



**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. 58454  
 Issued 11-22-70  
 Portland, Maine 1-21-1970

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 ME. MED. CENTER, Tel. ....  
 Contractor's Name and Address C. S. BOULOS CO. Tel. 772-3796  
 Location 130 WEST ST Use of Building DWELLING  
 Number of Families . . . . . Apartments . . . . . Stores . . . . . Number of Stories 2  
 Description of Wiring: New Work . . . . . Additions . . . . . Alterations . . . . .  
 . . . . .  
 Pipe . . . Cable . . . Metal Molding . . . P.K. Cable . . . Plug Molding (No. of feet) . . . . .  
 No. Light Outlets . . . Plugs . . . Light Circuits . . . Plug Circuits . . . . .  
 FIXTURES: No. . . . . Fluor. or Strip Lighting (No. feet) . . . . .  
 SERVICE: Pipe 1 . . . Cable . . . Underground . . . No. of Wires 3 Size #1  
 METERS: Relocated . . . Added . . . Total No. Meters 1  
 MOTORS: Number . . . Phase . . . H. P. . . . Amps . . . Volts . . . Starter . . .  
 HEATING UNITS: Domestic (Oil) . . . No. Motors . . . Phase . . . H.P. . . .  
 Commercial (Oil) . . . No. Motors . . . Phase . . . H.P. . . .  
 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 1-21-1970 Ready to cover in . . . 19 . . . Inspection 1-21-1970  
 Amount of Fee \$ 2.00  
 Signed C. S. Boulos Co.

DO NOT WRITE BELOW THIS LINE

SERVICE  . . . . . METER . . . . . GROUND  . . . . .  
 VISITS: 1 . . . . . 2 . . . . . 3 . . . . . 4 . . . . . 5 . . . . . 6 . . . . .  
 . . . . . 7 . . . . . 8 . . . . . 9 . . . . . 10 . . . . . 11 . . . . . 12 . . . . .

REMARKS:

INSPECTED BY J. W. Hunter  
 (OVER)

LOCATION *West ST 120*  
 INSPECTION DATE *2/10/70*  
 WORK COMPLETED *2/10/70*  
 TOTAL NO. INSPECTIONS *1*  
 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.	1.00
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	1.00
Over 5 Outlets, Regular Wiring Rates	



PERMIT NUMBER **10399**

Date Issued: **7/13/61**  
 PORTLAND PLUMBING INSPECTOR

By: **J. P. Welch**  
 APPROVED FIRST INSPECTION

Date: **July 26, 1961**  
 By: **JOSEPH P. WELCH**

APPROVED FINAL INSPECTION  
 Date: **Aug 28, 1961**  
 By: **JOSEPH P. WELCH**

- TYPE OF BUILDING
- COMMERCIAL
  - RESIDENTIAL
  - SINGLE
  - MULTI FAMILY
  - NEW CONSTRUCTION
  - REMODELING

SM 12-53

PERMIT TO INSTALL PLUMBING

Address: **120 East Street**  
 Installation For: **Maine Medical Center**  
 Owner of Bldg.: **Maine Medical Center**  
 Owner's Address: **22 Brimhall Street** Date: **7/13/61**

Plumber: **Scribner & Iveson**  
 PROPOSED INSTALLATIONS

NEW	REPL		NUMBER	FEE
1	1	SINKS	2	\$ 4.00
1	1	LAVATORIES	4	6.60
1	1	TOILETS	3	1.80
2	1	BATH TUBS	5	3.00
	5	SHOWERS		
		DRAINS		
		HOT WATER TANKS		
		TANKLESS WATER HEATERS		
		GARBAGE GRINDERS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS (conn. to house drain)		
			<b>16</b>	<b>\$15.40</b>
			<b>Total</b>	

PORTLAND HEALTH DEPT.

PLUMBING INSPECTION





34 RESIDENCE ZONE

# APPLICATION FOR PERMIT

**PERMIT ISSUED**  
AUG 2 1961  
00340  
CITY OF PORTLAND

Class of Building or Type of Structure Brick

Portland, Maine, July 28, 1961  
August 1

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 120 West Street Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

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

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

Contractor's name and address E. J. Boulos Co., 65 Commercial St. Telephone 2-2706

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

Proposed use of building Residential cars No. families \_\_\_\_\_

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

Material brick No. stories 3 Heat \_\_\_\_\_ Style of roof pitch Roofing asphalt

Other buildings on same lot \_\_\_\_\_

Estimated cost \$ \_\_\_\_\_ Fee \$ 5.00

### General Description of New Work

To install automatic fire alarm using Ganswell - Spot Fire Lowecator Model 502 not more than 50' apart nor more than 25' from any wall or partition; to cover entire basement, all public and stairways, all closets off halls or under stairs, and to cover entire 1st, 2nd, 3rd floors and attic; gongs of such tone, strength of signal, number and location as to arouse all persons for whose protection intended--current by ~~xxxxxxxxxx~~ rectified AC 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 1/4 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 6' 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 of 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. Gongs--Federal # 450N - 5" square - 1 in. basement; 2 on 1st; 1 on 2nd; 2 on 3rd

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** Boulos

sent to Fire Dept 8/1/61  
rec'd from Fire Dept. 8/2/61

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

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

Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

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

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_

Framing Lumber--Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_

Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

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

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

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

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

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

### If a Garage

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

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

### Miscellaneous

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

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

APPROVED:  
ON - 8/2/61 - agf  
Carl P. Johnson  
CHIEF OF FIRE DEPT.

CS 301

REPRODUCTION COPY

Signature of owner By: E. J. Boulos

E. J. Boulos

PH





(COPY)

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 120 West St.

Issued to **Maine Medical Center**  
22 Branchhall St.

