

8-10 CHARLES STREET



Full cut #920R - Half cut #9202R - Third cut #9203R - Fifth cut #9205R

MAINE MEDICAL CENTER

22 BRAMHALL STREET

PORTLAND, MAINE

Donald M. Rosenberger  
Director

August 30, 1957

*C.B. 65 2-10 Charles.*

*R-6*

Mr. Warren MacDonald  
Inspector of Buildings  
City of Portland  
Maine

Dear Mr. MacDonald:

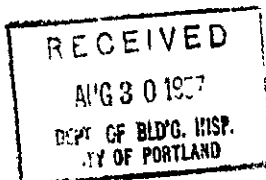
The Maine Medical Center respectfully requests a certificate of occupancy for parking at 10 Charles St. for its doctors, nurses, employees and patients, as per enclosed plans.

Very truly yours,

*George Bradley*

George Bradley  
Chairman, Building Committee

GB/am  
Enclosures



NHCO 11/25/57

November 15, 1957

AP CO—Off-street parking areas for Maine Medical Center at 2-10 Charles St.

Mr. George Bradley  
Chairman Building Committee  
Maine Medical Center  
22 Bramhall St.

Copy to Mr. Donald Rosenberger  
22 Bramhall St.  
Dept. of Public Works  
Attn: Mr. Mitchell

Dear Mr. Bradley,

The Zoning Board of Appeals granted conditionally the appeal of Maine Medical Center relating to the parking spaces at 2-10 Charles St., on October 4. At that time the parking spaces were already in use and it appears that they are being used fully now. However, we have been unable to issue the certificate of occupancy because the requirements of the Zoning Ordinance with regard to off-street parking <sup>which</sup> were not taken care of by the exception granted by the Board of Appeals, have not been cared for. These deficient features are:

5' chain  
link fence  
along side  
of parking  
lot  
5' wood  
fence  
behind  
rear  
To be  
installed  
by  
Rock Quarry  
Bob Fuller  
Supt. of Quarry  
To get approval  
of Public Works

- a suitable chain link, picket or sapling fence not less than 48 inches high along the Medical Center property line between the parking lot and the residential lot next below on Charles St. In the absence of any information to the contrary, it appears that the Ordinance requires this fence from the street line of Charles St. along the side lot line of the dwelling on the adjoining lot and along the rear lot line of that lot.
- provision of guard curb at least 6 inches in height above the grade of the parking lot along the above side lot line, but with edge of the bumper toward the parking lot at least 5 feet from the lot line.
- provision of a suitable drainage system for the parking area, the Ordinance providing that all surface water shall either drain into a natural drainage or a catch-basin of sufficient capacity to accommodate the storm water run-off connecting with a public sewer where one is available. It appears that the greater part of the area of the rear parking space is graded so that the surface water from that area will run upon private property probably owned by the Center. However, the greater portion of the parking areas along Charles St., including both driveway approaches and including also a considerable area above the area considered in the appeal, the latter having evidently been paved and used for some time for parking without sanction by the Zoning Ordinance, pitches toward Charles St.; and, as far as could be determined by casual inspection, no steps have been taken to prevent the considerable amount of surface water which may fall or accumulate on these areas from running directly on to Charles St. down over the hill, a practice which has never been favored by our Department of Public Works for obvious reasons.

Mr. George Bradley-----2

November 15, 1957

That we may be able to issue the certificate of occupancy, thus to dis-continue what amounts to a violation of the Zoning Ordinance, will you be good enough to get these matters cleared up and notify us when completed so that a final inspection may be made and the necessary certificate issued?

Obviously the greatest problem is that of drainage, and it is suggested that you consult the Department of Public Works to see what may be done to meet the needs of the situation.

Will you be good enough to report substantial progress, or better still report completion of the job before November 25, 1957?

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMC/D

1A

September 3, 1957

AP CO--Off-street parking areas (2) for Maine Medical Center at 2-10 Charles St. and at the rear of 2-10 Charles St., and zoning appeal relating thereto

Mr. George Bradley  
Chairman Building Committee  
Maine Medical Center  
22 Bramhall St.

Copy to Mr. Donald Rosenberger, Director  
22 Bramhall St.,  
Mr. Thomas J. Hennessy, Jr.  
39 Belfield St.  
Corporation Counsel

Dear Mr. Bradley,

Certificates of occupancy intended to authorize for use as off-street parking areas several lots at 2-10 Charles St. (Assessors' Lot Nos. 53-D-7, D-8 and D-9, identified on the plan as parking area "B") and at the rear of 2-10 Charles St. (a portion of Assessors' Lot No. 54-C-17, identified on the plan as parking area "A") are not issuable unless first authorized by the Board of Appeals after the usual appeal procedure, according to Section 7A11, with reference also to Section 2A11 of the Ordinance applying to the R-6 Residential Zone where the property is located.

