Public hearing set for April 12, 1946 4/6/26

Approved
Sustained
4/15/46

City of Portland, Maine

Board of Appeals

Appeal to the ~~Municipal Officers~~ to Change the Decision of the Inspector of Buildings Relating to the Property Owned by George D. Collins at 10-28 Chapman Street

March 27, 19 46

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

Your appellant, George D. 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 14 Paragraph d 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 General Residence C Zone where to be an allowable 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.

Notices returned:
Smith-Burgess Co 2 Center St
Evelyn M. Chapman, 74 Bishop St.

(signed) George D. Collins

46/26

City of Portland, Maine

~~BOARD OF APPEALS AND ZONING REGULATION COMM~~
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 10-28 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. Gabbi
_____	E. William Holbrook
_____	Gerald A. Cole
_____	N. Francis Jensen

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF GEORGE D. COLLINS 46/20
AT 10-28 CHARMAN STREET

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
P F. H. Gabbi Terry yes
N. F. Jensen
P B. W. Holbrook yes
H. B. Libby

City Manager J. E. Barlow
P Corp. Counsel W. M. Payson
City Clerk A. E. Smith
P I of B. Warren McDonald

16/26

City of Portland, Maine

IN 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 10-28 Chapman Street-I

4/6/26 ATH FMT PH AJS EL BS

March 22, 1946

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

Subject: Application for building permit to construct garage at 10-28 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, 1942 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 as 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.

46/26

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 dormer 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

WMcD/S

46/26

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 [illegible]med 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

ATH
LESS
RMT
PH
AJS
HL
BS

rd 10-28 Chapman St.-

April 18, 1946

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 10-28 Chapman Street

Dear Sir:

Your zoning appeal relating to the above having been sustained by the Board of Appeals on April 15, 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 23 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 18 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

WMcD/S

(RC) GENERAL RESIDENCE ZONE - C

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third

PERMIT ISSUED
Permit No. 00653
APR 1946

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:

10-28

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 $ 200.00

Fee $ 2.00 pd.

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 fram garage

Appeal sustained 4/15/46

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 50' 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 conform 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.

CERTIFICATE OF OCCUPANCY REQUIREMENT IS WAIVED

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 Letter

Is any plumbing work involved in this work? Yes.

Is any electrical work involved in this work? Yes. Height average grade to top of plate 10'

Size, front 22' depth 26' No. stories 1½ Height average grade to highest point of roof 18'

To be erected on solid or filled land? Solid earth or rock? Earth

Material of foundation Cement Thickness, top 8" bottom 10" cellar None

Material of underpinning Cement Height Thickness 8" ~~x 10"~~

Kind of roof Hip 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 2', 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

CAL.

Permit No. 46/653

Location Lots 267-272 Chapman

Owner George A Collins

Date of permit 4/18/46

Notif closing-in

Inspn closing-in

Final Notif.

Final Inspn. 9/11/46

Cert. of Occupancy issued

NOTES

4/29/46
Location exact
Staked out
F L

5/27/46
Location ok.
Block marked A. J. C.
F L

8/7/46
Building about
F L

9/26/46 - Two Homarte
3" ϕ telescoping pipe
columns have been
provided beneath the 6 x 6
girder which runs length
wise of building and
carries floor above.
6x6 Douglas Fir @ 2'-0" c.c. = 3342
2542 / 8x8 = 40# per sq ft OK

Hearing set for 10/25/43 Decision sustained conditionally to expire 11/1/43 Amended

City of Portland, Maine

42/82

Copy

Chairman Libby Yes
Mr. Berry Yes
Dr. Leighton absent
Mr. Harrison Yes
Mr. Harry Libby Yes

Appeal to the Municipal Officers to Change the De

Inspector of Buildings Relating to the Properti

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

October 11, 1943

To the Municipal Officers:

Your appellant, Waldemar P. Adams and Eleanor W. Humphrey

who is 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 derogating from the intent and purpose of the Zoning Ordinance.

The decision of the Inspector of Buildings denies a permit to cover construction of a one-story Minor Garage on the above vacant lots because the property is located in a General Residence-C Zone where to be an 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 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.

