

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: Anderson Avenue - Little Diamond Island		Owner: Robert W. Kenny Jr. & Carole Kenny		Phone: 401-831-3487		Permit No: <b>990494</b>	
Owner Address: 67 Taber Ave. Providence RI 02906		Lessee/Buyer's Name:		Phone:		Business Name: <i>766-2021 AT 100518</i>	
Contractor Name: Philip H. Lee		Address: 24 Catherine St. Portland, ME 04102		Phone: 772-5739		Permit Issued: <b>PERMIT ISSUED</b> <b>MAY 19</b> CITY OF PORTLAND	
Past Use: 1-Family		Proposed Use: Same		COST OF WORK: \$ 5,000		PERMIT FEE: \$ 45.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A3</i> Type <i>5B</i> <i>BOC 746</i>	
Proposed Project Description: Add 2 small dormers to front elevation of two existing bedrooms.  <i>If any increase to work, it will need a separate permit</i>				Signature:		Signature: <i>[Signature]</i>	
Permit Taken By: <i>SP</i>		Date Applied For: <i>5-11-99</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Zoning Approval: <i>ok</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <i>300' F on h</i> <input type="checkbox"/> Wetland <i>Dormer is</i> <input type="checkbox"/> Flood Zone <i>Added</i> <input type="checkbox"/> Subdivision <i>Added</i> <input type="checkbox"/> Site Plan <i>major</i> <input type="checkbox"/> minor <input type="checkbox"/> omm <input type="checkbox"/>	
				Signature:		Date:	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**EXPIRED**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

*5-11-99*

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

**PERMIT ISSUED WITH REQUIREMENTS**

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

Date: *[Signature]*

CEO DISTRICT

**1**

COMMENTS

5/21/99 Reconstruction with Phillip Lee egress window  
not ~~at~~ provided. Mr. Lee will call back if & when  
resolved project not till begin work. *PL*

6/16/99 Site visit with Phillip Lee & owners pictures taken  
of neighbor alarmers and subject property to consider historic  
& architectural influences.

6/17/99 Advised owners & Phillip Lee egress windows required *PL*

03-20-09 Expired w/o request for final Insp. JGR.

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____



**BUILDING PERMIT REPORT**

DATE: 19 MAY 99 ADDRESS: Anderson Ave. A.D.T. CBL: 105-D-004  
 REASON FOR PERMIT: Add 2 dormers.  
 BUILDING OWNER: Keenys  
 PERMIT APPLICANT: Philip Lee /Contractor  
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

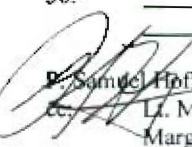
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*15, \*22, \*29, \*33, \*34

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (68") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. Please read and Follow requirements stated under zoning Approval on permit Application. ANY questions on this please call Ms M. Schmuckal 874-8695
- 36.


 P. Samel Hoffses, Building Inspector  
 L. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 12 14 98

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**



DEPARTMENT OF PLANNING AND  
URBAN DEVELOPMENT

DEBORAH ANDREWS  
SENIOR PLANNER

To: David Cadell

From: Job Andrews

Date: June 16, 1999

Subject: Kenney Cottage, L.D.I

You have asked for ~~my~~ clarification regarding the status of the Kenney Cottage as regards historic preservation designation. Although the building is not currently designated as either an individual landmark or ~~included~~ as part of a historic district in my professional opinion, the building

is eligible for nomination  
as part of a Little Diamond  
Island historic district.

Such a district would be  
comprised of the <sup>structures</sup> included in the  
subdivision, including the casino  
and <sup>40</sup> cottages, several of which  
were designed by J. C. Stevens.

24 Catherine Street  
Portland, Maine 04102  
4 June 1999

City of Portland  
Building Inspections Department  
Attn: David Caddell

Dear David:

At your request here is my written rationale for retaining the paired, double-hung window units that I have shown in the drawings that are part of my application for a permit to add two dormers to the front elevation of the Kenry cottage on Little Diamond Island.

From the historical/architectural standpoint the significance is as follows. The building was constructed in 1907/08 to plans by John Calvin Stevens as part of a combination community/commercial complex at the steamboat landing and front beach. This building was the bath house on the beach, built to complement the "sun-heated salt water swimming pool". The other major building was the Casino, which today is the Little Diamond Island Association's community hall. Both structures were built with wide-soffit hip roofs and are fenestrated with paired, double-hung windows.

Earl Shettleworth, of the state's Historic Preservation Commission, is very familiar with these buildings. He sees considerable significance in the turn-of-the-century summer communities on Little and Great Diamond Islands, and the fact that so many of the structures are in near-original form.

Deb Andrews, of the City's Planning Department, indicated her esthetic preference for keeping the new dormers small.