You have indicated the desire of the Medical Center to seek such authorization, so the appeal should be filed at the office of Corporation Counsel where you will find a copy of this letter.

The above sections of the Ordinance which authorize this procedure stipulate, however, that such off-street parking lots shall comply with the requirements in Section 24 of the Ordinance and that such uses shall be a minimum of 25 feet from all residential structures. You have explained to Mr. Sears and the plan shows in connection with the area at the street frontage at 2-10 Charles St. that the Center desires to have cars parked seven feet from the dwelling existing on the adjoining lot at 12 Charles St. instead of the 25 feet stipulated by the Ordinance. The Center also desires to be relieved of the requirement of providing a guard curb or bumper six inches high five feet back from the street line of Charles St. (a requirement of Section 14B1 of the Ordinance).

It is evident that if the Center is to be exempted from these two requirements, these items should appear in the appeal. While filing the appeal at the Corporation Counsel's office, it would be well to bring these items to their attention so that the form of the appeal may be in order if the Board is authorized to grant your major request and allow these two exceptions as well.

Other conditions as to physical arrangements are included in Section 14 with which you, no doubt, can comply. For your information a copy of Page 42 of the Ordinance is enclosed which contains all of these physical requirements except one with regard to artificial lighting of the areas. If artificial lighting of the areas should be contemplated and your appeal successful, please consult this office or the Ordinance for the limitations on the lighting.

Mr. George Bradley

2

September 5, 1957

The distance of 20 feet from parking spaces to residential structures on abutting lots contained in Section 14b2 is superseded by the 25 foot dimension mentioned above.

Your plan indicates that the fence required by the Ordinance is to be provided. However, there is no indication on the plans of the proposal for draining the parking areas for which requirements please see Section 14b3 (second paragraph). If your appeal is successful, the matter of drainage will have to be cleared up in a manner satisfactory to the Department of Public Works, especially of parking area "B" before the certificate of occupancy can be issued.

If your appeal should be successful, with or without conditions, you will be notified and commencing the improvements will then be in order. The actual certificates of occupancy will not be issuable until the improvements have all been made, and the use of the areas for parking will not be lawful until the certificates have been issued.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WHcD/B

Enclosure to Mr. Bradley and Mr. Rosenberger: Copy of Page 42 of the Zoning Ordinance

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

*Granted*  
*10/4/57*    *57/90*

CONDITIONAL USE APPEAL

Sept. 10, 1957

Maine Medical Center, owner of property at 2-10 Charles St.,  
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby  
respectfully petitions the Board of Appeals to: authorize for use as off-street parking  
areas several lots at 2-10 Charles St. (Assessors' Lot Nos. 53-D-7, D-8 and D-9,  
identified on the plan as parking area "B") and at the rear of 2-10 Charles St. (a  
portion of Assessors' Lot No. 5 -C-17, identified on the plan as parking area "A".)  
This permit is not issuable unless first authorized by the Board of Appeals after the  
usual appeal procedure, according to Section 7A11, with reference also to Section 2A14d  
of the Ordinance applying to the R-6 Residential Zone where the property is located.  
This permit is also not issuable because it is desired to have cars parked seven feet  
from the dwelling existing on the adjoining lot at 12 Charles St. instead of the 25  
feet stipulated by the Ordinance, and also because a guard curb or bumper six inches  
high five feet back from a street line of Chars St. is not to be provided.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such  
use of the premises will not adversely affect property in the same zone or neighborhood and will  
not be contrary to the intent and purpose of the Zoning Ordinance.

Maine Medical Center

By: *[Signature]*  
APPELLANT

DECISION:

After public hearing held October 4, 1957, the Board of Appeals finds that such use of  
the premises will not adversely affect property in the same zone or neighborhood and will not  
be contrary to the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that permit should be issued in this case.

*[Signature]*  
*[Signature]*  
*[Signature]*  
BOARD OF APPEALS

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

October 4, 1957

Mr. George Bradley  
Chairman Building Committee  
Maine Medical Center  
22 Bramhall Street  
Portland, Maine

Dear Mr. Bradley:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, at 3:30 p.m., on Friday, October 4, 1957, to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S



CITY OF PORTLAND, MAINE

Department of Building Inspection

September 5, 1957

AP CO--Off-street parking areas (2) for Maine Medical Center at 2-10 Charles St. and at the rear of 2-10 Charles St., and zoning appeal relating thereto

Mr. George Bradley  
Chairman Building Committee  
Maine Medical Center  
22 Bramhall St.

