

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

December 18, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, December 28, 1961, at 4:00 P. M. to hear the appeal of Chadwick Realty Corp. requesting an exception to the Zoning Ordinance to permit changing the use of the six apartments in the third-story of the building at 129-133 Chadwick Street to six suites of doctors' offices, thus making eighteen such suites in the building with twelve apartments remaining in the two upper stories.

This permit is presently not issuable for the following reasons: (1) The office use is not allowable under Section 7-A-7c of the Ordinance applying to the R-6 Residence Zone where the property is located without authorization of the Board of Appeals. (2) The fourteen additional off-street parking spaces required by Section 14-B-10 are not to be provided.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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.

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

AP- 129-133 Chadwick St.

Dec. 8, 1961

Samner T. Bernstein, Esq.
97 Exchange Street

cc to: Chadwick Realty Corp.
131 Chadwick Street
cc to: Corporation Counsel

Dear Mr. Bernstein:

Building permit and certificate of occupancy for changing the use of the six apartments in the third story of the building at the above named location to six suites of doctor's offices, thus making eighteen such suites in the building with twelve apartments remaining in the two upper stories, are not issuable under the Zoning Ordinance for the following reasons:

1. The office use is not allowable under Section 7-A-7c of the Ordinance, applying to the R-6 Residence Zone where the property is located, without authorization of the Board of Appeals.
2. The fourteen additional off-street parking spaces required by Section 14-B-10 are not to be provided.

Under Section 203-b-3 of the Building Code, the proposed office use is required to have separations of at least one-hour fire resistance between it and the living quarters above. It is understood that the owners of the property propose extending the existing automatic fire detection and alarm system now located throughout the entire basement and first and second stories to cover the entire third story also, and that they would like to ask the Municipal Officers to approve under the appeal provisions of Section 115-a-1 of the Code the installation of such system in lieu of the fire-resistive separations otherwise required.

It is further understood that the owners would like to exercise their appeal rights concerning the deficiencies involving compliance with the Zoning Ordinance. Accordingly we are hereby certifying to the Corporation Counsel for appeal action details in question under both the Zoning Ordinance and Building Code.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:im

History of Appeals at 129-133 Chadwick Str

3/18/55 - Zoning Appeal granted to change all apartments in first story and two front apartments in second story to 8 suites of doctor's offices.

4/30/59 - Zoning Appeal granted to change use of two front apartments in second story to two suites of offices, the rights granted under the former appeal having lapsed.

3/3/60 - Zoning Appeal granted to change use of four apts in first story (rights under appeal in 1955 having lapsed) and four remaining apartments in second story to 8 suites of doctor's offices.

Off-street parking requirements for proposed use
14 spaces for offices
6 - remaining apartments
20 - total

Off-street parking facilities on adjoining lot where another apartment house is located: 10 spaces for 18 apartments.

12/28/61 - Queen leave to withdraw zoning appeal

Change of Use of Third Story to Offices at 131 Chadwick St

12/8/61

- 1- Zoning: - R-6 Residence Zone.
Present Use of Building -
1- First and Second stories - Doctors
offices authorized by Board of
Appeals, six on each floor or a
total of twelve.
2- Three Upper stories - Apart-
ments (Conforming Use) - six on
each floor or a total of eighteen

Sect. 7-A-7-c - Office use not allow-
able unless authorized by the Board
of Appeals.

Sect. 4-B-1 - One space per apartment
required for living quarters as now
existing in third story. (6)

Sect 14-B-10 - One space per each
400 square feet required for office
use. Area of one floor = 5500 sq ft

$$\frac{5500}{400} = 14 \text{ spaces}$$

2- Building Code:-

Sect 205-f-2 - Enclosure of all heaters
required.

Sect. 203-b-3 - Separation of at least
one-hour required between new office
use and apartments remaining above.

Appeal to Municipal Officers to be
allowed to get independent alarm
system to third story or install sprinkler
system throughout building.

Sect 205-f-1 - Enclosure of stairways
at third story and below with one-hour
fire resistance required.

Sect 212-f-3.2(b) - Enclosure of elevator
shaftway required if not already
enclosed.



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class

Portland, Maine, December 7, 1961

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 131 Chadwick St.

Owner's name and address Chadwick Realty Corp. 129-131 Chadwick St. Within Fire Limits? Dist. No.

Lessee's name and address _____ Telephone _____

Contractor's name and address _____ Telephone _____

Architect _____ Telephone _____

Proposed use of building Doctor's Offices and Apartments Specifications _____ Plans _____ No. of sheets _____

Last use " " " " No. families _____

Material brick No. stories 5 Heat _____ Style of roof _____ No. families _____

Other buildings on same lot _____ Roofing _____

Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To Change use of third floor apartments to suite of Doctor's Offices (6) with alterations.

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, the estimated cost and will pay legal fee.

Appeal withdrawn 12/28/61
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 _____

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 _____ Mater' l 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? _____

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? _____

CS 301

INSPECTION COPY

Signature of owner

Signature

774



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class
Portland, Maine December 7, 1961

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 are the following specifications:

Location 131 Chadwick St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Chadwick Realty Corp. 129-131 Chadwick St. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Doctor's Offices and Apartments No. families _____
 Last use _____ " " " " No. families _____
 Material brick No. stories 5 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ _____
 Estimated cost \$ _____

General Description of New Work

To Change use of third floor apartments to suite of Doctor's Offices (6) with alterations.

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, the estimated cost and will pay legal fee.

Appeal withdrawn 12/28/61
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**

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 _____ fuel _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ Sills _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Size _____ Max. on centers _____
 Size Girder _____ Columns under girders _____ O. C. Bridging in every floor and flat roof span over 8 feet.
 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 _____ height? _____
 If one story building with masonry walls, thickness of walls? _____

If a Garage

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

Miscellaneous

Will _____ 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? _____

APPROVED:

CS 301

INSPECTION COPY

Signature of owner _____

[Signature]

7.74

Inquiry - 129-133 Chadwick Street

June 14, 1961

Sumner T. Bernstein, Esq.
97 Exchange Street

cc to: Corporation Counsel

Dear Mr. Bernstein:

Regarding your inquiry as to what requirements of the Building Code would be involved in changing the living quarters in the third story of the building at the above named location to doctor's offices as has been done in the first two stories, the following additional requirements would need to be met:

1. Section 203-b-3 requires that the new business use shall be cut off from the remaining living quarters in the building by separations of one-hour fire resistance. In 1955 when changes to doctor's offices in the first two stories was proposed, the Municipal Officers approved the omission of this required fire separation if an automatic fire detection and alarm system were to be installed and this was done. However, this approval covered only the first two stories so that approval would need to be secured from that body for the extension of the system to the third story in lieu of the one-hour fire separation. Thus a Building Code as well as a Zoning Ordinance appeal will be needed.

2. Since the business use is to be extended above the second story, Section 205-f-1 requires that all stairways in the building from the third story down shall be enclosed with fire resistance of at least one-hour. This may prove to be rather difficult and expensive to do.

3. Extension of the business use above the second story would make necessary the enclosure in the cellar of all heating equipment, including smokepipe and fuel storage, with partitions and ceiling of at least one-hour fire resistance unless separations of such quality are already existing.

