

135-137 CHADWICK STREET

SHAW-WALKER

First cut # 0203H Second cut # 0203H Third cut # 0203H Fourth cut # 0203H

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Pg 3

Permit No. *2-137*
 Issued *12/12/24*
 Portland, Maine *12. Dec.*, 19*24*

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out — Minimum Fee, \$1.00)

Owner's Name and Address *Dr. Oyster* Tel.
 Contractor's Name and Address *Rudis Plumbing* Tel. *778311*
 Location *135 Chadwick Str* Use of Building *Apartment Building* Number of Stories *5*
 Number of Families Apartments Stores Alterations
 Description of Wiring. New Work Additions

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs Light Circuits Plug Circuits
 FIXTURES: No Fluor or Strip Lighting (No. feet)
 SERVICE: Pipe Cable Underground No. of Wires Size
 METERS: Relocated Added Total No. Meters
 MOTORS: Number Phase H. P. Amps Volts Starter
 HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors 1 Phase H P 1
 Electric Heat (No of Rooms)
 APPLIANCES: No Ranges Watts Brand Feeds (Size and No)
 Elec. Heaters Watts
 Miscellaneous Watts Extra Cabinets or Panels
 Transformers Air Conditioners (No. Units) Signs (No. Units)
 Will commence 19 Ready to cover in 19 Inspection
 Amount of Fee \$ *4.00* Signed *Philo P.K. Coppain*

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND			
VISITS: <i>1-17-25</i>	3	4	5	6	
	7	8	9	10	11
					12

REMARKS:

ok

INSPECTED BY

Lilly

(OVER)

LOCATION
 INSPECTION DATE
 WORK COMPLETED
 TOTAL NO. INSPECTIONS
 REMARKS:

FEEES FOR WIRING PERMITS EFFECTIVE JULY 31, 1963

WIRING	
1 to 30 Outlets	\$ 2.00
31 to 60 Outlets	3.00
Over 60 Outlets, each Outlet	.05
(Each twelve feet or fraction thereof of fluorescent lighting or any type of plug molding will be classed as one outlet).	
SERVICES	
Single Phase	2.00
Three Phase	4.00
MOTORS	
Not exceeding 50 H.P.	3.00
Over 50 H.P.	4.00
HEATING UNITS	
Domestic (Oil)	2.00
Commercial (Oil)	4.00
Electric Heat (Each Room)	.75
APPLIANCES	
Ranges, Cooking Tops, Ovens, Water Heaters, Disposals, Built-in Dishwashers, Dryers, and any permanent built-in appliance — each unit	1.50
MISCELLANEOUS	
Temporary Service, Single Phase	1.00
Temporary Service, Three Phase	2.00
Circuses, Carnivals, Fairs, etc.	10.00
Meters, relocate	1.00
Distribution Cabinet or Panel, per unit	1.00
Transformers, per unit	2.00
Air Conditioners, per unit	2.00
Signs, per unit	2.00
ADDITIONS	
5 Outlets, or less	2.00
Over 5 Outlets, Regular Wiring Rates	1.00



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT 1197

Portland, Maine, Dec 12, 1974

PERMIT 1, DEC 12 1974 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 135 Chadwyck St Use of Building Apts No Stories 5 New Building Existing "
Name and address of owner of appliance Bowdoin Apts, same
Installer's name and address Rudi the Plumber, 52 East Commonwealth Drive Telephone

General Description of Work

To install replace a steam boiler in an existing system in an existing boiler room.

IF HEATER, OR POWER BOILER

Location of appliance boiler room Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace ad
From top of smoke pipe . ad From front of appliance ad From sides or back of appliance ad
Size of chimney flue 4" Other connections to same flue one
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Labeled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off McDonald-Miller Make No. 47
Will all tanks be more than five feet from any flame? yes How many tanks enclosed? none
Total capacity of any existing storage tanks for furnace burners existing 6,000 gal underground outside

IF COOKING APPLIANCE

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

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Amount of fee enclosed? 5.00

APPROVED:

OK 12-12-74 NFG

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

CS 300

INSPECTION COPY

Signature of Installer

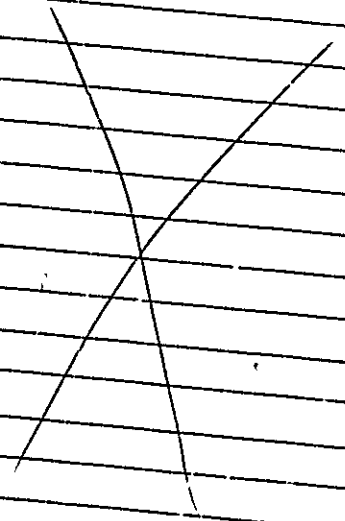
Rudolf P.K. Cozzani

NOTES

Permit No. 24/1197
 Location 135 Chalkyok
 Owner Benjamin Opts
 Date of permit 12/2/74
 Approved _____

LEON KESSZ

gk





FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

1957
MAY 28 1957

Portland, Maine, May 28, 1957

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location 135 Chadwick Street Use of Building Apartments No Stories 3 New Building Existing "

Name and address of owner of appliance Bernard Osher, Alfred St., Biddeford Telephone

Installer's name and address Philip J. Cantara, 505 Elm St., Biddeford Telephone

General Description of Work

To install forced hot water heating system in place of existing steam heat

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no

If so, how protected? Kind of fuel? oil

Minimum distance to burnable material, from top of appliance or casing top of furnace Over 15"

From top of smoke pipe Over 15" From front of appliance Over 4" From sides or back of appliance Over 3"

Size of chimney flue Other connections to same flue none

If gas fired, how vented? Rated maximum demand per hour

Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner Burnham A70 Labelled by underwriters' laboratories? yes

Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? top

Type of floor beneath burner concrete Size of vent pipe 2"

Location of oil storage outside underground Number and capacity of tanks 1-500 gal.

Low water shut off Make ... No.

Will all tanks be more than five feet from any flame? yes How many tanks enclosed?

Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?

If so, how protected? Height of Legs, if any

Skirting at bottom of appliance? Distance to combustible material from top of appliance?

From front of appliance From sides and back From top of smokepipe

Size of chimney flue Other connections to same flue

Is hood to be provided? If so, how vented? Forced or gravity?

If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

~~Oil-burner-to-be-installed~~

Permit Issued with Memo

Amount of fee enclosed? 2.00 building at same time.)

(\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc.,

APPROVED:

O.K. 5-31-5 NYC

Philip J. Cantara

CHIEF OF FIRE DEPT.

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

INSPECTION COPY

Signature of Installer

Philip J. Cantara

NOTES

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

4-23 4-9 10-8

Permit No. 57/784

Location 135th & Mendocino St

Owner *Remond & Baker*

Date of permit 5/3/57

Approved _____

9/6/57 - Ready for closing in PH

9-9-57 Completed *RP*

X

Large blank lined area for notes, partially obscured by a dark smudge on the left side.

Memorandum from Department of Building Inspection, Portland, Maine

May 31, 1957

Location: 135 Chadwick St.

Before tanks and piping is covered from view, installer is required to notify Bldg. Insp. Dept. of readiness for inspection and to refrain from covering up until approved by Bldg. Insp. Dept.

This tank of 1-500 gallon capacity is required to be of steel or wrought iron no less in thickness than #7 gauge; before installation is required to be protected against corrosion, even though galvanized, by two coats of tar, asphaltum, or other suitable rust-resisting paint, and special protection wherein corrosive soil such as cinders or the like.

Pipe lines connected to underground tanks, other than tubing and except fill lines and test wells, must be provided with double swing joints arranged to permit the tank to settle without impairing the efficiency of the pipe connections.

Owner and installer will have to bear the responsibility for the structural capacity of the tank to support loads from above such as heavy motor trucks. If tank will be so located as to be subjected to the action of tide water or "ground" water, adequate anchorage or weighting must be provided to prevent "floating" when tank is empty or nearly so.

(Signed) Warren McDonald
Inspector of Buildings

BERNSTEIN AND BERNSTEIN

ATTORNEYS AND COUNSELORS AT LAW

ISRAEL BERNSTEIN
LOUIS BERNSTEIN
SUMNER T. BERNSTEIN

97 EXCHANGE STREET

September 17, 1957

PORTLAND, MAINE

135 Chadwick

Mr. Albert Sears
Office of the Building Inspector
City Hall
Portland, Maine

*zoning appeal
granted
11/1/57*

Dear Mr. Sears:

I am Clerk of Chadwick Realty Corporation and this office represents that company. It is the owner of the property at 135 Chadwick Street. As you know, this is the former Medical School building which has been converted into apartments.

This letter concerns the request for a certificate of occupancy of the area between the building and Chadwick Street for parking purposes. Enclosed please find the proposed layout of the premises for parking purposes. It is my understanding that this certificate of occupancy will issue as a matter of course. Our records show that the various permits in connection with the reconstruction of the premises were issued prior to the effective date of the new ordinance and that in any event an appeal had been granted previously for the use of said premises for parking purposes.

If there is any question about this, would you be good enough to call me so that I may go over it with you.

Very truly yours,



Sumner T. Bernstein

STB:pl
Enc.

*appeal
granted
11/1/57*

RECEIVED
SEP 18 1957
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

September 26, 1957

AP CO 135-137 Chadwick St.—Application of Zoning
Ordinance to proposed parking spaces

Sumner T. Bernstein, Esq.,
97 Exchange St.

