

106B-A-7 - 106C-A-1 CUSHING
106C-C-1 - 106D-A-1 ISLAND

AP- Cushing Island (Assessors Lot Nos. 106B-A-7
106C-A-1
106C-C-1
106D-A-1

July 12, 1963

United States Safekeeping Corp.
c/o Clinton W. Davis, Jr.
P. O. Box 3523
Portland, Maine

cc to: Corporation Counsel

Gentlemen:

Our records indicate that it has now been three months since the sustaining for a third time of the zoning appeal involving the above named property on Cushing Island. As was the case in the other two instances, enough information as to the buildings and structures involved and any alteration work to be done to them has not been furnished to enable a permit authorizing the change of use to be issued.

Work on the project cannot be considered as being legally started as far as the zoning appeal is concerned until a permit authorizing the change of use has been issued. In order to avoid the expiration of the rights granted under the last appeal, it is necessary that a permit be issued before October 11, 1963. Is it not possible for enough definite information to be furnished concerning the structures and buildings presently involved in the project to make issuance of such a permit possible before this date and thus avoid the necessity of another appeal?

Very truly yours,

Albert J. Sears
Building Inspection Director

JJS:m

11/20/64 - Project apparently abandoned
Appeal rights have expired again - ajf

106B-A-7
106C-A-1
A.P. Cushing Island (Assessors Lot Nos. 106C-C-1
106D-A-1

March 26, 1963

United States Safeguarding Corp.
c/o Clinton W. Davis, Jr.
P. O. Box 3523
Portland, Maine

cc to: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy for changing the use of certain structures and surrounding premises on the property at the above named location from military reservation use to a business use involving the protection, storage and servicing of government, business, and personal records is not issuable under the Zoning Ordinance because the property is located in an R-1 Residence Zone where a business use of this nature is not allowable unless authorized by the Board of Appeals under the provisions of Section 24-E-8 of the Ordinance.

Although it is understood that some work not requiring a building permit has been started on the project since the date of the last zoning appeal relating to this property, it appears evident that work on the project cannot be substantially completed within one year of that date, so that rights granted under this former appeal will expire under the provisions of Section 25-L of the Ordinance. The case is therefore being certified again to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file another appeal.

We understand that, following action on the appeal, information will be furnished as to details of the alteration work to be done and as to buildings and structures involved so that a building permit authorizing the work can be issued.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

Application is hereby made, under Section 24-E-6 of the Zoning Ordinance, to permit the use of the property on Cushing Island formerly constituting the Fort Levett military reservation, as a record retention and storage center in accordance with the following. The reservation presently has several coastal artillery batteries and there are on the reservation about 29 buildings mostly of brick construction of which about 10 could not possibly be utilized.

The use requested is as a record retention and storage business and more specifically the business of protecting, storing and servicing of vital corporate, institutional, financial, business, government and personal records and all business necessarily or impliedly incidental thereto.

Transportation of records in the form of duplicate paper, duplicate microfilm, and tape, as well as direct wire and radio transmission, is planned. Several boat trips will be operated between the island and the mainland for the transportation of both records and personnel. Records will arrive in Portland proper by private truck and private plane and in some instances by U. S. Mail.

As indicated above, all records will be in the form of duplicates which means access to them would be held to a minimum unless the originals are destroyed at the city or cities of origin. In other words an installation of this type would create a minimum of activity on the island.

The employment initially of from three to five permanent employees is planned.

Initially "Battery Foote" will be fortified by the addition of several hydrogen bomb resistant bank vault type doors. Paving of additional reinforced concrete will be required to meet the specifications for door openings as well as to seal off several other openings to provide

a completely air-tight interior. In addition, valves and filters will be installed in all other openings required for air-conditioning and dehumidification equipment. Existing heating, air-conditioning and dehumidification equipment will be reactivated. Certain fencing and surveillance equipment and perhaps an administration building will be installed around "Battery Foots".

