

103 CHALWICK STREET

Small, illegible stamp or mark at the bottom center of the textured area.

Receipt—Applicant's Copy

CITY OF PORTLAND, MAINE

Department of Building Inspection

2339 K

Feb. 22 1972

Received from General Development Corp a fee

of Fifteen ⁰⁰ /100 Dollars \$ 15.-

for permit to ^{install} ^{etc} appeal

at 97-109 Chadwick St Est. Cost \$ -

R. Lowell Brown
Inspector of Buildings
Per PC

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt.

MRS LESTER F. WALLACE
97 CHADWICK STREET
PORTLAND, MAINE 04102

May 30, 1972

Board of Appeals
City of Portland, Maine

Gentlemen:

The Dr. Alfred Osher carriage house
adjoins my property on Chadwick Street
and I oppose Dr. Osher's petition for
four apartments in this building.

Crowding four apartments into this
building with the resultant use of
outside parking is not in the best
interest of this neighborhood.

I respectfully request that the
Board of Appeals deny this petition.

Very truly yours,

Mrs. Lester F. Wallace



Board of Appeals
Room 269
City Hall
Portland, Maine

*Mrs. Charles E. Dixon
Smugglers' Cove
Cape Elizabeth, Maine 04107*

May 30, 1972

Board of Appeals
Portland, Maine

Gentlemen:

I oppose the appeal of Dr. Alfred Osher for four apartments at 97-109 Chadwick Street.

Please note that the property adjoining Dr. Osher's was converted from a carriage house in a deplorable state of repair to an attractive building containing two luxurious apartments and space for three cars, inside.

This lot at 97-109 Chadwick Street is presently used as a public parking area for four automobiles. I would not like to see this use continue on a permanent basis.

I hope Dr. Osher will consider remodeling the existing structure into a facility of two apartments and under cover parking.

Sincerely yours,

Dorothy H. Dixon

Dorothy H. Dixon



Board of Appeals
Room 209
City Hall
Portland, Maine

Garage - Fire separation from house - plaster
Threshold - 2 steps down
Fire door - Glass 100"
Door closer needed

Rear at living room - called F.P. on plans - (A-2)

(Roof (A-7) Master bedroom)

103 Chadwick St
Dwelling & garage

9/18/65

Allen

Allen

- Foundation - 10" - 10"
- Rear wall framing & front walls etc - studs go to double cap below
- Roof covering - O.K.
- Sills - on garage - Main house - Living room - wall needs to be larger
- Anchor bolts - O.K. - 6" C.C.
- Floor joists - 2x10 - 16" O.C. - 13' span - 14' span
- Overhang - framing - front - Inside over living room - (A-6) Sec (545)
- Does 2x10's (2nd floor) rest on fireplace
- Roof - Garage - 2x4 - 16" O.C. - 13' span - Good for 40# +
- Structural ridge - 4x10 - 9' span - Good for 4741#
- 1 1/2" fully columns under
- Roof - 13' - 2x12 - O.K. Good for 80# +
- Floor - 2x10 - 16" O.C. - 14' - Good for 45# +
- Grid. - 8 WF 31 - 12' - Good for 33,580 K
- Aln. room - 8 WF 24 - 13' span - Good for 25,600 K

13x4x50 = 5,850# Load

937	# Load
1,057	Good for
12x40 = 476	1st floor
12x15 = 225	2nd floor
12x15 = 225	Roof
12x45 = 540	
1545 x 12 =	
Load 18,540#	

Den. 10 WF 33 13' span - Good for 39,000 K

12x40 = 476 x 13 = 6,200# Load

9x40 = 360 x 13 = 4,680#

2 - 2x10 on 9' span

150# Between Living R. & Bed. & Den
8,064# Good for

10x15 = 150 x 6.5 = 1,275# / span

Chimney

laminated members - ?
Floor joists 2nd floor - 2x12 - 16" O.C. - 14' span

Bridging - O.K.
Headers, trimmers, double joints
Wide openings - What size headers over 2 openings between Bath & Master bedroom
Nailers, double caps, studs
Rattlers - Master bedroom 13' span - 2x12 - O.K.
Garage 2x4 - 16" O.C. - 13' span - O.K.
Den, bath, bed - 2x10 - 16" O.C. - 14' span - O.K.

Living room - Laminated Beams
Ties - For bricks

Front porch - O.K. (OVER)

Fee letter

6x12 for roof over master
bridging on 11' span - Good for
11x12x15 = 5,115#
12x15x11 = 1,650#
6,765# Load

97-109 Chadwick
and 96-100 West St.

Chadwick St.

51-145 ✓

52-154 ✓

West St.

57-123 ✓

58-124 ✓

Vaughan St.

123-229 ✓

130-230 ✓

Marshall St.

1-11 ✓

2-24 ✓

Neal St.

82-124 ✓

Western Prom.

193-271 ✓

Brantall St.

1-27

175

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 22, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, June 1, 1972 at 4:00 p.m. to hear the appeal of Dr. Alfred Osher requesting an exception to the Zoning Ordinance to permit and certificate of occupancy for changing the use from a carriage house to an apartment house for four families (two families on each floor) at 97-109 Chadwick Street.

This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) This use is not allowable in the R-4 Residential Zone in which the property is located. (Sec. 602.5A). (2) The fire escape on the rear of the building will be only about 3½' from the rear lot line instead of the required 25'. (Sec. 602.5B.1).

This appeal is taken under Section 24 of the Zoning Ordinance which provides such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; 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 or required public hearing having been sent to the owners of property within 500 ft. of the property in question as required by Ordinance.

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

Klenie D

6-1-72

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Dr. Alfred Osher, owner of property at 97-109 Chadwick St. 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: and certificate of occupancy for changing the use from a carriage house to an apartment house at the above named location for four families (two families on each floor). This permit is presently not issuable under the Zoning Ordinance for the following reasons: (1) This use is not allowable in the R-4 Residential Zone in which the property is located. (Sec. 602.5A). (2) The fire escape on the rear of the building will be only about 3½' from the rear lot line instead of the required 25' (Sec. 602.5B.1)

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.