Focusing on the second floor windows in the Kenry cottage, there are architectural constraints to the window unit size. The window sill height is determined by

DAVE —

The Little Diamond  
property is well protected  
by the h.p. ordinance,  
but is a historic  
building. I think

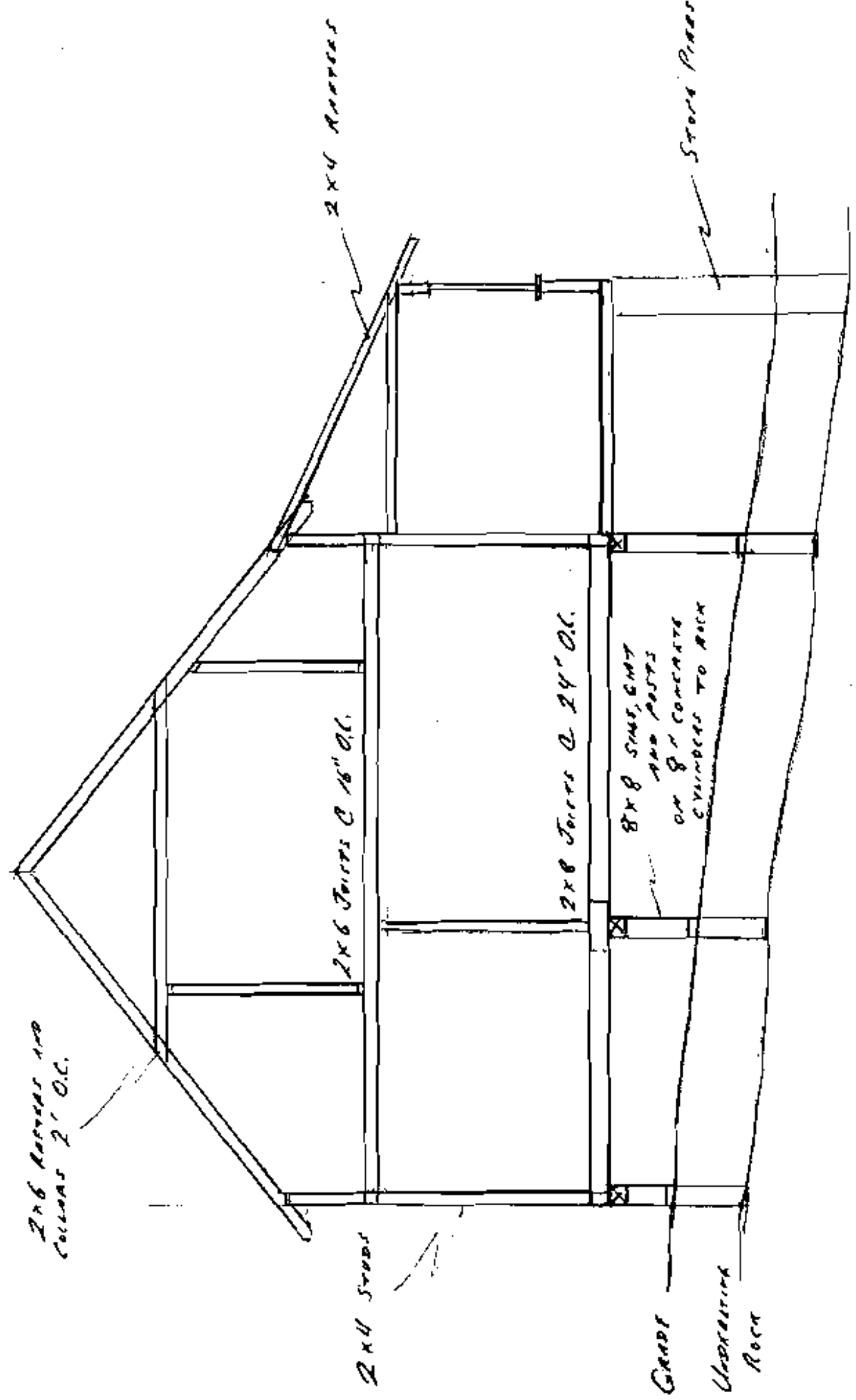
that having to  
make the doors  
larger for larger  
windows would  
negatively impact  
the project. JAH  
x0226



Henry Cottage - ~~Lower~~ Upper Deck

Section - Front

3/16" = 1'



QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS THAT I, ROBERT W. KENNY, JR., of Providence, in the County of Providence and State of Rhode Island, in consideration of one dollar and other valuable consideration paid the receipt and sufficiency of which I hereby acknowledge, do hereby give, grant, bargain, sell, convey and transfer unto said ROBERT W. KENNY, JR. and CAROLE KENNY, as joint tenants with rights of survivorship, whose mailing address is 67 Taber Avenue, Providence, Rhode Island 02906-4127, their heirs and assigns, all my right, title and interest in the real property located on Little Diamond Island in the City of Portland, County of Cumberland and State of Maine and more particularly described as follows:

A certain lot or parcel of land, together with the buildings and other improvements thereon, situated on Little Diamond Island in the City of Portland, County of Cumberland and State of Maine and being lot numbered 87A on a plan of the westerly end of Little Diamond Island made by E.C. Jordan & Co., Civil Engineers, and recorded in Cumberland County Registry of Deeds in Plan Book 11 at Page 89, to which plan reference is hereby made;

Meaning and intending to convey and hereby conveying all the interest of said Robert W. Kenny, Jr., evidenced in a Personal Representative's Deed of Distribution of even date herewith from said Robert W. Kenny, Jr., in his capacity as personal representative of the estate of Kathryn Kenny, deceased, which deed is to be recorded in the Cumberland County Registry of Deeds;

TO HAVE AND TO HOLD, to the said ROBERT W. KENNY, JR., and CAROLE KENNY, their heirs and assigns forever.