The number of existing buildings to be utilized will naturally depend on the growth and requirements of the business. Originally several of the buildings will have to be used for administrative and housing necessities and for the accomodation of the owner's officers, employees and customers. Changes in the buildings as they now exist will not be significant and will be primarily to make them more attractive and useful in the operation of the business.

Until the proposed use is authorized so that more money may be logically spent to project engineering costs for adapting the existing structures, it is impossible at this time to specify exactly which buildings will be so utilized and when.

Most of the contracting will be arranged for locally.



R1 RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____
Portland, Maine, March 26, 1963

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 Cushing Island Maine Within Fire Limits? _____ Dist. No. _____
 Owner's name and address United States Safekeeping Corp. c/o Clinton W Davis Jr Telephone _____
 Lessee's name and address _____ P.O. Box 3823 Portland, Maine Telephone _____
 Contractor's name and address _____ Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building See Attached Sheet Below No. families _____
 Last use Military Reservation No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot 10 major buildings of brick construction.
 Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

Appeal sustained 4/11/63

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** Mr. Davis

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. Br'ging 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 or 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

United States Safekeeping Corp.

CS 301

INSPECTION COPY

Signature of owner by: Clinton W Davis Jr

*Granted 4/11/63
63/30*

DATE: April 12, 1963

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF U. S. Safekeeping Corp.

AT Cushing Island (Lot Nos. 106B-A-7, 106C-A-1, 106C-C-1, 106D-A-1.

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

BOARD OF APPEALS

	VOTE	
	YES	NO
Franklin G. Hinckley	(x)	()
Ralph L. Young	(x)	()
Harry M. Shwartz	(x)	()

Record of Hearing

Granted.

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

Cond Use
\$15.00
4-11

CITY OF PORTLAND, MAINE

Department of Building Inspection

A.P. Cushing Island (Assessors Lot Nos. 106C-C-1
106D-A-1

106E-A-7
106C-A-1
106D-A-1

March 25, 1963

United States Safekeeping Corp.
c/o Clinton W. Davis, Jr.
P. O. Box 3523
Portland, Maine

cc to: Corporation Counsel

Gentlemen:

Building permit and certificate of occupancy for changing the use of certain structures and surrounding premises on the property at the above named location from military reservation use to a business use involving the protection, storage and servicing of government, business, and personal records is not allowable under the Zoning Ordinance because the property is located in an R-1 Residence Zone where a business use of this nature is not allowable unless authorized by the Board of Appeals under the provisions of Section 24-2-8 of the Ordinance.

Although it is understood that some work not requiring a building permit has been started on the project since the date of the last zoning appeal relating to this property, it appears evident that work on the project cannot be substantially completed within one year of that date, so that rights granted under this former appeal will expire under the provisions of Section 25-1 of the Ordinance. The case is therefore being resubmitted again to the Corporation Counsel, to whose office in Room 204, City Hall, you should go to file another appeal.

We understand that, following action on the appeal, information will be furnished as to details of the alteration work to be done and as to buildings and structures involved so that a building permit authorizing the work can be issued.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

CONDITIONAL USE APPEAL

March 27, 1963

c/o Clinton W. Davis, Jr.
United States Safekeeping Corp., owner of property at Cushing's Island, Lot Nos. 106B-A-7, 106C-A-1, 106C-C-1, 106D-A-1.
under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: permit change of use of certain structures and surrounding premises from military reservation use to a business use involving the protection, storage and servicing of government, business, and personal records. This permit is presently not issuable because the property is located in an R-1 Residence Zone where a business use of this nature is not allowable unless authorized by the Board of Appeals under the provisions of Section 24-E-8 of the Ordinance.

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. United States Safekeeping Corp.

By Clinton W. Davis, Jr. Pres.
APPELLANT

DECISION

After public hearing held April 11, 1963, 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.