General Development Corp.
APPELLANT
by Alfred Osher, Secy.

DECISION

After public hearing held June 1, 1972, the Board of Appeals finds that all of the above conditions do not exist with respect to this property and that a variance should not be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should not be granted in this case.

E. J. Wolff
Walter Sklar
Jacqueline Osher
Board of Appeals

Michael I. Leckie, M. D.
92 West Street
Portland, Maine 04102

June 1, 1972

TO: The Zoning Board of Appeals
City of Portland
City Hall
Portland, Maine

Dear Sirs:

I have owned the property known as the Baxter House since April, 1971. I am familiar with the plans of Dr. Alfred Osher to convert the so-called carriage house into four (4) residential apartments. I am aware that a fire escape will be required at the rear of the building only a short distance from the boundary line of my land. However, anything that changes the character of this now unused and vacant building into a desirable and attractive property will be welcomed, and I firmly believe that Dr. Osher's plans will accomplish this.

I am yours sincerely,

Michael I. Leckie M.D.

97-109 Chadwick Street

May 9, 1972

Dr. Alfred Osher
d/b/a General Development Corp.
131 Chadwick Street

cc to: Corporation Counsel

Dear Dr. Osher:

Building permit and certificate of occupancy for changing the use from a carriage house to an apartment house at the above named location for four families (two families on each floor) is not issuable under the Zoning Ordinance for the following reasons:

1. This use is not allowable in the R-4 Residential Zone in which the property is located. (Sec. 602.5A.)
2. The fire escape on the rear of the building will be only about 34' from the rear lot line instead of the required 25'. (Sec. 602.5B.1)

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed.

If the fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

I would call to your attention at this time that not more than one motor vehicle may be parked or stored per dwelling unit. (Sec. 602.18C.2) If for any reason you desired more parking than allowed, this too would require an appeal. If this should be your desire please let me know so that we can include it in this appeal.

I would take this opportunity to point out to you that this appeal is a variance appeal or hardship appeal instead of a conditional use appeal as would be allowed under Section 602.5A.4.c of the Zoning Ordinance. The reason for this is that Section 2 under this section states: no open outside stairway or fire escape above the ground floor shall be constructed. Your plans show a fire escape on the rear of the building from the second floor, therefore this is a variance appeal.

Very truly yours,

A. Allen Soule
Assistant Director

AAS:JA



APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, May 8, 1972

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 97-109 Chadwick Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dr. Alfred Osher, 131 Chadwick St. Telephone 772-6747
 Lessee's name and address d/b/a General Development Corp. Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Apartment house No. families 4
 Last use Carriage House No. families _____
 Material brick No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To Change Use from carriage house to apartment house for 4 families.
 This application is preliminary to get settled the question of zoning appeal.
 In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal Denied 6/1/72

Sent to Fire Dept. 5/9/72
 Rec'd from Fire Dept. 5/12/72

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 _____ ceiling _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber: Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:
Gene C.O. Reed 5-12-72

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes
 General Development Corp.

CS 301

INSPECTION COPY

Signature of owner By: Alfred Osher, Trust

Handwritten signature/initials

97-109 Chadwick Street

Feb. 28, 1972

Dr. Alfred Osher
d.b.a. General Dev. Corp.
131 Chadwick Street

cc to: Corporation Counsel

Dear Dr. Osher:

Building permit and a certificate of occupancy for changing the use from a carriage house to four doctors offices (two offices on each floor) is not issuable under the Zoning Ordinance because this use is not allowable in the R-4 Residential Zone in which the property is located unless authorized by the Board of Appeals under the provision of Section 602.5A.4.d.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at the time the appeal is filed for a conditional appeal.

This letter is a matter of form. The appeal has been filed and the fee paid.

Very truly yours,

A. Allan Soule
Assistant Director

AASm

97-109 Chadwick St - 2/25/72 -

A/124

43-F-1

Change of use
Garage to 4 doctors office
house
R4

CHECK LIST AGAINST ZONING ORDINANCE

✓ Date - Before 2/15/72

✓ Zone Location - R4

✓ Interior or corner lot -

✓ 40 ft. setback area (Section 21) - Chadwick St - NO

→ Use - 4 doctors offices (applies h2o 5/4/72)

✓ Sewage Disposal -

→ Rear Yards - 25' Req - have about

~~Side Yards -~~

~~Front Yards -~~

~~Projections -~~

~~Height -~~

~~Lot Area -~~

~~Building Area -~~

~~Area per Family - 1,500'~~

~~Width of Lot -~~

~~Lot Frontage -~~

✓ Off-street Parking - 9 Spaces Req - have 16

~~Loading bays -~~

EXISTING Bldg.

37
44
296
148
1776
1776
3552
400

Te/- 772-6747



4
RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, Feb. 18, 1972

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 97 - 109 Chadwick St. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Dr. Alfred Osher, D.B. A. General Dev. Corp, 131 Chadwick St. 772-6747 Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address To be decided Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building _____ No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ _____

General Description of New Work

To change from a ^{Carriage} ~~garage~~ ^{office} into four doctors offices

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

Withdrawn 3-16-72

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 _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

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

APPROVED:

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Treasurer - General Development Corp.

Signature of owner

Alfred Osher

CS 301

INSPECTION COPY

\$15 Ord 2/22/72

Withdrawn
3-16-72

CITY OF PORTLAND, ME
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

Dr. Alfred Osher, owner of property at 97-109 Chadwick St. under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: permit and certificate of occupancy for changing the use from a carriage house to four doctors offices (two offices on each floor). This permit is presently not issuable under the Zoning Ordinance because this use is not allowable in the R-4 Residential Zone in which the property is located unless authorized by the Board of Appeals under the provision of Section 602.5A.4.d.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Ordinance.