Date of Issue **October 16, 1961**

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. **61/787**, 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**

Limiting Conditions:

APPROVED OCCUPANCY

**Dormitory for forty-five  
Interns and Resident Physician  
in connection with  
Maine Medical Center.**

This certificate supersedes  
certificate issued

Approved:

(Date)

*Nelson F. Cartwright*

Inspector

*Albert J. Sears*

Inspector of Buildings

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

BP- 61/787- 120 West Street

Oct. 16, 1961

Mr. Philip K. Reiman, Associate Director  
Maine Medical Center  
22 Arsenal Street

Dear Mr. Reiman:

Enclosed herewith is the certificate of occupancy authorizing use of the building at the above named location as a dormitory accessory to the hospital. Attention is again called to the condition that provision for the five off-street parking spaces required by the Zoning Ordinance in connection with the new use is to be made in the garage building existing on the same property.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS:m

Memorandum from Department of Building Inspection, Portland, Maine

Location: 120 West St.

August 2, 1961

When such a system has been installed, the owner and lessee of the building are responsible for keeping the system in working order at all times so that the system may always be on guard to warn the occupants of the building in case a fire starts. To discharge this responsibility and to have good assurance that he will be held either financially or criminally liable in case of injury or loss of life in his building due to fire. It is my belief that the owner and lessee must see to it that the alarm system is tested every twenty-four hours. This may be done by merely pressing very briefly the test button to see if the bells ring loud and clear.

Most of these systems have dry batteries for their power, and the batteries will deteriorate in time so that they will not ring the alarm bells satisfactorily if at all. If the batteries are used briefly by this test every day, they will last longer than when tested less frequently. Because this is a safety device whenever it is found that the bells do not ring loud and clear or any other defect appears in the system, the owner or his agent should notify immediately some predetermined person or party who has agreed in advance to come at once and service the system, whether day or night, Sundays or holidays.

It is recommended that the name of such a party and the address and telephone number be posted permanently on or in the control box of the system.

110 West St.

Maine Medical Center

Spot - - - - - Lowseator installed by E.S. House Co.

Application filed 8-1-61

Permit issued:

*8/2/61*

*Completed 10/15/61 N.F.C.*

PERMIT ISSUED  
00787  
JUL 7 1961  
CITY of PORTLAND



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class  
Portland, Maine, May 15, 1961

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 120 West St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Maine Medical Center, 22 Arsenal St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone 4-0359  
 Contractor's name and address Brown Construction Inc., 22 Monument Square Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 8  
 Proposed use of building Dormitory No. families \_\_\_\_\_  
Dwelling No. families 1  
 Last use \_\_\_\_\_ Roofing \_\_\_\_\_  
 Material brick No. stories 3 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_ Application completed 6/30/61 Fee \$ 28.00  
 Estimated cost \$ 28,000

### General Description of New Work

To Change Use from single family dwelling to a dormitory for forty-five Interns and Resident Physicians, with alterations as per plans.

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

Permit Issued with Letter

Appeal sustained 6/1/61

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

### Details of New Work

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

### If a Garage

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

### Miscellaneous

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

APPROVED:  
*John C. Murray Deputy Chief*

Maine Medical Center  
by: *Philip F. Reiman*  
Associate Director

CS 301

INSPECTION COPY

Signature of owner

NOTES

7-28-61 Went over  
details of fire doors  
& exits with foreman

(AD)

8-2-61 Ready for  
fire doors.

(AD)

7-1-61 Found fire  
doors & rear  
exit bolts loose

(AD)

10-13-61 Completed

(AD)

Y

8-21 7-27-7-28  
8-30 8-8

Permit No 61/787  
Location 120 West St  
Owner Wm. McLeod Carter  
Date of permit 7/7/61  
Notif. closing-in \_\_\_\_\_  
Inspn. closing-in \_\_\_\_\_  
Final Notif 10/8/61 - 1:30 PM  
Final Inspn. \_\_\_\_\_  
Cert. of Occupancy issued 10/16/61  
Sinking-Out Notice \_\_\_\_\_  
Form Check Notice \_\_\_\_\_

AP-112-12, West Street, corner of Western Promenade

July 7, 1961

Haine Medical Center  
Att. Philip K. Redman  
22 Arsenal Street  
Brown Construction Inc.  
22 Monument Square

Gentlemen:

Building permit for change of use with alterations of single family dwelling at the above named location to a dormitory for the housing of interns and resident physicians employed at the Medical Center is issued herewith to owner based on plans filed with application for permit, but subject to the following conditions:

1. Permit is issued on the basis that the five off-street parking spaces required by the Zoning Ordinance are to be provided in the existing garage located on the same property.

2. Where partitions enclosing stairways and boiler room in basement are of masonry, fire doors are required to be hung in all metal frames. *OK*

3. All doors to stairway enclosures and those to be installed in halls in smoke screens are to be equipped with liquid closers. *OK*

4. Hall lights are to be on one circuit and controlled by an automatic time switch so as to be burning throughout the hours of darkness. *OK*

5. In third story front hall reflected light is to be provided by installing a glass panel in door to bathroom or in the partition separating bathroom from hall. A duct at least 50 square inches in area extending from ceiling of this hall through roof is to be provided for ventilation. *OK*

6. In second story front hall a fixed wire glass panel at least six square feet in area is to be provided in partition separating stairs from rest of hall. *OK*

7. Rear stairs from second to third floor are to be rebuilt so as to be as near 30 inches wide as possible, with risers not over 8 1/2 inches high and treads not less than 9 inches wide. Passage at side of these stairs in second story is to be widened to provide a clear width of at least 24 inches and more if possible. *OK in part*

8. Handrails are to be provided on at least one side of all stairways where not existing and on both sides where stairs are over 40 inches wide. A hand rail is required the full length of stairways having winding treads on the side where greatest width of treads occurs. This does not apply, however, to the front stairs from second to third floor, where the treads are at least 6 inches wide at the narrow end. *OK*

9. An automatic fire detection and alarm system, is to be installed throughout the building with the detection part of the system covering all parts of the basement, all *OK*

July 7, 1961

halls and stair halls, all closets opening off from halls, all parts of the attic, and any other locations specified by the Fire Department. A separate permit issuable only to the actual installer is required from this department for this installation.