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

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

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

April 1, 1963

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, April 11, 1963, at 4:00 p.m. to hear the appeal of United States Safekeeping Corporation requesting an exception to the Zoning Ordinance to permit change of use of certain structures and surrounding premises from military reservation use to a business use involving the protection, storage and servicing of government, business, and personal records on Cushing's Island, Lot Nos. 106B-A-7, 106C-A-1, 106C-C-1, 106D-A-1

This permit is presently not issuable because the property is located in an R-1 Residence Zone, where a business use of this nature is not allowable unless authorized by the Board of Appeals under the provisions of Section 24-E-8 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides 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

Franklin G. Hinckley

Chairman

DATE: May 31, 1962

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF UNITED STATES SAFEKEEPING CORP.

AT CUSHING'S ISLAND (ASSESSOR'S LOT NOS. 106B-7, 106C-A-1, 106C-C-1 and 106D-A-1)

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

BOARD OF APPEALS

Frederick B. Nelson
~~Edward C. Goble~~
Ralph L. Young
Harry M. Shwartz

VOTE

YES	NO
(x)	()
(x)	()
(x)	()

Record of Hearing

No Opposition

Granted 5/31/62
62/45

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

May 15, 1962
(Assessor's Lot Nos.
106B-A-7, 106C-A-1,
106D-A-1,

CONDITIONAL USE APPEAL

United States Safekeeping Corp., owner of property at Cushing's Island 106C-C-1, 106D-A-1, under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to: Permit changing the use of certain structures from military reservation use to a business use involving the protection, storage and servicing of government, business, and personal records. This permit is presently not issuable because the property is located in an R-1 Residence Zone where a business use of this nature is not allowable unless authorized by the Board of Appeals under the provisions of Sec. 24-E-8 of the Ordinance.

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 Zoning Ordinance.

United States Safekeeping Corp.
By: Paul T. [Signature] Attorney
APPELLANT

DECISION

After public hearing held May 31, 1962, 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.

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

Fredrick Nelson
Harry M. [Signature]
[Signature]
BOARD OF APPEALS

May 25, 1962

Daniel T. Drummond, Jr. Esquire
120 Exchange Street
Portland, Maine

Re: Appeal of United States Safekeeping Corp.

Dear Mr. Drummond:

May 31, 1962

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP- Cushing's Island (Assessor's Lot Nos. 106B-A-7
106C-A-1
106C-C-1
106D-A-1

May 14, 1962

United States Safekeping Corp.
c/o Daniel T. Druzaond Jr., Esq.
120 Exchange Street

cc to: Corporation Counsel
cc to: Planning Board

Gentlemen:

Building permit for changing the use of certain structures and surrounding premises on the property at the above named location from military reservation use to a business use involving the protection, storage and servicing of government, business, and personal records is not issuable under the Zoning Ordinance because the property is located in an R-1 Residence Zone where a business use of this nature is not allowable unless authorized by the Board of Appeals under the provisions of Section 24-E-8 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:12

C
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P
Y

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

May 21, 1962

TO WHOM IT MAY CONCERN:-

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall on Thursday, May 31, 1962, at 4:00 P. M. to hear the appeal of United States Safekeeping Corp. requesting an exception to the Zoning Ordinance to permit changing the use of certain structures located on Cushing's Island (Assessor's Lot Nos. 106B-A-7, 106C-A-1, 105C-C-1, 106D-A-1) from military reservation use to a business use involving the protection, storage and servicing of government, business and personal records.

This permit is presently not issuable because the property is located in an R-1 Residence Zone where a business use of this nature is not allowable unless authorized by the Board of Appeals under the provisions of Section 24-E-8 of the Ordinance.

This appeal is taken under Section 24 of the Zoning Ordinance which provides 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.

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

106B-A67
AP Cushings Island (Assessors lot Nos. 106C-A-1
106C-C-1
106D-A-1

July 2, 1962

United States Safekeeping Corp.
c/o Daniel T. Drummond Jr., Esq.
120 Exchange Street

Dear Mr. Drummond:

I note by the papers that work has started on rehabilitating the property at the above named location for the purposes granted by a recent zoning appeal. As indicated in my letter of June 1, 1962, no permit authorizing the change of use can be issued until information has been furnished indicating what buildings or structures are involved and the extent of any alterations. It is of course unlawful to start any alterations until a permit authorizing them has been issued and to establish the new use until a certificate of occupancy has been issued by this department.