Alfred Osher
APPELLANT

DECISION

After public hearing held _____, the Board of Appeals finds that such use of the premises will _____ adversely affect property in the same zone or neighborhood and will _____ be contrary to the intent and purpose of the Ordinance.

It is, therefore, determined that permit should _____ be issued in this case.

BOARD OF APPEALS

97-109 Chadwick Street

Feb. 28, 1972

cc to: Corporation Counsel

Dr. Alfred Osher
d.b.a. General Dev. Corp.
131 Chadwick Street

Dear Dr. Osher:

Building permit and a certificate of occupancy for changing the use from a carriage house to four doctors offices (two offices on each floor) is not issuable under the Zoning Ordinance because this use is not allowable in the R-4 Residential Zone in which the property is located unless authorized by the Board of Appeals under the provision of Section 602.5A.4.d.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 shall be paid at the time the appeal is filed for a conditional appeal.

This letter is a matter of form. The appeal has been filed and the fee paid.

Very truly yours,

A. ALLEN SOWLE
Assistant Director

AAS:1

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 6, 1972

TO WFOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 16, 1972 at 4:00 p.m. to hear the appeal of Dr. Alfred Osher requesting an exception to the Zoning Ordinance to permit and certificate of occupancy for changing the use from a carriage house to four doctors offices (two offices on each floor) at 97-109 Chadwick Street.

This permit is presently not issuable under the Zoning Ordinance because this use is not allowable in the R-4 Residential Zone in which the property is located unless authorized by the Board of Appeals under the provision of Section 602.5A.4.d.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

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

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

ELIO BALDINI, M. D.
89 WEST ST.
PORTLAND, MAINE 04102

Portland, Me

March 13, 1972

Dear Sirs,

We are opposed to the
changing of the zoning law
in regards to Dr. A. Osher's
project.

Our street is crowded with
cars all year around and so
much in the winter that
it will be impossible for a
fire truck to come through
in case of a fire alarm
and to get close to any
of the houses on West Street,

It also is impossible for
our children to get out of
the house to attend school
without danger since it is
impossible to see anywhere
because of the many cars.

We are at the same time
forced to pay taxes for a
residential area while it is
becoming more and more
commercialized by doctors'
offices and apartment buildings.

Respectfully yours,

Dr. & Mrs. Eric Baldini

Mrs. Joseph J. Sylvester
171 Vaughan Street
Portland, Maine

Mar. 14, '72

City of Portland, Maine,
In the Board of Appeals
Mr. Am. B. Kirkpatrick
Chairman.

Dear Sir,

I strenuously oppose the
granting of an appeal to
Mr. Alfred Asher, for an ex-
ception to the Zoning Or-
dinance, to permit four
doctor's offices at 97-109
Chadwick St.

Sincerely
Helen G. Sylvester

55 CARROLL STREET
PORTLAND, MAINE 04102

13 March 1972

Mr. William Kirpatrick
Ch, Board of Appeals
Portland, Maine

Dear Mr. Kirpatrick,
as a resident of the area,
I wish to urge that the
Board of Appeals turn down
the request by Dr. Oster
to allow the present "Carriage
house" on Chadwick St
to be used for a doctor's
office. I wish to maintain the
residential character of the

neighborhood and another
Doctor's office would make
a bad traffic situation which
is to now even worse.

Martha H. Whidden
for Adelaide M. Hoet

WILLIAM B WARD ✓
150 VAUGHAN STREET
PORTLAND MAINE

March 13-72

Board of appeals
City of Portland Maine

Dear Sir: This is to affirm
that I object the appeal of
Dr. Alfred Oaker to make
over the Carriage House to
from doctors office at 97-109 Chas.
The parking in this area
is unbearable already.
We do not want any more
doctors offices in our area.
We are in R-4 Zone. Reason
enough for the tax payers
of residential property to
object.

Very Truly Yours
Wm B Ward
(June E. Ward)

ORTHOPAEDIC SURGERY

TELEPHONE 774-0131
AREA CODE 207

LEO J. McDERMOTT, M. D.
181 VAUGHAN STREET
PORTLAND, MAINE 04102

March 14, 1972.

Mr. William Kirkpatrick,
Chairman, Zoning Appeals Board,
City Hall, Portland, Maine.

Dear Sir: I wish to express my op-
position to an appeal by Dr. Ocker for permission
to set up medical offices in the area of
my home. It is my feeling that the area has
more than a sufficiency of offices.

Very truly yours,
Leo J. McDermott, M.D.

Mrs. Charles E. Dixon
Smugglers' Cove
Cape Elizabeth, Maine 04107

March 8, 1972

Board of Appeals
City of Portland, Maine

Gentlemen:

I strongly oppose the appeal of Dr. Alfred Oshes for additional medical offices at 97-109 Chadwick Street.

It is unthinkable that any one would consider adding to the existing parking problem in this area. This particular site does not offer parking facilities sufficient to provide adequate parking for doctors offices.

Very truly yours,

Dorothy H. Nelson
(Mrs. Charles E. Dixon)

Mr. Asher

MRS. LESTER F. WALLACE
97 CHADWICK STREET
PORTLAND, MAINE 04102

March 11, 1972

Board of Appeals
City Hall
Portland, Maine

Gentlemen:

As a resident of Chadwick Street, I am appalled by the parking situation in this area of the city and the extent to which the City of Portland has permitted this disgraceful condition to continue.

My guests can never find available space in front of my home to park their cars and I am often hindered or find it impossible to back out of my own garage.

(over)

2.

