



City of Portland, Maine

4/26

Appeal sustained
4/13/46
mm

Board of Appeals
Appeal to the ~~Administrative~~ Board to Change the Decision of the

Inspector of Buildings Relating to the Property Owned
by George L. Collins at 10-28 Chapman Street

March 27, 1946

Board of Appeals
To the ~~Municipal~~ Officers:

Your appellant, George L. Collins

who is the owner of property at 10-28 Chapman Street
Board of Appeals

respectfully petitions the ~~Municipal~~ Officers of the City of Portland to change the decision of
the Inspector of Buildings relating to this property as provided by Section 276, Paragraph 14 c
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case

involves unnecessary hardship and because relief may be granted without substantially derogating from the intent and purpose of the Zoning Ordinance

The decision of the Inspector of Buildings holds that a building permit is not issuable to cover construction of a one-story Minor Garage on this property because the property is located in a residential zone where to be an allowed use, the garage would have to be on the same lot with the dwelling house to which it would be accessory, and this land is now vacant.

The reasons for the appeal are as follows: The reason for this request is that my residence sets on a 45' wide lot and has no room for driveways. The height of the proposed garage is to give storage space for storm windows, screens, etc. and we would like to build a dormer window on the front of the building approximately 5' x 6' or to a size to conform with the building, whichever would look the best. The reason for window is ventilation and appearance. It is my desire to erect a building that will conform with the buildings on the street and be an asset rather than a liability.

Submitted
George L. Collins, 100 3/2 Center St.
Portland, Maine 04102

(signed) George L. Collins

46/26

City of Portland, Maine

BOARD OF APPEALS

April 15, 1946

Public hearing having been duly held on April 12, 1946, upon appeal under the Zoning Ordinance of George D. Collins at 19-28 Chapman Street relating to a proposal to construct a one-story Minor Garage on the vacant land there contrary to the provisions of the zoning Ordinance in the General Residence C Zone where the property is located, it is adjudged and action is decreed according to vote of members of the Board determined by their several signatures affixed below;

A vote to sustain is subject to full compliance with all terms of the Building Code and all other laws relating to the same subject matter; and holds that variation of the precise terms of the ordinance in this particular case is necessary for reasonable use and convenience of the owner of the property, and may be permitted without substantially departing from the intent and purpose of the ordinance in that the proposed use would not prove detrimental or objectionable to the neighborhood.

TO DENY:

TO SUSTAIN AS ABOVE:

Chairman

Helen C. Frost Chairman

Frederick H. Gebbi

E. Milton Holtbrook

Gerald A. Cole

N. Francis Jensen

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF GEORGE D. COLLINS
AT 10-28 CHURCH STREET

46/20

April 12, 1946

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

*Mr. Collins present in
support*

no opponents

Present for City

Board Members

- H. C. Frost, Chairman
- G. A. Cole
- P E. T. Colley *yes*
- P F. H. Gabbi *Temp*
- N. F. Jensen
- P B. M. Holbrook *yes*
- H. B. Libby
- City Manager J. Z. Barlow
- P Corp. Counsel W. M. Payson
- City Clerk A. E. Smith
- P I of B. Warren McDonald

46/26

City of Portland, Maine
IN BOARD OF APPEALS
BOARD OF APPEALS

April 9, 1946

Mr. George D. Collins
17 Chapman Street
Portland, Maine

Dear Sir:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, April 12, 1946, at eleven o'clock in the forenoon upon your zoning appeal relating to your proposal to construct a two-car garage on the vacant lot at 10-28 Chapman Street.

Please be present or be represented at this hearing in support of your appeal.

BOARD OF APPEALS

Helen C. Frost, Chairman

AP 19-28 Chapman Street-I

4/26/46
FMT
PH
VJS
JL
BS

March 22, 1946

Mr. George E. Collins
17 Chapman Street
Portland, Maine

Subject: Application for building permit to construct garage at 19-28 Chapman Street and proposed zoning appeal relating thereto

Dear Sir:

As explained to the man who came in the office to inquire about this proposition before application for the permit, the building permit is not issuable because in the General Residence C Zone where the property is located a private garage (Minor Garage under terminology of the Building Code) is only allowable when it is incidental or accessory to a dwelling house on the same lot on which the garage is or is to be located. Your lot is vacant, and therefore the Minor Garage is not an allowable use under the precise terms of the zoning Ordinance.

A similar application for a building permit was made on October 7, 1945 by the former owners of the property, you then being the prospective purchaser. The law applied the same at that time and the former owners were successful in filing a variance zoning appeal with the Board of Appeals, in that the variance appeal was sustained with some conditions attached.

Since no work whatever was started, in fact the building permit was not actually issued because we did not have information enough to compliance with the Building Code, all rights under that former appeal have expired.

You have left word at the office that you wanted to try a variance appeal again. Therefore, I am enclosing the original and one carbon copy of the appeal form with the reasons filled in as to why the building permit is not issuable. To properly file the appeal, you should fill in the name of the person or persons who actually have title to the property, write in the blank provided the reasons why you think the Board of Appeals should grant a special right to build the garage (type it if possible) and then have the actual owner sign the original and return to this office with a fee of five dollars as required by law to cover the expense of handling the appeal--the carbon copy is for your own information and file.

If the appeal is brought back to this office with the fee no later than March 27, I believe the Board of Appeals will hold the required public hearing on the matter on April 12 and there would be a possibility of action on April 15. Reason for the elapse of this time is that the law required that written notice of the required public hearing be given to owners of all property within 500 feet of the premises in question at least 10 days before the date of the hearing.

You should bear in mind in event the appeal is successful that you still have not filed anything but a preliminary application for the building permit, and before any building permit could be issued, you would have to furnish complete information so that we could check compliance with the Building Code. Even before that time as soon as you have filed the appeal form, you should stake out the garage where you propose it and also stake out the street line (inside edge of future sidewalk of Chapman Street). The man who came into the office about this matter in advance talked to me as I recall it about a second floor in the garage and one or more dormer windows, and our permit clerk got the impression some how that you may plan later to convert this garage to a dwelling house.

Mr. George D. Collins ----- 2

March 22, 1946

4026
It is important that you give us all of the facts as I explained to your representative and it will be necessary for you to fill in the application for the permit enough to give us all of the details, as to height, dormer windows on second floor etc., etc. In fact I think you would be much better off to come in and complete your application for the building permit giving us all of the details and pay the fee based on the total estimated cost to include all labor and material. The Board of Appeals will not act on your appeal without knowing quite precisely what the building is to be like and what your future plans for it are. If you got your appeal sustained for a one-story building of a certain height and then after the appeal were sustained you wanted to put in a second floor and perhaps a corner window or two or increase the height, I would still be without authority to issue the permit for that different kind of construction.

Very truly yours,

Inspector of Buildings

McE/S

45/26

CITY OF PORTLAND, MAINE

BOARD OF APPEALS

April 2, 1946

To Whom It May Concern:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall, on Friday, April 12, 1946, at eleven o'clock in the forenoon upon the appeal under the Zoning Ordinance of George D. Collins, who seeks a variance of the precise terms of the Ordinance at 10-28 Chapman Street in a General Residence C Zone with the purpose of constructing a one story Minor Garage on the vacant lot there, the garage not being allowable in this type of zone since there is no building of major conforming use on the lot to which the proposed garage would be termed accessory. An average height of roof (distance from the ground to a level midway between eaves and peak of roof) is proposed at 14 feet, the garage is proposed to have a dormer window on the front of the roof and a second floor for the storage of storm windows, screens and other household storage, -thus the proposed building would be one and one-half stories in height. With the usual building of accessory use the Zoning Ordinance limits the average height of the building to 12 feet and limits the height in stories to one.