WITNESS my hand and seal in my said capacity this            day of 1999.

SIGNED, SEALED AND DELIVERED

in the presence of,

John W. Lawrence

Robert W. Kenny, Jr. (L.S.)  
Robert W. Kenny, Jr.

STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE, ss:

On this 15<sup>th</sup> day of March, 1999, before me personally appeared the above-named ROBERT W. KENNY, JR., and acknowledged the foregoing instrument to be his free act and deed.

Dorothy W. Rittenhouse  
Notary Public

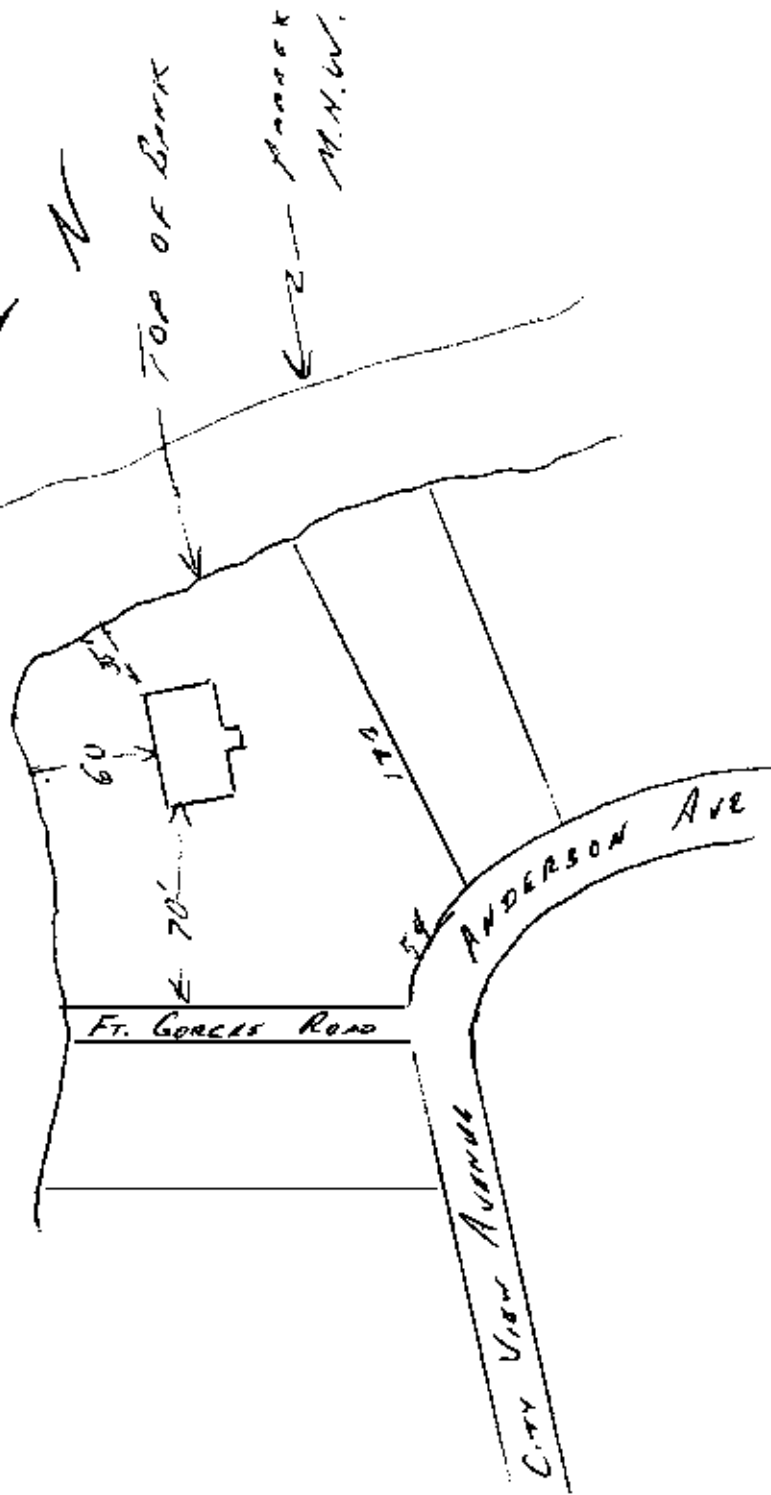
DAVID E. HUNT - ATTORNEY AT LAW - PORTLAND, MAINE

Plot Plan

Kenny Cottage -  
Little Diamond Island

Scale 1" = 80'

(Traced from Assessor's Map 105)  
(Location of Structure is Approximate)