Since in a sprinklered building used for mercantile purposes, the stairways are not required to be enclosed unless more than four stories high, it might be wise to explore the possibility of installing a sprinkler system throughout the building and thus eliminating the cost of the stairway enclosures. It would also be possible to eliminate the cost of the extension of the fire detection and alarm system since the alarm gongs could be connected to the sprinkler system, an arrangement which the Municipal Officers would probably approve in lieu of the alarm system. Besides this, it is possible that savings in insurance premiums might pay for the cost of the sprinkler system in a comparatively few years.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS/jg

Change of Apts, to 3 offices in Third Story
at 131 Chadwick Street

6/13/61

1. Sect. 205-f-1 - All stairways must be enclosed with one-hour fire resistance unless building is sprinklered, when enclosure would not be required until business use is above fourth story.
2. Sect 205-f-2 - If not already so enclosed, all heat generating apparatus, including smoke pipe and fuel storage must be enclosed with one-hr fire resistance
3. Automatic alarm system would need to be extended to third story, but if sprinkler system installed, alarm gongs could be connected to sprinkler system. Appeal to M.C. would be needed.

ENQUIRY BLANK

ZONE R-6
FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date June 13, 1961

Letter
Verbal
By Telephone

LOCATION 129-131 Chadwick St OWNER Chadwick Realty Co.

MADE BY Sumner J. Bernstein TEL. _____

ADDRESS 97 Exchange Street

PRESENT USE OF BUILDING Dr's offices + apts NO. STORIES 5

LAST USE OF BUILDING _____ CLASS OF CONSTRUCTION Second

REMARKS _____

INQUIRY 1- What would be involved under the Building Code besides the Young appeal necessary to convert living quarters in third story to doctors offices as has been done in first two stories?

ANSWER 1- See letter - agf

DATE OF REPLY 6/13/61 REPLY BY _____



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class
Portland, Maine, January 24, 1961

PERMIT ISSUED
00067
JAN 25 1961
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 131 Chadwick Street

Owner's name and address Chadwick Realty Co., 131 Chadwick St. Within Fire Limits? _____ Dist. No. _____ Telephone _____

Lessee's name and address Dr. Howard H. Ives, 131 Chadwick St. Telephone _____

Contractor's name and address Leif Klev, 135 Glenwood Ave. Telephone 4-2447

Architect _____ Specifications _____ Plans no No. of sheets _____

Proposed use of building Apartments and doctors' offices No. families _____

Last use _____ " _____ No. families _____

Material masonry No. stories 5 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 100. Fee \$.50

General Description of New Work

To Change Use of Apt. #6, first floor, to doctor's office.
To close up existing archway between two rooms and provide 2'6" door.
2x4 studs, 16" O.C., sheetrock both sides

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** Leif Klev

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____

Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Kind and thickness of outside sheathing of exterior walls? _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

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

Chadwick Realty Co.

APPROVED:

OR-1/25/61-agg

INSPECTION COPY

Signature of owner By: Leif Klev

216

NOTES

1-31-61 Completed
CH

X

1.27 2

Permit No. 611/67
 Location 1310 DeLoach St.
 Owner Dr. Stewart H. Selt
 Date of permit 1/25/61
 Notif. closing-in _____
 Inspn. closing-in _____
 Final Notif. _____
 Final Inspn. _____
 Cert. of Occupancy issued _____
 Staking Out Notice _____
 Form Check Notice _____

APPLICATION FOR PERMIT

Class of Structure 2nd class
Portland, Maine, November 23, 1960

01819
NOV 29 1960
CITY OF PORTLAND

NGS PORTLAND, MAINE

Applies for a permit to erect alter repair demolish install the following building structure equipment
in the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and
specifications herewith and the following specifications:

Project name and address: Chadwick Realty Co., 131 Chadwick St.
Address: Dr. Philip Thompson, 131 Chadwick St.
Name and address: Stanley Leonard, 14 St. John St. Old Orchard Me.
Telephone: WE-4-2520
Within Fire Limits? Yes
Specifications: Apartments & Doctor's Office
Plan: YES
No. of sheets: 1
No. families: 1
Style of roof: _____
Roofing: _____
Fee \$ 4.00

General Description of New Work

To make alterations at front entrance to building to make doors swing outward
without stepdowns at openings with vestibule latch set on outside door as per plan
filed herewith; and to make rear exit door to swing out and equip it with vestibule
latch set.

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 _____
Material of foundation _____
Kind of roof _____
No. of chimneys _____
Rise per foot _____
Material of chimneys _____
Roof covering _____
Framing Lumber-Kind _____
Dressed or full size? _____
Kind of heat _____
Size Girder _____
Columns under girders _____
Corner posts _____
Sills _____
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? _____
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? _____

If a Garage

Miscellaneous

APPROVED:
O.R. - 11/29/60 - agj

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person con-
sidered by the State and City requirements pertaining to
observed? _____
Chadwick Realty Co.
Stanley Leonard

INSPECTION COPY

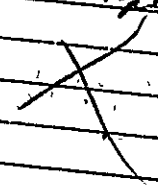
Signature of owner by: Stanley Leonard

NOTES

12-5-60 Not started
 1-15-61 11 11 CP
 5-15-61 Rear door
 OK swings out with
 Vest Hatch Set. CP
 Inner front door
 on with Anti Panic
 Hdwa. OK CP
 5-25-61 Same
 not working CP
 6-9-61 Doors all
 OK on hdwa CP

Form Check Notice
 Staking Out Notice
 of Occupancy Issued

5-15-61
 Rear Exit Signs
 7-13-61 Completed



6-15-61

R6 RESIDENCE ZONING



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class
Portland, Maine, October 6, 1960

PERMIT ISSUED

OCT 7 1960

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 131 Chadwick St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Chadwick Realty Co. 131 Chadwick St. Telephone _____
 Lessee's name and address Dr. Philip Thompson, 131 Chadwick St. Telephone _____
 Contractor's name and address Leif Klev, 135 Glenwood Ave. Telephone 4-2447
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Apartments & Doctor's Offices No. families _____
 Last use _____ No. families _____
 Material brick No. stories 5 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 300.00 Fee \$ 2.00

General Description of New Work

To erect (1) nonbearing partition on 2nd floor in doctor's office, covered on both sides with sheetrock and 2x3 studs.
To close up existing archway between doctor's office and waiting room and relocate door from hallway to waiting room.

Rear bldg Apt #26

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? _____

APPROVED:

OK-10/8/60-ags

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

Dr. Philip Thompson
Leif Klev

INSPECTION COPY

Signature of owner by: _____

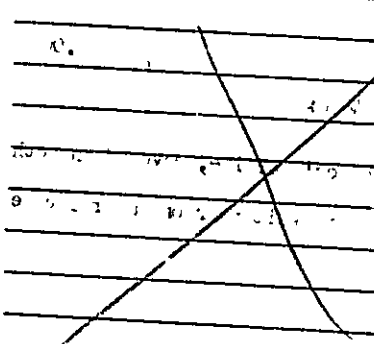
Leif Klev

Fm

NOTES

10/8/60 - Inspector: - Please
make a note of what
suite of offices this
work is with when you
make inspection. *Get*
10-24-60 Rear 2nd Floor
Apt # 26.

Completed *Get*
Protects wire thru out *Get*



| | |
|---------------------------|--|
| Permit No. | 60/1577 |
| Location | 131 Charles St & Owens St. Bldg. Thompson |
| Date of permit | 10/7/60 |
| Notif. closing-in | |
| Inspn. closing-in | |
| Final Notif. | |
| Final Inspn | |
| Cert. of Occupancy issued | |
| Staking Out Notice | |
| Form Check Notice | |

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Will this area be utilized on same lot to be accommodated _____ number commercial cars to be accommodated
 Will maintenance regarding be done other than minor repairs to cars habitually stored in the proposed building?