The appellant says in support of his appeal: "The reasons for this request is that my residence sets on a 45 foot wide lot and has no room for driveways (his residence is on the opposite side of the street). The height of the proposed garage is to give storage space for storm windows, screens, etc. and we would like to build the dormer window on the front of the building approximately 5 feet by 6 feet or to a size to conform with the building, whichever would look the best, the only reason for this being for ventilation and appearance. The doors will be two overhead, 8 foot by 7 foot, with five windows in sidewalls and one side door. My desire is to erect a building that will conform with the other buildings on the street and be an asset rather than a liability."

This appeal is taken under Section 14d.2 of the Zoning Ordinance which provides that the Board of Appeals, by unanimous vote of its members, after a public hearing, may permit exceptions to or variations from the regulations in specific cases so as to grant reasonable use of property where necessary to avoid confiscation and without substantially departing from the intent and purpose of the Ordinance, subject always to the rule that said Board shall give due consideration to promoting public health, safety, convenience and welfare, encouraging the most appropriate use of land and conserving property values, and that the Board shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood.

All persons interested 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 law.

BOARD OF APPEALS

Helen C. Frost, Chairman

at 19-28 Chapman t.-I

April 18, 1946

ATH
ESS
RST
PH
AJS
EL
ES

Mr. George D. Collins
17 Chapman Street
Portland, Maine

Subject: Building permit and sustained zoning appeal
relating thereto for construction of 2-car garage
on vacant lot at 19-28 Chapman Street

Dear Sir:

Your zoning appeal relating to the above having been sustained by the Board of Appeals on April 19, 1946, the building permit is herewith, subject to the following:

It is necessary that you make sure that the garage is actually located as shown on your location plan upon which the zoning appeal was sustained,--at least 25 feet from the true street line of Chapman Street (this is the actual line between your property and Chapman Street which would be the inside edge of future public sidewalk) and one side wall five feet from the lot line dividing your two lots, numbers 260 and 261.

Some of the information given on the application was probably entered under a misunderstanding as to what the question means. The second floor joists are indicated as 2x6, two feet from center to center on spans of 22 feet. These joists should not be more than 18 inches from center to center and would, of course, have to be supported in between the side walls in some adequate manner as the 2x6's on spans of 22 feet would not be of any value. No doubt your carpenter intended some sort of intermediate support but none is shown. If only one beam through the center, the 2x6's would be on spans of 11 feet and would not be good for any very heavy load but probably all right for the household storage which you plan there.

The application also says that in place of columns under girders you are to use truss rods, one inch iron. It looks as though you intended to hang the girder of undetermined size from the roof. The ridge of the hip roof will be only four feet long, however, and I think you may have difficulty in supporting the center girder in that fashion.

The application also shows the rafters to be on spans of 22 feet, but since the roof is to be a hip roof, I presume the span of the rafters will be only 11 feet--the horizontal projection of the length of the rafters from plate to ridge.

Also, see to it that the heights given for the building are not exceeded--ten feet from grade of the ground to the top of the plate and 13 feet from the grade of the ground to the ridge of the roof--the grade of the ground in each case being that in front of the garage.

Very truly yours,

Inspector of Buildings

MCD/S



(RC) GENERAL RESIDENCE ZONING
APPLICATION FOR PERMIT

Class of Building or Type of Structure Third

Permit No. 00653

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, March 20, 1946

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

Location Lots 267 272 Chapman Street Within Fire Limits? no Dist No. _____
Owner's or Lessee's name and address George D. Collins, 17 Chapman Street Telephone _____
Contractor's name and address not let Telephone _____
Architect _____ Telephone _____
Proposed use of building 2 car garage Plans filed _____ No. of sheets _____
Other buildings on same lot None No. families _____
Estimated cost \$ 100.00

Description of Present Building to be Altered

Fee \$ 2.00 pd.

Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
Last use _____ No. families _____

General Description of New Work

To build two car frame garage
This application is preliminary to get settled the question of zoning appeal. In event the appeal is sustained, the applicant will furnish complete information, the estimated cost and will pay legal fee. The reason for this request is that my residence sets on a 45' wide lot and has no room for driveways. The height of the proposed garage is to give storage space for storm windows, screens, ets and we would like to build a dorma window on the front of the building approximately 5' x 6' or to a size to con. rm with the building, whichever would look the best. The only reason for this window is ventilation and appearance. The doors will be two overhead 8' x 7' with 5 windows in sidewalls and one side door (see sketch attached) if allowed. We would like to put in cement foundation and floor. In other words, it is my desire to erect a building that will conform with the building on the street and be an asset rather than a liability.

Appeal sustained 4/15/46

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

Details of New Work

PERMIT ISSUED WITH A CITY REQUIREMENT IS WAIVED

Is any plumbing work involved in this work? Yes
Is any electrical work involved in this work? Yes
Size, front 22' depth 26' No. stories 1 1/2 Height average grade to top of plate 10'
To be erected on solid or filled land? Solid Height average grade to highest point of roof 18'
Material of foundation Cement 4' below grade earth or rock? Earth
Material of underpinning Cement Thickness, top 8" bottom 10" cellar None
Kind of roof Hip Height 4' Thickness 6" x 10"
Rise per foot 8" Roof covering Asphalt shingles
No. of chimneys None Material of chimneys _____ of lining _____
Kind of heat None Type of fuel _____ Is gas fitting involved? _____
Framing lumber—Kind Hemlock Dressed or full size? Dressed
Corner posts 4 x 6 Sills Same Girt or ledger board? Girt Size Two 2 x 4
Material columns under girders Truss Rods Size 1" iron Max. on centers _____
Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.
Joists and rafters: 1st floor Cement, 2nd 2 x 6, 3rd _____, roof 2 x 6
On centers: 1st floor Cement, 2nd 3', 3rd _____, roof 2'
Maximum span: 1st floor Cement, 2nd 22', 3rd _____, roof 22'
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
Total number commercial cars to be accommodated None
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? No

Miscellaneous

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

Signature of owner George D. Collins

Permit No. 446/1053

Location 267-272 Chapman

Owner George H. Collins

Date of permit 4/18/46

Inst'n closing-in

Final Inspn.

Cert. of Occupancy issued

NOTES

4/29/46

Final Inspn. OK

4/29/46

Final Inspn. OK

4/29/46

Final Inspn. OK

4/29/46

Final Inspn. OK

4/29/46

Final Inspn. OK

9/26/46 - Street Renovation

3" telescoping pipe

provided for water

6x6 dressed wood

2x4

40# steel

Handwritten notes on a lined page, including dates, inspection results, and project details.



City of Portland, Maine

*Sustained
conditionally*
10/11/43

Chairman Libby _____
Mr. Berry _____
Dr. Leighton _____
Mr. Harrison _____
Mr. Harry Libby _____

Appeal to the Municipal Officers to Change the De-
Inspector of Buildings Relating to the Property

by Waldemar P. Adams and at Lots 257, 258, 259, 260, 261 and 262
Eleanor W. Humphrey # 10-28 Chapman Street

October 11, 1943

To the Municipal Officers:

Your appellant, Waldemar P. Adams and
Eleanor W. Humphrey
are who are the owners of property at Lots 257, 258, 259, 260, 261 and 262
Chapman Street.
respectfully petitions the Municipal Officers of the City of Portland to change the decision of
the Inspector of Buildings relating to this property, as provided by Section 13, Paragraph c,
of the Zoning Ordinance, on the ground that the enforcement of the ordinance in this case
involves unnecessary hardship and because relief may be granted without substantially der-
ogating from the intent and purpose of the Zoning Ordinance.

The decision of the inspector of Buildings denies a permit to cover con-
struction of a one-story Minor Garage on the above parcel lots because the
property is located in a General Business Zone where there is no allowable
use under the ordinance the garage must be on the same lot with the dwelling
house to which it is accessory, all of the above lots being vacant.