(Signed) Waldemar P. Adams

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

Notice Given Parties
Letter
To Clerk Comm

3910

43/82

Appeal 1—29 Chapman St.

Waldemar E. Adams and
Eleanor F. Humphrey
c/o William Connell
465 Congress Street,
Portland, Maine

November 4, 1943

Subject: Action on zoning appeal relating to construction of garage at 1—29 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 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

MacN/N
CC: George C. Collins
17 Chapman Street

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 Wademar 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.

43/82

October 27, 1943

Heirs 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 29, 1943 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 E. Libby, Chairman

43/82

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 Rumery
9 Rockaway Park
City

RECEIVED
OCT 23 1943
DEPT. OF BLDG. INSP.
PORTLAND

43/12

Appeal

October 13, 1943

Mr. William M. Pennell
465 Congress Street
Portland 3, Maine

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

Dear Mr. Pennell:

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 the 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 28, 1943?

While taking a photograph of the situation, I talked with the brother of George O. 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

WMcD/B

CC: Herman E. Libby
40 Exchange Street

43,82

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 10-29 Chapman St.

November -, 1945

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

Subject: Action on zoning appeal relating to construction of garage at 10-29 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

WMcD/H
CC: George C. Collins
17 Chapman 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 Collins

/wat

RE[illegible]D
OCT 21 1943
DEPT OF BLDG INSP.
CITY OF [illegible]

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:

10-1f

Location Lots 267-272 Chapman Street Within Fire Limits? no 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 ...stion of zoning appeal. In event the appeal is sustained, the applicant will furnis.. ...plete 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 disturbi.. ..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 re observed? yes

INSPECTION COPY

Signature of owner Heirs of Silas B. Adams
By George D. Collins
By W. H. Bennett

Permit No. 431

Location 18 Chapman St

Owner Henry Silas B Adams

Date of permit

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

APPLICATION FOR PERMIT

DEPARTMENT OF BUILDING INSPECTIONS SERVICES

ELECTRICAL INSTALLATIONS

Date Sept. 23, 1987
Receipt and Permit number 2237/

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 specification :

LOCATION OF WORK: 14 Chapman St.

OWNER'S NAME: Barbara Wendling ADDRESS: same

	FEES
OUTLETS: Receptacles ____ Switches ____ Plugmold ____ ft TOTAL ____	
FIXTURES: (number of) Incandescent ____ Flourescent ____ (not strip) TOTAL ____	
Strip Flourescent ____ ft.	
SERVICES: Overhead x Underground ____ Temporary ____ TOTAL amperes 100	3.00
METERS: (number of) 1	5
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 ____ Cook Tops ____ Wall Ovens ____ Dryers ____ Fans ____ Water Heaters ____ Disposals ____ Dishwashers ____ Compactors ____ 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 ____	
INSTALLATION FEE DUE:	
DOUBLE FEE DUE:	
TOTAL AMOUNT DUE:	5.00 Min.

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT
FOR REMOVAL OF A "STOP ORDER" (304-16.b)

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
LIMITED LICENSE NO. ____

SIGNATURE OF CONTRACTOR: Larry Hannan L.H.

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

ELECTRICAL INSTALLATIONS

Permit Number 22572

Location [illegible]

Owner [illegible]

Date of Permit 9/23/87

Final Inspection 9/28/87

By Inspector [illegible]

Permit Application Register Page No 11

INSPECTIONS: Service 120 amp by [illegible]

Service called in 9/28/87

Closing-in ____ by ____

PROGRESS INSPECTIONS: ____ / ____ / ____

____ / ____ / ____

____ / ____ / ____

____ / ____ / ____

____ / ____ / ____

____ / ____ / ____

DATE	REMARKS:

CODE
COMPLIANCE
COMPLETED
DATE 9/28/87

APPLICATION FOR PERMIT

PERMIT ISSUED

JAN 30 1976

CITY of PORTLAND

B.O.C.A. USE GROUP .....

B.O.C.A. TYPE OF CONSTRUCTION 0042

ZONING LOCATION R-3 PORTLAND, MAINE, Jan. 29, 1976

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's name and address Richard Bessey same ..... Fire District #1 ☐, #2 ☐
2. Lessee's name and adddress ..... Telephone 797-5326
3. Contractor's name and address Clayton L. Ashnault 268 Preble St. SP Telephone .....
4. Architect ..... Telephone 799-7840

Proposed use of building ... dwelling ..... Specifications ..... Plans ..... No. of sheets .....

