gray, Jr., Director
Planning and Urban Development
Portland, ME 04101**

APPLICANT

**Mercy Hospital
144 State Street
Portland, ME 04101**

Gentlemen:

Key Bank of Maine hereby establishes its Irrevocable Standby Letter of Credit No. KBM0433 for the account of Mercy Hospital as developer, hereinafter referred to as the Developer, in the name of the City of Portland in the aggregate amount of Twenty Thousand One Hundred Thirteen and 00/100 Dollars (\$20,113.00).

The City may draw on the Letter of Credit by presentation of a sight draft at Key Bank of Maine, Attn: International Division, One Canal Plaza, Portland, Maine, in the event that the Developer fails to complete development, whichever date comes first, at the Developer's expense, the work on the roads and other public improvements as set forth on the approved site plan attached hereto as Schedule A or in the event the Developer fails to post the ten percent (10%) Defect Bond or Guarantee referenced below. Said sight draft shall be accompanied by a written statement purportedly signed by the City's Director of Parks and Public Works or Director of Planning and Urban Development stating that said ten percent (10%) Defect Bond or Guarantee has not been filed with the City or stating that the Developer has failed to complete such work and specifying the line items which have not been completed on said site plan.

MAY 27, 1996
NJB
6/3/96

In the event of Key Bank of Maine's dishonor of the City of Portland's sight draft and accompanying written statement, Key Bank of Maine shall inform the City of Portland in writing of the reason or reasons therefor within three (3) working days of the dishonor.

The Developer will notify the City of Portland for inspections.

(Continued)

Attached to and forming part of Irrevocable Credit Number: **KBM0433**

After all underground work in the public right of way has been completed and inspected to the satisfaction of the Department of Public Works, including but not limited to sanitary sewers, storm drains, catch basins, manholes and other required improvements constructed chiefly below grade, Key Bank of Maine shall be eligible to receive a reduction in its obligations hereunder equal to the estimated cost of improvements, provided that the total of the value of the improvements for which a reduction is sought shall be at least two hundred thousand dollars (\$200,000.00) or fifty percent (50%) of the total amount of this Letter of Credit, which ever is less. In no case, however, shall the obligations of Key Bank of Maine hereunder be reduced to an amount which is less than the estimated cost of completing all prescribed improvements as determined by the Department of Public Works, plus ten percent (10%) of the initial amount of this Letter of Credit.

AUGUST 20 1997 [Signature]

This Letter of Credit will automatically expire on ~~November 30, 1996~~, but may expire prior to this date when the City of Portland acknowledges in writing to Key Bank of Maine and the Developer that said work outlined has been completed in accordance with City of Portland specifications, when the Developer has given the City of Portland any required warranty deeds to property within streets which are to be dedicated to the City of Portland, and when the Developer has filed with the City of Portland a ten percent (10%) Defect Bond or Guarantee (or other security acceptable to the City of Portland) insuring the workmanship and the durability of all materials used in the construction of the public improvements listed, for a period of one (1) year from the date of the acceptance or approval of such improvements by the City of Portland.

Except so far as otherwise expressly stated, this documentary credit is subject to the "Uniform Customs and Practice for Documentary Credits" (1993 Revision) International Chamber of Commerce, Publication No. 500 and for those matters not covered in Uniform Customs and Practice for Documentary Credits, it is governed by the laws of the State of Maine.

We engage with you that drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored. However, other than the payment of monies as authorized hereunder, Key Bank of Maine shall not guarantee the performance of the Developer to the City of Portland.

Sincerely,

Key Bank of Maine

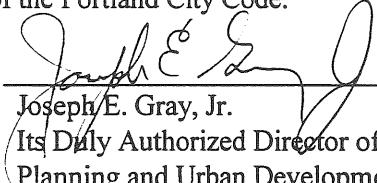
By:

[Signature]
Leon J. Bjen
Senior Vice President

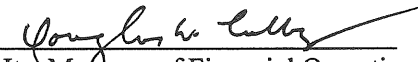
Attached to and forming part of Irrevocable Credit Number: **KBM0433**

The City of Portland has accepted this Letter of Credit as security for the Developer's obligations to be performed pursuant to Section 14-501(a) and/or Section 14-525(j) of the Portland City Code.

