13 BRAMHALL STREET

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SHALLANDKER

CITY OF PORTLAND, MAINE DEPARTMENT OF BUILDING INSPECTION

September 7, 1972 .

Maine Medical Center 22 Bramhall St.

> With relation to permit applied for to demolish a _____ dwelling

at 18 Bramhall St. to commence demolition work until a permit has been issued from this it is unlawful

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

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

Very truly yours,

R. Lovell Brown Director

Eradication of this building has been completed.

Contractor:

C

_____Santino Viola 12 irost St.

9.8.72 Healt dense of rodent actively Born to me Down 2/1/22 How curdence of rodent actively Born to me Down 2/1/22 How we could all the set of the set of

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ه ميد ميريا	RG RESIDENCE SCI	* PERM.I' ISSUED
AP	PLICATION FOR PERMIT	SEP 11 1972
Class of Building	or Type of Structure	01066
	Portland, Maine, September 8, 1972	CITY of PORTLAND
To the INSPECTOR OF BUIL	DINGS, PORTLAND, MAINE	
The undersigned hereby ap, in accordance with the Laws of the	plies for a permit to erect alter repair aemolisk install the follow: 2 State of Maine, the Building Cude and Zoning Ordinance of a much and the following specifications:	nie Cuy of 1 ormana, prom and
Id Decemball Stu	reet. Within Fire Limits'	
	Maine Medical Center, 22 Brannall Due	Telephone
Owner's name and address		Telephone
Lessee's name and address	Santino Viola, 12 Frost St.	Telephone
	Specifications Plans	NO. OI SREELS
Architect	Dwelling	No. families
Proposed use of building	Dwelling	No. families
Last use		Roofing
MaterialNo. storie	s	
Other buildings on same lot		Fee \$ 10,00
Estimated cost \$		ree \$
	General Description of New Work	

To demolish existing $2\frac{1}{2}$ story frame dwelling

Sewer to be closed under supervision of Public Works Dept.

Gas Co. notified

Rord from Health Dopt. 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 Viola

Details of New Work

Is any plumbing involved in this work?
te connection to be made to public sewer?
Form notice sent?Form notice sent?Form notice sent?
Height average grade to highest point of root
Size front depth No. stories colid or filled land?earth or rock?
Material of foundation
Kind of roof
No. of chimpeys
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" C C. Bridging in every floor and flat roof span over 8 feet.
Jois'n and rafters: Ist floor, 2nd, 3rd
On centers: 1st floor
Mazinum span: 1st floor, 2nd, 3rd, 3rd
If one story building with masonry walls, thickness of walls?height?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?.....

7

Miscellaneous

Sout to Health Dept

1

APPROVED: BUS 9/11/2	******	
CS 301 INSPECTION COPY	Signature of owner	l Ey:

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

Maine Medical Center

1. Vin

(A) APARTMENT HOUSE ZONS	IT ISSUED
- APPLICATION FOR PERMIT	01986 NOV 8 1956
Class of Building or Type of Structure	
Portland, Maire,Oct. 39, 1956	UNE of PORTLAND
To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE	A-NEC
The undersigned hereby applies for a permit to erect shapping and investigation of the following in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the specifications, if any, submitted herewith ar I the following specifications:	building s ituaturs squippiteinx City of Portland, plans and
Location	
Owner's name and address George Bradley, Waites Landing, Falmouth Foresid	e Telephone
Lessee's name and address	Telephone
Contractor's name and addressMegquiler_&_Jones_Co., 33 Pearl St.	Telephone
Architect	sNo. of sheets1
Proposed use of building doctors! offices	No. families
Last usedwelling_house	No. families
Material	
Other buildings on same lot	
Estimated cost \$_475.	Fee \$ 2,00
General Description of New Work	

To erect metal fire escape on rear of building second floor to ground as per plan.

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

Details of New Work

				lved in this work?	
Is connection to be made to					
Has septic tank notice been	sent?		tice sent?		
Height average grade to top	of plate	Height avera	age grade to high	est point of roof	****
Size, front depth	No. stori	iessolid or f	illed land?	earth or rock?	******
Material of foundation		Thickness, top	bottom	cellar	*****
Material of underpinning		Height	*****	Thickness	
Kind of roof	Rise per foot	Roof cov	vering		*****
No. of chimneys	Material of chimn	eys of ¹⁴ ning		ind of heat fuel	
Framing lumber-Kind	aniishaach (19-20-10-0010-10-00-00-00-00-00-00-00-00-00-	Dicssed	or full size?		
Girdera		nder girders	Size		*****
Studs (outside walls and car	rying partitions) 2x4	-16" O. C. Bridging	in every floor an	id 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 m	asonry walls, thickne	es of walls?	144 1 = 1864 - 0 = 14 1 = 1 + 0 = 0 = 1 + 0 = 1 + 1 = 1 + 1 = 1 + 1 = = 0	height?	100-1111141-+

If a Garage

	Miscellaneous
PPROVED:	Will work require disturbing of any tree on a public street? no
Annonen Maria and a substantian and a substantian and a substantian and a substantian substantian substantian a	Will there be in charge of the above work a person competent to
	see that the State and City requirements pertaining thereto are
	observed?
	George Bradley Megquier & Jones Co.
Signature of owner by:	KW. Clause