Copy to Corporation Counsel

Dear Mr. Bernstein:

Mr. Bernstein

Replying to your letter to Mr. Sears on the above subject and with reference to our conversation on Myrtle St. yesterday, it appears that the certificate of occupancy intended to authorize the parking arrangement shown on the layout plan filed here September 18, would not be issuable under the Zoning Ordinance, even after the improvements shown on the plan had been made (the property being located in an R-6 Residence Zone) because:

- (1) Twenty-one parking spaces are shown, three more than the 18 dwelling units proposed in the apartment house on the same lot, contrary to Section 14a of the Ordinance.
- (2) The proposed parking spaces are located in the front yard of the apartment house and certain of the proposed parking spaces, being closer than 50 feet to the street line are indicated as being at the side lot lines rather than five feet from them, both features being contrary to Section 14a.
- (3) The parking spaces are indicated to be seven feet wide and scale to be about 16 feet long instead of 8 feet wide and 18 feet long stipulated by the definition of "Parking Space" in Section 26 of the Ordinance.

If the owner contemplates an appeal to the Board of Appeals in an effort to overcome these items of non-conformity, please consult the office of Corporation Counsel whose province it is to interpret the appeal clauses of the Ordinance.

In your letter you refer to the fact that the permit for changing the former medical school and nurse's training quarters to an apartment house was issued and the work well underway before the revision of the Zoning Ordinance became effective on June 6. Since no information was filed concerning the details of these parking spaces when the permit for the change of use of the building was applied for, and since this arrangement of parking would not have been allowable under the former provisions, it appears that a certificate issued now would have to be for a situation which conforms with the present requirements.

Your letter also refers to the former allowances by the Board of Appeals granting the right to park on the front part of this lot. The appeal of Maine General Hospital (former owner of the property) was sustained conditionally on March 18, 1955.

September 26, 1957

AP CO 135-17 Chadwick St.—Application of Zoning Ordinance to proposed parking spaces

Sumner T. Bernstein, Esq.,
97 Exchange St.

Copy to Corporation Counsel

Mr. Bernstein

Dear Mr. Bernstein:

Replying to your letter to Mr. Sears on the above subject and with reference to our conversation on Myrtle St. yesterday, it appears that the certificate of occupancy intended to authorize the parking arrangement shown on the layout plan filed here September 18, would not be issuable under the Zoning Ordinance, even after the improvements shown on the plan had been made (the property being located in an R-6 Residence Zone) because:

- (1) Twenty-one parking spaces are shown, three more than the 18 dwelling units proposed in the apartment house on the same lot, contrary to Section 14a of the Ordinance.
- (2) The proposed parking spaces are located in the front yard of the apartment house and certain of the proposed parking spaces, being closer than 50 feet to the street line are indicated as being at the side lot lines rather than five feet from them, both features being contrary to Section 14a.
- (3) The parking spaces are indicated to be seven feet wide and scale to be about 16 feet long instead of 8 feet wide and 18 feet long stipulated by the definition of "Parking Space" in Section 26 of the Ordinance.

If the owner contemplates an appeal to the Board of Appeals in an effort to overcome these items of non-conformity, please consult the office of Corporation Counsel whose province it is to interpret the appeal clauses of the Ordinance.

In your letter you refer to the fact that the permit for changing the former medical school and nurse's training quarters to an apartment house was issued and the work well underway before the revision of the Zoning Ordinance became effective on June 6. Since no information was filed concerning the details of these parking spaces when the permit for the change of use of the building was applied for, and since this arrangement of parking would not have been allowable under the former provisions, it appears that a certificate issued now would have to be for a situation which conforms with the present requirements.

Your letter also refers to the former allowances by the Board of Appeals granting the right to park on the front part of this lot. The appeal of Maine General Hospital (former owner of the property) was sustained conditionally on March 18, 1955,

September 26, 1957

but the variance asked for called for the parking of motor vehicles solely and exclusively in conjunction with the operation of Doctors' offices in the vicinity, and the conditions were that an appropriate sign be erected and maintained on the premises limiting such parking to patients of doctors having offices in the vicinity, and that the means of ingress and egress to and from, as well as location of vehicles on this property be approved by the Traffic Engineer and Planning Board of the City of Portland. The certificate of occupancy authorizing that use and containing similar conditions was issued on December 1, 1955, but the plan approved by the Traffic Engineer and the Planning Board upon which the certificate was issued called for only eight parking spaces and a very much different arrangement of means of ingress and egress than the owner's current plan filed here September 19.

It is a matter of record here that we had some difficulty with this parking space in that, for a long time at least, no sign was erected and it became quite apparent that cars were being parked there at night which had no relationship to the operation of the Doctors' offices in the vicinity.

It seems likely that rights under this successful appeal are still present, but, of course, only under the terms of and the conditions of the former appeal.

There has been some thought that the owners may desire to park cars at the front of this lot to serve tenants in the combination Doctors' office building and apartment house on the adjoining lot owned by the same parties. If this should turn out to be the plan, that feature also would have to be passed on by the Board of Appeals as stipulated in Section 14A because the parking for the building on the adjoining lot would not be on the same lot as the building. If parking in connection with the Doctors' offices in the apartment house on the adjoining lot were to be involved, it would be a business use in a Residence Zone, raising the question of the powers of the Board of Appeals to grant such an appeal.

In event the owners should take the matter to the Board of Appeals, it would be well to seek the approval of the Traffic Engineer, associated with the Department of Public Works, upon the current plan as to approaches over the public sidewalk to the parking space. In that case it would be well to show the width of the public sidewalk and the curb line and at what points and how wide the approaches would be through the curb.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHC/B

37



APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class

Portland, Maine, Oct. 10, 1957

PERMIT ISSUED

018:3
NOV 29 1957

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 135 Chadwick St. Within Fire Limits? YES Dist. No. 3

Owner's name and address Bernard Osher, Alfred St. Biddeford Me. Telephone _____

Lessee's name and address _____ Telephone _____

Contractor's name and address Radio & Electric Service, 235 York St. Telephone 2-3571

Architect _____ Specifications _____ Plans YES No. of sheets _____

Proposed use of building Apartment House No. families _____

Last use _____ No. families _____

Material brick No. stories 3 Heat _____ Style of roof _____ Roofing _____

Other building on same lot _____

Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To install automatic fire alarm using "Spot Fire Locator" thermostats (models 101 or 102 made by Star Sprinkler Corp.) not more than 30' apart nor more than 15' at right angles from any wall or partition extending to ceiling; to cover entire basement or cellar and sub-cellar, if any all public halls and stair halls, all closets or halls under stairs, all hazardous rooms ~~and~~ ~~garage~~, gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended-current by dry batteries of capacity to ring all gongs simultaneously at full signal strength, to operate system for at least one year installed in substantial cabinet of no less than 14 gauge steel or well-seasoned wood at least 3/4" thick with hinged door and catch and located not less than 6' nor more than 8' above floor in dry clean place where temperature will not go below 40 degrees F. nor above 100 degrees--test button rigidly fastened in place, conveniently located to permit and capable testing bells & gongs frequently. Alarm silencing switch, if provided, will be so arranged that alarm will sound if switch is thrown to "silent" position when alarm is not sounding. Installer will fasten to control box full instructions as to operation and testing of system and where and how to secure servicing if system gets out of order.

Name of gong "Edwards #240-5 gonga, one on each floor.

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

Details of New Work

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

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

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

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

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

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

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

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

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

Kind and thickness of outside sheathing of exterior walls? _____

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

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

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

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

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

If a Garage

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

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

APPROVED:

Carl Johnson

CHIEF OF FIRE DEPT.

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

Bernard Osher
Radio & Electric Service

Carl B. De Bartolomeo
De Bartolomeo

Signature of owner by:

INSPECTION COPY

NOTES

10-18-57 went over
system with Capt.
Flaherty

Toggle switch?
Instructions?

11-29-57
Completed
(initials)

Permit No. 57/1845

Location 135th St. & 145th St.

Date of permit 11/29/57

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Standing Out Notice

Form Check Notice

(Handwritten signature/initials)

INTER-OFFICE CORRESPONDENCE

CITY OF PORTLAND, MAINE
FIRE DEPARTMENT

DATE: October 15, 1957

To: Mr Warren McDonald, Inspector
of Buildings
FROM Carl P. Johnson, Chief
of Fire Department
SUBJECT: Fire Alarm System

Application for the installation of a fire alarm system at 135 Chadwick Street is approved providing that after the installation is completed it is found that more gongs are needed, they will be added.

It is difficult to determine the number and the arrangement of gongs in advance of the installation; however, this is approved on this condition.

Carl P. Johnson
CARL P. JOHNSON
Chief

November 13, 1957

AP 135 Chadwick St.—Installation of standard automatic fire alarm

Mr. Ralph P. DeBartolomeo
Radio & Electric Service
235 York St.

Copy to Dr. Bernard Osher
Alfred St.,
Biddeford, Me.
Fire Chief

Dear Mr. DeBartolomeo:

Since our field inspector found that the switch in the control panel of the fire alarm system at 135 Chadwick St. was so connected that when thrown to the off position the entire system was inoperative, after talking with him, you apparently have changed the wiring of this switch so that the switch performs no service whatever. That is, it is not connected into the alarm system in any manner so that it makes no difference whether it is in the on position or the off position.

Beyond that, you have attached some instructions as to operation and maintenance of the system, which, in part refers to operation of this switch as a "silencing" switch. Obviously, since the switch apparently performs no service whatever, instructions concerning its operation will confuse instead of instruct.

The purpose of a so-called "silencing" switch (and that is the only type of switch allowed in the system), is to provide a fast means of stopping the bells from ringing and thus save annoyance to the occupants of the building when a small fire may have taken place and started the bells ringing and the fire extinguished, or through some defect in the system the bells start ringing without a fire. Such a switch is not required by the Building Code but if one is provided, it must be so connected and equipped that turning the switch to the off position when the system is in normal condition without the bells ringing, the bells will immediately begin to ring and keep on ringing until the switch is thrown to the on position.