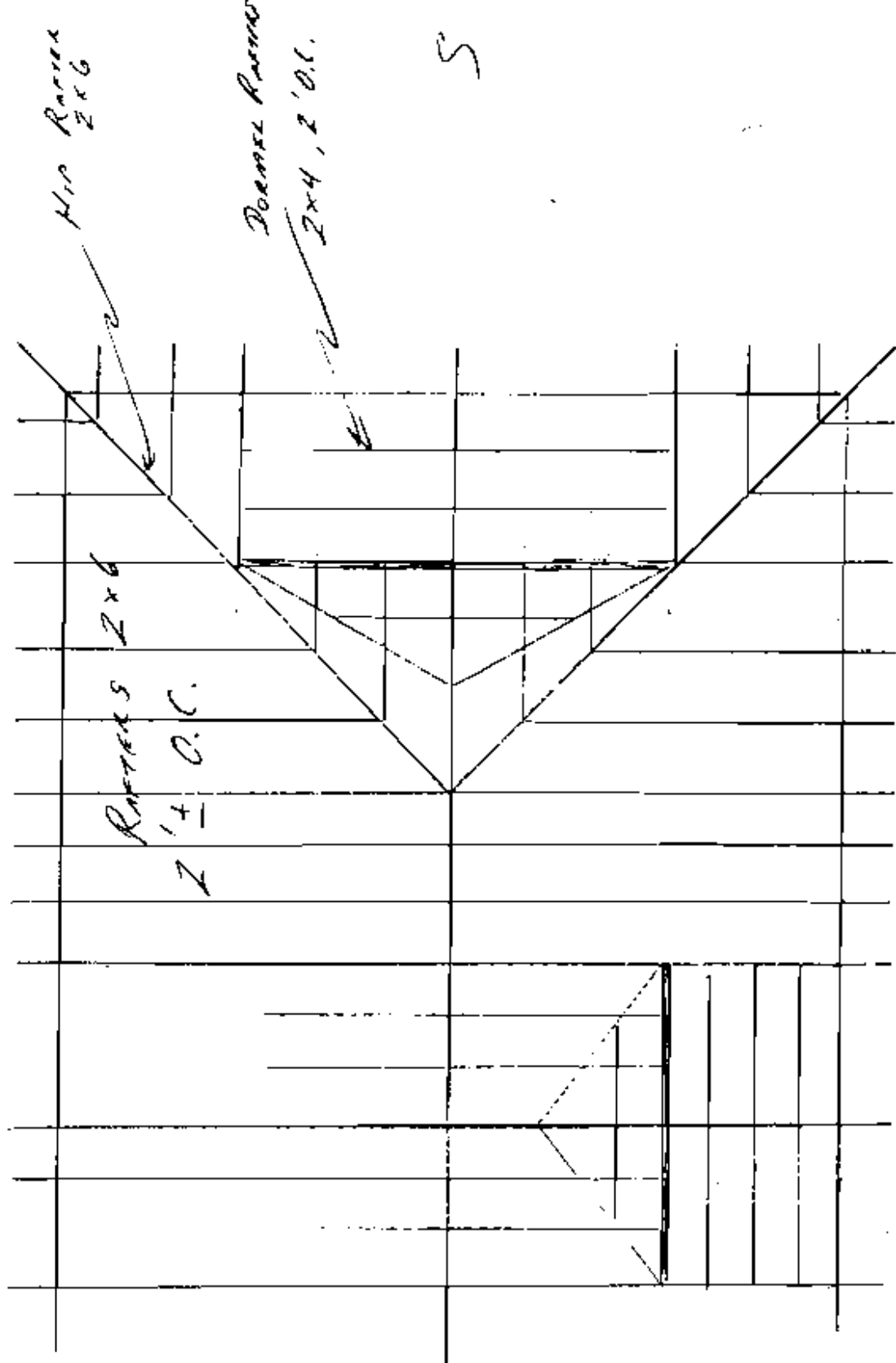




HENRY COTTAGE - LITTLE DIAMOND ISLAND

ROOF FEMING - EXISTING

$\frac{3}{16}'' = 1'$

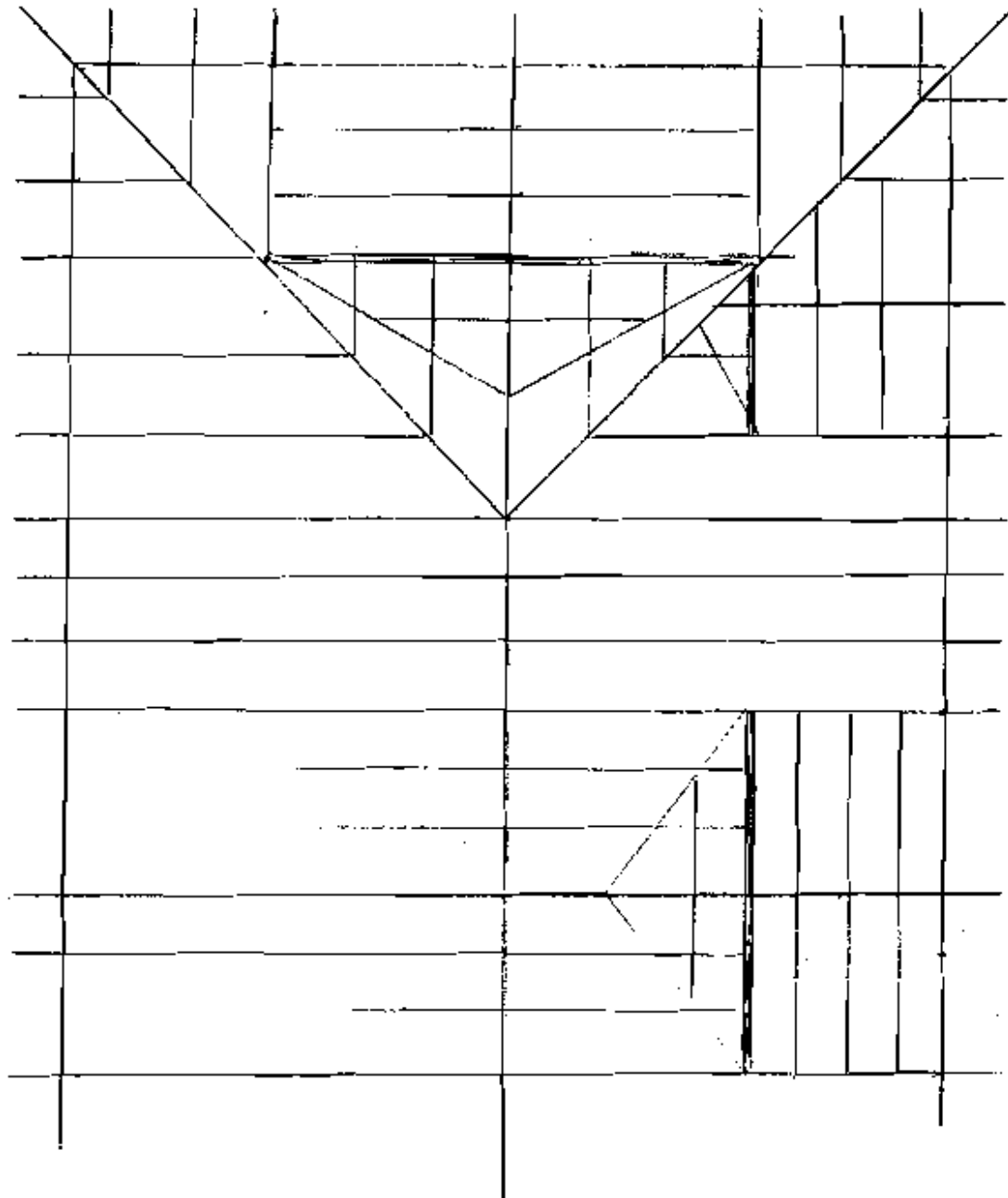


5

Kenny Cottage - Little Damned - Third