If a Garage

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person responsible
 see that the State and City requirements pertaining thereto
 observed? YES
 Dr. A. C. Johnson
 C. A. Askov & Son
 by: E. A. Askov

APPROVED

J.W. 5/29/60 - ajs

INSTRUCTION COPY _____ Signature of owner _____

NOTES

10-20-60 Completed

Permit No. 601 1430
 Location X-31 Oldfield Rd
 Owner: R. D. Pollock
 Date of permit 9/26/60
 Notif. closing-in
 Inspn. closing-in
 Final Notif.
 Final Inspn.
 Cert. of Occupancy issued
 Staking Out Notice
 Form Check Notice

Notes section with multiple horizontal lines. A large 'X' is drawn across the top portion of the lines. Some faint text is visible at the bottom of the page, including 'PROPERTY LINE' and 'ADJACENT PROPERTY'.



R6 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Installation
Portland, Maine, September 21, 1960

PERMIT ISSUED 138 SEP 22 1960 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 131 Chadwick Street Within Fire Limits? Dist. No.
Owner's name and address Chadwick Realty Co., 131 Chadwick St. Telephone
Lessee's name and address Telephone
Contractor's name and address L. W. Cleveland Co., 411 Congress St. Telephone
Architect Specifications Plans No. of sheets
Proposed use of building Apts and doctors' offices No. families
Last use " No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ Fee \$ 2.00

General Description of New Work

To extend existing fire alarm system to cover entire second floor, Suites 23, 24, 25, 26. Protectowire lines of fire-detecting wire not more than 15' apart nor more than 7'6" from any wall or partition extending to ceiling. Gongs existing.

Sent to Fire Dept 9-21-60
Received from Fire Dept 9-22-60

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 L. W. Cleveland Co.

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?

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 L. W. Cleveland Co.

APPROVED:

Chief of Fire Dept signature

CS 301

INSPECTION COPY

Signature of owner

By: E. E. Emmons

PH



APPLICATION FOR PERMIT

R6 RESIDENCE ZONE

Class of Building or Type of Structure 2nd class

Portland, Maine, August 30, 1960

PERMIT ISSUED

1255
SEP 1 1960

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish or all 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 129-131 Chadwick St.
 Owner's name and address Chadwick Realty Corp, 129-131 Chadwick St. Within Fire Limits? _____ Dist. No. _____
 Leasee's name and address _____ Telephone _____
 Contractor's name and address Herbert Perkins, Earn Road West Scarborough Mr. Telephone TU-3-2397
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Doctor's Office and Apartments No. families 3
 Last use _____ " " " " No. families 3
 Material brick No. stories 5 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 165,00

General Description of New Work

Fee \$ 3.50 7/23/60
\$ 1.50 8-30-60

To change use of apartments #24, 25 in first story and of #23, 24, 25 in second story from living quarters to (5) suites of doctor's offices. To install vestibule latch sets on front entrance and rear exit doors in first story. To make front entrance and rear exit doors to swing outward and to eliminate any step downs greater than the thickness of the usual threshold immediately at these door openings. To install hand rails on both sides of front stairs from first to second floor. To provide exit signs with letters at 6 inches high in first and second stories adequate in number and location to indicate location of rear means of egress. To cut through new door Apt. 24 on 2nd floor from doctor's waiting room to hall.

Appal granted for change of use 3-2-60

Permit Issued with 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, cont. depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber-Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior walls? _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joints and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

Miscellaneous

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

Chadwick Realty Corp.
Herbert Perkins

Signature of owner by: Herbert Perkins

APPROVED:

with letter by agj

INSPECTION COPY

F-10

NOTES

9-9-60 Nothing done
but handra in CP
Cleveland to give
for fire alarm system

10-24-60 Front & rear
doors same Dr Oshor
to call Mr Sears
this P.M.

10/28/60 - Mrs. Collette
Sawyer writes Mr.
Olfred Gohin, Mason
Street, Biddford, Ct
10/28/60 - Letter to Mr. Gohin,
which see - CJP

11-8-60 Nothing done
about doors CJP

12-15-60 Same CJP

2-27-61 Same CJP

X

11-2 9-17-9-8

Permit No. 601 1255-

Location 124-133 Cleveland St

Owner Edward Redd Corp

Date of permit 9-1-60

Notif. closing-in

Inspr. closing-in

Final Notif.

Final Inspr.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

of the
SIR 02312.1



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class
Portland, Maine, February 1, 1960

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 129-133 Chadwick St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Chadwick Realty Co. 131 Chadwick St. Telephone _____
 Lessee's name and address Dr. Harold Gaher, 131 Chadwick St. Telephone _____
 Contractor's name and address not let Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Doctor's Offices and Apts. No. families _____
 Last use _____ " " " " No. families _____
 Material brick No. stories 4 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____ Fee \$ _____
 Estimated cost \$ _____

General Description of New Work

To change use of apartments #2-4-5 & 6 in first story and apartments 23-24-25 & 26 in second story from living quarters to eight suites of doctor's offices, with alterations as per plans.

This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained the applicant will furnish complete information.

Superseded

Appeal sustained 3/3/60

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** owners

Details of New Work

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

If a Garage

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

Miscellaneous

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

APPROVED:

Signature of owner Chadwick Realty Co. by S. S. Smith Clerk FM

NOTES

Permit No. 601

Location 133 Chwick St

Owner O. Wood Realty Co.

Date of permit 21 / 60

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

Notes section with multiple horizontal lines for recording observations and dates.



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Second Class

Portland, Maine, July 21, 1960

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 129-133 Chadwick St.

Owner's name and address Chadwick Realty Corp., 129-131 Chadwick St. Within Fire Limits? _____ Dist. No. _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Herbert Perkins, Earne Rd., S. Scarborough Telephone _____

Architect _____ Telephone Ty 3-2397

Proposed use of building res. offices & apts. Specifications _____ Plans _____ No. of sheets _____

Last use _____ No. families _____

Material _____ No. stories _____ Heat _____ Style of roof _____ No. families _____

Other buildings on same lot _____ Roofing _____

Estimated cost \$ 100. Fee \$.50

General Description of New Work

To cut through new door Apt. 24 on 2nd floor from doctor's office to waiting room to hall Appeal granted for change of use 3-3-60

Superseded

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 _____ Kind of heat _____ fuel _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Sills _____

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____

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 _____ ally stored in the proposed building? _____

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? yes

By: Herbert Perkins Chadwick Realty

APPROVED:

INSPECTION COPY

Signature of owner

Herbert Perkins

File copy

BERNSTEIN AND BERNSTEIN

ATTORNEYS AND COUNSELORS AT LAW

ISRAEL BERNSTEIN
LOUIS BERNSTEIN
SUMNER T. BERNSTEIN

97 EXCHANGE STREET

PORTLAND, MAINE

January 7, 1960

Mr. Albert Sears
Building Inspector
City Hall
389 Congress Street
Portland, Maine


Dear Mr. Sears:

This letter is written on behalf of Chadwick Realty Corporation. Application is hereby made for permission to use the remaining apartments on the first and second floors of the property at 131 Chadwick Street (The Bowdoin Apartment Building) for doctors' offices. As your records show, apartments 1, 2 and 3 on the first floor and apartments 21 and 22 on the second floor are already in use as doctors' offices. This application relates to the remaining three apartments on the first floor; that is apartments numbered 4, 5 and 6, and the remaining four apartments on the second floor; that is apartments numbered 23, 24, 25 and 26.