The reasons for the appeal are as follows: The owners above named, being
no longer residents of the City of Portland, but subject to taxes assessments
on the lots above described, offered said lots for sale; and offer has been
received from Mr. George D. Collins, resident-owner of No. 17 Chapman Street,
contingent upon a favorable decision to this appeal. The reason for Mr. Collins'
purchase is to have a private garage accessible to his present dwelling until
such time as he, or his successor, may build a dwelling to which the garage will
be an appurtenance.

(Signed) Waldemar P. Adams

.....Eleanor W. Humphrey.....

10/11/43

43/82

Appeal 10-19 Chapman St.

November 1, 1943

Waldemar A. Adams and
Eleanor M. Murphy
c/o William Pennell
465 Congress Street,
Portland, Maine

Subject: Action on zoning appeal relating to
construction of garage at 10-19 Chapman St.

Gentlemen:

On November 1, 1943, the Board of Appeals sustained conditionally your appeal relating to the above, the conditions being:

1. Full compliance with all terms of the building Code.
2. That both floor and foundation of the building, while satisfying the Building Code as to strength, shall be constructed in such a way that the garage may be moved to the rear of the lot with little difficulty;
3. That before a building permit is issued to cover construction of any habitation on this lot or on any other of the five lots involved in this appeal, this garage now to be constructed shall be moved to the rear half of the lot, shall be demolished, or shall be removed from these premises. In either case such operations to be covered by a building permit and the work to be done in compliance with the Building Code.

The application for the building permit was made in preliminary form in your name, it being understood that these proceedings were to pave the way for sale of the property to Mr. George C. Collins who would really be the one to apply for the building permit and to construct the garage.

As soon as the negotiations with regard to the land are completed the new application for the final building permit to cover the construction of the garage should be filed in the name of the new owner of the land, but may be filed by his contractor if he desires, and in this new application indication should be made that the conditions of the sustaining order will be complied with and how they will be complied with as to the type of construction.

The sustaining order establishes the location of the garage as indicated on the sketch which was supplied with the preliminary application for the permit, and that is the only location for which I can issue the building permit.

At the time of this final application the usual procedure will have to be followed and the application will have to indicate clearly all details governed by the Building Code as to foundations, framing, height, etc., of the proposed garage, and the fee for the building permit, of course, will have to be paid based upon the complete cost of the building, including labor and material.

Very truly yours,

WAC/H
By: George C. Collins
17 Chapman Street

Inspector of Buildings

*Sustained
conditionally 11/1/43*

43/82

City of Portland, Maine

BOARD OF APPEALS

November 1, 1943

ORDERED, that the appeal under the Zoning Ordinance of Madam P. Adams and Eleanor W. Humphrey at 10-28 Chapman Street, relating to construction of a one-story Minor Garage on a vacant lot there, contrary to the provisions of the ordinance in the General Residence-C Zone where the property is located, be sustained conditionally and that a building permit be granted to said appellant subject to full compliance with all terms of the Building Code and subject to the conditions that both floor and foundation of the building, while satisfying the Building Code as to strength, shall be constructed in such a way that the garage may be moved to the rear of the lot with little difficulty; and that before a building permit is issued to cover construction of any habitation on this lot or on any other of the five lots involved in this appeal, this garage now to be constructed shall be moved to the rear half of the lot, shall be demolished, or shall be removed from these premises, in either case such operations to be covered by a building permit and the work to be done in compliance with the Building Code;

BECAUSE enforcement of the ordinance in this specific case involves unnecessary hardship by preventing sale of the six lots and needlessly preventing the prospective buyer from providing adequate garage facilities for his own use; and desirable relief may be granted without substantially derogating from the intent and purpose of the ordinance since that entire side of Chapman Street consists only of vacant lots and prospective habitations there will be fully taken care of by the conditions attached to this order.

103/72

200
10/17/45
CJ

October 17, 1945

Messrs of Silas E. Adams,
c/o William M. Pennell
465 Congress Street,
Portland, Maine

Gentlemen:

The Board of Appeals will hold a public hearing at the Council Chamber, City Hall on Friday, October 20, 1945 upon your appeal under the Zoning Ordinance relating to construction of a Minor Garage on one of the six vacant lots at 10-28 Chapman Street. This hearing to be at 11 o'clock in the forenoon.

Please be present or be represented at this hearing in support of the appeal.

BOARD OF APPEALS

Herman B. Libby, Chairman

42/62

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS

October 19, 1943

To Whom It May Concern:

The Board of Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, October 29, 1943 at 11 o'clock in the forenoon upon the appeal under the Zoning Ordinance of Waldemar P. Adams and Eleanor W. Humphrey relating to six vacant lots of land at 10-28 Chapman Street.

The Inspector of Buildings is unable to issue a building permit to cover construction of a one-story, two-car garage on the above vacant lot because the property is located in a General Residence-C Zone where to be an allowable use the garage must be on the same lot with the dwelling house to which it is accessory, and there are no buildings of any kind at present on these lots.

The reasons for the appeal are set forth as follows:

"The owners above named, being no longer residents of the City of Portland, but subject to taxes and assessments on the lots above described, offered said lots for sale; and offer has been received from Mr. George D. Collins resident-owner of No. 17 Chapman Street, contingent upon a favorable decision to this appeal. The reason for Mr. Collins' purchase is to build a private garage accessible to his present dwelling until such time as he, or his successor, may build a dwelling to which the garage will be an appurtenance."

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

BOARD OF MUNICIPAL OFFICERS

Herman B. Libby, Chairman.

*I have no objection to Mr Collins building
the proposed garage on the lot mentioned
in this communication.*

*Signed
Ida M Rusemy
9 Archer Park
City*

RECEIVED
OCT 23 1943
DEPT. OF BUILDING INSP.
PORTLAND

Appeal

43/72

*Don't
C.C.
P.K.*

October 12, 1943

Mr. William M. Fennell
455 Congress Street
Portland 3, Maine

Subject: Preliminary application for
building permit and appeal relating
thereto applying to proposal to con-
struct a two-car garage on vacant lots
on Chapman Street.

Dear Mr. Fennell:

I am sure it will be helpful all around and almost necessary, if action on the above appeal is to be successful, to file with the preliminary application a location plan showing the six lots involved and the location proposed for the two-car garage, both as regards the lines of the lot on which it is proposed, and with regard to the street line (inside edge of theoretical sidewalk) of Chapman Street. The appeal board have usually found it necessary to act on some actual precise application, and I fear that no definite location is given for the proposed building, action will be delayed, even though it may finally be successful. Will you not file such a plan well in advance of the date of public hearing on October 29, 1943?

While taking a photograph of the situation, I talked with the brother of George G. Collins, who lives nearby. He said that his brother is anxious to build a garage across the street because he does not have room enough on his own lot for a proper garage and driveway. On this basis and because apparently the object of the appeal is to pave the way for selling all of the lots to Mr. Collins, I suggest that you find out from him where he wants the garage, and show it on the location plan accordingly.

Very truly yours,

Inspector of Buildings

WMB/S

CC: Herman E. Libby
40 Exchange Street

43/92

CITY OF PORTLAND, MAINE
BOARD OF MUNICIPAL OFFICERS

October 19, 1943

To Whom It May Concern:

The Board of Municipal Officers will hold a public hearing at the Council Chamber, City Hall on Friday, October 29, 1943 at 11 o'clock in the forenoon upon the appeal under the Zoning Ordinance of Waldemar P. Adams and Eleanor W. Humphrey relating to six vacant lots of land at 10-28 Chapman Street.

The Inspector of Buildings is unable to issue a building permit to cover construction of a one-story, two-car garage on the above vacant lot because the property is located in a General Residence-C Zone where to be an allowable use the garage must be on the same lot with the dwelling house to which it is accessory, and there are no buildings of any kind at present on these lots.

