

92-96 CHADWICK STREET

SMITH & WALTER
92-96 CHADWICK STREET



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Nov. 12, 1971

PERMIT ISSUED

NOV 16 1971

1439

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 92 Chadwick St. Use of Building garage No Stories 1 1/2 ~~New~~ Building Existing "
Name and address of owner of appliance Maine Medical Center, 22 Bramhall St.
Installer's name and address Maine Medical Center, Telephone

General Description of Work

To install horizontal hot air furnace

IF HEATER, OR POWER BOILER

Location of appliance ground floor 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 5'
From top of smoke pipe 5' From front of appliance 6' From sides or back of appliance 3'
Size of chimney flue 14 x 10 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 American Standard - gun type Labelled by underwriters' laboratories? yes
Will operator be always in attendance? no Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner cement Size of vent pipe 1 1/2"
Location of oil storage in separate room Number and capacity of tanks 1 - 275
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

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 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED:

OK-28 11/15/71

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

Signature of Installer By

David C. Doherty

CS 300

INSPECTION COPY

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION # 92-96 Chadwick St.

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

Date of Issue **August 25, 1967**

~~This is to certify~~ that the ~~building~~, premises, or part thereof, at the above location, ~~built~~
~~changed~~ as to use under Building Permit No. _____, 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

PORION OF BUILDING OR PREMISES

Area as shown on plot plan.

APPROVED OCCUPANCY

Parking Lot
Off-street parking for
twenty-two passenger cars.

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Nelson F. Cartwright

Inspector of Buildings

John G. McHenry

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

92-96 Chadwick St.

June 16, 1967

copy to Corp. Council

Mr. Donald Bail
Maine Medical Center
22 Bramhall Street

Dear Mr. Bail:

Building permit to construct a parking lot for 22 cars on land owned and contiguous to the Thomas House Interns Residence to which this parking is accessory is being issued subject to the following:

The cyclone fence required by the Zoning Ordinance is to be 4 feet in height along the Chadwick Street line and not over 4 feet in height within 25 feet of this line.

Very truly yours,

Gerald E. Keyberry
Director of Building & Inspection Services

GEM:m



MAINE
MEDICAL
CENTER

PORTLAND, MAINE 04102

(207) 775-5454

July 5, 1967

OFFICE OF
PLANT SUPERINTENDENT

Mr. Gerald E. Mayberry
Building Inspector
City Hall
389 Congress Street
Portland, Maine

Dear Mr. Mayberry:

The enclosed is a sketch which is an addendum to the previous sketch on Resident Parking at 92-96 Chadwick Street, and it shows the requested 5 foot spacing between the first right angular parking space and the edge of the sidewalk.

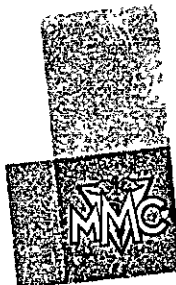
Yours truly,

Donald W. Bail
Plant Superintendent

jed

Enclosure

C. of C.



MAINE
MEDICAL
CENTER

PORTLAND, MAINE 04102
(207) 775-5454

OFFICE OF
PLANT SUPERINTENDENT

June 19, 1967

Mr. Gerald E. Mayberry
Director of Building & Inspection
Services
City of Portland, Maine

Dear Mr. Mayberry:

Your letter and authorization to proceed with the parking lot
at 92-96 Chadwick Street has been received, and the exception in
relation to the cyclone fence has been noted and will be complied with.

Before occupancy we will be in touch with your office for a
final inspection.

