House Island History of Permits on File

Sept 20, 1956 #01563 To demolish 1-story brick building 93' x 184'- quarantine building

October 9, 1956-Notice that the Board of Appeals will hold a public hearing on Friday, October 12, 1956

October 12, 1956- Notice of Board of Appeals Action: To allow the run dredging pipe line from the cove on the northeast side of the island over & across the neck of the island to a cove.....

April 1, 1960- Notice letter concerning certain areas to be used as camp site for tents and to use Fort Scammel as a Historical museum – they need to appeal to the ZBA for the uses proposed

April 14, 1960 – Variance Appeal granted for the use as a camp site for tents and to use Fort Scammel as a Historical museum

April 14, 1960 – Permit application for certificate of occupancy for use of the premise to allow camp site for tents and to use Fort Scammel as a Historical museum

June 3, 1960 – building permit #60-00646 to allow two- 4' x 5' out houses 8' high for the tents

January 29, 1962 – Notice letter concerning the requirement of rodent and vermin control before demolition

January 30, 1962 – To demolish existing 1-story brick building (Quarantine Hospital)

February 11, 1974 – Letter received from Mrs. Hilda c. Dudley concerning dumping oil waste matter on House Island – Addressed to Mr. Neal Allen in the Managers office

February 25, 1974 – Letter from Neal W. Allen, III, Assistant to the City Manager, to Mrs. Hilda C. Dudley – stating forwarded a copy of the letter to M. Allen Soule, Assistant Director of Building and Inspections.

March 11, 1974 – Memo from Hugh Calkins, Assistant Corporation Counsel to A. Allan Soule, Assistant Director of Building Inspections – advice concerning the dumping request from Corporation Counsel

March 19, 1974 – Letter from A. Allan Soule to Mrs. Hilda C. Dudley gave direction that oil spills cannot be dumped, however refuse, rubbish or other waste materials for fill-in purposes could be allowed

October 27, 1986 – Building permit #86-001555 issued to remove points on decking and to replace with new on dwelling (not further identified looks like it may be in front of Bldg "A" as I have identified)

July 10, 2014 – copy of DEP NRPA permit by rule notification – concerning the East Shore at North End of Island – follow up on 220 sq ft soil disturbance associated with utility line testing

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MES/11/3/2014

APPLICATION FOR PERMIT

CHECK ISSUED
01535
SEP 21 1956

Class of Building or Type of Structure Second Class

Portland, Maine, Sept. 20, 1956

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location House Island Within Fire Limits? no Dist. No.

Owner's name and address Hilda M. Cushing, 38 Myrtle Ave., So. Portland Telephone

Lessee's name and address Telephone

Contractor's name and address owner Telephone

Architect Specifications Plans no No. of sheets

Proposed use of building No. families

Last use quarantine building No. families

Material brick No. stories 1 Heat Style of roof Roofing

Other buildings on same lot cottage

Estimated cost $ Fee $ .50

General Description of New Work

To demolish 1-story brick building 93' x 184'.

9/21/56
Mr. Nichols says no need for certificate. BD

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

Details of New Work

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

Is connection to be made to public sewer? If not, what is proposed for sewage?

Has septic tank notice been sent? Form notice sent?

Height average grade to top of plate Height average grade to highest point of roof

Size, front depth No. stories solid or filled land? earth or rock?

Material of foundation Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof Rise per foot Roof covering

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

Framing lumber—Kind Dressed or full size?

Corner posts Sills 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, 2nd, 3rd, roof

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

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

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

If a Garage

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

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

APPROVED:

Miscellaneous

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

Will there be a foreman in charge of the above work a person competent to

Permit No. 561565

Location [illegible]

Owner [illegible]

Date of Permit 9/21/56

Notif. closing-in

Insp. closing-in

Final Notif.

Final Insp. 11/14/56

Cert. of Occupancy Issued

Sealing Ord. Notice

Form Cook Notice

NOTES

11/14/56 - [illegible]

made P.S.S.

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

October 9, 1956

Hugh Hastings, Esquire
Cohagan Dredging Company
Fryeburg, Maine

Re: House Island
Portland, Maine

Dear Mr. Hastings:

The Board of Appeals will hold a public hearing in the Council Chamber at City Hall, Portland, Maine, on Friday, October 12, 1956, at 10:30 a. m. to hear your appeal under the Zoning Ordinance.