100

INSPECTION COPY

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Cert. of Occupancy issued Staking Out:Notice Form Check Notice . **.**, Inspn. Notif. closing-in Final Inspn.-NOTES Final Notif. Date of permit DEPNIT NU, -16-54 11 5u closing-in w claus s 04 SP) +20ď' 120 1-1-23--ĬĬ 35 CM F オー・て Plat 6 0 ·one Brackenti 10000 At. 5 Æ 14 ftort. & food 2-14-56 Connot nA. 12-13 (AP) **,**Ц blar 1-1 434 ; • , lateria' 1.7 12 • • 1 e 6 e ,,,;,, 1-20 tr 18mile-1 L ign section larger with Arc. 11 word to no A ... • 11.14 1211 ٠٠, 1.1 111 111 .010 + ٩ £• • • • • 1.1tm 1ª 11 $\mathcal{A}^{\mathrm{M}} \to \mathcal{A}^{\mathrm{M}} \mathrm{apt}$ ۰. · · · • • • - 11 1112 • 17.4 X /1 1 1 . . , ----INST CTION CO.

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> THOMAS J. HENNESSY JR. Appraiser & Building Consultant 39 Belfield Street Portland, Maine

PHONE SP 4-845

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NOV J 1956

Y OF FONTLAND

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November 9, 1956

Department of Building Inspection City Building Portland, Fine

Attention: Mr. Warren McDonald: Inspector of Buildings Subject: AP - 18 Bramnall Street Dear Mr. McDonald:

I have submitted a new proposed floor framing plan for the first floor at 18 Bramhall Street. (Job No. 56101 Rev. Nov. 8, 1956 \

So as to avoid any further misunderstanding between your field inspector, the contractor, and myself, I have . pplied for an amendment to the original application. I have cautioned Mr. Bartley not to proceed with this portion of the work until he has had definate approval from your department.

I have carefully examined all the floor timbers, girders, and columns and have designed new girders and columns where ever it was necessary so as to assure a 50# live load (first floor only). I have figures to substantiate my design and would be glad to go over them with you any time at your convenience

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Very truly yours,

J. Hennessy,

Jr

Ϋ́́,

c Mr. George Bradley Mr. Martin Bartley

CITY OF PORTLAND, MAINE Department of Building Inspection Certificate of Occupancy 18 Bramhall St. LOCATION Date of Issue Eac. 17, 1956 Kaine General Hospital Issued to This is to certify that the building, premises, or part thereof, at the above location, built-altered -changed as to use under Building Permit No. 50 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below. PORTION OF BUILDING OR PREMISES APPROVED OCCUPANCY The sectors of loctors' offices Farking of passenger cers only in connection with the use of building and the Maine Fedical Center Entiro Building Land at the rear of building Limiting Conditions: "openls sustained 9/28/56 There will never to kore that 10 persons, including doctors and attendarts, on the second floor at any one time. This certificate supersedes ccrtificate issued Approved: 12/14/56 Nelson F. Carturight Inspector of Buildings Inspector (Date) -

(COPY)

PORTLAN

A Star and Star

Maine Medical, Center 22 BRAMHALL STREET. PORTLAND, MAINE MAINE

November 9, 1956

Mr. Warren McDonald Building Inspector City Hall Portland, Maine

Dear Mr. McDonald:

Confirming conversation with Mr. Bradley of the building committee and the doctors who are to occupy the house at 18 Bramhall Street, we wish to go on record that there will not be at any time more than ten persons on the second floor of said house.

Sincercly yours,

Donald N. Rosenberger Director Director

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GB/mch

November 9, 1956

BP 18 Brankmill St.--Proposed change of use of dwelling house to puites of doctors offices

Mr. Martin Bartley 5 Hertley Ave. Copies to Mr. George Bradley

Mr. T. J. Hennessy, Jr.

Doar Kr. Eartley,

Enclosed is the approved sucndment to building permit at 18 ...ramhall St., which you filed yesterday to cover revision of plans especially with regard to strengthening the first floor frazing and supports in the cellar.

Since you filed the application for the amendment, Mr. Hennessy has filed a revised print of first floor framing plan, the revision being dated November 8, 1956. This revised sheet is being substituted here for the revision of October 19, 1956, and I trust that you will make sure that you have the latest plan because the ameniment is approved on the basis of it.

We have issued the permit for the rear fire escape, but still do not have the statement about limiting the capacity of second floor to 10 persons. That, however, will be forthcoming since I have talked with Mr. Bradley about it, and that limitation will appear on the certificate of occupancy when issued.

Please note again paragraphs 2, 3 and 4 of our letter of Jotober 3 sent to Kr. Rosenberger but copy to you, these paragraphs still applying.

with relation to the strength of second floor framing (paragraph 7 of the former latter), we were later advised that the second floor joists are full size two inches by seven inches and are 16 inches from center to center. On that basis on the saximum spans they only figure out to a strength of 32 pounds per square foot instead of the 50 pounds per square foot usually required in an office building. Because to strengthen these floor joists would require tearing out part or all of the first story collings at heavy expense, I telked with Mr. Bradley about it and concluded that in view of the limited use of the second floor, the situation would be covered alright by a limiting statement in the certificate of occupancy when issued.

when all of the features controlled by the Building Code have been completed, please see that this office is notified for final inspection whereupon the required certificate of occupancy will be issued, but will bear upon it the limitations as to number of persons at one tize on second floor (not more than 10), and also the finitation as regards strength capacity of the second floor.