10. Since there are to be more than 25 occupants in the building, a fire alarm system approved by the Chief of the Fire Department is required. It is suggested that you consult that department as to whether anything other than the fire detection and alarm system will be needed to meet this requirement. OH

11. Power supply to lift is to be disconnected and all doors to the shaftway are to be fastened shut in a permanent fashion. A fire detector is to be provided at the top of the shaftway. OH

12. Vestibule latch sets or equivalent without any other type of locking devices are to be provided on all outside doors in first story and basement which are a required means of egress. Removal of dead bolts from existing locks which otherwise meet this requirement will be satisfactory. OH

13. Doors 303 and 304 in third story are to be fire doors. OH

14. Provision is to be made in second and third stories for interconnecting doors without locks between the rooms so that occupants of the rooms in the Western Promenade end of the building can circulate through them to reach second means of egress without going across front hall. OH

15. Space beneath platform of rear stairs in basement is to be closed off tightly to prevent storage thereunder. OH

16. A certificate of occupancy is required from this department before the new use may be lawfully established in the building. ✓

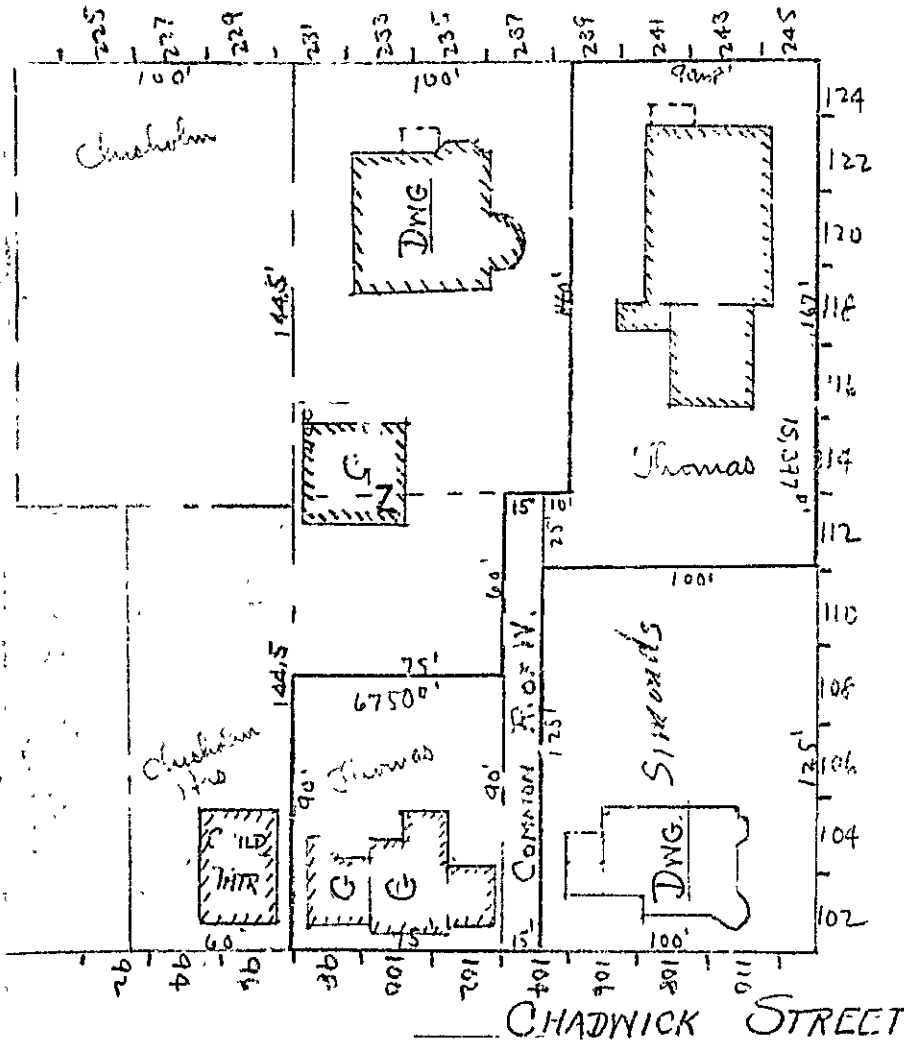
Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS/JS



# WESTERN PROMENADE



WEST STREET

CHADWICK STREET

120 West Street  
17-124

AP-112-124, West Street, corner of Western Frontside

May 16, 1961

Maine Medical Center  
22 Arsenal Street

cc to: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy for changing use of building at the above named location from a single family dwelling to a hospital dormitory for forty-five interns and resident physicians is not issuable under the Zoning Ordinance because the proposed use is to be accessory to a hospital, which is not an allowable use in the R-4 Residence Zone in which the property is located.

We understand that the Medical Center would like to exercise its appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

AJS, jr

Albert J. Sears  
Building Inspection Director

Change of Use from Dwelling to Boundary at 120 West Street <sup>11</sup>  
7/3/61

1- Zoning R-4 Zone - Use authorized by Appeal Board on 6/1/61.  
17 or 18 rooms to be used for sleeping quarters so  $\frac{18}{2} = 9$  off-street parking spaces required. See Sect. 14-B-3. Mr. Reiman says that 5 or 6 cars can be parked in garage on Chadwick Street which is a part of the same property.