While I have not talked the matter over with the Fire Department, it appears that the owners will have to decide which of the following two courses to follow and instruct you accordingly:

(1) To connect up and provide the correct equipment so that the switch on the panel will truly serve as a "silencing" switch as described above, or

(2) To remove the switch altogether, thus leaving the system so that the only way of silencing the bells in case of need would be to remove the wires.

Mr. Ralph P. DeBartolomao-----2

November 13, 1957

Dr. Osher is receiving a copy of this letter, and it is important that you get the decision of the owners as to which of these courses they would like to have you pursue, and then go ahead on that basis, after which this office should be notified for another inspection. Of course, in any event the instructions on the control box must be corrected to be consistent with whatever course is pursued, and to be so worded that they will be clearly understood by anyone.

Inasmuch as the system has been installed without first securing the required permit, it is important that the entire matter be cleared up so that we can issue the belated permit before November 22, 1957. The owners are also interested because they will soon be ready to occupy the upper floors of the apartment house, which may not legally be done without the certificate of occupancy; and we cannot give the certificate of occupancy until the fire alarm is all in order. We have already issued a temporary certificate by letter to cover use of the first story without the fire alarm being in order on the basis that the occupants of the first story are not greatly in need of the fire alarm anyway.

Very truly yours,

Warren McDonald
Inspector of Buildings

WMO/B

H45B

October 17, 1957

Ap 135 Chadwick St.—Installation of automatic fire alarm system

Mr. Ralph P. DeBartolomeo
Radio & Electric Service
235 York St.

Dr. Bernard Osher
Alfred St.
Bridford, Me.

Copy to Chief of the Fire Dept.

Gentlemen:

Some confusion has arisen as to the type of alarm gongs to be used, so that we are unable to issue the building permit not only for that reason but because we find that the installer, in trying to serve the interest of the owner, and through misunderstanding has the system installed and in operating condition.

After talking with Mr. DeBartolomeo over the phone this morning, it is my understanding that he will quickly procure or place on order bells or gongs of a type approved by Underwriters' Laboratories for use with direct current, and as soon as received he will take out the Edwards # 55 bells, which are now in the system, and put in the approved bells. Thereupon he will notify us that the system is completed so that we may make a final check, and, if all is found in order, the belated permit can be issued.

This would ordinarily place the owners in a difficult position because it is understood that apartments on floors above the first will soon be ready for occupancy if they are not ready now.

The Fire Chief, whose approval is required upon the permit before it is issued, has approved the permit, based on the related application, subject to the condition that additional bells shall be added if they are found to be needed after the installation is complete—he evidently being unaware that the Edwards bells are already installed. As soon as it can be done we will try to have our field inspector with Captain Flaherty of the Fire Department go over the system to see if all is in order other than the bells, and if the bells as now located will satisfy the needs. If there is anything wrong with the system or if more bells are needed, we will immediately notify the installer.

On this basis, if and when the apartments above the first floor are ready for occupancy, the owners will notify us our field inspector will make inspection, and, if all but the bells are found in order, we will issue a temporary certificate by letter so that the apartments may be occupied before the correct bells are installed. We have already issued a temporary certificate for use of the apartments in the first story.

Very truly yours,

Warren McDonald, Inspector of Buildings

WMCD/B

AP--135 Chadwick St.

Chief Johnson

October 17, 1957

Chief Johnson:

Since this system has been completed but with bells which are not approved by Underwriter's Laboratories, I will ask our Field Inspector Cartwright to contact Capt. Flaherty so that they may go over the situation together as it now stands. Thus, we will be in position to tell the installer and owner if there is anything wrong with the system, as we see it, especially if more or larger or differently located gongs are required--this with the expectation that we will soon be able to get the proper gongs and suitable number and location, and get the job closed out as quickly as possible to permit us to issue the final certificate of occupancy for use of the entire apartment house.

Warren McDonald

AP--135 Chadwick St (fire alarm system) Oct. 17, 1957

Nelson:

Please read the letter to owner and installer. If you do not understand it, talk with me, and then contact Capt. Flaherty and arrange to go up there together to see if we can determine whether the system now installed is ok except for the type of gongs. As soon as you have reached an agreement on this matter, will you let me know?

As soon as you have read the letter will you give the inspection copy and the permit card and the file copy of the letter back to Mrs. Black so that she can file it in the unsigned?

Note that I have agreed to issue additional temporary certificates by letter at such times as all the circumstances are in order except the type of bells. The installer is attempting to get, if he can, the Edwards bell for direct current # 341; otherwise the Auth Electric Co. bell #1705, both of which are listed as approved by UL for direct current.

WHCD

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

Granted 11/1/57
57/129

MISCELLANEOUS APPEAL

October 4, 19 57

Chadwick Realty, owner of property at 135-137 Chadwick Street
under the provisions of Section 23 of the Zoning Ordinance of the City of Portland, hereby
respectfully petitions the Board of Appeals To authorize parking at 135-137 Chadwick Street.
This permit is not issuable because the proposed parking spaces are located in the front
yard of the apartment house and certain of the proposed parking spaces, being closer
than 50 feet to the street line are indicated as being at the side lot lines rather
than five feet from them, both features being contrary to Section 14a of the Zoning
Ordinance.

LEGAL BASIS OF APPEAL:

Such permit may be granted only if the Board of Appeals finds that enforcement of the
terms of the Ordinance would involve practical difficulty or unnecessary hardship and
desirable relief may be granted without substantially departing from the intent and
purpose of the Ordinance.

Chadwick Realty
by Wm. H. Smith
APPELLANT atty.

DECISION

After public hearing held October 18, 1957, the Board of Appeals finds that enforcement of
the terms of the Ordinance would involve practical difficulty or unnecessary hardship and desirable
relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit should be issued.

Franklin D. Hinckley
Harold M. Bennett
John J. Smith
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 15, 1957

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

Dear Mr. Bernstein:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, at 4:00 p.m., on Friday, October 18, 1957, to hear the appeal of Chadwick Realty under the Zoning Ordinance.

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

McDONALD
OF BUILDINGS

ALBERT J SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

September 26, 1957

AP CO 135-137 Chadwick St.,--Application of Zoning
Ordinance to proposed parking spaces

Sumner T. Bernstein, Esq.,
97 Exchange St.

Copy to Corporation Counsel

Mr. Bernstein

Dear Mr. Bernstein:

Replying to your letter to Mr. Sears on the above subject and with reference to our conversation on Myrtle St. yesterday, it appears that the Certificate of occupancy intended to authorize the parking arrangement shown on the layout plan filed here September 18, would not be issuable under the Zoning Ordinance, even after the improvements shown on the plan had been made (the property being located in an R-6 Residence Zone) because:

- 11/2/57*
- (1) Twenty-one parking spaces are shown, three more than the 18 dwelling units proposed in the apartment house on the same lot, contrary to Section 14a of the Ordinance.
 - (2) The proposed parking spaces are located in the front yard of the apartment house, and certain of the proposed parking spaces, being closer than 50 feet to the street line are indicated as being at the side lot lines rather than five feet from them, both features being contrary to Section 14a.
 - (3) The parking spaces are indicated to be seven feet wide and scale to be about 16 feet long instead of 8 feet wide and 18 feet long stipulated by the definition of "Parking Space" in Section 26 of the Ordinance.

If the owner contemplates an appeal to the Board of Appeals in an effort to overcome these items of non-conformity, please consult the office of Corporation Counsel whose province it is to interpret the appeal clauses of the Ordinance.

In your letter you refer to the fact that the permit for changing the former medical school and nurse'- training quarters to an apartment house was issued and the work well under way before the revision of the Zoning Ordinance became effective on June 6. Since no information was filed concerning the details of these parking spaces when the permit for the change of use of the building was applied for, and since this arrangement of parking would not have been allowable under the former provisions, it appears that a certificate issued now would have to be for a situation which conforms with the present requirements.

Your letter also refers to the former allowances by the Board of Appeals granting the right to park on the front part of this lot. The appeal of Maine General Hospital (former owner of the property) was sustained conditionally on March 13, 1955,

Sumner T. Bernstein, Esq.,-----2

September 26, 1957

but the variance asked for called for the parking of motor vehicles solely and exclusively in conjunction with the operation of Doctors' offices in the vicinity, and the conditions were that an appropriate sign be erected and maintained on the premises limiting such parking to patients of doctors having offices in the vicinity, and that the means of ingress and egress to and from, as well as location of vehicles on this property be approved by the Traffic Engineer and Planning Board of the City of Portland. The certificate of occupancy, authorizing that use and containing similar conditions, was issued on December 1, 1955, but the plan approved by the Traffic Engineer and the Planning Board upon which the certificate was issued called for only eight parking spaces and a very much different arrangement of means of ingress and egress than the owner's current plan filed here September 18.

It is a matter of record here that we had some difficulty with this parking space in that, for a long time at least, no sign was erected and it became quite apparent that cars were being parked there at night which had no relationship to the operation of the Doctors' offices in the vicinity.

It seems likely that rights under this successful appeal are still present, but, of course, only under the terms of and the conditions of the former appeal.

There has been some thought that the owners may desire to park cars at the front of this lot to serve tenants in the combination Doctors' office building and apartment house on the adjoining lot owned by the same parties. If this should turn out to be the plan, that feature also would have to be passed on by the Board of Appeals, as stipulated in Section 14A, because the parking for the building on the adjoining lot would not be on the same lot as the building. If parking in connection with the Doctors' offices in the apartment house on the adjoining lot were to be involved, it would be a business use in a Residence Zone, raising the question of the powers of the Board of Appeals to grant such an appeal.