Copy to Mr. Donald Rorenberger, Director  
22 Bramhall St.,  
Mr. Thomas J. Hennessy, Jr.  
39 Belfield St.  
Corporation Counsel

Dear Mr. Bradley,

Certificates of occupancy intended to authorize for use as off-street parking areas several lots at 2-10 Charles St. (Assessors' Lot Nos. J-3-7, D-8 and D-9, identified on the plan as parking area "B") and at the rear of 2-10 Charles St. (a portion of Assessors' Lot No. 54-G-17, identified on the plan as parking area "A") are not issuable unless first authorized by the Board of Appeals after the usual appeal procedure, according to Section 7A11, with reference also to Section 2A14d of the Ordinance applying to the R-6 Residential Zone where the property is located.

You have indicated the desire of the Medical Center to seek such authorization, so the appeal should be filed at the office of Corporation Counsel where you will find a copy of this letter.

The above sections of the Ordinance which authorize this procedure stipulate, however, that such off-street parking lots shall comply with the requirements in section 14 of the Ordinance and that such uses shall be a minimum of 25 feet from all residential structures. You have explained to Mr. Sears and the plan shows in connection with the area at the street frontage at 2-10 Charles St. that the Center desires to have cars parked seven feet from the dwelling existing on the adjoining lot at 12 Charles St. instead of the 25 feet stipulated by the Ordinance. The Center also desires to be relieved of the requirement of providing a guard curb or bumper six inches high five feet back from the street line of Charles St. (a requirement of Section 14b1 of the Ordinance).

It is evident that if the Center is to be exempted from these two requirements, these items should appear in the appeal. While filing the appeal at the Corporation Counsel's office, it would be well to bring these items to their attention so that the form of the appeal may be in order if the Board is authorized to grant your major request and allow these two exceptions as well.

Other conditions as to physical arrangements are included in Section 14 with which you, no doubt, can comply. For your information a copy of Page 42 of the Ordinance is enclosed which contains all of these physical requirements except one with regard to artificial lighting of the areas. If artificial lighting of the areas should be contemplated and your appeal successful, please consult this office or the Ordinance for the limitations on the lighting.

C  
O  
P  
Y

Mr. George Bradley-----2

September 5, 1957

The distance of 20 feet from parking spaces to residential structures on abutting lots contained in Section 14b2 is superseded by the 25 foot dimension mentioned above.

Your plan indicates that the fence required by the Ordinance is to be provided. However, there is no indication on the plans of the proposal for draining the parking areas for which requirements please see Section 14b3 (second paragraph). If your appeal is successful, the matter of drainage will have to be cleared up in a manner satisfactory to the Department of Public Works, especially of parking area "B" before the certificate of occupancy can be issued.

If your appeal should be successful, with or without conditions, you will be notified and commencing the improvements will then be in order. The actual certificates of occupancy will not be issuable until the improvements have all been made, and the use of the areas for parking will not be lawful until the certificates have been issued.

Very truly yours,

Warren McDonald  
Inspector of Buildings

WMCB/B

Enclosure to Mr. Bradley and Mr. Rosenberger: Copy of Page 42 of the Zoning Ordinance

TRUSTEES  
PAUL B. McLELLAN, PRESIDENT  
GEORGE H. MINOTT  
EDWARD S. BOJLOS  
EDWARD C. JORDAN  
WARREN D. EDDY

## Portland Water District

16 Casco Street  
Portland, Maine

HERMAN BURGI, JR.  
TREAS. & GEN. MGR.

Telephone 5 Spruce 2-6337

October 2, 1957

Franklin G. Hinckley  
Chairman, Board of Appeals  
City Hall  
Portland, Maine

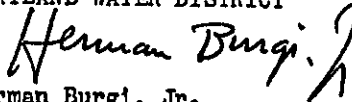
Dear Sir:

Reference is made to an appeal for an exception to the Zoning Ordinance for certain off-street parking on several lots at 2-10 Charles Street, made by the Maine Medical Center.

This letter is written to advise you that the Portland Water District, owner of property within 500 feet of the premises in question, does not raise any objection to the granting of this appeal.

Yours truly

PORTLAND WATER DISTRICT



Herman Burgi, Jr.  
Treasurer & General Manager

HB, Jr./b

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

Granted  
10/4/57

September 24, 1957

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, October 4, 1957, at 3:30 p.m. to hear the appeal of Maine Medical Center requesting an exception to the Zoning Ordinance to authorize for use as off-street parking areas several lots at 2-10 Charles Street (Assessors' Lot Nos. 53-D-7, D-8 and D-9, identified on the plan as parking area "B") and at the rear of 2-10 Charles Street (a portion of Assessors' Lot No. 54-C-17, identified on the plan as parking area "A").