Will you be kind enough to transmit this information to the proper parties?

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

7/3/62 - Clinton Slavis, Jr. was in and explained situation. No work requiring permit yet started, but he will see that necessary information and applications will be filed as

12/17/62 - Mr. Slavis was in again and said that plans would soon be ready for filing to complete application. He said that work of testing concrete had been going on all summer to obtain data on which plans can be based. Told him that we will accept this as starting work, even though no permit has been issued, so that rights under the appeal are still good even though 6 month period expired. 11/3/62

AP-Cushings Island (Assessor's Lc. Nos.

106B-A-7
106C-A-1
106C-C-1
106D-A-1

June 1, 1962

United States Safekeeping Corp.
c/o Daniel T. Drummond Jr., Esq.
120 Exchange Street

Gentlemen:

Your appeal under the Zoning Ordinance concerning change of use of portions of former military reservation at the above named location has again been sustained. As previously indicated, it is necessary before further action can be taken by this department that more definite information be furnished as to the buildings and structures involved and as to any alterations which may be contemplated in connection therewith.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Bert J. Sears, Building Inspection
Director

FROM: William Dickson, Planning Director

SUBJECT: UNITED STATES SAFERLEPING CORPORATION
CUSHING'S ISLAND

DATE: May 29, 1962

At its meeting of May 25, 1962 the Planning Board reviewed and approved the site plan accompanying the application for building permit for the above. In making its approval the Board felt that any conditions which might be found necessary would best be imposed by the Appeals Board after the required public hearing.

William Dickson

William Dickson

AP- Cushing's Island (Assessor's Lot Nos.

106B-A-7
106C-A-1
106C-C-1
106D-A-1

May 14, 1962

United States Safeskeeping Corp.
c/o Daniel T. Drummond Jr., Esq.
120 Exchange Street

cc to: Corporation Counsel
cc to: Planning Board

Gentlemen:

Building permit for changing the use of certain structures and surrounding premises on the property at the above named location from military reservation use to a business use involving the protection, storage and servicing of government, business, and personal records is not issuable under the Zoning Ordinance because the property is located in an R-1 Residence Zone where a business use of this nature is not allowable unless authorized by the Board of Appeals under the provisions of Section 24-7-3 of the Ordinance.

We understand that you would like to exercise your appeal rights in this matter. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

3/24/65 - Appeals expired because work will not be completed substantially within one year of date of appeal. See application of this state on which new appeal is being based - OK

Plot plan to be prepared for new application - RJC

Application is hereby made, under Section 24-E-6 of the Zoning Ordinance, to permit the use of the property on Cushing Island formerly

constituting the Fort Levett military reservation, as a record retention and storage center in accordance with the following. The reservation presently has several coastal artillery batteries and there are on the reservation about 29 buildings mostly of brick construction of which about 10 could not possibly be utilized.

The use requested is as a record retention and storage business and more specifically the business of protecting, storing and servicing of vital corporate, institutional, financial, business, government and personal records and all business necessarily or impliably incidental thereto.

Transportation of records in the form of duplicate paper, duplicate microfilm, and tape, as well as direct wire and radio transmission, is planned. Several boat trips will be operated between the Island and the mainland for the transportation of both records and personnel. Records will arrive in Portland proper by private truck and private plane and in some instances by U. S. Mail.

As indicated above, all records will be in the form of duplicates which means access to them would be held to a minimum unless the originals are destroyed at the city or cities of origin. In other words, an installation of this type would create a minimum of activity on the Island.

The employment initially of from three to five permanent employees is planned.