The reasons for the appeal are set forth as follows:

"The owners above named, being no longer residents of the City of Portland, but subject to taxes and assessments on the lots above described, offered said lots for sale; and offer has been received from Mr. George D. Collins resident-owner of No. 17 Chapman Street, contingent upon a favorable decision to this appeal. The reason for Mr. Collins' purchase is to build a private garage accessible to his present dwelling until such time as he, or his successor, may build a dwelling to which the garage will be an appurtenance."

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

BOARD OF MUNICIPAL OFFICERS

Herman B. Libby, Chairman

Appeal 10-28 Chapman St.

November 2, 1945

Waldemar P. Adams and
Eleanor G. Humphrey
c/o William Pennell
465 Congress Street,
Portland, Maine

Subject: Action on zoning appeal relating to
construction of garage at 10-28 Chapman St.

Gentlemen:

On November 1, 1945, the Board of Appeals sustained conditionally your appeal relating to the above, the conditions being:

1. Full compliance with all terms of the Building Code.
2. That both floor and foundation of the building, while satisfying the Building Code as to strength, shall be constructed in such a way that the garage may be moved to the rear of the lot with little difficulty.
3. That before a building permit is issued to cover construction of any habitation on this lot or on any other of the five lots involved in this appeal, this garage now to be constructed shall be moved to the rear half of the lot, shall be demolished, or shall be removed from these premises, in either case such operations to be covered by a building permit and the work to be done in compliance with the Building Code.

The application for the building permit was made in preliminary form in your names, it being understood that these proceedings were to pave the way for sale of the property to Mr. George C. Collins who would really be the one to apply for the building permit and to construct the garage.

As soon as the negotiations with regard to the land are completed the new application for the final building permit to cover the construction of the garage should be filed in the name of the new owner of the land, but may be filed by his contractor if he desires, and in this new application indication should be made that the conditions of the sustaining order will be complied with and how they will be complied with as to the type of construction.

The sustaining order establishes the location of the garage as indicated on the sketch which was supplied with the preliminary application for the permit, and that is the only location for which I can issue the building permit.

At the time of this final application the usual procedure will have to be followed and the application will have to indicate clearly all details governed by the Building Code as to foundations, framing, height, etc., of the proposed garage, and the fee for the building permit, of course, will have to be paid based upon the complete cost of the building, including labor and material.

Very truly yours,

Inspector of Buildings

W McD/R
CC: George C. Collins
17 Sherman Street

THE CUDAHY PACKING COMPANY
250 COMMERCIAL STREET
PORTLAND, MAINE

PERSONAL LETTER

October 21, 1943.

Mr. W. M. Pennell,
Maine Realty Bureau,
Bank of Commerce Bldg.,
Portland, Maine.

Dear Sir:

I am enclosing a sketch showing the location of the proposed garage to be built.

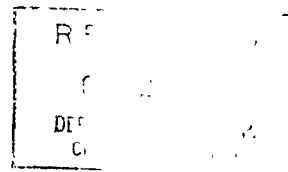
You will note by this sketch that this is to go back 25' from the Chapman St. line and 5' from the side-lines. The building will be 20' frontage and 22' depth.

No doubt this will answer your purpose and if there is anything else you require, I will be glad to furnish you with it.

Yours very truly,

George D. Colburn

/wat





APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Permit No. _____

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

Portland, Maine, October 7, 1943

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

Location Lot 267-272 Chapman Street Within Fire Limits? 10 Dist. No. _____

Owner's or Lessee's name and address Heirs of Silas B. Adams Telephone _____
Prospective Owner, George D. Collins, 17 Chapman Street

Contractor's name and address not let Telephone _____

Architect _____ Telephone _____

Proposed use of building 2 car garage Plans filed _____ No. of sheets _____

Other buildings on same lot _____ No. families _____

Estimated cost \$ _____ Fee \$ _____

Description of Present Building to be Altered

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

Last use _____ No. families _____

General Description of New Work

To build two car frame garage

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

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

Details of New Work

Is any plumbing work involved in this work? _____

Is any electrical work involved in this work? _____ Height average grade to top of plate _____

Size, front _____ depth _____ No. stories _____ Height average grade to highest point of roof _____

To be erected on solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

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

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

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

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

Studs (outside walls and carrying partitions) 2x4-16" O. C. Girders 6x8 or larger. Bridging in every floor and flat roof span over 8 feet. Sills and corner posts all one piece in cross section.

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 _____

Total number commercial cars to be accommodated _____

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

Miscellaneous

Will above work require removal or disturbing of any shade tree on a public street? no

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

By George D. Collins

Signature of owner By W. W. Bennett

INSPECTION COPY

Permit No. 431

Location 18 Clagnum St

Owner Henry S. & B. Adams

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

Area with horizontal lines for notes.



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date Sept. 23, 1987
 Receipt and Permit number 22371

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 14 Chapman St.
 OWNER'S NAME: Barbara Wendling ADDRESS: same

OUTLETS: Receptacles _____ Switches _____ Plugmold _____ ft. TOTAL _____

FIXTURES: (number of) Incandescent _____ Fluorescent _____ (not strip) TOTAL _____
 Strip Fluorescent _____ ft. _____

SERVICES: Overhead Underground _____ Temporary _____ TOTAL amperes 100 .. 3.00
 .50

METERS: (number of) 1 _____

MOTORS: (number of) Fractional _____
 1 HP or over _____

RESIDENTIAL HEATING: Oil or Gas (number of units) _____
 Electric (number of rooms) _____

COMMERCIAL OR INDUSTRIAL HEATING: Oil or Gas (by a main boiler) _____
 Oil or Gas (by separate units) _____
 Electric Under 20 kws _____ Over 20 kws _____

APPLIANCES: (number of) Ranges _____ Water Heaters _____
 Cook Tops _____ Disposals _____
 Wall Ovens _____ Dishwashers _____
 Dryers _____ Compactors _____
 Fans _____ Others (denote) _____
 TOTAL _____

MISCELLANEOUS: (number of) Branch Panels _____
 Transformers _____
 Air Conditioners Central Unit _____
 Separate Units (windows) _____
 Signs 20 sq. ft. and under _____
 Over 20 sq. ft. _____
 Swimming Pools Above Ground _____
 In Ground _____
 Fire/Burglar Alarms Residential _____
 Commercial _____
 Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____
 over 30 amps _____
 Circus, Fairs, etc. _____
 Alterations to wires _____
 Repairs after fire _____
 Emergency Lights, battery _____
 Emergency Generators _____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT INSTALLATION FEE DUE.
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) DOUBLE FEE DUE:
 TOTAL AMOUNT DUE: 5.00 Min.

INSPECTION: LATE A.M.
 Will be ready on 9/28, 1987; or Will Call _____
 CONTRACTOR'S NAME: Hannan's Elec.
 ADDRESS: 51 Lawn Ave., S. P. 04106
 TEL.: 767-2471
 MASTER LICENSE NO.: 2885 SIGNATURE OF CONTRACTOR: Harry Hannan
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

ELECTRICAL INSTALLATIONS—

Permit Number 22372

Location 114 Chapman St

Owner Richard W. Gandy

Date of Permit 9/23/87

Final Inspection 9/25/87

By Inspector D. Gandy

Permit Application Register Page No. 11

INSPECTIONS: Service 100 amp by R. Gandy
Service called in 9/25/87
Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____

DATE:	REMARKS:

CODE
COMPLIANCE
COMPLETED
DATE 9/25/87



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

0042

JAN 29 1976

ZONING LOCATION R-3

PORTLAND, MAINE, Jan. 29, 1976

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

LOCATION: 14 Chapman St.