In event the owners should take the matter to the Board of Appeals, it would be well to seek the approval of the Traffic Engineer, associated with the Department of Public Works, upon the current plan as to approaches over the public sidewalk to the parking space. In that case it would be well to show the width of the public sidewalk and the curb line and at what points and how wide the approaches would be through the curb.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHC/D/B

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 15, 1957

Mr. Samuel Osher
Biddeford, Maine

Dear Mr. Osher:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 18, 1957, at 4:00 p.m. to hear the appeal of Chadwick Realty requesting an exception to the Zoning Ordinance to permit parking at 135-137 Chadwick Street.

This permit is not issuable because the proposed parking spaces are located in the front yard of the apartment house and certain of the proposed parking spaces, being closer than 50 feet to the street line are indicated as being at the side lot lines rather than five feet from them, both features being contrary to Section 14a of the Zoning Ordinance.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

8



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Second Class

Portland, Maine,

March 1, 1957

Pl 3/8/57

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~alter~~ ~~and~~ ~~alter~~ ~~and~~ ~~alter~~ all the following building ~~structures~~ ~~and~~ ~~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 135 Chadwick St. Within Fire Limits? yes Dist. No. _____

Present Owner's name and address Maine General Hospital, 22 Bramhall St. Telephone _____

Prospective buyer Lessee's name and address Bernar. Osher, Alfred St., Biddeford Telephone _____

Contractor's name and address Not let. Telephone _____

Architect _____ Specifications Plans yes No. of sheets 12

Proposed use of building Apartment house No. families 18

Last use Teaching unit for hospital No families _____

Material brick No. stories 2-3 Heat _____ Style of roof _____ Roofing _____

Other buildings on same lot _____

Estimated cost \$ 70,000. Fee \$ 70.00

General Description of New Work

To make alterations to the entire building and change use to 18-family apartment house as per plans.

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 owner

Details of New Work

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

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

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

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

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

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

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

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

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

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

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

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

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

If a Garage

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

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

Miscellaneous

Will work require disturbing of any tree on a public street? no

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

APPROVED:

Carl P. Johnson
with letter by AGJ

Maine General Hospital

Signature of owner by *William Brown*

NOTES

5-3-57 Went over 1st floor framing with Mr Johnson - cont.

5-7-57 Rear platform has brick wall about 1ft off left side

5-15-57 Went over 2nd floor framing & 3rd stair well with conct

5-22-57 First floor ready to close in after wiring & plumbing inspections

5-28-57 O.K. to close in 1st floor after ceiling anchors in place

6-5-57 Boiler room wall going up. lally OK under steel center

6-11-57 Boiler wall OK Fire door labeled OK 2nd & 3rd floors O.K. to close in except ground vent stacks

6-18-57 O.K. to close in Roof Vents where framed in O.K.

7-1-57 Plaster work

8-29-57 Fire door not on east collar stairs rear platform?

Oil burner? Fire door needs closer

Boiler room ceiling open correct oil burner line fire valve at section oil line found wall fire alarm system

Final Insp. 9/30/57-925AM
 Cert of Occupancy issued 12/2/57
 Staking Out Notice
 Form Check Notice

Permit No. 57-1497
 Date of Permit 4/23/57
 Closing-in
 Closing-in

10-7-57 Fire doors on OK

No fire alarm Remote burner switch

10-9-57 1st floor less than 6 ft above grade

10/9/57 - 2nd floor cent by letters for use of first floor air apartment

10-15-57 Fire stop under tubs in basement

one more spot fire center needed in closet under stairs Check new inner door vestibule label set Done on 2nd floor

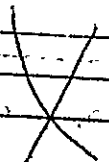
10-18-57 11-5-57 Congs OK on fire alarm

Now fixing small opening under collar stairs

11-21-57 Same as above

11-27-57 All Complete

5-3-57
 5-7-57
 5-15-57
 5-22-57
 5-28-57
 6-5-57
 6-11-57
 6-18-57
 7-1-57
 8-29-57
 9-30-57
 10-7-57
 10-9-57
 10-15-57
 10-18-57
 11-5-57
 11-21-57
 11-27-57



(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 135 Chadwick St.

Issued to Chadwick Realty

Date of Issue 11/29/57

This is to certify that the building ^{and} premises, ~~occupied~~ at the above location, ~~has~~ altered & changed as to use under Building Permit No. 57/497, 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

Entire building
space between building and Chadwick St.

APPROVED OCCUPANCY

18 apartments
Off-street parking (16 cars)

Limiting Conditions:

Zoning appeal granted for parking
11/1/57

This certificate supersedes
certificate issued

Approved:

(Date)

Nelson F. Cartwright
Inspector

Warren [Signature]
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.

October 9, 1957

AP- 135 Chadwick Street

Mr. Bernard Osher
Alfred Street
Biddeford, Maine

Dear Mr. Osher:

Please consider this letter as a temporary Certificate of Occupancy for the first floor apartments only at the above location.

When the fire alarm system is completed and checked, we will be able to issue the full Certificate of Occupancy.

Very truly yours,

Warren McDonald
Inspector of Buildings

MAC
Field Inspector

C:m

April 22, 1957

AP 135-137 Charwick Street

Mr. Bernard Osher
Alfred Street
Biddeford, Maine

Copies to: Mr. Lucien O. Geoffrion
1240 Maplewood Avenue
Portsmouth, N. H.
Maine General Hospital
Att. Mr. Simmons Brown
22 Bramhall Street

Dear Mr. Osher:-

Building permit for making alterations to building at above named location formerly used as a training school for nurses so as to change its use to an apartment house for 18 families is issued herewith based on plans bearing latest revision date of April 9, 1957, but subject to the following conditions:-

1. Permit is issued on the basis that the alternate arrangement showing a grade entrance door is to be provided at the rear entrance instead of the outside platform and steps originally planned. OK
2. As indicated on the plans, the permit is approved also on the condition that an approved automatic fire detection and alarm system is to be installed with the detection part of the system located throughout the cellar, in all public halls and stair halls, in any closets opening off from public halls, and in any other locations specified by the fire Department. OK
m/c
3. Vestibule latches or equivalent are to be provided on all doors at front entrance and rear exit. A vestibule latchset is one that will allow anyone to leave the building at any time without the use of a key, even though the door is locked against entrance from the outside, solely by turning the usual knob or by pressure on the usual thumb lever. In case of doubt as to requirements, it would be well to get approval of any such hardware at this office before it is installed. OK
m/c
4. Entrance door to cellar stairway enclosure is required to be swinging, rather than sliding as shown on the plan, and to be equipped with a liquid door closer. This door is required to be a labelled Glass "C" door with frame in which it is hung completely encased in metal. An electric light is also required in this stairway enclosure. OK
me
5. The Glass "C" labelled fire door on opening in masonry partition enclosing boiler room is required to be hung in an all metal frame rather than a wooden one covered with sheet metal. This door is also required to be equipped with either an automatic or a self-closing device. OK
m/c
6. Wherever the 5/8-inch thick gypsum wall board is to be used to provide one-hour fire-resistance, such as on ceiling of boiler room and on cellar stair- OK

April 16, 1957

Mr. Bernard Osher - - - - - #2

way partitions, all joints in the wall board are required to be cemented and taped in accordance with the instructions of the manufacturer of the board.

7. A Lally column is to be provided in cellar at center of steel beam under which the 4-inch cinder block wall of boiler room enclosure is to be built. Column and footing are to be similar to those indicated for support of other steel beam. OK

8. It is noted that chimney to which heater is connected is located in an interior masonry wall. Unless there is at least 2 inches of masonry between the chimney flue and the face of the wall on either side of the chimney, it will not be allowable to use wood strapping against that part of the wall where chimney is located. OK

9. Metal straps for anchorage of walls to new floor framing are to be at least 3/8 inches thick by 1 1/2 inches wide with a hooked end in the masonry. Where these anchors are fastened to the timbers they are to be located at the bottom rather than the top of the timbers. OK

10. Separate permits issuable only to the actual installers are required for the installation of the oil burner and outside underground storage tank and for the automatic fire detection and alarm system. It is important that no work be started on either of these installations until the permit is in the hands of the installer. OK

11. Provision is to be made for means of access in case of need by way of a door or scuttle at least 2 feet by 3 feet to the space above the hung ceiling in third story. OK

12. Ventilation of inside bath rooms is to be done in accordance with requirements of the Health Department. OK

13. Notification to this department for inspection is required before any lath or wall board is applied to walls, partitions or ceilings, this notification not to be given until the electrical wiring and plumbing has been installed and approved by the proper inspectors. OK

14. A certificate of occupancy is required from this department before any of new apartments are put into use. OK

15. Smokepipe from existing heater is too close to wooden construction above it. Therefore smokepipe is to be lowered so as to provide at least 15 inches and, if possible 18 inches clearance from any part of it to combustible material. OK

16. Stairways over 40 inches wide are to have handrails on both sides. OK

17. Where the 2x4 partitions are to be used against masonry walls for support of ends of floor joists, a 4x6 on edge is to be used as a shoe on top of the first floor framing instead of the double 2x4 on edge shown on plans. OK

18. Step down at outside front door opening is to be eliminated or door changed to swing inwards. There is to be no step down other than the thickness of the usual threshold at the new rear grade entrance. OK

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

MS/G

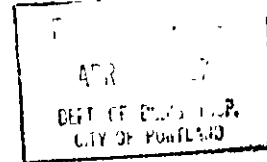
BERNARD OSHER

File copy

Sam's Place

Telephone 3-3607

Wholesale And Retail Dealer In
PLUMBING & ELECTRICAL SUPPLIES, PAINTS
BUILDERS HARDWARE
30-36 Alfred Street Biddeford, Maine



18 April 1957

Mr. Albert J. Sears
Dept. of Building Inspection
City of Portland
Congress Street
Portland, Maine

Dear Sir,

In regard to your letter concerning the permit for 135-137 Chadwicke Street, I would like to answer the questions you have put forth;

- 1) Supervision; this job will be supervised by both myself and Mr. Geoffrion. In the architect's fee we have included a number of trips to Portland as well as an understanding that he will come to the job when-ever needed. On the job at all times will be our foreman, Mr. Albert Roy, who has over twenty years of building experience. He has just finished supervising the building of our new Army Reserve Center. Naturally, the plans will be followed to the letter. I'm sure that he will go along with any suggestions you may have.
- 2) Automatic fire alarm system; We intend to install this as per your request.
- 3) We have figured our costs very closely and are quite confident that they will fall below \$70,000.

