

22-24 CHARLES STREET



Fold cut # 920H • Half cut # 9202R • Third cut # 9203R • Fifth cut # 9205P

CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
DEMOLITION OF BUILDINGS

A building will be demolished at # 22 & Charles street
24
on permits issued Sept. 21, 1970

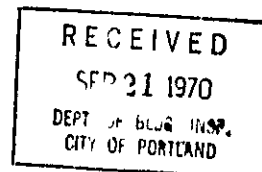
The Contractor is Santino J Viola.

#22-1½-story frame dwelling
#24-2½-story frame dwelling

9/21/70 Contractor and Sewer Division notified of sealing house drain before
building is demolished.

Department of Public Works

Mr. COBL



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

September 17, 1970

Maine Medical Center
22 Bramhall St.
Portland Maine

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at #24, Charles St. it is unlawful to commence demolition work until a permit has been issued from this department.

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 demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

R. Lovell Brown
Director

h

Eradication of this building has been completed. 9-18-70

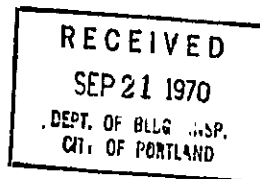
*No evidence of rodent
activity*

R. Lovell Brown

Contractor: Santino J Viola

84 Payson St.

Viola 21





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, Sept. 17, 1970

PERMIT ISSUED
1978
SEP 21 1970
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 24 Charles St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Maine Medical Center, 22 Bramhall St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Santino J Viola, 84 Payson St. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use Apt. Bldg. No. families 3
 Material frame No. stories 2 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 10.00

General Description of New Work

To demolish 2 1/2-story frame building.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

Land to remain vacant--?

Sent to Health Dept. 9/17/70
Rec'd from Health Dept. 9/21/70

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

Details of New Work

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

If a Garage

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

PROVED:

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

Maine Medical Center
Santino J Viola

CS 301

INSPECTION COPY

Signature of owner by: _____

S. Viola
ym

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

September 17, 1970

Maine Medical Center
22 Bramhall St.
Portland Maine

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at #22 Charles St. it is unlawful to commence demolition work until a permit has been issued from this department.

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 demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

R. Lovell Brown
Director

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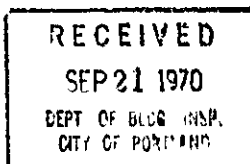
Eradication of this building has been completed. 9-18-70

No evidence of rodent activity
R. Lovell Brown

Contractor: Santino J Viola

84 Payson St.

Units 3





APPLICATION FOR PERMIT

Class of Building or Type of Structure

Third Class

Portland, Maine

September 17, 1970

PERMIT ISSUED

SEP 21 1970

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 22 Charles St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Maine Medical Center, 22 Bramhall St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Santino J Viola, 84 Payson St. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ Dwelling _____ No. families 1
 Material frame No. stories 1 1/2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 10.00

General Description of New Work

To demolish 1 1/2-story frame dwelling.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes.

Land to remain vacant--?

Sent to Health Dept. 9/17/70
Rec'd from Health Dept. 9/17/70

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

If a Garage

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

APPROVED:

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

Maine Medical Center
Santino J Viola

CS 301

INSPECTION COPY

Signature of owner by L

S. Viola

26 CHARLES ST.

SHAW-WALKER
8203-10-71

CITY OF PORTLAND
HEALTH DEPARTMENT
HOUSING DIVISION



Loc. 26 Charles St.
Loc w/i S
Bldg Fire Elec Other
Issued February 18, 1957
Expires March 20, 1957

Mr. Benjamin Brophy
26 Charles St.,
Portland, Maine

Dear Sir:

On July 18, 1956

an examination was made of the premises located at 26 Charles St., 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

#	VIOLATIONS & SPECIFICATIONS	## Responsibility of Owner or Agent	** Responsibility of Occupant
##	STRUCTURAL REPAIRS Repair or replace the loose, worn, dilapidated and hazardous parts of the outside as follows: a) Repair or replace the missing spindle on the front porch railing. b) Repair or replace the loose, cracked or missing plaster on walls of the kitchen in the first floor apartment. c) Repair or replace the loose ceiling moulding in the bathroom in the first floor apartment.		
##	ELECTRICAL EQUIPMENT Check and have repaired all defective electric wiring and electrical equipment throughout the structure as follows: a) Replace missing plate cover on switch in cellar. b) Install convenience outlets in all the rooms when there is a dangerous excessive use of extension cords. Particular attention is directed to the living room and bedrooms of the second floor apartment.		

The above mentioned conditions are in violation of the City Ordinance "Minimum Standards for Continued Occupancy" and must be corrected on or before March 20, 1957.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, July 21, 1955

PERMIT ISSUED

UL 21 1955

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating-cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 26 Charles St. Use of Building 2-family dwelling No. Stories New Building Existing
Name and address of owner of appliance Benjamin Brophy, 26 Charles St.
Installer's name and address G.A. Matthews Co., 32 Crescent St. Telephone 2-5716

General Description of Work

To install steam boiler and oil burning equipment in place of stoker fired steam boiler

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 4'
From top of smoke pipe 5' From front of appliance over 4' From sides or back of appliance over 3'
Size of chimney flue 8x8 Other connections to same flue coal-fired furnace and stove
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Columbia Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off yes Make Watts No. 89A
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Permit Issued with E. Fee

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 7/21/55

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 Installer G. Matthews

INSPECTION COPY

C17-254-1M MARKS

July 21, 1955

Mr. Benjamin Brophy,
26 Charles Street

C. Matthews Co.
32 Crescent St.

Gentlemen:

The building permit to cover installation of steam boiler and oil burning equipment for Mr. Brophy at 26 Charles Street is issued to C. Matthews Co. subject to the following:

Section 602a2 of the Building Code provides that no more than one heating furnace or boiler shall be connected to a single flue except as specifically permitted by this Department.