Last use ..... No. families .....

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

Other buildings on same lot .....

Estimated contractural cost $. 932.26 ..... Fee $. 5.00

FIELD INSPECTOR—Mr. Hugh ..... GENERAL DESCRIPTION

This application is for: @ 775-5451 To make alterations as per plans

Dwelling ..... Ext. 234

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 ☒ 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 o. 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 partitio. s) 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 he proposed building? .....

APPROVALS BY: *DATE*

BUILDING INSPECTION—PLAN EXAMINER .....

ZONING: N/A .....

BUILDING CODE: O.K. 2.6. 1/29/76 .....

Fire Dept.: .....

Health Dept.: .....

Others: .....

MISCELLANEOUS

Will work require disturbing of any tree on a public street? ..

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

Signature of Applicant Richard Bessey ..... Phone #.....

Type Name of above Richard Bessey ..... 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 8/76 Okyed for closing
April 5/76 Completed

Permit No. 76/0042
Location 149 Chapman St.
Owner Richard Bessey
Date of permit Jan. 30, 1976
Approved

Office of Washington Township

FILL IN AND SIGN WITH INK

PERMIT ISSUED
00736
JUN 4 1954
CITY of PORTLAND

N-755

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 3, 1954

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 Chapman St. Use of Building dwelling No. Stories 1 New Building / Existing

Name and address of owner of appliance George P. Webster, 442 Riverside St.

Installer's name and address Portland Sebago Ice Co., 302 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 over 15"

From top of smoke pipe over 15" From front of appliance over 48 From sides or back of appliance over 3'

Size of chimney flue 8x8 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 Delco 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 1¼"

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 by: A. H. Lemieux

INSPECTION COPY

1 Fill Pipe
2 Vent Pipe
3 Kind of Heat
4 Burner Rigidity & Supports
5 Name & Label
6 Stack Control
7 High Limit Control
8 Remote Control
9 Piping Support & Protection
10 Valves in Supply Line
11 Capacity of Tanks
12 Tank Rigidity & Supports
13 Tank Distance
14 Oil Gauge
15 Instruction Card
16 Low Water Shut off

NOTES

PERMIT ISSUED
MAY 12 1954
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, May 12, 1954

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 1014 Chapman St. Lots 261-262 Within Fire Limits? no Dist. No.

Owner's name and address George L. Webster, 842 Riverside St. Telephone 2-8492

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans see 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 $ 300. 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 5½" Roof covering Asphalt Class C Und Lab

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

Framing lumber—Kind hemlock 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 on same lot 0, to be accommodated 1 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:
O.K.-5/13/54-Agt

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

Signature of owner George L. Webster

INSPECTION COPY

Permit No. 54/615

Location 10-14 Chatsworth Av.

Owner George D. Hubbard

Date of permit 5/13/54

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

NOTES

APPLICATION FOR PERMIT

PERMIT ISSUED
00509
MAY 13 1954
CITY of PORTLAND

Class of Building or Type of Structure Third Class

Portland, Maine, May 12, 1954

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect ~~alter repair demolish move 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 10-14 Chapman St. Lots 261-262 Within Fire Limits? no Dist. No.

Owner's name and address George F. Webster, 842 Riverside St. Telephone 2-8492

Lessee's name and address owner Telephone

Contractor's name and address Telephone

Architect Specifications Plans yes No. of sheets 3

Proposed use of building dwelling house No. families 1

Last use No. families

Material No. stories Heat Style of roof Roofing

Other building on same lot Fee $ 10.00

Estimated cost $ 10,000

General Description of New Work

To construct 1½-story frame dwelling house 40' 6" x 26'.