Very truly yours,

WMcD/B

Inc: Copy of approved amendment

Warren McDonald Inspector of Buildings

		PERMIT ISSUED
APPLICATION	I FOR AMENDMENT TO PERMIT	NOV 9 1956
e e e e e e e e e e e e e e e e e e e	Amendment No	CITY of PORTLAND
$\mathcal{I} \to \mathcal{I}$	Portland, Maine, Nov. 8, 1956	
the program application in accordance	amendment to Permit No .56/1677 pertaining to the built e with the Laws of the State of Maine, the Building C ations if any submitted herewith, and the following sp	ecifications:
	eneral Hospital, 22 Arsenal St.	
essee's name and address	in Bartley; 5 Bartley Ave.	Telephone
	Plans n	en No. of ancors minute
. 14		NO. Idinines internet
Proposed use of building amand	octors offices 2-family dwelling	
Last use	<-1 4001 J.Y. UWG11 105	Additional fee
Increased cost of work	Description of Proposed Work	
ø	11-1-1-	
19 1	11 /8/53 Permit Issu	ed with Letter
n 	Permit Issu	ed with Letter
	Permit Issu Permit Issu	
Is any plumbing involved in this work	Details of New Work	in this work?
	Details of New Work	l'in this work?`
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Height average g ade to top of plate Size, front depth Material of foundation	Details of New Work C? Details of New Work Height average grade to highest po Solid or filled land? Thickness, top	Fin this work?' bint of roof earth or rock? cellar Thickness
Height average g ade to top of plate Size, front depth Material of foundation Material of underpinning	Details of New Work Details of New Work 	l in this work? int of roof earth or rock? cellar Thickness
Height average g ade to top of plate Size, front	Details of New Work CP	l in this work? int of roof
Height average g ade to top of plate Size, front	Details of New Work Details of New Work Is any electrical work involved Height average grade to highest po Thickness, top bottom Height Rise per foot	l in this work? int of roof earth or rock? cellar Thickness of lining
Height average g ade to top of plate Size, front	Details of New Work Details of New Work Height average grade to highest po Height average grade to highest po Height Kise per foot Height Citedent Content of the second	l'in this work? bint of roof earth or rock? cellar Thickness of lining Size
Height average g ade to top of plate Size, front	Details of New Work Comparison of the provided sector of the provid	l in this work? int of roof earth or rock? cellar Thickness of lining Size Max. on centers
Height average g ade to top of plate Size, front	Details of New Work Details of New Work Height average grade to highest po Height av	l'in this work?
Height average g ade to top of plate Size, front	Details of New Work Details of New Work Height average grade to highest po Height av	l'in this work?
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Height average g ade to top of plate Size, front Material of foundation Material of underpinning Material of underpinning Kind of roof Kind of chimneys Kind of chimneys Material of underpinning Kind of chimneys Material of underpinning Kind of coof Framing lumber Kind Corner posts Sills Girders Studs (outside walls and carrying Joists and rafters: 1s On centers: 1s Maximum span:	Details of New Work Details of New Work Height average grade to highest po Height average grade to highest po Height average grade to highest po Height Rise per foot Height Rise per foot Girt or ledger board? Columns under girders Size partitions) 2x4-16" O. C. Bridging in every floor and fl t floor , 2nd , 3rd t floor , 2nd , 3rd , 3rd	l'in this work? int of roof
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October 3, 1956

AP 18 Branhall St. -- Proposed change of use of dwalling house to sultes of doctors' offices --

Kr. Donald Rosenberger
Dir. Haine General Hospital.
22 Arsenal St.
Kr. T. J. Hennessy, Jr.
39 Belfield St.

Cop'ss to Mr. George Bradley Waite's Landing, Falmouth Foreside

> Mr. Marti Bartley 5 Jartley Ave.

Gentlemen:

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Both Zoning appeal and Building Code appeal with relation to the above project having been granted, the building parmit is issued to Mr. Rosenberger, herewith, to avoid further delay, but subject to the following conditions because application and plans do not establish full compliance with Building Code requirements.

1. With regards to the rear means of egress from second floor via the relocated fire escape, if the owner wishes to take advantage of certain allowances of the Building Code in case there would never be more than 10 persons on the second floor, will the hospital, as quickly as possible, give us a written statement as follows:

"With relation to change of use of the building at 18 Bramhall St. to suites of doctors' offices, there will never be more than 10 persons, including doctors and attendants, on the second floor at any one time."

These allowances are that, if not more than 10 persons would ever be on the second floor windows may be used for affording access to the fire escape(otherwise, if morethan 10, doors with the threshold at the floor level would be necessary no less than30 inches wide and six feet four inches b' sh and equipped with such fastenings thatany person on the inside could always the floor without any special knowledgeor requiring a key); and the fire escape could be 24 inches wide. If there mightbe more than 10 persons on second floor but not more than 20 at one time, the ownershould give the above statement but insert the figures 20 instead of the 10 indicated. In that case the exit doors would be required but the fire escape could stillbe only 24 inches wide. If the owner cannot bind itself to not more than 20 personson second floor, then the exit doors are required and the fire escape is required tobe 30 inches wide as shown at present on the revised plan.

This decision should be told to Hr. Hennongy so that he will know how to re--vise the plans. He mays that the present windows do not open high enough to satisfy the Building Code requirement of an opening at least 28 inches high for double-hung windows. If windows are allowed, casement or swinging windows may be used affording an opening 24 inches wide and at least 36 inches high.

It is just noted that the revised plan has been marked to use casement sash of a suitable size, but that contractor and owner may have the same information that we have hers, it is expected that Fr. Hennessy will revise the plana and furnish fresh print to show the final proposal.