Date: 5/29/96

By: 
Joseph E. Gray, Jr.
Its Daily Authorized Director of
Planning and Urban Development

Seen and Agreed to: Mercy Hospital

By: 
Its: Manager of Financial Operations

Date: May 21, 1996

Reviewed pursuant to Section 14-501(a) and/or Section 14-525(j) of the Portland City Code:

By: Natalie L. Burns
Corporation Counsel

Date: 5/29/96

By: _____
Finance Director

Date: _____



Portland West Neighborhood Planning Council

155 BRACKETT STREET
PORTLAND, MAINE 04102

TELEPHONE 207-775-0105
FAX 207-780-1701

January 22, 1996

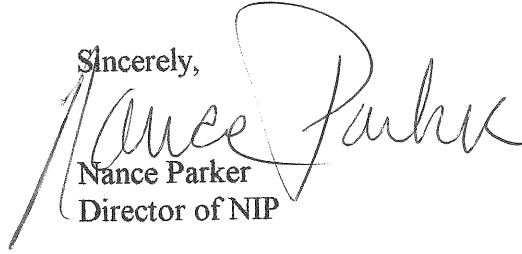
Dear Mr. Gray,

I am writing in regards to Mercy Hospital's planned expansion of parking lots in the West End Neighborhood. As a resident, and as Director of Neighborhood Improvement at Portland West Neighborhood Planning Council, Mercy's parking situation concerns the neighborhood greatly.

Not only the planned expansion, but the lack of long term plans, as well as the daily influx of their staff etc. into our neighborhood concerns us. Living on Brackett St., I watch every week day morning at 7am all available parking spots within blocks taken by Mercy employees. All day the streets are filled with cars destined for Mercy Hospital. This is not a short term issue. If Mercy wishes to expand its facilities to include drive in health care, as it advertises, its parking needs will only expand. The general feeling from the neighborhood is that Mercy is not addressing a long term plan that works within a residential historic neighborhood.

Could you please see that the neighborhood has a voice in any plan that affects us and our properties.

Sincerely,


Nance Parker
Director of NIP

cc: Peter O'Donnell
Orlando Delogu
Liz Bryant

impacts very dry, dense

What are institutions?

provide basic community services health, education important
Employers local economy

review triggered when this is a building expansion or parking lot

traffic circulation, drainage, utilities, screening + landscaping

- site plan review P.B
- cond. use institutional use P.B
- histo process if in a district H.P

institutional standards developed in the early 1980s in a number of

institutions were growing at that time and we really didn't have
urban form how to fit things in
adequate ordinances ^{general} better ord. ^{worked well}

- N.D fairly new MMC, MERRY, WADSWORTH, 75 STATE ST,
WESTBROOK COLLEGE

COND. USE sec 14-474 P.B review

cond. u. permitted .. its basically permitted

§. 42/105.003 →

general standards open to interpretation

inst. standards 1st page .. 14-474 and institutional standards
reviewed together by the P.B

STANDARD,

i [applies when an institution grows off its main site
or campus]

policy behind this is to encourage institutions
to use their existing site and building as

efficiently as possible and avoid encroaching into residential areas.
So if an institution were proposing a new building off site or on a parking lot we would look very carefully at their existing site to make sure that the institution had examined all options for placing this expansion on the site

master plan → ordinance doesn't specifically require it but an important tool in forcing institution to carefully consider planning issues in insight into their goals and facility space needs for the present and the future

- institu. dynamic growth
- before we get too excited about off site expansion look at your existing main campus site first
- parking often a parking demand study required
- urban areas often look to vertical expansion if possible particularly for building space needs efficient use

ii [applies if in the institutional expansion, housing would be removed or displaced from the site]

iii [minimum lot size - if an institution has two institutional uses on site you need to take the cumulative lot size to determine the minimum lot size] church + school

HISTO PRESTO
P.B

TOY CRUBON
10-18-95

MERCY HOSPITAL

① NEXT WEEK FACILITY MAINTENANCE PLAN AVAILABLE
NO FOOTPRINT EXPANSION FOR THE NEXT FIVE Y

② PARKING DEMAND STUDY

CONCERNED ABOUT PATIENT PARKING JF TO 233

80 TO 100 OFFICE FOR PATIENT

TRYING TO USE DISCOUNTS OFF SITE TO REDUCE DEMAND

ABOUT 100 SPILL EXPENSIVE

- CONCRETE OF SPAIN AND WINTER

- OFF JOY RIDE AND BASKET 5-

PAN STUBBY

1, 3, 5, 6

TOTAL OF 6 HOUSE INCLUDING REAR

ROJO

3 out of 6 they own - the remainder under contract
for out patient parking

can't afford a parking expansion

no neighborhood support

aesthetic

disruption of parking

* more to 41 State St.

transitional housing

women in need

10-25-91
TOM CRUBEN
JOG
ALEX
OGB

MERCY HOSPITAL

PATIENT PARKING

1999 50 space deficit
presently 62 spaces deficit

105-115 Winton St. net 75-80 spaces

parking study demands 80+

#3 tie parking to their scheduling

Metro will provide free bus passes

selective diagnostic off-site

concern about parking garage displacement

[construct,

91-93 WINTON STREET

IF #1, 27 → COULD GET 25 SPACES