Initially "Battery Foote" will be fortified by the addition of several hydrogen bomb resistant bank vault type doors. Paving of additional reinforced concrete will be required to meet the specifications for door openings as well as to seal off several other openings to provide

a completely air-tight interior. In addition, valves and filters will be installed in all other openings required for air-conditioning and dehumidification equipment. Existing heating, air-conditioning and dehumidification equipment will be reactivated. Certain fencing and surveillance equipment will also be installed around "Battery Footc".

The number of buildings to be utilized will naturally depend on the growth and requirements of the business. Originally several of the buildings will have be used for administrative and housing necessities and for the accomodation of the owner's officers, employee- and customers. Changes in the buildings as they now exist will not be significant and will be primarily to make them more attractive and useful in the operation of the business.

Until the proposed use is authorized so that more money may be logically spent to project engineering costs for adapting the existing structures, it is impossible at this time to specify exactly which buildings will be so utilized and when.

Most of the contracting will be arranged for locally.

Application is hereby made, under Section 24-E-8 of the Zoning Ordinance, to permit the use of the property on Cushing Island formerly constituting the Fort Levett military reservation, as a record retention and storage center in accordance with the following. The reservation presently has several coastal artillery batteries and there are on the reservation about 29 buildings mostly of brick construction of which about 10 could not possibly be utilized.

The use requested is as a record retention and storage business and more specifically the business of protecting, storing and servicing of vital corporate, institutional, financial, business, government and personal records and all business necessarily or impliedly incidental thereto.

Transportation of records in the form of duplicate paper, duplicate microfilm, and tape, as well as direct wire and radio transmission, is planned. Several boat trips will be operated between the Island and the mainland for the transportation of both records and personnel. Records will arrive in Portland proper by private truck and private plane and in some instances by U. S. Mail.

As indicated above, all records will be in the form of duplicates which means access to them would be held to a minimum unless the originals are destroyed at the city or cities of origin. In other words, an installation of this type would create a minimum of activity on the Island.

The employment initially of from three to five permanent employees is planned.

Initially "Battery Foote" will be fortified by the addition of several hydrogen bomb resistant bank vault type doors. Paving of additional reinforced concrete will be required to meet the specifications for door openings as well as to seal off several other openings to provide

a completely air-tight interior. In addition, valves and filters will be installed in all other openings required for air-conditioning and dehumidification equipment. Existing heating, air-conditioning and dehumidification equipment will be reactivated. Certain fencing and surveillance equipment will also be installed around "Battery Foote".

The number of buildings to be utilized will naturally depend on the growth and requirements of the business. Originally several of the buildings will have to be used for administrative and housing necessities and for the accomodation of the owner's officers, employees and customers. Changes in the buildings as they now exist will not be significant and will be primarily to make them more attractive and useful in the operation of the business.

Until the proposed use is authorized so that more money may be logically spent to project engineering costs for adapting the existing structures, it is impossible at this time to specify exactly which buildings will be so utilized and when.

Most of the contracting will be arranged for locally.

RE RESIDENCE ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine,

May 14, 1962

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 Ordinances of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location Cushing Island Within Fire Limits? Dist. No.
Owner's name and address United States Safekeeping Corp. c/o Daniel T. Drummond, Jr. Telephone
Lessee's name and address Telephone
Contractor's name and address Telephone
Architect Specifications Plans yes No. of sheets 1
Proposed use of building See Attached Sheet Below No. families
Last use Military Reservation No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot 19 major buildings of brick construction.
Estimated cost \$ Fee \$ 2.00

General Description of New Work

Appeal sustained 5/31/62

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? 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? 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

United State Safekeeping Corp.

cs 301

INSPECTION COPY

Signature of owner by:

by:

Daniel T. Drummond, Jr. Attorney

AP-Cushing Island
(Assessor's Lot Nos. 106B-A-7, 106C-A-1, 106C-C-1 & 106D-A-1)

August 7, 1961

Science Island, Inc.
c/o Daniel T. Drummond, Jr., Esq.
120 Exchange Street

Gentlemen:

