



1A APARTMENTS - 7 HOUSE ZONE
 CITY OF PORTLAND, MAINE
 DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

Location:
50-52 Chestnut St.

INSPECTION COPY

COMPLAINT NO. 56/79 Date Received 10/3/56

Location 50-52 Chestnut St. Use of Building _____

Owner's name and address Udell Bramson, 142 High St. Telephone _____

Tenant's name and address _____ Telephone _____

Complainant's name and address _____ Telephone _____

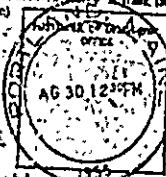
Description: Two cellar excavations l.f. after buildings demolished.

NOTES: 10/3/56 - Job practically completed acceptable at least for the present. WMcD

(The following section contains horizontal lines for notes, with a large handwritten 'X' drawn across them.)

Post Office Department
OFFICIAL BUSINESS

PENALTY FOR FAILURE TO PREPAY POSTAGE
(RUC)



Return to Department of Building Inspection
(Use on a-4000)

Street and Number, or Post Office Box, Room 110, City Hall

REGISTERED MAIL

1349

INSURED PARCEL

PORTLAND,

MAINE.

Form 3811
Nov. 1-1-46

50-52 *Arley St*

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the original number of which appears on the face of this Card.

Wallace Brown

(Signature or name of addressee)

Wallace Brown

(Signature of addressee's post-agent should enter addressee's name on line ONE above)

Date of delivery *8-30*, 19 *56*

U. S. GOVERNMENT PRINTING OFFICE 16-12451-3

see 145718

Registered Mail
Return Receipt

August 29, 1956

WMcD 10/1/56

GL 50-52 Chestnut St. (Assessors' Lot Nos. 26-06 & 07)—Order to fill
in abandoned opening or excavation

Udell Bramson, Esq.
142 High St.

Dear Mr. Bramson,

The two cellar excavations on the lots at 50-52 Chestnut St., which you are reported to own or control, have become "abandoned openings" as defined by Section 307a2 of the Building Code (copy enclosed), which have not been filled as prescribed by that section.

As authorized and directed by that section and Section 109 of the Building Code, you are hereby required to have these excavations filled and graded as prescribed by Section 307a2 of the Building Code:—"filled in with solid, compact, non-combustible, non-decaying material to a level six inches below the level of the surrounding grade and the remaining six inches shall be filled with gravel, sand, earth or similar material to the level of the surrounding grade."—within 30 days from August 29, 1956, which is the date of this order.

The excavation nearer the street has already been filled to a considerable extent. In some parts the level of the filling material is below the surrounding grade of the ground and at some parts the grade of the filling material may be somewhat above the surrounding grade of the ground. In this case, it is necessary that the existing filled-in material be graded down so that it will be uniformly at least six inches below the surrounding grade of the lot, removing any combustible material or material that would decay which may be now in evidence or may come to light in the grading process, then fill in additional non-combustible, non-decaying material, if found necessary to make the grade uniform six inches below the surrounding grade of the lot, and after that to fill the remaining six inches to the grade of the surrounding lot as provided in Section 308a2.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/D

Enclosure: Copies of Sections
Copy of Section 307a2

10/1/56

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
EXECUTIVE DEPARTMENT

C. 90-5-1
Rehstman

TO: Warren McDonald, Building Inspector

DATE: August 21, 1956

FROM: Julian E. Orr, City Manager

SUBJECT: Cellar Hole - Rear of Boys' Club

Why can't we do something about the foundation hole in back of
the Boys' Club where buildings were demolished by Mr. Branson? Does
the new ordinance apply to this one too?

J. Orr
Julian H. Orr

for file 8/29/56
WMS

RECEIVED
AUG 22 1956
W. E. C.

City of Portland, Maine
Board of Appeals
—ZONING—

Denied
11/4/55

April 22, 1955 55/94

To the Board of Appeals:

Your appellant, Udell Bramson, who is the owner of property at 50-52 Chestnut 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 18, Paragraph E of said Zoning Ordinance.

Certificate of occupancy to authorize use of the land at 50-52 Chestnut Street for a parking lot is not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone, where, according to Section 8A of the Ordinance applying to the Apartment House Zone, parking or storage of motor vehicles is allowable only if first authorized by the Board of Appeals after the usual appeal procedure.

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

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Udell Bramson
Appellant

After public hearing held on the 22th day of November, 1955,
~~the Board of Appeals finds that an exception is~~

Since an exception to the Zoning Ordinance may be granted only by a unanimous vote of the Board of Appeals and since vote in this case was as follows the appeal must be denied:

OPPOSED: Edward T. Colley and Harry K. Torrey
IN FAVOR OF: Ruth D. Walch, Carleton G. Lane and William H. O'Brien

It is, therefore, determined that exception to the Zoning Ordinance may not be permitted in this specific case.

Edward T. Colley
Chairman

BOARD OF APPEALS

DATE: NOVEMBER 4, 1955

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Udiell Bramson
AT 50-52 Chestnut Street

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
Edward T. Colley	(X)	()	
Edward T. Colley Lane	(X)	()	
Edward T. Colley Walch	(X)	()	
Harry K. Torrey	(X)	()	
William H. O'Brien	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

OPPOSED:

Wilford G. Chapman, representing Aram Serunian, owner 54-56 Chestnut Street
Ira Ball, 45 Chestnut Street
James A. Price, 78 Chestnut Street
Claudia Brown, 41 Stone Street
Etta E. Griffin, 84 Chestnut Street
Mrs. Irene H. Foley, 1 Hall Court
Jotham A. Pierce, Boys' Club

Letters and petition in file.

Mr. Edward J. Colley,
Chairman of Board of Appeals;

To whom it may concern: I have
no objection to a parking lot at 50-52
Chestnut St. But I have some ideas of
my own. For it to be proper it should have
the consent of the landlord abutting the property if
he has no financial interest in obtaining the land for
himself. Now it will become a nuisance if a person
is not looking after it 15 hrs of the day 7 A.M. to
10 P.M. I have seen the police warn the juveniles not
to play on ^{certain} lot 10 or 15 times but it was a wasted
effort. The abutting landlord was compelled to put
wire on all ^{cellar} floor windows to protect himself.
Would you like to live in a house that had all
windows heavily wired? How the women can
wash them is a puzzle to me? In case of fire
I wonder? On this certain lot I will be around 25 or
30 autos have had their glass splintered and not know
who did it. That is no small cost. Every body parks
and takes their chances. No body looks after it.
The boys broke 2 windows in my house and also 2
in my auto. you can't get blood or a stone neegee
if you know who did it. Horn blowing all night.
I would prefer the land as it is rather than
make it attractive to the hordes of juveniles if far
away addresses. Nothing to stop them from getting
stones and breaking windows across the street.

Some person not well versed on a auto parked their car on a certain lot; just 2 nights it caught fire under the gasoline tank and I thot it would explode and spread gasoline over 3 houses.

Yours

A real estate owner

who read it in the cut out part of a commercial sheet.

P.S.

The owners across the street will be pounding their selves they did not let things stand as they are instea of mouthing too much about the lot condition.

Economic conditions in Portland are changing very fast what way no one knows.