MRS. LESTER F. WALLACE
87 CHADWICK STREET
PORTLAND, MAINE 04102

A large volume of these cars
represent doctor's patients. You
have, in effect, made a parking
lot of our streets for the con-
venience of a selected few

I oppose the appeal of
Dr. Alfred Osher

Very truly yours,

Mrs. Lester F. Wallace



Board of Appeals
209 City Hall
Portland, Maine
04111

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

March 6, 1972

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 209, City Hall, Portland, Maine on Thursday, March 16, 1972 at 4:00 p.m. to hear the appeal of Dr. Alfred Osher requesting an exception to the Zoning Ordinance to permit and certificate of occupancy for changing the use from a carriage house to four doctors offices (two offices on each floor) at 97-109 Chadwick Street.

This permit is presently not issuable under the Zoning Ordinance because this use is not allowable in the R-4 Residential Zone in which the property is located unless authorized by the Board of Appeals under the provision of Section 602.5A.4.d.

This appeal is taken under Section 24 of the Zoning Ordinance which provides that such permit may be granted only if the Board of Appeals finds that such use of the premises will not adversely affect property in the same zone or neighborhood and will not be contrary to the intent and purpose of the Zoning Ordinance.

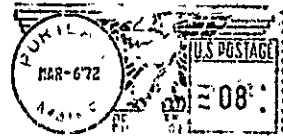
All persons interested either for or against this appeal will be heard at the above time and place, this notice of required public hearing having been sent to the owners of property within 500 feet of the premises in question as required by Ordinance.

BOARD OF APPEALS

William B. Kirkpatrick
Chairman

CITY OF PORTLAND, MAINE

Legal Department
208 City Hall
Portland, Maine 04111



The One Hundred One Corp.

377 Fore St.

Portland, Maine 04111

(D.N.B. IS VACANT)

- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

2290 11 112

PROCEDURE OF ZONING APPEALS

DATE INITIAL

LOCATION 97-109 Chadwick St
OWNER Alfred Osher (General Den Corp)
FEE PAID FOR APPEAL ✓
PLANS & INFORMATION ✓

DATE OF HEARING March 16th

\$15. APPEAL Conditional
(Variances)

Certificate Letter _____

2/21 Al/O

List of streets - 500' _____

Envelopes - Mail out Monday, 10 days before hearing Date _____

Letters mailed out _____

Appeal folders (2) _____ Date _____

Notice to owner of property of hearing date - Monday before hearing _____ Date _____

Notice to prospective owner (if any) - Monday before hearing _____ Date _____

Notice to lawyer, sign hanger, etc. (if any) Not known Monday before hearing _____ Date _____

Pictures and sketch _____

3/3 ✓
3/13 ✓

\$5.00 APPEAL

~~Notice to abutting property owners (Monday before hearing - Date _____)~~

~~Appeal folders (2) _____~~

~~Notice to owner of property (Monday before hearing - Date _____)~~

~~Notice to prospective owner (Monday before hearing - Date _____)~~

~~Notice to lawyer (if any) _____~~

~~Pictures and sketch _____~~

DOCKET - Mailed to appeal board no later than Monday before hearing - Date 3/13

3/13

Corp. Counsel Office - Large folder sent upstairs with appeal papers

Office Copy of Appeal - One copy of appeal put in small folder with
Inspection Copy of application with all plans and letters

All papers for appeals - Docket, Corp. Counsel folders and office
folders should be completed Monday before hearing

March 13, 1972

Dear Mr. Kirkpatrick,

This note is to state that we -
(residents at 34 West St. Portland) are
against Dr. Harold Osher establishing
offices on Chedoke St.

Sincerely,

Irving McCalman
Barbara McCalman

104 West Street
Portland Maine 04102
March 13, 1972.

Mr. William Kirkpatrick, Chairman,
Members of the Board of Zoning Appeals,
Portland, Maine.

Dear Sirs,

I wish to express my very strenuous opposition to the granting of the appeal of Dr. Alfred Osha for an exception to the zoning ordinance, to permit 4 doctor's offices in the building at 97 Chadwick St.

This location is in an R-4 Residential zone. Those of us who bought homes in this zone did so feeling secure that we would be protected by the zoning ordinance, from commercial intrusion.

We have spent a great deal of money to improve our properties, and to keep them up. We pay apartment rates at the highest assessed valuation per foot for residential property in the city and we violently object to having our property values substantially reduced by having more doctor's offices, with the nuisance, noise and fumes of the incessant coming & going and parking problems which they bring. Neither do we want parking lots for these cars facing our homes in this R-4 Residential zone where parking lots also are not allowable.

We feel that we are entitled to protection from these things by the city of Portland by strict adherence to the zoning ordinance.

The federal govt. in cooperation with the City has spent over 3 million dollars on the

Bramhall Hill Conservation program to
preserve this area. They repaved streets,
put in new curbs, replaced sidewalks and
esplanades, put in new street lighting, and
planted hundreds of new trees.

This is the only fine residential area
within Portland proper - many of the homes
are considered by the federal Govt. to be
architectural landmarks, and the city would
be wise to try to preserve it as a residential
area of quiet and beauty, since there is no
further land within the city for such
development.

You have wisely set a precedent by
refusing the last 3 appeals for exceptions
to the zoning ordinance to allow doctor's
offices in this area, and I strongly
urge you to also refuse to grant this
exception.

Yours sincerely,

Mrs. Ruth G. Simonds

(owner. 107-109 West Street
and 104-110 West Street,
corner of Chadwick Street.)

INTERNAL MEDICINE

AREA CODE 207
TELEPHONE 776-1677

JAMES H. BONNEY, M. D.
83 CHADWICK STREET
PORTLAND, MAINE 04102

March 14, 1972

Mr. William B. Kirkpatrick
Chairman, Board of Appeals
City Hall
389 Congress Street
Portland, Maine

Dear Sir:

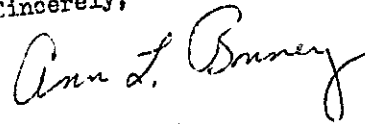
Since I will be unable to attend the board of appeals hearing for the zoning exception requested by Dr. Alfred Osher, I wish to express that as a homeowner I object to this request.