- 1. Owner name and address: Richard Bessey, same
2. Lessee's name and address
3. Contractor's name and address: Clayton L. Ashnault, 268 Preble St. SP
4. Architect
Proposed use of building: Dwelling
Last use
Material, No. stories, Heat, Style of roof, Roofing
Other buildings on same lot
Estimated construction cost \$932.26
Fee \$5.00

FIELD INSPECTOR—Mr. Hugh

GENERAL DESCRIPTION

To make alterations as per plans

- This application is for:
Dwelling
Garage
Masonry Bldg
Metal Bldg
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [X] 2 [] 3 [] 4 []

Other:

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?

APPROVALS BY:

DATE

MISCELLANEOUS

- BUILDING INSPECTION—PLAN EXAMINER
ZONING: R-3
BUILDING CODE: 0.14.2.6. 1/29/76
Fire Dept.
Health Dept.
Others
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

Signature of Applicant: Richard Bessey

Type Name of above: Richard Bessey

Phone #

1 [] 2 [] 3 [] 4 []

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

2/10/76 Nothing started
owner will have contractor
call when the work is
roughed in:

Mar 13/76. OK'd for clearing
Apr 15/76 Completed.

Permit No. 76/0042
Location 14 Chapman St.
Owner Richard Bessley
Date of permit Jan. 30, 1976
Approved

Off Washington

Large empty lined area for notes, with a vertical line down the center and a diagonal line on the right side.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 2, 1954

PERMIT ISSUED

007356 JUN 4 1954

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 10-14 Sherman St. Use of Building Dwelling No. Stories 2 New Building Existing
Name and address of owner of appliance George H. Webster, 112 Myrtle St.
Installer's name and address Portland Sebago Ice Co., 211 Commercial St. Telephone

General Description of Work

To install forced hot water heating system and oil burning equipment

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? no
If so, how protected? Kind of fuel? oil
Minimum distance to burnable material, from top of appliance or casing top of furnace 15"
From top of smoke pipe 11" From front of appliance 11" From sides or back of appliance 11"
Size of chimney flue 6" Other connections to same flue none
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? yes

IF OIL BURNER

Name and type of burner DeLoe Labelled by underwriter's laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 1"
Location of oil storage basement Number and capacity of tanks 1-275 gal.
Low water shut off Make No.
Will all tanks be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners none

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

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

APPROVED:

O.K. E.S.S. 6/3/54

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

Portland Sebago Ice Co.

Signature of Installer

[Handwritten signature]

INSPECTION COPY



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 12, 1954

PERMIT ISSUED

MAY 12 1954

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~and/or~~ ~~and~~ ~~with~~ ~~install~~ the following building structure ~~and~~ ~~specify~~ ~~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 10-14 Chapman St. Lots 261-262 Within Fire Limits? no Dist. No. _____
 Owner's name and address George F. Webster, 242 Riverside St. Telephone 2-2492
 Lessee's name and address _____ Telephone _____
 Contractor's name and address owner Telephone _____
 Architect _____ Specifications _____ Plans house plan No. of sheets 1
 Proposed use of building 1-car garage No. families _____
 Last use _____ No. families _____
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot proposed dwelling
 Estimated cost \$ 500. Fee \$ 2.00

General Description of New Work

To construct 1-car frame garage 12' x 20'.

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? _____
 Height average grade to top of plate 9' Height average grade to highest point of roof 14'
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation concrete slab Thickness, top _____ bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof pitch-gable Rise per foot 5 1/2" Roof covering Asphalt Class C Und Lab
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber—Kind he-lock Dressed or full size? dressed
 Corner posts 4x4 Sills 2x4 Girt or ledger board? _____ Size _____
 Girders _____ Size _____ 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 concrete, 2nd _____, 3rd _____, roof 2x6
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof 20"
 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 same lot 0, to be accommodated _____ number commercial cars to be accommodated 0
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? no

APPROVED:

0.12-5/12/54-agg

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

George F. Webster

Signature of owner

INSPECTION COPY

2/5

Permit No. 524/610

Location 10-14 Chapman St

Owner George P. Shelton

Date of permit 5/13/54

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

5/12/54 - Inspection OK
7/29/54 - Modification OK

Large ruled area for notes, with a large 'X' drawn across the top portion.



APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, May 12, 1954

PERMIT ISSUED

MAY 13 1954

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~the following building structure~~ dwelling house 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 10-14 Chapman St., Lots 251-262 Within Fire Limits: no Dist. No.
 Owner's name and address George P. Webster, 642 Riverside St. Telephone 2-2192
 Lessee's name and address Telephone
 Contractor's name and address Telephone
 Architect Plans yes No. of sheets 3
 Proposed use of building dwelling house No. families 1
 Last use No. families
 Material Heat Style of roof
 Other building on same lot Roofing
 Estimated cost \$10,000 Fee \$ 10.00

General Description of New Work

To construct 1 1/2-story frame dwelling house 40' 6" x 26'.

Warning + Important notice sent
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? 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?
 Height average grade to top of plate 11' Height average grade to highest point of roof 19'
 Size, front 40' 6" depth 26' 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 12" bottom 12" cellar yes
 Material of underpinning to sill Height Thickness
 Kind of roof pitchable Rise per foot 9 1/2" Roof covering Asphalt Class C Und Lab
 No. of chimneys 1 Material of chimneys brick of lining tile Kind of heat f. h. water/fuel oil
 Framing lumber—Kind hemlock Dressed or full size? dressed
 Corner posts 4x4 Sills box full size Girt or ledger board? Size 3 1/2" Max. on centers 6'
 Girders yes Size 6x8 Columns under girders Lally Bridging in every floor and flat roof span over 8 feet.
 Studs (outside walls and carrying partitions) 2x4-16" O. C. roof 2x8
 Joists and rafters: 1st floor 2x8, 2nd 2x8, 3rd roof 16"
 On centers: 1st floor 16", 2nd 16", 3rd roof
 Maximum span: 1st floor 13', 2nd 13', 3rd height?
 If one story building with masonry walls, thickness of walls?

If a Garage

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

Miscellaneous

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

APPROVED:

O.K. 5/13/54 - a.g.s.

INSPECTION COPY

Signature of owner

[Handwritten Signature]

NOTES

7/15/54 Location ok 2.1.2
 7/15/54 Items ready. C.B.
 7/15/54 Items ready. C.B.
 7/15/54 - 6 one of permission
 done in 2.8.2.
 7/15/54 - Trans. columns
 done in 2.8.2.
 7/16/54 - Certificate to be issued
 2.8.2.

7/19/54
 at No. 577/0.9
 Location 10-11 Chapman St
 Owner George D. St. Baker
 Date of permit 5/13/54
 Work closing in 6/2/54
 Inspn. closing in 6/2/54
 Final No. 11/15/54
 Final Inspn. 11/15/54
 Cert. of Occupancy issued 7/19/54

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 10-11 Chapin St.

Issued to George W. Shuster

Date of Issue July 26, 1954

This is to certify that the building, premises, or part thereof, at the above location, built ~~altered~~
~~changed to use~~ under Building Permit No. 11/109, has had final inspection, has been found to
conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby
approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

One-Family Dwelling House

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

1954 Carl Sanitts
(Date) Inspector

W. W. [Signature]
Inspector of Buildings

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

July 14, 1954

BP - 17-14 Chapman St.

Location - 10-14 Chapman St.

Owner - George P. Webster

Mr. George F. Webster
842 Riverside St.

Job - New Dwelling

Dear Mr. Webster:-

Upon inspection of the above job on July 13, 1954, our inspector reports the following omissions or defects which prevent us from issuing the certificate of occupancy—required by law to be in possession of the owner before the building may be lawfully occupied:

Flue lining not broken into at cleanout.

All Lilly columns not fastened.