3rd story = 15  
2nd - = 15  
1st - = 11  

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41  

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36  
31  

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36  
108  

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1116

2- Special: General Use Requirements

SECTION 203	SECTION 212
a- Boundary accessory to hospital use must comply with requirements for lodging houses - see Sect 204-C-5.	a- O.K.
a-4 - $\frac{18}{2} = \text{equiv. of } 9 \text{ pts.}$	
a-5 - Capacity according to plans = 4 persons Capacity according to Code = $1 \frac{1}{2} \times 2 = 3 \frac{1}{2}$ persons	
b - O.K.	b - O.K.
c - 2 - Area = $31 \times 36 = 1116'$ $65 \times 40 = 2700'$ $7 \times 17 = 119'$ <hr/> 3995'	c - O.K.
4000' allowable, so O.K.	
d - 5.1 - Ceiling Hghts O.K.	d - O.K.
d - 5.2 - Window areas O.K.	
d - 5.5 - Is there light + ventilation for 2nd + 3rd story halls?	

(over)

Change of Use from Dwelling to Laboratory at 120 West Street <sup>2</sup>  
7/3/61

2- Special & General Use Requirements -  
Cont'd

Clothes Chute

SECTION 203

k-3- Hall lights to  
burn throughout  
hrs. of darkness on  
automatic line switch

SECTION 212

e-1.2a - Inadequate  
location of means of  
egress to be taken care  
of by automatic alarm  
system as provided by  
Sect. 212-J-2.  
e-2.5 - Vestibule latch  
sets on outside doors in  
first story (doors at  
front ent. present problem)  
e-2.7 - Doors to stairway  
enclosure to be self closing  
e-5.1 - Is rear stairway  
from 3rd floor; and at  
least 21" wide between  
handrails and is at 45°  
or less in steepness.  
e-5.2 - Handrails required  
on winding stairs and  
where over 40" wide  
e-5.3 - Rise & trend of existing  
stairs  
e-5.5 - No new chutes  
under stairs. See rear  
stairway first set

f-2 - Enclosure of cellar  
stairways - O.K.  
f-3 - Enclosure of heater  
room - O.K. if ceiling  
+ 1-hr partition  
f-5 - Fire alarm approved  
by Fire Chief required.

f - O.K.

g - O.K.  
h - O.K.  
i - O.K.  
j - O.K.

g - O.K.  
h - O.K.  
i - O.K.  
j - O.K.

Change of Use from Dwelling to Laboratory at 120 West St  
7/3/61

- ✓ 1 - Warn about off-street parking requirements.
- ✓ 2 - How is reflected light + air 1-2 provided for halls second and third stories?
- ✓ 3 - Hall lights must be on automatic time switch and burn throughout hours of darkness.
- ✓ 4 - Automatic fire detection + alarm system required.
- ✓ 5 - Vectors to catch set on outside doors in first story. Problem at front entrance. No,
- ✓ 6 - Doors to stairway enclosures must be self-closing.
- ✓ 7 - Width and steepness of - car stairs from 2nd to 3rd floors?
- ✓ 8 - Handrails for winding treads and where over 40 wide.
- ✓ 9 - Rise + tread of existing stairs.
- ✓ 10 - Ceiling over heater room area. - OK
- ✓ 11 - Fire alarm system approved by Fire Chief required.
- ✓ 12 - Seal off openings in floor for clothes chute, also where lift is located. - Lift to clothes chute to remain.
- ✓ 13 - No partition around toilet in basement of one-hr. fire resistance - OK
- ✓ 14 - Floor 303 with third story a fire door?

Change to Hospital Dormitory at 112-124 W

1- Zoning: R-4 zone. - Hospital use not allowed in this zone and hence accessory use not allowable. Since it is not in same lot as hospital, since hospital use is allowable in R-5 & R-6 zones it is use allowable in a rearential zone and Board of Health has power to limit.

Off-street parking: - Sect. 14-5-3  
1 space for each + guest rooms required 18 rooms to be occupied  
 $\frac{18}{4} = 5$  spaces required

Mr. Reiman says that there are at least 6 spaces in 2711 W. same property as Ord

5-3131

*Granted 6/1/61*  
*61/44*

DATE: June 1, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF MAINE MEDICAL CENTER

AT 112-114 West Street

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

BOARD OF APPEALS

VOTE

	Yes	No
Franklin G. Hinckley	✓	( )
Ralph L. Young	✓	( )
<del>XXXXXXXXXXXX</del> Harry M. Shwartz	✓	( )

Record of Hearing:

Opposed: Mr. and Mrs. Abraham Simmonds - 104 West St.  
Mrs. Jerome W. Bergman - 255 Western Promenade

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

VARIANCE APPEAL

May 17, 1961

Maine Medical Center, owner of property at 112-124 West Street, under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit:

Changing use of building at the above location from a single family dwelling to a hospital dormitory for forty-five interns and resident physicians. This permit is presently not issuable under the Zoning Ordinance because the proposed use is to be accessory to a hospital, which is not an allowable use in the R-4 Residence Zone in which this property is located.