Since application indicates that more than one heating furnace or boiler would be connected to this flue, approval is given at the owners risk. If this situation should become dangerous from the standpoint of fire hazard or any other hazard, it would be the responsibility of the owner to make the situation permanently safe even though it may mean the construction of an additional chimney flue.

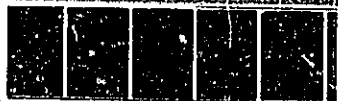
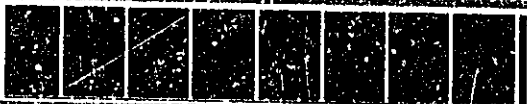
Very truly yours,

Warren McDonald
Inspector of Buildings

WMcD/H

only one
M 20

22 - 24 - 26 CHARLES STREET



CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date August 30, 1983

To: Sam Aceto & Co.
contractor
376 Warren Avenue

With relation to permit applied for to demolish a 2 story, 1 family dwelling
at (address) 26 Charles Street belonging to

(owner) Maine Medical Center. It is unlawful to commence demolition work until a permit has been issued from this department.

³¹³
Section 6 of the Ordinance for rodent and vermin control provides, "It shall be unlawful to demolish a 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 and Inspection Services 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 demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

NOTICE - PER MUNICIPAL CODE
A PERMIT TO DEMOLISH OR REMOVE A
STRUCTURE SHALL EXPIRE THIRTY (30)
DAYS AFTER THE DATE OF ISSUANCE.

Very truly yours,

P. Samuel Hoffses
Chief of Inspection Services

Health Department comments: No ABCE-JOS [Signature] INSPECTOR

Time 8/31/83 [Signature]

Copies to:

- 2 - Health - Environ. (Mr. Vancoloski)
- 1 - Health - (Mr. Noyes)
- 1 - Public Works - attn. David Vining - 82 Hanover St. (Barrage)
- 1 - Fire Dept.

RECEIVED
AUG 19 1983
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

CITY OF PORTLAND, MAINE
DIVISION OF INSPECTION SERVICES
DEMOLITION CALL LIST

OCT, 3-83

Samuel Allen hereby request
permission to open Demolish 26 Charles St
beginning on the following date: _____ for the following
work as described: _____

UTILITY APPROVAL

Central Maine Power Ext. 290-91-92
Meter Department 772-7411 8-18-83 Date Mr Rod Hamilton TCA

New England Telephone 800-225-4977 DIG Safe Center
8-18-83 Date (None) TCA

Northern Utilities
797-8002 Distribution Dept. 8-18-83 Date Mr Rice TCA

Portland Water District
John Libby 774-5961
Ext. 205 8-18-83 Date John Libby TCA

Public Cable T.V.
George Grisby 775-2381 8-18-83 Date (None) TCA

CITY OF PORTLAND

Sewer Division
797-5302/775-5451 Ext. 463 8-18-83 Date Jim Richard TCA

Traffic Division
775-5451 Ext. 496 469 8-18-83 Date Jim Richard TCA

Fire Alarm
Sam Allen 775-6311
Ext. 378 Shop 321/22
Leave Message 8-18-83 Date Sam Allen TCA

Forestry
Anne Grimes 773-2921 Ext. 33 8-18-83 Date Anne Grimes TCA

Inspection Services
775-5451 Ext. 375
Rodent/Vermin/Asbestos _____ Date _____

I have contacted "ALL" the above utility companies and/or City Departments
for locations.

Signature: Thomas Allen Date 8-18-83

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 00900

SEP 2 1983

ZONING LOCATION ... PORTLAND, MAINE August 19, 1983

CITY of PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION 26 Charles Street Fire District #1 [], #2 []
1. Owner's name and address Maine Medical Center - 22 Bramhall St. Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Sam Aceto & Co. - 376 Warren Ave. Portland Telephone 797-6761

Proposed use of building No. of stories
Last use Dwelling No. families 1
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$.....

FIELD INSPECTOR-Mr. @ 775-5451
Appeal Fees \$
Base Fee 25.00
Late Fee
TOTAL \$ 25.00

To demolish 2 story, 1 family dwelling, utilities called.

send permit to # 3 04103

Sent to FRANK Dept. 8-30-83
Rec. from Health Dept.

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and sub-contractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

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

IF A GARAGE

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

APPROVALS BY: DATE
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

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

Signature of Applicant Thomas C. Aceto Phone # ... same
Type Name of above Sam Aceto for Sam Aceto Co.
Other [] 2 [] 3 [] 4 []
and Address

Permit No 83/900
Location 26/Chapman St
Owner Mr. Medical Ctr.
Date of permit 8-19-83
Approved 9-2-83
Dwelling Demolish dwelling
Garage _____
Alteration _____

~~_____~~

NOTES

9-26-83 Building has
been totally demolished

~~_____~~