Yours truly,

Donald W. Bail
Plant Superintendent

Jed

cc Philip K. Reiman, Director
Maine Medical Center

*Interns max 45 interns
now about 23*

Parking Lot
R-4

617167-
91-96 Chadwick St
Allan

CHECK AGAINST ZONING ORDINANCE

- ✓ Date - New lot for existing use.
- ✓ Zone Location - R-4
- ✓ Interior or corner lot -
- ✓ 40 ft. setback area? (Section 21) 1/6
- ✓ Use - O.H.
- ~~Sewage Disposal -~~
- ~~Rear Yards -~~
- ~~Side Yards -~~
- ~~Front Yards -~~
- ~~Projections -~~
- ~~Height -~~
- ~~Lot Area -~~
- ~~Building Area -~~
- ~~Area per Family -~~
- ~~Width of Lot -~~
- ~~Lot Frontage -~~
- ✓ Off-street Parking
- ✓ Allowable under Section 14-G for over 6 vehicles
- ✓ Guard curb or bumper guard - (guard curb)
- ✓ Fence between lot & residence use
- Needed - when lot is completed
- Drainage
- Surface of ground or equivalent material
- ✓ Traffic Engineer's O.K. - 6/11/67

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine June 12, 1967

Location 92-96 Chandler St.

Zone A-4 Residence

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for various lot as set forth on the attached site plan (made by Dorinda Bail whose address is 22 Bramhall St. Maine Med. Center) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:

Owner (name, address and phone number) Maine Medical Center, 22 Bramhall St.

Lessee (name, address and phone number) " " " " "

Is proposed use to be accessory to a building or other use on this lot? yes
If so, what is use of building or other use Doctor's Residence

If off-street parking is sought, what is proposed maximum number of vehicles to be parked--passenger cars? 22, commercial vehicles? 20

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)? yes
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? ?

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? yes

Do you propose to remove or disturb any tree on a public street? no
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? yes

Signature of Owner Maine Medical Center

By Donald W. Bail
(duly authorized thereto)

\$2.00

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To: Maine Medical Center
22 Bramhall St.
Portland Maine

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below--notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:

DATE 6/16/67

Herald E. Hawberry
Inspector of Buildings

INSPECTION COPY

8-25-67 Completed PD

E. B. and
(enc)
A.A.S.

9-96 Chadwick St.

June 16, 1967

Mr. Donald Bail
Maine Medical Center
22 Bramhall Street

Dear Mr. Bail:

Building permit to construct a parking lot for 22 cars on land owned and contiguous to the Thomas House Interns Residence to which this parking is accessory is being issued subject to the following:

The cyclone fence required by the Zoning Ordinance is to be 4 feet in height along the Chadwick Street line and not over 4 feet in height within 25 feet of this line.

Very truly yours,

Gerald E. Mayberry
Director of Building & Inspection Services

GEH:m



APPLICATION FOR PERMIT

R4 RESIDENCE ZONE
Second Class

Class of Building or Type of Structure

Portland, Maine

May 21, 1967

PERMIT ISSUED
00369

MAY 25 1967

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 specifications, if any, submitted herewith and the following specifications:

Location 92-94 Chadwick St.
Owner's name and address - Maine Medical Center, 22 Bramhall St.
Lessee's name and address -
Contractor's name and address Ernest J Asselyn, 68 Capisic St.
Architect -
Proposed use of building - Within Fire Limits?
Last use - Specifications Plans no
Material brick No. stories 2 Heat No. of shorts
Other buildings on same lot Style of roof No. families
Estimated cost \$ Roofing No. families

General Description of New Work

Fee \$ 5.00

To demolish existing 2-story brick building approx. 28' x 38'.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished, under the supervision and to the approval of the Dept. of Public Works of the City of Portland? yes.

Land to be used for parking area.