Mr. Councilman we the signers
of this Petition feel that on account
of the heavy traffic on Chestnut Street
and our Children going to School on
that sidewalk and on account of it being
a residential zone with apartment houses
all around it we feel and we are strictly
against any Permit being issued for a
parking lot. therefore we believe this Permit
should be refused to Mr. Branson who
is requesting such a Permit

Donald Brigham	8 Stone Street
W. J. ...	263 Cumberland ave
Mrs. Alfieri	18 ...
John K. ...	263 Cumberland ave.
Mrs. Edwin Bussdoley	2714 Cumberland Ave
Miss Leah ...	273 Cumberland Ave
Mr. George ...	277 Cumberland Ave
Mr. ...	39 Chestnut St
Willie Harding	4) Chestnut St
Mrs. Wayne ...	41 Chestnut St
Mrs. Elmer ...	41 Chestnut St
Mr & Mrs Martin D. Conley	41 Chestnut St
Charles A. Lyons	41 Chestnut St
Mrs. Renfeldt	
Mrs. Sophie Boudy	41 ^A Chestnut St
Mrs. Lawrence ...	41 ^A Chestnut St
Donald ...	41 Chestnut St
Mrs. Gloria ...	41 ^A Chestnut St
Leigh W. ...	41 ^A Chestnut St
Lennie M. ...	45 Chestnut St
Ernest F. ...	54 ^A Chestnut St
Beatrice ...	54 Chestnut St
Emma G. ...	54 Chestnut St
Edna ...	54 Chestnut St
Adelaine ...	56 Chestnut St
Mrs. Mary E. ...	56 Chestnut St
John ...	57 Chestnut St
Charles Wambold	177 Oxford St
Janet Wambold	177 Oxford St
Jacqueline ...	185 Oxford St
Mrs. Charles ...	
Mrs. Eva ...	
John ...	191 Oxford St
Mr. ...	201 Oxford St
Glenn ...	201 Oxford St
Mrs. Peter ...	205 Oxford St
James E. ...	78 Chestnut St City

South Middle
29 Cedar St.

Mr. Raymond Burger
31 Cedar St.

Constance Burger
31 Cedar St.

Elizabeth Hayes - 33 Cedar Street

Mrs. Gerald Averill 38 Cedar St.

Mrs. Mrs. St. Rem 35 Cedar St. ~~Providence~~

7 B ~~near~~ 39 Cedar St.

Mrs. Estera Gaynor 39 Cedar St.

Richard Shannon

Mrs. Cedar Dunham 42 Cedar St.

Oliver Hamman 44 Cedar St.

Wilfred Hamman 44 Cedar St.

William Hamman 44 Cedar St.

Lydia Veinot 48 Cedar St.

Shirley Tavanion 48 Cedar St.

John Tavanion " "

Mrs. Emyde Vaine 118 Cedar St.

Mrs. Christian Moran " Cedar St.

Mrs. Kenney St. John

Mrs. Florine St. John 48 Cedar St.

Julia St. John

Madeline Tavanion, 157 Lancaster St.

Dana A. Lewis 84 Chestnut St.

Bessie C. Lewis 84 Chestnut St.

John B. Marsden

~~Signy Marsden~~

~~B. P. Proctor~~

Alice P. Proctor

Walter O. Baynes

Rose Megowan

Fluence Megowan

ANTHONY FREZOVIAN

R. Voyer

C. Voyer

~~P. Amerigon~~

~~P. Amerigon~~

Alice Amerigon

Abella Nugent

Thomas Nugent

Phyllis M. Conrad

James F. Conrad

Staff Atchwell, 3 Hill Ct

Carrie La Ball, St.

11/11/21

May 10, 1955

Board of Appeals
Edward T. Colley Chairman
City Hall,
Portland, Maine

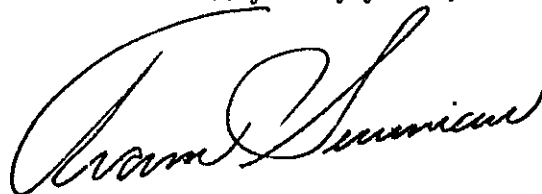
Dear Mr. Colley,

In regards to your letter of
May 3, 1955 I wish to say I am very much against
having the lot of land 50-52 Chestnut St., used
for a parking lot.

It would be very undesirable
with the Portland Boys Club next door and dang-
erous too without any attendant in the lot.

Again, may I say I am very much
opposed to this land being used for a parking lot.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Tom Seavick". The signature is written in dark ink and is positioned below the typed text "Very truly yours,".

MASONIC TRUSTEES OF PORTLAND
415 CONGRESS STREET
PORTLAND 3, MAINE

May 4, 1955

Board of Appeals
Att: Edward T. Colley, Chairman
City Hall
Portland, Maine

Dear Mr. Chairman:

Your letter of May 3, 1955 concerning the appeal of one Udell Bramson, requesting an exception to the zoning ordinance to authorize use of land at 50-52 Chestnut Street for a parking lot, received.

The Masonic Trustees will not be opposed to the granting of this appeal, providing conditions are included that will prevent this property from becoming an eyesore and being improperly operated. We feel that the conditions should include the grading and fencing of this lot in order that its appearance may be maintained and that the value of the surrounding property not be destroyed by this aforesaid improper operation.

Very truly yours,

Masonic Trustees of Portland

I. Ray Libby
I. Ray Libby
Agent

IRL/hilr

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 10, 1955

Udell Bramson, Esq.
142 High Street
Portland, Maine

Re: 50-52 Chestnut Street

Dear Mr. Bramson:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 13, 1955, at 10:30 a. m. to hear your appeal at the above address under the Zoning Ordinance.

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

BOARD OF APPEALS
Edward T. Colley
Chairman

K

BARNETT I. SHUR
CORPORATION COUNSEL
ROBERT W. DONOVAN
ASST. CORPORATION COUNSEL



CITY OF PORTLAND, MAINE
LEGAL DEPARTMENT

October 18, 1955

Udell Bramson, Esquire
142 High Street
Portland, Maine

Re: Zoning Appeal at
50-52 Chestnut Street

Dear Brother Bramson:

The Board of Zoning Appeals has instructed me to write to you about your appeal at the above address. It is their feeling that if you desire a decision in this case, they should formally set it up for a hearing on Friday, November 4th, and send out new notices to the property owners in the vicinity.

If you wish a decision of the Board at this time, will you kindly let us know on or before Friday, October 21st so that the administrative staff may have the necessary time to prepare and send out the notices. If you do not wish the matter brought forward at this time, will you kindly notify us that you wish to withdraw the appeal.

Very truly yours,

Robert W. Donovan
Assistant Corporatica Counsel

K

4.

Please mark this up for hearing of November 4

Thank you.

Very truly yours,

Udell Bramson

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

November 1, 1955

Udell Bramson, Esquire
142 High Street
Portland, Maine

Re: 50-52 Chestnut Street

Dear Mr. Bramson:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 4, 1955, at 10:30 a. m. to hear your appeal at the above address under the Zoning Ordinance.

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

BOARD OF APPEALS

Edward T. Colley

Chairman

K

October 18, 1955

Udell Bramson, Esquire
142 High Street
Portland, Maine

Re: Zoning Appeal at
50-52 Chestnut Street

Dear Brother Bramson:

The Board of Zoning Appeals has instructed me to write to you about your appeal at the above address. It is their feeling that if you desire a decision in this case, they should formally set it up for a hearing on Friday, November 4th, and send out new notices to the property owners in the vicinity.