Outsitor 3, 1956

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3. If haniralls are not already provided on at least one side of both stairs All length of each run, they are required. It is important that they extend the full length of each run so that a person starting down at the top will be able to full length of each run so that a person starting down at the bottom that the rail exfull length of each run so that a person starts down, and at the bottom that the rail exreach the handrail easily before he starts down, and at the bottom that the rail extends for enough to guide a person to the first floor level to avoid a fall on the lowest riser.

4. Obviously the doors leading to the rear rocks on either side of accord floor marked "bat'rock" on the plan must be without fastenings which would prevent a person from to f the building passing through the room to reach the fire escape. Over each of these doors and also over each of the doors leading from the fror, stairhall to each examining room on second floor should be provided a legible sign reading "to fire escape".

Sign results to and there is a not clear what the situation will be when the 5. On second floor plan it is not clear what the situation will be when the partition between the two sets of front stairs is removed. Presumably both stairs are to remain with some type of division be the state of a railing. Perhaps the first floor plan means to indicate that the intition will only be removed down the first floor plan means to indicate that this partition to be removed down to the second floor level. The plan indicates that this partition to be removed is for the second floor level. The plan indicates of that. If not, he should make sure anisif it turns cut that this partition supports any third floor level or even a colling, he should indicate on the revised plans what is to be introduced to support the leads which the partition is now bearing .

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The reads with the provide the strength of the framing of the (a. We need additional assurances as to the strength of the framing of first floor two floors and the supports in the cellar. The plans show the framing of first floor and the general supports as to girders and columns in the cellar without comment as and the general supports as to girders and columns to a professional building, the Code to their capability. Because of the change of use to a professional building, the Code to their capability. Because of the live load for square foot is to be 50 pounds.

7. Examination should be carefully made in both stories to see if there are evidences of sagging on the part of the floor joists. If there are such evidences, investigation should be made to see shot has caused it and the condition remained. If there are none, and there is reasonable assurance that the floor joists are full. If there are none, and there is reasonable assurance that the floor first floor, we issue 2x5, and that the framing of second floor is similar to that of first floor, we will be able to accept the floor joists as they are on spans which do not exceed 15

Ince the girders support more than one floor, he will be able to figure 15 percent since the girders support and for a floor, he will be able to figure 15 percent and indicate on the revised plans atrengthening measures. In define the figure 15 percent since the girders support more than one floor, he will be able to figure 15 percent and the live load of second floor floor, he will be able to figure 15 percent since the girders support more than one floor, he will be able to figure 15 percent and the live load of second floor floor at the cellar support any of the roof load, he can be for the second floor of the second floor and the support any of the roof load, floor for the support and floor floor at the second floor the second floor at the support and of the roof load, he doe to investigate to see if these girders in the cellar support any of the roof load, find, if so, to make allowance for it.

So. Actual use of the bullding for the contors' offices to not allowable until

controlled by the Building Code have been completed, it is necessary that this introlled by the Building Code have been completed, it is necessary that this iffice be given a notice of readiness for final inspection, whereupon, if everything is found in order, the certificate will be issued.

Since we are issuing this permit without full information as to compliance with the Code, it is important that all of these matters be cleared up quickly, including investigation of supports and the revised plans filed at this office without delay---say before October 12,

Very truly yours,

Verren NcDonald Inspector of Duildings

WHC0/B

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P. 5. Fire escape is not included in this persit. it is used that the fire escape contractor is to supply plans and spaly for his trait.

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September 26, 1956

AP 18 Bramhall St .- Proposed chang of use of dwelling house to suites of doctors' offices

Mr. Donald M. Rosenberger Dir. Maine General Hospital 22 Arser:1 St. Copies to Hr. T. J. Hennossy, Jr. 39 Belfield St. Mr. Hartin Bartley 5 Bartley Ave.

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Dear Mr. Rosenberger,

While there has not been time to make an exhaustive check against the Building Code of the above proposal, some defects or deficiencies have been found which ought to be cared for in some definite manner before the zoning hearing on Friday.

1. The right side of the oulding, as one faces it from the street, is apparently only a foot or two from the side property line on that side while Section 205b of the Building Code requires in the case of a worden frame wall at least five feet, this being because the use of the building would be classified after the change as Business and Industrial. It is realized that probably the hospital owns the land adjoining on that side, but that fact would not eliminate the property line and it would not exclude application of this

section of the Building Code. Since it is hardly possible to move this wall so as to be five feet from the property line, and would be prohibitive to make it a masonry wall with fire windows in it, about the only thing left to do is to resort to the Board of Appeals under the Building Code, which is the Municipal Officers (Sama of Appeals under the Building Code, which is the Municipal Officers (Sama personnel to City Council). In case you decide to follow this suggestion, there is enclosed a separate "cartification letter" with copy sent to the office of Corporation Counsel. The appeal ought to be filed there before the close of business on Thursday, September 27, (tomorrow). Thus, consideration could be given to it by those members of the Board of Kunicipal Officers present at the zoning hearing c: friday with the expectation that it would be approved on Monday evening, October 1.

2. The location indicated on the plans for the fire escape does not satisfy the Building Code because:

-Oucupants on the right hand side of the second floor might find it impossible to reach the fire escape if fire were traveling either of the front stairs from the first story or from the cellar-contrary to Section 212el.2(a).

-those in the tenancy on the right hand side of second floor would have to pass through the tenancy on the left band side--contrary to Section 21201.4.