It is important that the above conditions be corrected before July 20, 1954 and that you notify this office of readiness for another inspection, so that, if all is found in order, the certificate of occupancy required by law may be issued.

If additional information relative to the above is desired, please phone Inspector Smith at 4-1431, extension 234, any week day but Saturday at 3:30 A. M.

Very truly yours,

Warren McDonald
Inspector of Buildings

Inspector

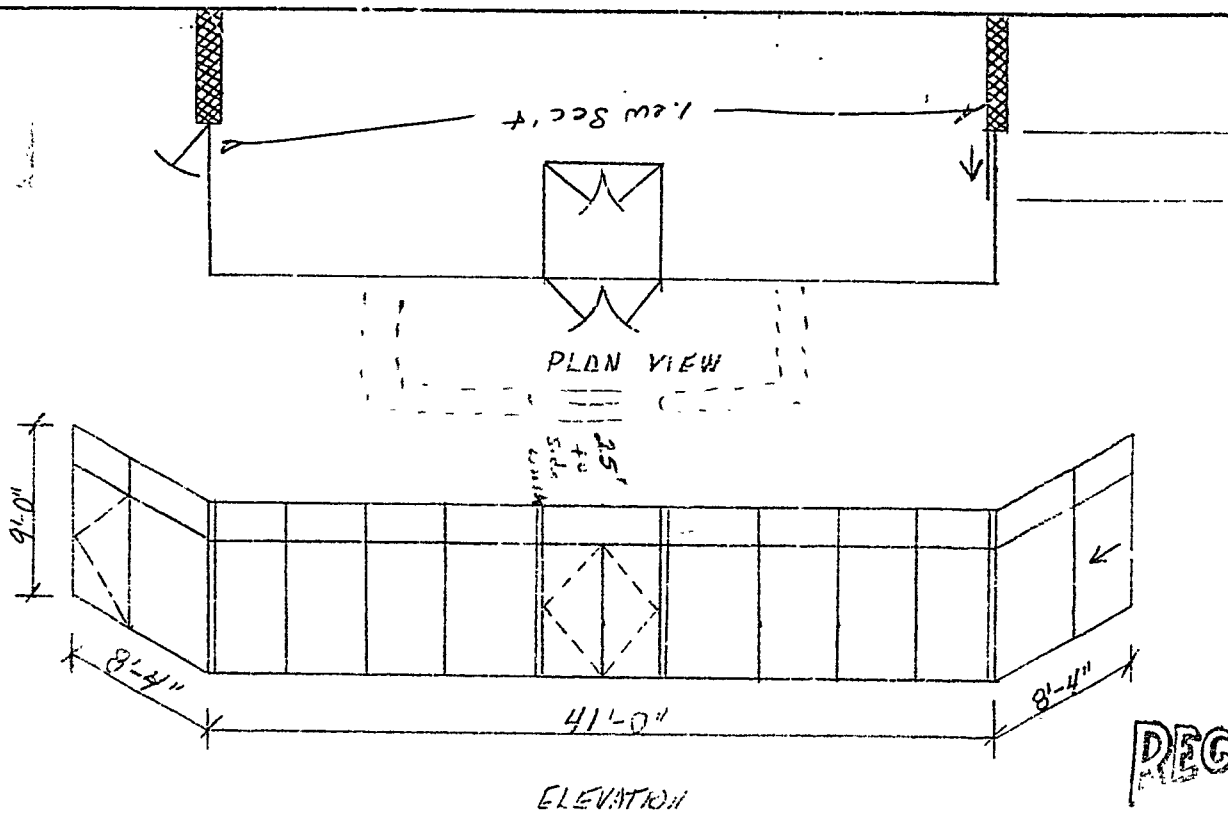
KSS/G

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for Shelling and garage
at Lot 2nd-2nd Warran St. (10-14) Date 5/12/51
George E. Webster

1. In whose name is the title of the property now recorded? George E. Webster
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, and how? stakes
3. Is the outline of the proposed work now staked out upon the ground? es
If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced? es
4. What is to be maximum projection or overhang of eaves or drip? es
5. Do you assume full responsibility for the correctness of the location plan or statement of location filed with this application, and does it show the complete outline of the proposed work on the ground, including bay windows, porches and other projections? es
6. Do you assume full responsibility for the correctness of all statements in the application concerning the sizes, design and use of the proposed building? es
7. Do you understand that in case changes are proposed in the location of the work or in any of the details specified in the application that a revised plan and application must be submitted to this office before the changes are made? es

George E. Webster



13 Charles St

NEW ENGLAND REHABILITATION HOSPITAL
PROPOSED VESTIBULE

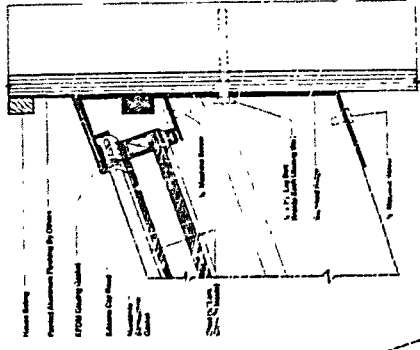
RECEIVED

OCT 15 1986

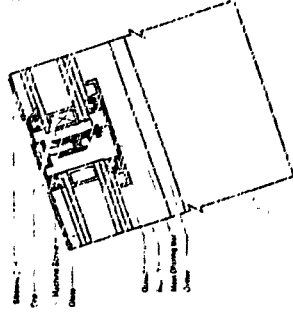
DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

SCALE: 1/8" = 1'-0" DATE: 9-3-86 SD-#8690	PG Portland Glass.	ARCHITECT:	CONTRACTOR:	JOB: NEW ENGLAND REHAB	REV. DATE REMARKS
	PORTLAND DIV.	LOCATION:	LOCATION:	LOCATION: PORTLAND ME.	

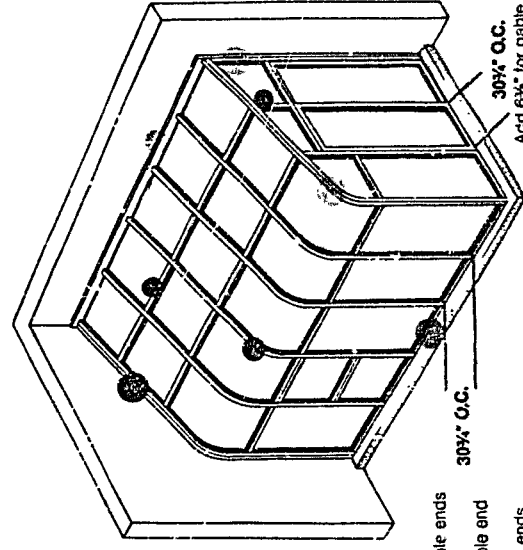
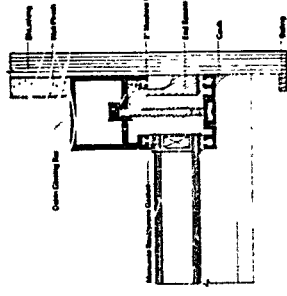
RIDGE SECTION



SECTION AT MUNTIN AT MAIN BAR

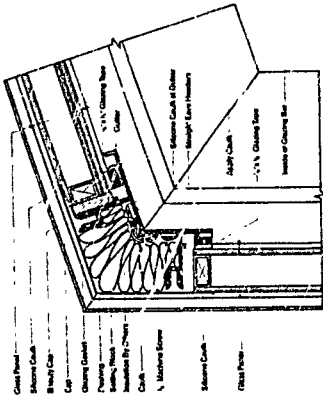


PLAN SECTION AT HOUSE AND GREENHOUSE CONNECTION

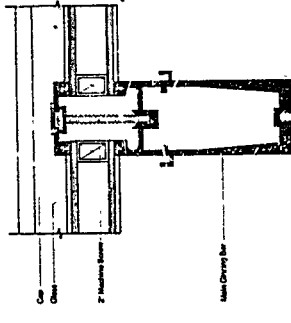


30 3/4" O.C.
30 3/4" O.C.
Add 6 3/4" for gable end to determine depth of sill (Measured from face of wall.)