If you wish a decision of the Board at this time, will you kindly let us know on or before Friday, October 21st so that the administrative staff may have the necessary time to prepare and send out the notices. If you do not wish the matter brought forward at this time, will you kindly notify us that you wish to withdraw the appeal.

Very truly yours,

Robert W. Donovan
Assistant Corporation Counsel

K

November 1, 1955

Honorable Edward T. Colley
Chairman Board of Appeals, City of Portland
City Hall
Portland, Maine

Dear Mr. Colley:

As the owner of property at 41 Chestnut Street, Portland, Maine I am writing to express myself in regard to the appeal of Udell Bramson requesting an exception to the Zoning Ordinance to authorize use of the land at 50 - 52 Chestnut Street for a parking lot.

It is my understanding that this permit cannot legally be issued at this time under existing Zoning Ordinances, as the property is located in an apartment house zone and this ordinance prohibits parking and storing of motor vehicles unless authorized by the Board of Appeals.

Rumors have reached me to the effect that should this appeal be granted motor vehicles and heavy equipment, other than strictly passenger cars might be parked on this property. Certainly, if trucks, bulldozers, shovels and similar equipment were stored there, it could result in confusion, noise and generally unfavorable conditions both day and night that could be disturbing and detrimental to the peace and quiet of a strictly residential area.

For my own part if only passenger automobiles were to be parked on this land at 50 - 52 Chestnut Street I would offer no objection. I would object to any type of commercial vehicle, even so-called pick up or panel trucks, or any type of vehicle which is not strictly and entirely a passenger vehicle.

I do not want to seem to be in a position to inflict any hardship on the owner of this site, but on the other hand I do not feel that property in the neighborhood and residents should be injured.

Very truly yours,

Lester F. Wallace,

Lester F. Wallace

W/w

MASONIC TRUSTEES OF PORTLAND
415 CONGRESS STREET
PORTLAND 3, MAINE

October 26, 1955


Board of Appeals
Att: Edward T. Colley, Chairman
City Hall
Portland, Maine

Dear Mr. Chairman:

Your letter of October 25, 1955, concerning the appeal of one Udell Bramso., requesting an exception to the zoning ordinance to authorize use of land at 50-52 Chestnut Street for a parking lot, received.

The Masonic Trustees will not be opposed to the granting of this appeal, providing conditions are included that will prevent this property from becoming an eyesore and being improperly operated. We feel that the conditions should include the grading and fencing of this lot in order that its appearance may be maintained and that the value of the surrounding property not be destroyed by this aforesaid improper operation.

Very truly yours,
Masonic Trustees of Portland


I. Ray Libby
Agent

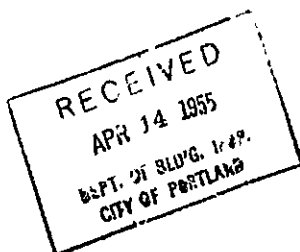
IRL/hilr

UDELL BRAMSON
ATTORNEY AT LAW

TEL. 3-5293

142 HIGH STREET
SUITE 631
PORTLAND, MAINE

April 13, 1955



Portland Zoning Committee
City Hall
Portland, Maine

Gentlemen:

At 50-52 Chestnut Street, I am the owner of the land. The buildings have been torn down and I intend to make the area into a parking lot. I would like to know what the zoning laws are thereto.

Very truly yours,

Udell Bramson
Udell Bramson

UB:mv

April 15, 1955

GL 50-52 Chestnut Street

Udell Bramson, Esq.
142 High St.
Suite 631

Copy to Corporation Counsel

Dear Mr. Bramson:

Your letter to the Portland Zoning Committee, relating to the use of the land at 50-52 Chestnut St., has been handed to me for answer.

Under the Zoning Ordinance the open land can be put to no use whatever unless that use is first authorized by certificate of occupancy from this department. Your letter states that you intend to use the land for a parking lot. The lot is located in an Apartment House Zone, where, according to Section 8A applying to Apartment House Zones, parking or storage of motor vehicles is allowable only after authorization by the Board of Appeals following the usual appeal procedure.

Your letter of April 13 can be accepted as application for that certificate of occupancy which, of course, we cannot issue under the Zoning Ordinance. In case you desire to seek such special authorization from the Zoning Board of Appeals, there is enclosed an outline of the appeal procedure.

Should you file an appeal and the appeal be granted, we should expect assurance from you as to the grading of the lot and the kind of surface to be provided before the certificate could be issued.

Even when issued the certificate would be without prejudice as to the matter of curb cuts and width and location of approach over the public sidewalk--these matters being subject to the approval of the Traffic Engineer.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/B

Enc: Outline of appeal procedure.

54

UDELL BRAMSON

ATTORNEY AT LAW

TEL. 3-5203

142 HIGH STREET
SUITE 631
PORTLAND, MAINE

Sept. 10, 1965

Barnett I. Shur, Corp. Counsel
City Hall
Portland, Maine Re: 50-52 Chestnut Street

Dear Brother Sam:

I quote the following words uttered by Mr. Shur
in a conversation with Mr. Bramson sometime ago, "Barney, I
am tearing down the building at 50-52 Chestnut and am going to
make a parking lot there. Reply by Mr. Shur: "Udell, it's a
wonderful ideal."

Yours very truly,

Udell Bramson

UB/rsp

Udell Bramson *rsp*

UDELL BRAMSON

ATTORNEY AT LAW

TEL. 8-8282

**142 HIGH STREET
ROOM 624
PORTLAND, MAINE**

July 15, 1955

Mr. William O'Brion
Chairman Zoning Board of Appeals
City Hall
Portland, Maine

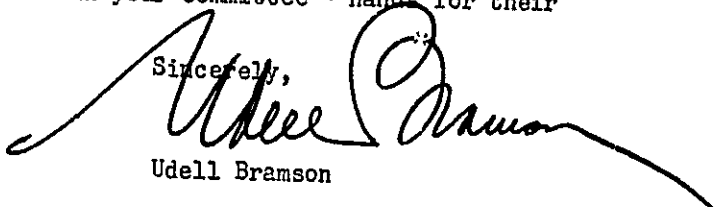
re: 50-52 Chestnut Street

My Dear Mr. O'Brion:

Since the hearing before your committee last May concerning the above matter, I have written to Attorney J. D. Pierce, Esq. concerning question of what the Boys Club wanted to do and sometime later in the Court House of Superior Court I asked him about it and he said to me "why don't you give the land to the Boys Club". Another time, I was approached by a gentleman, a prominent citizen of Portland. I don't know whether he is a Director of the Boys Club or not and he offered me one half of the mortgage that the Cumberland Loan holds on the Property.

I feel that if the Boys Club really intended to do something about this matter, they have had sufficient time to do so. In the meantime, the taxes are still going on and the intended lessee is anxious to get started. I certainly do not feel that anything can be gained by any further delay, but of course the matter is in your committee's hands for their attention.