BERNARD OSHER

Telephone 3-3607

Sam's Place

Wholesale And Retail Dealer In

PLUMBING & ELECTRICAL SUPPLIES, PAINTS
BUILDERS HARDWARE

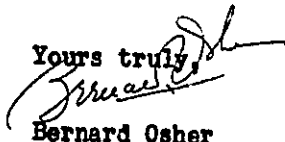
30-36 Alfred Street Biddeford, Maine

2.

4) We intend to use the alternate plan for the rear entrance.

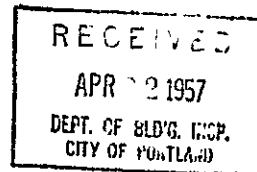
Thank you for your kind consideration in these matters and if there are any further questions, please get in touch with me.

Yours truly,



Bernard Osher

B/a



April 17, 1957

AP 135-137 Chadwick Street

Mr. Bernard Osher
Alfred Street
Biddeford, Maine

Copy to Mr. L. O. Geoffrion
1240 Maplewood Avenue
Portsmouth, N. H.

Dear Mr. Osher:-

Your architect, Mr. Geoffrion, has now submitted revised plans on which we shall be able to issue a permit for alterations to the former nurses' training school building at the above named location. However, because of certain requirements of the Building Code which must be met and with which the plans show compliance, we wish to make certain before permit is issued that you understand fully what is involved and are willing to do the work as indicated on the plans.

We understand that you desire to be designated as your own contractor for this job. Under such circumstances we shall have to look to you entirely for seeing to it that all work is done in full compliance with Building Code requirements. Do you plan to have the architect supervise the construction in any way and if so, to what extent? In the case of a job of this magnitude and complexity it is especially important to have competent supervision for all phases of the construction work.

One of the important requirements relating to this job is that for the installation of an automatic fire detection and alarm system in the building with the detection part of the system located throughout the cellar, in all public halls and stair halls, and in any other locations specified by the Fire Department. The installation of this system is required to compensate for the defective location of the two means of egress as regards some of the apartments. Are you prepared to install such a system?

We note that an estimated cost of \$70,000 has been given for the proposed alterations to the building and a permit fee paid accordingly. Probably this estimate was made before it was known just what work might be necessary to comply with Building Code requirements. This estimate is supposed to include the cost of all work involved in the alterations, including heating, plumbing, electric wiring, etc. Do you still feel in the light of the work indicated on the revised plans on which permit is to be issued that this estimated cost is large enough to cover the work involved? It appears that some adjustment is needed in this respect and in the amount of the fee paid.

Will you please furnish us in writing your answers to the above

See letter

OK

See letter

Mr. Bernard Oshor - - - - - #2

April 17, 1957

questions so that we shall know how to proceed as regard the issuance of the permit?

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

P. S. We understand that you plan to use the alternate arrangement at the new rear entrance and thus no appeal will be necessary since there will be no platform projecting into rear yard. - OK

OFFICES
N. H.
PORTON, N. H.

TELEPHONE ~~XXXXXXXX~~
#GE6-2369

*File
copy*

LUCIEN O. GEOFFRION
REGISTERED ARCHITECT
1840 MAPLEWOOD AVENUE
PORTSMOUTH, NEW HAMPSHIRE

April 11, 1957

AP 135-137 Chadwick Street

Department of Building Inspection
City Hall
Portland, Maine

Att: Mr. Albert J. Sears

Dear Mr. Sears:

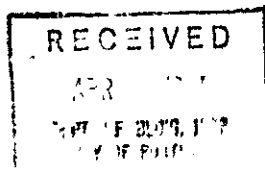
I am forwarding prints of the plans for the above alterations as revised to comply with the requirements of your April 5th letter.

The following details, then under question, have been remedied:

1. Closet under landing of rear stairs in Apartment #4 has been removed.
2. Existing framing conditions at first floor have been further investigated and the Basement plan has been revised to show existing steel beams and brick walls in basement. You will note, the addition of a column with footing under the unsupported steel beam.
3. Drawing # N-8 showing typical construction has been revised to show the manner of framing the new floor joists on stud partitions at the exterior walls. This seems to be the only feasible manner of handling this detail without risking an undue weakening of the existing masonry.

May I hear from you, if these latest revisions meet with your approval, and comply with your Building Code. I realize the present owners still may have to appeal to comply with zoning code requirements.

With kindest personal regards.



Very truly yours,

Lucien O. Geoffrion
Lucien O. Geoffrion
Registered Architect

c.c. Mr. Bernard Osher

April 5, 1957

AP 135-137 Chadwick Street

Maine General Hospital
Attn. Mr. Simmons Brown
22 Bramhall Street
Mr. Bernard Coker
Alfred Street
Biddeford, Maine

Copy to Mr. L. C. Geoffrion
1240 Maplewood Avenue
Portsmouth, N. H.

Gentlemen:-

We are in receipt from architect of revised plans for alterations to the building at the above named location to provide 18 apartments therein. These plans indicate two different arrangements at the rear entrance, one of which will need to be authorized by the Board of Zoning Appeals before a permit can be issued. Which arrangement do you plan to follow?

We note that application for permit has been taken out in the name of the present owner of the property. To whom is the permit to be issued if and when everything is in order so that it can be issued? We shall also need to have name of the contractor who is to do the work before any permit is issued.

You doubtless are aware of the proposed extensive revision of the Zoning Ordinance which is now under consideration by the City Council. It appears that adoption of this revision may be fairly imminent and may take place before you are ready to proceed with this project. In such a case it is possible that application of requirements of the revised ordinance to this project may disclose several areas of non-compliance. However, we cannot tell definitely at this time just how this may work out.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/D

April 5, 1957

AP 135-137 Chadwick Street

Copies to Maine General Hospital
Att. Mr. Simmons Brown
22 Bramhall St.
Mr. Bernard Oshor
Alfred Street
Biddeford, Maine

Mr. Lucien O. Geoffrion
1210 Maplewood Avenue
Portsmouth, N. H.

Dear Mr. Geoffrion:-

Examination of revised plans for alterations to the building at the above named location discloses the following details still in question:-

1. Closet shown under landing of rear stairs in Apt. #4 is not allowable.
2. We are still unable to find any indication on plans of size of existing girders supporting first floor framing. Inasmuch as these girders will be called upon under the new arrangement to support additional loads from new second and third floors and new partitions in second and third stories, it is important that check be made to determine their adequacy. On the basis of a maximum span of 7 feet between supporting columns it appears that the theoretical load the girders will be called upon to carry may amount to as much as 16,000 pounds. Information then is needed as to whether the existing timbers are adequate to carry such a load and, if not, how they will be strengthened to do so.
3. I have discussed with Mr. McDonald the proposed method for supporting new second and third floor framing on existing walls. He feels that considerably more detailed information is needed before he can approve the arrangement shown. It is his feeling that provision should be made to fasten the floor timbers to the shelf angle and would prefer to have angle supported by bolts extending through the wall of the building. If fastenings are to be made by lag bolts and shields, more information is needed as to type and size of shields, length of bolts, etc. He feels that with proper anchorage of angles to walls and of floor timbers to angles, additional anchorage of timbers to walls at intervals of 8 feet may not be needed. His objection to dependence solely upon anchor bolts and shields for fastening of angles to walls is due to the possibility of sloppy workmanship in installing the shields with resultant poor anchorage and support for angles. We shall be glad to consider any ideas which you may have along this line.

Very truly yours,

Albert J. Soars
Deputy Inspector of Buildings

AJS/3

OFFICES
N. H.
SON, N. H.

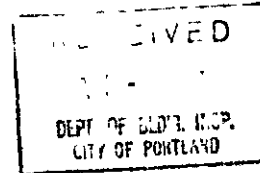
TELEPHONE 2514-M

LUCIEN O. GEOFFRION
REGISTERED ARCHITECT
1240 MAPLEWOOD AVENUE
PORTSMOUTH, NEW HAMPSHIRE

April 1, 1957

AP 135-137 Chadwick Street

Department of Building Inspection
City Hall
Portland, Maine



Att: Mr. Albert J. Sears

Dear Mr. Sears:

In keeping with our agreement at our meeting Friday, March 29th, I am hereby enclosing prints of the final draft of the plans for proposed alterations at the above-named location.

Every item noted in your March 11th letter has been complied with either by adjustment of the original plans or by suitable notation on the drawings to cover the requirements of your local code.

You will note that an alternate scheme for the arrangement of the Service Stairs has been devised, eliminating the originally proposed rear platform which if accepted by the Owners will obviate the need for an appeal to allow this rear platform. You have assured me that little or no difficulty should be encountered in requesting this variance, however, in the interest of speeding the application the Owner may select the alternate design for these Service Stairs.

Your requirement for the installation of an automatic fire detection and alarm system for the cellar, public and stair halls has been incorporated on Drawing No. N-5. This drawing also notes your suggestion for the removal of the existing work only after the two new floors have been framed.

I am certain you will be pleased to note that the Owners have decided to plaster the building throughout eliminating all sheetrock except in "Penthouse".