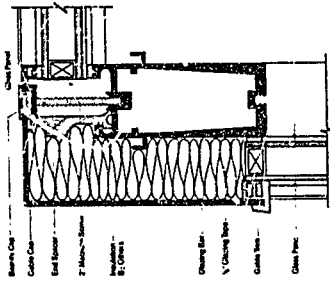
SECTION AT STRAIGHT EAVE



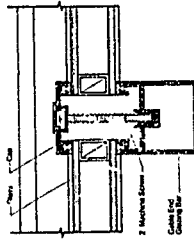
PLAN SECTION AT MAIN GLAZING BAR



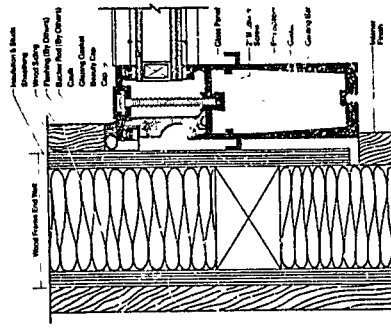
GABLE CAP SECTION



PLAN SECTION AT GABLE END BAR



PLAN SECTION AT WOOD FRAME END WALL



A provision for drainage is provided around the perimeter of the glass to allow any moisture to be directed from glass seals and escape into weep channels. Water entering weep channels shall be drained to the outside at sill. A low modulus silicone rubber sealant shall be used where required.
Fasteners: All fasteners whether exposed or not shall be stainless steel series 300. Lag screws are to be low carbon steel.
Installation: Installation of enclosure shall be in accordance with the installation manual provided.
Warranty: Five years on structure and glass.
Maintenance: Periodic washing of glass lies and aluminum.

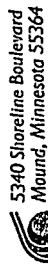
GREENHOUSE HEIGHT

GLASS TO SILL DEPTH	NET WALL HGT	GLASS TO TOP HGT	EXTRA HGT	TOT. HGT
3'1 1/8"	6'1 1/2"	7'6 1/2"	10'2 1/2"	14'4 1/2"
5'7 7/8"	7'0"	8'4 1/2"	11'1 1/2"	15'2 1/2"
8'2 5/8"	7'0"	8'4 1/2"	11'1 1/2"	15'2 1/2"
10'9 3/8"	7'10 1/2"	9'3"	11'11 1/2"	16'0 1/2"
13'4 1/8"	7'10 1/2"	9'3"	11'11 1/2"	16'0 1/2"
	8'8 1/2"	10'1 1/2"	12'9 1/2"	16'10 1/2"
	8'8 1/2"	10'1 1/2"	12'9 1/2"	NA
	9'6 1/2"	10'11 1/2"	13'7 1/2"	NA
	9'6 1/2"	10'11 1/2"	13'7 1/2"	NA
	10'5"	11'9 1/2"	14'6 1/2"	NA

*Heights are from top of mudsill

Glazing Options**	U-Value* Winter Night	U-Value* Summer Day	Relative Heat Gain (BTU/ft ² /hr.)	Shading Coefficient	Light Transmittance
1/8 clr./1/4 lami	.50	.163	163	.78	.72
3/16 lvr./1/4 lami	.49	.116	116	.54	.37
1/8 grey/1/4 lami	.50	.135	135	.63	.49
1/8 s.c./1/4 lami	.51	.089	89	.40	.23
1/8 clr./1/8 clr.	.50	.186	186	.89	.82
3/16 brz./1/8 clr.	.49	.133	133	.62	.45
1/8 grey/1/8 clr.	.50	.152	152	.72	.57
1/8 s.c./1/8 clr.	.50	.097	97	.45	.25

**All glass is 1" OVERALL
*Values based on vertical glass



5340 Shoreline Boulevard
Mound, Minnesota 55364

(612) 472-5556

PORTLAND GLASS
GREENHOUSE DIV.
865 SPRING STREET P.O. BOX 558
WESTEROCK, ME. 04092
207-775-8703
800-341-0216

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CITY OF PORTLAND

LIMITED WARRANTY

Solarium Systems, Inc., warrants its Greenhouse to the original purchaser (or end user) in accordance with the terms outlined below:

Warranty shall be for a period of five (5) years from date of shipment on structural and glass components.

Greenhouse materials and workmanship are warranted against significant defect under normal use for intended purposes.

Specifically, Solarium Systems, Inc., warrants its sealed insulating glass units against material obstruction of vision resulting from dust collection or film formation on internal glass surfaces due to failure of hermetic seal because of defective materials or workmanship if a unit fails to conform to this warranty. Solarium Systems will repair or replace the unit without charge FOB the shipping point nearest to the place of installation or the distributor from whom the unit was purchased at Solarium Systems option.

Solarium Systems, Inc. assumes no responsibility for defects resulting from:

- glass breakage or damage
- improper use or handling
- faulty building construction or failure to adhere to instructions regarding installation
- transportation damage

Solarium Systems, Inc., warrants the painted surfaces on all aluminum framing. Paint warranty shall be limited to warranty as expressed or as implied by the paint manufacturer. Accessory parts or units, including but not limited to blowers, fans, or heaters shall carry the original manufacturer's warranty. The warranty cards should be forwarded to the manufacturer per their instructions or requirements. When a defect exists, covered by this limited warranty, Solarium Systems, Inc. at its option limits its obligation to repair or placement.

Conditions of warranty:

- Defective Solarium Systems, Inc. part must be returned, by original user, shipped prepaid to Solarium Systems. If determined to be defective by Solarium Systems, Inc., Solarium Systems will return replacement or repaired part at its cost FOB the shipping point nearest the point of installation or to the distributor from whom purchased.

Parts warranty does not cover replacement or repair of parts, accessories or equipment caused by:

- improper maintenance
- misuse or negligence
- alteration
- faulty building construction or failure to adhere to instructions regarding installation

The purchaser's exclusive remedy is limited to the remedies described herein, and Solarium Systems will not be liable for any other expenses involved in removal of the defective part or accessory or installation of replacement parts or accessories. Solarium Systems shall not be liable for any other incidental or consequential damages including late or damaged delivery. Solarium Systems, Inc. makes no other warranty either expressed or implied regarding the product or merchantability. No employee, representative or distributor is authorized to modify this warranty.

TECH • DATA

1. PRODUCT NAME

Solarium Systems Greenhouse

2. MANUFACTURER

Solarium Systems, Inc.
5340 Shoreline Boulevard
Mound, MN 55364
Phone: (612) 472-5556

3. PRODUCT

A modular, insulated glass enclosure designed and constructed for strength, aesthetics, value, and energy efficiency.

The Solarium Systems Greenhouse can be used on residences, restaurants, condominiums, hospitals, office buildings, etc. — in any application where the beauty of outdoors is desired in combination with the comfort of indoors.

Limitations Dimensional limitations, height, depth and length, will be determined by the model selected. The number and placement of optional doors and windows varies with the model chosen.

Color: Clear tempered over laminated glass in roof sections and clear tempered over tempered glass in vertical sections are standard; tinted and reflective glazings are optional. The finish is an architectural quality, high performance coating that is electrostatically applied and baked. Standard colors are white or bronze. Custom colors painted or anodized are available upon request.