Sincerely,



Udell Bramson

UB/t

cc J. D. Pierce

DATE: May 13, 1955

HEARING ON APPEAL UNDER THE Zoning Ordinance of Udell Bremson

AT 50-52 Chestnut Street

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

<u>Board of Appeals</u>	<u>VOTE</u>		<u>Municipal Officers</u>
	Yes	No	
William H. O'Brien	()	()	
John W. Lake	()	()	
Harry K. Torrey	()	()	
Ruth E. Walsh	()	()	
Carleton G. Lane	()	()	
	()	()	
	()	()	
	()	()	

Record of Hearing:

City of Portland, Maine
Board of Appeals
—ZONING—

April 21, 1955

To the Board of Appeals:

Your appellant, Udell Bramson, who is the owner of property at 50-52 Chestnut 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 18, Paragraph E of said Zoning Ordinance, to permit a parking lot.

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

1. This does not depart substantially from the intent and purpose of the zoning ordinance.
2. Parking areas are necessary and useful.
3. If this land cannot be used for a parking lot, it will eventually be confiscated by the City for taxes.


Appellant

After public hearing held on the _____ day of _____, 19 _____, the Board of Appeals finds that an exception is

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

.....
.....
.....
.....
.....

BOARD OF APPEALS

Append: Chestnut Street

Mrs Mrs. J. H. Ball - 45 Chestnut St.
Mrs. J. H. Selby - 1 Hall Court
James Price - 78 Chestnut St.
Ralph E. Nowell - 3 Hall Court

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 25, 1955

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, November 4, 1955, at 10:30 a. m. to hear the appeal of Udell Bramson requesting an exception to the Zoning Ordinance to authorize use of the land at 50-52 Chestnut Street for a parking lot.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone, where, according to Section 8A of the Ordinance applying to the Apartment House Zone, parking or storage of motor vehicles is allowable only if first authorized by the Board of Appeals after the usual appeal procedure.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases where necessary to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Edward T. Colley

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 3, 1955

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, May 13, 1955, at 10:30 a. m. to hear the appeal of Udell Bramson requesting an exception to the Zoning Ordinance to authorize use of the land at 50-52 Chestnut Street for a parking lot.

This permit is presently not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone, where, according to Section 8A of the Ordinance applying to the Apartment House Zone, parking or storage of motor vehicles is allowable only if first authorized by the Board of Appeals after the usual appeal procedure.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases where necessary to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

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

BOARD OF APPEALS

Edward T. Colley

Chairman

K



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Dec. 16, 1954

PERMIT ISSUED

02269
17 1954

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 52 Chestnut St. Within Fire Limits? no Dist. No. _____
Owner's name and address Udell Bramson, 142 High St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Roland Libby, 225 Stanford St., So. Portland Telephone none
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building _____ No. families _____
Last use apartment house No. families 1
Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish 3-story frame apartment house.

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 Department of Public Works of the City of Portland? YES
Land to remain vacant.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

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

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 _____
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 center: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

Udell Bramson

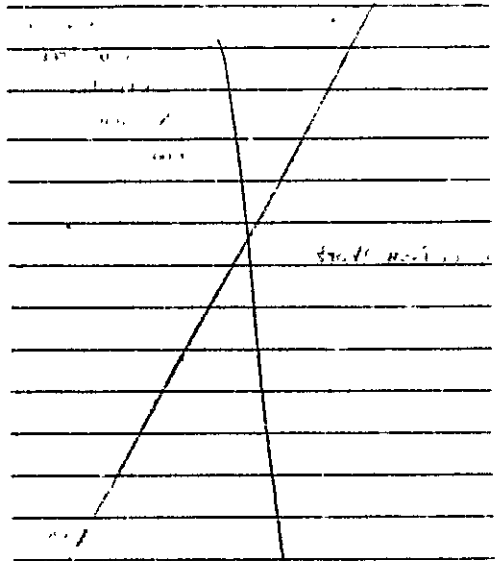
Signature of owner by: Roland R. Libby

INSPECTION COPY

1-10-55

NOTES

1/19/55 - work started - Allen
 2/16/55 - Commencing along street - Allen
 3/16/55 - same - Allen
 4/13/55 - Building demolished - Allen



Permit No. 54/2269
 Location 52 Chestnut St.
 Owner W. D. Brown
 Date of permit 12/7/54
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out-Notice
 Form Check Notice



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, Oct. 22, 1954

PERMIT ISSUED

013:04
OCT 22 1954

DIV of Pub. Wks.

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~alter~~ ~~repair~~ ~~demolish~~ ~~construct~~ all the following building structures ~~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 (rear) Chestnut St. Within Fire Limits? yes Dist. No. _____
 Owner's name and address Udell Bramson, 142 High St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Alfred W. Bowden, 95 Bonneybank Road, So. Port Telephone none
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use dwelling house No. families 2
 Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish 2-story frame dwelling house approximately 20' x 40'.

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 Department of Public Works of the City of Portland? **YES**

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** Alfred W. Bowden

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

If a Garage

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

APPROVED:

Miscellaneous

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

Udell Bramson

Signature of owner by: Alfred W. Bowden

NOTES

11/10/54 - No work started - Allow
11/14/54 - Work started - Allow
2/1/55 - Bldg. demolished - Allow

FOR PERMIT

(This section is crossed out with a large diagonal line)

1. Name of contractor: _____

2. Address: _____

3. Telephone: _____

4. No. of stories: _____

5. No. of floors: _____

6. No. of rooms: _____

7. No. of windows: _____

8. No. of doors: _____

9. No. of basements: _____

10. No. of porches: _____

11. No. of balconies: _____

12. No. of terraces: _____

13. No. of patios: _____

14. No. of driveways: _____

15. No. of parking spaces: _____

16. No. of utility rooms: _____

17. No. of storage rooms: _____

18. No. of closets: _____

19. No. of bathrooms: _____

20. No. of bedrooms: _____

21. No. of living rooms: _____

22. No. of dining rooms: _____

23. No. of kitchens: _____

24. No. of pantries: _____

25. No. of laundry rooms: _____

26. No. of attics: _____

27. No. of garages: _____

28. No. of sheds: _____

29. No. of outbuildings: _____

30. No. of other structures: _____

Permit No. 41838

Location Quincy St. District 1st

Owner W. L. L. L. L.

Date of permit 10/22/54

Notif. closing-in _____

Insph. closing-in _____

Final Notif. _____

Final Inspn. _____

Cert. of Occupancy issued _____

Staking Out Notice _____

Form Check Notice _____

General Description of New Work

1. Description of work: _____

2. Estimated cost: _____

3. Estimated completion date: _____

4. Name of architect: _____

5. Name of engineer: _____

6. Name of contractor: _____

7. Name of subcontractor: _____

8. Name of material supplier: _____

9. Name of equipment supplier: _____

10. Name of laborer: _____

11. Name of inspector: _____

12. Name of permittee: _____

13. Name of official: _____

14. Name of witness: _____

15. Name of other party: _____

16. Name of other party: _____

17. Name of other party: _____

18. Name of other party: _____

19. Name of other party: _____

20. Name of other party: _____

21. Name of other party: _____

22. Name of other party: _____

23. Name of other party: _____

24. Name of other party: _____

25. Name of other party: _____

26. Name of other party: _____

27. Name of other party: _____

28. Name of other party: _____

29. Name of other party: _____

30. Name of other party: _____

11/10/54

File: GL 50-52 Chestnut
50-52 R. Chestnut
71 Chestnut
75-77 Chestnut
42-44 Stone

October 1, 1954

Robert W. Donovan, Asst. Corporation Counsel

Warren McDonald, Inspector of Buildings

Report on structural conditions of the buildings at 50-52, 50-52 R, 71 and 75-77 Chestnut St. and 42-44 Stone St. - as per your memo of Sept. 7th, 1954

50-52 Chestnut St.—three story building with flat roof. No important structural defects were found in framing of floors, roof and exterior walls—one section of rotten sill near the rear under side toward Oxford St; wood framing of ground floor of open platform at about the middle of the side toward Cumberland Ave. is practically gone. No important defects in foundation.