Parking is critical in this area and not only a problem to area residents but very serious as to fire equipment and ambulance movement. Added office space should not be granted in this area. Zoning is to protect not only homeowners, their property and value, but this is an area which to me seems to involve anyone using the hospital facilities. The streets are narrow, and with no snow removal it is almost impossible to drive during the 9 A.M. to 5 P.M. period. Another factor is that a pedestrian has to often use the streets to walk during 4-5 months of the year.

Those asking for additional office space don't usually have children walking to and from schools in the area.

The area already is too crowded and this should seriously be considered for denial.

Sincerely,



Ann L. Bonney

AIB/mb

RECEIPT - APPLICANT'S COPY

CITY OF PORTLAND, MAINE

Department of Building Inspection

7263 I

Sept 7 1965

Received from General Development Corp a fee

of fifty-six ⁰⁰ /100 Dollars \$ 56.⁰⁰

for permit to ^{install} ~~erect~~ ^{alter} ~~move~~ ~~demolish~~ Dwelling & Garage

at 103 Chalmers St Est. Cost \$ 28000.

Albert J. Sears
Inspector of Buildings

Per fy

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRE-SERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt.

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, September 1, 1965

DEPARTMENT OF BUILDINGS, PORTLAND, MAINE

I, 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:

103 Chadwick Street

Owner's name and address General Development Corp., 131 Chadwick St. Within Fire Limits? _____ Dist. No. _____

Owner's name and address _____ Telephone 772-6747

Contractor's name and address not let Telephone _____

Architect _____ Specifications yes Plans yes No. of sheets 8

Proposed use of building Dwelling and 2 car garage No. families 1

Last use _____ No. families _____

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

Other buildings on same lot _____ Roofing _____

Estimated cost \$ 28,000 Fee \$ 56.00

General Description of New Work

fee paid 9-7-65

To construct $1\frac{1}{2}$ story frame dwelling 69' x 29' and 2-car garage 25' x 22'23' attached

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

Details of New Work

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

Is connection to be made to public sewer? yes 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 92' depth 29' No. stories 1 1/2 solid or filled land? solid earth or rock? earth

Material of foundation concrete at least 4' below grade Thickness, top 10" bottom 10" cellar yes

Kind of roof flat Rise per foot 1 1/2" Roof covering tar and gravel

No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat h.w. fuel oil

Framing Lumber--Kind hemlock Dressed or full size? dressed Corner posts _____ Sills _____

Size Girder steel Columns under girders lally Size 1" Max. on centers 13'6"

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 2x10, 2nd _____, 3rd _____, roof _____

On centers: 1st floor 16", 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 2 number commercial cars to be accommodated no

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

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

General Development Corp.

CS 301

INSPECTION COPY

Signature of owner By:

Walter O'Brien Jones

NOTES

Work not done

Location	<i>113 Alameda Street</i>
Owner	<i>General Tool & Equipment Dept</i>
Date of permit	<i>07/16/84</i>
Notif. closing-in	
Inspn. closing-in	
Final Notif.	
Final Inspn.	
Cert. of Occupancy issued	
Staking Out Notice	
Form Check Notice	

A.P.- 103 Chadwick St.

Oct. 1, 1965

General Development Corp.
103 Chadwick Street

cc to: Phillip A. Trossel, 841 Webster Street
Needham, Mass.
cc to: Andrew M. DeFrancesco, 115 Marsh Street
Belmont, Mass.

Gentleman:

In answer to your correspondence of September 28, 1965 we find that we are unable to issue a foundation permit until details are provided to show Building Code compliance as to the stub foundation walls mentioned in paragraph 2 of our letter of Sept. 22, 1965.

- Dampford*
1A boxes - 14" x 14"
2 1/2" dia.
OK
1. The City of Portland revised Building Code, copies of which are available from the City Clerk's office at \$5.00 per copy, requires that plain concrete foundation walls be not less than 8 inches in thickness.
 2. As previously stated in the above mentioned letter the 6 inch portions can be allowed only if of design reinforced concrete. Frost action should be taken into consideration as well as the earth surcharge.
 3. Also any wood columns in the basement are required to have a concrete footing extending at least 4 inches above the basement floor.
None
OK
 4. There will need to be a masonry chimney or other approved chimney serving the barbecue in the family room as the metal stack shown does not meet requirements. This chimney will need to extend at least 2 feet above the roof where it cuts the roof line and the top of the chimney will need to be as high as any portion of the roof within 10 feet measured horizontally.
OK
omit
 5. An incombustible hearth will need to extend at least 9 inches either side of the barbecue firebox opening and at least 18 inches in front of this opening.
Side
omit

Very truly yours,

Gerald E. Mayberry
Deputy Building Inspection Director

GEM:im

ANDREW M. DeFRANCESCO
115 Marsh Street
Belmont, Mass.
IV.-4-8621

October 2, 1965

Mr. Gerald E. Mayberry
Deputy Building Inspection Director
City of Portland
Maine

Dear Mr. Mayberry:

Thank you for your very prompt reply to our letter of Sept. 28. I have been in contact with my engineer and with the owners, and we have decided upon the following:

✓ 1. We will call for, in an addenda to the plans, the 6" portion of the wall to be reinforced with 1/2" ϕ standard deformed bars placed 18" on center vertical, 3' - 6" long; and two continuous 1/2" ϕ standard deformed tie bars, one top and one bottom.

✓ 2. There are no wood columns bearing on the basement slab, all columns in the basement are standard weight lally columns. Perhaps you may be referring to the 4 by 4 post which supports the balcony trimmers; if so, that post comes down and bears on the cantilevered portion of the 8 WF 31 and therefore, does not go down to the basement slab, and likewise would not require a footing.

✓ I have discussed it with the owners, and they have decided to eliminate the barbecue in the family room and all related items from the contract and will not build same on these premises.