Design and Materials The Solarium Systems Greenhouse is available in four different height series: Knee Wall (KW), Glass to Ground (GTG), Extra High (XH), and Two Story (TS). Each series except Two Story is available in five different projections: 31-1/2", 57-7/8", 82-3/4", 109-3/8" and 134-1/2". Two Story (TS) units are available in 31-1/2", 57-7/8", and 82-3/4" projections. Standard 30-3/4" bay spacing determines the length of the enclosure (as measured from center line to center line of glazing bars).

Each model in each series is available with either a curved eave (C.E.) or a straight eave (S.E.). Both straight and curved eave units are available in gable or hip roof styles.

The structures are designed to meet or exceed generally-accepted building codes and the Specifications for Aluminum Structures of the Aluminum Association.

Glazing panels are factory assembled and sealed — all glass is 1" overall. Out-

board lites are either 1/8" or 3/16" depending on color. Inboard lites in roof are 1/4" laminated, and inboard lites in vertical walls are 1/2" tempered. The bent glass in curved eave models is available in tempered over laminated or tempered over laminated.

Clear glass is standard in all inboard and outboard lites. Outboard lites are also available in bronze tint or bronze solar cool reflective glass. High performance and custom color tinted lites are available upon request. The optional doors and windows, which are thermally broken and utilize insulated glass, are available complete with insect screens.

Ventilation The optional 'Vent-Axia' ventilation system is installed into a specially designed insulated glass panel on either of the gable ends. The Range-master control switch provides three-speed air flow control and two-way directional control (exhaust or intake). The 9-inch model that we offer (fan blade diameter) has a 270-500 CFM capability.

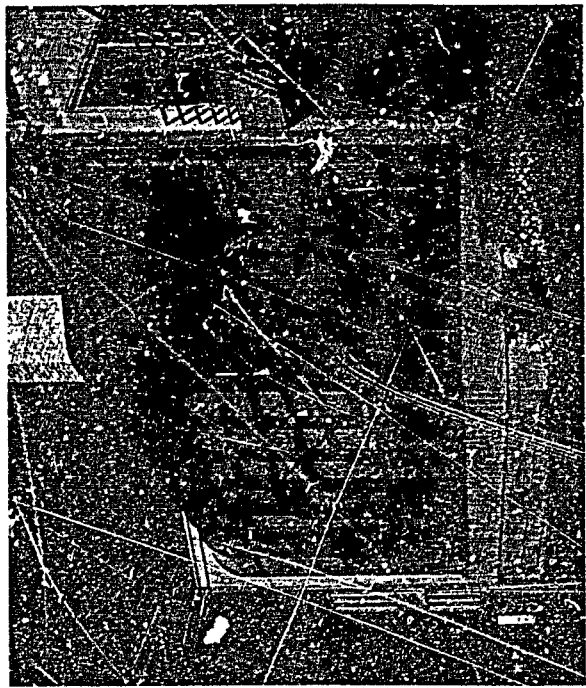
Shading/Movable Insulation: Optional shades are available in Phifer-screen cloth or canvas in a variety of colors.

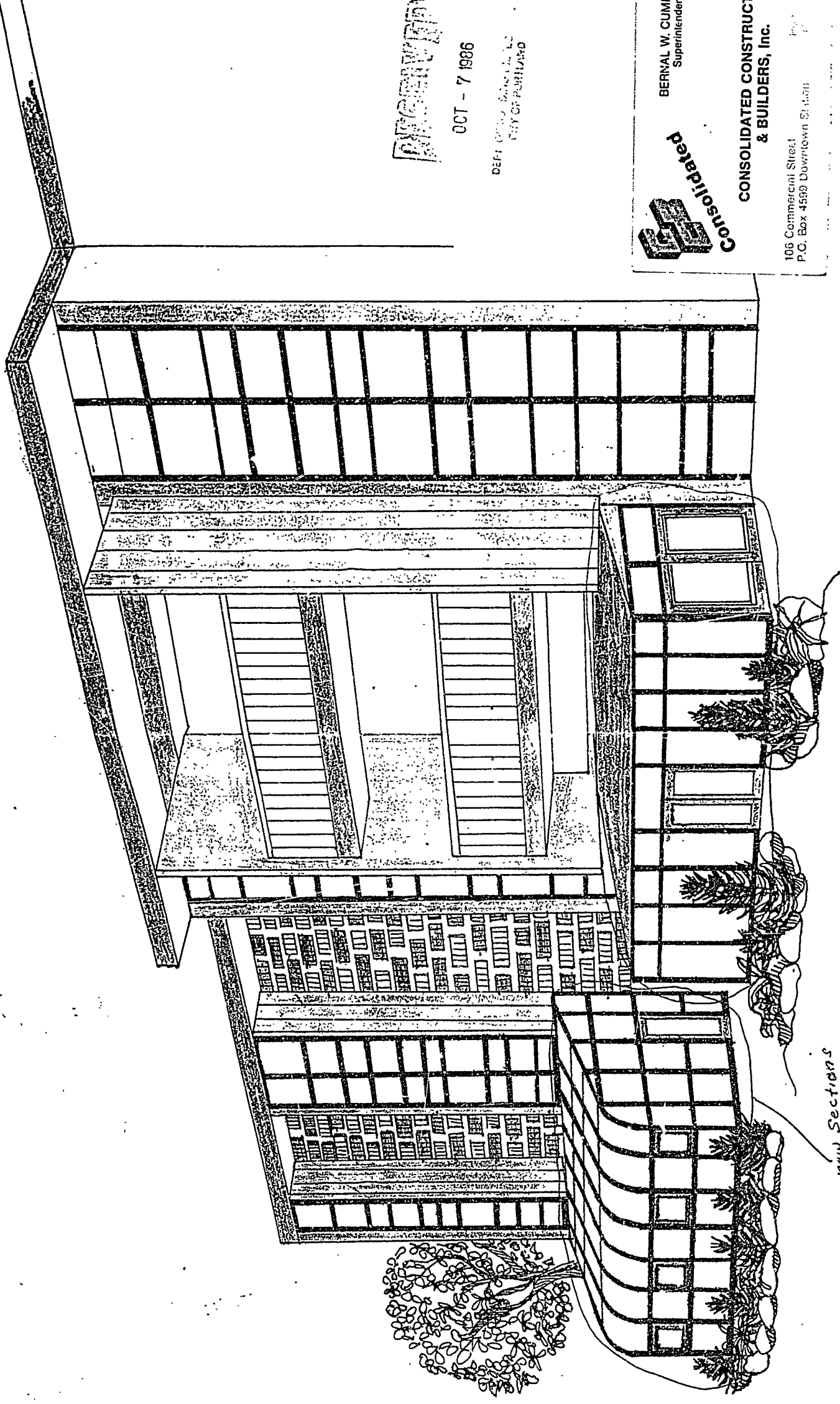
Quilted movable insulation is available in several designer colors. Both motorized and manually operated systems are available and can be applied at any lite flashing. Painted aluminum flashing can be provided by others to meet site conditions.

4. TECHNICAL DATA
The Solarium Systems Greenhouse structure is self-supporting and is designed to withstand live loads (snow load) ranging from a minimum of 40 PSF to over 100 PSF. The structure has been designed to withstand a minimum basic wind load of 20 PSF. The solarium can be modified to permit higher live and wind loads.

All aluminum extrusions are 6063 alloy and T 4 or T 6 temper.

Glazing Details The glass shall be sealed on continuous extruded Monsanto Santoprene gasket and has a minimum of 3/8" bearing. Glass shall be set in place on two 60-70 durometer setting blocks (1" X 1/8" X 2"). Nowhere will surfaces of glass come in contact with aluminum or fasteners.





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Consolidated
CONSOLIDATED CONSTRUCTION & BUILDERS, Inc.
BERNAL W. CUMMINGS
Superintendent
106 Commercial Street
P.O. Box 4589 Downtown Station
Portland, Oregon 97208

Rehabilitation Center
Charles St. Portland, Inc.

New Sections