R. 50-52 Chestnut St.—two story with shed roof. Brick underpinning is in poor structural condition but not immediately dangerous. Several bricks gone from the front corner toward Oxford St. and a nearby window. Underpinning is generally out of line but hardly in danger of collapse. Some rotten sill in evidence at side toward Oxford St., no brick underpinning being in evidence above the ground at the rear of the building and parts of the sides with the wooden sills practically at ground level. Rear corner post and sill toward Oxford St. are rotten. Floor and roof framing and supports are quite sound, except for a place in the floor of the second floor bathroom toward Cumberland Ave. which appears badly damaged and not safe for a person to walk on.

71 Chestnut St.—three story building with flat roof. Brick underpinning in front of building bulges and leans at the top toward the public sidewalk. Several defects in the fairly high brick underpinning on the south side, but not now dangerous. Some rotten portions of sills in evidence from the outside. Unable to enter building but exterior walls appear plumb and reasonably straight.

75-77 Chestnut St.—three story building with flat roof. Brick underpinning on the south side, maximum height about five feet, "weaves" to some extent, but not dangerous now. Unable to enter building but exterior walls appear plumb and straight.

42-44 Stone St.—building about half demolished under permit from this department.

Inspector of Buildings

WHC/D/G

LOCATION R. 50 Chestnut

DATE 5/24/54

PERMIT

INQUIRY _____

COMPLAINT _____

Hold for confirmation
from Owner that
Mr. Gobby is
to demolish

Some indications
that another
contractor will
demolish in
which case
he will come in
with bill of sale
from Bramble
and we will
notify Mr. Gobby
to return receipt
and get refund

Mr. S

Wiley F. Merriam

13 Newman

San



(A) APARTMENT HOUSE ZONE
2107

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 24, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~expand~~ ~~demolish~~ ~~in~~ ~~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 Chestnut St. (rear) Within Fire Limits? yes Dist. No. _____
Owner's name and address Udell Bramson, 142 High St. Telephone _____
Lessee's name and address _____ Telephone _____
Contractor's name and address Roland Libby, 225 Stanford St., So. Portland Telephone _____
Architect _____ Specifications _____ Plans no No. of sheets _____
Proposed use of building _____ No. families _____
Last use dwelling house No. families 1
Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot _____
Estimated cost \$ _____ Fee \$ 1.00

General Description of New Work

To demolish 2-story frame dwelling house.

Permit issued for demolition of this building by another contractor - ags

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 Department of Public Works of the City of Portland? YES

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** 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 _____
Material of underpinning _____ Height _____ Thickness _____
Kind of roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
Framing lumber—Kind _____ Dressed or full size? _____
Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____
Girders _____ Size _____ Columns under girders _____ Size _____ Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

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

Udell Bramson

Signature of owner by:

Mrs. Roland Libby

INSPECTION COPY

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



March 19, 1952

New Caroline Wentworth
58 Oxford Street
Portland, Maine

Loc. 58 Chestnut Street
Loc w/i S 1st, 2nd, 3rd
Bldg. Fire Elec. Other
Issued March 19, 1952
Expires April 21, 1952

Dear Sir:

On March 12, 1952

an examination was made of the premises located at 58 Chestnut Street, Portland, Maine

Non-compliance with the ordinances relating to housing conditions was found as detailed below. In accordance with the provisions of the above ordinance, you are hereby ordered to correct these defects according to specifications within the time limits allowed. Failure to comply with this notice will necessitate legal action.

Some repairs or improvements required will necessitate permits which are to be obtained from the Building Inspector, Health, Fire or other City Departments. These must be obtained before the work is started. If any additional information is desired, visit or telephone the Housing Supervisor at this Office, telephone 4-1431, extension 226. kindly notify this office as soon as all corrections have been completed.

Very truly yours,
Edward W. Colby, M.D.
Health Director

By _____
Housing Supervisor

VIOLATIONS & SPECIFICATIONS

Responsibility of Owner or Agent ** Responsibility of Occupant

- | | |
|----|---|
| ## | Plumbing
Have repaired all defective plumbing and plumbing fixtures.
a) Repair or replace the defective flush in the first floor apartment front, and third floor apartment front (the plunger has to be reset by hand each time after using).
b) Replace the missing trap under the waste bowl in the toilet room of the second floor apartment front. |
| ## | Electrical Equipment
Check and have repaired all defective electric wiring and electric fixtures throughout the structure.
a) Repair or replace the defective fixture in the kitchen, livingroom and bedroom of the first floor apartment front.
b) Disconnect and do not connect again the extension cord now passing through the kitchen wall of the second floor apartment front.
c) Repair or replace the defective fixture in the kitchen, livingroom and bedroom of the third floor apartment rear. |
| ## | Heating
a) Repair or replace the leading radiator valves in the kitchen, livingroom and bedroom of the first floor apartment front. |
| ## | Structural Repairs
Repair and put in good order all hazardous and dilapidated parts of the structure as follows:
a) Repair or replace all dilapidated window panes, sashes, doors, window and door frames and replace the defective and missing putty. Attention is directed to the window in the kitchen, livingroom and bedroom of the first floor apartment front, the kitchen, bedroom and livingroom of the second floor apartment front, the livingroom, and bedroom of the third floor apartment rear, the windows in the common hallway front and rear.
b) Repair or replace all the missing plaster on the walls and ceilings throughout the structure. Particular attention is directed to the ceilings in the bedroom in the first floor apartment front, the livingroom of the second floor apartment rear (ceilings), the bathroom ceiling of the third floor (OVR). |

To: Housing Division, Health Department
From _____

Date _____

This is to inform you that deficiencies of which this Department has been notified, have been corrected to our satisfaction.

Remarks: _____

Loc. 58 Chestnut Street
Loc w/i S 1st, 2nd, 3rd, Apt.
Bldg. Fire Elec. Other
Issued March 19, 1952
Expires April 21, 1952

Signature _____

(Please return to Housing Division of Health Department when corrections have been COMPLETED)

Structural Repairs Comis-

- b) ~~third floor apartment rear, the walls in the kitchen of the third floor apartment front.~~
- c) Repair or replace the missing plaster in the front and rear common hallways.
- d) Repair or replace the loose, hand rail in the front common hallway.
- e) Repair the hole in the floor of the second floor rear porch.
- f) Replace the w. ceiling downspouts on the left side of the building.
- g) Repair or replace the dilapidated sill under the left side of the structure.