Roof Frame - Proposed

$3/16" = 1'$



A

DOE MER ADDITION  
List Same as Riser

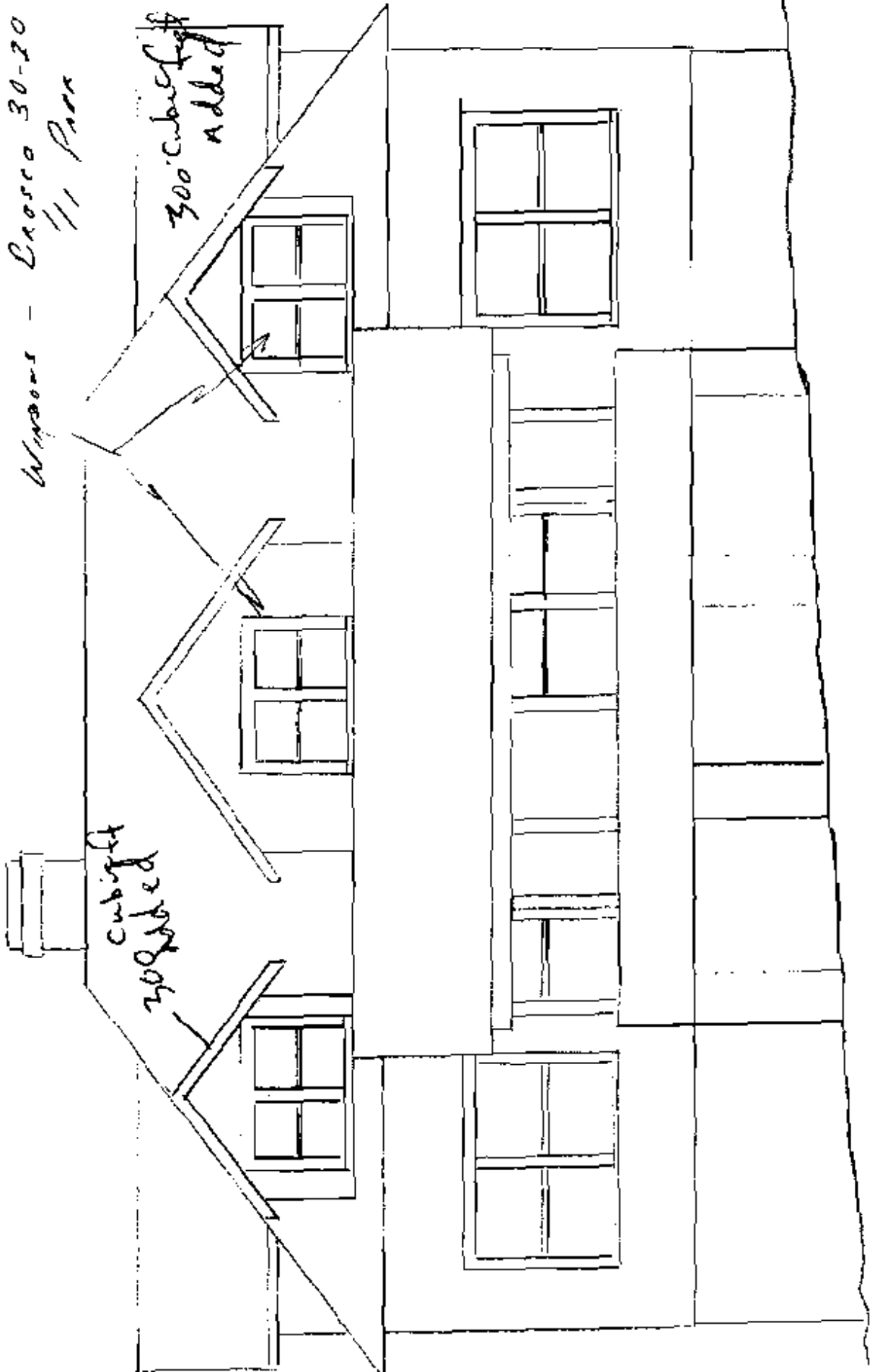
Henry Cottage - Lorne James - Inc.  
Front Excavation - Proposed