Warning + Important notice sent

It is understood that this form it 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 1½ 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 pitch-gable Rise per foot 9½" Roof covering Asphalt. Glass. C Ind. 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 Girt or ledger board? Size Max. on centers

Girders yes Size 6x8 full size Columns under girders Lally Size 3½" 6'

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

Joists and rafters: 1st floor 2x8 , 2nd 2x8 , 3rd , roof 2x8

On centers: 1st floor 16" , 2nd 16" , 3rd , roof 16"

Maximum span: 1st floor 13' , 2nd 13' , 3rd , roof

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

If a Garage

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

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

Miscellaneous

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

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

APPROVED:
O.K.-5/13/54-A.J.S.

Signature of owner

INSPECTION COPY

Permit No. 54/609

Location 10 Ivy Crafton Dr

Owner Eleanor B. Hunter

Date of permit 5/13/54

Notif. closing-in 6/2/54

Insp. closing-in 6/2/54 Approved

Notif. Plbg. Insp. Approved

Final Notif. 7/13/54

Final Inspn. _____

Cert. of Occupancy issued 7/12/54

NOTES

5/12/54 - Location o.k. per L.L.

5/17/54 Forms ready for P.H.

5/17/54 - Footings & found. Insp.

6/2/54 - Grade beam & underpinning to slab inspected O.K.

7/13/54 - Final Inspection

Final Plbg. Insp. O.K.

7/16/54 - Certificate to be issued.

O. K. I.

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 10-14 Chapman St.

Issued to George P. Webster

Date of Issue July 16, 1954

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 54/609, 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:

7/16/54 (Date) Earle Smith *Inspector*

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 - 10-14 Chapman St.

Location - 10-14 Chapman St.

Owner - George P. Webster

Mr. George P. 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 Lally 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 8:30 A. M.