Evidences and Insanitary Conditions

- a) Take steps to rid the premises of all infestation and vermin. We suggest that you procure the services of some qualified person to do the work.
- b) The above mentioned conditions are in violation of the following ordinances "Minimum Standards for Continued Occupancy", "Authority to Vacate Buildings", "Garbage and Rubbish Containers", and must be corrected on or before April 21, 1952.

2
E I
NEAR 1-2
OF BLDG INSP
D. OF BLDG. I. AND
CITY OF I. I. AND

The above mentioned conditions are in violation of the following ordinances, "Minimum Standards for Continued Occupancy", "Authority to Abandon Buildings", "Garage and Rubbish Containers", and must be corrected on or before April 21, 1952.

RECEIVED
MAR 20 1952
DEPT OF BLDG INSP.
CITY OF PORTLAND



APPLICATION FOR PERMIT TO REPAIR BUILDING

Third Class Building

FEB 10 1913

Portland, Maine, February 2, 1913

INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to repair the following described building in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 52 Chestnut Street Within fire limits? Yes Dist. No. 1
Owner's name and address Udell Bronson 52 Exchange St. Telephone
Contractor's name and address A. Bird, 52 Portland St. Telephone
Use of building dwelling house 2 family
No. stories 2 Style of roof flat Type of present roof covering Asphalt

General Description of New Work

To Repair after Fire to former condition. No alterations
(Cause - exposure)

a.k 2/2/13 ell.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

If Roof Covering is to be Repaired or Renewed

Is any plumbing work involved in this work? Is any electrical work involved in this work?
Are repairs or renewal due to damage by fire? Yes If so, what area damaged? sq. ft.
Area of roof to be repaired now? sq. ft.
Type of roofing to be used Asphalt roofing No. plies
Trade name and grade of roof covering to be used Class C Und. Lab.
Estimated cost \$ 275. Udell Bronson Fee \$ 1.00

Signature of owner by Udell Bronson

INSPECTION COPY

Permit No. 43/137

Location 50 Chestnut St.

Owner Uzell Beanson

Date of permit 2/2/43.

Notif. closing-in.

Inspn. closing-in

Final Notif.

Final Inspn. 3/6/43. JB

Cert. of Occupancy issued JAC

NOTES

~~2/2/43. Saw a fire occurring
after fire. Could not get
in. But appears to be
only outside damage.
City of C. in fire.~~



APPLICATION FOR PERMIT

Permit No. 1000
1983

Class of Building or Type of Structure Third Class

SEP 9 1983

Portland, Maine, September 3, 1985
Supersedes application of 6/5/85

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 EQ Chestnut Street Ward 4 Within Fire Limits? yes Dist. No. 1
Owner's or Lessee's name and address E. L. Roundy, 52 Chestnut Street Telephone 2-4848
Contractor's name and address _____ Telephone _____
Architect's name and address _____
Proposed use of building Tenancy house No. families 5
Other buildings on same lot _____
Plans filed as part of this application? yes No. of sheets 5
Estimated cost \$ 50. Fee \$.50

Description of Present Building to be Altered

Material wood No. stories 2 Heat _____ Style of roof _____ Roofing _____
Last use dwelling house No. families 5

General Description of New Work

To build to non-bearing partitions and cut in new windows for kitchenette - cooking to be by coal range, first floor rear.
To build 2' partition in rear hall, first floor, for toilet, battling in new door between living room and toilet, existing window for ventilation
Fire extinguishers of a type approved by Chief of Fire Department will be provided, one in basement and one in each story above.

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 heating contractor.

Details of New Work

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 _____
Material of underpinning _____ Height _____ Thickness _____
Kind of Roof _____ Rise per foot _____ Roof covering _____
No. of chimneys _____ Material of chimneys _____ of lining _____
Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____
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 _____
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 _____
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

Signature of owner E. L. Roundy

INSPECTION COPY

Ward 4 Permit No. 35/1383

Location 50 Chestnut St.

Owner E. L. Rundy

Date of permit 9/3/35

Notif closing-in

Inspn closing-in

Final Notif.

Final Ins.in. INSPECTION NOT COMPLETED

Cert. of Occupancy issued

NOTES
10/14/35 - Work done.

No fine with instructions

W. C.



Location, ownership, and detail must be correct, complete and legible. Separate application required for every building.

APPLICATION FOR PERMIT TO BUILD
A PRIVATE GARAGE

Portland, Me., ²⁸ July 25, 1925.

TO THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:-

Location 50-52 Chestnut Street Fire Districts No Ward 4
Name of owner is? E. L. Roundy Address 52 Chestnut Street
Name of mechanic is? Henry Horr Address Peaks Island
Proposes occupancy of building (purpose)? wood Private garage for Two cars
cars only, and no space to be let.

All parts of garage will be at least two feet from all lot lines.

Garage will be at least 6 feet from all windows of adjoining property.

A fire extinguisher to be kept in garage. Yes

Size of building, No. of feet front? 16; No. of feet rear? 16; No. of feet deep? 16

No. of stories? One

No. of feet in height from the mean grade of street to the highest part of the roof? Nine

Floor to be? Ashe

Will the roof be flat, pitch, mansard, or hip? Flat Material of roofing? Asphalt paper

Will there be a chimney? No Will the flues be lined? No No stoves to be used.

Will the building conform to the requirements of the law? Yes

Will the building be as good in appearance as other surrounding buildings? Yes

Have you or any person acting for you previously applied for a permit to build a private garage? No

If so, state the particulars _____

Two family dwelling on this lot.

The above construction will not require the removal of or disturbing of any shade tree on the public street.

Estimated Cost,

\$ 100.

Signatures of owner or authorized representative,

Address,

E L Roundy
52 Chestnut St
City

F
A. 25



responsible for complying with the law, whether you are required to or not.

Location, Ownership and detail must be correct, complete and legible.

Separate application required for every building.

Plans must be filed with this application.

Application for Permit for Alterations, etc.

Portland, Me., July 18, 1925

To the

INSPECTOR OF BUILDINGS:

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

Description of Present Bldg.

Location 50 Chestnut Street Ward A in fire-limits?

Name of Owner or Lessee, E. L. Roundy Address 52 Chestnut St.

“ “ Contractor, Henry Hoar “ A St., Peaks Is.

“ “ Architect,

Material of Building is wood Style of Roof, pitch Material of Roofing, shingles

Size of Building is 18 feet long; 32 feet wide. No. of Stories, 1 1/2

Cellar Wall is constructed of stone is inches wide on bottom and batter to inches on top.

Underpinning is brick is inches thick; is feet in height.

Height of Building Wall, if Brick; 1st, 2d, 3d, 4th, 5th,

What was Building last used for? Dwelling No. of Families? One

What will Building now be used for? n Two

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

Detail of Proposed Work

..... Change roof from pitch into flat roof; partition off three rooms and put in toilet - cut in windows on second floor - change partition in one room on first floor, also location of bath, also take down stairs on end of house - all to comply with the Building Ordinance.

..... Straighten up chimney Estimated Cost \$ 700.

If Extended On Any Side

Size of Extension, No. of feet long?; No. of feet wide?; No. of feet high above sidewalk?

No. of Stories high?; Style of Roof?; Material of Roofing?

Of what material will the Extension be built? ... Foundation?

If of Brick, what will be the thickness of External Walls? inches; and Party Walls inches.