9/16/51

Windows - Crossed 30-20  
1/1 Part

300 cubical feet

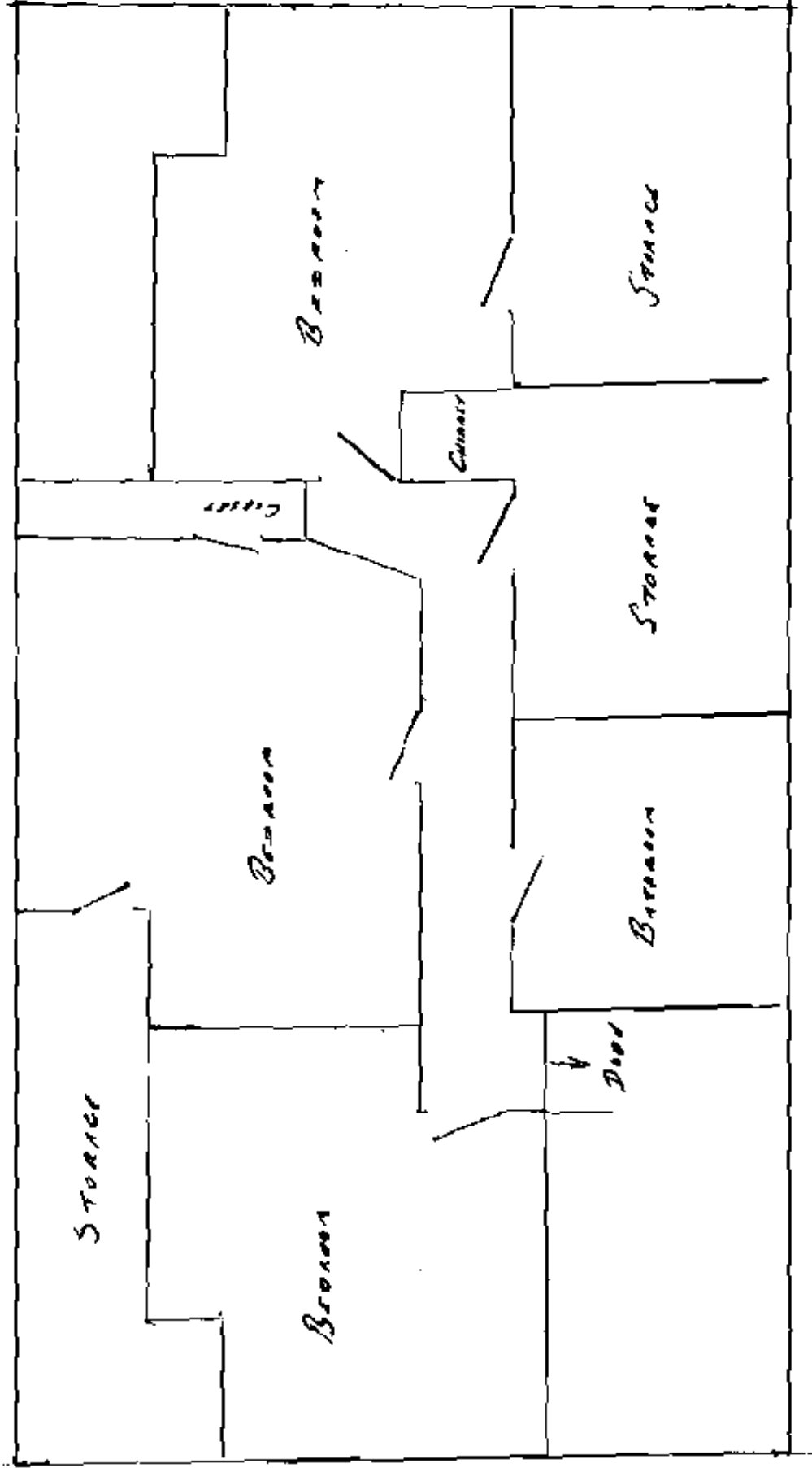
300 cubical feet  
Added





Heavy Concrete - Lower Diamond - Etc.  
2nd Floor Plan - EXISTING

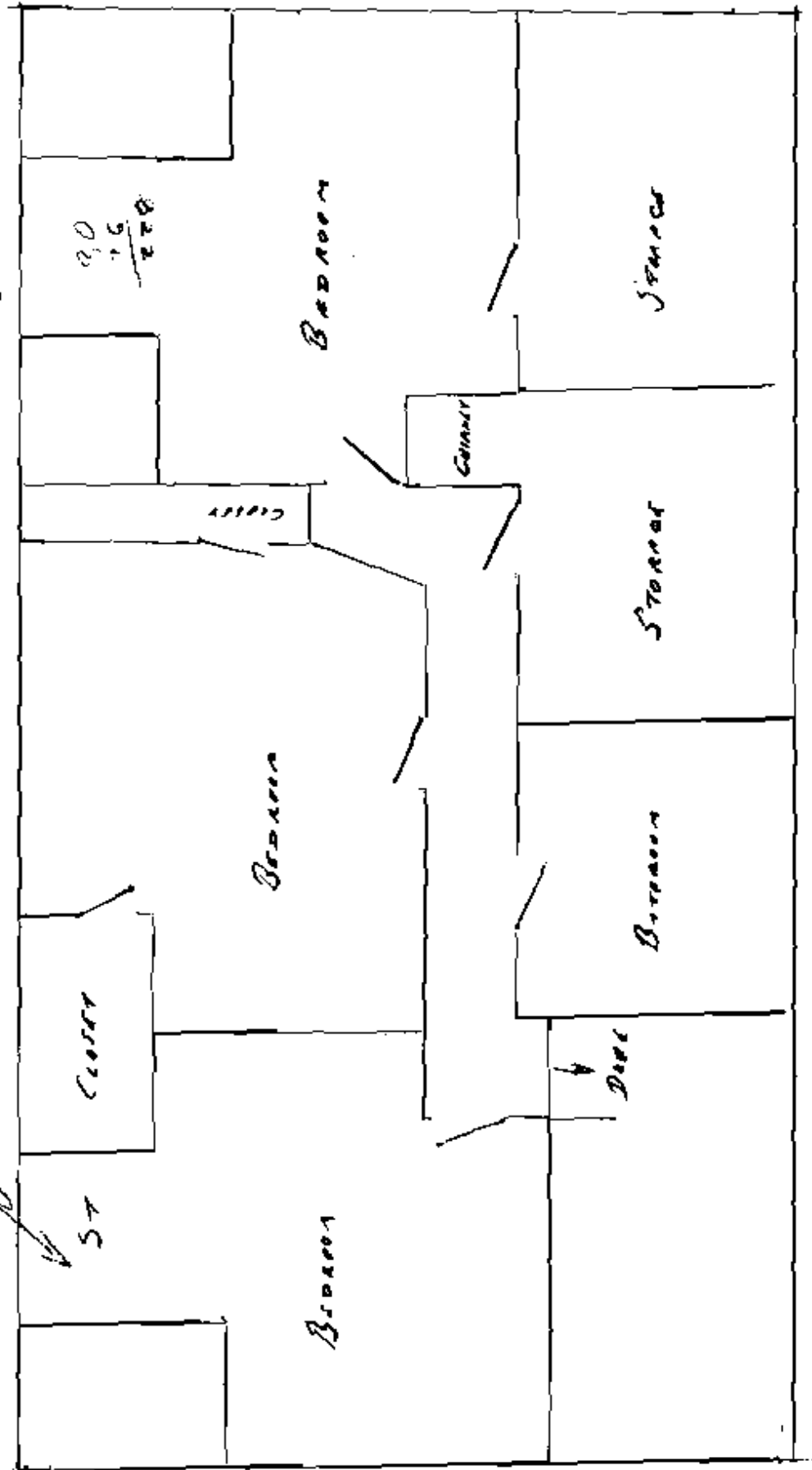
$\frac{3}{16} = 1'$



Heavy Concrete - Lower Diameter - Etc.  
2nd Floor Plan - Proposed

$$\frac{3'}{16} = 1'$$

PROPOSED CHANGES



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owns real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: ADRIAN AVENUE - LITTLE DIAMOND ISLAND

Tax Assessor's Chart, Block & Lot Number Chart# <u>105</u> Block# <u>D</u> Lot# <u>4</u>	Owner: <u>ROBERT W. HENRY, JR + CAROL HENRY</u>	Telephone#: <u>401-831-3487</u>
Owner's Address: <u>67 TABER AVENUE PROVIDENCE, R.I. 02906</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$5000</u> Fee: <u>\$45</u>
Proposed Project Description: (Please be as specific as possible) <u>ADD TWO SMALL BATHS TO FINISH ELEVATION OF TWO EXISTING BEDROOMS</u>		
Contractor's Name, Address & Telephone <u>PHILIP H. LEE, 24 CATHERINE STREET 772-5739 PORTLAND, MAINE 04102</u>		Read By: <u>SP</u>