Appeal under the Zoning Ordinance for changing use of certain structures and surrounding premises on the property at the above named location from military reservation use to a business use involving the protection, storage, and servicing of government, business, and personal records has been sustained. Before further action can be taken by this department on your permit application, it is necessary that more definite information be furnished as to the buildings and structures involved and any alterations which may be contemplated in connection therewith. For your information I would like to point out that any rights granted by the appeal will expire unless actual work is started on the project within six months of the date on which the appeal was sustained or unless the work is substantially completed within one year of that date.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS:m

3/15/62 appeal rights expired 2/3/62 - agf

Plot plan transferred to new application
filed 5/14/62

AP- Cushing Island (Assessor's Lot 106B-A-7, 106C-A-1, 106C-C-1 & 106D-A-1)

July 20, 1961

Science Island, Inc.
c/o Daniel T. Drummond Jr.
120 Exchange Street

cc to: Corporation Counsel
cc to: Planning Board

Gentlemen:

Building permit for changing the use of certain structures and surrounding premises on the property at the above named location from military reservation use to a business use involving the protection, storage, and servicing of government, business, and personal records is not issuable under the Zoning Ordinance because the property is located in an R-1 Residence zone where a business use of this nature is not allowable.

We understand that you would like to exercise your appeal rights in this matter as permitted by Section 24-2-8 of the Ordinance. Accordingly, we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

AJS/jg

Albert J. Searn
Building Inspection Director

Storage Vaults on Cushing Island, for
Science Island, Inc.

7/20/61

LOT NO	OWNER	ADDRESS
OK 106A-C-4	Evelyn J. Holt & Dorothy J. Bethea	Cushing Island
OK 106A-C-5	Stanish Beacham, Jr.	Cushing Island
OK 106A-C-7	The Island Company	90 Sidney W. Thaxter 192 Middle St
OK 106A-C-8	Eugene P. Sullivan Hrs.	175 Cong
OK 106A-C-9	Patrick J. Quinn	Fisher House, Wickesley 88 Main
OK 106A-C-12	The Island Company	dup
nd 106A-C-14	Henry J. National	50 Maine Ave
OK 106A-C-19+20	The Island Company	dup
dup 106A-C-21	Evelyn J. Holt & Dorothy J. Bethea	dup
OK 106A-D-1	" " " "	" " " "
106B-A-1	The Island Company	dup
OK 106B-B-1	" " " "	" " " "
106B-C-1	Helen J. Tenney	Cushing Island
dup 106B-C-2	Katherine Hale Clifford	71 Carroll St
OK 106B-C-3	The Island Company	OK dup
106B-C-5	James B. Hale	77 Carroll St.
106B-C-7	Mary C. Tenney	15 Presby St
106B-C-2	The Island Company	dup
	Agnes Burke Hale	

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 24, 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, August 3, 1961, at 4:00 p.m. to hear the appeal of Science Island, Inc. requesting an exception to the Zoning Ordinance to permit use of certain structures and surrounding premises on the property on Cushing Island (Assessor's Lot Nos. 106B-A-7, 106C-A-1, 106C-C-1, & 106D-A-1), from military reservation use to business use involving the protection, storage, and servicing of government, business and personal records.

This permit is presently not issuable because the property is located in an R-1 Residential Zone where a business use of this nature is not allowable unless authorized by the Board of Appeals as provided by Section 24-E-8.

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. Minckley

Chairman

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BOARD OF APPEALS

Franklin G. Hinckley

Chairman

Application is hereby made, under Section 24-E-8 of the Zoning Ordinance, to permit the use of the property on Cushing Island formerly constituting the Fort Levee military reservation, as a record retention and storage center in accordance with the following. The reservation presently has several coastal artillery batteries and there are on the reservation about 29 buildings mostly of brick construction of which about 10 could not possibly be utilized.

The use requested is as a record retention and storage business and more specifically the business of protecting, storing and servicing of vital corporate, institutional, financial, business, government and personal records and all business necessarily or impliedly incidental thereto.