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

Maine Medical Center

By Edward M. Gandy  
Assistant Director

DECISION

After public hearing held June 1, 1961, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Franklin G. Hurd  
Harry M. [unclear]  
[unclear]  
BOARD OF APPEALS



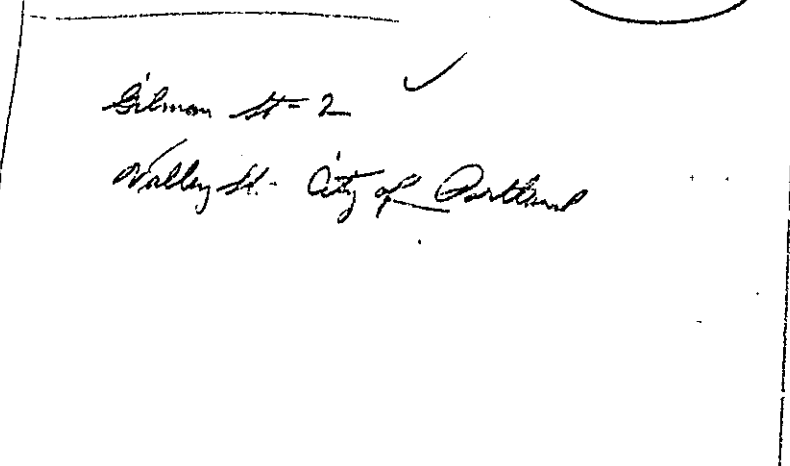
63-E-1  
Appeal 112-124 West St. -

5/17/61 - Allan

- Streets Involved
- West St
- West Promenade
- Pine St
- Chadwick St
- Vaughan St.
- Dramhall St.
- ~~Adams St.~~
- Silman St.
- Holly St

Assessors Maps  
63, 69, 54, 64, 68

35



West St. { 81-123 ✓  
          { 80-124 ✓

Western Promenade - 197-241

Dramhall St. { 1-27 ✓  
              { 2-10 ✓

Chadwick St { 67-149 ✓  
              { 64-152 ✓

Vaughan St. - 144-218 ✓

Pine St { 167-209 ✓  
          { 174-210 ✓

West Street - (81-123)

9/17/61

81-83	Francis H + Catherine Fay	83 West
85-91	Cliff + Mary Bellini	89 West St.
91-95	Louis G + Dorothy M. Rose	95 "
97-101	Harriet E. Mulliken Hurst	119 Chalmers St.
103-105	Francis W. Davis	105 West St
107-109	Paul G. Donovan	107 West St
111-115	Josephine W. Cole	111 West St.
117	"	
119-123	Jerome W. Bergman	255 W. Prom

(80-124)

80-86	Brunel D. Baxter	92 West St
88-90	"	
92-94		
96-102	Clyde M + Edg. Harmon	126 Pine St.
104-110	Alph	
112-114	Mary Catherine Thomas	120 West St

Bramhall St. (1-27)

1-7	Frank B + Catherine F. Emery	188 1/2 Canal Bank
9-11	C. Harry Waterman	9 Bramhall St
13-15	Wm H + Edith Donovan	15 A Bramhall
17-19	Mary B. March	19 Bramhall
21-23	Elis S. White	23 Bramhall St.
25-27	Ellen G. Burkman	25 Bramhall
2		
	(9-10)	
2-8	Lowell M. Hobson	8 Bramhall St
10-12	Alice A. Burkett	29 W. Prom
14-16	Henry + Gladys Grant	
18	McGee + Hobbs	
20		

	✓ Chadwick St - 67-149	
63-67	Phillips M Payson	93 Exchange
65-25	Francis T & John Kiboy	60 Brighton Ave
81-95	dup	
92-109	Clifton & Ely Harmon	
135-167	City -	
	(64-152)	
62-68	Harrell & Asher	131 Chadwick
70-76	Maurice Green	251 Middle St
82-90	Aubrey N. Millard & Peter	82 Chadwick
94-96	Hugh O. Chisholm dms,	233 W. Prom.
98-102	dup	
106-110	"	
120-126	Frances W. Davis	105 West St.
128-130	James E. Day	128 Chadwick St.
132-134	Chas. P. & Mary Lake	132 "
136-138	"	
140	Carl & sons Matthew	140 Chadwick
148-152	W. Chas. E. & Patricia J. Miles	
152-154	Ellen J. Burdett	
	Vaughan St - 146-18	
146-152	Wm. B. Ward, Jr	150 Vaughan St.
162-172	dup	
174-178	Ralph P. Ross	176 Vaughan
180-182	dup	
188-204	dup	
206-210	Philip R. & Patricia M. Vaughan	206 Vaughan
212	Chas. R. & Mary Alice Glen	
214-218	dup	
	Pine St - 167-205	
117-187	dup	
189-193	"	
195-199	Huddersfield Inc.	97 Exchange W.

3/ Pine St. 174210

168-180 dup  
182-186 Marion B. Byron  
188 dup

190-202  
204-204 W. Katherine R. Hammond

Gilman St - 2-4

Marie T. Home (12)

93 Exchange St

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 22, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, June 1, 1961, at 3:30 P.M. to hear the appeal of Maine Medical Center requesting an exception to the Zoning Ordinance to permit changing use of the building at 112-124 West Street from a single family dwelling to a hospital dormitory for forty-five interns and resident physicians.

This permit is presently not issuable under the Zoning Ordinance because the proposed use is to be accessory to a hospital, which is not an allowable use in the R-4 Residence Zone in which the property is located.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

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BOARD OF APPEALS

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BOARD OF APPEALS

Franklin G. Hinckley

Chairman



MRS. WILLIAM A. MONKHOUSE  
29 BOWDOIN STREET  
PORTLAND, MAINE

Chairman Zoning Board of Appeals  
City Hall  
Portland, Maine

Dear Sir,

It has come to our attention that the W. W. Thomas property, located at 120 West St. has been given to the Maine Medical Center for use as a residence for interns and staff residents.

Dr. Monkhouse joins me in hoping that you will approve this conversion from a single residence to a multiple residence. We feel that it would benefit the owners of adjacent property, as the medical center would not allow the house and grounds to deteriorate.