Very truly yours,

Warren McDonald
Inspector of Buildings

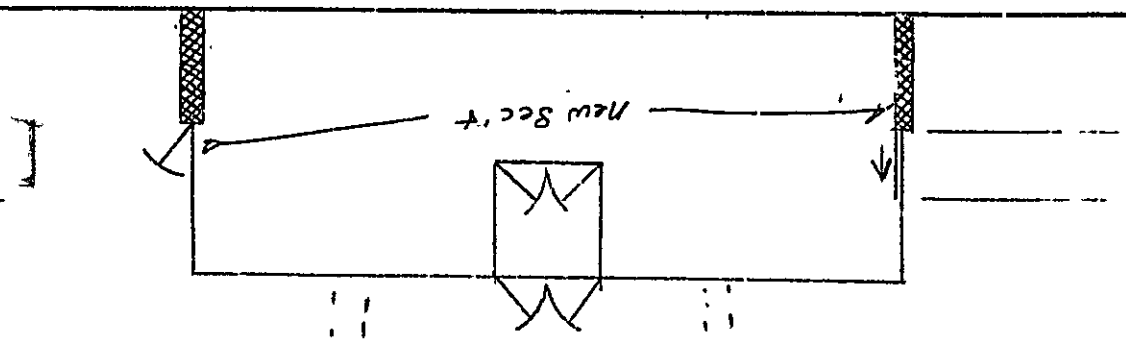
_____
Inspector

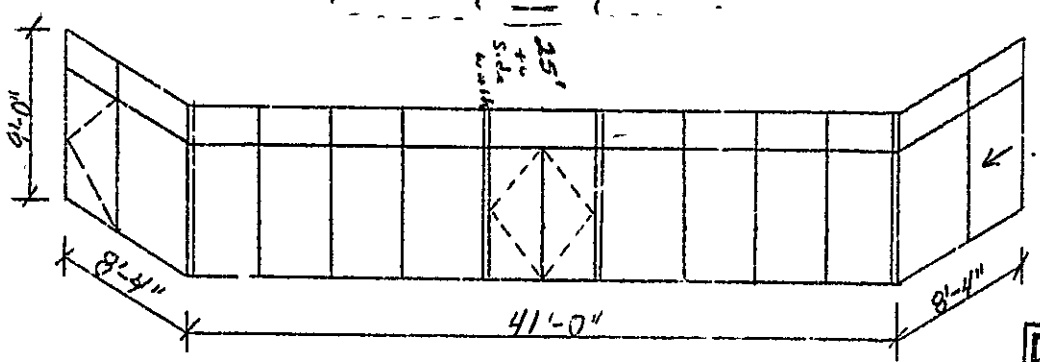
ESS/G

STATEMENT ACCOMPANYING APPLICATION FOR BUILDING PERMIT

for dwelling and garage
at Lots 261-262 Chapman St.(10-14) Date 5/12/54

1. In whose name is the title of the property now recorded? Georre P. Webster
2. Are the boundaries of the property in the vicinity of the proposed work shown clearly on the ground, andhow? stakes
3. Is the outline of the proposed work now staked out upon the ground? yes If not, will you notify the Inspection Office when the work is staked out and before any of the work is commenced?
4. What is to be maximum projection or overhang of eaves or drip?
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? yes
6. Do you assume full responsibility f the correctness of all statements in the application concerning the size, design and use of the proposed building? yes
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? yes





ELEVATION

RECEIVED
OCT 1 5 1986
DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

13 Charles St

NEW ENGLAND REHABILITATION HOSPITAL
PROPOSED VESTIBULE

SCALE: N.T.S. DATE: 9-3-86 SD — #8670	PG Portland Glass.	ARCHITECT.	CONTRACTOR.	JOB: NEW ENGLAND REHAB
	PORTLAND DIV.	LOCATION:	LOCATION:	LOCATION. PORTLAND ME.

REV. DATE REMARKS

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

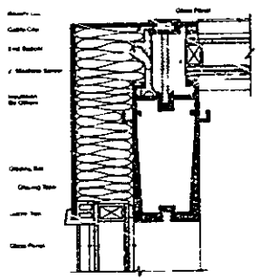
Fasteners All fasteners whether exposed or not shall be stainless steel series 300 Lag screws are to be low carbon steel

Installation Installation of enclosure shall be in accordance with the installation manual provided

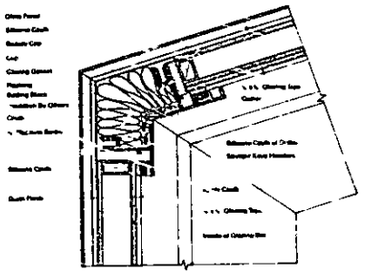
Warranty Five years on structure and glass