I will prepare an 8-1/2 by 11 drawing showing the steel in the foundation wall and the elimination of the barbecue in the family room, and have copies printed on Monday, Oct. 4. I will mail these copies to your office to be included in our submission for a permit, and to the owner so that the contractor that he will select shall know what the scope of the work will be.

Your prompt reply has been greatly appreciated by myself and the owners.

Very truly yours,

Andrew M. DeFrancesco
Andrew M. DeFrancesco

AMD/tkd
cc: General Development Corp.
103 Chadwick St.
Portland, Maine

Phillip A. Tressel
841 Webster Street
Needham, Mass.
484-0909

September 28, 1965

Mr. A. Allan Soule
Building Inspector
City of Portland
Portland, Maine

Re: Plans for Osher House, 103 Chadwick Street, Portland, Maine

Gentlemen:

Enclosed is a brief review of my qualifications as a registered professional structural engineer in the Commonwealth of Massachusetts (Reg. #18865).

Education: Bachelor of Arts at Bowdoin College - 1950
Major - Mathematics; Minor - Physics
Bachelor of Science at M.I.T. - Building Engineering
and Construction - 1956
Elected to Chi Epsilon, honorary civil engineering
fraternity
Presently 6/7 completed toward Masters Degree in Civil
Engineering - Northeastern University

Teaching: Instructor since 1959 for Division of University Extension,
Commonwealth of Massachusetts, in "Reinforced Concrete
Design."

Professional: Jackson & Moreland Inc. - Boston, Mass. (1956-1959)
Structural Engineer - steel, concrete, wood design

Simpson, Gumpertz & Heger, Inc., Cambridge (1959-1960)
Structural Engineer in charge of design of prestressed water
storage tanks, structural failures. Chief structural
engineer for design of Brandeis Social Science Center
(reinforced concrete frame, flat slabs, etc.)

LeMessurier Associates, Inc. - Boston (1960 to present)
Engineer in charge of design of:

- a. New England States Exhibit at N.Y. World's Fair
including design of steel frames, plywood sandwich
panel roofs, foundations, etc.
- b. MIT Married Students' Dorm - 18 stories reinforced
concrete slabs & columns, mat foundation, etc.
- c. Bowdoin Senior Center - 16 stories - reinforced
concrete slabs & columns, mat foundation, field
supervision, etc.
- d. Rochester Institute of Technology - three 4-story
buildings making up Social Science Center - reinforced
concrete columns, slabs, etc.
- e. University of Massachusetts - five 22-story concrete
dormitories

I have personally performed all the structural design and checking for the residence at 103 Chadwick Street, Portland, Maine, designed by Andrew H. DeFrancesco, and believe it to be in accordance with the latest accepted standards of structural design and safety. In particular, the laminated wood beams and columns have been designed to support their dead load plus a roof live load of 40 pounds per square foot with the allowable stresses indicated on the enclosed job specifications. The first and second floors have been designed to support their dead load plus a live load of 40 pounds per square foot. The roof and walls have been designed according to the requirements of the "American Standard Building Code Requirements for Minimum Design Loads in Buildings and Other Structures." - American Standards Associates A58.1 - 1955.

I have used the above criteria for design, in the absence of a City of Portland Building Code which I understand is in the process of revision.

Please do not hesitate to notify either myself or Mr. DeFrancesco concerning your questions regarding the 6" portion of foundation wall which supports about 2 feet of earth. I have enclosed my design which shows the concrete to be stressed to a maximum tensile stress of 15 pounds per square inch whereas the 1963 ACI Code allows 88 p.s.i.; thus my reasoning for not adding any reinforcement.

If you have any further questions regarding the structural design of this house, do not hesitate to notify me or the architect.

Sincerely,

Phillip A. Tressel

Phillip A. Tressel

PAT/tk

Andrew M. DeFrancesco
115 Marsh Street
Belmont, Mass.
IV-4-8621

September 28, 1965

City of Portland
Dept. of Building Inspection
Portland, Maine
Attention: Mr. A. Allan Soule

Re: Residence at 103 Chadwick Street, Portland, Maine

Gentlemen:

Enclosed is all the information which I feel is necessary to comply with your letter of Sept. 22, 1965 to the General Development Corp. These items cover the following:

1. Section through garage on Drawing A-3. Door closer called for on First Floor plan.
2. Sheet of calculations enclosed showing allowable fiber stress in concrete wall as being approximately six (6) times the actual fiber stress. Therefore, my engineer and I feel that it is not necessary to increase the wall to 8" or to add reinforcing to it.
The 2 X 10 sills have been included as you requested and the basic wall has been increased from 10" to 12" thick.
3. The brick ties have been so noted on the drawings.
4. Certificates from the suppliers of the laminated beams can be submitted only after the award has been made. Compliance with the Building Code will be asked for prior to fabrication. A sample of the specifications for the laminated beams is enclosed to show what restrictions and qualities we will accept for this job.
5. The 2' X 4-1/2" additions are simply a masonry Bar-B-Q pit that the owner would like included in his residence.
6. The cross bridging has been duly noted.
7. Headers shall be as they usually are in frame construction, i.e., the same as the walls; 2 X 4's set on edge over the openings. These have been so noted on the drawings.
8. A 4" X 4" post has been placed under the balcony trimmers to support them. See details on Drawing A-3.

All the items that are being sent to you are also being sent to the owner so that he may include them in his construction documents.

Also included is the name and qualifications of the structural designer for this residence.

I sincerely hope that all of the requirements for getting the permit have been met because, as you know, cold weather will soon be upon us and any further delay would put undue burden on my client and the contractor to have this building ready for occupancy by the middle of next summer.