I wish to thank you, at this time, for your friendly and cordial reception at our last meeting. I hope that these revised plans will meet the requirements of your department. I am certain we can take care of any minor revisions by means of an "addenda".

Very truly yours,

Lucien O. Geoffrion
Lucien O. Geoffrion

cc: Mr. Simmons Brown
Mr. Bernard Osher

OFFICES
R. H.
ON, N. H.

LUCIEN O. GEOFFRION
REGISTERED ARCHITECT
1240 MAPLEWOOD AVENUE
PORTSMOUTH, NEW HAMPSHIRE

March 14, 1957

Mr. Simmons Brown
22 Bramhall Street
Portland, Maine

Re: Proposed alterations to building
at 135-137 Chadwick St., Portland,
Maine

Dear Sir:

I have before me a letter from the Department of Building Inspection, City of Portland, indicating the need for certain revisions to the original plans submitted to the inspector.

Unless I hear otherwise from Mr. Osher, I shall proceed at once with the required revisions in order to qualify the plans for a permit.

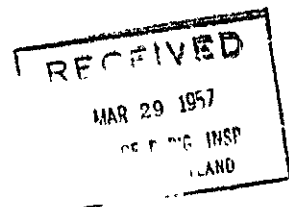
I estimate that I should complete these revisions within the next week or ten days.

Meanwhile, you may proceed if you wish, with the necessary appeal for the platform at the rear. This feature is unavoidable because the existing first floor height is approximately four (4) feet above the ground and a continuation of the stairs to eliminate the platform would involve loss of valuable space in rental unit No. 1.

Very truly yours,

Lucien O. Geoffrion
Lucien O. Geoffrion

cc: Mr. Bernard Osher
Alfred Street
Biddeford, Maine



March 11, 1957

AP 135-137 Chadwick Street

Copy to Mr. L. O. Geoffrion
Portsmouth, N. H.

Maine General Hospital
Att. Mr. Simmons Brown
22 Brushhall Street
Mr. Bernard Osher
Alfred Street
Biddeford, Maine

Gentlemen:-

Examination of plans filed with application for permit for changing use of building at the above location from nurses' training school to an apartment house for 18 families discloses the following discrepancies as to compliance with Zoning Ordinance and Building Code requirements:-

1. The proposed platform about 4 feet by 4 feet projecting into rear yard outside new exit door is an unlawful encroachment upon the rear yard space required by Section 8-3 of the Zoning Ordinance applying to the Apartment House Zone in which the property is located. You doubtless are aware of appeal rights which may be exercised in regard to this matter. Any such appeal would need to be filed in the name of the present owner of the building, but any special rights granted would extend to the prospective buyer of the property. We will be glad to explain the appeal procedure upon request. *wait for decision*
2. Ceiling height of second story bath rooms is only 7 feet instead of the minimum of 7½ feet specified by Section 203-d-5.1 of the Building Code. - *OK*
3. The installation of folding doors on openings between kitchenettes and living rooms is not permissible unless vent ducts extending through the roof are provided for the kitchenettes. - See Section 203-d-5.3. - *doors eliminated*
4. An operative window of at least six square feet area is required in second story front hall. - See Section 203-d-5.5; - *Window provided*
5. The exit signs shown are not required, but may be provided if desired. - See Section 203-e-2. - *Omitted*
6. The relative location of stairways serving the upper stories of the building is such that, in the case of some of the apartments, it is likely that their occupants would not be able to reach the other means of egress should one of them be blocked from use by passage of flames or smoke. Such a situation is contrary to the requirements of Section 212-e-1.2(a). This deficiency might be compensated for by installation of an automatic fire detection and alarm system throughout the cellar, in all public halls and stairhalls, and any other locations specified by the Fire Department, as allowed by Section 212-j-2. - *Fire alarm system to be installed*
7. Vestibule latches are required on front and rear outside doors in

Maine General Hospital - - - - - 12
Att. Mr. Simmons Brown
Mr. Bernard Osher

March 11, 1957

first story. - See Section 212-a-2.5.

8. Handrails are required on both sides of any stairway which is over 40 inches wide. - See Section 212-a-5.2 - OK ?

9. Height of risers and width of treads of stairways are not indicated so that compliance with Section 212-a-5.3 cannot be determined. - OK

10. The winding treads shown in new stairways are not permissible. - See Section 212-a-5.3. - Eliminated.

11. Closets shown under rear stairs in first story and cellar stairs in basement are not allowable. - See Section 212-a-5.5. - Eliminated. } Closet in apt #4 under rear stairs

12. All partitions and ceilings bordering public halls and soffits of stairways are required to be plastered on incombustible lath. - See Section 203-f-1. - will plaster

13. The stairs between cellar floor and first floor are required to be enclosed with partitions of at least one-hour fire resistance with a self-closing Class "C" labelled fire door and frame or a standard fire-resistive door constructed as indicated in Section 302-c-4 of the Code installed on any opening in the enclosure. - See Section 203-f-2. - OK

14. The 1/8-inch thick asbestos board indicated for ceiling of boiler room does not have the fire-resistive rating of one-hour required by Section 203-f-3. - OK

15. Fire door on opening to boiler room is required to bear at least the Class "C" label of Underwriters' Laboratories, Inc. or Factory Mutuals Laboratory, to be hung in an all metal frame, and to be equipped with either automatic or self-closing hardware. - See Section 203-f-3. - 1/2 inch thick - OK

16. Any fuel oil storage tank installed inside the building is required to be located inside the boiler room enclosure. - Outside underground

17. The proposition of removing the existing second floor of the building and replacing it with new second and third floor framing at different elevations on the existing masonry walls presents a number of problems involving the stability of the building. If it is feasible to cut each of the new floor timbers into the existing walls as indicated, it is still questionable as to whether or not adequate anchorage can be provided to the masonry with such an arrangement as shown. At any rate size of anchors to be used needs to be shown in compliance with requirements of Section 302-c-1 of the Code. - Set plans - make anchors 4' oc

18. If wood strapping is to be used in connection with the finishing off of masonry walls, non-combustible firestopping is required between the strapping at all floor and ceiling levels. - See Section 302-c-2. - will do

19. Since no framing has been shown for first floor, we are unable to check its adequacy. There is likely to be no question as to this score except for the wood girders, size of which has not been indicated, but which will have to support large portions of the new floors as well as new partitions to be installed. Although the 4-inch cinder block wall enclosing boiler room is presently to be located under one of these girders, it in itself is not adequate to be counted as support for the existing wood girder.

20. Since the center span of the new floor framing will be called upon to

INQUIRY BLANK

ZONE _____

FIRE DIST. _____

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Date Jan. 14, 1957

Verbal
By Telephone

LOCATION 135 Chadwick St. OWNER Maine General Hospital

MADE BY Mr. Simons Brown, Trustee of Me. Medical Center TEL. _____

ADDRESS 495 Forest Ave.

PRESENT USE OF BUILDING _____ NO. STORIES _____

LAST USE OF BUILDING _____ CLASS CONSTRUCTION _____

REMARKS The hospital is considering selling the property to Dr. Harold Osher, the buyer's plan being to demolish the building and to use the lot for parking.

INQUIRY How would the Zoning Ordinance apply to using this lot for parking motor vehicles?

ANSWER Mr. Brown and I went over the provisions of Section 8A 11 of the Zoning Ordinance, and he requested that I send a copy of this part of the Zoning Ordinance to Asst. Director Barker of the Maine Medical Center with the thought that the ^{present} owner would like to file an appeal to see if the prospective purchaser could be relieved of certain of these requirements.
See letter to Mr. Barker.

DATE OF REPLY Jan. 14, 1957 REPLY BY WMcD

March 11, 1957

Maine General Hospital - - - - - #3
Att. Mr. Simmons Brown
Mr. Bernard Osher

carry the dead weight of two plaster partitions located at about the third points of the span, the 2x10 timbers used at this location in both second and third floor framing will need to be of Douglas Fir lumber and spaced 12 inches on centers in order to figure out. - *Will do*

21. Framing and foundations extending at least 4 feet below grade need to be shown for new outside platform at rear exit door. - *shown*

Even though an appeal is sustained for location of rear entrance platform as shown, it will be necessary before a permit can be issued that revised plans indicating compliance with Building Code requirements be filed for checking and approval.

Very truly yours,

Albert J. Sears
Deputy Inspector of Buildings

AJS/G

January 14, 1957

Inq.—135 Chadwick St.—Application of Zoning Ordinance to use of the lot made vacant by demolition for parking

Mr. John C. Barker
Asst. Director Maine Medical Center
22 Bramhall St.

Copy to Mr. Simmons Brown
495 Forest Ave.
Mr. Barker

Dear Mr. Barker,

Mr. Brown and I have talked over the possibility of sale of the hospital-owned lot at 135 Chadwick St. to Dr. Osher, who owns the apartment house next door, on the basis that the new owner would demolish the present building on the lot and use the lot for parking.

The property is in an Apartment House Zone where the certificate of occupancy, required from this department before the lot could lawfully be used for general parking, could not be issued without recourse to the Board of Appeals unless certain specific conditions were complied with as stated in Section 8A 11 of the Ordinance, this item 11 representing one of the allowed uses in an Apartment House Zone.

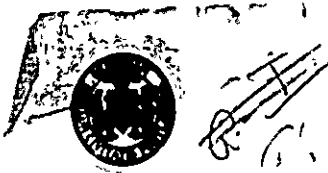
We went over these conditions, and Mr. Brown requested that I send to you a copy of that portion of the Zoning Ordinance. Thus, two copies of this portion of the Zoning Ordinance are enclosed to you and one copy with copy of this letter to Mr. Brown.