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

BOARD OF APPEALS

Ben B. Wilson

Chairman

K

0 10

appeal granted 10/12/56

City of Portland, Maine
Board of Appeals
—ZONING—

October 1, 19 56 56/98

To the Board of Appeals:

Your appellant, Gahagan Dredging Company, who is the licensee (under written license) of property at House Island, Casco Bay, City of Portland, respectfully petitions the Board of Appeals of the City of Portland to permit an exception to the regulations of the Zoning Ordinance relating to this property, as provided by Section 18, Paragraph E of said Zoning Ordinance.

Certificate of occupancy to run dredging pipe line from the cove on the northeast side of the said island over and across the neck of said island to a Cove on the southeast side of said island a distance of not exceeding five rods above high water mark, the purpose being to convey hydraulically dredged material through a pipe line from an area immediately northeast of said island over the neck of said island and deposit the same in the cove on the southeast side of said island, all through permission of the owners of said island as in writing will appear.

The facts and conditions which make this exception legally permissible are as follows:

An exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

Gahagan Dredging Company

By [signature] Appellant

After public hearing held on the 12th day of October, 1956, the Board of Appeals finds that an exception is necessary in this case to grant reasonable use of property and can be granted without substantially departing from the intent and purpose of the Zoning Ordinance.

It is, therefore, determined that exception to the Zoning Ordinance may be permitted in this specific case.

[signature]
[signature]
[signature]
[signature]
[signature]

BOARD OF APPEALS

CS-41

WARREN McDONALD
INSPECTOR OF BUILDINGS

ALBERT J. SEARS
DEPUTY INSPECTOR OF BUILDINGS

CITY OF PORTLAND, MAINE

Department of Building Inspection

ApCO-House Island--Use for Camp Site for Tents
and Fort Scammel as a Historical Museum,
and Zoning Appeal Relating Thereto

April 1, 1960

Mrs. Hilda H. Cushing,
21 Vocational Drive
So. Portland, Maine

✓ cc to Corporation Counsel

Dear Mrs. Cushing:

Certificate of Occupancy to allow a use of certain areas on House Island as Camp Site for tents and to use Fort Scammel as a Historical Museum, is not issuable under the Zoning Ordinance because these uses are not included in the list of allowable uses in the R-1 Residence Zone where the Island is located, according to Section 2A of the Ordinance.

You have indicated your desire to seek approval of the Board of Appeals under Sections 2A14 and 24B. Such an appeal is to be filed at the office of the Corporation Counsel where a copy of this letter will be found.

It should be noted that any favorable action of the Board will surely be predicated upon provision of sanitary and sewage disposal facilities approved by the Director of Health. Between now and the date of the hearing, it would be well for you to consult with the Acting Director of Health with whatever detailed provisions you may intend for these facilities--thus to get the matter settled with him before the public hearing on the appeal.

Very truly yours,

Albert J. Sears
Director of Buildings&Inspection

WMcD/H

CITY OF PORTLAND, MAINE
BOARD OF APPEALS

VARIANCE APPEAL April 1, 1960

Hilda M. Cushing, owner of property House Island under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit: Use of certain areas at this location as camp site for tents and to use Fort Scammel as a Historical Museum. This permit is presently not issuable because these uses are not included in the list of allowable uses in the R-1 Residence Zone where the property is located, according to Section 2A of the Ordinance.

LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.

Mrs. Hilda M. Cushing
APPELLANT

DECISION

After public hearing held April 14, 1960, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.

Franklin D. Hinckley
Ralph E. Fossing
Frederick R. Bickelman
BOARD OF APPEALS

Granted 4/14/60
60/25

DATE: April 14, 1960

HEARING ON APPEAL UNDER THE ZONING ORDINANCE OF HILDA M. CUSHING

AT HOUSE ISLAND

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

BOARD OF APPEALS	VOTE Yes	No
Franklin G. Hinckley	( )	( )
Ralph L. Young	( )	( )
Frederick Nelson	( )	( )

Record of Hearing:

No opposition.

Appeal sustained 4/14/60

APPLICATION FOR CERTIFICATE OF OCCUPANCY FOR USE OF PREMISES

Portland, Maine, April 1, 1960

Location House Island Zone R-1 Residence

To the INSPECTOR OF BUILDINGS, Portland, Maine

The undersigned hereby applies for a certificate of occupancy to allow the use of the above named premises for Camp site for tents and to use Fort Scammel as a Historical Museum as set forth on the attached site plan (made by _____ whose address is _____) to show compliance with the Zoning Ordinance according to the intended use and the zone in which the property is located; and in accordance with the following pertinent information:-

Owner (name, address and phone number) Mrs. Hilda Cushing, 21 Vocational Drive So. Portland

Lessee (name, address and phone number) _____

Is proposed use to be accessory to a building or other use on this lot? no
If so, what is use of building or other use _____

If off-street parking is sought, what is proposed maximum number of vehicles to be parked—passenger cars? _____, commercial vehicles? _____.