It is my understanding that an appeal procedure is required. Would you be good enough to send the usual notice to the office of the Corporation Counsel so that the necessary papers for the appeal procedure may be prepared.

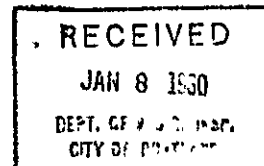
Thank you for your cooperation.

Very truly yours,



Sumner T. Bernstein

STB/st
CC: Office of the Corporation Counsel



AP-129-133 Chadwick Street

January 11, 1960

Sumner T. Bernstein, Esq.
97 Exchange Street

cc to: Chadwick Realty Corp.
131 Chadwick Street
cc to: Corporation Counsel

Dear Mr. Bernstein:

In reply to your letter of January 7th in relation to the establishment of several additional suites of doctor's offices in the first and second stories of the building at the above named location, we can find no record of approval by this department of the conversion of former apartment No. 2 in first story to office use, although it has apparently been so used for some time. It would therefore be well to include that apartment in the number for which you wish to file an appeal. It is necessary that an application for a permit be filed on which such an appeal can be based, but I will herewith write the certification necessary to institute appeal proceedings on the understanding that application for such a permit will be made before the appeal is filed.

Building permit and certificate of occupancy for changing the use of apartments 2, 4, 5 and 6 in first story and apartments 23, 24, 25 and 26 in second story of building at 129-133 Chadwick Street from living quarters to eight suites of doctors' offices are not issuable for the following reasons:

1. The property is located in an R-6 Residence Zone where the office use is not allowable unless authorized by the Board of Appeals, as provided by Section 7-4-7c of the Zoning Ordinance.
2. No provision is being made for the off-street parking required by Section 7-0 of the Ordinance as outlined in Section 14 thereof. On the basis of one off-street parking space for each 400 square feet of floor area in excess of 3000 square feet for that part of building to be used for offices, at least 20 such spaces are required, to say nothing of the one space needed for each of the eight apartments left in the building. The existing sixteen parking spaces on the adjoining lot held under the same ownership are not adequate to care for the eighteen apartments in the existing building on that lot, so cannot be counted upon to furnish parking for the building where the change of use is proposed.

In accordance with your request we are certifying the case to the Corporation Counsel at whose office appeals are filed and to which you should go to file the appeal.

Beside the matter of zoning there are several requirements of the Building Code which will be involved and with which compliance will need to be provided, as follows:

1. If there are to be any alterations involving removal of existing or construction of new partitions or cutting in or closing up of new or existing openings, such

AP-129-133 Chadwick Street

March 7, 1960

Sumner T. Bernstein, Esq.
97 Exchange Street

cc to: Chadwick Realty Corporation
131 Chadwick Street

Dear Mr. Bernstein:

Although appeal under the Zoning Ordinance concerning changing eight apartments in first and second stories of the building at the above named location to eight suites of doctor's offices has been sustained, no further action can be taken by this department until the permit application has been completed by furnishing information as to just what apartments are to be converted at this time, what alterations to existing conditions will be involved, indication that compliance with certain requirements of the Building Code is to be provided, and by furnishing an estimate of the cost of the work and paying the permit fee based thereon.

It should be borne in mind that rights granted under the appeal will expire unless the work or change involved is not commenced within six months of the date on which the appeal was granted and unless it is substantially completed within one year of that date.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

FU - 11/8/60 NFC

BP-60/1255 - 129-133 Chadwick Street

October 28, 1960

Dr. Alfred Osher
Main Street
Biddeford, Maine

cc to: Chadwick Realty Co.
439 Congress Street
cc to: Sumner T. Bernstein, Esq.
97A Exchange Street

Dear Dr. Osher:

An inspector from this department reports in regard to the building at the above named location that he is unable to approve issuance of the required certificate of occupancy for a number of suites of doctor's offices in the first and second stories thereof because compliance with certain requirements of the Building Code has not been provided. Because of the change of use of this portion of the building resulting in an increase in the theoretical capacity of the building in persons, the Code requires that the front and rear exit doors be made to swing outward and equipped with vestibule latch sets. This has not been done.

Although a zoning appeal was sustained on March 3, 1960 authorizing a change of use of the building and information was requested by this department by letter dated March 7, 1960 which would indicate compliance with Building Code requirements so that a permit authorizing the change of use could be issued it was not until August 30th that enough information was received to enable us to issue a permit for a part of the work involved. This permit was issued in order to avoid having the rights under the zoning appeal become void and did not cover apartments 5 and 6 in the first story and 26 in the second story because information had not been received as to the change in swing of and locksets on the exit doors. Now we find that the use of apartment # 26 has been changed, although not authorized, and no information has been forthcoming as to how the exit doors are to be cared for. Under these circumstances, unless steps are taken immediately to furnish the information necessary to show compliance with Building Code requirements and the work involved therewith is done so that the required certificate of occupancy authorizing the change of use of the building can be issued, it will be my unpleasant duty to recommend to the Corporation Counsel the taking of whatever legal steps are necessary to secure compliance with Building Code and Zoning Ordinance requirements.

Very truly yours,

AJS/jg

Albert J. Sears
Inspector of Buildings

AP- 129-133 Chadwick Street

Sept. 1, 1960

Chadwick Realty Company
Att: Mrs. Ruth E. Coliello 31356
439 Congress Street

cc to: Sumner T. Bernstein, Esq.
97 Exchange Street
cc to: Mr. Herbert Perkins
Dearb' Rd., W. Scarborough

Gentlemen:

Building permit authorizing the change of use of Apartments No. 2 and 4 in first story and Nos. 23, 24 and 25 in second story of apartment house at the above named location from living quarters to five suites of doctor's offices is issued herewith subject to the following conditions:

1. While approval has been given by the Board of Zoning Appeals for changing the use of Apartments No. 5 and 6 in first story and Apartment No. 26 in second story, authorization for such a change cannot be given by this department until a plan has been furnished showing the manner in which the doors at front entrance are to be made to swing outward without swinging over a flight of stairs or a step down greater than the thickness of the usual threshold. This plan is to be filed together with an application for an amendment to the permit now being issued, the amendment to cover the change of use of the three apartments indicated.
- OK } 2. The automatic alarm system is to be extended to cover fully all areas to be used for business purposes. A separate permit issuable only to the actual installer is required for this installation.
- OK } 3. Handrails are to be provided on both sides of the front stairs from first to second floor and the inside steps at front entrance if not already existing.
4. Outside door and vestibule door at front entrance are to be made to swing outward as mentioned in paragraph #1 above. This poses quite a problem which calls for securing the services of some competent person for working out a solution.
5. Outside door and vestibule door at front entrance and rear outside door are to be provided with vestibule latch sets or equivalent wherever such doors are to have locking devices on them. Locks now on these doors do not so qualify. It would be well to check at this office or with the field inspector on the job as to requirements in this regard.
6. Exit signs with letters at least six inches high are to be installed in both first and second stories adequate in number and location to indicate route to follow from all of offices to reach the rear means of egress.
7. It is unlawful for any of the new offices to be occupied until authorization by way of a certificate of occupancy has been issued by this department. We may be able to authorize use of individual apartments by letter as the work on them is completed, but in order to do so it will be necessary for the automatic

Sept. 1, 1960

alarm system to be installed in the areas involved and swing and hardware on front and rear doors to be in compliance with Building Code requirements for the total number of suites of offices involved. Therefore it is important that no time be lost in furnishing information as to how the change in swing of front doors is to be made in a manner to comply with Code requirements.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