Maintenance Periodic washing of glass lites and aluminum

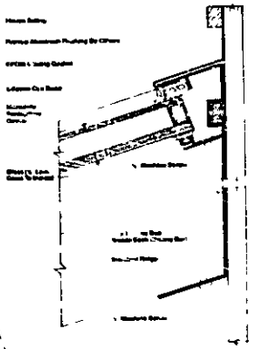
GABLE CAP SECTION



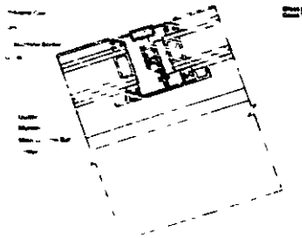
SECTION AT STRAIGHT EAVE



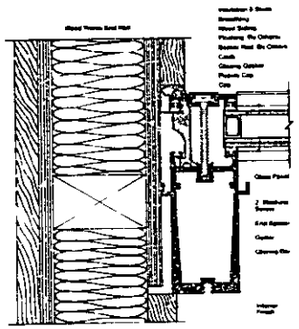
RIDGE SECTION



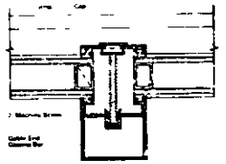
SECTION AT MUNTIN AT MAIN BAR



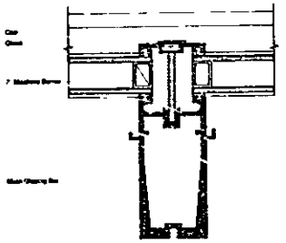
PLAN SECTION AT WOOD FRAME END WALL



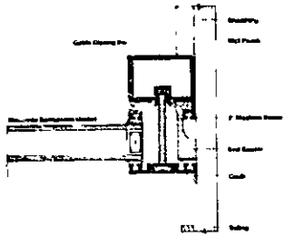
PLAN SECTION AT GABLE END BAR



PLAN SECTION MAIN GLAZING BAR



PLAN SECTION AT HOUSE AND GREENHOUSE CONNECTION



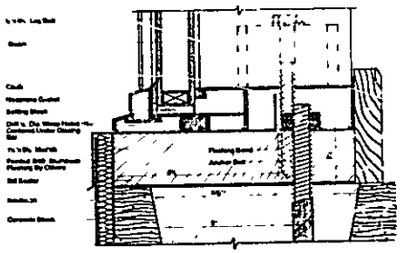
Glazing Options**	U Value* Winter Night	Shading Coefficient	Relative Heat Gain (BTU/ft²/hr)	Light Transmittance
1/3 clr / 1/4 lami	50	78	163	72
3/16 brz / 1/4 lami	49	54	118	37
1/8 grey / 1/4 lami	50	63	135	49
1/8 s c / 1/4 lami	50	40	89	23
1/8 clr / 1/8 clr	50	89	186	82
3/16 brz / 1/8 clr	49	62	133	45
1/8 grey / 1/8 clr	50	72	152	57
1/8 s.c/	50	45	97	25

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

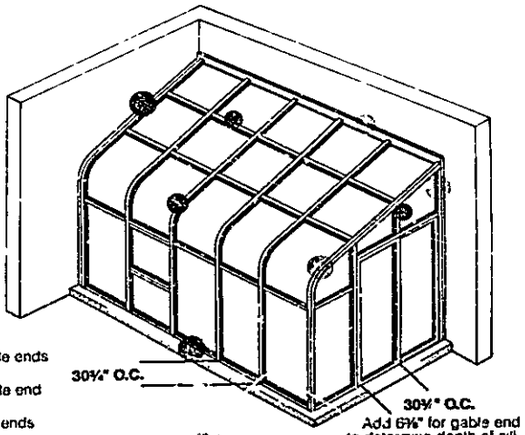
GREENHOUSE HEIGHT

GABLE END DEPTH	TYPE	WALL	GLASS TO GROUND	EXTRA HIGH	TWO STORY
3'1⅛"		6'1⅛"	7'5⅛"	10'2⅛"	NA
		7'0"	8'4⅛"	11'1⅛"	15'2⅛"
5'7⅞"		7'0"	8'4⅛"	11'1⅛"	15'2⅛"
		7'10⅛"	9'3"	11'11⅛"	16'0⅛"
8'2⅝"		7'10⅛"	9'3"	11'11⅛"	16'0⅛"
		8'8⅛"	10'1⅛"	12'9⅛"	16'10⅛"
10'9⅜"		8'8⅛"	10'1⅛"	12'9⅛"	NA
		9'6⅛"	10'11⅛"	13'7⅛"	NA
13'4⅛"		9'6⅛"	10'11⅛"	13'7⅛"	NA
		10'5"	11'9⅛"	14'6⅛"	NA

*Heights are from top of mudsill



SILL SECTION



Add 6⅜" to total number of bays when both gable ends are included for metal to metal length
Add 4⅛" to total number of bays when one gable end is included for metal to metal length
Add 2⅛" to total number of bays when no gable ends are included for metal to metal length.

30½" O.C.

30½" O.C.
Add 6⅛" for gable end to determine depth of sill (Measured from face of wall)

5340 Shoreline Boulevard
Mound, Minnesota 55364
(612) 472-5556

PORTLAND GLASS
GREENHOUSE INC
865 SPRING STREET P O BOX 558
WESTBROOK ME 04092
207-775-0216

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DEPT OF BUILDING INSPECTIONS
CITY OF PORTLAND

Solarium Systems, Inc.

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 replacement.

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

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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 3'1-⅛" 5'7-⅞" 8'2-⅝" 10'9-⅜" and 13'4-⅛" Two Story (TS) units are available in 3'1-⅛" 5'7-⅞" and 8'2-⅝" projections Standard 30-¾" 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. Outboard lites are either ⅛" or 3/16" depending on color Inboard lites in roof are ¼" laminated and inboard lites in vertical walls are ⅛" tempered The bent glass in curved eave models is available in tempered over laminated or tempered over tempered

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 Rangemaster 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 time