How will the extension be occupied? How connected with Main Building?

When Moved, Raised or Built Upon

No. of Stories in height when Moved, Raised, or Built upon? Proposed Foundations?

No. of feet high from level of ground to highest part of Roof to be?

How many feet will the External Walls be increased in height? Party Walls

..... The above construction will not require the removal of or disturbing of any shade tree on the street.

If Any Portion of the External or Party Walls Are Removed

Will an opening be made in the Party or External Walls? ... in Story

Size of the opening? How protected?

How will the remaining portion of the wall be supported?

Signature of Owner or Authorized Representative

E. L. Roundy
52 Chestnut St.
city

Address

2.75



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

Application for Permit for Alterations, etc.

Portland, 10-16-12, 1912

To the
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building:—
 Location, Rear 50 Chestnut St. Wd. _____
 Name of owner is? John M. Shea Address, 13 Cedar St.
 Name of mechanic is? Gobb & Webster " Preble St.
 Name of architect is? _____ " _____
 Material of building is? Wood Style of roof? Pitch Material of roofing? Shingles
 Description of Present Bldg. Size of building, feet front? _____ ; feet rear? _____ ; feet deep? _____ ; No. of stories? _____
 Size of L, feet long? _____ feet wide? _____ ; feet high? _____ ; No. of stories? _____ ; roof? _____
 No. of feet in height from sidewalk to highest point of roof? _____ Material of foundation? B. & S.
 Thickness of external walls? _____ Party walls? _____ Distance from line of street? _____ Width of street? _____
 What was the building last used for? _____ How many families? 2 Number of stories? _____
 Nature of egress? One Size of lot front? _____ ; rear? _____ ; deep? 250
 Building to be occupied for. _____ Dwelling after alteration. Estimated cost? _____

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK.

DETAIL OF PROPOSED WORK.

To change from a pitch to a flat roof of tar and gravel.

IF EXTENDED ON ANY SIDE.

Size of extension, No. of feet long? _____ ; No. of feet wide? _____ , No. of feet high above sidewalk? _____
 No. of stories high? _____ , style of roof? _____ ; material of roofing? _____
 Of what material will the extension be built? _____ Foundation? _____
 If of brick, what will be the thickness of external walls? _____ inches; and party walls _____ inches.
 How will the extension be occupied? _____ How connected with main building? _____
 Distance from lot lines:— Front? _____ ; side? _____ ; side? _____ , rear? _____

WHEN MOVED, RAISED OR BUILT UPON.

Number of stories in height when moved, raised or built upon? _____ Proposed foundations? _____
 Number of feet high from level of ground to highest part of roof to be? _____
 Distance back from line of street? _____ Distances from lot lines when moved? _____
 Distance from next buildings when moved? _____ , front? _____ ; side? _____ , side? _____ ; rear? _____
 How many feet will the external walls be increased in height? _____ Party walls? _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED.

Will an opening be made in the party or external walls? _____ in _____ story.
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of owner or
 authorized representative,

John M. Shea

Address,

116 - Preble St.



P 50⁵⁷ Chestnut St.

FINAL REPORT.

..... 191 .
Has the work been completed in accordance with
this application and plans filed and approved?

.....
Law been violated? ..Doc. No. of 191 ..

Nature of violation? ..

PERMIT GRANTED.

..... 10-16-..... 191 2
Permit filled out by J. Nap
Permit number ..
Location 50 Chestnut St.

.....
Violation removed when?..... 191 .

.....
Estimated cost of alterations, etc., \$..

.....
Inspector of Buildings.

File: GL 50-52 Chestnut
50-52 R. Chestnut
71 Chestnut
75-77 Chestnut
42-44 Stone

October 1, 1954

Robert W. Donovan, Asst. Corporation Counsel

Warren McDonald, Inspector of Buildings

Report on structural conditions of the buildings at 50-52, 50-52 R, 71 and
75-77 Chestnut St. and 42-44 Stone St. - as per your memo of Sept. 7th, 1954

50-52 Chestnut St.—three story building with flat roof. No important structural defects were found in framing of floors, roof and exterior walls—one section of rotten sill near the rear under side toward Oxford St; wood framing of ground floor of open platform at about the middle of the side toward Cumberland Ave. is practically gone. No important defects in foundation.

R. 50-52 Chestnut St.—two story with shed roof. Brick underpinning is in poor structural condition but not immediately dangerous. Several bricks gone from the front corner toward Oxford St. and a nearby window. Underpinning is generally out of line but hardly in danger of collapse. Some rotten sill in evidence at side toward Oxford St., no brick underpinning being in evidence above the ground at the rear of the building and parts of the sides with the wooden sills practically at ground level. Rear corner post and sill toward Oxford St. are rotten. Floor and roof framing and supports are quite sound, except for a place in the floor of the second floor bathroom toward Cumberland Ave. which appears badly damaged and not safe for a person to walk on.

71 Chestnut St.—three story building with flat roof. Brick underpinning in front of building bulges and leans at the top toward the public sidewalk. Several defects in the fairly high brick underpinning on the south side, but not now dangerous. Some rotten portions of sills in evidence from the outside. Unable to enter building but exterior walls appear plumb and reasonably straight.

75-77 Chestnut St.—three story building with flat roof. Brick underpinning on the south side, maximum height about five feet, "weaves" to some extent, but not dangerous now. Unable to enter building but exterior walls appear plumb and straight.

42-44 Stone St.—building about half demolished under permit from this department.

Inspector of Buildings

WMCD/G

INTER-OFFICE CORRESPONDENCE

File 8 B

CITY OF PORTLAND, MAINE
CORPORATION COUNSEL

DATE: September 7, 1954

Edward W. Colby, M.D., Health Officer
To: Harry W. Marr, Acting Fire Chief
Warren McDonald, Inspector of Buildings
FROM: Robert W. Donovan, Assistant Corporation Counsel ✓

SUBJECT: Housing Inspection Coordinating Committee's Report on Properties at
50-52, 50-52R, 71 and 75-77 Chestnut Street and 42-44 Stone Street.

This office is in the process of setting up public hearings on the proposed demolition of the above properties. In order to justify a Council order to demolish these properties, we should have detailed reports by your departments setting forth the dangerous condition of the buildings.

Will you, therefore, send us at your earliest opportunity reports on each of the properties involved setting forth any health hazards, fire hazards, or structural hazards that you find. Thank you.

RWD
Robert W. Donovan
Assistant Corporation Counsel

K

cc: Julian H. Orr, City Manager

Do let me know if I do for all of them.

W
9/14/54

RECEIVED
SEP 8 1954
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND



(A) APARTMENT HOUSE ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, June 13, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish or reconstruct the following building ~~structure~~ ^{structure} 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 52 Chestnut Street Within Fire Limits? yes Dist. No. _____
 Owner's name and address Ray A. Stetson, 92 State Street Telephone 4-6742
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building Apartment house No. families 7
 Last use _____ " " _____ No. families 8
 Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ 50
 Estimated cost \$ _____

General Description of New Work

To eliminate one apartment on third floor by combining two rear apartments.

change off as desired!
nmr
12/20/51

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? _____
 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) 4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

APPROVED:

[Signature]

Permit No. 501

Location 52 Chestnut St

Owner Ray J. Stetson

Date of permit 1/50

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

NOTICE FOR BEAR

Vertical text on the right edge of the page, including "Permit No. 501" and "Ray J. Stetson".