It is important that the final approved location of the fire encaps to shown on the plans which are displayed at the hearing

September 26, 1956

on Friday, otherwise there would be difficulty in issuing the building permit, even if the appeal were granted, on some other basis than that which the Board had before them at the hearing. Is is suggested that location/at⁶ the very rear of the building with balcony engaging a window or door for access to the fire escape from each tenancy. A window would be acceptable from each tenancy if assurance could be given that there would be no more than 10 persons at one time in either second floor tenancy, otherwise a door wound be required. If a window is used it would have to a casement sait (awinging) at least two feet wide and three feet high, or a doublehung window so arranged that when the lower half was way up it would afford an opening no less than 28 inches high. Incidentally, unless you desire that a limitation be place in the certificate of occupancy that no more than 20 persons will ever be accoundated at one time in the second story, the fire escape should be 30 inches wide instead of the 24 inches wide scaled from the plan.

Very truly yours,

Warren McDonald Inspector of Buildings

Enc: Certification letter with regard to closeness of property line

ald M. Hosenberger

WMcD/E

September 26, 1956

Copy to Corporation Counsel

THE REAL

State of the second state

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AP 18 Branhall St. -- Proposal to change to change dwelling house to suites of doctors' offices and Building Code appeal relating to closeness to side property line

Hr. Donald M. Rosenberger Director Maine General Hospital 22 Arsenal St.

Dear Mr. Rosenberger:

P.C.R. 3....

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C. Mary and the second second

Besides some other questions, building permit intended to authorize change of use of the two family dwell-ing house at 18 Bramhall St. to multiple suites of doctors' offices is not issuable under the Building Code because the right hand(as one faces the building from the street) exterior side wall is only about two feet from the side property line instead of the five feet stipulated by Section 205b2 of the Building Code. Building Code.

You have indicated your desire to seek an exception from the Board of Municipal Officers; so, there is enclosed an outline of the appeal procedure.

Very truly yours,

Warren McDonald Inspector of Buildings

thic: Outline of appeal procedure

WMcD/8

			RTMEN		INT ISSUE
	AF	PLICATION	FOR PERM	111	0167/2
	Class of Buildin	g or Type of Structure	Third Class		001 6 X000
		Portland, Maine,	September 12,	1956	CITY of POD TI AVI
To the INSPEC	TOR OF BUIL	DINCS PORTLAND, M.	AINE		
The und in accordance w	ersigned hereby at ith the Laws of th	pplies for a permit to xxx the State of Maine, the B	u alter repairdemotion wilding Code and Zonin specifications:		ng building siructure equipment the City of Portland, plans and
Location18	Branhall Stu	ceet.	Within	Fire Limits?	
Owner's name	and addressM	ine General Hosp	1181, 22 Arsenat		Telephone
Lessee's name a	and address		5 Powtley Ave.	*****************************	Telephone
Contractor's na	ame and address	Martin Barciey,	Saciforians	Plans	No. of sheets
Architect			Specifications		No. families
Proposed use o	f building	Doctors Ollices	*****		No. families
		. O Uast	Sivle of root		With the second se
Material		es		***	
Other building	s on same lot		*****		Fee \$ 5.00
Estimated cos	t \$2,000	General Dec	cription of New V	Vork	
This is a p	reliminary a	pplication filed 1 be filed as ear	to get settled the ly as possible be	e question fore the pu	how compliance with the
				hainet 9/2	8/56
Building Co	vd o	1.			
		Towned with Tatte	2		
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NOTES Staking Out Notice Final Inspn. : Cert. of Occupancy issued ' Form Check Notice Final'Notif. 1.0/16/56 (10 2n (Jennesse) of f closin was in, There is the 12ð to 14-U 55 00 0 CM in ۲ Õ mm <u>o</u>k Close 10 -22-52 Ľ 15F. Lour. 1m 2nd floor Coiling in ż. **`**' d daev stairway Έ yer dsoverhead beam stiffen ceiling Toists ranning long Basement beam Cal yot L 101 Ashestors shoulds needed over both pipes in base. Southe a. 11-1.36 Caling boams in stalled CAI 515 un 600-Hand 11-14-56 ra d La seconse matalleo 1st floor starting beams P in cellar 11-16-56 work completer. GXCA (IP) 1.100 escarpe plegns1 Com - 14-56 Cije YTON COPY

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City of Portland, Maine Board of Appeals -ZONING-

56/92

of

September 12, 1956, 19

To the Board of Appeals: Your appellant,

owner , who is the

Maine General Hospital , respectfully petitions the Board of Appeals 18 Bramhall Street 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.

Building permit to authorize alterations of the two-family dwelling at 18 Bramhall Street and to change the use of the building to those suites of doctors' offices and certificate of occupancy to authorize the use of land in the rear of the building for parking passenger cars in connection with the proposed use of the building and Maine Medical Center are not issuable under the Zoning Ordinance because the property is located in an Apartment House Zone where, according to Section 8A of the Zoning Ordinance, the proposed uses are not allowable.