Transportation of records in the form of duplicate paper, duplicate microfilm, and tape, as well as direct wire and radio transmission, is planned. Several boat trips will be operated between the Island and the mainland for the transportation of both records and personnel. Records will arrive in Portland proper by private truck and private plane and in some instances by U. S. Mail

As indicated above, all records will be in the form of duplicates which means access to them would be held to a minimum unless the originals are destroyed. In other words, an installation of this type would create a minimum of activity on the Island.

The employment initially of from three to five permanent employees is planned.

Initially "Battery Foote" will be fortified by the addition of several hydrogen bomb resistant bank vault type doors. Paving of additional reinforced concrete will be required to meet the specifications for door openings as well as to seal off several other openings to provide a

completely air-tight interior. In addition, valves and filters will be installed in all other openings required for air-conditioning and dehumidification equipment. Existing heating, air-conditioning and dehumidification equipment will be reactivated. Certain fencing and surveillance equipment will also be installed around "Battery Foots".

The number of buildings to be utilized will naturally depend on the growth and requirements of the business. Originally several of the buildings will have to be used for administrative and housing necessities and for the accommodation of the owner's officers, employees and customers. Changes in the buildings as they now exist will not be significant and will be primarily to make them more attractive and useful in the operation of the business.

Until the proposed use is authorized so that more money may be logically spent to project engineering costs for adapting the existing structures, it is impossible at this time to specify exactly which buildings will be so utilized and when.

Most of the contracting will be arranged for locally. An investment running into hundreds of thousands of dollars is contemplated.

OFFICE OF THE
DIRECTOR OF THE
BUREAU OF REVENUE
RECEIVED



RI RESIDENCE ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure _____

Portland, Maine, July 19, 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 Cushing Island Within Fire Limits? _____ Dist. No. _____
Owner's name and address Science Island, Inc., c/o Daniel T. Drummond, Jr. Telephone 4-0317
Lessee's name and address 120 Exchange St. Telephone _____
Contractor's name and address _____ Telephone _____
Architect _____ Specifications _____ Plans _____ No. of sheets _____
Proposed use of building See attached sheet below No. families _____
Last use Military reservation No. families _____
Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Other buildings on same lot 19 major buildings of brick construction
Estimated cost \$ _____ Fee \$ 2.00

General Description of New Work

Appeal sustained 8/3/61

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

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:

[Signature area for inspector]

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? _____

CS 101

INSPECTION COPY

Signature of owner

Science Island, Inc. by Daniel T. Drummond, Jr. Attorney



APPLICATION FOR PERMIT

Class of Building or Type of Structure Various

Portland, Maine, July 2, 1958

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 106B-A-1 106D-A-1

The undersigned hereby applies for a permit to ~~erect~~ ~~construct~~ ~~erect~~ ~~construct~~ install the following building ~~structure~~ ~~structure~~ 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 Former Government Reservation, Cushing Island Within Fire Limits? no Dist. No.

Owner's name and address David L. Lukens, South Orange, NJ Telephone

Prop. Purchaser's Name and Address

Contractor's name and address Robert Lang and Harry Brown, 230 Fifth Ave., N.Y. Telephone

Architect

Specifications Plans No. of sheets

Proposed use of building To be furnished later No. families

Last use To be furnished later No. families

Material No. stories Heat Style of roof Roofing

Other building on same lot

Estimated cost \$

Fee \$ 1.00

General Description of New Work

To change the use of the numerous buildings and to establish uses of the ground outside of buildings, in accordance with a statement and plan to be furnished later, for the general purposes of establishing a seasonal youth and adult educational camp and school.

This application is preliminary in nature to get settled zoning questions. If authority is granted by the Board of Appeals under the Zoning Ordinance, full information will be furnished by way of plans and specifications to show compliance with the Building Code and all other laws relating to the same subject matter.

11/6/58 No further information received so no further action taken - D.L.

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?

Is any electrical work involved in this work?

Is connection to be made to public sewer?

Has septic tank notice been sent?