Front door locks taken off
handle only, no keys
Rear right motor lock
no keys
Front stairs handrails
2 side
Rear stairs handrails
1 side
Rear entrance threshold ok
No door lock from 24
lock assembly removed
New Colby paper
3/13/54
No exit signs

Change to Doctor's Office at 131 Chadwick Street

9/1/62

1- Use of Apts 1 + 3 in first story and 21 + 22 in second story previously approved

Use of Apts 2 + 4 in first story and 23, 24 + 25 in second story to be approved

| | | |
|------|-----|-----|
| 45 | 48 | 35 |
| 12 | 12 | 23 |
| 80 | | |
| 45 | 96 | 105 |
| 54 | 48 | 70 |
| 528 | 576 | 805 |
| 1068 | 176 | 22 |
| 2752 | | 24 |
| 2132 | 48 | 88 |
| 1604 | | 82 |
| 65 | 23 | 32 |
| 12 | 12 | 12 |
| 110 | | 64 |
| 53 | 46 | 32 |
| 660 | 23 | 32 |
| 276 | | 384 |
| | | 276 |
| | | 660 |

2- Areas:-

Apt 1 + Apt 21 = $2(23 \times 35) = 1610$

Apt. 2 + Apt 22 = $2[(12 \times 48) + (11 \times 16)] = 1504$

Apt 3 + Apt 23 = $2[(12 \times 45) + (22 \times 24)] = 2132$

Apt 4 + Apt 24 = $2(14 \times 60) = 1680$

Apt 25 = $1[(12 \times 32) + (12 \times 33)] = 660$

7586

Apt 5 = $(12 \times 32) + (12 \times 23) = 660$

Apt. 6 + Apt 26 = $2[(12 \times 35)] = 1320$

1980
9566

Change to Doctor's Offices at 131 Chadwick Street

1-Zoning:- Non-conforming use in R-6 zone so must be authorized by appeal.

Off. Street Parking:-

Area One Floor = $35.5 \times 55.5 = 1415'$
 $31.5 \times 94.0 = 2961'$
 $5500 \times 2 = 11,000'$
 $- 3,000'$
 $\frac{8,000}{400} = 20 \text{ spaces}$

Parking spaces now available for both apartment buildings = 16
 11 apts in this building plus 5 suites of doctor's offices which require two spaces
 $11 + 3 = 14$

Area of present 5 suites of offices = $4046'$
 $4046 - 3000 = 1046'$
 $\frac{1046}{400} = 2.6 \text{ or } 3 \text{ spaces}$

18 apartments in building at 135-137 Chadwick street where parking spaces for 16 vehicles are provided.

Parking spaces required for both buildings on basis of 8 apts & 8 suites of doctor's offices at 131 Chadwick street and 18 apart units at 135 Chadwick street = $8 + 20 + 18 = 46$, with only 16 spaces available

2-Building Code:-

- a- Fire alarm must be extended to that part of second story not already covered
- b- Front stairs from 1st to second floor 48" wide so must have hand rails on both sides.
- c- Enclosure of stairways & offices above 2nd story
- d- Capacity of Bldg - Apts - $8 \times 4 = 32 \text{ persons}$
 - Offices - 1 - 8 persons

Exit signs.

| | | |
|----------------------------|-------|--------|
| | | 111159 |
| 31.5 | 55.5 | |
| 94 | 25.5 | |
| 1260 | 2775 | |
| 2835 | 1110 | |
| 2961 | 41525 | |
| 24 | 22 | |
| 25 | 24 | |
| 120 | 88 | |
| 48 | 47 | |
| 600 | 528 | |
| 46 | 12 | 1415 |
| 12 | 10 | 528 |
| 232 | 98 | 352 |
| 362 | 2 | 168 |
| | | 1415 |
| | | 168 |
| | | 4046 |
| 2(35.5 x 24) | | = 1704 |
| 2(12.5 x 55) + (65 x 10) | | = 1580 |
| 2((46 x 11.5) + (27 x 24)) | | = 1057 |
| 2(60 x 14) | | = 1680 |
| 2((12 x 34) + (12 x 24)) | | = 1392 |
| 2(55.5 x 12.5) | | = 1388 |
| | | 8801 |
| 8800 | | = 88 |
| 100 | | |

AP-129-133 Chadwick St.

July 22, 1960

Chadwick Realty Corporation
131 Chadwick Street

cc to: Mr. Herbert Perkins,
Hearne Road, W. Scarborough, Maine
cc to: Sumner T. Bernstein, Esq.
97 Exchange St.

Gentlemen:

Your contractor, Mr. Perkins, has made application for a permit to cut a new door opening in partition in second story of building at the above named location in connection with change of use of apartment No. 24 to a suite of doctor's offices. While a zoning appeal was sustained last March for the change of use in certain apartments in the building to doctor's offices, no formal application has been filed and fee paid for such a change of use. As called to your attention in certification letter for appeal, there are certain requirements of the Building Code relating to extension of fire alarm system, provision of vestibule latch sets on front and rear exit doors, changing exit doors to swing out and elimination of step downs at these outswinging doors, provision of exit signs to indicate rear means of egress, installation of hand rails on both sides of front stairs, etc. with which compliance will need to be provided before approval can be given for any more doctor's offices in the building. To date we have received no information that such requirements are to be met.

It is necessary before further action can be taken by this department that a permit application be filed for the proposed changes of use in the building, indicating just what apartments are involved and that special provisions of the Building Code are to be complied with. A permit fee based on that required for a change of use or the estimated cost of the work, whichever is the greater, will need to be paid. It is important that this be done without delay since I am led to believe that the use of one or more apartments may have been changed without authorization since the zoning appeal was sustained.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS:m

Granted 3/3/60

60/7

DATE: March 3, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF CHADWICK REALTY CORP.

AT 129 -131 Chadwick Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

VOICE

Franklin G. Hinckley
Joseph T. Gough
Ralph L. Young

Yes

SSS

No

()

()

()

Record of Hearing:

Opposed: Mr. & Mrs. James E. Fay, 128 Chadwick Street
Mrs. Abraham Simonds, 107 West Street

110

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

January 12, 1960

Chadwick Realty Corp., owner of property at 129-133 Chadwick Street, under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: A: Grant a variance from the provisions of said Ordinance to permit: Use of these premises for additional doctors' offices. This permit is presently not issuable because no provision is being made for the off-street parking required by Section 7-C of the Ordinance as outlined in Section 14 thereof.

B: Permit Changing the use of apartments 2, 4, 5 and 6 in first story and apartments 23, 24, 25 and 26 in second story of building at this location from living quarters to eight suites of doctors' offices. This permit is presently not issuable because the property is located in an R-6 Residence Zone where the office use is not allowable unless authorized by the Board of Appeals, as provided by Section 7-A-7c of the Ordinance.

LEGAL BASIS OF APPEAL COVERING VARIANCE (A ABOVE): Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

LEGAL BASIS OF APPEAL COVERING CONDITIONAL USE (B ABOVE): 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.

CHADWICK REALTY CORP.

BY: William W. Clark

APPELLANT

DECISION

After public hearing held March 3, 1960, the Board of Appeals finds that the conditions set forth under A and B above do exist with respect to this property and that the petition should be granted.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted and that permit for sub-conditional use should be issued.