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 where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Maine General Hospital

, 1956 , September day of After public hearing held on the 28th the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property where necessary to avoid confiscation and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

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

be permitted

CS-41



DATE: September 28, 1956

MUNICIPAL OFFICERS

HEARING ON APPEAL UNDER THE Zoning Ordinance OF Maine General Hospital

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

VOTE

Bennakan Mitzeson John W. Lake Sumner T. Bernstein Ruth D. Walch Williem H. O'Brion Perley J. Lessard

Record of Hearing:

NO OPPOSITION PRESENT OPPOSED: Letter in file

RANK B. EMERY 271 WESTERN PROMENADE PORTLAND, MAINE Sept 21-1956 Sen B. Wilson, Chairman Board of appeals Portland Maine as we shall not be at the public hearing lear sir. on Sept 28 1/56, we are sending this letter in our stead to register our opposition to altering the two-family develling at 18 Bramhall st to make it suitable for We are opposed to this request for the use for doctors offices. 1 - We see no adequately compensating advantages to offset the disadvantages. If any change is to be made, it would appear freferable to remove the present building and use the whole lot for parking 2. We bele .- the use of this building foldoctors offices would tend to increase the traffic congestion on Bramhall St, which already is almost at a hazardous stage. The granting of this request would make the 3. thesent berious parking problem even more difficult It is quite common nout to find the south sidewalks in hour of the Medical Centre blocked at street crossing by chrs, and on account of parking difficultied, we delow several of our friends to tise our gard when they find it necessary For the above reasons, we believe the adoption 4.

EMERY 271 WESTERN PROMENADE PORTLAND. of this proposal would tend to make property values and comfort of living in this reighborhood less attractive If we should take any other steps to make this protest as effective as possible, please advise. Sencerely Frank Bomery Catherine F. Enery

CITY OF PORTLAND, MAINE BOARD OF APPEALS

Septe ber FT, 3756

Maine General Hospital 22 Arsenal Street Portland, Maine

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Attention: Mr. Donald M. Rosenberger

Gentlemen:

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The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, September 28, 1956, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

Plezze be represented at this hearing in support of this appeal.

BOARD OF APPEALS

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A Arabicherret

Ben B. Wilson

Chairman

CITY OF PORTLAND, MAINIE BOARD OF APPEALS

September 18, 1956

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TO WHOM IT MAY CONCERN.

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The Board of Appesls will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, September 28, 1956, at 10:30 a. m. to hear the appeal of the Maine General Hospital requesting an exception to the Zoning Ordinance to authorize alterations of the two-family dwelling at 18 Bramhall Street and to change the use of the building to suites of doctors' offices and certificate of occupancy to passenger cars in connection with the proposed use of the building and Maine Medical Center.

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 Zoning Ordinance, the proposed uses are not allowable.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving injurious, notious, offensive or detrimental to a neighborhood, guards 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

BOARD OF APPLALS

Ben B. Wilson

Cheirman

City of Portland, Maine Municipal Officers BUILDING CODE

To the Municipal Officers:

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September 27, 1956, 19

Your appellant, Maine General Mospital property at 18 Bramhall Street

, who is the owner of , respectfully petitions the Municipal Officers of the City of Portland to permit an exception to the provisions of the Building Code relating to this property, as provided by Section 115, Paragraph A of said Building Code,

Building permit to change use of two-family dwelling house to multiple suites of doctors' offices is not issuable under the Building Code because the right hand exterior side wall (as one faces the building from the street) is only about two feet from the side property line instead of the five feet required in faction 20552 of the Building ford

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

An exception is necessary in this case to avoid practical difficulty and unnecessary hardship and can be granted without substantially departing from the intent and

Maine General Hosp

After public hearing held on the 28th the Municipal Officers find that an exception is necessary in this case to avoid practical difficulty as day of September unnecessary hardship and can be granted without substantially departing from the intents

It is, therefore, determined that exception to the Building Code preia this specific case.

MUNICIPAL OFFICERS

DATE: September 28, 1956

HEARING ON APPEAL UNDER THE Building Code AT 18 Bramhall Street

OF Maine General Hospital

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in the second second

Public hearing on the above appeal was held before the MUNICIPAL OFFICERS

<u>vote</u>

BOARD OF APPEALS

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MUNICIP, . OFFICERS



Sumner T. Bernstein Ruth D. Walch John W. Lake Perley J. Lessard William H. O'Brion H. Merrill Luthe

Record of Hearing:



FILL IN AND SIGN WITH INK APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

PERMIT ISSU 00176 JAN 301947

OD OF BUILDINCS DONNE LAND MED

10 me INSPECTOR OF BOILDINGS, FORLAND, ME.				
The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accord- ance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:				
Location 18 Bramhall Street Use of Building Dwelling No. Stories New Building Existing "				
Name and address of owner of appliance				
Installer's name and address .A. E. Moody, 439 Auburn Straet				

Portland, Maine, January 29, 1947

General Description of Work

(2) To install oil burning equipment in connection with misting steam heating systems......

IF HEATER, OR POWER BOILER

.. .

Location of appliance or source of heat basement	Type of floor beneath appliance concrete
If wood, how protected?	
Minimum distance to wood or combustible material, from top of app	liance or casing top of furnace
From top of smoke pipe15" From front of appliance Over .	4! From sides or back of appliance Over
Size of chimney flue	none
If gas fired, how vented?	Rated maximum demand per hour

IF OIL BURNER

Name and type of burnerPetro	. Labelled by underwriters' laboratories?
Will operator he always in attendance? Does oil supply	line feed from top or bottom of tank? bottom
Type of floor beneath burnerconcrete	· · · · · · · · · · · · · · · · · · ·
Location of oil storage . basement	ber and capacity of tanks
If two 275-gallon tanks, will three-way valve be provided?	
Will all tanks be more than five feet from any flame?yes Total capacity of any existing storage tanks for IF COOKING APP	funace burners
Location of appliance Kind of fuel	Type of floor beneath appliance
If wood, how protected?	
Minimum distance to wood or combustible material from top of ap	pliance
From front of appliance	From top of smokepipe
Size of chimney flue Other connections to same .3	ue
Is hood to be provided?	