Mr. Brown felt that conditions b and c would prove prohibitive for anyone trying to develop the lot for parking. Therefore, he thought that the present owner would like to pave the way for the sale by seeking a variance in these particulars from the Zoning Board of Appeals.

Condition b requires that parking on such a lot shall be separated from all residential structures on abutting lots by a minimum of 20 feet. There is one residential structure at the side (Dr. Osher's apartment house) and one at the rear (hospital-owned Vaughan Hall). He felt that this requirement, especially the 20 feet from Dr. Osher's building might so cramp the use of the lot as to make it unprofitable.

He also felt that condition c relating to the ^{grade} particularly relating to the drainage of the lot, might also prove prohibitive, depending upon what the condition actually means as applied to this particular lot.

If the owner desires to file such an appeal, a letter should be addressed to the undersigned requesting a certificate of occupancy, the letter to state that you are aware of the fact that this department cannot issue the certificate because the owner is unable to comply with these certain requirements, and also that you desire to seek an exception from the Board of Appeals.



CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

COMPLAINT

INSPECTION COPY

COMPLAINT NO. 55/130

Date Received 10/25/55

*Yield: 7-8 cars -
purchased in
Cashes - new
use with*

Location
135-137 Chadwick St.

Location 135-137 Chadwick St.

Use of Building MM

Owner's name and address Maine Medical Center, 32 Bramhall St.

Telephone 7/11/55

Tenant's name and address *PH says: lease is probably in name of Dr. Barker*

Telephone

Complainant's name and address Office 137 Chadwick

Telephone

Description: Parking 7 or 8 cars on this lot overnight.

PH

NOTES: Mr. McDonald talked with John Barker, Asst. Dir. of Maine Medical Center about use of this lot. No sign has been erected stating use of lot; no certificate of occupancy has been issued. Mr. Barker is to see to these. Complainant says a friend of her's paid to keep her car on this lot overnight. She does not know whether or not the others pay to keep their cars there overnight.

- 7/5/55 - 6 (0) issued - MM
- 7/5/56 - Mrs. Finn, 128 Chadwick St. called again about this parking. PH
- 7/23/56 - Better - MM
- 8/1/56 - copy of letter for letter to Mr. Barker also phone call today from Dr. Barker - MM
- 8/17/56 - at 11:10 PM on 8/16/56 there were four cars parked on this lot with the following Maine license numbers:
 - 64-315 - Douglas Sanford of Camp Co., Boston
 - 12-070 - Barbara Plibbe - Danvers, Maine
 - 9-799 - Matthew J. Leady - Brunswick, Maine
 - 23-574 - Margaret A. Walker - 131 Chadwick St
- 9/21/56 Mrs. Fay says these cars are in the area. PH
- 9/26/56 - 2 cashes. No. 64-315 + 57-47 over

64, 315 - Bigelow Sanford Carpet Co,
Boston

57-417 Maurice Drees, 251 Middle St.
Lives at 131 Chastee St

11/1/52. Mrs. Fay says they are
still using the lot at
night for parking - sometimes
6 or 8 cars a night, going in
at various times and some of
them leaving as early as 6 AM.
iun

Preventive
check
1/15/56
med
to B.K.
Children
of
1/15/56
July 24, 1956

July 24, 1956

Cmplt. 135-137 Chadwick St.—Violation of Zoning Ordinance
as to parking automobiles

Dr. Harold L. Osher
131 Chadwick St.
Maine Medical Center
Att: Asst. Dir. John Barker
32 Erashill St.

Gentlemen:

We have repeated evidence that this parking lot is being used contrary to the authorization of the Board of Zoning Appeals. In sustaining the appeal conditionally on March 18, 1955, one condition set by the Board limited such parking to patients of Doctors having offices in the vicinity. Sometime ago we found that owners of cars were paying someone for keeping their cars on this lot over night. On May 8 and in recent similar cases of violation, we have good evidence that nine cars were parked on the lot over night with seeming certainty that these privileges were being paid for to someone.

There can be no doubt that these practices are contrary to both the letter and the spirit of the authorization by the Zoning Board of Appeals, and that such practices are in violation of the Zoning Ordinance.

It is important that these practices be discontinued immediately, and the use of the lot be confined to the use for which the owners applied and which was granted by the Board to relieve a difficult parking situation.

When a violation of the Zoning Ordinance is found this department is directed to report the situation to the Corporation Counsel of the City who is authorized and directed to compel compliance. As a practical matter, we try to and are often successful in getting correction of these matters without recourse to the Legal Department. If this violation is cleared up before August 1, 1956 and remains so, it will not be deemed necessary to make a report to the Corporation Counsel.

Very truly yours,

Warren McDonald
Inspector of Buildings

WH30/B

HAROLD L. OSHER, M. D.
131 CHADWICK STREET
PORTLAND 4, MAINE
Telephone 3 5113

August 13, 1956

Mr. John C. Barker
Maine Medical Center
Portland, Maine

Dear Mr. Barker:

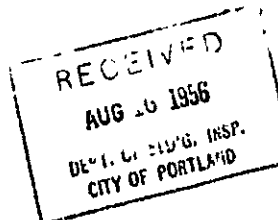
In accordance with your request of July 29, 1956,
I have notified everyone concerned that overnight
parking in the lot at 135 Chadwick Street will no
longer be permitted.

Sincerely yours,

H.L.O.
Harold L. Osher, M. D.

HLC/aa

CC: Mr. Warren MacDonald
Dept. Building Inspection
City Building
Portland, Maine



August 1, 1956

Caplt. 135-137 Chadwick St.—Application of Zoning Ordinance
to use of lot for parking

Louis Bernstein, Esq.,
97 Exchange St.

Copy to Maine General Hospital
32 Bramhall St.
Att: Asst. Dir. John Earker

Dear Mr. Bernstein:

Referring to your letter of July 30 and to our telephone conversation yesterday on the above subject, as you requested there is enclosed a copy of Section 8 of the Zoning Ordinance including the amendment relating to parking adopted June 20.

If owner and lessee desire to take advantage of this amendment, a plan showing how the conditions of the amendment will be met should be prepared and filed here as a blueprint with a letter of application for a new certificate of occupancy. After we had checked the proposal, they would be notified and the work could go forward of making the arrangements called for in the amendment. When completed, a notice would be given this office, whereupon if all was found in order, a certificate of occupancy for the new arrangement would be issued.

The allowances in the recent amendment would narrow the area of the lot as regards availability for parking in such a way as to limit the use, especially in view of the fact that a suitable walkway must be maintained to reach the building in the rear of the lot from Chadwick St.

You will note that the conditions of the amendment require that a strip of land at least five feet wide adjoining each side line and adjoining the street line is not permitted to be used for parking, and that a guard curb or bumper at least 10 inches in height above the ground must be provided to guard these reserved strips. It is assumed that the bumpers would be not far enough from the property lines so that the front bumpers of the cars would not encroach upon the reserved spaces. A suitable fence with appropriate screen planting or a masonry wall no less than four feet high above the ground would be required along the property line next to both apartments.

An additional limitation is that the amendment requires that there shall be no parking on the lot closer than 20 feet to the wall of the Bowdoin Apartments, the latter being a residential structure.

Will you be good enough to get a decision from Dr. Osher as quickly as possible, and have steps taken accordingly, so that we may satisfy the neighborhood from which a number of complaints have been received?

Very truly yours,

Warren McDonald, Inspector of Buildings

WMC:1/B

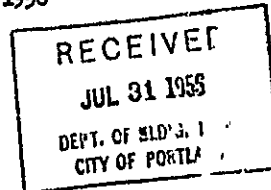
Enc. Copy of Section 8 of the Zoning Ordinance

ISRAEL BERNSTEIN
LOUIS BERNSTEIN
SUMNER T. BERNSTEIN

BERNSTEIN AND BERNSTEIN
ATTORNEYS AND COUNSELORS AT LAW
97 ~~XXX~~ EXCHANGE STREET
PORTLAND 3, MAINE

July 30, 1956

Mr. Warren McDonald, Inspector of Buildings
Department of Building Inspection
City Hall
Portland, Maine



Dear Warren:

I am replying to your letter of July 24, 1956, in regard to the parking complaint against the premises at 135-137 Chadwick Street. The letter was addressed to Dr. Harold L. Osher, whom this office represents.

I want to assure you that there is no intent not to comply with the pertinent controls which were established in regard to the parking lot, but it is my understanding that, under the new change in the zoning law, parking is permitted on these premises.

Very truly yours,

Louis Bernstein
Louis Bernstein

LB:ga

cc: Dr. Harold L. Osher
131 Chadwick Street, Portland, Maine

PH 8/1/56

July 24, 1956

Caplt. 135-137 Chadwick St.—Violation of Zoning Ordinance
as to parking automobiles

Dr. Harold L. Osher
131 Chadwick St.
Maine Medical Center
Att: Asst. Dir. John Barker
32 Grabball St.

Gentlemen:

We have repeated evidence that this parking lot is being used contrary to the authorization of the Board of Zoning Appeals. In sustaining the appeal conditionally on March 18, 1955, one condition set by the Board limited such parking to patients of Doctors having offices in the vicinity. Sometime ago we found that owners of cars were paying someone for keeping their cars on this lot over night. On May 3 and in recent similar cases of violation, we have good evidence that nine cars were parked on the lot over night with seeming certainty that these privileges were being paid for to someone.

There can be no doubt that these practices are contrary to both the letter and the spirit of the authorization by the Zoning Board of Appeals, and that such practices are in violation of the Zoning Ordinance.

It is important that these practices be discontinued immediately, and the use of the lot be confined to the use for which the owners applied and which was granted by the Board to relieve a difficult parking situation.