Franklin G. Merrill
President
Board of Appeals
BOARD OF APPEALS

From the desk of -

Mrs. Patricia E. Moally

Chadwick Street Appeal

Parking is very bad
in this area and the
granting this appeal would
make it even worse. Unless
off-street parking is provided,
object to appeal.

Dr. Bergman (Will be
out of town.)

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 9, 1960

Sumner T. Bernstein, Esquire
97 A Exchange Street
Portland, Maine

Re: Appeal of Chadwick Realty Corp., 132 Chadwick Street

Dear Mr. Bernstein:

The meeting of the Board of Appeals scheduled for February 11th, at 4:00 p.m. in the Council Chamber of the City Hall, cannot be held due to the fact that a full Board cannot be present at that time. You will be notified as soon as a new date for hearing your appeal can be arranged.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 1, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, February 11, 1960, at 4:00 p.m. to hear the appeal of Chadwick Realty Corp. requesting an exception to the Zoning Ordinance to permit (A) Changing the use of apartments 2, 4, 5 and 6 in first story and apartments 23, 24, 25 and 26 in second story of the building at 129-133 Chadwick Street from living quarters to eight suites of doctors' offices; and (B) to allow the use of these premises even though no provision is being made made for off-street parking.

The permit for (A) is presently not issuable because the property is located in an R-6 Residence Zone where the office use is not allowable unless authorized by the Board of Appeals, as provided by Section 7-A-7c of the Ordinance; and (B) Section 7-C of the Ordinances, outlined in Section 14 thereof, requires provision to be made for off-street parking.

Part (A) of the appeal is taken under Section 24 of the Zoning Ordinance which provides 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 Ordinance.

Part (B) of the appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; and that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the 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

Done by all means
Elizabeth Cornell

BERNSTEIN AND BERNSTEIN

ATTORNEYS AND COUNSELORS AT LAW

97 EXCHANGE STREET

PORTLAND, MAINE

ISRAEL BERNSTEIN
LOUIS BERNSTEIN
SUMNER T. BERNSTEIN

January 7, 1960

Mr. Albert Sears
Building Inspector
City Hall
389 Congress Street
Portland, Maine

Dear Mr. Sears:

This letter is written on behalf of Chadwick Realty Corporation. Application is hereby made for permission to use the remaining apartments on the first and second floors of the property at 131 Chadwick Street (The Bowdoin Apartment Building) for doctors' offices. As your records show, apartments 1, 2 and 3 on the first floor and apartments 21 and 22 on the second floor are already in use as doctors' offices. This application relates to the remaining three apartments on the first floor; that is apartments numbered 4, 5 and 6, and the remaining four apartments on the second floor; that is apartments numbered 23, 24, 25 and 26.

It is my understanding that an appeal procedure is required. Would you be good enough to send the usual notice to the office of the Corporation Counsel so that the necessary papers for the appeal procedure may be prepared.

Thank you for your cooperation.

Very truly yours,

Sumner T. Bernstein

STB/st
CC: Office of the Corporation Counsel

CITY OF PORTLAND, MAINE
Department of Building Inspection

ALBERT J SEARS
INSPECTOR OF BUILDINGS

AP-129-133 Chadwick Street

January 11, 1960

Suener T. Bernstein, Esq.
97 Exchange Street

cc to: Chadwick Realty Corp.
131 Chadwick Street
cc to: Corporation Counsel

Dear Mr. Bernstein:

In reply to your letter of January 7th in relation to the establishment of several additional suites of doctor's offices in the first and second stories of the building at the above named location, we can find no record of approval by this department of the conversion of former apartment No. 2 in first story to office use, although it has apparently been so used for some time. It would therefore be well to include that apartment in the number for which you wish to file an appeal. It is necessary that an application for a permit be filed on which such an appeal can be based, but I will herewith write the certification necessary to institute appeal proceedings on the understanding that application for such a permit will be made before the appeal is filed.

Building permit and certificate of occupancy for changing the use of apartments 2, 4, 5 and 6 in first story and apartments 23, 24, 25 and 26 in second story of building at 129-133 Chadwick Street from living quarters to eight suites of doctors' offices are not issuable for the following reasons:

1. The property is located in an R-6 Residence Zone where the office use is not allowable unless authorized by the Board of Appeals, as provided by Section 7-A-7c of the Zoning Ordinance.
2. No provision is being made for the off-street parking required by Section 7-C of the Ordinance as outlined in Section 14 thereof. On the basis of one off-street parking space for each 400 square feet of floor area in excess of 3000 square feet for that part of building to be used for offices, at least 20 such spaces are required, to say nothing of the one space needed for each of the eight apartments left in the building. The existing sixteen parking spaces on the adjoining lot held under the same ownership are not adequate to care for the eighteen apartments in the existing building on that lot, so cannot be counted upon to furnish parking for the building where the change of use is proposed.

In accordance with your request we are certifying the case to the Corporation Counsel at whose office appeals are filed and to which you should go to file the appeal.

Beside the matter of zoning there are several requirements of the Building Code which will be involved and with which compliance will need to be provided, as follows:

1. If there are to be any alterations involving removal of existing or construction of new partitions or cutting in or closing up of new or existing openings, such

January 11, 1963

information should be included in permit application and shown on plans to be furnished before issuance of building permit.

2. At the time that doctors' offices were first provided in the building in 1955 the Municipal Officers approved the installation of an automatic fire detection and alarm system in certain sections of the building in lieu of the separations of one-hour fire resistance otherwise required between the living quarters and the business use. It will be necessary to extend the existing system to all rooms where the office use is to be newly established.

3. Because the capacity of the portion of the building to be used for offices will be more than 50 on the basis of one person for each one hundred square feet of floor area, it will be necessary that front and rear outside entrance and exit doors in first story be equipped with vestibule latch sets so installed that they may always be opened from the inside, even though locked against entrance from the outside, merely by turning the usual knob or by pressure on the usual thumb lever, unless they are already so equipped; that both doors be made to swing outward in the direction of exit travel without any appreciable step down at the doorways unless such conditions already exist; and that exit signs be provided in first and second stories to indicate in an adequate manner the means of egress.

4. Because the front stairs are more than 40 inches wide, it will be necessary to install hand rails on both sides of the run from first to second floors where none exist at present.

5. It seems best to call to your attention the fact, that should conversion of living quarters to offices above the second story be contemplated at some future date, the Building Code would require the enclosure of both front and rear stairways, including the portions in the basement, with separations of at least one hour fire resistance.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg

Y

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

February 19, 1960

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, March 3, 1960, at 4:00 p.m. to hear the appeal of Chadwick Realty Corp. requesting an exception to the Zoning Ordinance to permit (A) Changing the use of apartments 2, 4, 5 and 6 in first story and apartments 23, 24, 25 and 26 in second story of the building at 129-133 Chadwick Street from living quarters to eight suites of doctors' offices; and (B) to allow the use of these premises even though no provision is being made for off-street parking.

The permit for (A) is presently not issuable because the property is located in an R-6 Residence Zone where the office use is not allowable unless authorized by the Board of Appeals, as provided by Section 7-A-7c of the Ordinance; and (B) Section 7-C of the Ordinances, outlined in Section 14 thereof, requires provision to be made for off-street parking.

Part (A) of the appeal is taken under Section 24 of the Zoning Ordinance which provides 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 Ordinance.

Part (B) of the appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; and that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the 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

Granted 4/30

59/3029

DATE: April 30, 1959

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF CHADWICK REALTY CORP.

AT 131 Chadwick Street

Public Hearing on the above appeal was held before the Board of Appeals.

