

File: 135-137 Chadwick St. (GL)

November 18, 1955

Samuel Conner, Traffic Engineer
Robert Notaling, Director of Planning } in turn

Warren McDonald, Inspector of Buildings

Use of a portion of the lot at 135 Chadwick St. for parking

On March 18th, 1955 the Zoning Board of Appeals granted conditionally the appeal of the Maine Medical Center for the use of the front part of this lot for certain parking. To this approval were attached certain conditions stated as follows: "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."

In turn will you be good enough to examine the attached sketch from the owner and either approve the arrangements shown or indicate what points do not to your approval, as soon as possible so that the instructions of the Board of Appeals may be carried out and the belated certificate of occupancy issued.

As in so many cases, once having received some sort of approval from the Board of Appeals, these good people have gone right ahead and seen fit to use the lot without the actual required certificate of occupancy. When this violation was called to their attention Mr. Barker immediately did everything possible to make good the omission. All I know about the proposition is on the sketch and if you have questions concerning the proposition, it would be helpful if you would take them up direct with Mr. Barker, thus to get the matter straightened out, your approvals secured, and the certificate of occupancy issued.

Inspector of Buildings

WHcD/G

Attachment: Two sketches and Barker letter

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Warren McDonald, Inspector of Buildings
FROM: Planning Director
SUBJECT: Use of portion of the lot at 135 Chadwick Street for parking
DATE: November 23, 1955

From the planning point of view I have no objections to the proposed arrangement of the parking lot in front of the Maine General Hospital school building on Chadwick Street. Both the parking layout and the sign to be erected on the premises appear to be in order.

Robert B. Hotaling
Robert B. Hotaling
Planning Director

REH:S
Attachment: Two sketches and
Barker letter
dated Nov. 10, 1955

cc: Mr. Samuel Conner
Traffic Engineer

*Respect me have in mind
papers - in g. to it
11/28/55*

RECEIVED
NOV 23 1955
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

MAINE GENERAL HOSPITAL
22 ARSENAL STREET
PORTLAND 4, MAINE

Donald M. Rosenberger
Director

November 10, 1955.

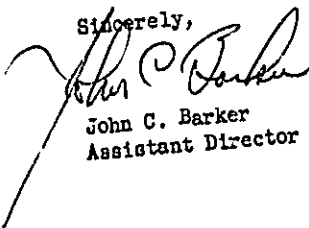
Mr. Warren McDonald
Building Inspector
Portland, Maine

Dear Mr. McDonald:

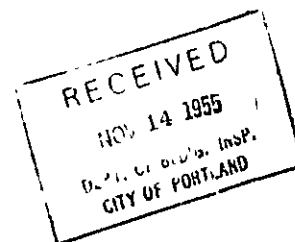
We enclose the plan showing the proposed arrangement of the parking lot in front of our school building on Chadwick Street and sketch of the sign which is to be erected on the premises.

If you find these to be satisfactory, would you please issue us the required certificate of occupancy.

Sincerely,


John C. Barker
Assistant Director

JCB:EHH



135-137
Rept. 99123-1

done

August 2, 1941

Brown Construction Co.,
562 Congress St.,
Portland, Maine

Gentlemen:

Unless the Training School for Nurses at 135 Chadwick St. would never accommodate more than 12 nurses at any one time, the building is clearly classified under the head of Schools by Section 210-a of the Building Code.

On that basis or any other classification as to use, if the areas of both floors are such that more than 50 persons could be accommodated in the entire building at any one time, the proposed exterior door would have to swing outwards. If the door is to swing outwards, obviously some adjustment should be made so that the door would not swing outwards over such a short width or depth of landing as that shown on the plan.

In any case there should not be only a single riser at the face of the door, and there ought to be a handrail on both sides of the outside stairs.

If the building is classified as a school, and unless there are fixture arrangements which obviously would make it unlikely that more than 50 persons could be accommodated at any one time, the allowance per person is set at 40 square feet of floor area. The indefinite information that we have seems to indicate the area of the building for a single floor of about 1900 square feet, -thus, even if the basement is not included, there would be an area of 3800 square feet, and applying the allowance would seem to indicate a capacity of about 90 persons.

If on this basis the door is required to swing out, anti-panic hardware would also be required. *yes*

Will you be kind enough to advise whether or not I am wrong in these assumptions, and if I am not wrong, to amend the the original of the plan to show compliance with the Code and file a new print with the application, so that the permit may be issued.

The owners have a copy of this letter.

Very truly yours,

W. J. ...
Inspector of Buildings.

60 Maine General Hospital,
22 Arsenal St.



APPLICATION FOR PERMIT

Permit No. 709 @ 1911

Class of Building or Type of Structure see use

Portland, Maine, July 29, 1911

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

This undersigned hereby applies for a permit to erect alter install the following building structure-equipment in accordance with the Laws of the State of Maine, the Building Code of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 115 Chadwick Street Within Fire Limits? yes Div. No. 3

Owner's or lessor's name and address Maine General Hospital Telephone 2-3893

Contractor's name and address Brown Construction Co., 562 Congress St. Telephone 2-3893

Architect _____ Plans filed yes No. of sheets 3

Proposed use of building Training School for Nurses No. families _____

Other buildings on same lot _____

Estimated cost \$ 50,000 Fee \$ 1.00

Description of Present Building to be Altered

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

Last use Training school No. families _____

General Description of New Work

To build one story enclosed vestibule 5' x 7' or front of existing building as per plan

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.

Details of New Work

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____

Size, front _____ depth _____ No. stories _____ Height average grade to top of plate _____

To be erected on solid or filled land? solid Height average grade to highest point of roof 10 1/2'

Material of foundation concrete trench wall earth or rock? earth

Material of underpinning _____ top _____ bottom _____ cellar _____

Kind of roof flat Rise per foot 1 1/4" Roof covering tin Thickness _____

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

Kind of heat _____ Type of fuel _____ Is gas fitting involved? _____

Framing lumber—Kind spruce Dressed or full size? 6x6 Size _____

Corner posts 4x6 Sills 4x6 Girt or ledger board? _____

Material columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x10 or larger. Bridging in every floor and flat span over 8 feet. Sills and corner posts all one piece in cross section.

Joists and rafters: 1st floor 2x4, 2nd _____, 3rd _____, roof 2x4

On center: 1st floor 16", 2nd _____, 3rd _____, roof 16"

Maximum span: 1st floor 5', 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 _____

Total 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 above work require removal or disturbing of any shade 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 are observed? yes

Signature of owner Maine General Hospital
Brown Construction Co.

Permit No. 41/1115

Location: 135 Chadwick St.

Owner: Maine General Hospital

Date of permit: 8/26/41

Not closing-in

Inspn. closing-in

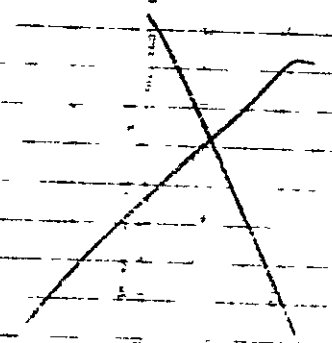
Final Notif

Final Inspn. 6/23/41

Cert. of Occupancy issued None

NOTES

8/26/41 - Permitted
9/4/41 - Closing



Vertical text on the right side of the page, including 'C. L. H. S.' and other illegible markings.