(A) APARTMENT HOUSE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, April 27, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~above specified structure~~ the following ~~building~~ structure ~~erect~~ 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 52 Chestnut Street Within Fire Limits? yes Dist No. _____
 Owner's name and address Rev W. Stetson, 92 State Street Telephone 4-6762
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Not let Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Apartment house No. families 8
 Last use _____ " " _____ No. families 8
 Material wood No. stories 3 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 300. Fee \$ 2.00 PA 5/2/50

General Description of New Work

To construct outside wooden fire escape on rear of building third floor to ground as per plan. All of the new work will be painted with at least two coats of paint suitable for exterior work, to be applied according to the specifications of the manufacturer of the paint, and all places of contact of the new work with the existing building are to be adequately "flushed" in permanent fashion with corrosion resistant metal in such manner as to prevent the entrance of moisture to deteriorate the existing building and parts of new work in contact therewith.

X 2x4 on 10' span = 261; 10x1.5x45 = 675
 Charge off as denied
 WMS (7/20/50)

5/9/50
 See 3 from Fire Dept. 5/16/50

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? _____
 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

APPROVED:

Signature of owner

[Handwritten Signature]

INSPECTION COPY

AP52 Chestnut Street-I

May 17, 1950

Mr. Ray W. Stetson
92 State Street
Portland, Maine

Copy to:
Oliver T. Sanborn
Chief of the Fire Department

Dear Mr. Stetson:

Following my letter of May 8 to you relating to the proposed fire escape by way of a wooden outside stairway at the rear of the front building at 52 Chestnut Street, the application for the permit was sent to the Chief of the Fire Department in an effort to make sure that the arrangement of the fire escape would satisfy the requirements of his order of January 14, 1950 addressed to Havana Knight.

Chief Sanborn of the Fire Department has returned the application with the notation: "Proposed fire escape not adequate--plan not approved."

Under these circumstances before you spend time and money in having plans of the fire escape made to show details of construction as per my former letter, I recommend that you consult the Fire Department Inspector and see what the matter is with the arrangement you propose.

Very truly yours,

Warren McDonald
Inspector of Buildings

Wcd/G

AP 52 Chestnut Street-

May 8, 1950

5/16/50/11

Mr. Ray W. Stetson
92 State Street
Portland, Maine

Dear Mr. Stetson:

The sketch with your application for building permit intended to cover construction of a rear outside wooden stairway from third floor to the ground to be used as a fire escape shows quite a lot of features contrary to Building Code requirements, and is not made after the usual manner of making such plans in such a way that anyone could construct the stairs with only the information shown on the plan.

It is suggested that you employ someone accustomed to making working drawings in the usual manner so that a competent workman can be expected to build the structure in accordance with the usual method and in compliance with Building Code requirements, and the plan must show substantial compliance with all Building Code requirements before the permit may be issued.

Section 303-G-4 of the Building Code allows the use of wooden stairways in place of standard metal fire escapes only if the stairways are in compliance with the provisions of Chapter IV of the Code as to inside stairways and only if approved by this department. You are therefore referred to Section 303-G for such details as the allowable distance between a landing and the window sill, the required distance between window jambs and railings of balconies or the top edge of stairs and for the requirement of through bolts at the top of every bracket.

The sketch indicates clearly that whoever made it is not accustomed to the design of such structures-the brackets are not strong enough and no details of them are shown. The stair stringers are not strong enough. The size of concrete pier at the bottom of the steps is not shown and the fact that it will extend far enough above the ground to raise the woodwork of the stairs up above the dampness of the ground. There is every indication on the plan that the rise and run of the stairs have not been worked out carefully, and this is important because we have had a number of jobs where through some misunderstanding stairs have been built with irregular rise or tread which is unlawful and the builder has found after he got aifway through that the arrangement he originally intended would not work out.

In approving such wooden stairways outside in lieu of standard metal fire escapes, we hold to the view that brackets should be used sparingly and not used at all where posts with suitable foundations are easily practicable. No reason appears why you could not use posts (only two of them would be needed) under the intermediate landing at least.

There is considerable question as to the foundations of this rear wall to which the brackets would be attached. If there is masonry foundation under it, it cannot be seen at the surface of the ground, and there are holes under the wall as though rats or other animals had burrowed their way beneath the sill. At the north corner where the rear wall meets the side wall there is a brick and stone masonry and the brick masonry at the corner is not in good condition. We shall have to know of what material and in what condition these foundations are and if not in good condition with a good promise of permanency, they will have to be made so because they will become a part of the support of the new structure.

Mr. Ray W. Stetson

May 8, 1950

Information should be shown on the plans as to how high an opening will be afforded at such window leading to the outside stairway when the bottom half of the sash is way up. This means the clear distance between the window sill and the under edge of the lower half of the sash when way up. This is required by the Building Code to be no less than 28". If the present windows do not afford that amount of opening, they may be changed to casement or swinging windows in which case there would be only one opening and the minimum allowable height of that is 3'.

It is necessary that a plan competent to show compliance with Building Code requirements be filed with this application as a blueprint with all of the information on it printed from the original or in some other form which will give us the assurance that the man in charge of the job has the same information as filed here. These permits are often issued subject to certain conditions, and in any event we should like to know the name of the contractor before issuing the permit so that any special conditions may be communicated to him.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMD/C

CITY OF PORTLAND, MAINE
Department of Building Inspection

(date) May 8, 1950

To: Oliver T. Sanborn
Chief of the Fire Department

From: Warren McDonald
Insptr. of Bldgs.

Location: 52 Chestnut Street

Subject: Application for permit for
improvements at above location,
required by order of Chief of Fire
Department dated January 14, 1950 (addressed to
Maynard Knight)

While our two departments have done a good job of coordination under
the Safety Ordinance--yours issuing the orders after inspection and ours
issuing permits for improvements to be made,--

The confusion on the part of many people, who come in here,
as to who has ordered them to do what,
The fact that on some jobs a permit has been issued, and the
work done, only to have your inspector find that the situation did
not then satisfy your order under the law,

And, the fact that you are permitted under the Building Code
to exercise discretion as to details of means of egress in an exist-
ing building where there is no substantial increase in number of per-
sons accommodated, while we must proceed under the precise terms of
the Code unless deviation in this connection is approved by yourself--

leads me to the belief that each situation ought to be checked before any
permits are issued, presumably by the inspector in your department who made
the inspection on which the original order was based, to see:

1. If the work contemplated will completely satisfy the order.
2. To see, if possible, whether or not there may be some more
economical way of satisfying the order, and, if so, to recommend
that way to the owner.

To that end there is attached for your consideration applications
for permits at the above location.

Remarks relating to this particular job:

Present owner is Ra. W. Stetson. The sketch filed with the application
is wholly incompetent to show compliance with the Building Code and we have notified
the owner to provide an adequate plan. This is sent to you, however, for your con-
sideration of approval as to arrangement and adequacy to meet the needs of the re-
quired means of egress.

*Proposed fire escape not adequate -
Plan not approved WCD*

Warren McDonald
Inspector of Buildings