BOARD OF APPEALS

VOTE

Franklin G. Hinckley
Joseph T. Cough
Ralph L. Young

Yes

SS

No

()

()

()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 17, 1959

CONDITIONAL USE APPEAL

Chadwick Realty Corp., owner of property at 131 Chadwick Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: permit alterations in the front apartment (No. 21) in second story of the Bowdoin Apartments on these premises ^{to change} the use to a suite of doctor's offices and to use apartment (No. 22) in same story as a suite of doctor's offices. These permits are presently not issuable under the Zoning Ordinance in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals as provided by Section 7-A-7c of the Ordinance.

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.

Chadwick Realty Corp.
By: S. [Signature] Clerk
APPELLANT

DECISION

After public hearing held April 30, 1959, 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.

Franklin G. [Signature]
[Signature]
[Signature]
BOARD OF APPEALS

BERNSTEIN AND BERNSTEIN

ATTORNEYS AND COUNSELORS AT LAW

ISRAEL BERNSTEIN
LOUIS BERNSTEIN
SUMNER BERNSTEIN

April 30, 1959

27 EXCHANGE STREET

PORTLAND, MAINE

Board of Appeals
City Hall
Portland, Maine

Gentlemen:

I am counsel for Chadwick Realty Corporation, which has filed an appeal in regard to the use of two apartments on the second floor of the Bowdoin Apartments, 131 Chadwick Street for use as doctors' offices.

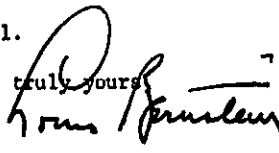
This appeal is in order today and because of other commitments there is a possibility that I will not be able to be present at the hearing. For that reason I am taking the opportunity of reviewing the situation with you in this letter.

As your records show, approximately two years ago an appeal was granted for the use of the apartments in question for doctors' offices. At that time all of the requirements of the Building Inspector, with particular reference to fire safety and including the installation of a fire alarm system, were complied with. However, the period for taking advantage of the appeal as granted passed before definite arrangements could be made for the occupancy of the premises in question by local physicians. Those arrangements have now been completed and one of the apartment offices is occupied by Dr. Edward Matthews and the other is to be occupied by Dr. Ralf Martin.

As you know, the building in which these apartments are located is but a few steps up Chadwick Street from the Maine Medical Center and the renewed granting of this appeal would be consistent with the logical use of the premises and the development of the medical facilities of the area.

I trust that you will grant this appeal.

Very truly yours,



Louis Bernstein

LB/st

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection
CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 27, 1959

AS-131 Chadwick Street

Sumner T. Bernstein, Esq.
97a Exchange Street
Portland, Maine

April 17, 1959

Howdoin Apartments
c/o Sumner T. Bernstein
97a Exchange Street

cc to: Corporation Counsel
cc to: Dr. Harold L. Osher
Appeals will hold a public hearing at 131 Chadwick Street

Thursday, April 30, 1959, at 4:00 p.m. in the Council

Dear Mr. Bernstein:
Chamber of the City Hall, Portland, Maine, to hear your appeal
Building permit for alterations in the front apartment
under the Zoning Ordinance.

(No. 21) in second story of the Howdoin Apartments at the
above named location to change the use of this section of the
building to a suite of doctor's offices as not issuable
in support of this appeal.

under the Zoning Ordinance in the R-6 Residence Zone where
the property is located unless authorized by the Board of
Appeals as provided by Section 7-A-7c of the Ordinance.
Franklin G. Kinckley
Chairman

We understand that the owner would like to exercise
his appeal rights concerning this matter. Accordingly we
are certifying the case to the Corporation Counsel at whose
office appeals are filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/JS

*apartment
no. 22 in same
as a suite
of doctor's
offices*

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 27, 1959

Sumner T. Bernstein, Esq.
97a Exchange Street
Portland, Maine

Dear Mr. Bernstein:

The Board of Appeals will hold a public hearing on
Thursday, April 30, 1959, at 4:00 p.m. in the Council
Chamber of the City Hall, Portland, Maine, to hear your appeal
under the Zoning Ordinance.

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

BOARD OF APPEALS
Franklin G. Hinckley
Chairman

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 17, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 30, 1959, at 4:00 p.m. to hear the appeal of Chadwick Realty Corp. requesting an exception to the Zoning Ordinance to permit alterations in the front apartment (No. 21) in second story of the Bowdoin Apartments at 131 Chadwick Street to change the use to a suite of doctor's offices and to use apartment (No. 22) in same story as a suite of doctor's offices.

These permits are presently not issuable under the Zoning Ordinance in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals as provided by Section 7-A-7c of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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 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

I think our Dns should come first.

5

Mrs Elizabeth Bennett
66 West St
Portland
Maine

CITY OF PORTLAND, MAINE

DEPT. OF BUILDING INSPECTION



ALBERT J. SEARS
INSPECTOR

THEODORE T. RAND
DEPUTY INSPECTOR

AP-131 Chadwick Street

April 17, 1959

Bowdoin Apartments
c/o Sumner T. Bernstein
77a Exchange Street

cc to: Corporation Counsel
cc to: Dr. Harold I. Osher
131 Chadwick Street

Dear Mr. Bernstein:

Building permit for alterations in the front apartment (No. 21) in second story of the Bowdoin Apartments at the above named location to change the use of this section of the building to a suite of doctor's offices is not issuable under the Zoning Ordinance in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals as provided by Section 7-A-7c of the Ordinance.

We understand that the owner would like to exercise his appeal rights concerning this matter. Accordingly we are certifying the case to the Corporation Counsel at whose office appeals are filed.

Very truly yours,

Albert J. Sears

Albert J. Sears
Inspector of Buildings

AJS/jg

REGISTERED NO. 275
Value \$ 50 Spec. del'y fee \$
Fee \$ 10 Ret. receipt fee \$
Surchage \$ Rest. del'y fee \$
Postage \$ 3 Airmail
From *John J. [unclear]*
To *Bliss [unclear]*
300 [unclear] St., [unclear]
POD Form #606
Sept. 1955
e9-16-7048-2

POSTMARK
JAN 31 1958
MAINE

MAINE

The sender is not required to pay a registration fee provided the
 maximum amount up to the value of \$1,000. However, if the
 value of the article exceeds \$25 the sender must pay a
 fee of 50 cents. Some articles having no intrinsic value, such
 as the return of a document, may involve considerable
 cost to receive if it is destroyed. The sender is permitted to
 pay a fee to insure against loss of duplication if desired.

Articles containing mail are subject to charge when the declared
 value exceeds the maximum necessary covered by the fee paid by
 the sender. Such mail is free of charge 1 year from date of
 mailing.

Such articles are not chargeable on registered parcel post
 unless insured in every country.

Post Office Department
 OFFICIAL BUSINESS

PERALTY FOR PRIVATE USE TO EXCEED FIFTY PER CENT OF POSTAGE DUE
 (S.P.O.)

PORTLAND
 JAN 01 1958
 MAINE

Return to Building Inspection Dept.
(NAME OF ADDRESSEE)

Rm. 110 City Hall Portland, Maine
Street and Number, or Post Office Dist.

REGISTERED ARTICLE

No.

INSURED PARCEL

No.

PORTLAND,
MAINE.

1/20/58 - N.P.C.

131 Chadwick St.,

Jan. 9, 1958

Mr. Bernard Osher phoned and said that they had planned for a long time to correct all of this cornice; part of it is done and they hope to eventually complete it all, though it is a costly job. He said that within the next few days he would have a man go carefully over it and break off the part which appears to be dangerous, thus to remove the present dangerous conditions. If we will inspect the job about Jan. 20, he thinks we will find it all in order.