Sincerely

Agnis L. Monkhouse  
(Mrs. William Monkhouse)

Ms. J. L. Pierce

55 Bowdoin Street

Portland, Maine

May 23, 1961

Chairman to the Board of Zoning Appeals  
City Hall  
Portland, Maine

Dear Mr. Chairman:

I am writing to you  
and I hope you will allow  
the W. W. Thomas House on  
the Western Promenade in Portland  
to be used as a residence for  
young doctors, both internes  
and residents. It seems to me

Such a permission will insure the  
good appearance of the house  
and will prevent its decline -  
that decline which we of our  
neighborhood have watched in  
the George F. West House (also on  
the Promenade) - a sad spectacle  
and one we would be sorry to  
see duplicated.

Sincerely yours,  
Sally W. Perce  
(Mrs. Jotham D. Perce)

98 Lincoln St

Prof Lawrence

Chairman of Youngsford Bond

I am writing this  
note to tell you that  
I think it would be  
an excellent use of  
the Thomas residence  
for the interns and  
resident physicians  
of the Maine Medical Center

Sincerely  
Arthur C. Lawrence

Page 1

Friday, May 27, 1961

MISS ESTHER WRIGHT  
163 WESTERN PROMENADE  
PORTLAND, MAINE

Chairman to the Board of zoning appeals,  
City Hall, Portland, Maine.

Dear Sir:

It has been brought to my attention that the W. W. Thomas house at the corner of West Street and the Western Promenade, has been given to the Maine Medical Center for a residence for internes and resident physicians. In my opinion, so using this fine old house, will be of more benefit to the adjacent areas, even though used as a multiple residence, than creating additional blots on this area. It would be properly maintained, and would not be allowed to dis-integrate. (Like this <sup>For use of</sup> George Fletcher West

page 2-

house

MISS EITHER WRIGHT  
163 WESTERN PROMENADE  
PORTLAND, MAINE

at the corner of Carroll Street and the  
Western Promenade. I do not know  
in whose hands it is now.)

As the owner of 163 Western Promenade  
I am strongly in favor of using  
the W.W. Thomas residence as  
explained above.

Yours very truly,  
Eithers Wright

Mrs. Clinton Davis 22 Chadwick St  
Portland  
Chairman of Board of Zoning Appeal

Dear Sir -

I understand that the Maine Medical  
Center wishes to use the former W.  
Thomas House on the corner  
of West St. & at the Western Promenade  
as a home for Interns at the

hospital. I think this is an  
excellent idea and trust they  
will be allowed to do so.

Yours truly

Mary of Este Ave

(Miss Clinton B. Frazier)

May 22<sup>nd</sup> 1961



WILLIAM H. CHISHOLM  
230 PARK AVENUE  
NEW YORK 17, N.Y.

May 29, 1961

Dear Pat,

I understand there is to be a hearing of the Board of Appeals on Thursday, June 1st, requesting an exception to the Zoning Ordinance to permit changing use of the building at 112-124 West Street from a single family dwelling to a hospital out-patient clinic for forty-five interns and resident physicians.

On behalf of my Mother, Mrs. Sara C. Chisholm, who is the owner of the property on West Street, 233 Western Promenade, I am pleased to inform you that she has no objections whatsoever to this exception. We both believe this to be a most worthwhile thing for the Medical Center and, therefore, the Community.

Sincerely,



Mr. Phillips M. Payson  
H. M. Payson & Co.  
93 Exchange Street  
Portland, Maine

WHC:pg

cc: Mr. Wedleigh B. Drummond

70 Carroll Street  
Portland  
Maine.

May 23, 1961

Franklin G. Hinckley, Esq., Chairman,  
Board of Appeals  
City Hall  
389 Congress Street  
Portland, Maine.

Dear Mr. Hinckley:

I am writing this letter to you in behalf of my  
mother-in-law, Mrs. Charles F. Flagg, my husband and myself.

As homeowners and residents at the above address,  
we are naturally all terribly interested in keeping up our Promenade  
neighborhood. We become very much concerned when one of the big old  
houses is allowed to go to wrack and ruin.

We were all delighted to hear that the heirs of  
Mrs. W.W. Thomas, 120 West Street, had decided to give that beautiful  
house to the Maine Medical Center. It is much too big for future oc-  
cupancy by a single family, as no one employs a staff of servants in  
this day and age, and we feared that it might stand empty, and be  
eventually vandalized as some other homes in the area have been.

Mrs. Thomas' sincere wish was that if the members  
of her family did not personally wish to live in the house after her  
death it should be used by the Medical Center in some useful fashion.

We have just heard that the MMC has asked for per-  
mission to use the house as a residence for their unmarried internes,  
which we feel is an excellent plan. It is near enough to the hospital  
so that they can be on call when needed, it will certainly not disturb the  
neighbors in any way if it is used only for a residence, and the grounds  
and house will be well maintained and therefore it will continue to be  
one of the fine houses in the neighborhood.

We do urge the Board of appeals to grant this request  
in order that the house may again be lived in and not forced to remain  
empty and a temptation to rock-throwers and such.

Sincerely yours,

*Mary Nash Flagg*  
(Mrs. Joseph P. Flagg)

PHILIP G. CLIFFORD  
COUNSELLOR AT LAW  
PORTLAND, MAINE

May 22, 1961

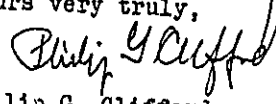
Chairman, Zoning Appeal Board  
Room 208, City Hall  
Portland, Maine

Dear Sir:

I understand that the William W. Thomas house on the Western Promenade is to be given to the Maine Medical Center as a residence for interns and for other uses in connection with the hospital.

If there is any zoning prohibiting this use, I hope the same may be waived, in order that the gift may be utilized.