Height average grade to top of plate

Size, front

Material of foundation

Material of underpinning

Kind of roof

No. of chimneys

Framing Lumber--Kind

Size Girder

Kind and thickness of outside sheathing of exterior walls?

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

Joists and rafters: floor

On centers: 1st floor

Maximum span: 1st floor

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

If a Garage

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

Will automobile repairs 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?

David L. Lukens

By: *Letty Lee David S. Sabar*

Robert W. Lang

P.H.

RECEIVED COPY Signature of owner

Permit No. 381

Location

Former Government Reservation

Owner

Rachel Long and Harry Gibson
Newlyweds Deland
Brook Meadows

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staling Out Notice

Form Check Notice

NOTES

*Granted 8/3/61
61/64*

DATE: August 3, 1961

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF SCIENCE ISLAND, INC.

AT Cushing Island

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

BOARD OF APPEALS

VOTE

Franklin G. Hinckley
Ralph L. Young
Harry M. Shwartz

Yes

SS

No

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()

Record of Hearing:

No opposition.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL

July 21, 1961

Science Island, Inc., owner of property at Cushing Island (Assessor's Lot Nos. 106B-A-7, 106C-A-1) 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:

Use of certain structures and surrounding premises on the property at this location from military reservation use to business use involving the protection, storage, and servicing of government, business, and personal records. This permit is presently not issuable because the property is located in an R-1 Residence Zone where a business use of this nature is not allowable.

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.

Science Island, Inc.

By: Richard T. [Signature], Attorney
APPELLANT

DECISION

After public hearing held August 3, 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 J. Hillery
Henry M. [Signature]
[Signature]
BOARD OF APPEALS

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Board of Appeals
FROM: William Dickson, Planning Director
SUBJECT: RECORD RETENTION CENTER - FORT LEVETT - CUSHINGS ISLAND

DATE: July 21, 1961

At its meeting of July 21, 1961 the Planning Board reviewed a Site Plan of the above former military installation in connection with the proposals for the provision of underground record storage facilities. It was unanimously agreed by the Board that the disposition of the proposed use within the former fort did not appear to present any factors which would be injurious to residential property interests on the Island.

William Dickson

William Dickson

Board of Appeals

July 21, 1961

William Dickson, Planning Director

RECORD RETENTION CENTER - FORT LEVETT - CUSHINGS ISLAND

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At its meeting of July 21, 1961 the Planning Board reviewed a Site Plan of the above former military installation in connection with the proposals for the provision of underground record storage facilities. It was unanimously agreed by the Board that the disposition of the proposed use within the former fort did not appear to present any factors which would be injurious to residential property interests on the Island.



William Dickson

July 31, 1961

Daniel T. Drummond, Jr., Esquire
120 Exchange Street
Portland, Maine

Re: Appeal of Science Island, Inc.

Dear Mr. Drummond:

August 3, 1961

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

July 24, 1961

TO WHOM IT MAY CONCERN:

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BOARD OF APPEALS

Franklin G. Hinckley

Chairman

ALBERT J. SEARS
INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE
Department of Building Inspection

AP- Gushing Island (Assessor's Lot Nos. 106B-A-7, 106C-A-1, 106C-C-1 & 106D-A-1)

July 20, 1961

Science Island, Inc.
c/o Daniel T. Drummond Jr.
120 Exchange Street

✓cc to: Corporation Counsel
cc to: Planning Board

Gentlemen:

Building permit for changing the use of certain structures and surrounding premises on the property at the above named location from military reservation use to a business use involving the protection, storage, and servicing of government, business, and personal records is not issuable under the Zoning Ordinance because the property is located in an R-1 Residence Zone where a business use of this nature is not allowable.

We understand that you would like to exercise your appeal rights in this matter as permitted by Section 24-E-8 of the Ordinance. Accordingly we are certifying the case to the Corporation Counsel, to whose office in Room 208, City Hall, you should go to file the appeal.

Very truly yours,

Albert J. Sears
Building Inspection Director

AJS/jg

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