WMCD -

9-30-59 Completed all around WJF

X



C-1

R6 RESIDENCE ZONE
CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION
COMPLAINT

CS-66

131 Chadwick St.

INSPECTION COPY

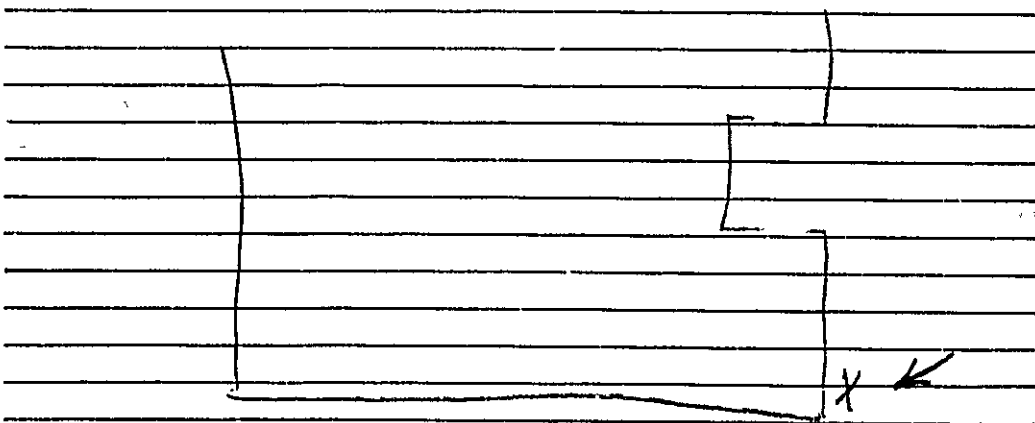
COMPLAINT NO. 58/2

Date Received January 7, 1958

Location 131 Chadwick Street Use of Building Apartment House
Owner's name and address Samuel Osher, Biddeford, Maine Telephone 3-5115
Tenant's name and address _____ Telephone _____
Complainant's name and address Eloise De N... Telephone _____

Description: Concrete cornice top of building is defective. Part has fallen and more appears ready to fall.

NOTES: There are at least seven section
of outermost lip of cornices missing
at top of this 5 story building
At present # 2 & 3 sections (about 18" long)
are split away and appear ready to fall
along right side toward front of bldg
No protruding cornice across front of
bldg over side walk



Chadwick St

Chadwick Realty Co
30 Alfred St Biddeford
Bernard Osher

1/8/58 B... turn page

Reg. Mail
Ret. Receipt

January 8, 1958

Cmplt. 131 Chadwick Street - Dangerous cornice

Mr. Bernard Osher
Chadwick Realty Corporation
30 Alfred Street
Biddeford, Maine

Dear Mr. Osher:

A report having been received at this office that parts of the overhanging cornice of the Bowdoin Apartment Building at 131 Chadwick Street of which Chadwick Realty Corp. is reported to be the owner and of which you are reported to be in control, are in a dangerous condition, a Field Inspector from this office upon examination reports that this overhanging cornice at the edge of the roof on all sides but the front at some parts is in a dangerous condition from the standpoint of part of it (the outer edge perhaps six inches wide) is cracking off and likely to fall perhaps doing damage to persons or property. It appears that this is probably a precast concrete cornice in sections about eighteen inches long, and that it occurs on all sides of the building except the front. Many sections of this outer edge of cornice have already fallen, and it is obvious that for a portion of it to fall onto the ground is dangerous.

As authorized by Sec. 109 of the Building Code (copy enclosed) you are hereby required to have these dangerous conditions permanently corrected before January 23, 1958, and to immediately take such steps as may be necessary to protect the situation from danger and in case portions should fall in the meantime -- perhaps to remove entirely those sections which are evidently in immediate danger of falling.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHcD:M

Enc - Sec. 109 - Building Code

FU - NFC - 1/23/58

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

April 17, 1959

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, April 30, 1959, at 4:00 p.m. to hear the appeal of Chadwick Realty Corp. requesting an exception to the Zoning Ordinance to permit alterations in the front apartment (No. 21) in second story of the Bowdoin Apartments at 131 Chadwick Street to change the use to a suite of doctor's offices and to use apartment (No. 22) in same story as a suite of doctor's offices.

These permits are presently not issuable under the Zoning Ordinance in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals as provided by Section 7-A-7c of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that 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 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



R6 RESIDENTIAL ZONE

APPLICATION FOR PERMIT

Second Class
Class of Building or Type of Structure
Portland, Maine

April 16, 1959

PERMIT ISSUED

109147
MAY 1 1959

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 131 Chadwick Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dr. Harold Osher, 131 Chadwick Street Telephone _____
 Lessee's name and address Dr. Ralf Martin, 58 Deering St. Telephone 4-3297
 Contractor's name and address Raymond Sargent, Scarborough, Maine Telept _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Doctors' offices and apts. No. families _____
 Last use _____ " " _____ No. families _____
 Material brick No. stories 4 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1000. Fee \$ 4.00

General Description of New Work

To Change Use of 1 apt. (No. 21) on second floor/^{front} doctor's office with alterations as per plan
Studs 2x4, 16" O.C., plasterboard both sides

appeal sustained 4/30/59

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 Dr. Ralf Martin**

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
 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 _____ fuel _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ Sills _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____
 Size Girder _____ Column under girders _____ Size _____ Max. on centers _____
 Kind and thickness of outside sheathing of exterior wall? _____
 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 _____, height? _____
 If one story building with masonry walls, thickness of walls? _____

If a Garage

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

Miscellaneous

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

APPROVED:

Signature of owner

Ralf Martin

INSPECTION COPY

NOTES

5-29-59 Closet
partitions removed

6-8-59 Framed in
on Alarm wire on

X

Permit No. 529
Location 31
Owner R. J. ...
Date of Permit 5/29/59
Notif. closing-in
Inspn. closing-in
Final Inspn.
Cert. of Occupancy issued
Selling Out Notice
Form Check Notice

6-8-59

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 131 Chadwick St.

Issued to **Dr. Harold L. Osher**
131 Chadwick St.

Date of Issue **June 9, 1959**

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. **59/447**, 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

**Second floor, front of building
apartments # 21 and # 22**

APPROVED OCCUPANCY

**Two suites only of doctor's
offices**

Limiting Conditions:

**Never to be more than 20 persons
in all of the suites at one time.**

Appeal sustained 4/30/59

This certificate supersedes
certificate issued

Approved.

(Date)

Nelson F. Cartwright
Inspector

Albert J. Sears
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

AP-131 Chadwick Street

April 17, 1959

Bowdoin Apartments
c/o Sumner T. Bernstein
97a Exchange Street

cc to: Corporation Counsel
cc to: Dr. Harold L. Osher
131 Chadwick Street

Dear Mr. Bernstein:

Building permit for alterations in the front apartment (No. 21) in second story of the Bowdoin Apartments at the above named location to change the use of this section of the building to a suite of doctor's offices is not insurable under the Zoning Ordinance in the R-6 Residence Zone where the property is located unless authorized by the Board of Appeals as provided by Section 7-A-7c of the Ordinance.

We understand that the owner would like to exercise his appeal rights concerning this matter. Accordingly we are certifying the case to the Corporation Counsel at whose office appeals are filed.

Very truly yours,

Albert J. Sears
Inspector of Buildings

AJS/jg