Have you secured on the site plan the written approval of existing and proposed entrances to and exits from the premises for vehicles over public sidewalks by the Traffic Engineer (Dept. of Pub. Works)? _____
And, if access to the premises is available from more than one street, have you secured similar approval by the Planning Board? _____

Have you shown on the site plan the true location of all trees on the public street along the frontage of the premises (both streets if a corner lot)? _____

Do you propose to remove or disturb any tree on a public street? _____
If so, have you secured on the site plan the written approval of the Director of Parks and Recreation? Sanitary and Sewage disposal ~~xacities~~ facilities will be provided to the approval of the Director of Health.

Signature of Owner Mrs. Hilda M. Cushing

By _____
(duly authorized thereto)

* * * * * * * * * *

THIS IS NOT A CERTIFICATE OF OCCUPANCY

To Mrs. Hilda Cushing
21 Vocational Drive
South Portland Maine

COMMENCING the above proposed use of the premises would be IN VIOLATION of the Zoning Ordinance unless a Certificate of Occupancy is first procured from the Department of Building Inspection.

However, improvement of the premises according to the site plan and the above application may now proceed without further authorization, but subject to the conditions indicated below—notice of readiness for final inspection to be given to this department when the premises have been placed in compliance with the requirements:-

(Date) Apr. 6, 1960 _____ Albert J. Sears

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, April 3, 1960

PERMIT ISSUED
JUN 3 1960
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE Completed 6/3/60

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 House Island Within Fire Limits? Dist. No.

Owner's name and address Mrs. Hilda Cushing, 21 Vocational Drive So. Portland, Maine Telephone

Lessee's name and address Telephone

Contractor's name and address Telephone

Architect Specifications Plans yes No. of sheets 1

Proposed use of building Out Houses (2) No. families

Last use No. families

Material No. stories Heat Style of roof Roofing

Other building on same lot Tents

Estimated cost $ 50 Fee $ .50

General Description of New Work

To construct 4' x 5' out houses (2) 8' high

Sent to Health Dept. 6/3/60
Rec'd. from Health Dept.
Appeal sustained 4/14/60

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*** Mrs. Hilda Cushing

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 6' Height average grade to highest point of roof 8' 8'

Size, front depth No. stories 1 solid or filled land? solid earth or rock? rock

Material of foundation granite blocks Thickness, top bottom cellar

Material of underpinning Height Thickness

Kind of roof shed Rise per foot Roof covering asphalt roofing 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 4x6

Size Girder Columns under girders Size Max. on centers

Kind and thickness of outside sheathing of exterior walls?

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

Joists and rafters: 1st floor 2x4, 2nd, 3rd, roof 2x4

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

Maximum span: 1st floor 4', 2nd, 3rd, roof 4'5'

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

If a Garage

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

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

APPROVED:
P.N. 6/3/60 - CJS

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

Permit No. 60/644

Location [illegible] School

Owner Mrs. Phyllis Dudley

Date of permit 6/6/60

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Staking Out Notice

Form Check Notice

NOTES

6/15/60 - No imp - made. E.8.81.

X

R1 RESIDENCE ZONE

PERMIT ISSUED
0005
JAN 30 1962
CITY of PORTLAND

APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd class

Portland, Maine, January 29, 1962

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location House Island Within Fire Limits? ..... Dist. No. .....

Owner's name and address Mrs. Hilda Cushing, Maine Vocational Sch. So. Portland Telephone .....

Lessee's name and address ..... Telephone .....

Contractor's name and address Rex Sprague, 42 Beach St. So. Portland Telephone 2-3110

Architect ..... Specifications ..... Plans no ..... No. of sheets .....

Proposed use of building ..... No. families .....

Last use Quarantine Hospital No. families .....

Material brick No. stories 1 Heat ..... Style of roof ..... Roofing .....

Other buildings on same lot .....

Estimated cost $ ..... Fee $ 5.00

General Description of New Work

To demolish existing 1-story brick building.

No sewer connections.

Land to remain vacant for the present.

Condition letter dec 1/-27-62

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

Details of New Work

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

Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....

Has septic tank notice been sent? ..... Form notice sent? .....

Height average grade to top of plate ..... Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....

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

Kind of roof ..... Rise per foot ..... Roof covering .....

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

Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....

Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....