Yours very truly,



Philip G. Clifford  
71 Carroll Street

PGC:fh

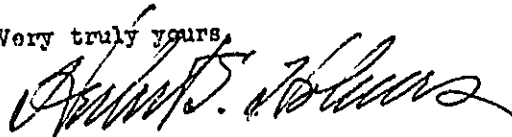
May 23, 1961

Board of Appeals  
Portland City Hall  
Portland, Maine

Gentlemen:

As a resident of the western section of the City I  
have no objection to permitting the Thomas home to be  
used by the Maine Medical Center as a residence for  
interns and residents.

Very truly yours

A handwritten signature in cursive script, appearing to read "Robert S. Thomas". The signature is written in dark ink and is positioned below the typed phrase "Very truly yours".



CANAL NATIONAL BANK

PORTLAND, MAINE

WILLIAM D. IRELAND, JR.  
Executive Vice President

Middle Street Office  
188 MIDDLE STREET  
PORTLAND, MAINE

May 23, 1961

Board of Zoning Appeals  
City Hall  
Portland, Maine

Gentlemen:

It is my understanding that it is necessary to make an exception to the Zoning Laws for the acquisition of the Thomas residence at 120 West Street by the Maine Medical Center.

As a resident of that area, I wish to support this exception. I am sure, as has been evidenced in the past, that the property will be properly maintained by the Maine Medical Center and that it will not detract from the area as a whole. It is a very large house, with only limited use or appeal to any other prospective owner and can be used to great advantage by the Maine Medical Center, who would keep it from falling into dis-repair and being an eyesore as some others have in this area. Therefore, I wholeheartedly support the exception being made to the Zoning Laws in this case.

Sincerely,

*W. D. Ireland, Jr.*  
Executive Vice President

WDI/dq

Mrs. JAMES C. HAMLIN, JR  
415 CONGRESS STREET  
PORTLAND, MAINE

May 24, 1961

Chairman - Zoning Appeal Board,  
Portland City Hall,  
389 Congress Street,  
Portland, Maine

Dear Sir:

This to advise that I have no objection to the proposal to house the young doctors from the Maine Medical Center in the William W. Thomas residence on West Street.

I understand other than that some forty interns will reside in the house, there will be no change in the present zoning law providing for single family homes in that area.

Yours very truly,

*James C. D. Hamlin*

CARGOES

PETAIL

CARLOADS

BRANCH OFFICE  
443 CONGRESS STREET  
TEL. PORTLAND SP 3-8171  
CONNECTING ALL DEPARTMENTS

**A. R. WRIGHT CO.**

WHARVES AND YARDS  
350 COMMERCIAL STREET  
315 PARK AVENUE  
221 FOREST AVENUE

**OIL - COAL - COKE**  
221 FOREST AVENUE  
**PORTLAND, MAINE**

May 29, 1961

Mr. Franklin G. Hinckley  
Chairman of Zoning Appeal Board  
City Hall  
Portland, Maine

Dear Sir:

I understand that the question of the use of the Thomas residence on West Street which was left to the Maine Medical Center is coming before the Board of Zoning Appeals Thursday, June 1.

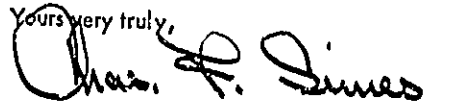
My residence is at 28 Bowdoin Street which is more than the 500 feet removed, but I am very much interested in the neighborhood and understand the hospital intends to have unmarried interns and physicians use this house for a residence. I am very strongly in favor of such a use as I believe we must have a good staff of interns and physicians at the Medical Center, and we will not be able to get them unless they have a proper place to live.

I also feel that a large house such as the Thomas residence if not used for some such need of the city will deteriorate and consequently do great damage to the surrounding property.

My sister-in-law, Miss Esther Wright, who lives at 163 Western Promenade has also written you, and is strongly in favor of the use the hospital intends to make of the property.

Hoping the decision of the Board will be favorable, I remain

Yours very truly,



Chas. F. Simes, President  
A. R. Wright Co.

CFS:H

PRICES QUOTED ARE SUBJECT TO ACCEPTANCE OF ORDERS IN WRITING. ALL ORDERS ARE SUBJECT TO STRIKES, TRANSPORTATION FACILITIES OR OTHER CAUSES BEYOND OUR CONTROL. RAILROAD RATES GOVERN SETTLEMENTS.

DONALD H. BENNETT  
384 FOREST AVENUE  
PORTLAND, MAINE

Board of Appeals  
City Hall  
Portland, Maine

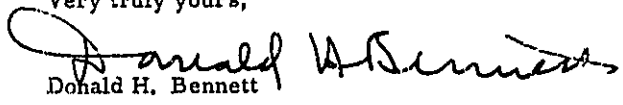
Gentlemen:

It has been brought to my attention by Mr. John Barker of the Maine Medical Center that the former Thomas House on the Western Promenade is proposed to become a residence for interns at the Maine Medical Center.

It is my understanding that this use requires an appeal to the existing zoning ordinance. Although I am not a property owner in the immediate neighborhood of the Thomas House, my residence is in the same general area and therefore I have a very real interest in maintaining property values in this section of the city.

For this reason I would like to go on record as heartily endorsing the use of the Thomas property as a residence for interns of the Maine Medical Center.

Very truly yours,

  
Donald H. Bennett

June 1, 1961



May 23, 1961

Board of Appeals  
Portland City Hall  
Portland, Maine

Gentlemen:

As a resident of the western section of the City I have no objection to permitting the Thomas home to be used by the Maine Medical Center as a residence for interns and residents.