Very truly yours,

Andrew M. DeFrancesco

Andrew M. DeFrancesco

AMD/tkd
Enclosures
cc: Dr. Alfred Osher

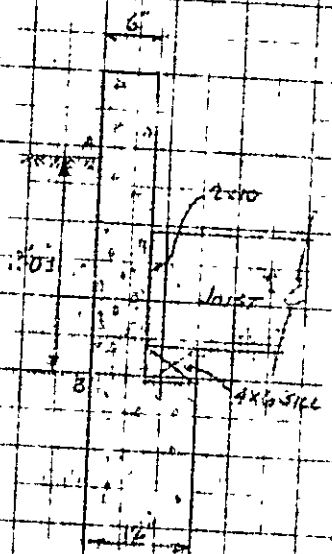
PAUL A. TRUJILLO, P.E.
CONSULTING ENGINEER
541 WEBSTER - NEEDHAM, MASS.

PROJECT - OTHER HOUSE
ARCHITECT - ANDREW DEFRANCO
LOCATION - PORTLAND, MAINE
DATE - 7 SEPT 1965

DESIGN OF FOUNDATION - MAIN HOUSE

WALL THICKNESS REQUIRED = 10" MIN - LATERAL SUPPORT (C
FOR (FIXED) SOIL), TOP TO BE 100% PERMIT WALL UNRESTRICTED
HEADING

CHECK CANTILEVER SECTION OF FOUNDATION WALL @ TOP



ASSUMING SOIL = 120 #/ft³
 $\therefore P_h = 1.5 \times 120 \times 6^2 = 60 \times 10^2$ (CARRIER LOAD)
 TAKING A ONE FOOT SLICE AT WALL
 MOMENT @ B = $\frac{1}{2} \times 60 \times 6^2 \times (1/3)$
 $= 80 \times 10^2$
 SECTION MODULUS OF 12" SLICE
 OF 6" WALL THICKNESS
 $S = \frac{b d^2}{6} = \frac{12 \times 6^2}{6} = 72 \text{ in}^3$

MAXIMUM FIBRE STRESS @ B

$f_t = \frac{M}{S} = \frac{80 \times 10^2 \times 12}{72 \text{ in}^3}$
 OR $f_t = 15 \text{ PSI O.K.}$

NOTE: 1963 BUILDING CODE -
 BUILDING REQUIREMENTS FOR
 REINFORCED CONCRETE
 (ACI 318-63) PART IVA
 §1002 TABLE 1002.1a

FOR CONCRETE OF $f_c = 3000 \text{ PSI}$
 $f_t \text{ ALLOWABLE} = 0.8 \text{ PSI} \times 1545$
ACI 318

K&E 12x14 TO THE 1/8" INCH 300-126

20. Glued Laminated Structural Members and Decking
- a. General: The glued laminated structural members shall be manufactured by a plant currently licensed by the American Institute of Timber Construction as producing products in conformance with the U.S. Commercial Standard GS253-63.
 - b. Lumber: Lumber shall be Douglas Fir and shall meet the structural requirements and laminating specifications of the species used, and shall be of such stress grade to provide glued laminated members with allowable stresses of 2200 p.s.i. in bending, and 2000 p.s.i. in tension parallel to grain for wet conditions of use.
 - c. Adhesives: Adhesives shall meet the requirements of U.S. Commercial Standard GS253-63 and shall be for wet use.
 - d. Finish: Finish shall be A.I.T.C. architectural grade. A coat of end sealer shall be applied to the ends of all members as soon as practicable after end trimming. Other surfaces shall not be sealed.
 - e. Protection: All members shall be individually wrapped.
 - f. Hardware: The fabricator shall include all necessary hardware and metal shores required for assembly and erection of glued laminated members, including concealed pipe supports, except that which is embedded in masonry or welded to structural steel.
 - g. Decking shall be nominal 3" by 6", meeting the select grade of heavy timber decking standards of the A.I.T.C. Maximum moisture content to be 15% on 20% of pieces and 18% on remainder. Pattern shall be linear with ends precision trimmed, drilled for nailing at 30" o.c., and double tongue-and-grooved. Face side of vee-joint pattern exposed. All deck stored on the site shall be stored off the ground and adequately protected from the weather.
 - h. Shop drawings of all laminated members shall be supplied to the owner for approval prior to fabrication.
 - i. Laminated beams shall be manufactured by Timber Structures or equal.

A.P.-103 Chadwick St.

Sept. 22, 1965

General Development Corp.
103 Chadwick Street

Gentlemen:

In checking your application to construct a $1\frac{1}{2}$ story frame dwelling 92'x29' at the above location we find that we are unable to continue processing your permit until further information and plans are provided as follows:

1. We will need a plan showing a cross-section of the garage. Sills will need to be at least solid 4x6 inch members.

O.K. A door closer will be needed on fire door to garage area.

$\frac{1}{2}$ bars
18" o.c.
3" 6" long
O.K. 2. The foundation walls and sills for living room area on sheet A-5, section (2-2) and (3-3) are not adequate. The six inch stub that retains the earth will need to be increased to at least eight inches thick or the stub of the wall will need to be redesigned of reinforced concrete to withstand the earth's pressure.

O.K. The sills for the house area will need to be a 2x10 inch member with larger cross-sectional dimension upright set on and at the outer edge of the solid sill below to support the wall above. The sill will need to be bolted at the corners and not more than six feet from center to center between corners.

O.K. 3. The brick veneer will need to be tied to the wood framing by metal wall ties spaced not more than 16 inches on centers at every fifth course of brick. Ties shall be crimped or corrugated galvanized metal weighing 48 pounds per thousand for a 7/8-inch wide tie seven inches long or the 22 gauge tie of the same size. Use of two ties nested one on top of the other at each location is required.

4. The laminated beams and the use of the three inch wood deck requires the furnishing by the manufacturer of statements of design and compliance certificates in the manner specified in the Building Code. (A copy of this requirement is enclosed).

Omit - O.K. 5. We will need more information on the 2'x4' addition on the rear of the family room.

