



APPLICATION FOR PERMIT

01280
AUG 3 1950
CITY OF PORTLAND

Class of Building or Type of Structure Third Class
Portland, Maine, August 3, 1950

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE
The undersigned hereby applies for a permit to ~~erect~~ demolish ~~the~~ the following building ~~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 16 Alder Street (rear) Within Fire Limits? yes Dist. No. _____
 Owner's name and address Errol W. & Marion E. Mattatall Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans no No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use former stable No. families _____
 Material wood No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot none Fee \$ 50
 Estimated cost \$ _____

General Description of New Work

To demolish 1-story frame former stable approximately 30' x 40'. No sewer connection.

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 Errol W. Mattatall

INSPECTION COPY



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 17, 1957

PERMIT 155061

MAY 31 1957

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

B2 BUSINESS ZONE

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 42 Alder Street. Within Fire Limits? Dist. No. Owner's name and address Errolld W. Mattatall, 296 Stevens Ave. Telephone Lessee's name and address Contractor's name and address Arnold Reed, Alder St. Telephone Architect Specifications Plans No. of sheets Proposed use of building No. families Last use Warehouse No. families Material frame No. stories 1 Heat Style of roof Roofing Other building on same lot Estimated cost \$ Fee \$ 50

General Description of New Work

To demolish existing 1-story frame warehouse 60' x 30' Lot to be used for parking in connection with apt. house at 40 Alder St. 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

See letter of 5/20/57 Eradication letter about C. J. ... 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 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 Size Girder Columns under girders Size Max. on centers Kind and thickness of outside sheathing of exterior walls? 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

INSPECTION COPY

Signature of owner Errolld W. Mattatall

PK

Erroll W. & Marion E. Mattatall-----2

December 20, 1957

to the apartment house as indicated above.

There are some deficiencies as regards the proposals for physical arrangements:

--the lot at 38-40 Alder St. is perhaps four feet higher in the rear than the lot at 42-46 Alder St., and we shall have to know how you intend to care for their difference in elevation (what the grades on the final lot would be), especially whether or not any retaining walls of any kind were to be used.

--in your letter you have said that all surface water will be drained into a natural drainage way. We shall have to know just what you mean by a natural drainage way, and, of course, the public street cannot be considered as a natural drainage way. Upon inspection of the situation, it appears that there is no curb along Alder St. at this point, just a dirt sidewalk, and the sidewalk is rutted as though water had run down across it in considerable quantity. It will be necessary for you to show on your site plan just how you intend to take care of this drainage situation. If there is any question of drainage upon the public street, we will ask the opinion of the Department of Public Works about the proposition.

--on the sketch which Traffic Engineer Connor has approved you show a 12 foot wide approach to the lot from Alder Street over the public sidewalk, but there is nothing to indicate how you intend to set this approach out. Did you propose curb corners at this driveway or how did you intend to set it out so that persons cannot drive over the sidewalk anywhere?

Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/B

WMGD 12/27/57

December 20, 1957

AP CO--38-40 Alder St. (Assessor's Lot No. 33-C- and 42-46 Alder (Assessor's Lot No. 33-C-18) for parking lot

Errolld W. & Marion E. Mattatall
296 Stevens Ave.

Dear Mr. and Mrs. Mattatall:

The sketch with your letter of application for certificate of occupancy on the above lots indicates that you propose to use not only the lot at 42-46, but also the area in the rear of the apartment house at 38-40 Alder. Under the Zoning Ordinance the area of land at the rear of the apartment house may only be used for accessory use customarily incidental to the apartment house on the same lot, which means that the rear part of this lot may only be used for parking by the tenants of the apartment house. There is another complication in that the building evidently contains some 15 or 16 apartments, a situation under the zoning law which shows that there should be an area of 1000 feet in the lot for each apartment in the building. Since the area of the lot is much less than that figure, it is obvious that a certificate of occupancy could not be used involving the use of this rear part of the lot for any use not accessory to the apartment house.

At the same time it is obvious that the City does not want to prevent you from providing off-street parking space for the tenants of the apartment house or others. It seems to me that the best way to clear up this particular situation, is for you to write another letter to me applying for the certificate but stipulating that you will see to it, after the certificate is actually issued, that the land in the rear of the apartment house is used only for the kind of parking which may be termed accessory to the apartment house. In event you are unwilling to bind yourself to that extent, the only other recourse would seem to be to seek a variance from the Zoning Board of Appeals for using the land in the rear of the apartment house for the usual parking area without regard to the apartment house on the same lot.

After the above matter is settled there are still some details about your plan of physical arrangements which do not yet fully satisfy the requirements of the Ordinance, and, after your plan is in order, it will still be necessary for you to carry out the improvements before the certificate of occupancy can be issued. Since the vacant lot is already being used for parking by some parties without a certificate, it is important that you get the corrected information to us so that we can find your plan all in order and so notify you that you may go ahead with the physical improvements before December 27, 1957. After that information has been received and approved here, it will then be in order for you to go ahead with the improvements, bearing in mind that it is not lawful to use either lot for parking except that part in the rear of the apartment house which may only be used accessory

Errolld W. & Marion E. Mattatall-----2

December 20, 1957

to the apartment house as indicated above.

There are some deficiencies as regards the proposals for physical arrangements:

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Very truly yours,

Warren McDonald
Inspector of Buildings

WacD/B

*about all is done
 about 1/10/58
 2/4/58
 7/11/58
 12/27/57
 December 27, 1957
 3-2490
 1/3/58
 W.W.*

WMCD 12/27/57

Call a...
 7/11/58

AP 00-38-40 Alder St. (Assessor's Lot No. 33-C-19) and 42-46 Alder (Assessor's Lot No. 33-C-18) for parking lot

Erroll W. & Marion E. Mattatall
 296 Stevens Ave.

Dear Mr. and Mrs. Mattatall:

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g.b.

ERROLLD W. MATTATALL
MARION E. MATTATALL
Real Estate
296 Stevens Avenue Portland, Maine

*to be removed
7/15/58
will*

February 11, 1958

*g.b.
42-46 Alder*

Mr. Warren McDonald
Inspector of Buildings
Portland, Maine

B2 BUSINESS ZONE

Dear Sir:

Referring to your letter of December 12, 1957, we wish to state that we do intend to use the land in rear of apartment house at 38-40 Alder Street for tenants only.

In regard to the difference in elevation between the two lots, 38-40 and 42-46 we expect to have a bulldozer to cut the lot down, in back of the house, about 18 ins. to 2 ft. and slope gradually to the next lot, having it black topped.

After talking with you again we shall decide whether to have a catch basin or natural drainage.

We plan to have a fence as our other letter stated and a 12 foot opening for entrance, also, macadamized over sidewalk into street if this is satisfactory.

Errolld W + Marion E Mattatall

Yours truly,

E. W. & M. E. MATTATALL

*Mr. + Mrs. Mattatall
convinced and
through they could
be all furnished + ready for c.c.
by May 15, 1958*

*WMM
2/15/58*

42-46 ALDER STREET