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

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

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

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

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

If a Garage

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

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

APPROVED: O.K. - 1/30/62 - AJS

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

Permit No. 65/85

Location: [illegible]

Owner: [illegible]

Date of permit: 1/15/86

Notif. closing-in

Inspn. closing-in

Final Notif.

Final Inspn.

Cert. of Occupancy issued

Stabing Out Notice

Form Check Notice

NOTES

11/31/02 – P.E.E.

E.S.S.

CITY OF PORTLAND, MAINE
DEPARTMENT OF BUILDING INSPECTION

Mrs. Hilda Cushing
21 Vocational Drive
South Portland Maine

January 29, 1962

Dear Madam:

With relation to permit applied for to demolish a building or portion of building at House Island it is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the ordinance for rodent and vermin control provides: "It shall be unlawful to demolish any building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building Inspector until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department.

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

Very truly yours,

Albert J. Sears

Albert J. Sears
Inspector of Buildings

AJS/H

Eradication of this building has been completed.

29 Jan 62 Boris A Vanadzin

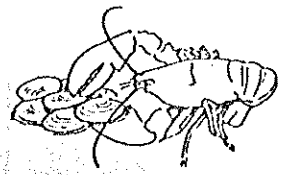
Fort Scammel Tenting Area

HOUSE ISLAND — CASCO BAY

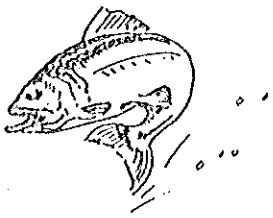
Box 592 :: Portland, Maine

Rec'd 2/14/74

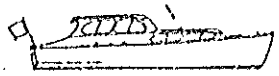
Excursion Boats



Clambakes
and
Shore Dinners



Fishing Trips



Charter Boats

Exploring Historical
Fort Scammel on
House Island

February 11, 1974

Mr. Neal Allen
Portland, City Hall
Portland, Maine

Dear Mr. Allen:

I am writing to request a dump permit for House Island in Casco Bay, as per discussed by phone on February 8, 1974.

The purpose of this request is to have a permit as it has been requested of the office of the E.P.A., Mr Paul Soper had previously agreed to our storing of oil weed on the Island if we had a City dumping permit.

My request is to dump or store oil soaked marine life and waste, resulting in Island or area oil spills. This is NOT for: private or personal trash; waste or other material that is not bi-degradable; it is not for all or just any spill; but with only my personal approval and to be reviewed by me as to the waste that would be dumped.

The area has been previously reviewed with all possible avenues explored to avoid it haveing: drainage into water, health hazards, damages to marine life or to the enviorment of the area.

It would located on the Fort end of the Island- in a ledge type pit, presently well protected by brier-brush. We would at this time use plastic to cover the pit as well as the loading area that would be receiving the oil waste. In time the area would be graded so to make the land usable and more productive, with the cost of developing this section of land coming from the oil waste matter.

I will appreciate you attention on this matter.

Sincerely,

(Mrs) Hilda C. Dudley

Enc: 1
CC: to Mr. John E Menario, City Manager

CITY OF PORTLAND, MAINE
EXECUTIVE DEPARTMENT
(207) 775-5451

JOHN E. MENARIO
CITY MANAGER

February 25, 1974

Mrs. Hilda C. Dudley
House Island, Box 592
Portland, Maine

Dear Mrs. Dudley:

I am writing to acknowledge your letter dated February 19, 1974 addressed to myself concerning the request for a dump permit.

I have forwarded a copy of your letter to Mr. Allen Soule, Assistant Director, Building and Inspections Department. Mr. Soule has indicated to me that he will contact the other appropriate departments in the City to review your request.

I will be contacting you as I receive additional information on your request.

Most sincerely,

Neal W. Allen, III
Assistant to the
City Manager

NWA/pm

cc: John E. Menario, City Manager
Allan Soule, Assistant Director, Buildings and Inspections

RECEIVED
FEB 26 1974
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

3/6/74

CITY OF PORTLAND, MAINE
MEMORANDUM

RECEIVED
MAR 12 1974
DEPT. OF BLDG. INSP.
CITY OF PORTLAND

TO: A. Allan Soule, Assistant Director Building Inspection

DATE: 3/11/74

FROM: Hugh Calkins, Assistant Corporation Counsel

SUBJECT: Oil Soaked Marine Life and Waste

Regarding Mrs. Hilda C. Dudley's inquiry regarding a dump permit for House Island in Casco Bay, the dumping she proposes would certainly come under Chapter 310 of the Municipal Code which prohibits dumping or depositing of any refuse, rubbish or other waste matter at any place other than a designated public dumping ground - with two exceptions.