This permit is not issuable unless first authorized by the Board of Appeals after the usual appeal procedure, according to Section 7A11 with reference also to Section 2A14d of the Ordinance applying to the R-6 Residential Zone where the property is located. This permit is also not issuable because it is desired to have cars parked seven feet from the dwelling existing on the adjoining lot at 12 Charles Street instead of the 25 feet stipulated by the Ordinance, and also because a guard curb or bumper six inches high five feet back from the street line of Charles Street is not to be provided.

This appeal is taken under Section 23 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a permit if such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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 the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

September 24, 1957

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This appeal is taken under Section 23 of the Zoning Ordinance which provides that the Board of Appeals by unanimous vote may grant such a permit if such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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 the Ordinance.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

S

CITY OF PORTLAND, MAINE  
DEPARTMENT OF BUILDING INSPECTION

July 11, 1957

Maine Medical Center  
22 Arsenal St.  
Benjamin Building & Wrecking Co.  
12 Parris St.

Gentlemen:

With relation to permit applied for to demolish a building or portion of building at 10 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 Inspector 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,

*W. McDermott*  
Inspector of Buildings

WMcD/H

Eradication of this building has been completed.

7/11/57 OK *Lusterman* *Edmund Stolley* 45

AP 10 Charles St.--Demolition of 2-story dwelling and question as to future use of the land

July 12, 1957

Maine Medical Center  
22 Arsenal St.

cc to Benjamin Building & Wrecking Co.  
12 Farris St.

Gentlemen:

Permit is issued to the Wrecking Company to demolish the 2-story frame dwelling at the above location, but the applicant was not aware what use was to be made of the land thus made vacant.

Please be advised that use of the lot for any purpose is not allowable under the Zoning Ordinance unless a certificate of occupancy shall first have been issued from this department.

A certificate of occupancy is applied for by letter addressed to the undersigned and describing fully the proposed use and the arrangements under which it is to be conducted. If the proposed use should be parking, please bear in mind that the lot is in an R-6 Residence Zone where off-street parking is only allowed under the conditions stipulated in Section 14 of the Zoning Ordinance.

If the proposed use of the lot is parking, a plan of the lot should be prepared showing all of the arrangements including the details required by Section 14 of the Ordinance, a copy of the plan should be taken to the Traffic Engineer associated with the Department of Public Works, and, after his approval has been indicated on the plan, the plan should be filed with your application for the certificate. Upon receipt of letter of application and plan, the plan will be examined and you would be notified in writing whether or not the plan complies with the requirements. You would then be at liberty to proceed with the improvements without further approval from the City except the approval of the Department of Public Works upon any approaches from the street over the public sidewalk. When the improvements were all completed, we would be notified of readiness for final inspection, whereupon, if all was found in order, the required certificate of occupancy would be issued.

Very truly yours,

WMCU/D

Warren McDonald  
Inspector of Buildings

P. S. The Wrecking Company is receiving a copy of this letter, and it is assumed that both owner and contractor are aware of the provisions of Section 307a2 of the Building Code as regards materials and manner of filling the cellar excavation.

HB



# APPLICATION FOR PERMIT

Class of Building or Type of Structure... Third Class

Portland, Maine, July 11, 1957

JUL 12 1957

00973

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ demolish ~~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: 10 Charles St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address: Maine Medical Center, 22 Arannal St. Telephone \_\_\_\_\_

Lessee's name and address: \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address: Benjamin Building & Wrecking Co., 12 Harris St. Telephone 3-3585

Architect: \_\_\_\_\_ Specifications Plans No. of sheets \_\_\_\_\_

Proposed use of building: \_\_\_\_\_ No. families \_\_\_\_\_

Last use: dwelling house No. families \_\_\_\_\_

Material: No. stories 2 Heat Style of roof Roofing \_\_\_\_\_

Other building on same lot \_\_\_\_\_

Estimated cost \$ \_\_\_\_\_

## General Description of New Work

Fee \$ 1.00

To demolish 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 Department of Public Works of the City of Portland? YES.

Use of land unknown by applicant

Permit Issued with Letter

ERADICATION LETTER

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 \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Sills \_\_\_\_\_

Framing Lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Max on centers \_\_\_\_\_

Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_

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 or 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 By: Mr. Benjamin Building & Wrecking Co.

Maine Medical Center  
Benjamin Building & Wrecking Co.,

HS



NOTES

7-28-57 Not started  
8-2-57 Bldg down  
cleaning up.

Permit No. 571973  
Location 116 Charles St.  
Owner James McNeill  
Date of permit 7/12/57  
Notif. closing-in  
Inspr. closing-in  
Final Notif.  
Final Inspr.  
Cert. of Occupancy issued  
Standing Out Notice  
Form Check Notice

8-2

X