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

This is a duplex house with new steam heating systeam and oil burner for each side.

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Amount of fee enclosed? . 1...50. (\$1.00 for our heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

INSPECTION COPY

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

Permit No. 47/176	protable and a shield		
Location 18 Bramhall St	Invideda 126.		
	11/30/48. Time fire vented		
Owner Friede with me Carthy	fuite un inster OC		
Date of permit // 30 /42	The was and the the the		
Apptoved	-		•
Alt: 46, 2000 NOTES			
INSPECTION NOT COMPLETE			ر د ۱۳۰۹ ۲
		· <u></u>	
			5.1 D
1 Fill Pipe.			•
2 Vent Pipe			
8 nd of Heat			
4 Burner Rigidi'y & Supports			• · · · · · · · · · · · · · · · · · · ·
6 Nume & Label	***************************************		······
- 0-Sinck ('OBITO)			;
- 7 Bigh Limit Controlways and wasa			
8 Benete Cy. III Commence			
9 Piping Support & Protection			4, · · · ·
10 Valvos in Sujjevi ine			
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			National and a second

AP 18 Brombell Street-I

kr. Levis 3. Reeks

5 Johnson Street Mr. Frederick MaCarthy

b6D Congress Street Br. 1111am C. Svnitage 23 Sitebell Pond

Jo, Fortland ?, Maine

Gentlemen:

Constant.

Subject: Building persit for altorations in Weiling house at 18 Brainhall Street to make a 2-family c. alling house-duplex, dvelling units side by side instead of over one enother

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Octobor 18, 1946

Building permit for the above vork is lossed, herewith, to the contractor, a subject to the following:

The extensive charge of interior partitions reises sore structural questions as to arrangement of framing and supports (bearing partitions) especially as regards these of second floor and roof. The general framing and supports of first floor are shown on the plan of existing collar but not the framing of second floor and roof. Apparently it is either known or assumed that the genere of framing of second floor is similar to that of first floor. It is not unusual to find, howsver, in buildings built yours ago that the framing and supports of the upper floor are not similar to that of the first floor. If is not unusual to find, howsver, in buildings built yours ago that the framing and supports of the upper floor are not similar to that of the first floor. If is not joists or part of them are found to run in the opposite direction from first floor joists.

Parhups the architect has assured himself of this condition, and we are issuing the permit on that basis.

Also, in huildings built years ago, it was guite cormon to introduce joisto heavier than the ordinary floor joists beneath partitions. Flother that be true fu this house or not, it is obvious that such a general change of partitions as is contomplated requires looking into the matter of what will support these jartitions are to though they are nez-bearin --this being especially true if the new partitions are to be glastered on account of the extra weight of the plaster on both sides of the partition.

From whatever information we have of this building, the roof is guite flat, so much so that it is likely that the roof rolies upon interior supports down through the building to carry the very substantial rouf load that must occur in the wintertime;

Forhaps one would be unable to tell from looking at seilings, floors and partitions just how these things are arranged now. If so, that is an excellent reason thy these matters are not all cleared up on the plan.

All of this makes especially important the requirement of the Building Code that contractor notify this office of readiness for closing-in inspection before any of the work at all is covored from view, and securing the certificate of closure from this office (green tag) before any concealed work is covored up. For the benefit of the owner it is evident that when the contractor gets into this job and gets the answer to none of the above questions as existing material, ceilings etc. are removed the should take all indications that arrangements of framing a weeks, McCarthy, Armitago -----

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they should be to properly support the futur condition, to the architect so that the plane may be revised and fresh prints filed ... e with application for amendment to the permit new issued covering the changes. hus show our inspector goes on the job for closing-in inspection, these structural questions will not come up to the setbarrassount of everyone.