The first exception is that the owner of any lot may dump earth, ashes, cinders, rocks, concrete, asphalt or other similar materials for filling-in purposes without a permit of any sort. It does not appear that Mrs. Dudley's proposed dumping would come under this exception.

The second exception is that the Director of Public Works, upon written application, may grant a permit to the owner of the lot to dump refuse, rubbish, or other waste material on a lot for filling-in purposes. Although Mrs. Dudley in her letter makes some reference to eventually covering the dumped waste material and eventually using the land, I would question whether her proposed operation is, in fact, for filling-in purposes. It appears to me that what she proposes is more along the lines of a commercial dump, which I do not believe is permitted by Chapter 310.

Even if we do consider the issuance of a dumping permit for filling-in purposes to Mrs. Dudley, I think we should be certain that prior to considering such an application, the operation is in compliance with all of the applicable State and Federal environmental protection laws and we should have some sort of letter of conformity from both the DEP and EPA.

Hugh Calkins
Assistant Corporation Counsel

HC:je

cc: Neal Allen, Assistant to the City Manager

House Island

March 19, 1974

cc to: Neal Allen, Assistant to the City Manager
cc to: F. Worth Landers, Public Works Director

Mrs. Hilda C. Dudley
House Island, Box 592
Portland, Maine

Dear Mrs. Dudley:

In reply to your letter of February 11, 1974 to Mr. Neal Allen, Assistant to the City Manager, to dump or store oil soaked marine life and waste, from the Island or area oil spills, it is the belief of the Corporation Counsel that Chapter 310 of the Municipal Code would prohibit the kind of dumping that you propose. If, however, you propose to dump refuse, rubbish, or other waste materials on a lot for fill-in purposes and to eventually cover this waste material with the understanding that you would use the land for some purpose of your own use (not a commercial dump) you may, upon a written application apply for a permit from the Director of Public Works.

Very truly yours,

A. Allan Soule
Asst. Director Building & Inspection Services

AAS:m

P.S.- Mr. Landers - I am enclosing a copy of the memorandum from Hugh Calkins to me on having a dump on House Island.

APPLICATION FOR PERMIT

PERMIT ISSUED
OCT 27 1986
City Of Portland

B.O.C.A. USE GROUP .....
B.O.C.A. TYPE OF CONSTRUCTION ..... 001555 .....
ZONING LOCATION ..... PORTLAND, MAINE .. Oct. .. 27, 1986

To the CHIEF 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 House Island ..... Fire District #1 ☐, #2 ☐

1. Owner's name and address Hilda Cushing Dudley - same ..... Telephone 799-8188
2. Lessee's name and address ..... Telephone .....
3. Contractor's name and address Owner ..... Telephone .....

..... No. of sheets .....

Proposed use of building dwelling ..... No. families 1
Last use same ..... No. families .....

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

Other buildings on same lot .....

Estimated contractural cost $ 700 ..... Appeal Fees $ .....

FIELD INSPECTOR—Mr. ..... Base Fee 25.00
@ 775-5451 Late Fee .....
TOTAL $ .....

To remove points on deckingk and to replace with new as per plans. 1 sheet of plans.

Stamp of Special Conditions

PERMIT ISSUED
WITH LETTER

P. O. Box 592 - 04112

Letter Not Issued

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? ..... no ..... Is any electrical work involved in this work? .. no .....
Is connection to be made to public sewer? ..... If not, what is proposed for sewage? .....
Has septic tank notice been sent? ..... Form notice sent? .....
Height average grade to top of plate ..... Height average grade to highest point of roof .....
Size, front ..... depth ..... No. stories ..... solid or filled land? ..... earth or rock? .....
Material of foundation ..... Thickness, top ..... bottom ..... cellar .....
Kind of roof ..... Rise per foot ..... Roof covering .....
No. of chimneys ..... Material of chimneys ..... of lining ..... Kind of heat ..... fuel .....
Framing Lumber—Kind ..... Dressed or full size? ..... Corner posts ..... Sills .....
Size Girder ..... Columns under girders ..... Size ..... Max. on centers .....
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor ....., 2nd ....., 3rd ....., roof .....
On centers: 1st floor ....., 2nd ....., 3rd ....., roof .....
Maximum span: 1st floor ....., 2nd ....., 3rd ....., roof .....
If one story building with masonry walls, thickness of walls? ..... height? .....