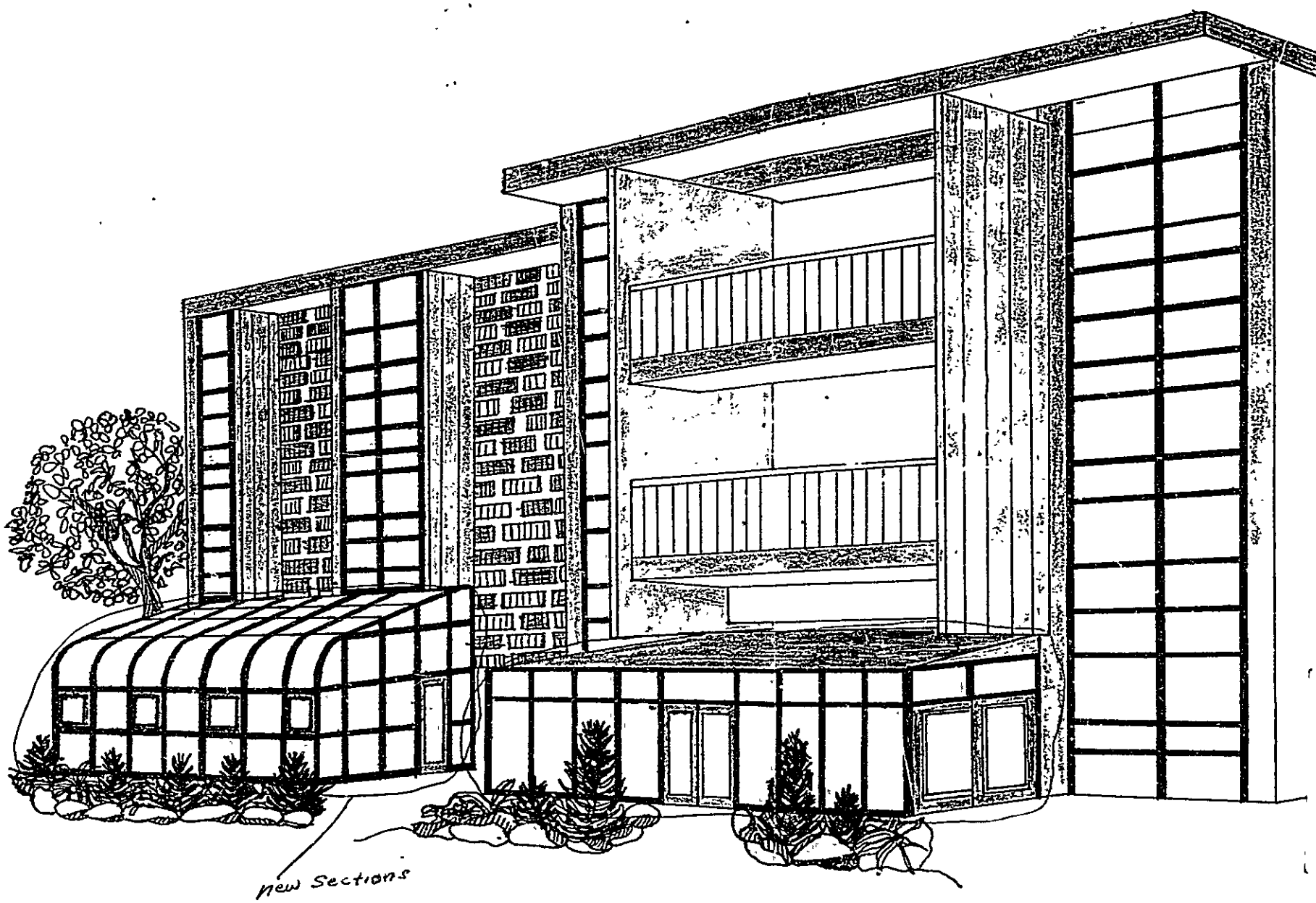
Flashing Painted aluminum flashing to be provided by others to meet site conditions

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 seated on continuous extruded Monsanto Santoprene gasket and has a minimum of ⅜" bearing Glass shall be set in place on two 60-70 durometer setting blocks (1"X⅜"X2") Nowhere will surfaces or edges of glass come in contact with aluminum or fasteners



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Consolidated

BERNAL W. CUMMINGS
Superintendent

CONSOLIDATED CONSTRUCTORS
& BUILDERS, Inc.

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P.O. Box 4599 Dow...

Rehabilitation Center
Charles St Portland, Me