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?
Material of foundation Thickness, top bottom earth or rock?
Kind of roof Rise per foot Roof covering of lining Kind of heat fuel
No. of chimneys Material of chimneys Dressing or full size? Columns under girders Corner posts Sills
Framing Lumber-Kind On centers: 1st floor, 2nd, 3rd, roof
Size Girder Maximum span: 1st floor, 2nd, 3rd, roof
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
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:

J. E. M.

INSPECTION COPY

Signature of owner by:

Maine Medical Center
Ernest J Asselyn

Ernest J Asselyn

127

1

9

1

1

Final

Final Exam

Occupancy issued

1

1

NOTES

6-1-67 Completed

22

91. CLOSURE

- 5/12/67 - A/12

Part 12.06

- RY Zone

Section 14

G-25' from any residential structure on adjoining lot

H-1 - Guards curb (6" high)

or Bumper guard (24" high)

Fire test from street & lot line

H-2 - Residential lots abutting - then a chain link, picket or
sapling fence 4' high shall be provided where off
parking is located

J-1 - If new driveway then Traffic Engineer's OK
needed

J-2 Driveway, maneuvering area shall have uniform grade.
Gravel or equivalent material - 6" deep -

J-3 - Water run-off shall not go over sidewalk



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR
HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Oct. 13, 1955

PERMIT ISSUED
01391
OCT 13 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 ~~94 Chadwick St.~~ (called 94 Chadwick St.) Use of Building Theater workshop No Stories? ☒ New Building Existing ☐
Name and address of owner of appliance Children's Theater, 94 Chadwick St.
Installer's name and address Peterson Oil Co., 377 Cumberland Ave. Telephone 3-7209

General Description of Work

To install forced warm air heating system and oil burning equipment in place of stove heat

IF HEATER, OR POWER BOILER

Location of appliance First floor 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 6'
From top of smoke pipe 6' From front of appliance 2' From sides or back of appliance 15" over 3'
Size of chimney flue 8x12 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 Coleman Blandair Model 592 Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1 1/2"
Location of oil storage basement Number and capacity of tanks 1-275 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

Permit Issued with Letter

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

63-E-8

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

Oct. 11-14-55. [Signature]

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

Peterson Oil Co.

Signature of Installer by [Signature]

C17-254-1M-MAR-55

INSPECTION COPY

AP 94 Chadwick St.--Installation of warm air heat and oil burning equipment

October 18, 1955

Children's Theater
94 Chadwick St.

Copy to Peterson Oil Co.,
377 Cumberland Ave.

Gentlemen:

We are issuing to Peterson Oil Company a permit for installation of warm air heating system and oil burning equipment in the workshop building of the Children's Theater without prejudice as to the use of the building under the Zoning Ordinance.

May I explain that the use of the building as a workshop and storage building for the Children's Theater is non-conforming with the Zoning Ordinance in the Residence B Zone where the property is located in the sense that it would not now be allowed to be established unless first authorized by the Board of Appeals.

We have been unable to establish whether or not the building was being used for its present purpose in December, 1938, when the Zoning Ordinance was adopted. If the same use were in existence at that time, it could be continued under the Zoning Ordinance as a non-conforming use existing at the time the Ordinance was adopted.

This letter is for the record only and not intended to disturb those who are responsible for the Children's Theater in any manner. Since we are unable to establish from our records when the use was commenced, it seems best not to raise the question at this time other than to tell you of the situation.

Very truly yours,

WMCD/B

Warren McDonald
Inspector of Buildings

Enclosures to Peterson Oil Co.: Permit card and copy of application

76

File

INQUIRY BLANK

ZONE RB

FIRE DIST. 3

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Verbal
By Telephone 189-193 Bine (new)

Date 2/2/51

LOCATION 92 Chadwick Street OWNER Aubrey N. & Mildred Peters

MADE BY _____ TEL. _____

ADDRESS _____

PRESENT USE OF BUILDING Playhouse - ^{used for} storage of scenery and rehearsals

CLASS OF CONSTRUCTION Second NO. OF STORIES 2

REMARKS: Used for storage of scenery and rehearsals;
no motor vehicles kept there; loft is used for
storage; has been used for 6 or 7 years.

INQUIRY: 1- Is use of this building as "Children's
Theater" allowable under the zoning Ord-
inance?

ANSWER: Decided to let this alone until some-
thing comes up - WMA 7/19/51

DATE OF REPLY _____

REPLY BY _____

1910 line