IF A GARAGE

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

APPROVALS BY: *DATE*
BUILDING INSPECTION—PLAN EXAMINER .....
ZONING: .....
BUILDING CODE: .....
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? .....

Signature of Applicant ..... Phone # same
Type Name of above Hilda Cushing Dudley ..... 1 ☒ 2 ☐ 3 ☐ 4 ☐
Other .....
and Address .....

PERMIT ISSUED
WITH LETTER

Letter Not Issued

Permit No. 84/1355

Location [illegible]

Owner [illegible]

Date of permit 10-27-84

Approved 10-27-84

Dwelling Upair Qiar

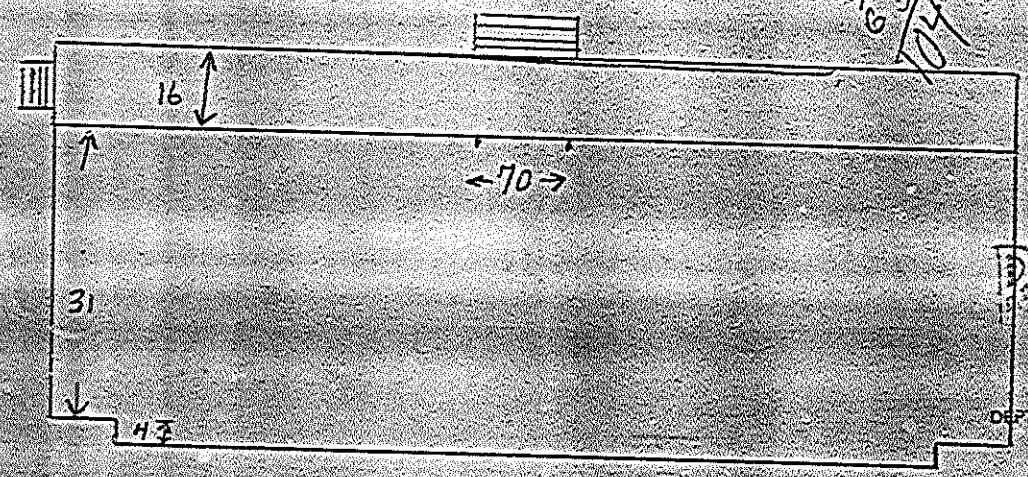
Garage

Alteration

NOTES

5-11-87 [illegible] OK OK

20 Front St Bldg "A" 7



1,350/650
1,8/0
2,9/0
1,4/0

N

House Island
Hilda Cushing Dudley

2"x8"x16' - 16" on center ; 5/4 spruce decking
8"x10"x30' - center stringer sitting on treated posts sitting on Ledge
3"x10"x16' - outside stringer approx 3 Ft below ground level
4"x4" " treated posts every 8' - sitting on Ledge
1set steps 10 Ft wide
1set steps 6 Ft wide

11/14/2013

DEPARTMENT OF ENVIRONMENTAL PROTECTION
NRPA PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Natural Resources Protection Act–Permit by Rule Standards, Chapter 305)

PLEASE TYPE OR PRINT IN *BLACK INK ONLY*

Name of Applicant: (owner)	HOUSE ISLAND VENTURES, LLC	Name of Agent:	Mohr & Seredin Landscape Architects
Applicant Mailing Address:	120 EXCHANGE ST.	Agent Phone # (include area code):	207-871-0003
Town/City:	PORTLAND	PROJECT Information Name of Town/City:	PORTLAND, MAINE
State and Zip code:	ME 04101	Name of Wetland or Waterbody:	CASCO BAY
Daytime Phone # (include area code):	Please Contact Agent	Map #: 110 A	Lot #: 1
Detailed Directions to Site:	PORTLAND HARBOR TO HOUSE ISLAND WHARF; SITE IS ON EAST SHORE AT NORTH END		
		UTM Northing: (if known)	UTM Easting: (if known)
Description of Project:	ATF FOLLOWUP ON 220 SQ. FT. SOIL DISTURBANCE ASSOCIATED WITH UTILITY LINE TESTING.		
Part of a larger project? (check one)→	☐ Yes ■ No	After the Fact? (check one)→	■ Yes ☐ No
Check one→ This project ☐ does (or) ■ does not involve work below mean low water (average low water).			