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 B.O.C.A. Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the dimensions from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

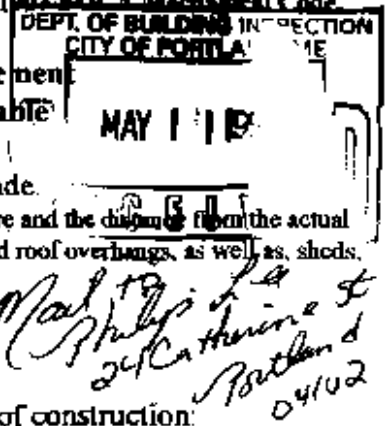
- Cross Sections w/framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Robert W. Henry Date: 11 May 1999

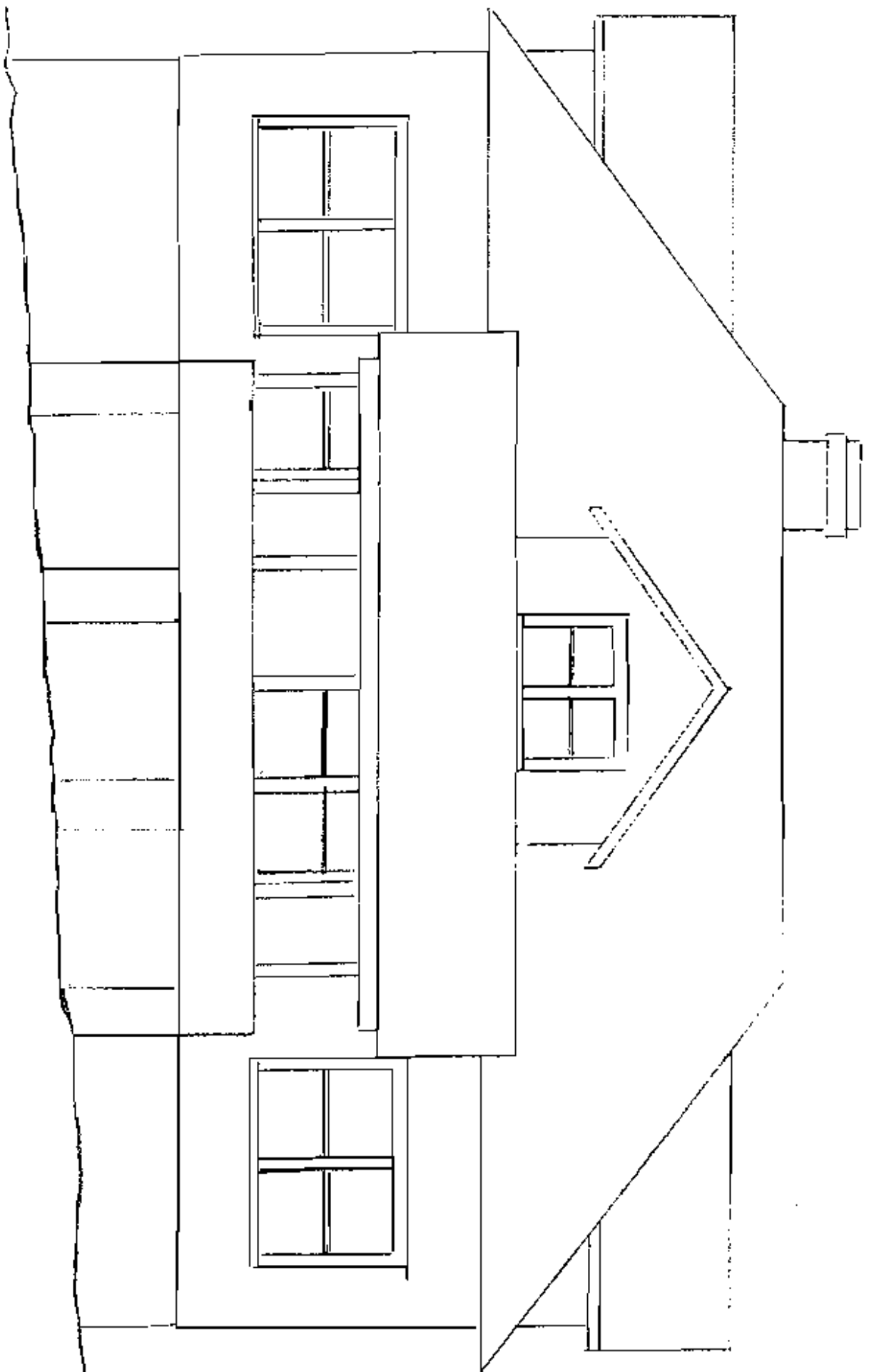
Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.





Henry Cottage - Lower Division - 154.  
Rear Elevation - Existing

3/16 1/1







*Spring Point Ledge Light*