Very truly yours,

*Augusta W. Hinds*

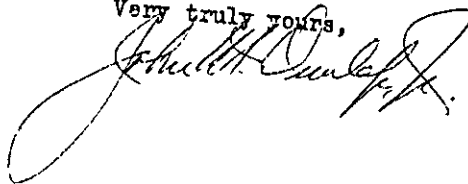
May 23, 1961

Board of Appeals  
Portland City Hall  
Portland, Maine

Gentlemen:

As a resident of the western section of the City I have no objection to permitting the Thomas home to be used by the Mains Medical Center as a residence for interns and residents.

Very truly yours,



MAINE CENTRAL RAILROAD COMPANY



E. SPENCER MILLER,  
PRESIDENT

PORTLAND, MAINE

May 23, 1961

Chairman  
Board of Zoning Appeals  
City of Portland  
City Hall  
Portland, Maine

Dear Sir:

It has come to my attention that the Maine Medical Center proposes to use the former Thomas residence, on the corner of West Street and the Western Promenade, as a residence for internes and other members of the hospital staff.

My residence is at 15 Chadwick Street, and I wish to go on record as registering approval of the proposal and the belief that this use is highly desirable and in no way objectionable.

Yours sincerely,

E. Spencer Miller

ESM:1

MRS. DONALD M. PAYSON  
62 BOWDOIN STREET  
PORTLAND, MAINE

May 23, 1961

Chairman to the Board  
of Zoning Appeals,  
City Hall,  
Portland, Maine.

Dear Sir:

It has been brought to my attention that the W.W. Thomas property at 120 West Street has been given to the Maine Medical Center for use as a residence for interns and resident physicians.

In my opinion this type of use for the fine old homes of the Western Promenade area will prove a benefit to the owners of adjacent property.

It seems to me far better to maintain a fine home even though converted to a multiple residence than to risk adding another blot to the area such as now exists at 181 Western Promenade.

Congratulations on the result of yesterday's vote!

Sincerely yours,

*Donald M. Payson*

WALTER G. DAVIS  
POST OFFICE BOX 230  
PEARL ST. STATION  
PORTLAND 6, MAINE

May 25, 1961

Chairman of Board of Zoning Appeals  
City Hall  
Portland, Maine

Dear Sir:

I live at 155 Western Promenade. I am very much in favor of allowing the Maine Medical Center to use the W. W. Thomas house, located at the corner of Western Promenade and West Street, as a residence for the bachelor internes and resident physicians who are attached to the Center and I hope that your Board will see fit to grant the Center's appeal.

Yours truly,

*Walter G. Davis*

May 23, 1961

Board of Appeals  
Portland City Hall  
Portland, Maine

Gentlemen:

As a resident of the western section of the City I have no objection to permitting the Thomas home to be used by the Maine Medical Center as a residence for interns and residents.

Very truly yours,

*W. M. House M.D.*

CITY OF PORTLAND, MAINE  
BOARD OF APPEALS

May 22, 1961

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Thursday, June 1, 1961, at 3:30 P.M. to hear the appeal of Maine Medical Center requesting an exception to the Zoning Ordinance to permit changing use of the building at 112-124 West Street from a single family dwelling to a hospital dormitory for forty-five interns and resident physicians.

This permit is presently not issuable under the Zoning Ordinance because the proposed use is to be accessory to a hospital, which is not an allowable use in the R-4 Residence Zone in which the property is located.

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

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

BOARD OF APPEALS

Franklin G. Hinckley

Chairman

June 2, 1961

Maine Medical Center  
22 Arsenal Street  
Portland, Maine

Att: Mr. Edward J. McGeachey, Assistant Director

Gentlemen:

Enclosed herewith please find copy of decision of the Board of Appeals relating to your request to permit changing use of the building at 112-114 West Street from a single family dwelling to a hospital dormitory for forty-five interns and resident physicians.

It will be noted that this appeal was granted.

Very truly yours,

Robert W. Donovan  
Assistant Corporation Counsel

5  
Enclosure



May 26, 1961

Mr. Edward J. McGeachey  
Maine Medical Center  
22 Arsenal Street  
Portland, Maine

Dear Mr. McGeachey:

June 1, 1961

3:30

ALBERT J. SEARS  
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE  
Department of Building Inspection

AP-112-124 West Street, corner of Western Promenade

May 16, 1961

Maine Medical Center  
22 Arsenal Street

✓ cc to: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy for changing use of building at the above named location from a single family dwelling to a hospital dormitory for forty-five interns and resident physicians is not issuable under the Zoning Ordinance because the proposed use is to be accessory to a hospital, which is not an allowable use in the R-4 Residence Zone in which the property is located.

We understand that the Medical Center would like to exercise its appeal rights concerning this discrepancy. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, an authorized representative should go to file the appeal.

Very truly yours,

Albert J. Sears  
Building Inspection Director

AJS/jg

COPY



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Sept. 16, 1955

PERMIT ISSUED

01584

SEP 16 1955

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

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

Location .. 120 West St. Use of Building .. dwelling No. Stories .. 3. Building Existing "
Name and address of owner of appliance .. Mrs. William W. Thomas, 120 West St.
Installer's name and address Ballard Oil & Equipment Co., 135 Marginal Way. Telephone .. 2-1991

General Description of Work

To install .. oil burning equipment in connection with existing hot water heating system (conversion)

IF HEATER, OR POWER BOILER

Location of appliance .. Any burnable material in floor surface or beneath?
If so, how protected? .. Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe .. From front of appliance .. From sides or back of appliance
Size of chimney flue .. Other connections to same flue
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?

IF OIL BURNER

Name and type of burner .. Ballard .. 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 .. 1 1/2"
Location of oil storage .. basement .. Number and capacity of tanks .. 2-275 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

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

APPROVED:

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

Ballard Oil & Equipment Co.

Signature of Installer by: [Signature]