Very Ly yours,

October 18, 1946

Inspector of Buildings

HatoD/s

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	what a	WENT HOUSE ZONE	PHEMIT ISSU
	APPLICATION	N FOR PERMIT	.02050
	Class of Building or Type of Str	uctureThird	OCT 18 1946
	Portland, M	faine, Susta October 12, 1946	
	To the INSPECTOR OF BUILDINGS, PORTLAND,		5.24
	The undersigned hereby applies for a permit to accordance with the Laws of the State of Maine, the Build	EXE t alter EXECUTED AND AND I the follow ling Code and Zoning Ordinance of the City	ving building Extrange Equip tions of Portland, plans and specificatio
	if any, submitted herewith and the following specification.	3:	
	Location 18 Bramhall Street Owner's name and address Fraderick McCarthered		ts?_yesDist. No3 Telephone
	Lessee's name and address		Telephone
	Contractor's name and address		Telephone 4-5703
•	Architect William O. Armitage		ns ves No. of sheets
	Proposed use of buildingDwelling house	-	
•	Last use n n		No. families2
-	Material wood No. stories 2 Heat	Style of roof	Roofing
	Other buildings on same lot. Garage		
	Estimated cost \$_6,000	Description of New Work	Fee \$6.00
		Permit Issuer	with Letter
		TSSUEC	7 WAY
		Permit	CERTIFICATE OF OCCUPANCY
	To be understand that this second does not include installati	ion of heating apparatus which is to be taken	out separately by and in the nam
	the heating contractor.	etails of New Work	
	the heating contractor.	etails of New Work	ved in this work?
	the heating contractor. D Is any plumbing work involved in this work?	Details of New Work	ved in this work?
	the heating contractor.	Details of New WorkIs any electrical work involIs average grade to highes	t point of roof
	the heating contractor. D Is any plumbing work involved in this work? Height average grade to top of plate Size, frontdepthNo. s Material of foundation	Details of New Work Is any electrical work invol Height average grade to highes storiessolid or filled laud? _Thickness, topbottom	t point of roofearth or rock?ellar
	the heating contractor. D Is any plumbing work involved in this work? Height average grade to top of plate Size, frontdepthNo. s Material of foundation Material of underpinning	Details of New WorkIs any electrical work involHeight average grade to highes storiessolid or filled laud?Thickness, topbottomCHeight	t point of roofearth or rock? ellar Thickness
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A	the heating contractor. Is any plumbing work involved in this work? Height average grade to top of plate Size, frontdepthNo. a Material of foundation Material of underpinning Kind of roofRise per foot No. of chimneysMaterial of chimned Framing lumber—Kindhemlock_ Corner postsSillsGirt GirdersSizeColumns u Studs (outside walls and carrying partitions) 2x Joists and rafters : 1st floor On centers : 1st floor Maximum span : 1st floorIf one story building with masonry walls, thicknee No. cars now accommodated on same lot, t Will automobile repairing be done other than mi PPROVED :	Details of New Work	t point of roofearth or rock? ellarThickness Thicknessfuel dreasedfuel SizeMax. on centers 1 flat roof span over 8 feet. , roof , roof , roof height? reial cars to be accommodated the proposed building? laneous my tree on a public street? above work a person competent
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Permit No. 46/20,50 P	aund chromingo, 1st flow	
Location 18 Branhall	av 2nd flon cilling.	
	- Lally & to be fustioned to	
Owner Masterick mcCurthy	quilles and 3" in col,	
Date of permit 10/18/46	Sundas cellas stario to la	
Notif. closing-in 3/17/47.	changed to 4" or tally de	
Inspn. closing-in 3/21/47, BT Vale	- First fleer ceilings burne	
Final Notif.	lover tower to space	
final Inspn.	between under side of	
Cert. of Occupancy issued	Second flound and	
Oil Burning Healthy NOTES	- centrant be closed off	o, trant
TIPA: 141 - Machingdon	at dismonthe promets	
	fraighter	
- 3/4/47- Workwell days	productrical or plusslig.	<u></u>
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APPLICATION FOR PERMIT 0138	وأهجعن
Class of Building or Type of Structure THATE CLASS OF BUILD	۰ ۱
Portland, Maine, Pebruary 25, 1944	1
to the INSPECTOR OF BUILDINGS, PORTAND, ME.	j
The undersigned kicreby applies for a permit to erect alter install the following building structure requipment in accordence The undersigned kicreby applies for a permit to erect alter install the following building structure requipment in accordence with the Lanes of the State of Maine, the Building Code of the City of Portland. plans and specifications, if any, submitted herewith and the following specifications:	م وحداثتك من
Within Fire Limits ? \$es Dist. No. 3	Ĵ
Uwner's or insection and address. Charlotte Eiller Johnson, et al Telephone Uwner's or insection and address Charlotte Eiller Johnson, et al Telephone to Branhall St Felephone 2-5255	r Se
Uwner's or isseed name and address	
Continuation of address Prov VVAVAL	
Architect	
Proposed use of buildingdrelling (vncant)No. tamusesNo.	,
Other buildings on same lot	1
Estimated cost \$ 90	
Description of Present Building to be Altered Material	ΓE'
Material wood No. stories 2 Heat Style of root	ì
Last useNo. familiesNo. families	
General Description of New Work	

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We rebuild chimney, north side of building, from setic floor up

Is 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.

			RECEIPTION OF GLUG	
is any plumbing wort nevol	ived in this work r			
Is any electrical work invol	lved in this work?	Height aver	age grade to top of plate	
Size, fromde	pthNo. storie	esHeight aver	age grade to highest point of roof	
To be erected on solid or fil	led lard?	ear	h or rock?	
Material of foundation	Thi	ckness, topbut	tomcellar	
M		lleight	Thickness	
Wind of most	Rise per foot			
St. of abimmony 1	Material of chinneys_	brick	of lining110	
art 1 1 1 1	Tv	pe or fuel	Is gas fitting involved f	
the transform Kind		Dressed or fu	Il size?	
Corner posts	SillsGirt or 1	edger board?	Size	
and the state matter and a	carrying partitions) 2x4-10 corner posts all one piece	in closs section.	or larger. Bridging in every floor	
Joists and rafters :	tst floor	, 2nd	, 3rd, roof,	
On centers :	tst floor	, 2nd	, 3rd, roof	
Sfammun unnti	1st floor	, 2nd	, 3rd, roof	
Wone story building with		If a Garage	height ?	
No. cars now accommodat	ed on same lot	to	be accommodated	
the test summercial	cars to be accommodated			
Will automobile repairing	; be done other than minor	repairs to cars habite Miscellaneous	ally stored in the proposed building	ſ
Will above work require	removal or disturbing of a	ny shade tree on a pul	olic street?	tainma therete
Will there be in charge e	if the above work a person	competent to see that	the State and City requirements per	taining tainet
are observed ? nes	Signature of ou	ingrefiel Charl	otte Miller Johnson	

77. 20.

STR'S Kellense

INSPECTION COPY

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