When a violation of the Zoning Ordinance is found this department is directed to report the situation to the Corporation Counsel of the City who is authorized and directed to compel compliance. As a practical matter, we try to and are often successful in getting correction of these matters without recourse to the Legal Department. If this violation is cleared up before August 1, 1956 and remains so, it will not be deemed necessary to make a report to the Corporation Counsel.

Very truly yours,

Warren McDonald
Inspector of Buildings

WNoD/B

5.c

July 29, 1956.

Dr. Harold L. Osher
131 Chadwick St.
Portland, Maine

Dear Dr. Osher:

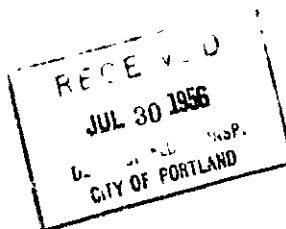
You will note from the enclosed letter sent to me by Mr. Warren McDonald, Inspector of Buildings, City of Portland, that evidence in his possession indicates that the parking lot which you rent from the hospital is being used in such a way as to be in violation of the conditions established by the Board of Zoning Appeals when authorization for the use of this property as a parking lot for patients of you and Dr. Maltby was given. Specific reference is made to the use of the lot for overnight parking with seeming certainty that these privileges were being paid for to someone.

The City of Portland has been most cooperative in assisting the Maine Medical Center to overcome restrictions which would prevent the hospital from giving the best possible medical service to the community. On our part we are most anxious to see that there is no abuse or violation of the terms of occupancy to which we have agreed with the city. I shall accordingly greatly appreciate having you write me as to whether or not a violation of the use conditions of the parking lot does exist and if so, that it will be discontinued.

I should like to send such assurance to Mr. McDonald as soon as possible.

Sincerely yours,

John C. Barker
John C. Barker
Assistant Director



JCB:EMH

Enc.

City of Portland, Maine
Board of Appeals
—ZONING—

*Sustained
Conditionally
3/18/55*

To the Board of Appeals:

March 4, 19 55

Your appellant, Maine General Hospital, who is the owner of property at 135 Chadwick Street, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

55/18

Certificate of occupancy to permit use of the front yard space of the nurses' training school on these premises for the parking of motor vehicles solely and exclusively in conjunction with the operation of doctors' offices in the vicinity is not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use is not permissible unless first authorized by the Board of Appeals after the usual appeal procedure.

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

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Maine General Hospital

By *Edward F. Jones*
Secretary Appellant

After public hearing held on the 18th day of March, 19 55

the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance, provided that an appropriate sign is erected and maintained on these premises limiting such parking to patients of doctors having offices in the vicinity, and that the means of ingress and egress to and from, as well as the location of vehicles on, this property be approved by the Traffic Engineer and Planning Board of the City of Portland.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case, provided that an appropriate sign is erected and maintained on these premises limiting such parking to patients of doctors having offices in the vicinity and that the means of ingress and egress to and from, as well as the location of vehicles on, this property be approved by the traffic engineer and planning board of the City of Portland.

Edward J. O'Leary
Kenneth W. Walsh
William H. O'Brien
Sam B. Wilson
Harry Torrey
BOARD OF APPEALS



CITY OF PORTLAND, MAINE
 Department of Building Inspection

Certificate of Occupancy

LOCATION 135-137 Chadwick St.

Issued to Maine General Hospital

Date of Issue Dec. 1, 1955

This is to certify that the building, premises, ~~occupancy or use of the building, premises, or~~
~~change of occupancy of the building, premises, or~~, ~~as indicated by the permit or by the certificate of~~
~~substantial compliance of the Building Code of the City of Portland, Maine~~ hereby approved for
 occupancy or use, limited or otherwise, as indicated below.

PORTION OF PREMISES

APPROVED OCCUPANCY

As shown on sketch received 11/15/55 and
 approved by Traffic and Planning Board
 Director 3/16/55

Parking of motor vehicles

Limiting Conditions: Provided that an appropriate
 sign is erected and maintained on these premises
 limiting such parking to patients of doctors hav-
 ing offices in the vicinity and that the means
 of ingress and egress to and from as well as the
 location of vehicles on this property be approved
 by the Traffic and Planning Board of the City of
 Portland.
 This certificate supersedes Portland
 certificate issued

Approved:

(Date)

Inspector

W. J. ...
 Inspector of Building

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.

April 8, 1955

135 Chadwick St.—Certificate of occupancy for private parking lot

Mr. Donald Rosenberger
Director Maine Medical Center
22 Arsenal St.

Copies to Edward F. Danz, Esq., Secretary
Maine General Hospital
Roger L. Craighton
Director of Planning
Samuel Conner, Traffic Engineer

Dear Mr. Rosenberger:

The Zoning Board of Appeals has notified us that the appeal of Maine General Hospital, relating to the use of a part of the hospital lot at 135 Chadwick St. for a private parking space, has been granted upon the conditions that:

- an appropriate sign is erected and maintained on those premises limiting such parking to patients of doctors having offices in the vicinity.
- that means of egress and ingress to and from, as well as the location of vehicles on, this property be approved by the Traffic Engineer and the Planning Board of the City.

The Zoning Ordinance provides that a new use of the property may not lawfully be put into effect until a certificate of occupancy has been issued from this department. In order to secure the certificate, it is suggested that you, at your convenience, have made a plan of the lot and the approaches, and the location of the sign as you would like them, have a print of the plan approved by the Planning Board and Traffic Engineer, Samuel Conner—then file the approved plan here with a letter of application for the certificate.

Very truly yours,

Warren McDonald
Inspector of Buildings

WHD/B

*Copy sent to J. W. Barber
Maine Medical Center
10/25/55*

DATE: MARCH 18, 1955

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MAINE GENERAL HOSPITAL
AT 135 CHADWICK STREET

Public hearing on above appeal was held before the BOARD OF APPEALS

<u>Board of Appeals</u>	<u>VOTE</u>	<u>Municipal Officers</u>
EDWARD T. COLLEY	Yes	() PROVIDED THAT AN APPROPRIATE SIGN IS ERECTED AND
WILLIAM H. O'BRIEN	()	() MAINTAINED ON THESE PREMISES LIMITING SUCH PARKING
RUTH D. WALCH	()	() TO PATIENTS OF DOCTORS HAVING OFFICES IN THE VICINITY
BEN B. WILSON	()	() AND THAT THE MEANS OF INGRESS AND EGRESS AND FROM,
HARRY K. TORREY	()	() AS WELL AS THE LOCATION OF VEHICLES ON, THIS PROPERTY
	()	() BE APPROVED BY THE TRAFFIC ENGINEER AND PLANNING
	()	() BOARD OF THE CITY OF PORTLAND.

Record of Hearing:

OPPOSED:

Mr. and Mrs. James E. Fay, 128 Chadwick Street.
Mrs. Abraham Simonds, 107 West Street
Letters in file.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 8, 1955

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, March 18, 1955 at 10:30 a. m. to hear the appeal of the Maine General Hospital requesting an exception to the Zoning Ordinance to permit use of the front yard space of the nurses' training school on the premises at 135 Chadwick Street for the parking of motor vehicles solely and exclusively in conjunction with the operation of doctors' offices in the vicinity.

This permit is presently not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use is not permissible unless first authorized by the Board of Appeals after the usual appeal procedure.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases where necessary to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

Dear Mrs Colley:

I doubt that this would affect my property much but I am opposed to it if as many of three nearby owners object. I thought the old city reservoir was to be converted into a parking lot and remove an eyesore at the same time.

BOARD OF APPEALS
Edward T. Colley
Chairman

F. B. Emery 271 Western Promenade

JEROME W. BERGMANN, M. D.
225 WESTERN PROMENADE
PORTLAND, MAINE

NEUROLOGY AND PSYCHIATRY

BY APPOINTMENT

March 16, 1955

Edward T. Colley, Chairman
Board of Appeals
City of Portland, Maine

Dear Mr. Colley:

It will be impossible for me to appear in person on March 18, 1955, at 10:30 a.m. concerning the hearing by the Board of Appeals regarding exception to the zoning ordinance for a parking area at the premises at 135 Chadwick Street. However, I would like to express an opinion by letter.

I have no objection to the area in question being used as a parking area for motor vehicles providing this area is used exclusively for private parking. I would, however, object to such an area being used for parking if the owners of the vehicles have to pay a fee or remuneration of any kind to the owners of the area for such parking privileges. It would be my desire that, if this exception to the zoning ordinance is granted by the Board of Appeals, the above condition regarding charges be included as a conditional clause.

Very truly yours,

Jerome W. Bergmann, M.D.

Jerome W. Bergmann, M.D.

JWB:ICS

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 15, 1955

Maine General Hospital
22 Arsenal Street
Portland, Maine

Re: 135 Chadwick Street

Attention: Mr. Rosenberger

Dear Sir:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, March 18, 1955, at 10:30 a. m. 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

Edward T. Colley

Chairman

K

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

March 8, 1955

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, March 18, 1955 at 10:30 a. m. to hear the appeal of the Maine General Hospital requesting an exception to the Zoning Ordinance to permit use of the front yard space of the nurses' training school on the premises at 135 Chadwick Street for the parking of motor vehicles solely and exclusively in conjunction with the operation of doctors' offices in the vicinity.

This permit is presently not issuable under the Zoning Ordinance because this property is located in an Apartment House Zone where such a use is not permissible unless first authorized by the Board of Appeals after the usual appeal procedure.

This appeal is taken under Section 18E of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, may permit exceptions in specific cases where necessary to grant reasonable use of property and without substantially departing from the intent and purpose of the Zoning Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, that it shall permit no building or use injurious, noxious, offensive, or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case.

All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by law.

BOARD OF APPEALS

Edward T. Colley

Chairman

K