O.K. 6. One row of cross-bridging or block bridging shall be installed at mid-span of all tiers of floor joists and roof joists having a pitch of four inches to the foot or less, and exceeding eight feet of clear span, so that the distance between rows of bridging or between support and bridging shall not exceed eight feet. Cross bridging shall be not less than one inch by three inches, nominal dimension, or metal bridging of equivalent stiffening capacity. Block bridging shall be no less than two inches thick nominal dimension, and have a depth of no less than one inch less than the depth of the joists.

Sept. 22, 1965

Root goes other way - 2-2x4's on edge G.W.
L.O.K. 7. We will need to know what size headers are to be used over openings from the master bedroom to the bath area on the second floor.

8. The trimmer beams which supports the balcony and stairs to the master bedroom seem to be supported on the fireplace which is not allowable. We will need information or a detail drawing on how the end of the beams will be supported. *Rest on cantilevered-beam PWF3*

9. When we receive adequate information or detail plans on foundation plans and sills we will be able to issue the permit for excavation and construction of foundation only. We will need a new permit and fee paid as well as information asked for in this letter before any work may be started on the dwelling above the foundation.

Very truly yours,

A. Allan Soule
Inspector

AAS:m
end.

SPECIFICATIONS FOR HOUSE

for

GENERAL DEVELOPMENT CORP.

for

DR. & MRS. ALFRED E. OSHER

RECEIVED
SEP - 1 1965
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

SPECIFICATIONS

A. Structural Steel

1. All steel shall be new steel meeting A.S.T.M. A-7 or A-36.
2. All steel shall be shop prime painted.
3. All steel shall be accurately set and properly secured in place.
4. The contractor shall assume sole responsibility for correctness of shop and field fabrication and fitting.
5. Shop drawings shall be submitted to the owner for approval prior to fabrication.

B. Concrete

1. All concrete shall have a minimum compressive strength of 3000 p.s.i. at 28 days of age.
2. Concrete forms shall remain in place for a minimum of 48 hours after final concrete has been placed.
3. Concrete shall be placed continuously so as to avoid all joints. If a vertical construction joint must be made, provide #4 dowels at joint 12" on centers at each face. These dowels shall be 3' - 0" long with 18" on each side of joint.
4. All concrete shall be cured by keeping continuously damp for a period of 3 days after form removal.
5. All concrete work shall conform to the latest edition of the A.C.I. code.

C. Glued Laminated Structural Members and Decking

1. General - The glued laminated structural members shall be manufactured by a plant currently licensed by the American Institute of Timber Construction as producing products in conformance with the U.S. Commercial Standard CS253-63.
2. Lumber - Lumber shall be Douglas Fir and shall meet the structural requirements and laminating specifications of the species used, and shall be of such stress grade to provide glued laminated members with allowable stresses of 2200 p.s.i. in bending and 2000 p.s.i. in tension parallel to grain for wet conditions of use.

3. Adhesives - Adhesives shall meet the requirements of U.S. Commercial Standard GS253-63 and shall be for wet use.
4. Finish - Finish shall be A.I.T.C. architectural grade. A coat of end sealer shall be applied to the ends of all members as soon as practicable after end trimming. Other surfaces shall not be sealed.
5. Protection - All members shall be individually wrapped.
6. Hardware - The fabricator shall include all necessary hardware and metal shores required for assembly and erection of glued laminated members, including concealed pipe supports, except that which is embedded in masonry or welded to structural steel.
7. Decking shall be nominal 3" x 5", meeting the select grade of heavy timber decking standards of the A.I.T.C. Maximum moisture content to be 15% on 20% of pieces and 18% on remainder. Pattern shall be linear with ends precision trimmed, drilled for nailing at 30" o.c., and double tongue-and-grooved. Face side of vee-joint pattern exposed. All deck stored on the site shall be stored off the ground and adequately protected from the weather.
8. Shop drawings of all laminated members shall be supplied to the owner for approval prior to fabrication.

103 Chadwick St.

9/7/65 -

A12

Dwellings

Stable on lot

(R4)

CHECK AGAINST ZONING ORDINANCE

- ✓ Date - New - stable on lot - O.K.
- ✓ Zone location - R4 - O.K.
- ✓ Interior or corner Lot - 55' from corner - O.K.
- ✓ 40 ft. setback area (Section 21) No - West of Chadwick Sts -
- ✓ Use - Dwelling - O.K.
- ✓ Sewage Disposal - Dwelling on a sewer - O.K.
- ✓ Rear Yards - 41' - O.K.
- ✓ Side Yards - 55' - 41' - O.K.
- ✓ Front Yards - 18' - ~~Stable~~ O.K. - ahead (Building next lot on street line)
- ✓ Projections - O.K.
- ✓ Height - O.K.
- ✓ Lot Area - 21,360' - O.K.
- ✓ Building Area - 4,272' - House 2,534' + Stable 1,738' = 4,272'
- ✓ Area per Family - O.K.
- ✓ Width of Lot - 190' - O.K.
- ✓ Lot Frontage - O.K.
- ✓ Off-street Parking - O.K.



ENZOZ TONEGISTW 148

APPLICATION FOR PERMIT

Class of Building or Type of Structure Foundation ONLY

Portland, Maine, September 1, 1965

PERMIT ISSUED

OCT 4 1965

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 103 Chadwick Street Within Fire Limits? _____ Dist. No. _____
 Owner's name and address General Development Corp., 131 Chadwick Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address contract not let Telephone _____
 Architect _____ Specifications _____ Plans yes with original No. of sheets _____
 Proposed use of building Dwelling and garage No. families 1
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

To excavate and construct foundation ONLY for 1½ story frame dwelling 92' x 29' - (with attached garage)

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

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? yes
 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 concrete at least 4" below grade Thickness, top 10" bottom 10" cellar yes
 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:

C-15-1014145 - Allen

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
 General Development Corp.

INSPECTION COPY

Signature of owner

By:

Allen

10 28

Permit No. 657 1061

Location 1030 Chelmsford Street

Owner General Local Government

Date of permit 10/27/65

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

~~cancel~~