NRPA PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

- ■ Sec. (2) Act. Adj. to Protected Natural Res.
- ☐ Sec. (3) Intake Pipes
- ☐ Sec. (4) Replacement of Structures
- ☐ Sec. (5) REPEALED
- ☐ Sec. (6) Movement of Rocks or Vegetation
- ☐ Sec. (7) Outfall Pipes
- ☐ Sec. (8) Shoreline stabilization
- ☐ Sec. (9) Utility Crossing
- ☐ Sec. (10) Stream Crossing
- ☐ Sec. (11) State Transportation Facil.
- ☐ Sec. (12) Restoration of Natural Areas
- ☐ Sec. (13) F&W Creation/Enhance/Water Quality Improvement
- ☐ Sec. (14) REPEALED
- ☐ Sec. (15) Public Boat Ramps
- ☐ Sec. (16) Coastal Sand Dune Projects
- ☐ Sec. (17) Transfers/Permit Extension
- ☐ Sec. (18) Maintenance Dredging
- ☐ Sec. (19) Activities in/on/over significant vernal pool habitat
- ☐ Sec. (20) Activities located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird feeding & roosting areas

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- ■ ***Attach*** **a check for the correct fee, payable to: "Treasurer, State of Maine". The current fee for NRPA PBR Notifications can be found at the Department's website: http://www.maine.gov/dep/feesched.pdf**
- ■ ***Attach*** **a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.**
- ☐ ***Attach*** **Proof of Legal Name if applicant is a corporation, LLC, or other legal entity.** Provide a copy of Secretary of State's *registration information* (available at http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x). Individuals and municipalities are not required to provide any proof of identity,
- ■ ***Attach*** **photos of the proposed site where activity will take place as required in PBR Sections checked above.**
- ■ ***Attach*** **all other required submissions as outlined in the PBR Sections checked above.**

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that ***this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.***

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:	[signature]	Date:	7/10/14

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection **at the appropriate regional office listed below.** The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

AUGUSTA DEP	PORTLAND DEP	BANGOR DEP	PRESQUE ISLE DEP
17 STATE HOUSE STATION	312 CANCO ROAD	106 HOGAN ROAD	1235 CENTRAL DRIVE
AUGUSTA, ME 04333-0017	PORTLAND, ME 04103	BANGOR, ME 04401	PRESQUE ISLE, ME 04769
(207)287-3901	(207)822-6300	(207)941-4570	(207)764-0477

OFFICE USE ONLY	Ck.# 5068		Staff	Staff	
PBR # 58277	FP 72.00	Date 8/10/2014	Acc. Date 7-23-2014	Def. Date	After Photos

DEPLW0311-O2013

REAL ESTATE ASSESSMENT RECORD—CITY OF PORTLAND, MAINE

Revised

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO. OF	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.
		House Island				12 Ac.			110~~A~~D	A	2	

TAXPAYER ADDRESS AND DESCRIPTION

8625

KING A LINCOLN
38 NEAL STREET
CITY

REAL ESTATE-PORTLAND ME ASSESSORS PLANS ON FILE IN ASSESSORS OFFICE CITY HALL PLAN 110~~A~~-A-2 HOUSE IS-LAND AREA 12 ACRES D

RECORD OF TAXPAYER	YEAR	BOOK	PAGE
WITHERLY, MUREL & CUSHING, HILDA			

PROPERTY FACTORS

TOPOGRAPHY		IMPROVEMENTS	
LEVEL		WATER	
HIGH		SEWER	
LOW		GAS	
ROLLING		ELECTRICITY	
SWAMPY		ALL UTILITIES	
STREET		**TREND OF DISTRICT**	
PAVED		IMPROVING	
SEMI-IMPROVED		STATIC	
DIRT		DECLINING	
SIDEWALK			

TILLABLE	PASTURE	WOODED	WASTE

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1951	19
12 ACRES @ 50.00					600	
TOTAL VALUE LAND					600	
TOTAL VALUE BUILDINGS					500	
TOTAL VALUE LAND AND BUILDINGS					1100	

SQ. FT. TO—FROM CH. BLK. LOT
SQ. FT. TO—FROM CH. BLK. LOT

LAND VALUE COMPUTATIONS AND SUMMARY

FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

SQ. FT. TO—FROM CH. BLK. LOT
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TOTAL VALUE LAND						
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FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	19	19
TOTAL VALUE LAND						
TOTAL VALUE BUILDINGS						
TOTAL VALUE LAND AND BUILDINGS						

SQ. FT. TO—FROM CH. BLK. LOT
SQ. FT. TO—FROM CH. BLK. LOT

1955
1956 AUDIT NO 22562 34.68
39.39

YEAR	ASSESSMENT RECORD		INCREASE	DECREASE
1950	LAND	300		
	BLDGS.	300		
	TOTAL	600		
1951	LAND	350		
	BLDGS.	300		
	TOTAL	650		
195	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			
19	LAND			
	BLDGS.			
	TOTAL			

YEAR	ORIG. COST	RENTAL	
YEAR	SALE PRICE	EXPENSE	
YEAR 1955	U. S. R. S. 2.20	NET	

FEB 8 '52

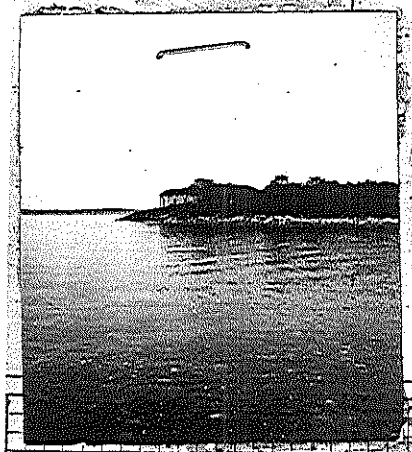
COLE-LAYER-TRUMBLE CO.---DAYTON, OHIO

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

YEAR 19 JUN 20 '55 | YEAR 19

OLD FORT STRUCTURES (GRANITE)



CONSTRUCTION

FOUNDATION	
CONCRETE	
CONCRETE BLOCK	
BRICK OR STONE	
PIERS	
CELLAR AREA FULL	
¼ ½ ¾	
NO. CELLAR	

EXTERIOR WALLS	
CLAPBOARDS	
WIDE SIDING	
DROP SIDING	
NO SHEATHING	
WOOD SHINGLES	
ASBES. SHINGLES	
STUCCO ON FRAME	
STUCCO ON TILE	
BRICK VENEER	
BRICK ON TILE	
SOLID BRICK	
STONE VENEER	
CONC. OR CIND. BL.	
TERRA COTTA	
VITROLITE	
PLATE GLASS	
INSULATION	
WEATHERSTRIP	

ROOFING	
ASPH. SHINGLES	
WOOD SHINGLES	
ASBES. SHINGLES	
SLATE TILE	
METAL	
COMPOSITION	
ROLL ROOFING	
INSULATION	

FLOOR CONST.	
WOOD JOIST	
STEEL JOIST	
MILL TYPE	
REIN. CONCRETE	

FLOOR FINISH	B	1	2	3
CEMENT				
EARTH				
PINE				
HARDWOOD				
TERRAZZO				
TILE				
ATTIC FLR. & STAIRS				

INTERIOR FINISH	B	1	2	3
PINE				
HARDWOOD				
PLASTER				
UNFINISHED				
METAL CLG.				
RECREAT. ROOM				
FINISHED ATTIC				
FIREPLACE				

HEATING	
PIPELESS FURNACE	
HOT AIR FURNACE	
FORCED AIR FURN.	
STEAM	
HOT WAT. OR VAPOR	
NO HEATING	
GAS BURNER	
OIL BURNER	
STOKER	

PLUMBING	
BATHROOM	
TOILET ROOM	
WATER CLOSET	
LAVATORY	
KITCHEN SINK	
STD. WAT. HEAT	
AUTO. WAT. HEAT	
ELECT. WAT. SYST.	
LAUNDRY TUBS	
NO PLUMBING	

TILING	
BATH FL. & WCOT.	
TOILET FL. & WCOT.	

LIGHTING	
ELECTRIC	
NO LIGHTING	

NO. OF ROOMS	
BSMT.	2ND
1ST	3RD

OCCUPANCY	
SINGLE FAMILY	
TWO FAMILY	
APARTMENT	
STORE	
THEATRE	
HOTEL	
OFFICES	
WAREHOUSE	
COMM. GARAGE	
GAS STATION	

ECONOMIC CLASS	
OVER BUILT	
UNDER BUILT	

DT.	AR.
LD.	PD.
MS.	CK.

COMPUTATIONS

UNIT	1951			
S. F.				
S. F.				
ADDITIONS				
BASEMENT				
WALLS				
ROOF				
FLOORS				
ATTIC				
FINISH				
FIREPLACE				
HEATING				
PLUMBING				
TILING				
TOTAL				
FACT.				
REP. VAL.				

SUMMARY OF BUILDINGS

OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.	YR
ABANDONED	GRANITE		FORT				SALVAGE VAL		A	500	500	
	B								B			
	C								C			
	D								D			
	E								E			
	F								F			
	G								G			

YEAR	1951									
TAX VAL.					TAX VALS.	1951 TOTAL BLDGS.			500	500
OLD VAL.						19		19		
CHANGE						19		19		
						19		19		